



Engineering +
Environmental

November 4, 2016

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Alameda Elementary School
2732 NE Fremont Street
Portland, OR 97212
PBS Project: 6500.721 Phase 0003

Dear Mr. Wilton:

On October 24, 2016, PBS Engineering and Environmental Inc. conducted a visual assessment of painted and varnished surfaces on the interior and exterior of Alameda Elementary School located at 2732 NE Fremont Street in Portland, Oregon.

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

PBS visually inspected interior and exterior hard surfaces and soil adjacent to painted surfaces. The location of garden spaces, playground equipment, and concrete in close proximity to deteriorated paint was 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.

Prior to PBS' arrival at Alameda Elementary School, some paint stabilization had been performed by a district contractor on two of four exterior stairs, ramps, and porches located on portables. The two that had been stabilized were found to be in intact condition, while the two that hadn't were found to be in deteriorated condition.

The school's main garden is located approximately 40 feet from the southeast addition of the school building. Smaller garden boxes exist next to the building on the southeast corner. The paint condition of the building in this area is intact, and no paint chips were observed in any of the gardens.

Deteriorated paint was found on one basketball pole in the play area on the south side of the school building.

No paint chips were observed on pavement or concrete.

The building windows that open are vinyl clad or aluminum frames. No visible paint chips were observed in the window troughs of representative windows inspected.

4412 SW Corbett Avenue, Portland, OR 97239
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Overall, the building's painted and varnished surfaces were found to be in intact to fair (de minimis) condition with areas of poor (deteriorated) conditions. A table showing the location and quantity of surfaces in poor condition and a field drawing matching the locations are attached to this report.

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 poor condition be stabilized.

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)

Assessment of Paint/Varnish in Deteriorated (Poor) Condition

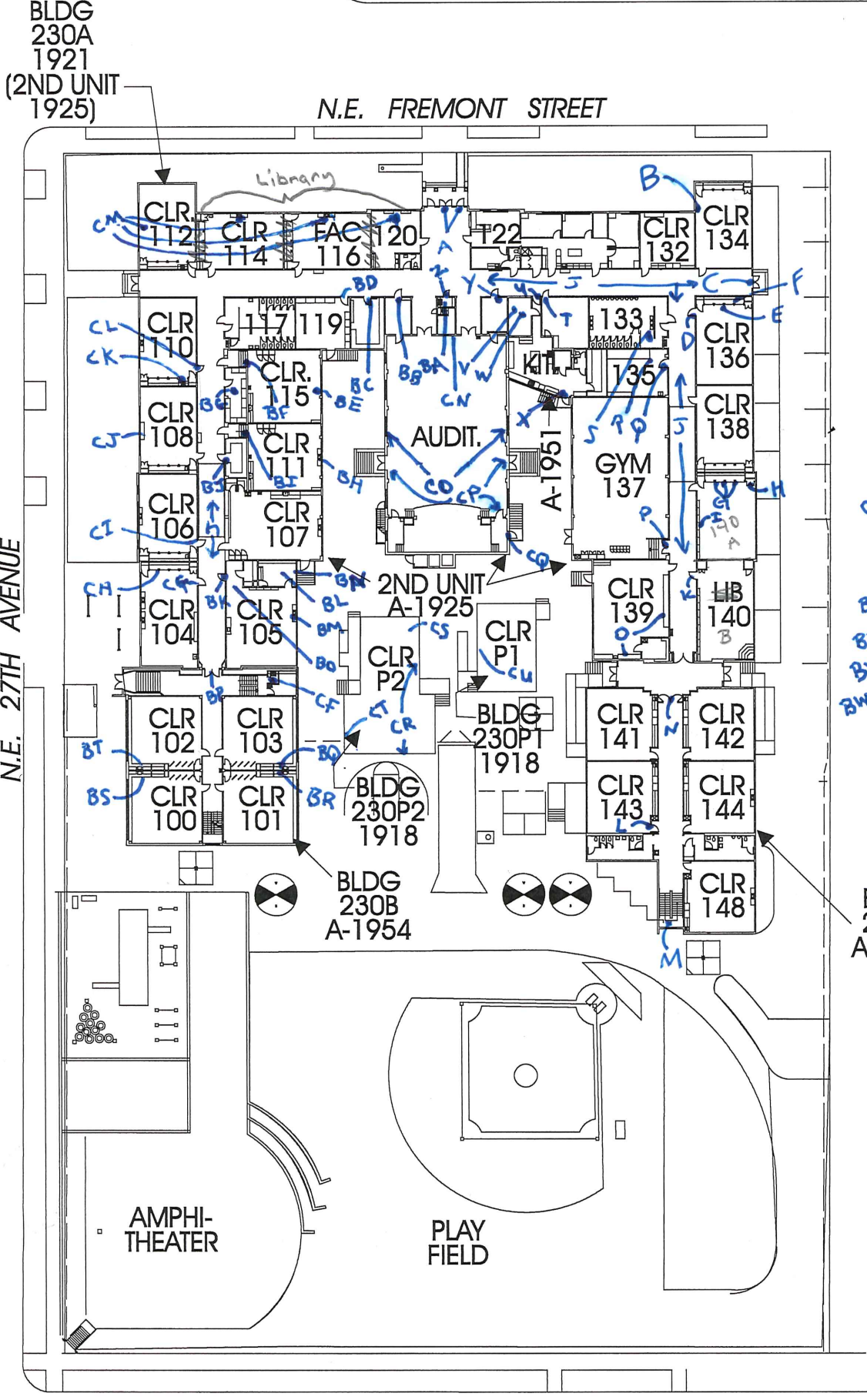
ID	Interior / Exterior	Location	Room Name / #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	main entry	Foyer	varnish door	below	yes	wood	2 doors
B	Interior	walls	134	baseboard	below	yes	wood	30 SF
C	Interior	east entry	N/A	varnish door	below	yes	wood	2 doors
D	Interior	entry doors	136	door casing	below	yes	wood	15 SF
E	Interior	north wall	136	upper wall trim	above	yes	wood	10 SF
F	Interior	closet	136	columns inside closet	above/below	yes	wood	15 SF
G	Interior	closet	140A	columns on closet	below	no	wood	15 SF
H	Interior	sink area	140A	cabinet door face	below	no	wood	12 SF
I	Interior	west wall	140A	baseboard	below	no	wood	10 SF
J	Interior	main building corridors	140A	varnish baseboard	below	yes	wood	500 SF
K	Interior	entry doors	140B	door and door frame	below	yes	wood	1 door and 15 SF
L	Interior	entry doors	143	varnish, door and door frame	below	no	wood/metal	1 door and 15 SF
M	Interior	southeast stairwell to basement	N/A	handrail	below	yes	metal	20 SF
N	Interior	entry door into southeast addition	N/A	center post	below	yes	metal	10 SF
O	Interior	cabinets, east and south walls	139	cabinets	below	no	wood	10 SF
P	Interior	gym entry doors	N/A	doors	below	yes	wood	2 each
Q	Interior	custodial office door	135	door and door frame	below	no	wood	1 door and 15 SF
R	Interior	custodial office rafters	135	rafters	below	no	wood	30 SF
S	Interior	northeast boy's bathroom	133	sprinkler pipe	above	yes	rubber	15 SF
T	Interior	speech room, entry doors	131	varnish door and door frame	below	no	wood	1 door and 15 SF
U	Interior	entry door frame, kitchen	N/A	door frame	below	no	wood	15 SF
V	Interior	kitchen fan room, ceiling	N/A	ceiling	above	no	plaster	100 SF

ID	Interior / Exterior	Location	Room Name / #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
W	Interior	kitchen fan room	N/A	duct work	above/below	no	metal	50 SF
X	Interior	kitchen, screen door to courtyard	N/A	screen door and frame	below	no	wood	1 door and 15 SF
Y	Interior	store room door	127	varnish door and door frame	below	no	wood	1 door and 15 SF
Z	Interior	custodial closet 125B	125B	wood door frame	below	no	wood	15 SF
BA	Interior	main foyer, custodial closet	125B	plaster walls	below	no	plaster	100 SF
BB	Interior	community school, program room	123	wood door frame	below	no	wood	15 SF
BC	Interior	storeroom, doorframe	121	wood door frame	below	no	wood	15 SF
BD	Interior	work room, entry doorframe	119	wood door frame	below	no	wood	15 SF
BE	Interior	classroom, east wall	115	radiator cover	below	yes	metal	30 SF
BF	Interior	classroom, stairs	115	stair skirt	below	yes	wood	5 SF
BG	Interior	book room	113	rain drain pipe	above/below	no	metal	10 SF
BH	Interior	classroom; east wall	111	radiator cover	below	yes	metal	30 SF
BI	Interior	classroom, stairs	111	stair skirt	below	yes	wood	5 SF
BJ	Interior	storeroom, door and frame	109	varnish door and door frame	below	no	wood	1 door and 15 SF
BK	Interior	classroom, hallway door	105	door frame	below	no	wood	15 SF
BL	Interior	classroom, storage	105B	walls	above/below	no	plaster	375 SF
BM	Interior	classroom, east wall	105	radiator cover	below	no	metal	30 SF
BN	Interior	classroom, storage	105B	radiator	below	no	metal	20 SF
BO	Interior	classroom, walls	105	plaster walls	above/below	no	plaster	300 SF
BP	Interior	entry door into southwest addition	N/A	center post	below	yes	metal	10 SF
BQ	Interior	classroom, sink area	103	cabinet door faces	below	yes	wood	15 SF
BR	Interior	classroom, sink area	101	cabinet door faces	below	yes	wood	15 SF
BS	Interior	classroom, sink area	100	cabinet door faces	below	yes	wood	15 SF

ID	Interior / Exterior	Location	Room Name / #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BT	Interior	classroom, sink area	102	cabinet door faces	below	no	wood	15 SF
BU	Interior	classroom, east wall	201	window sill	below	no	plaster	30 SF
BV	Interior	classroom, sink area	201	cabinet door faces	below	no	wood	15 SF
BW	Interior	classroom, north wall	200	plaster walls	below	no	plaster	150 SF
BX	Interior	classroom, sink area	200	cabinet door faces	below	no	wood	15 SF
BY	Interior	classroom, sink area	202	cabinet door faces	below	no	wood	15 SF
BZ	Interior	classroom, west wall	202	window sill	below	no	plaster	30 SF
CA	Interior	classroom, sink area	203	cabinet door faces	below	no	wood	15 SF
CB	Interior	classroom, east wall	203	window sill	below	no	plaster	30 SF
CC	Interior	second floor, boy's restroom	N/A	varnish door	below	yes	wood	1 door
CD	Interior	second floor, boy's restroom, closet	204	ladder	below	yes	metal	15 SF
CE	Interior	second floor, boy's restroom, closet	204	walls	below	yes	plaster	105 SF
CF	Interior	custodial closet	209	walls and ceiling	above/below	no	plaster	175 SF
CG	Interior	classroom, east wall	104	door frame	below	yes	wood	155 SF
CH	Interior	classroom, north wall	104	closet columns	below	yes	wood	50 SF
CI	Interior	classroom, east wall	106	door frame	below	no	wood	15 SF
CJ	Interior	classroom, west wall	108	radiator cover	below	yes	metal	30 SF
CK	Interior	classroom, south wall	110	cabinet door faces	below	yes	wood	10 SF
CL	Interior	classroom, east wall	110	wood door jam	below	yes	wood	15 SF
CM	Interior	library	N/A	radiator covers	below	yes	metal	4 each, 30 SF each
CN	Interior	auditorium, north wall	N/A	furtex 12"X12" tiles	above/below	yes	ceiling tile, furtex	100 SF
CO	Interior	auditorium	N/A	lower east and west walls	below	yes	plaster	450 SF
CP	Interior	auditorium doors	N/A	varnished wood doors	below	yes	wood	6 doors

ID	Interior / Exterior	Location	RoomName / #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
CQ	Interior	backstage, east side	N/A	varnished wood panic door	below	yes	wood	1 door
CR	Interior	portable, #2	N/A	window frams, sills and sashes	above/below	yes	wood	13 assemblies
CS	Interior	portable, #2	N/A	northeast storage room walls	above/below	no	plaster	200 SF
CT	Interior	portable, #2	N/A	southwest storage room walls	below	no	plaster	150 SF
CU	Interior	portable, #1	N/A	west wall windows, frames and sashes	above/below	no	wood	7 assemblies
CV	Exterior	portable, east entry	P2	stairs and porch landing	below	no	wood	100 SF
CW	Exterior	courtyard, west wing	107/111	foundation	below	yes	concrete	20 SF
CX	Exterior	portable, west entry	P1	ramp and porch	below	no	wood	100 SF
CY	Exterior	east addition, courtyard	141	ada ramp and foundation	below	no	concrete	100 SF
CZ	Exterior	east addition, east side	B44	handrail	below	no	metal	20 SF
DA	Exterior	east addition, east side	142	ADA ramp and foundation	below	no	concrete	150 SF
DB	Exterior	east addition, south side	N/A	basketball pole	below	no	metal	5 SF
DC	Exterior	east addition, south side	148	2 chain posts	below	no	metal	15 SF
DD	Exterior	east addition, east side	142	2 ballard posts to ADA ramp	below	no	metal	15 SF
DE	Exterior	east driveway	N/A	no parking curb	below	no	concrete	225 SF

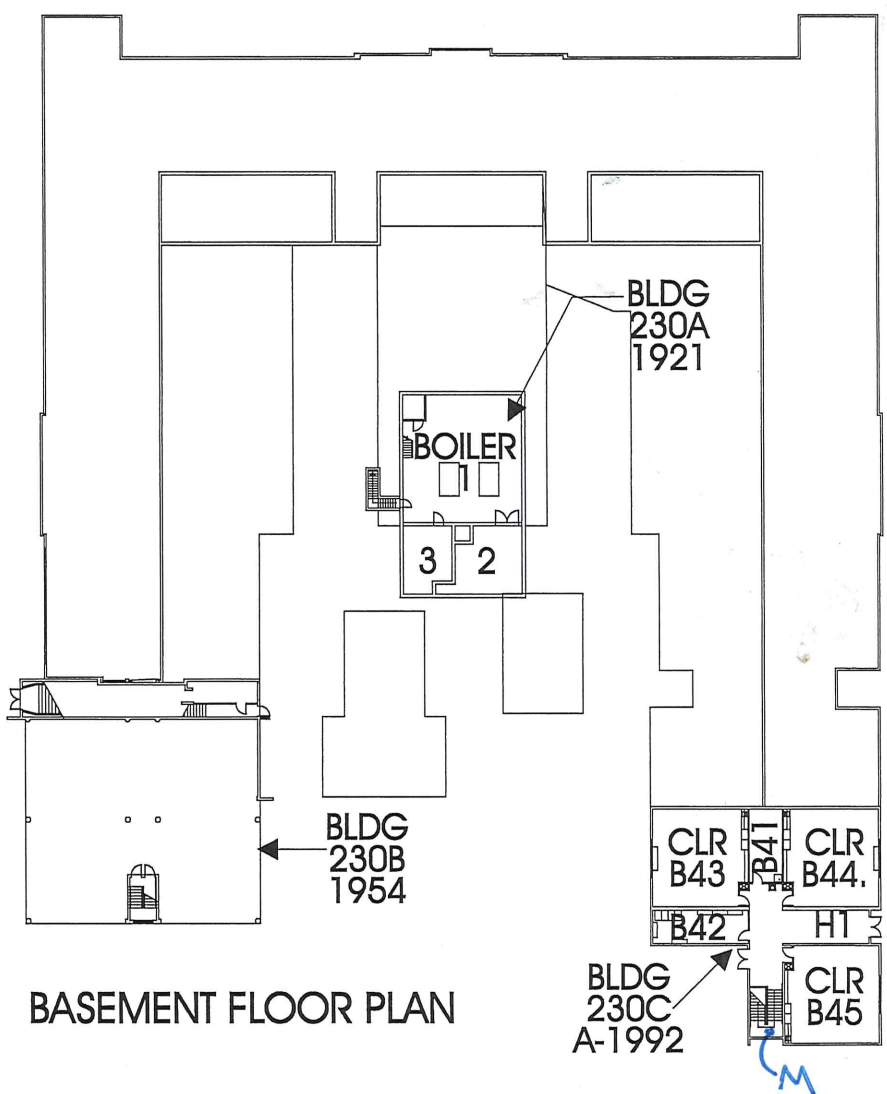
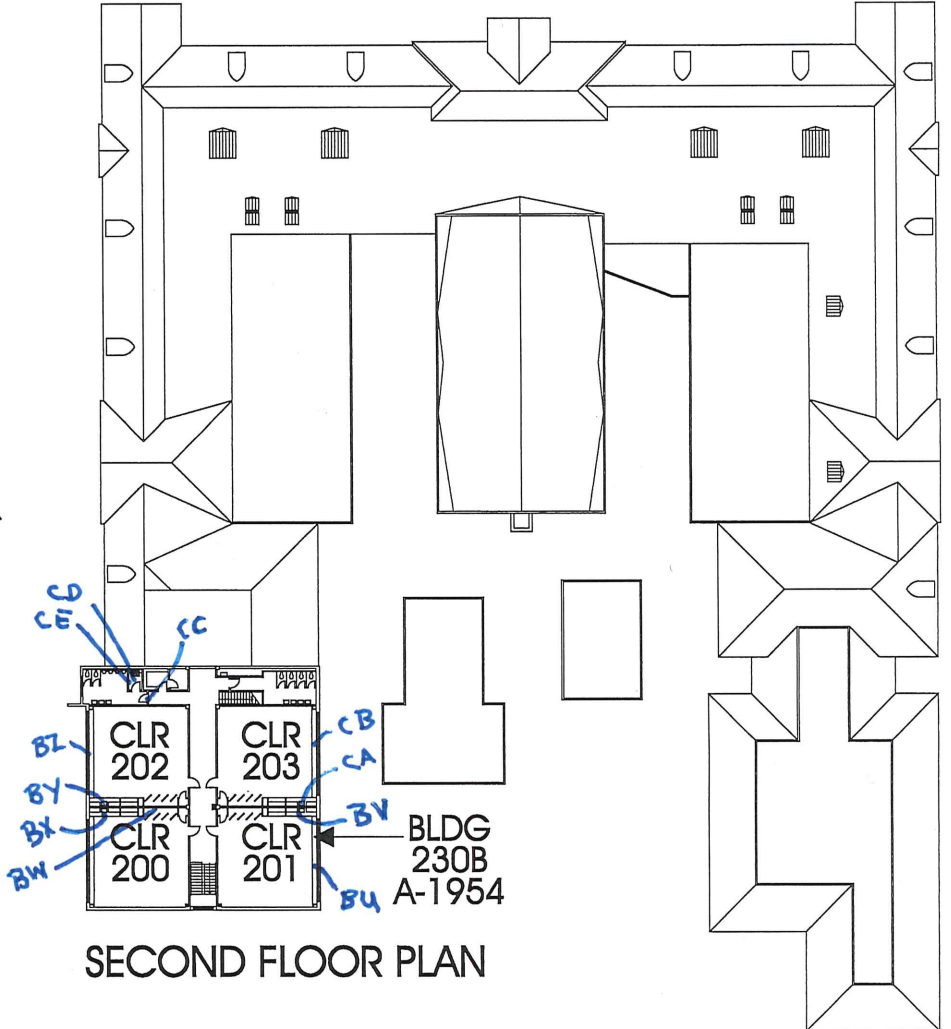
Portland Public Schools
 FACILITIES AND ASSET MANAGEMENT
Alameda Elementary School
 2732 NE Fremont Street 97212
 Facility Plan



FIRST FLOOR / SITE PLAN

N.E. KLICKITAT STREET

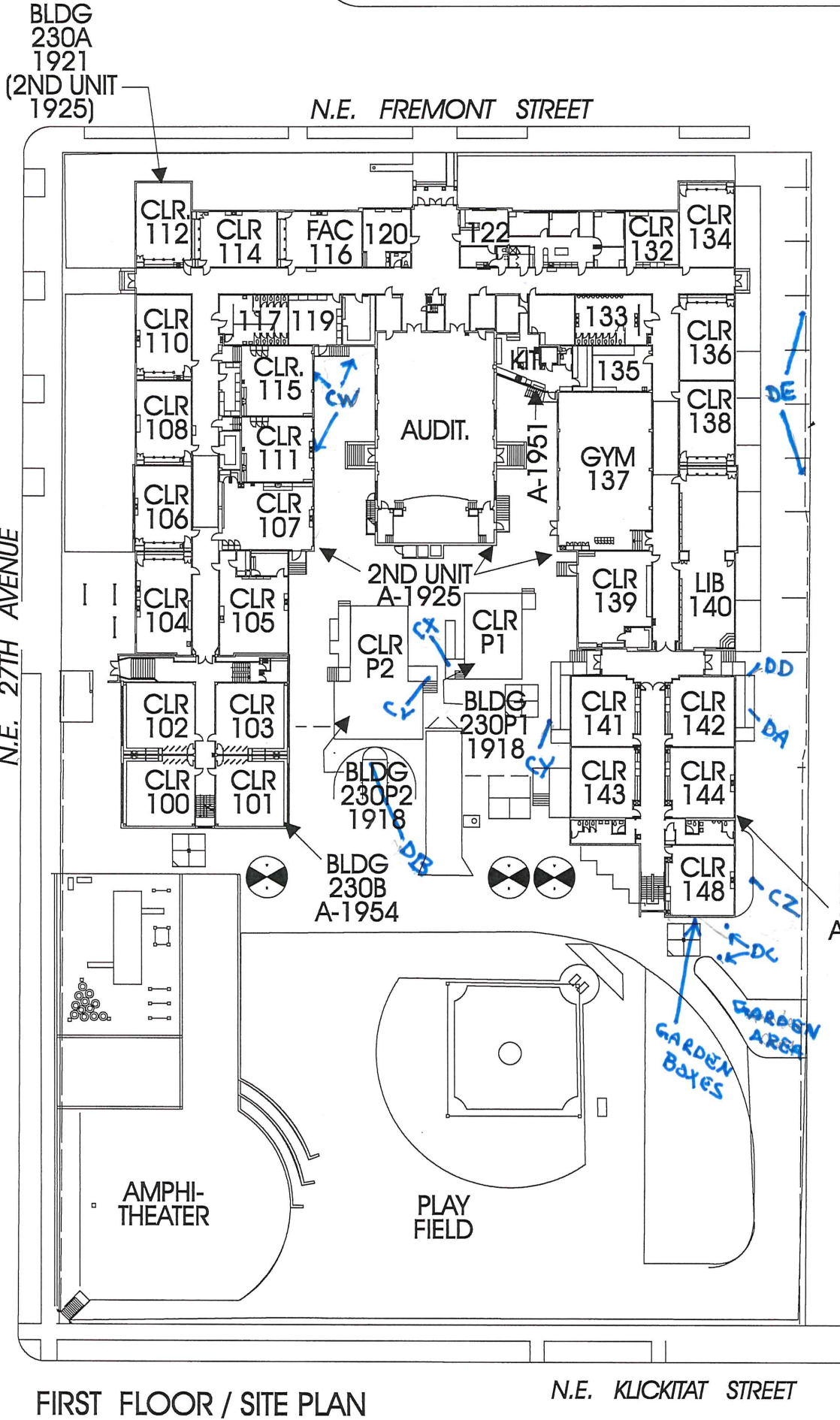
INTERIOR



Portland Public Schools

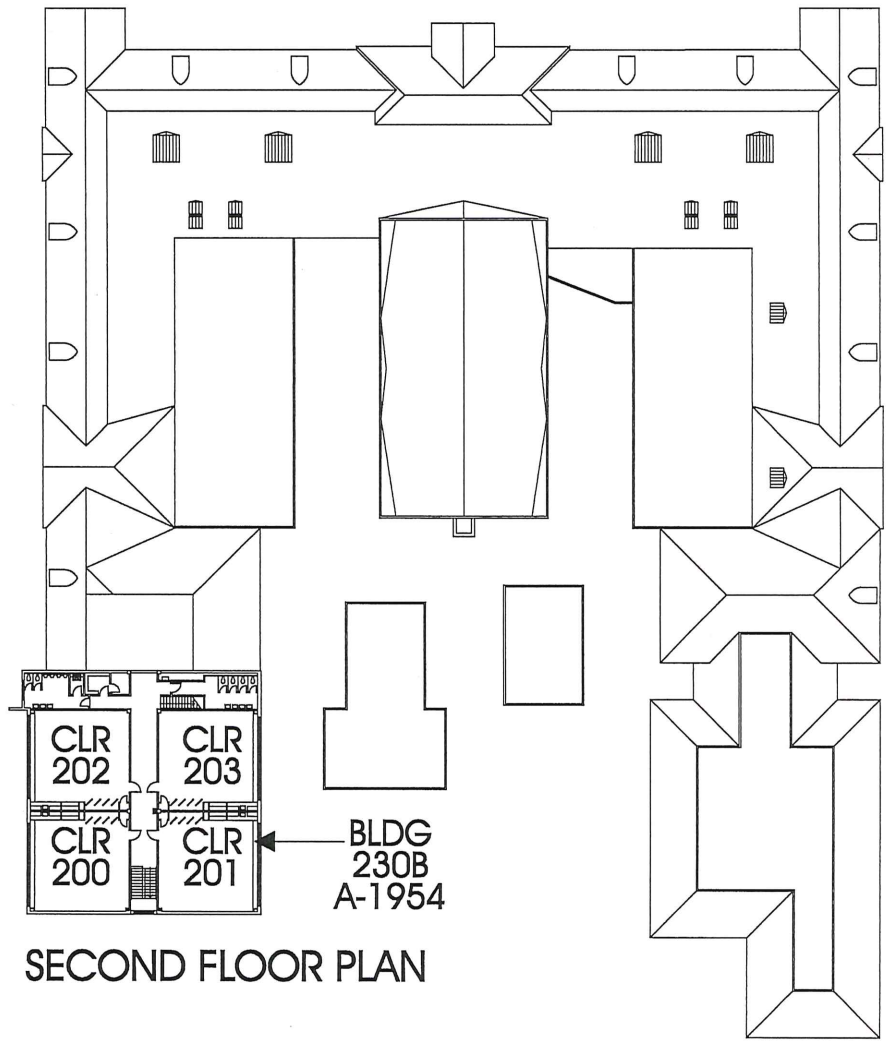
FACILITIES AND ASSET MANAGEMENT

Alameda Elementary School 2732 NE Fremont Street 97212 Facility Plan

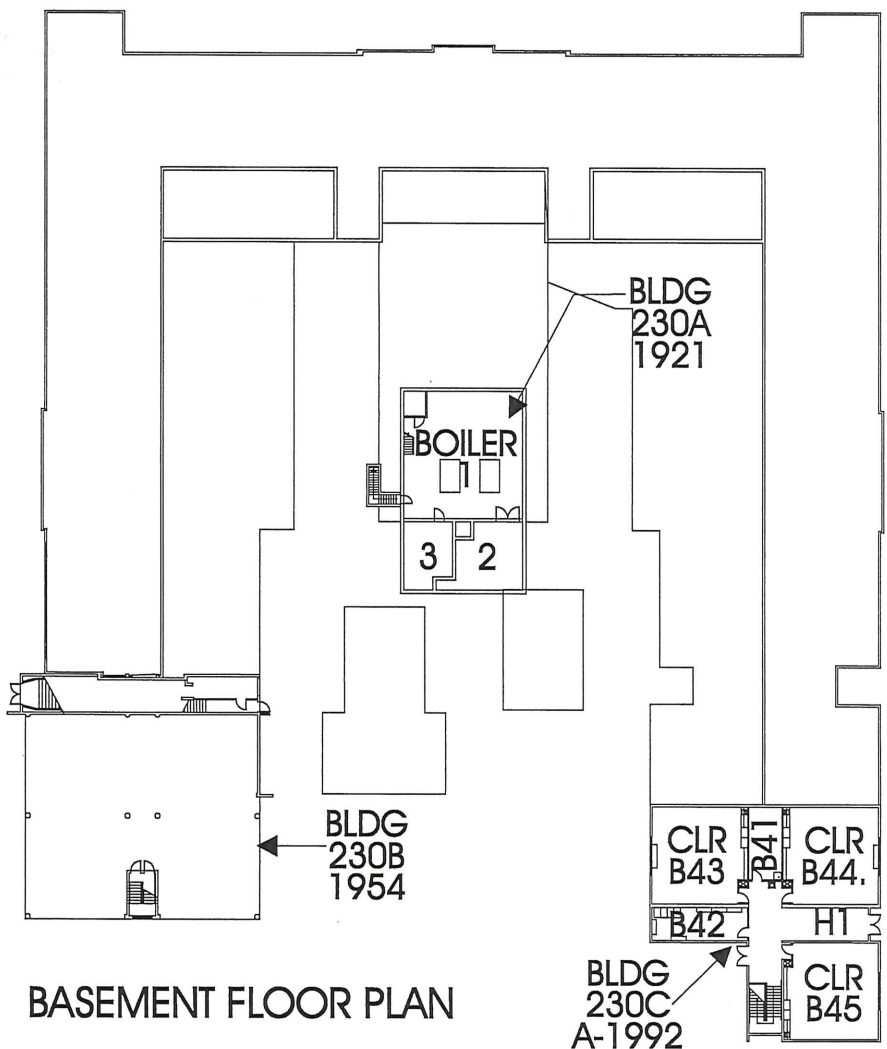


FIRST FLOOR / SITE PLAN

EXTERIOR



SECOND FLOOR PLAN



BASEMENT 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.

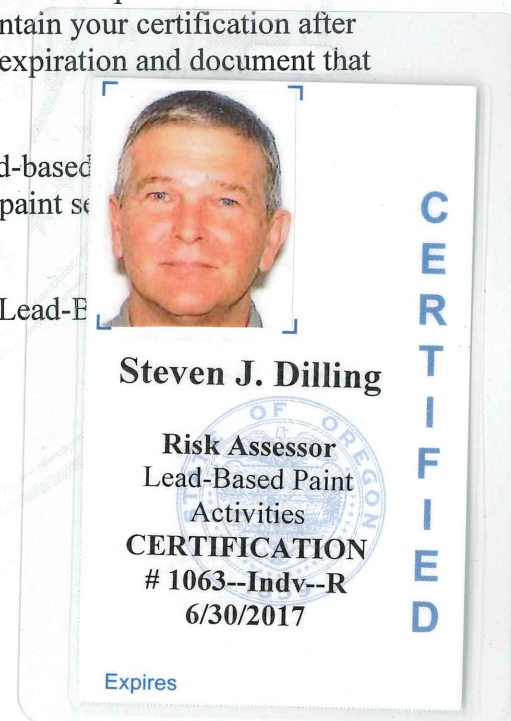
If you have any questions concerning your certification or other aspects of the Lead-Based Paint Program, please contact program staff at 971-673-0440.

Sincerely,



Ben Maynard
Lead-Based Paint Program
Oregon Health Authority

Enclosures: 1) Badge; 2) Certificate



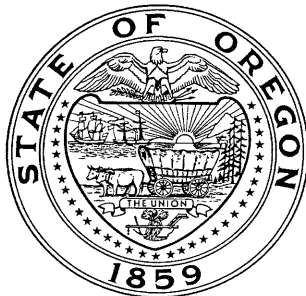
State of Oregon
Oregon Health Authority

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