



Engineering +
Environmental

February 16, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Marysville Elementary School
7733 SE Raymond Street
Portland, Oregon 97206
PBS Project: 6500.721 Phase 0036

Dear Mr. Wilton:

On February 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 Marysville Elementary School located at 7733 SE Raymond Street 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.

Paint chips were observed on concrete in the exterior courtyard near the stage, and in soil outside classrooms 1, 20, and 26.

No paint chips were observed in the school's garden.

Wood push-out windows did not reveal any paint chips; however, the troughs were dirty.

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.

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 noted on the attached table be stabilized. All paint chips noted in this report should be removed. 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,
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

Marysville 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 14	Built-in cabinets and trim under sink	Below	Yes	Wood	15
B	Interior	Classroom 15	Doorframe to coat rack area	Below	Yes	Wood	30
C	Interior	Classroom 15	Built-in cabinets and trim under sink	Below	Yes	Wood	15
D	Interior	Classroom 16	Built-in cabinets and trim under sink	Below	Yes	Wood	15
E	Interior	Classroom 17	Doorframe	Above and below	Yes	Wood	15
F	Interior	Classroom 17	Trim above covebase	Below	Yes	Wood	25
G	Interior	Boys restroom across from classroom 17	Double doors and frames	Above and below	No	Wood	120
H	Interior	Classroom 19 sunroom	Radiator	Below	No	Metal	10
I	Interior	Library storage	Ceiling	Above	No	Plaster	100
J	Interior	Room 110	Window frames on exterior double doors	Above and below	Yes	Wood	24
K	Interior	Hallway outside room 110	Window frames on exterior double doors	Above and below	No	Wood	24
L	Interior	Classroom 19 sunroom	Doorframe	Above and below	Yes	Wood	15
M	Interior	Room 112	Window assembly	Above	No	Wood	25
N	Interior	Room 114	Window assembly	Above	No	Wood	25
O	Interior	Room 116	Window assembly	Above	No	Wood	25
P	Interior	Classroom 21	Door and frame	Above and below	Yes	Wood	60
Q	Interior	Classroom 22	Door	Above and below	Yes	Wood	45
R	Interior	Room 31	Radiator	Below	No	Metal	20
S	Interior	Room 31	Doorframe	Above and below	No	Wood	15
T	Interior	Hallway across from classroom 24	3 window assemblies	Above and below	No	Wood	90
U	Interior	Classroom 24	Doorframe	Above and below	Yes	Wood	15
V	Interior	Classroom 24	Trim below bulletin board	Below	Yes	Wood	10
W	Interior	Classroom 25	Door and frame	Above and below	No	Wood	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
X	Interior	127A	Window assembly	Above and below	No	Wood	30
Y	Interior	Custodial	Wall	Above and below	No	Plaster	10
Z	Exterior	Boiler room	Beams and supports for covered area	Above and below	No	Wood	100
AA	Exterior	Boiler room	Underside of covered area roof	Above	No	Wood	120
AB	Exterior	Stage	Wall under brick	Below	No	Plaster	24
AC	Exterior	Stage	Paint chips on ground	Below	No	N/A	10
AD	Exterior	Northeast hallway in courtyard	Window assemblies	Above and below	No	Wood	90
AE	Exterior	North entrance to courtyard	Door	Above and below	No	Metal	45
AF	Interior	Hallway across from classroom 26	3 window assemblies	Above and below	No	Wood	90
AG	Interior	Room 1A	Window assembly	Above and below	No	Wood	20
AH	Interior	Classroom 3	Door and frame	Above and below	Yes	Wood	60
AI	Interior	Northeast building entrance	Double doors and exterior	Above and below	No	Wood	100
AJ	Interior	Northeast building entrance	Window frames on sides of doors	Above and below	No	Wood	20
AK	Exterior	Classroom 1	Paint chips in soil	Below	No	N/A	100
AL	Exterior	Classroom 26	Paint chips in soil	Below	No	N/A	4
AM	Exterior	Front of main entrance	Flag pole	Above and below	No	Metal	100
AN	Exterior	Classroom 9	Window assemblies	Above and below	No	Wood	200
AO	Interior	Classroom 5	Door	Above and below	Yes	Wood	45
AP	Interior	Gym	Doorframe	Above and below	No	Wood	15
AQ	Interior	Classroom 7	Door	Above and below	Yes	Wood	45
AR	Interior	Classroom 8	Door	Above and below	Yes	Wood	45
AS	Interior	Southeast building entrance	Double doors to exterior	Above and below	No	Wood	100
AT	Interior	Southeast building entrance	Window frames on sides of doors	Above and below	No	Wood	20
AU	Interior	Classroom 10	Door	Above and below	Yes	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AV	Interior	Room 12	Doorframe	Above and below	Yes	Wood	15
AW	Interior	Staff room 159	Doorframe	Above and below	No	Wood	15
AX	Interior	Main entrance	Quadruple doors	Above and below	No	Wood	180
AY	Interior	Main office 101	Doorframe	Above and below	No	Wood	15
AZ	Interior	Main office bathroom 101D	Doorframe	Above and below	No	Wood	15
BA	Interior	Principal's office 101A	Bottom of window frame	Above and below	No	Wood	12
BB	Interior	Main office 101	Doorframe	Above and below	No	Wood	15
BC	Interior	Stage, south side	Doorframe	Above and below	No	Wood	15
BD	Interior	Stage, south side	Doorframe	Above and below	No	Wood	15
BE	Interior	Stage, south side	Stairs to stage	Below	No	Wood	16
BF	Interior	Stage 100D	Floor	Below	No	Wood	1000
BG	Interior	Stage, north side	Stairs to stage	Below	No	Wood	15
BH	Interior	Stage, north side	Door and frame to exterior	Above and below	No	Wood	60
BI	Interior	Stage, north side	Door and frame to exterior	Above and below	No	Wood	60
BJ	Interior	Cafeteria 100	Door and frame to exterior	Above and below	No	Wood and metal	120
BK	Interior	Kitchen 100B	Doorframe	Above and below	No	Wood	15
BL	Interior	Kitchen 100B	Window assembly	Above and below	No	Wood	15
BM	Interior	Kitchen 100B	Door to walk in refrigerator	Above and below	No	Wood	20
BN	Interior	Kitchen- dry storage	Built-in shelving	Above and below	No	Wood	600
BO	Interior	Gym 100	Baseboards on west and south walls	Below	No	Wood	100
BP	Interior	Gym 100	Doorframe on southwest entrance	Above and below	No	Wood	30
BQ	Interior	Boiler room 01	Walls	Above and below	No	Concrete and brick	6000
BR	Interior	Boiler room 01	Floor	Below	No	Concrete	1000
BS	Interior	Boiler room 01	Paint chips on floor	Below	No	N/A	1000

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BT	Interior	Boiler room 01	Handrails	Below	No	Metal	80
BU	Interior	Boiler room 01	Stairs to stage	Below	No	Metal	100
BV	Interior	Boiler room 01	Pipes	Above and below	No	Metal	100
BW	Exterior	West of boiler room	Windowsill	Below	No	Wood	4
BX	Interior	Custodial 102	Doorframe	Above and below	No	Wood	60
BY	Interior	Fan room 102A	Walls	Above and below	No	Plaster	300
BZ	Exterior	Classroom 20	Paint chips in soil	Below	No	N/A	10

*BOYS GYM NOW LIBRARY & CLASSROOM 110

FACILITIES AND ADULT MANAGEMENT

Marysville Elementary School

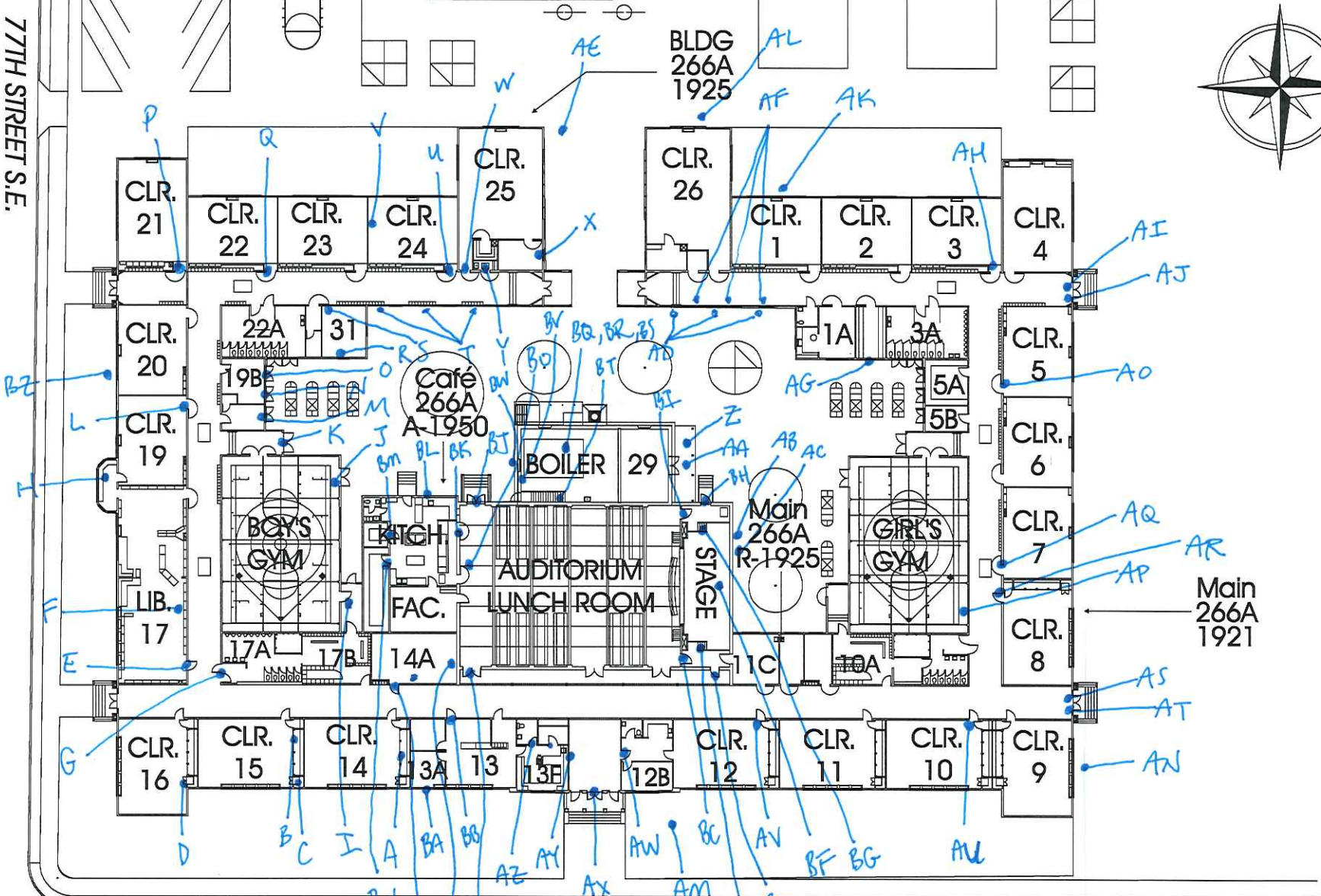
7733 SE Raymond Street 97206
 Facility Plan



PLAY
FIELDS

PARKING

77TH STREET S.E.



SITE / FLOOR PLAN

S.E. RAYMOND STREET

TOTAL SF	53,490
ACRES	5.18
1/4 SECT.	3538

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

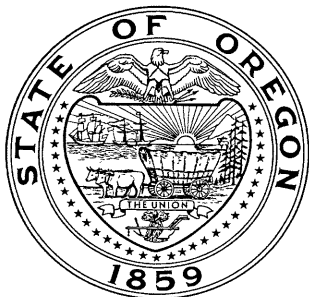
State of Oregon
Oregon Health Authority

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