



November 29, 2016

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Beverly Cleary School
1915 NE 33rd Avenue
Portland, OR 97212
PBS Project: 6500.721 Phase 0008

Dear Mr. Wilton:

On November 11, 2016, PBS Engineering and Environmental Inc. conducted a visual assessment of painted and varnished surfaces on the interior and exterior of Beverly Cleary School located at 1915 NE 33rd 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, garden spaces, compost piles, 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.

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.

The closest painted surfaces to garden spaces are 30 feet away and are in good condition. No paint chips were observed in the garden. The compost pile is located 40 feet from painted surfaces, which are in intact condition. No paint chips were observed in the compost pile.

The windows throughout the building are aluminum framed except those in the kitchen and in room 106A, which are older painted steel frames. No visible paint chips were observed in the window troughs except for those in the kitchen and 106A, which were dirty with visible paint chips.

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.

RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition be stabilized and the window troughs in the kitchen and room 206A be cleaned.

Please feel free to contact me at 503.417.7576 or steved@pbsenv.com with any questions or comments.

Sincerely,
PBS Engineering and Environmental Inc.



Steve Dilling
Project Manager

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

SD:DM:bmp

Beverly Cleary School
Assessment of Paint/Varnish in Deteriorated (Poor) Condition

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Exterior	Southeast corner of campus	N/A	Metal crawlspace lid cover	Below	Yes	Metal	15 SF
B	Exterior	South door, east wing	N/A	Window frame above door	Above	Yes	Metal	5 SF
C	Exterior	South common area, between hallway wings	N/A	Exterior pipes	Below	Yes	Metal	5 SF
D	Exterior	South common area, between hallway wings	N/A	Circular ducts	Above / Below	Yes	Concrete	800 SF
E	Exterior	South door, west wing	N/A	Window frame above door	Above	Yes	Metal	5 SF
F	Exterior	Southwest side of building	N/A	Window covers, 15 southeast each	Below	Yes	Metal	13 EA
G	Exterior	West door, south part of east side	N/A	Door	Below	Yes	Metal	2EA
H	Exterior	West side of the building	N/A	Posts and bike locks	Below	Yes	Metal	40 SF
I	Exterior	West side of the building	N/A	Ceramic decour	Below	Yes	Ceramic	100 SF
J	Exterior	West playground, south side wall	N/A	Window frames	Below	Yes	Wood	10 SF
K	Exterior	West playground wall	N/A	Door frame and 1 metal post	Below	Yes	Wood and metal	20 SF
L	Exterior	Main door, west side of building	N/A	Window frame and two posts	Above / Below	Yes	Metal	10SF
M	Exterior	Next to main door, west side of building	N/A	Downspout and cover	Above / Below	Yes	Metal	20 SF
N	Exterior	Courtyard corridor	N/A	Metal door	Below	Yes	Metal	2 doors
O	Exterior	Southwest gym door, west gym	N/A	Southwest gym door frames	Below	Yes	Metal	15 SF
P	Exterior	Southwest gym door, west gym	N/A	Door alcove ceiling	Above	Yes	Plaster	15 SF
Q	Exterior	Playground	N/A	Playground asphalt	Below	Yes	cement	5 SF
R	Exterior	Southeast corner of campus	N/A	Bike lock and posts	Below	Yes	Metal	20 SF
S	Exterior	North side of building	N/A	Downspouts	Above / Below	No	Metal	60 SF
T	Interior	Storage closet, southwest cafetorium stairwell	N/A	Floor	Below	No	Concrete	20 SF
U	Interior	Storage closet, southwest cafetorium stairwell	N/A	Wall	Above	No	Plaster	35 SF
V	Interior	Southwest cafetorium stairwell	N/A	Stairs, skirt, and baseboard	Below	Yes	Concrete	130 SF
W	Interior	Cafetorium	106	Varnished wood floor	Below	Yes	Wood	2500 SF

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Interior	Stage area	107	Stage walls, stairs, and baseboard	Above / Below	No	Plaster and cement	750 SF
Y	Interior	Kitchen, custodial closet	N/A	Walls	Below	No	Plaster	175 SF
Z	Interior	Kitchen doors and frames	N/A	Doors and door frames	Below	No	Wood	5 doors and 60 SF
AA	Interior	Kitchen, dish washing area	N/A	Walls	Below	No	Plaster	60 SF
AB	Interior	Southwest cafetorium stairwell	N/A	handrail	Below	Yes	Metal	15 SF
AC	Interior	West stairwell, all floors	N/A	Stairs, skirting, and covebase	Below	Yes	Concrete	600 SF
AD	Interior	Classroom	132, 133, 134	Baseboard	Below	No	Concrete	160 SF
AE	Interior	Classroom storage	132, 133, 134	Door frame	Below	No	Wood	15 SF
AF	Interior	Classroom	135, 136	Baseboard	Below	No	Concrete	150 SF
AG	Interior	Southwest stairwell	N/A	Stairs, skirting, and covebase	Below	Yes	Concrete	600 SF
AH	Interior / Exterior	Media center	110	Door	Below	Yes	Wood	2 doors
AI	Interior	Southeast stairwell	N/A	Stairs, skirting and baseboard	Below	Yes	Concrete	600 SF
AJ	Interior	Classroom	126	Baseboard	Below	No	Concrete	150 SF
AK	Interior	Classroom	125	Baseboard	Below	No	Concrete	150 SF
AL	Interior	Office ramp	N/A	handrail	Below	Yes	Metal	40 SF
AM	Interior	Offices	120, 112, 117	Baseboard	Below	No	Concrete	200 SF
AN	Interior	Courtyard, north of office	N/A	Downspout and cover	Below	No	Metal	20 SF
AO	Interior	Southeast parking lot entrance stairwell	N/A	handrail	Below	Yes	Metal	20 SF
AP	Interior	Gym stairwell	N/A	handrail	Below	Yes	Metal	10 SF
AQ	Interior	Gym hallway, west wall	N/A	Wall	Below	Yes	Plaster	20 SF
AR	Interior	West locker rooms, west entrance	45	Door	Below	No	Wood	1 door
AS	Interior	West gym, northeast corner	137	Wall	Below	Yes	Concrete	20 SF
AT	Interior	West gym, northeast corner	137	Chips	Below	Yes	N/A	2 SF
AU	Interior	East gym, northwest corner	138	Wall	Below	Yes	Concrete	20 SF

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AV	Interior	East gym, northwest corner	138	Chips	Below	Yes	N/A	2 SF
AW	Interior	East gym, storage	138A	Painted doors	Below	Yes	Wood	4 doors
AX	Interior	East gym, northeast door	138	Doorframe cover	Above	Yes	Wood	40 SF
AY	Interior	Storage room	140	Door	Below	Yes	Wood	1 door
AZ	Interior	Southeast cafetorium stairwell	N/A	handrail	Below	Yes	Metal	15 SF
BA	Interior	Southeast cafetorium stairwell	N/A	Stairs, skirting, and baseboard	Below	Yes	Concrete	130 SF
BB	Interior	Media center hallway, custodial closet	N/A	Pipe	Above	No	Metal	10 SF
BC	Interior	Alcove across from media center	N/A	Baseboard	Below	Yes	Metal	10 SF
BD	Interior	Classroom	1	Wall behind shelves	Below	Yes	Plaster	60 SF
BE	Interior	Classroom	0	Varnished cabinets	Below	Yes	Wood	60 SF
BF	Interior	West basement hallway, mural	N/A	Wall	Below	Yes	Plaster	5 SF
BG	Interior	Custodial storage	4	Varnished door	Below	No	Wood	1 door
BH	Interior	Custodial storage	4	Walls and cabinets	Below	No	Wood and plaster	150 SF
BI	Interior	Classroom	6	Radiator cover	Below	No	Metal	20 SF
BJ	Interior	Girls basement restroom	N/A	Ceiling	Above	Yes	Plaster	5 SF
BK	Interior	Boiler room, fan room, mechanical rooms	5, 5A, 5B	Walls and ceilings	Above / Below	No	Plaster and concrete	2000 SF
BL	Interior	Boiler room, east stairs	N/A	Railing	Below	No	Metal	20 SF
BM	Interior	Boiler room, west stairs	N/A	Railing	Below	No	Metal	20 SF
BN	Exterior	Courtyard, boiler room stairs	N/A	Railing	Below	Yes	Metal	40 SF
BO	Interior	Southeast parking lot entrance stairwell, lower level	N/A	Wall	Above / Below	Yes	Concrete	15 SF
BP	Interior	Classroom	8	Door and door frame	Below	Yes	Wood	1 door and 15 SF
BQ	Interior	Classroom	8	Wall	Below	Yes	Plaster	50 SF
BR	Interior	Classroom	7	Pipes and ducts	Above / Below	Yes	Metal	15 SF
BS	Interior	Classroom, northwest corner	7	Wall and baseboard	Below	Yes	Plaster	20 SF

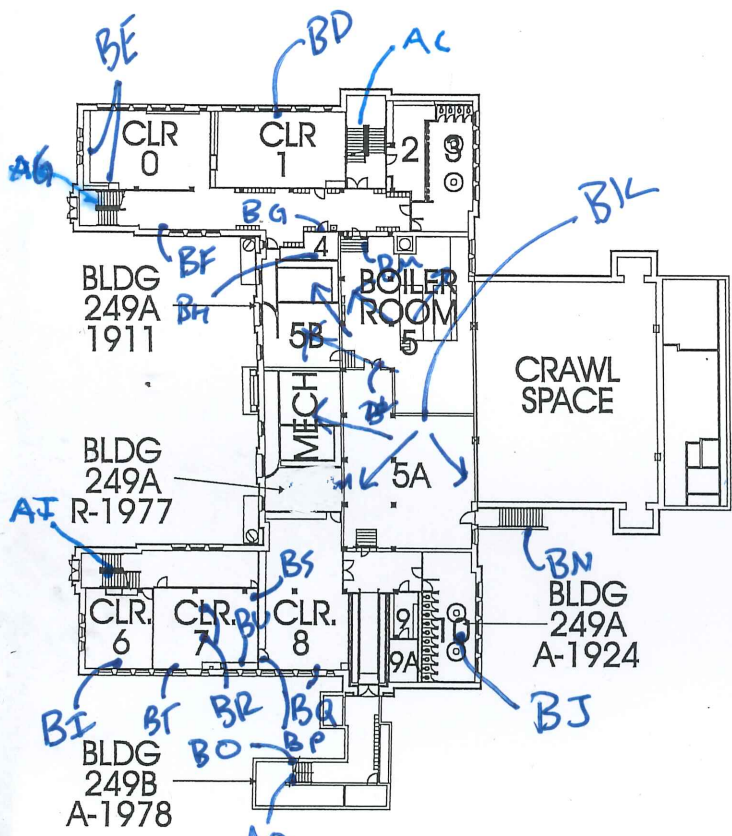
ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BT	Interior	Classroom	7	Window frame and tackboard	Below	Yes	Wood	10 SF
BU	Interior	Classroom	7	Varnished cabinets	Below	Yes	Wood	50 SF
BV	Interior	Southeast stairwell, 2nd floor	N/A	Window frame	Above / Below	Yes	Wood	75 SF
BW	Interior	Southwest stairwell, 2nd floor	N/A	Window frame	Above / Below	Yes	Wood	75 SF
BX	Interior	Classroom	201	Baseboard	Below	No	Concrete	25 SF
BY	Interior	Classroom	201	Metal HVAC duct shute	Below	No	Metal	5 SF
BZ	Interior	2nd floor, central hallway	N/A	Lockers	Below	Yes	Metal	91 lockers
CA	Interior	Offices	211,212	Baseboard	Below	No	Concrete	40 SF
CB	Interior	2nd floor, central hallway ramp	N/A	handrail	Below	Yes	Metal	40 SF
CC	Interior	2nd floor, top of southeast parking lot, entrance stairs	N/A	Window frame and pipe	Below	Yes	Plaster and metal	40 SF
CD	Interior	Roof stairwell, southeast corner of building	N/A	Wall and ceiling	Above	No	Plaster and concrete	10 SF
CE	Interior	Roof door, southeast corner of building	N/A	Door and door frame	Below	No	Metal	1 door and 15 SF
CF	Interior	2nd floor, top of parking lot entrance stairs	N/A	Lockers	Below	Yes	Metal	15 lockers
CG	Interior	Classroom	221A	Door and door frame	Below	No	Wood and metal	1 door and 15 SF
CH	Interior	Classroom	221B	Varnished cabinets	Below	No	Wood	50 SF
CI	Interior	Classroom	221	Varnished cabinets	Below	Yes	Wood	50 SF
CJ	Interior	2nd floor, north hallway	N/A	Lockers	Below	Yes	Metal	34 lockers
CK	Interior	Music room	229	Wall	Below	Yes	Plaster	50 SF
CL	Interior	Music room	229	Varnished cabinets	Below	Yes	Wood	40 SF
CM	Interior	Music room	229	Door and door frame	Below	Yes	Metal and wood	3 doors and 65 SF
CN	Interior	Classroom	224	Door	Below	No	Wood	1 door
CO	Interior	Classroom	224	Varnished cabinets	Below	No	Wood	5 SF
CP	Interior	Southeast parking lot entrance stairwell	N/A	Damaged paint chips from wall	Above / Below	Yes	Concrete	60 SF
CQ	Interior	2nd floor, north hall	N/A	Wall	Above	Yes	Plaster	10 SF

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
CR	Interior	Classrooms and offices	210A/B	Baseboard	Below	No	Concrete	200 SF
CS	Interior	Classroom	210A	Door and door frame	Below	No	Wood and metal	1 door and 15 SF
CT	Interior	Custodial closet	206	Door frame	Below	No	Wood	30 SF
CU	Interior	Custodial closet	206	Baseboard	Below	No	Wood and concrete	100 SF
CV	Interior	Classroom	205	Baseboard	Below	No	Concrete	100 SF
CW	Interior	Classroom	205	Wall	Below	No	Plaster	20 SF
CX	Interior	Classroom	205	Varnished door and frame	Below	No	Wood	1 door and 15 SF
CY	Interior	Classroom	210A	Window sills	Below	No	Wood	25 SF
CZ	Interior	Classroom	210A	Walls under windows	Below	No	Plaster	25 SF
DA	Interior	Classroom storage area	207A	Walls and ceilings	Above / Below	No	Plaster	200 SF
DB	Interior	Classroom and associated storage area	207	Baseboard	Above	No	Concrete	100 SF
DE	Interior	Classroom	207	Door frame, chalk holder, and window sills	Below	No	Wood	100 SF
DF	Interior	Classroom	204	Varnished door and frame	Below	No	Wood	1 door and 15 SF
DG	Interior	Classroom	204	Wall	Above / Below	No	Plaster	20 SF
DH	Interior	Closet	204	Wall and ceiling	Above / Below	No	Plaster	100 SF
DI	Interior	Classroom	204	Window sills	Below	No	Wood	25 SF
DJ	Interior	Classroom	220C	Baseboard	Below	No	Concrete	40 SF
DK	Interior	Classroom	220C	Window sills	Below	No	Wood	25 SF
DL	Interior	Classroom	220A/B	Varnished door and frame	Below	Yes	Wood and metal	2 door and 20 SF
DM	Interior	Classroom	220A/B	Baseboard	Below	Yes	Concrete	50 SF
DN	Interior	2nd floor, main classroom hallway	N/A	Baseboard	Below	Yes	Concrete	50 SF
DO	Interior	Classroom	218	Baseboard	Below	No	Concrete	40 SF

Fernwood Middle School 1915 NE 33rd Street Facility Plan

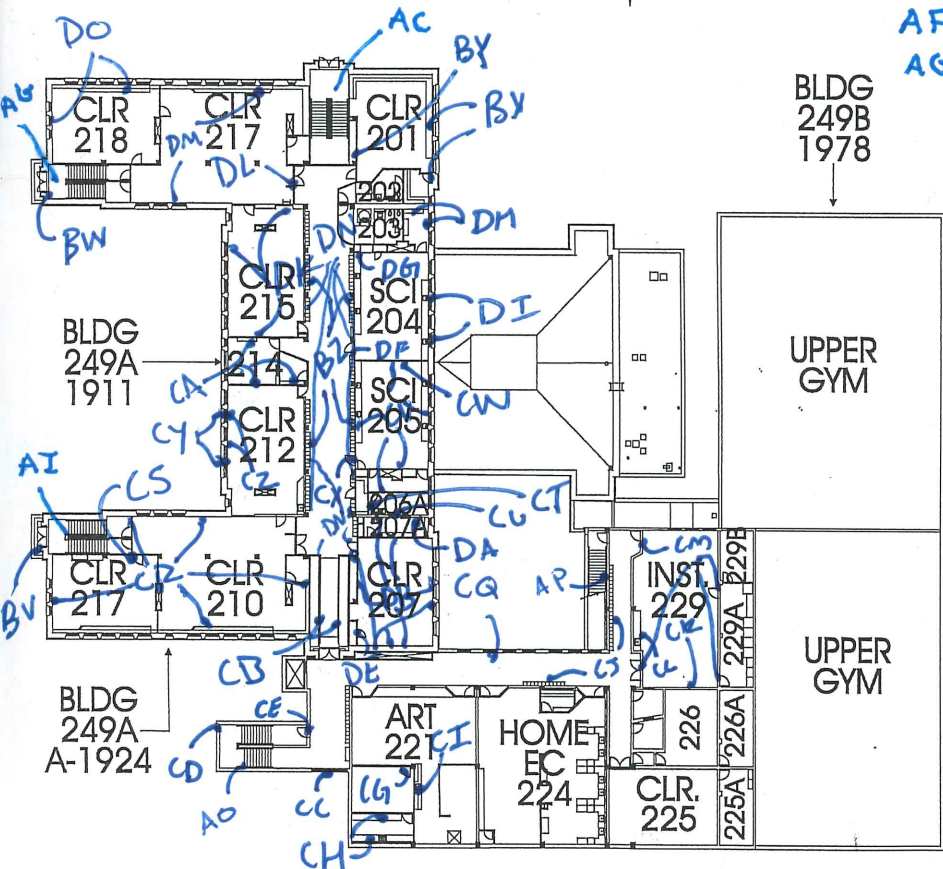
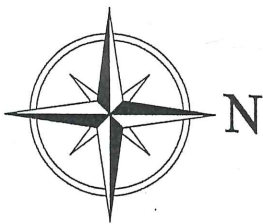


N.E. 32ND AVENUE

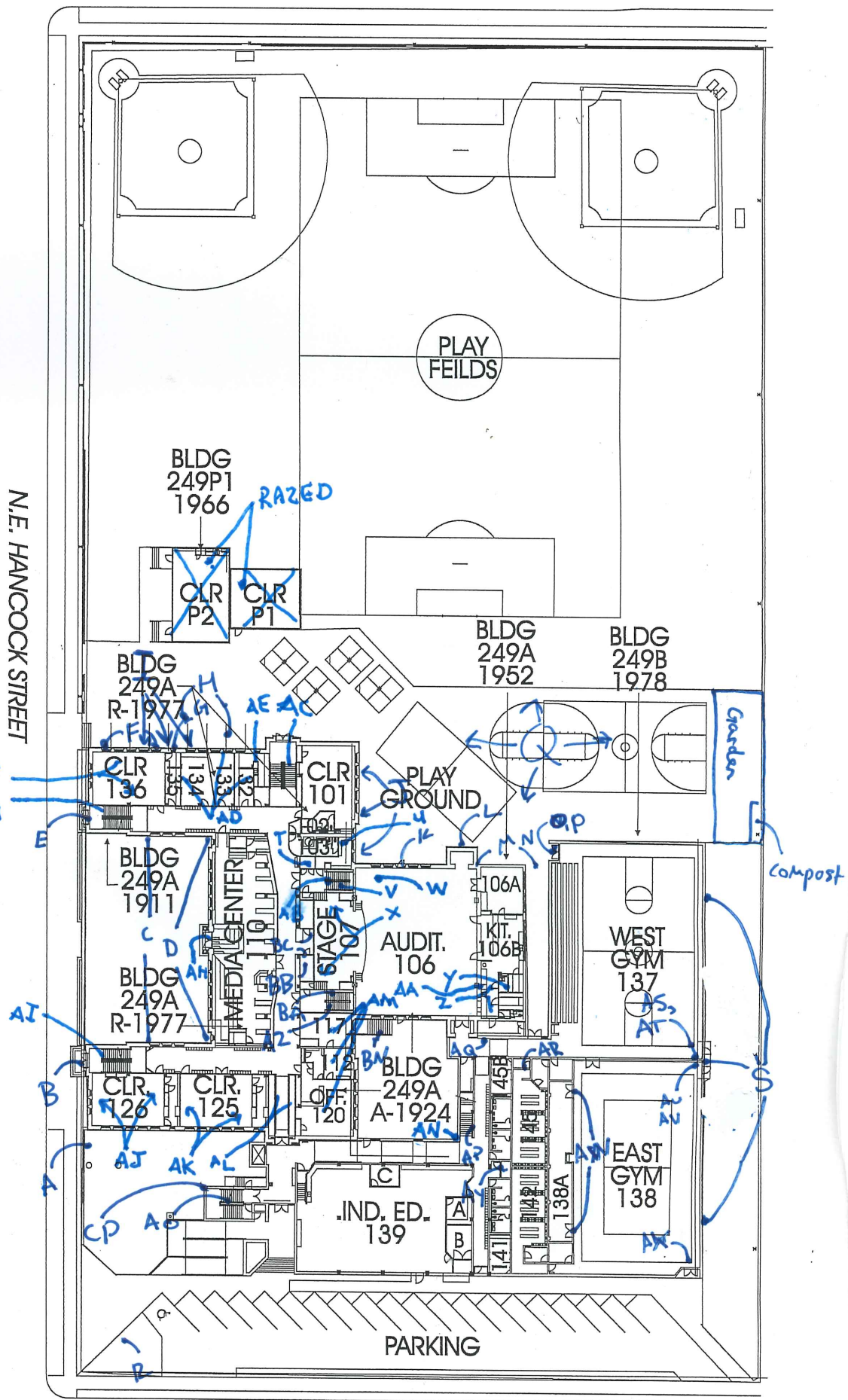


BASEMENT FLOOR PLAN

TOTAL SF	73,091
ACRES	4.27
1/4 SECT.	2833



SECOND FLOOR PLAN



SITE / FIRST FLOOR PLAN

June 9, 2016

Steven J. Dilling
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

RE: LEAD-BASED PAINT ACTIVITIES, INDIVIDUAL CERTIFICATION NO. 1063--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 discipline: Risk Assessor

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 services. Individuals that are certified by the state are eligible to be on this list.

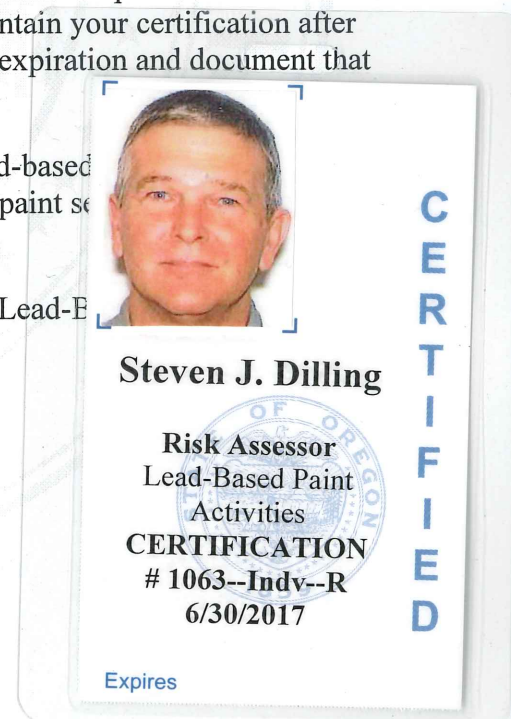
If you have any questions concerning your certification or other aspects of the Lead-Based Paint Program, please contact program staff at 971-673-0440.

Sincerely,



Ben Maynard
Lead-Based Paint Program
Oregon Health Authority

Enclosures: 1) Badge; 2) Certificate



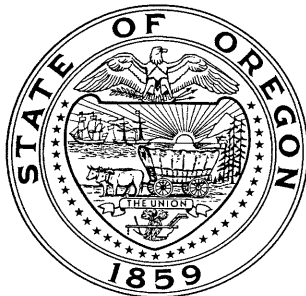
State of Oregon
Oregon Health Authority

Steven J. Dilling

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

Risk Assessor

Certification Number:	1063--Indv--R
Issuance Date:	6/9/2016
Expiration Date:	6/30/2017



Oregon
Health
Authority

STEVEN JAY DILLING
4412 SW CORBETT AVE
PORTLAND, OR 97239

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

EXPIRATION DATE: 7/31/2017

This document certifies that

STEVEN JAY DILLING
4412 SW CORBETT AVE
PORTLAND, OR 97239

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

9151063-RA

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

LICENSE NUMBER: 9151063-RA

This document certifies that:

STEVEN JAY DILLING
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.: 9151063-RA
EXPIRATION DATE: 7/31/2017

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.

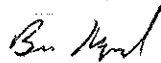
In addition to certification by the Oregon Health Authority (Authority), PBS Engineering and Environmental Inc. is required to be licensed by the Construction Contractors Board (CCB) prior to conducting lead-based paint activities in Oregon. This license is different than, and in addition to, the standard 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

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

License Details:

LBPI LICENSE NO.: LBPI129143
EXPIRATION DATE: 7/31/2017