



Engineering +
Environmental

November 30, 2016

Courtney Wilton
Portland Public Schools
501 North Dixon
Portland, OR 97227

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Abernethy Elementary School
2421 SE Orange Avenue
Portland, OR 97214
PBS Project: 6500.721 Phase 0001

Dear Mr. Wilton:

On October 20, 2016, PBS Engineering and Environmental Inc. conducted a visual assessment of painted and varnished surfaces on the interior and exterior of Abernethy Elementary School located at 2421 SE Orange Avenue in Portland, Oregon.

For the sake of this investigation, it is assumed that all paint and varnish at the school contain some concentration of lead. The purpose of this investigation is to identify finishes that are in poor (deteriorated) condition.

PBS visually inspected interior and exterior hard surfaces and soil adjacent to painted surfaces. The locations of concrete, asphalt, and playground equipment in close proximity to deteriorated paint were also noted.

FINDINGS

Paint and varnish conditions were assessed using US Department of Housing and Urban Development (HUD) guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing (2012 Addition) Chapter 5: Risk Assessment and Reevaluation.

Overall, the building's painted and varnished surfaces were found to be in fair to intact condition with areas of deteriorated conditions. A table showing the location and quantity of surfaces in deteriorated condition is attached to this report.

Windows at the school consist of non-painted metal that open and painted wood that does not open. Window troughs were not inspected because only the metal windows open, and they are not painted.

Painted playground and parking lot striping and curbing often contain lead and are generally in poor condition due to weatherization and traffic. PBS did not assess this paint, but recommends restriping, as needed, to maintain in good condition.

4412 SW Corbett Avenue, Portland, OR 97239
503.248.1939 Main
866.727.0140 Fax
888.248.1939 Toll-Free
www.pbsenv.com

RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition be stabilized.

Please feel free to contact me at 503.417.7691 or clark@pbsenv.com with any questions or comments.

Sincerely,
PBS Engineering and Environmental Inc.



Clark Nelson, CIH
Senior Project Manager

Attachments: Condition Assessment of Deteriorated Paint/Varnish Table
Field Drawing of Deteriorated Paint and Varnish Locations
Lead-based Paint Risk Assessor Certification (Clark Nelson)
Lead-based Paint Activities Firm Certification (PBS Engineering and Environmental)

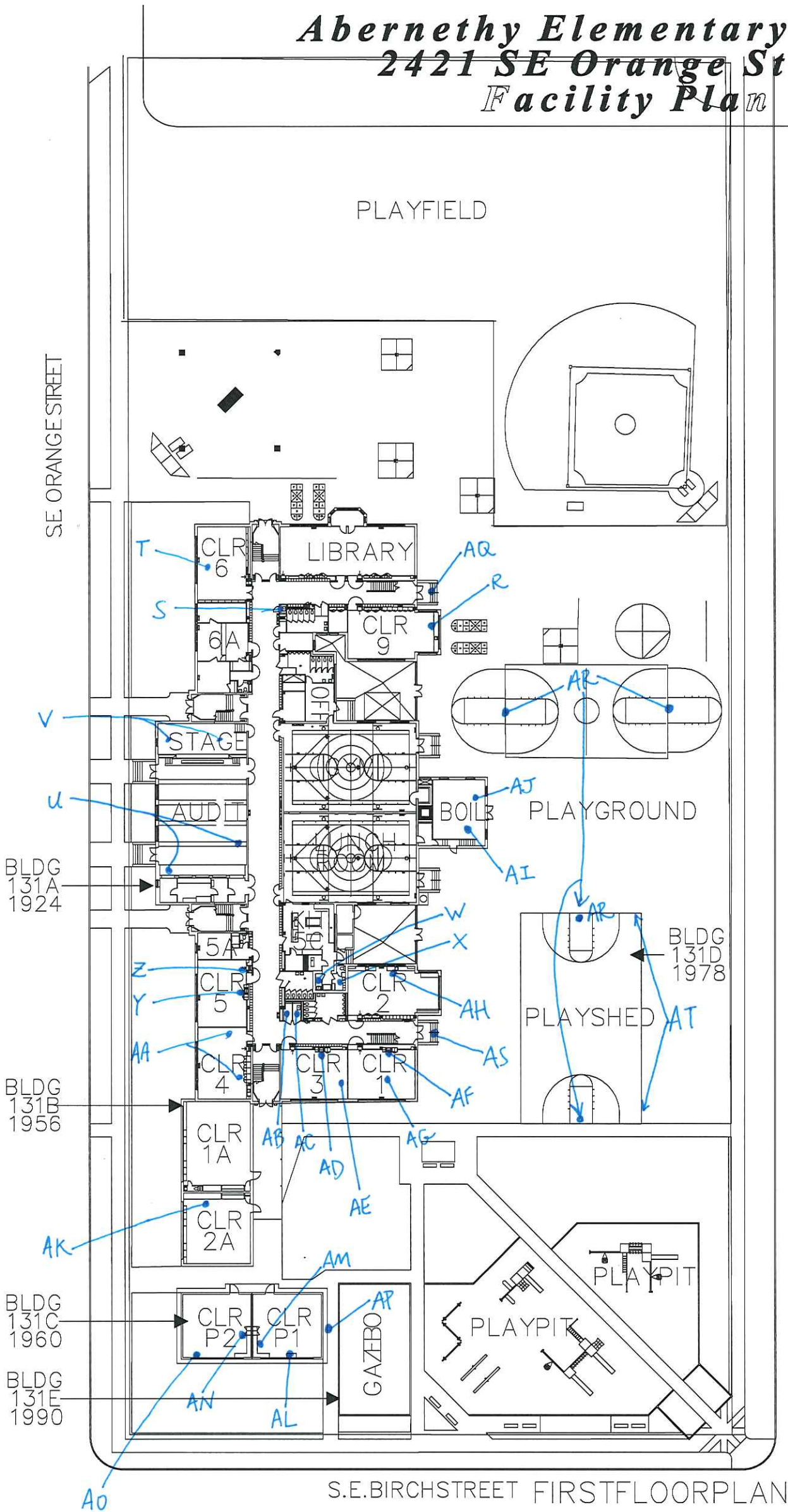
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Abernethy Elementary School
Assessment of Paint/Varnish in Deteriorated (Poor) Condition

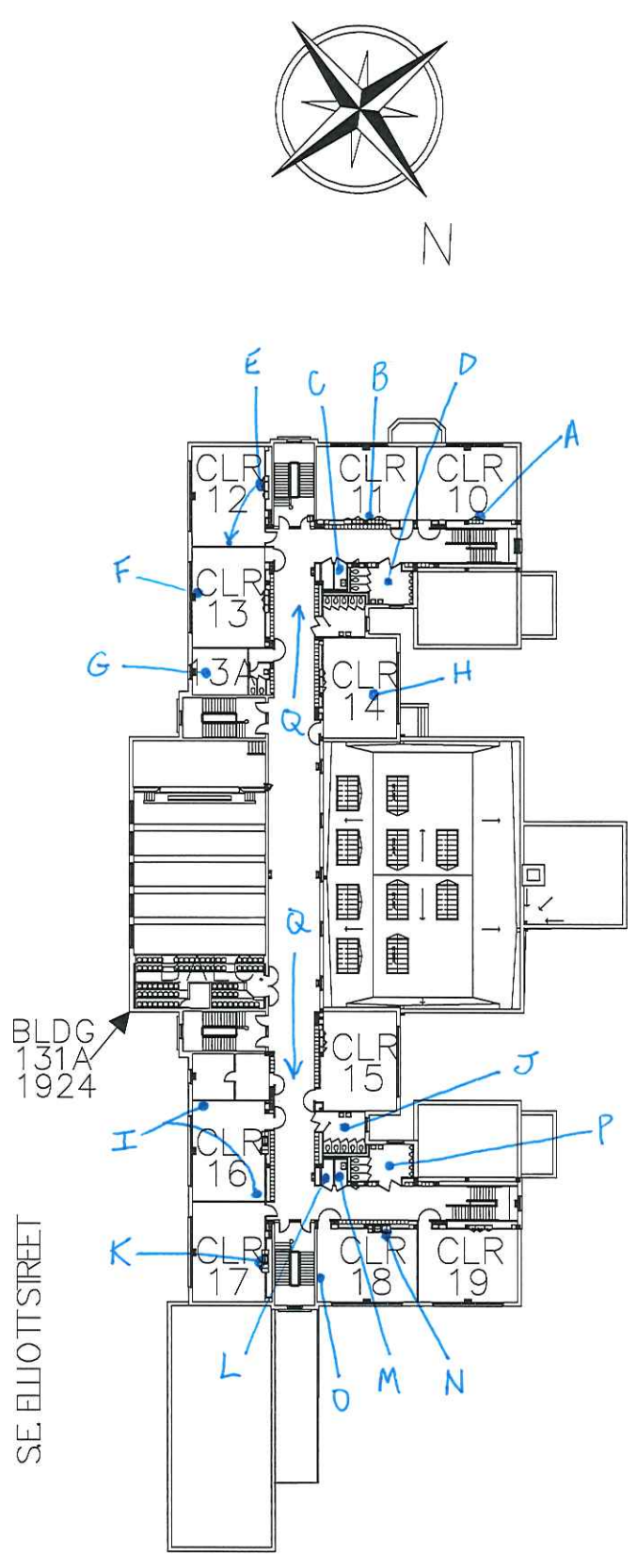
ID	Interior / Exterior	Location	Room Name/ #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Central built in bookshelf	10	Bookshelf	Below	No	Wood	4 SF
B	Interior	Central built in bookshelf	11	Bookshelf	Below	No	Wood	2 SF
C	Interior	Custodial closet near room 11	Cus. Closet	Floor	Below	No	Concrete	30 SF
D	Interior	Boys restroom near room 10	Boys RR	Floor	Below	No	Concrete	200 SF
E	Interior	At baseboard and door trim	13	Baseboard and door trim	Below	No	Wood	50 SF
F	Interior	At baseboard and heater face	13	Baseboard and heater front	Below	No	Wood and metal	55 SF
G	Interior	At sink counter and baseboards	13A	Sink countertop and baseboard	Below	No	Wood	35 SF
H	Interior	Baseboards	14	Baseboards	Below	No	Wood	80 SF
I	Interior	Corners	16	Baseboards	Below	No	Wood	35 SF
J	Interior	Girls restroom near room 15	15	Floor	Below	No	Concrete	200 SF
K	Interior	Sink area	17	Cabinet front	Below	No	Wood	35 SF
L	Interior	Storage room across from room 18	Storage room	Walls and ceiling	Above/Below	No	Plaster	200 SF
M	Interior	Custodial closet near room 18	Cust. closet	Floor	Below	No	Concrete	40 SF
N	Interior	Cabinets	18	Cabinet front	Below	No	Wood	24 SF
O	Interior	Baseboards	18	Baseboard	Below	No	Wood	40 SF
P	Interior	Boys restroom near room 19	Boys RR	Floor	Below	No	Concrete	175 SF
Q	Interior	First and second floor hallways	Hallway	Locker fronts	Below	No	Metal	290 EA
R	Interior	Cabinets	9	Cabinet front	Below	No	Wood	40 SF
S	Interior	Custodial closet near room 6	Cust. closet	Floor	Below	No	Concrete	10 SF
T	Interior	Room 6	6	Baseboards	Below	No	Wood	80 SF
U	Interior	Auditorium	Aud.	Baseboards	Below	No	Wood	40 SF
V	Interior	Auditorium stage	Aud. Stage	Walls	Above/Below	No	Plaster	600 SF
W	Interior	Kitchen custodial closet	Kitchen	Walls	Above/Below	No	Plaster	200 SF
X	Interior	Kitchen bathroom	Kitchen	Walls and ceiling	Above/Below	No	Plaster	300 SF
Y	Interior	Room 5	5	Cabinet front at sink	Below	Yes	Wood	20 SF

ID	Interior / Exterior	Location	Room Name/ #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
Z	Interior	Room 5	5	Baseboard near door	Below	Yes	Wood	10 SF
AA	Interior	Room 4	4	Baseboard	Below	Yes	Wood	30 SF
AB	Interior	Storage room near room 3	Storage room	Walls and floor	Below	No	Concrete and plaster	350 SF
AC	Interior	Janitors closet near room 3	Janitors' closet	Floor	Below	No	Concrete	20 SF
AD	Interior	At sink	3	Cabinet fronts	Below	Yes	Wood	30 SF
AE	Interior	Room 3	3	Baseboards	Below	Yes	Wood	60 SF
AF	Interior	Room 1	1	Cabinet fronts	Below	Yes	Wood	30 SF
AG	Interior	Room 1	1	Baseboards	Below	Yes	Wood	60 SF
AH	Interior	Room 2	2	Cabinet fronts	Below	Yes	Wood	60 SF
AI	Interior	Boiler room	Boiler room	Walls and ceiling	Above/Below	No	Plaster	1000 SF
AJ	Interior	Boiler room	Boiler room	Hand rail	Below	No	Metal	15 SF
AK	Interior	Room 2A at sink	2A	Cabinet fronts	Below	Yes	Wood	20 SF
AL	Interior	Room P1 at windows	P1	Window sill	Below	No	Wood	20 SF
AM	Interior	Room p1 at sink	P1	Cabinet fronts	Below	No	Wood	24 SF
AN	Interior	Room p2 at sink	P2	Cabinet fronts	Below	No	Wood	24 SF
AO	Interior	Room p2 at windows	P2	Window sill	Below	No	Wood	20 SF
AP	Exterior	Exterior of room p1	P1	Siding	Below	No	Wood	80 SF
AQ	Exterior	Exterior near room 9	9	Hand rail	Below	No	Metal	10 SF
AR	Exterior	Playground	Playground	Basketball pole	Below	No	Metal	30 SF
AS	Exterior	Exterior near room 1	1	Hand rail	Below	Yes	Metal	10 SF
AT	Exterior	Play shed	Play shed	Supports	Above/Below	No	Wood	200 SF

Abernethy Elementary School 2421 SE Orange Street Facility Plan



S.E. BIRCH STREET FIRST FLOOR PLAN



SECOND FLOOR PLAN

TOTAL SF 50,358
ACRES 3.73
1/4 SECT. 3231, 3232

June 9, 2016

Clark R. Nelson
PBS Engineering and Environmental Inc.
4412 S.W. Corbett Ave
Portland, OR 97239

800 NE Oregon Street, Suite 640
Portland, OR 97232
Phone: (971) 673-0440
Fax: (971) 673-0457
TTY Nonvoice: (971) 673-0372

RE: LEAD-BASED PAINT ACTIVITIES, INDIVIDUAL CERTIFICATION NO. 1806--Indv--R

This letter is your official notification that you have met the certification requirements under Oregon Administrative Rule (OAR) 333-069 to conduct lead-based paint activities in Oregon, in the following disciplines: Risk Assessor; Inspector

In addition to certification by the Oregon Health Authority, you are required to be licensed by the Construction Contractors Board (CCB) if you plan to conduct lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead-based paint licensing, visit their web site at www.oregon.gov/CCB or call 503-378-4621.

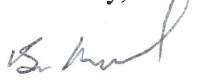
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the Authority for conducting lead-based paint activities.

You are required to wear the enclosed badge in plain view when conducting lead-based paint activities. Please note that the badge and certificate will expire on 6/30/2017. If you wish to maintain your certification after 6/30/2017, you must submit an application postmarked at least 60 days before expiration and document that your lead-based paint activities training is current.

As a public service the Authority publishes a list of individuals performing lead-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint activities. Individuals that are certified by the state are eligible to be on this list.

If you have any questions concerning your certification or other aspects of the Lead-Based Paint Program, please contact program staff at 971-673-0440.

Sincerely,


Ben Maynard
Lead-Based Paint Program
Oregon Health Authority

Enclosures: 1) Badge; 2) Certificate



Clark R. Nelson

**Risk Assessor
Inspector
Lead-Based Paint
Activities
CERTIFICATION
1806--Indv--R
6/30/2017**

Expires

CERTIFIED

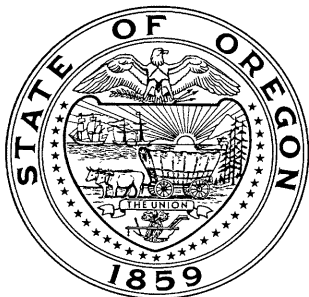
State of Oregon
Oregon Health Authority

Clark R. Nelson

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Risk Assessor

Certification Number:	1806--Indv--R
Issuance Date:	6/9/2016
Expiration Date:	6/30/2017



Oregon
Health
Authority

CLARK RICHARD NELSON
4412 SW CORBETT AVE
PORTLAND, OR 97239

**CONSTRUCTION CONTRACTORS BOARD
LEAD BASED PAINT
RISK ASSESSOR LICENSE**

EXPIRATION DATE: 6/24/2017

This document certifies that

CLARK RICHARD NELSON
4412 SW CORBETT AVE
PORTLAND, OR 97239

is licensed in accordance with Oregon Law as
a Lead Based Paint Risk Assessor.

9151806-RA

**STATE OF OREGON
CONSTRUCTION CONTRACTORS BOARD
LEAD BASED PAINT
RISK ASSESSOR LICENSE**

LICENSE NUMBER: 9151806-RA

This document certifies that:

CLARK RICHARD NELSON
4412 SW CORBETT AVE
PORTLAND, OR 97239

is licensed in accordance with Oregon Law as a Lead Based Paint Risk Assessor.

License Details:

LICENSE NO.: 9151806-RA
EXPIRATION DATE: 6/24/2017

May 17, 2016

PBS Engineering and Environmental Inc.
4412 SW Corbett Ave
Portland, OR 97239

800 NE Oregon Street, Suite 640
Portland, OR 97232
Phone: (971) 673-0440
Fax: (971) 673-0457
TTY Nonvoice: (971) 673-0372

Attention: Derek May

RE: LEAD-BASED PAINT ACTIVITIES, FIRM CERTIFICATION NO. 1038--LBP FIRM

This letter is your official notification that PBS Engineering and Environmental Inc. has met certification requirements under Oregon Administrative Rules (OAR) 333-069 to conduct lead-based paint activities in Oregon. Please note that the enclosed certificate will expire on 6/30/2017.

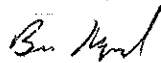
In addition to certification by the Oregon Health Authority (Authority), PBS Engineering and Environmental Inc. is required to be licensed by the Construction Contractors Board (CCB) prior to conducting lead-based paint activities in Oregon. This license is different than, and in addition to, the standard contractor license issued by CCB. Both individuals and firms must obtain this license. For more information on CCB lead paint licensing, visit their web site at www.oregon.gov/CCB or call 503-378-4621.

As a firm certified to conduct lead-based paint inspection activities in Oregon, PBS Engineering and Environmental Inc. must meet all requirements set forth in OAR 333-069. It must comply with standards for conducting lead-based paint inspection and/or risk assessment activities in target housing and child-occupied facilities and employ only certified individuals to conduct regulated activities.

As a public service, the Authority publishes a list of firms performing lead-based paint activities in Oregon. The list is distributed statewide to consumers interested in lead-based paint services. Only those firms that are certified by the state are eligible to be on this list.

If you have any questions concerning this certification or other aspects of the Lead-Based Paint Program, please contact program staff at (971) 673-0440.

Sincerely,



Ben Maynard
Lead-Based Paint Program
Oregon Health Authority

This document can be obtained in an alternate format by calling: (971) 673-0440.

State of Oregon
Oregon Health Authority

PBS Engineering and Environmental Inc.

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Certification Number:	1038--LBP FIRM
Issuance Date:	5/16/2016
Date of Expiration:	6/30/2017



Oregon
Health
Authority

PBS ENGINEERING & ENVIRONMENTAL INC
4412 SW CORBETT
PORTLAND OR 97239

CONSTRUCTION CONTRACTORS BOARD
LEAD INSPECTION CONTRACTORS LICENSE
LICENSE No.: LBPI129143
EXPIRATION DATE: 7/31/2017

This document certifies that

PBS ENGINEERING & ENVIRONMENTAL INC
4412 SW CORBETT
PORTLAND OR 97239

is licensed in accordance with Oregon Law as
a Lead Inspection Contractor.

STATE OF OREGON
CONSTRUCTION CONTRACTORS BOARD
LEAD INSPECTION CONTRACTORS LICENSE

LICENSE NUMBER: LBPI129143

This document certifies that:

PBS ENGINEERING & ENVIRONMENTAL INC
4412 SW CORBETT
PORTLAND OR 97239

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License Details:

LBPI LICENSE NO.: LBPI129143
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