



April 19, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Jefferson High School
5210 N Kerby Avenue
Portland, Oregon 97217
PBS Project: 6500.721 Phase 0076

Dear Mr. Wilton:

On April 3, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Jefferson High School located at 5210 N Kerby Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, and windowsills adjacent or in close proximity to deteriorated painted or varnished surfaces.

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.

It is assumed that all paint and varnish at the school contain some concentration of lead. The purpose of this investigation is to identify those finishes in deteriorated condition.

FINDINGS

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

No paint chips were observed in the school's garden; however, paint chips were noted in soil on the southeast exterior of the auditorium, the south exterior of the gym, and near the east and west fire escapes on the north side of the main building. Paint chips were also observed on concrete on the building's west exterior at the east entrance.

The school has mostly newer metal-slider windows, with some old wood-frame and old metal-frame windows. Some window troughs of the older wood-frame windows were dirty, but no paint chips were observed.

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

RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. All paint chips noted in this report should be removed. Dirty wooden window troughs should be cleaned.

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

Sincerely,

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)

CN:DM:bmp

**Jefferson High School
Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Exterior	West building entrance	Stairway frame	Above and below	No	Concrete	20
B	Exterior	West exterior of building	Painted walls and window frames	Above and below	No	Concrete	500
C	Exterior	Auditorium entrance	Metal frames	Below	No	Metal	25
D	Exterior	West exterior of auditorium	Door, frame, and overhang	Above and below	No	Metal and concrete	260
E	Exterior	Northwest corner of building	Downspout	Above	No	Metal	40
F	Exterior	Southwest exterior of auditorium	Downspout	Above	No	Metal	40
G	Exterior	Southwest exterior of auditorium	Grating on windows	Above and below	No	Metal	140
H	Exterior	Southwest corner of auditorium	Overhang	Above	No	Concrete	20
I	Exterior	Southeast corner of auditorium	Overhang	Above	No	Concrete	20
J	Exterior	Southeast exterior of auditorium	Fire escape and window grating	Above and below	No	Metal	300
K	Exterior	East middle auditorium entrance	Handrails	Below	No	Metal	30
L	Exterior	West gym building entrance	Double doors	Above and below	No	Metal	90
M	Exterior	South exterior of gym	Downspouts, handrails, staircase	Above and below	No	Metal	300
N	Exterior	Exterior of east gym hallway	Vent grate	Below	No	Metal	20
O	Exterior	West entrance to girls gym	Double doors and frames, vent grates	Above and below	No	Wood and metal	140
P	Exterior	East entrance to girls gym	Vent grate	Below	No	Metal	20
Q	Exterior	East exterior of automotive building	Wall under brick	Below	No	Concrete	20
R	Exterior	Northwest exterior of automotive	Door, frame, and overhang	Above and below	No	Metal	45
S	Exterior	Southwest exterior of automotive	Garage door	Above and below	No	Wood	30
T	Exterior	South exterior of automotive	Door frame and handrails	Above and below	No	Metal	35
U	Exterior	Northeast corner of girls gym	Downspout	Above and below	No	Metal	30
V	Exterior	Southeast corner of main building	Painted walls	Above	No	Concrete	40

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Exterior	East building entrance	Stairway wall	Above and below	No	Concrete	40
X	Exterior	East entrance of gym	Grates under doors	Below	No	Metal	75
Y	Interior	Girls restroom in gym	Door	Above and below	No	Wood	45
Z	Interior	East side of gym	Doorframes	Above and below	No	Metal	150
AA	Interior	Coaches office	Doorframes, wall	Above and below	No	Wood and metal	50
AB	Interior	Southeast corner of gym	Wall under brick	Below	No	Plaster	70
AC	Interior	Gym custodial	Built-in cabinets	Above and below	No	Wood	65
AD	Interior	Gym	Trim along floor	Below	No	Wood	400
AE	Interior	Southwest gym stairwell	Handrails	Below	No	Metal	60
AF	Interior	Southwest gym stairwell	Wall	Above and below	No	Concrete	20
AG	Interior	Boys locker room	Door and frame (2x) handrails	Above and below	No	Metal	130
AH	Interior	Locker room showers	Walls in shower stalls	Above and below	No	Concrete	60
AI	Interior	Team room	Door	Above and below	No	Metal	45
AJ	Interior	Equipment storage	Doorframe	Above and below	No	Metal	15
AK	Interior	Football locker room	Door	Above and below	No	Metal	45
AL	Interior	Boys locker room	Shower room walls	Below	No	Concrete	100
AM	Interior	Boys locker room	Built-in benches	Below	No	Wood	200
AN	Interior	Weight room	door and frame, handrails	Above and below	No	Metal	80
AO	Interior	Girls locker room	Frame to shower entry	Above and below	No	Concrete	30
AP	Interior	Girls locker room	Built-in benches	Below	No	Wood	60
AQ	Interior	Gym- south ticket booth	Doorframe	Above and below	No	Metal	15
AR	Interior	Gym- boys restroom	Wall in stall	Below	No	Plaster	20
AS	Interior	Concessions stand	Wall	Above and below	No	Concrete	45

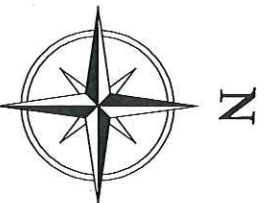
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Concessions stand	Built-in shelves, door and frame	Below	No	Wood	160
AU	Interior	Press box	South door	Above and below	No	Metal	45
AV	Interior	Stands	Back wall, underside of bleachers	Above and below	No	Concrete	1000
AW	Exterior	Football field	Light posts	Above and below	No	Metal	800
AX	Exterior	Main building, north side, west fire escape	Fire escape stairs (paint chips)	Above and below	No	Metal	450
AY	Exterior	Exterior A54	Wall	Above and below	No	Concrete	50
AZ	Exterior	North building entrance	Parapet wall	Below	No	Concrete	100
BA	Exterior	Exterior of A52	Wall	Above and below	No	Plaster	40
BB	Exterior	Main building, north side, east fire escape	Fire escape stairs (paint chips)	Above and below	No	Metal	800
BC	Exterior	Main building, north side, east fire escape	Painted wall	Above	No	Concrete	40
BD	Exterior	Southwest gym stairwell entrance	Double doors	Above and below	No	Metal	90
BE	Exterior	East side of football field	Handrails	Below	No	Metal	100
BF	Interior	A77	Door and frame, handrails	Above and below	No	Metal	100
BG	Interior	A77	Walls and ceiling	Above and below	No	Concrete	500
BH	Interior	Kitchen	Built-in refrigerator door and cabinets	Above and below	No	Wood	45
BI	Interior	Kitchen, dish room	Door and frame	Above and below	No	Metal	15
BJ	Interior	Kitchen locker room	Door	Above and below	No	Wood	90
BK	Interior	Kitchen A80	Door and frame	Above and below	No	Metal	60
BL	Interior	Kitchen storage	Door	Above and below	No	Metal	45
BM	Interior	Stage	Floor on sides of stage	Below	No	Wood	300
BN	Interior	B83	Walls and ceiling	Above and below	No	Plaster	150
BO	Interior	West auditorium storage, first floor	Walls	Above	No	Plaster	20
BP	Interior	Auditorium entrance	Handrails around viewing box	Below	No	Metal	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Auditorium, projected room	Ladder to roof	Above and below	No	Metal	10
BR	Interior	C80	Floor	Below	No	Concrete	300
BS	Interior	HDF 4.2	Ladder to roof	Above and below	No	Metal	10
BT	Interior	Second floor, southwest auditorium stairwell	Wall and ceiling	Above	No	Plaster	30
BU	Interior	D78	Door	Above and below	No	Wood	45
BV	Interior	Hallway outside auditorium	Wall next to entrance	Above and below	No	Plaster	25
BW	Interior	Custodial B6	Built-in shelves, door and frame	Above and below	No	Wood	60
BX	Interior	Restrooms near north entrance	Door	Above and below	No	Wood	90
BY	Interior	TV studio A	Balcony floor, stairs, handrails	Below	No	Wood and metal	1500
BZ	Interior	TV studio B	Balcony floor, stairs, handrails	Below	No	Wood and metal	1500
CA	Interior	West TV studio B lobby	Door	Above and below	No	Wood	450
CB	Interior	Custodial closet next to classroom 34	Built-in shelves, vertical pipe	Above and below	No	Wood and plaster	75
CC	Interior	Boys restroom next to classroom 34	Door	Above and below	No	Wood	45
CD	Interior	Classroom 14	Radiator housing	Below	No	Metal	20
CE	Interior	Classroom 35	Built-in cabinets	Below	No	Wood	100
CF	Interior	Classroom 1	Built-in cabinets	Below	No	Wood	100
CG	Interior	Classroom D21	Door and frame	Above and below	No	Wood	60
CH	Interior	D11 attic	Stairs, ceiling, walls	Above and below	No	Wood and plaster	20
CI	Interior	Classroom D13	Door	Above and below	No	Wood	45
CJ	Interior	Classroom C4	Wall under windows	Below	No	Tile	15
CK	Interior	C16	Walls, handrails	Above and below	No	Plaster and metal	40
CL	Interior	Girls restroom C25	Door	Above and below	No	Wood	45
CM	Interior	Boys restroom C17	Door	Above and below	No	Wood	45

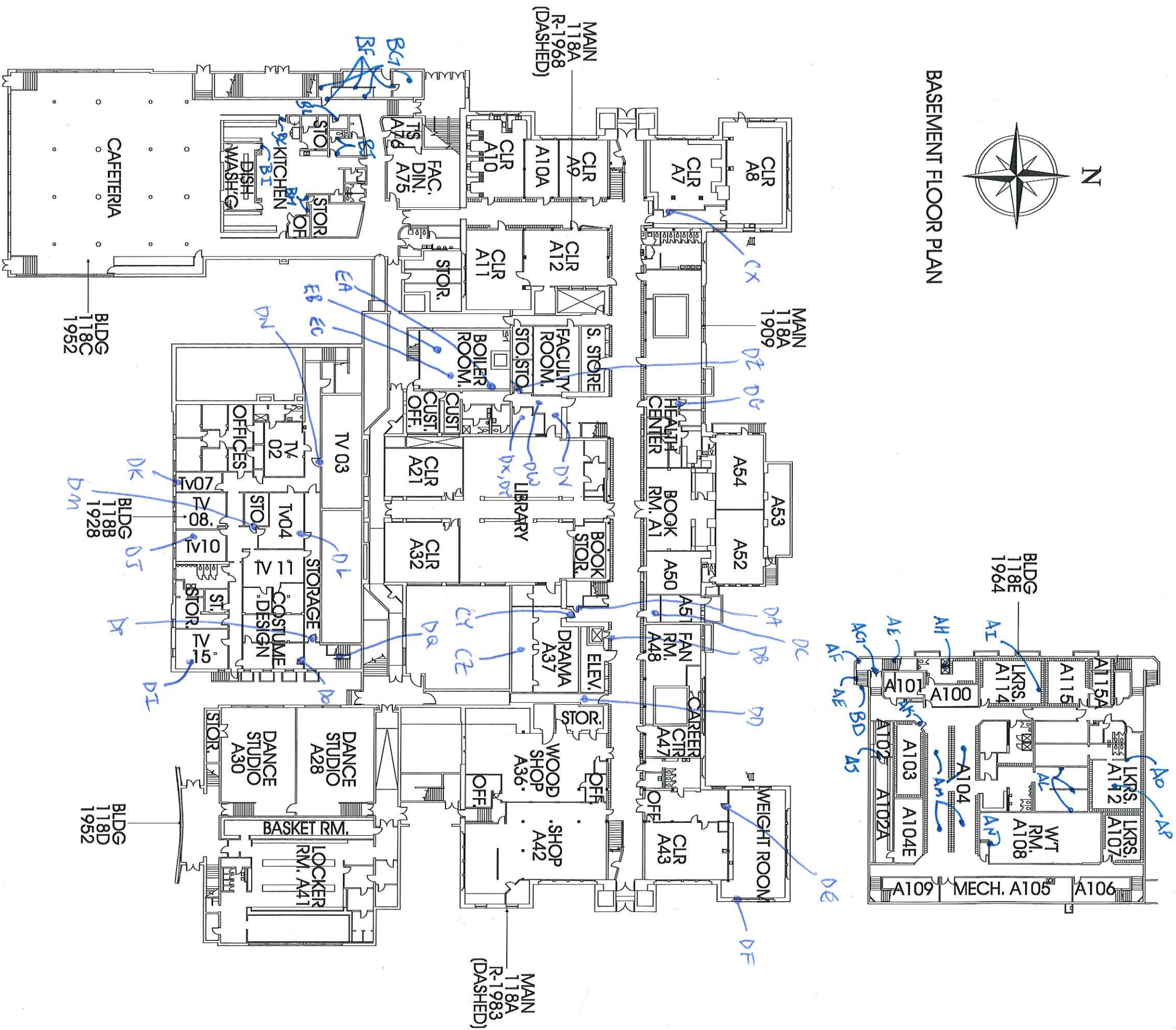
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Staff restroom C18	Door	Above and below	No	Wood	45
CO	Interior	Classroom C20	Grating under windows	Below	No	Metal	15
CP	Interior	Classroom C22	Built-in cabinets under sink	Below	No	Wood	20
CQ	Interior	Second floor, middle north-south hallway	Lockers	Above and below	No	Metal	300
CR	Interior	Classroom C31	Door	Above and below	No	Wood	45
CS	Interior	Classroom C29	Door	Above and below	No	Wood	45
CT	Interior	Classroom B35	Door	Above and below	No	Wood	45
CU	Interior	Room B36A	Door	Above and below	No	Wood	45
CV	Interior	Classroom B38	Built-in cabinets under sink	Below	No	Wood	20
CW	Interior	Classroom B28	Door	Above and below	No	Wood	45
CX	Interior	Classroom A7	Door frame	Above and below	No	Wood	15
CY	Interior	Drama A37	Door	Above and below	No	Wood	45
CZ	Interior	Drama A37	Walls around skylight	Above	No	Wood	90
DA	Interior	Classroom A36	Door	Above and below	No	Wood	45
DB	Interior	Hallway outside elevator in basement	Walls	Below	No	Plaster	20
DC	Interior	Electrical room A49	Walls	Above and below	No	Plaster	200
DD	Interior	Hallway A40	Ceiling	Above	No	Plaster	60
DE	Interior	Former weight room	Door	Above and below	No	Wood	45
DF	Interior	Former weight room	Exterior door	Above and below	No	Metal	45
DG	Interior	Health center	Northwest offices door frame	Above and below	No	Wood	15
DH	Interior	Office north of TV108	Floor, doors and frames, built-ins, baseboards	Above and below	No	Wood	450
DI	Interior	TV 15	Walls and ceiling	Above and below	No	Plaster	65
DJ	Interior	TV 10	Ceiling	Above	No	Plaster	160

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Interior	TV 7	Wall around and under window	Above and below	No	Plaster	35
DL	Interior	TV 4	Wall around north door	Above	No	Plaster	10
DM	Interior	TV storage	Door and frame	Above and below	No	Wood	60
DN	Interior	TV 3	Door	Above and below	No	Metal	45
DO	Interior	Northeast costume design room	Door and frame	Above and below	No	Wood	60
DP	Interior	Hallway on north side of TV basement	Door and frame	Above and below	No	Wood	60
DQ	Interior	Northeast TV stairwell	Handrails and baseboards	Below	No	Wood	160
DR	Interior	Hallway outside northeast corner of TV studio A	Window assembly	Above and below	No	Wood	40
DS	Interior	Hallway near northwest entrance to dance offices	Wall	Above and below	No	Plaster	20
DT	Interior	Hallway on north side of gym	Wall	Above	No	Plaster	15
DU	Interior	Gym storage	Ceiling	Above	No	Plaster	40
DV	Interior	Hallway to custodial office	Ceiling	Above	No	Plaster	10
DW	Interior	Hallway to custodial office	Floor	Below	No	Concrete	400
DX	Interior	Custodial storage	Wooden beam across ceiling	Above	No	Wood	20
DY	Interior	Custodial storage	Floor	Below	No	Concrete	120
DZ	Interior	Incinerator room	Door and frame	Above and below	No	Metal	60
EA	Interior	Boiler room	Door and frame	Above and below	No	Metal	120
EB	Interior	Boiler room	Floors, walls, ceiling	Above and below	No	Concrete	1800
EC	Interior	Boiler room	Handrails	Below	No	Metal	30

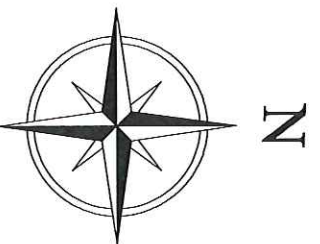
Jefferson High School 5210 N Kerby 97217 Facility Plan



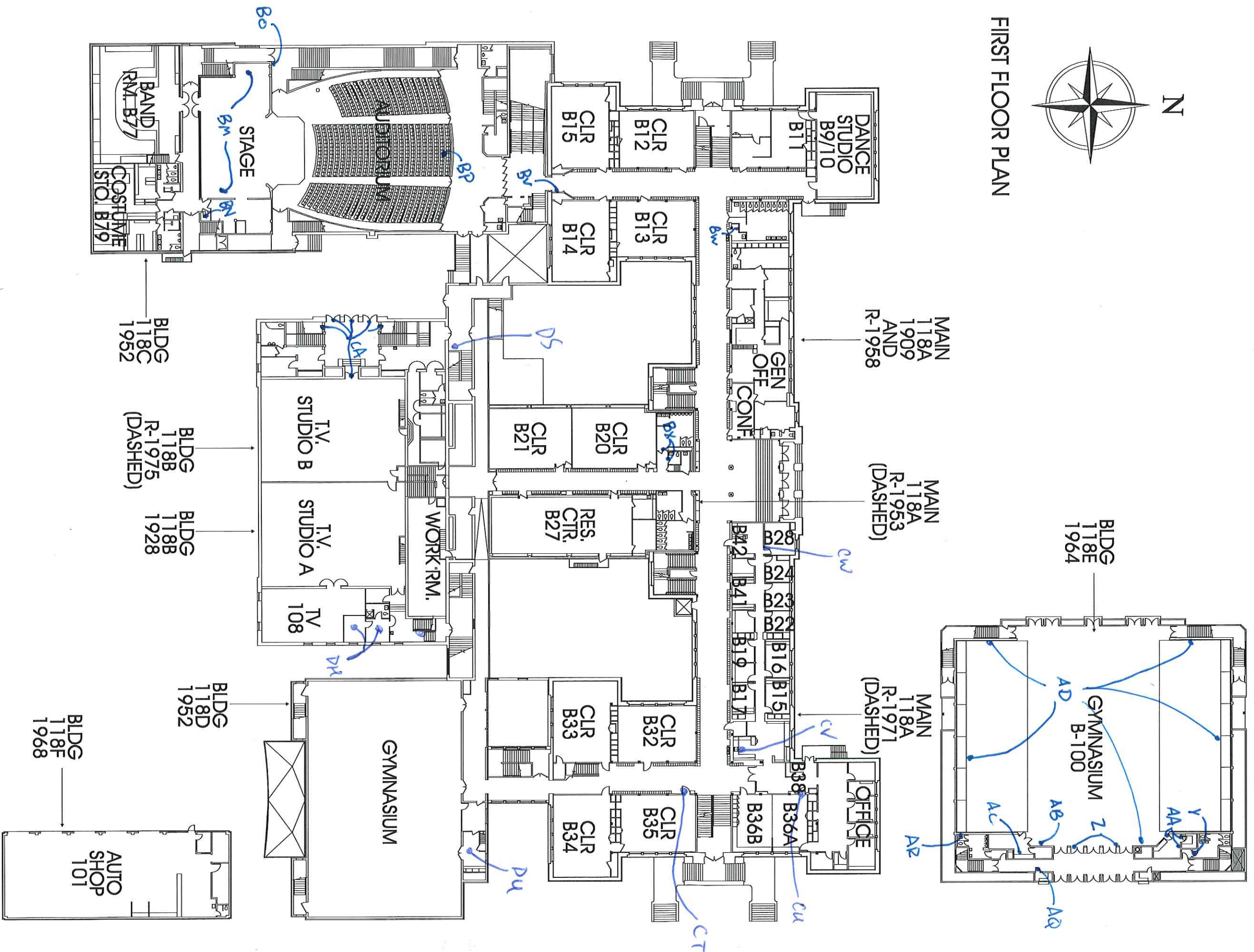
BASEMENT FLOOR PLAN



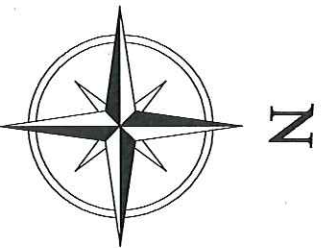
Jefferson High School 5210 N Kerby 97217 Facility Plan



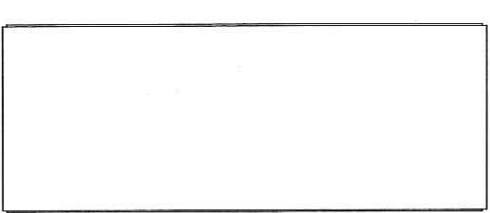
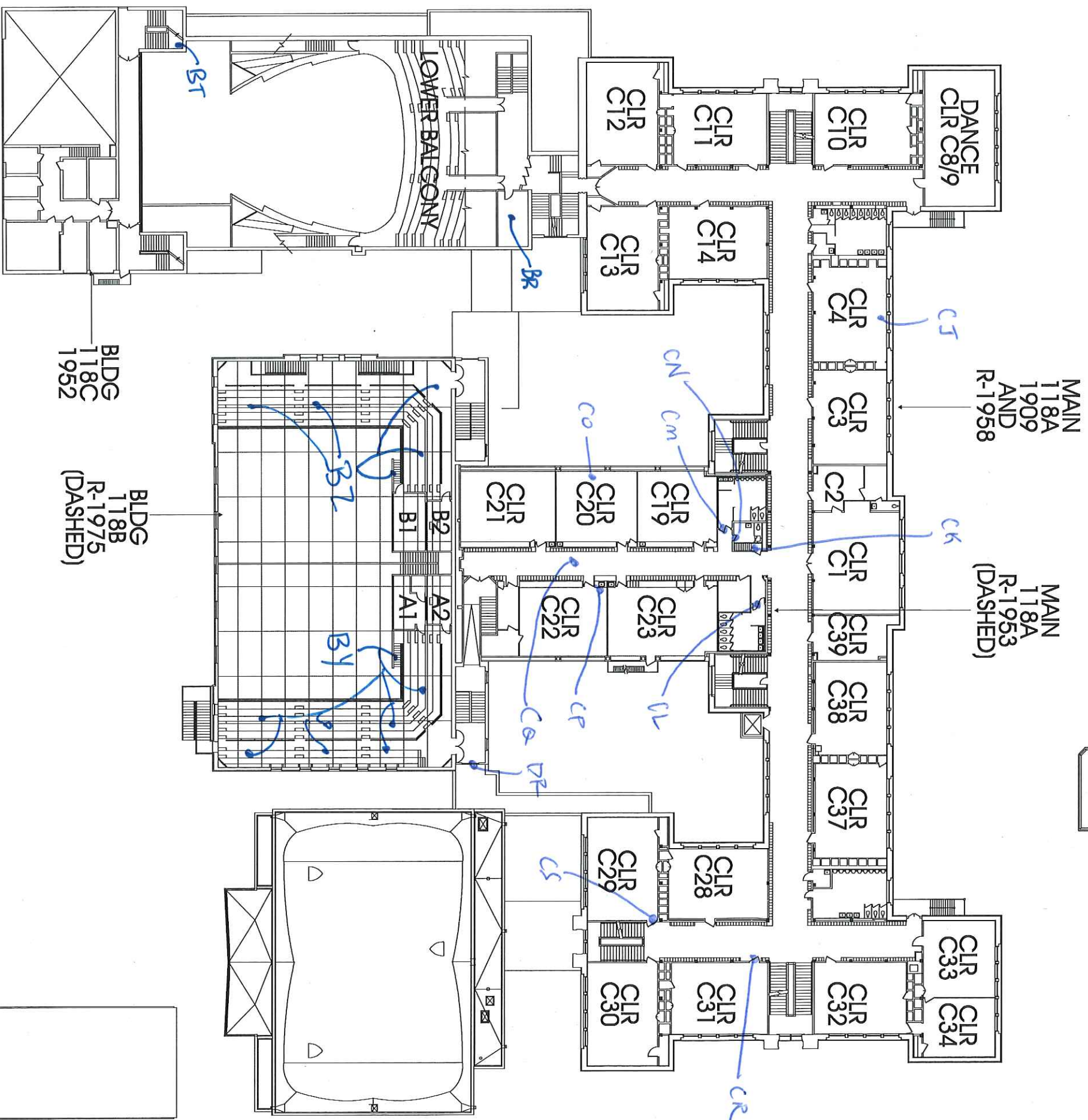
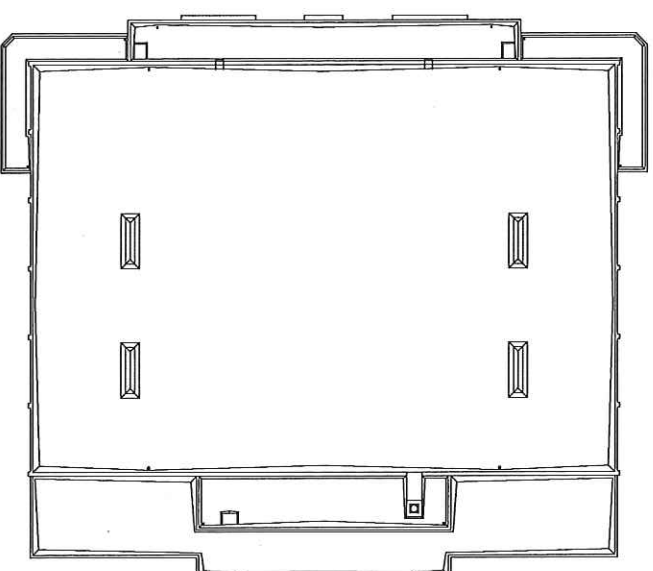
FIRST FLOOR PLAN



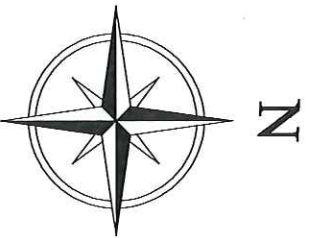
*Jefferson High School
5210 N Kerby 97217
Facility Plan*



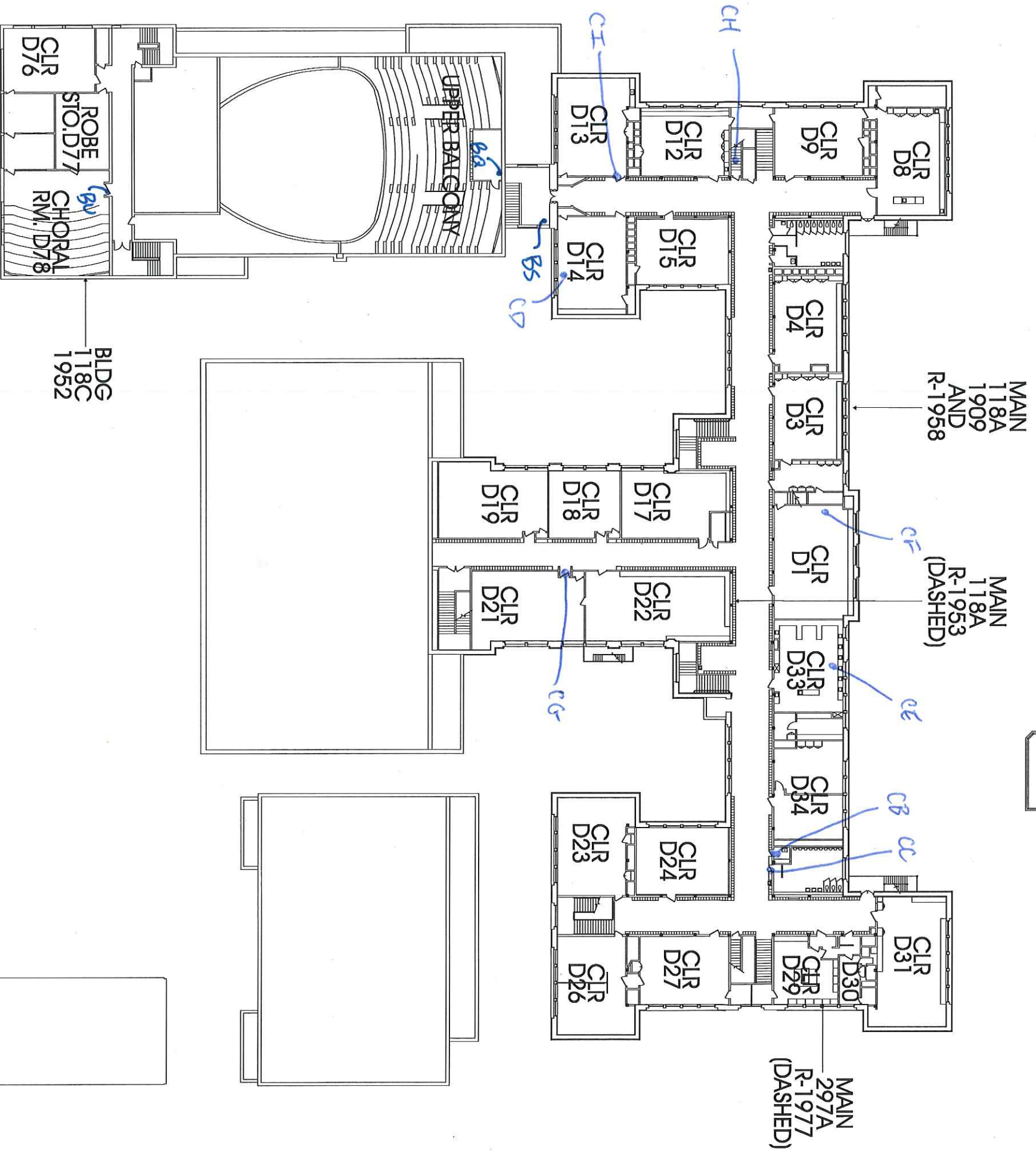
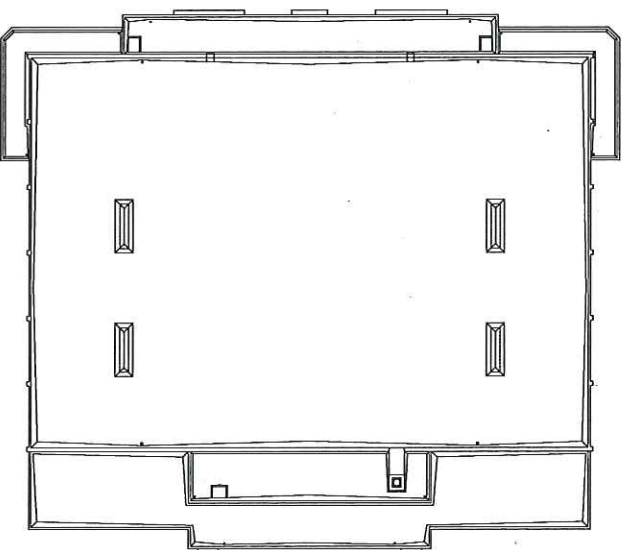
SECOND FLOOR PLAN



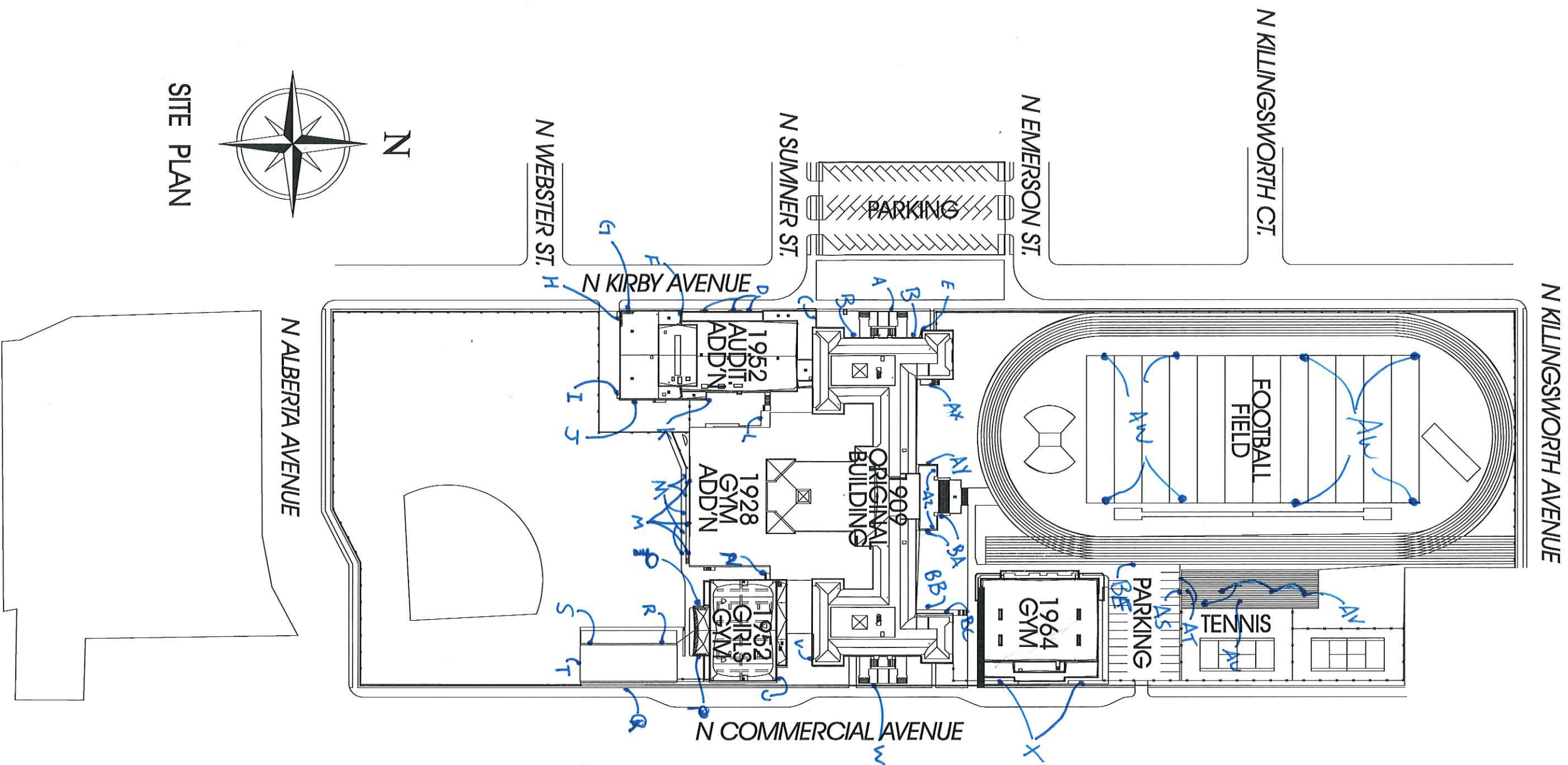
*Jefferson High School
5210 N Kerby 97217
Facility Plan*



THIRD FLOOR PLAN



Jefferson High School 5210 N Kerby 97217 Facility Plan



SITE PLAN

TOTAL SF 400,817
ACRES 11.39
1/4 SECT. 2529/2530

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.

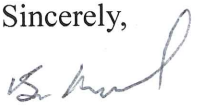
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the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

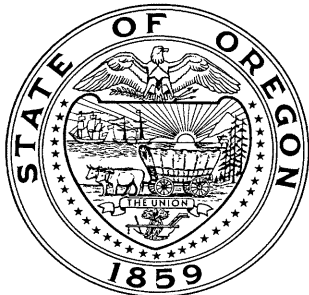
State of Oregon
Oregon Health Authority

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

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

License Details:

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