



Engineering +
Environmental

February 10, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Jason Lee Elementary School
2222 NE 92nd Avenue
Portland, Oregon 97220
PBS Project: 6500.721 Phase 0030

Dear Mr. Wilton:

On February 2, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Jason Lee Elementary School located at 2222 NE 92nd Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, playground equipment, 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, or in metal push-out windows, which exist throughout the school.

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.

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

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)

CN:DM:bmp

Jason Lee Elementary School
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Classroom 122	Built-in cabinets and trim under sink	Below	Yes	Wood	30
B	Interior	Classroom 122	Door frame	Above and below	Yes	Metal	15
C	Interior	Classroom 123	Door and frame	Above and below	Yes	Metal and wood	60
D	Interior	Classroom 123	Built-in cabinets and trim under sink	Below	Yes	Wood	30
E	Interior	Boys restroom next to classroom 122	Door and frame	Above and below	No	Metal and wood	60
F	Interior	Classroom 120	Chalkboard rail on north wall	Below	Yes	Wood	10
G	Interior	Classroom 120	Chalkboard rail on south wall	Below	Yes	Wood	20
H	Interior	Classroom 120	South door frame of coat back area	Above and below	Yes	Wood	10
I	Interior	Classroom 121	East wall	Above and below	Yes	Plaster	60
J	Interior	Classroom 121	Doors to coat rack area	Above and below	Yes	Wood	60
K	Interior	Classroom 121	South wall	Above	Yes	Plaster	50
L	Interior	Classroom 121	Wood column in middle of windows	Above and below	Yes	Wood	15
M	Interior	Classroom 121	Paint chips on window sill	Below	Yes	N/A	1
N	Interior	Classroom 121	Door frame	Above and below	Yes	Metal	15
O	Interior	Classroom 119	Door and frame	Above and below	Yes	Metal and wood	60
P	Interior	Classroom 119	Wall between door and coat rack	Above and below	Yes	Plaster	8
Q	Interior	Classroom 119	North door frame to coat rack area	Above and below	Yes	Wood	10
R	Interior	Classroom 117	Door frame	Above and below	Yes	Metal	15
S	Interior	Classroom 117	Wall between door and coat rack	Above and below	Yes	Plaster	8
T	Interior	Classroom 117	Chalkboard rail on south wall	Below	Yes	Wood	10
U	Interior	Classroom 113	Door	Above and below	No	Wood	45
V	Interior	Classroom 110	Door	Above and below	No	Wood	45
W	Interior	Classroom 110	Wood column on window assembly	Above and below	No	Wood	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
X	Interior	Classroom 110	Built-in cabinets above sink	Above	No	Wood	20
Y	Interior	Classroom 110	Door to storeroom	Above and below	No	Wood	45
Z	Interior	Classroom 112	Built-in cabinets under sinks	Below	No	Wood	60
AA	Interior	Classroom 112	Door and frame	Above and below	No	Metal and wood	60
AB	Interior	Fan room #2	Steps up to attic	Below	No	Wood	30
AC	Interior	Hall outside fan room #2	Ceiling hatch	Above	No	Wood	4
AD	Interior	Hall outside boys locker room	Center column of double door frame	Above and below	No	Metal	15
AE	Interior	Girls room	Door	Above and below	No	Wood	45
AF	Interior	Store room 126	Double doors	Above and below	No	Wood	90
AG	Interior	Boys room	Door and frame	Above and below	No	Metal and wood	60
AH	Interior	Classroom 108	Chalkboard rail on north wall	Below	Yes	Wood	10
AI	Interior	Classroom 107	Door frame	Above and below	Yes	Metal	15
AJ	Interior	Classroom 107	Chalkboard rail on south wall	Below	Yes	Wood	10
AK	Interior	Classroom 107	Chalkboard rail on north wall	Below	Yes	Wood	20
AL	Interior	Classroom 106	Door	Above and below	Yes	Wood	45
AM	Interior	Classroom 105	Door and frame	Above and below	Yes	Metal and wood	60
AN	Interior	Classroom 104	Door	Above and below	Yes	Wood	45
AO	Interior	Classroom 104	Chalkboard rail on south wall	Below	Yes	Wood	10
AP	Interior	Classroom 104	Chalkboard rail on north wall	Below	Yes	Wood	20
AQ	Interior	Classroom 103	Chalkboard rail on south wall	Below	Yes	Wood	10
AR	Interior	Classroom 103	Grates on radiator housing	Below	Yes	Metal	20
AS	Interior	Classroom 103	Chalkboard rail on north wall	Below	Yes	Wood	20
AT	Interior	Classroom 103	Built-in shelving on north wall	Above and below	Yes	Wood	60
AU	Interior	Classroom 103	Door	Above and below	Yes	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AV	Interior	Classroom 102	Built-in shelving on north wall	Below	Yes	Wood	10
AW	Interior	Classroom 102	Chalkboard rail on south wall	Below	Yes	Wood	20
AX	Interior	Classroom 102	Door and frame	Above and below	Yes	Metal and wood	60
AY	Interior	Classroom 101A	Door and frame	Above and below	Yes	Metal and wood	60
AZ	Interior	Classroom 101A	Built-in cabinets and trim under sink	Above and below	Yes	Wood	50
BA	Interior	Classroom 101A	Closet door and wood paneling	Above and below	Yes	Wood	30
BB	Interior	Classroom 100A	Door and frame	Above and below	Yes	Metal and wood	60
BC	Interior	Classroom 100A	Closet door and wood paneling	Above and below	Yes	Wood	30
BD	Interior	Classroom 100A	Built-in cabinets and trim under sink	Above and below	Yes	Wood	50
BE	Interior	Kindergarten 100	Door	Above and below	Yes	Wood	45
BF	Interior	Kindergarten 101	Door	Above and below	Yes	Wood	45
BG	Interior	Classroom 109	Door	Above and below	Yes	Wood	45
BH	Interior	Classroom 109	Chalkboard rail on north wall	Below	Yes	Wood	10
BI	Interior	Classroom 109	Chalkboard rail on south wall	Below	Yes	Wood	20
BJ	Interior	Fan room #1	Door	Above and below	No	Wood	15
BK	Interior	Fan room #1	Steps to fan room	Below	No	Wood	40
BL	Interior	Main office	Door and frame	Above and below	No	Metal and wood	60
BM	Interior	Main entry	Southern most door	Above and below	No	Metal	45
BN	Interior	Faculty	Built-in cabinets and trim	Below	No	Wood	30
BO	Interior	Kitchen	West serving line door frame	Above and below	No	Metal	15
BP	Interior	Kitchen	Caulk in refrigerator door	Above and below	No	Wood	60
BQ	Interior	Stage 172B	floor	Below	No	Wood	1000
BR	Interior	Cafetorium	Southeast double doors and frames	Above and below	No	Metal and wood	120
BS	Exterior	Northeast building entrance	Handrails	Below	No	Metal	15

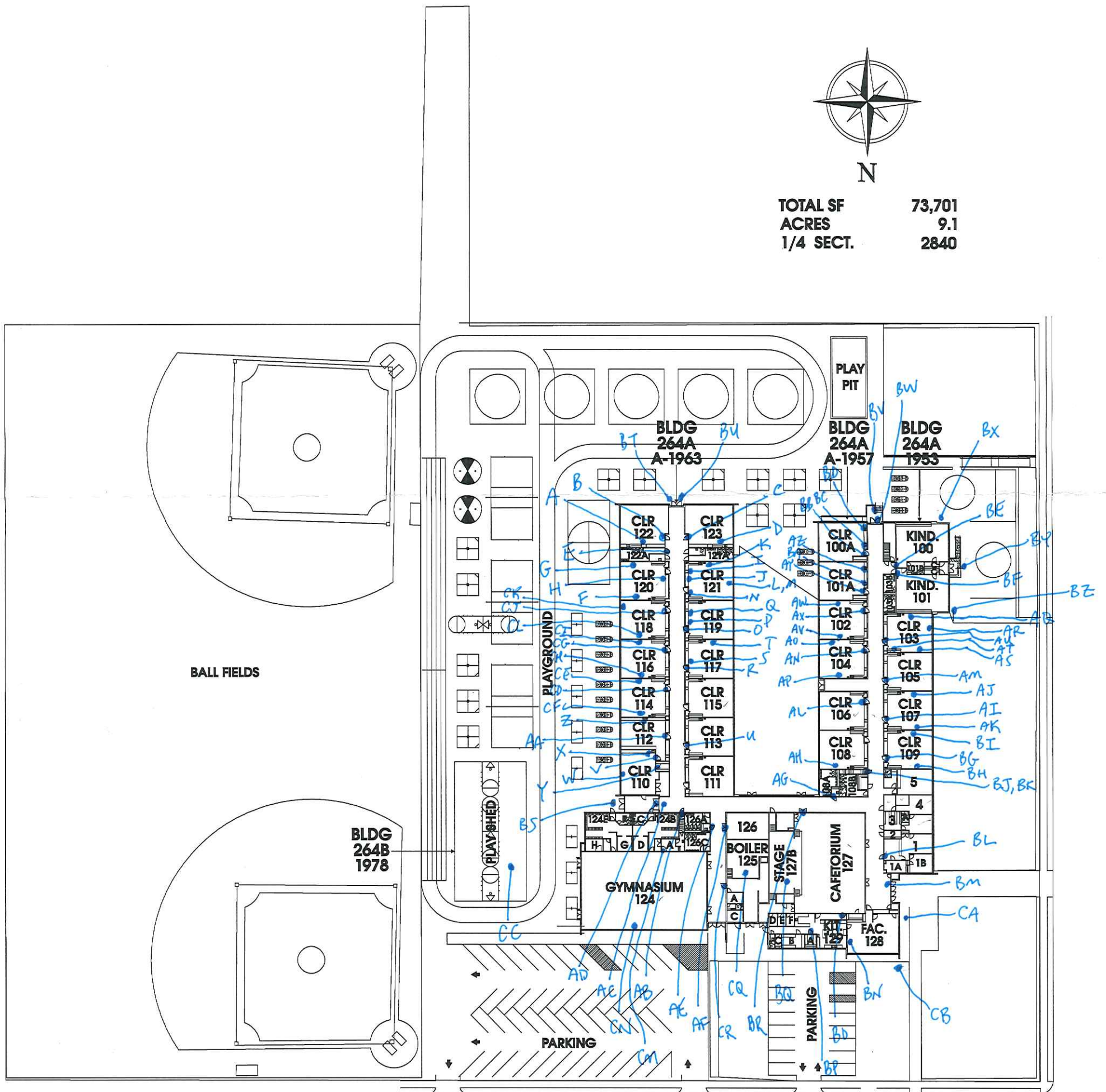
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BT	Exterior	Southeast building entrance	Handrails	Below	No	Metal	40
BU	Exterior	Southeast building entrance	Double door frame	Above and below	No	Metal	30
BV	Exterior	Southwest building entrance	Handrails	Below	No	Metal	150
BW	Exterior	Southwest building entrance	Double door frame	Above and below	No	Metal	30
BX	Exterior	Southwest exterior of classroom 100	Wall between door and coat rack	Above and below	No	Wood	80
BY	Exterior	Entrance to kindergarten 100 and 101	Handrails	Below	No	Metal	120
BZ	Exterior	West of kindergarten 101	Handrails	Below	No	Metal	120
CA	Exterior	West of faculty 128	Bike racks	Below	No	Metal	72
CB	Exterior	Northwest of faculty 128	Handrails	Below	No	Metal	60
CC	Exterior	Covered play area	Supports and siding	Above and below	No	Wood	5000
CD	Interior	Classroom 114	door	Above and below	Yes	Wood	45
CE	Interior	Classroom 114	Chalkboard rail on south wall	Below	Yes	Wood	20
CF	Interior	Classroom 114	Built-in shelving on north wall	Below	Yes	Wood	10
CG	Interior	Classroom 116	Door	Above and below	Yes	Wood	45
CH	Interior	Classroom 116	Built-in shelving on north wall	Below	Yes	Wood	10
CI	Interior	Classroom 116	Chalkboard rail on south wall	Below	Yes	Wood	20
CJ	Interior	Classroom 118	Door	Above and below	Yes	Wood	45
CK	Interior	Classroom 118	Grates on radiator housing	Below	Yes	Metal	20
CL	Interior	Classroom 118	Built-in shelving on north wall	Below	Yes	Wood	10
CM	Interior	East hallway	Lockers	Above and below	No	Metal	368
CN	Interior	Gym	Built-in bleachers	Below	No	Wood	400
CO	Interior	Gym office	Door	Above and below	No	Wood	45
CP	Interior	Gym hallway	Lockers	Above and below	No	Metal	128
CQ	Interior	Boiler room	Floor	Below	No	Concrete	1000

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CR	Interior	Boiler room	Door	Above and below	No	Wood	45

Lee Elementary School
2222 NE 92nd 97220
Facility Plan



TOTAL SF 73,701
 ACRES 9.1
 1/4 SECT. 2840



SITE AND FIRST FLOOR PLAN

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

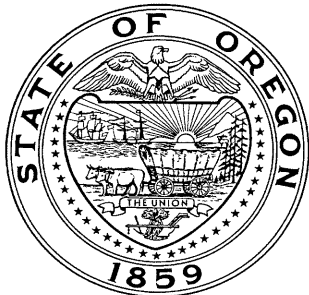
State of Oregon
Oregon Health Authority

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

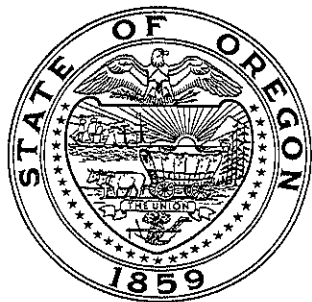
This document can be obtained in an alternate format by calling: (971) 673-0440.

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