



Engineering +
Environmental

February 15, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Faubion at Tubman
2231 N Flint Avenue
Portland, Oregon 97227
PBS Project: 6500.721 Phase 0020

Dear Mr. Wilton:

On January 19, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Faubion at Tubman located at 2231 N Flint Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, 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.

The school's metal push-out windows were assessed and nothing of concern was noted.

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
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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.

A handwritten signature in black ink, appearing to read 'Clark Nelson', written in a cursive style.

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

Faubian at Tubman
Assessment of Paint/Varnish in Deteriorated Condition

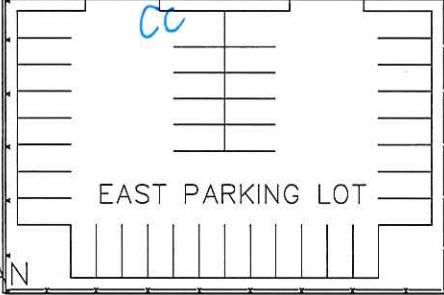
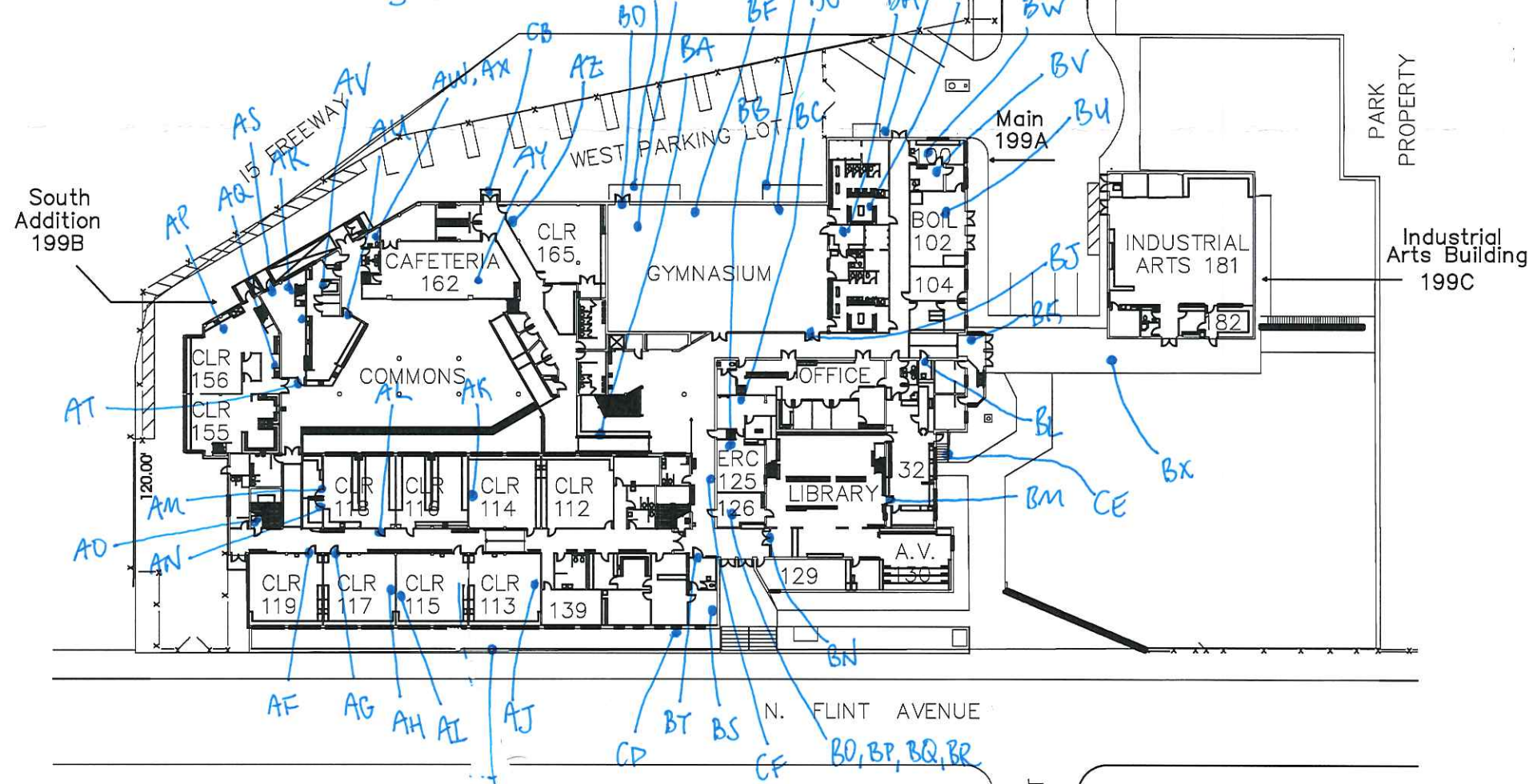
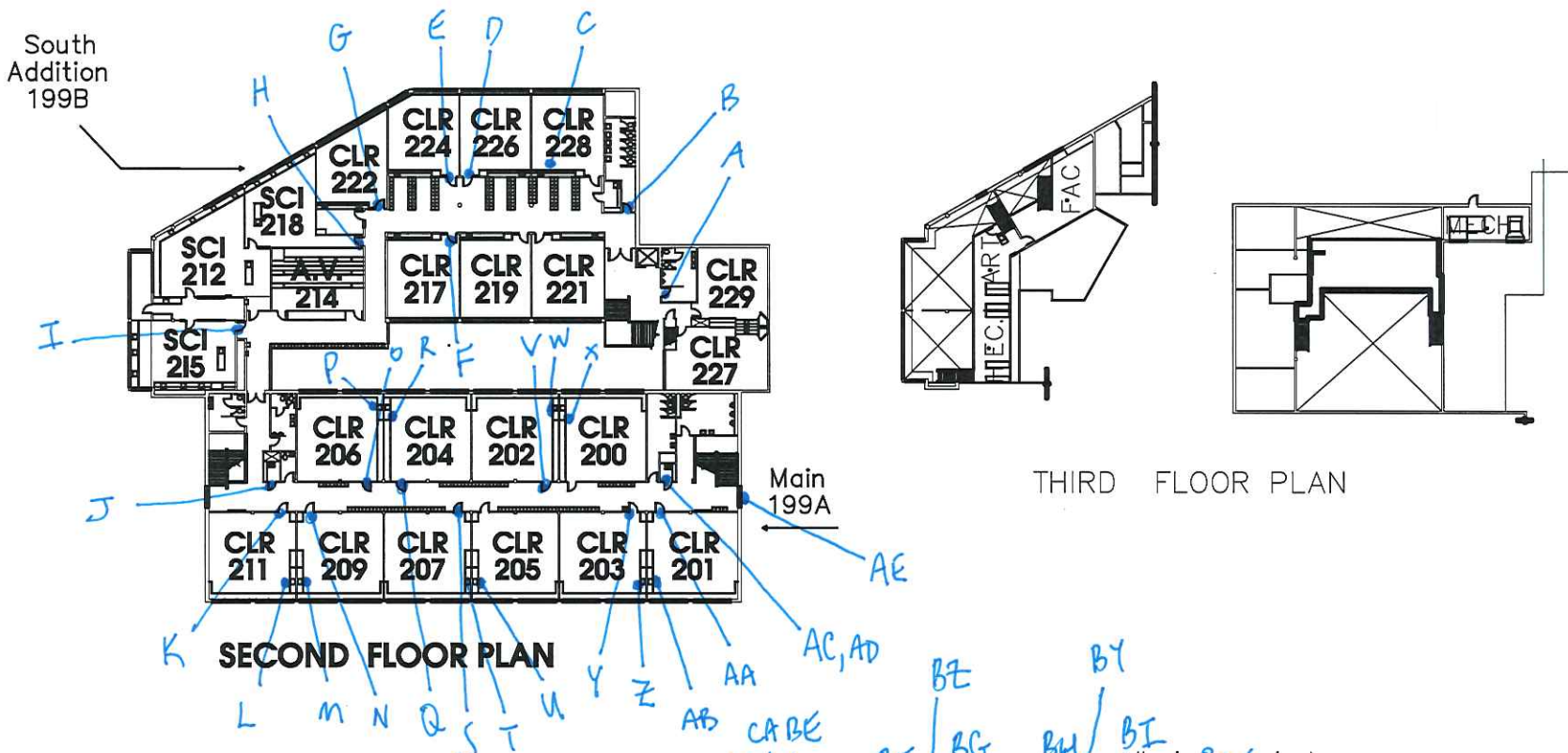
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Boy's restroom outside classroom 229	Door	Above and below	No	Wood	45
B	Interior	Girl's restroom outside classroom 228	Door	Above and below	No	Wood	45
C	Interior	Classroom 228	Built-in cabinets and trim under sink	Below	No	Wood	25
D	Interior	Classroom 226	Door	Above and below	No	Wood	45
E	Interior	Classroom 224	Door	Above and below	No	Wood	45
F	Interior	Classroom 217	Door	Above and below	No	Wood	45
G	Interior	Classroom 222	Door	Above and below	No	Wood	45
H	Interior	Classroom 218	Door	Above and below	No	Wood	45
I	Interior	Classroom 215	Door	Above and below	No	Wood	45
J	Interior	Custodian 206B	Door	Above and below	No	Wood	45
K	Interior	Classroom 211	Door	Above and below	No	Wood	45
L	Interior	Classroom 211	Built-in cabinet at sink	Above and below	Yes	Wood	60
M	Interior	Classroom 209	Built-in cabinet at sink	Above and below	No	Wood	60
N	Interior	Classroom 209	Door	Above and below	No	Wood	45
O	Interior	Classroom 206	Door	Above and below	No	Wood	45
P	Interior	Classroom 206	Built-in cabinets and trim under sink	Below	No	Wood	30
Q	Interior	Classroom 204	Door	Above and below	No	Wood	45
R	Interior	Classroom 204	Built-in cabinet at sink	Above and below	No	Wood	60
S	Interior	Classroom 207	Door	Above and below	No	Wood	45
T	Interior	Classroom 207	Built-in cabinet at sink	Above and below	No	Wood	60
U	Interior	Classroom 205	Built-in cabinet at sink	Above and below	No	Wood	60
V	Interior	Classroom 202	Door	Above and below	No	Wood	45
W	Interior	Classroom 202	Built-in cabinets and trim under sink	Below	No	Wood	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
X	Interior	Classroom 200	Built-in cabinet at sink	Above and below	No	Wood	60
Y	Interior	Classroom 203	Door	Above and below	No	Wood	45
Z	Interior	Classroom 203	Built-in cabinet at sink	Above and below	No	Wood	60
AA	Interior	Classroom 201	Door	Above and below	No	Wood	45
AB	Interior	Classroom 201	Built-in cabinets and trim under sink	Below	No	Wood	40
AC	Interior	Custodian 200B	Wall	Above and below	No	Plaster	60
AD	Interior	Custodian 200B	Ceiling	Above	No	Plaster	20
AE	Interior	Hallway outside classroom 201	Windowsill	Below	No	Metal	12
AF	Interior	Classroom 119	Doorframe	Above and below	Yes	Metal	15
AG	Interior	Classroom 117	Doorframe	Above and below	Yes	Metal	15
AH	Interior	Classroom 117	Chalkboard rail on north wall	Below	Yes	Wood	25
AI	Interior	Classroom 115	Chalkboard rail on south wall	Below	Yes	Wood	25
AJ	Interior	Classroom 113	Chalkboard rail on north wall	Below	Yes	Wood	25
AK	Interior	Classroom 114	Chalkboard rail on south wall	Below	Yes	Wood	25
AL	Interior	Classroom 118	Doorframe	Above and below	Yes	Wood	15
AM	Interior	Classroom 118	Doorframe to west closet	Above and below	Yes	Metal	15
AN	Interior	Classroom 118	Doorframe to east closet	Above and below	Yes	Metal	15
AO	Interior	South stairwell	Handrails	Below	No	Metal	60
AP	Interior	Art 156	Built-in cabinet and trim	Above and below	No	Wood	120
AQ	Interior	Hallway outside of art 156	Wall by sink	Above and below	No	Drywall	10
AR	Interior	Faculty dining	Windowsill	Below	No	Plaster	10
AS	Interior	Faculty dining	Door to exterior	Above and below	No	Metal	45
AT	Interior	Faculty dining	Door to commons	Above and below	No	Wood	45
AU	Interior	Kitchen	Door and frames	Above and below	No	Wood	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AV	Interior	Kitchen	Door frame to dry storage	Above and below	No	Metal	15
AW	Interior	Custodial 125	Door	Above and below	No	Wood	45
AX	Interior	Custodial 125	Floor	Below	No	Concrete	40
AY	Interior	Cafeteria 162	Floor	Below	No	Wood	1000
AZ	Interior	Classroom 165	West door	Above and below	No	Wood	45
BA	Interior	Ramp down to commons	Handrails	Below	No	Metal	40
BB	Interior	ERC 125	Handrails	Below	No	Metal	20
BC	Interior	Room next to 125	Door frame to stairs	Above and below	No	Metal	15
BD	Interior	Gym	Southwest double doors	Above and below	No	Metal	90
BE	Interior	Gym	Baseboards, all	Below	No	Wood	300
BF	Interior	Gym	Built-in bleachers	Below	No	Wood	400
BG	Interior	Gym	Northwest double doors	Above and below	No	Metal	90
BH	Interior	Gym storage	West wall	Above and below	No	Plaster	100
BI	Interior	Boy's locker room	Ceiling over lockers	Above	No	Plaster	20
BJ	Interior	Gym	Northeast door frames	Above and below	No	Metal	30
BK	Interior	North building entrance	Wall	Below	No	Plaster	6
BL	Interior	Custodian 159C	Door frames to 32	Above and below	No	Metal	15
BM	Interior	Library	Doors to hallway	Above and below	No	Metal	15
BN	Interior	Library	Ceiling	Above and below	No	Wood	90
BO	Interior	Electrical room	West wall	Above	No	Plaster	60
BP	Interior	Electrical room	Beam on ceiling	Below	No	Plaster	20
BQ	Interior	Electrical room	East wall by entrance	Above	No	Wood	40
BR	Interior	Electrical room	North wall	Below	No	Plaster	10
BS	Interior	Room next to nurse	Door frame	Above and below	No	Plaster	150

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BT	Interior	Nurse	Floor	Above and below	No	Metal	15
BU	Interior	Boiler room	Floor	Below	No	Concrete	1000
BV	Interior	boiler room offices	Floor	Below	No	Concrete	200
BW	Interior	Custodian boiler	Metal beams on breezeway	Below	No	Concrete	200
BX	Exterior	Breezeway on north side of building	Downspout	Above	No	Metal	500
BY	Exterior	Northwest building entrance	Handrails	Above and below	No	Metal	10
BZ	Exterior	Northwest gym entrance	Handrails	Below	No	Metal	60
CA	Exterior	Southwest gym entrance	Handrails	Below	No	Metal	70
CB	Exterior	West building entrance by cafeteria	Door frames	Above and below	No	Metal	30
CC	Exterior	East side of building	Handrails	Below	No	Metal	600
CD	Exterior	Main office	Side of roof overhang	Above	No	Metal	40
CE	Exterior	Stairs to 32	Handrails	Above and below	No	Metal	30
CF	Exterior	Outside 125	Wall	Above	No	Plaster	10

Tubman Middle School 2231 N Flint 97227 Facility Plan



TOTAL SF	94,775
ACRES	2.66
1/4 SECT.	2830

SITE / 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.

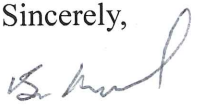
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the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

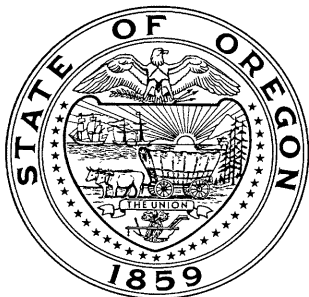
State of Oregon
Oregon Health Authority

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.

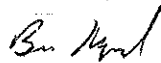
In addition to certification by the Oregon Health Authority (Authority), PBS Engineering and Environmental Inc. is required to be licensed by the Construction Contractors Board (CCB) prior to conducting lead-based paint activities in Oregon. This license is different than, and in addition to, the standard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