



Engineering +
Environmental

January 6, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Vestal Elementary School
161 NE 82nd Avenue
Portland, Oregon 97220
PBS Project: 6500.721 Phase 0053

Dear Mr. Wilton:

On November 10, 2016, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Vestal Elementary School located at 161 NE 82nd Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, compost piles, 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 intact with areas of deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

The school has metal push-out windows with metal sliders. Windows in the main building did not have any paint abrasion. Because these windows are new, window troughs were observed to be in intact condition. In the portables, the window troughs showed deteriorated conditions.

One area of high concern noted during PBS' site visit was classroom 102 where paint conditions were deteriorated, and paint chips were observed on the floor.

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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. Paint chips on the floor in classroom 102 should be removed.

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

Vestal Elementary School
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity Ft2
A	Interior	Classroom 212	Baseboards on north and east	Below	No	Wood	50
B	Interior	Classroom 212	Doorframe	Above and Below	No	Wood	10
C	Interior	Classroom 211	Floor	Below	No	Concrete	300
D	Interior	Custodial closet #4	Built in shelving	Above and Below	No	Wood	20
E	Interior	Vice principle's office	Baseboards	Below	No	Wood	80
F	Interior	Vice principle's office bathroom	Floor	Below	No	Concrete	40
G	Interior	Second floor hallway south of custodial closet #4	Wall	Above and Below	No	Drywall	5
H	Interior	Second floor hallway; wall of upper gym above lockers	Trim above corners	Above	No	Wood	50
I	Interior	Upper auditorium	Floor	Below	No	Concrete	1000
J	Interior	Classroom 206	Baseboards	Below	No	Wood	80
K	Interior	Classroom 207	Windows	Above and Below	No	Wood and metal	100
L	Interior	Classroom 207	Wall (west)	Above and Below	No	Plaster	50
M	Interior	Classroom 207	Baseboards	Below	No	Wood	80
N	Interior	Classroom 208	Baseboards	Below	No	Wood	60
O	Interior	Custodial closet #3	Built in shelving	Above and Below	No	Wood	20
P	Interior	Custodial closet #3	Floor	Below	No	Concrete	15
Q	Interior	Hallway between 204 and 206	Trim above lockers	Above	No	Wood	30
R	Interior	Classroom 204	Baseboards	Below	No	Wood	80
S	Interior	Classroom 204	Doorframe	Above and Below	No	Wood	10
T	Interior	Classroom 202	Built-in cabinets by sink	Above and Below	No	Wood	10
U	Interior	Hallway, doors to boy's bathroom across from 202	Doors and frame	Above and Below	No	Wood	25
V	Interior	Classroom 201	Baseboards	Below	No	Wood	80
W	Interior	Hallway outside 201	Doorframe	Above and Below	No	Wood	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity Ft2
X	Interior	Hallway outside 205	Doorframe	Above and Below	No	Wood	10
Y	Interior	Hallway outside storeroom #4	Doorframe	Above and Below	No	Wood	10
Z	Interior	Hallway outside room 209	Doorframe	Above and Below	No	Wood	10
AA	Interior	Classroom 209	Baseboards	Below	No	Wood	80
AB	Interior	Classroom 209	Doorframe	Above and Below	No	Wood	10
AC	Interior	Classroom 214	South wall	Above and Below	No	Plaster	60
AD	Interior	Classroom 214	Baseboard on north wall	Below	No	Wood	25
AE	Interior	Classroom 213	South wall	Below	No	Plaster	60
AF	Interior	Classroom 213	Built-in cabinets by sink	Above and Below	No	Wood	10
AG	Interior	Classroom 213	Baseboards on north wall	Below	No	Wood	20
AH	Interior	Hallway across 213	Doors to boys' bathroom	Above and Below	No	Wood	25
AI	Interior	Hallway outside 213	Doorframe	Above and Below	No	Wood	10
AJ	Interior	Classroom 112	Built-in cabinets by sink	Above and Below	Yes	Wood	10
AK	Interior	Hallway, southwest entrance	Doors	Above and Below	No	Wood	20
AL	Interior	Hallway outside room 111	Doorframe	Above and Below	No	Wood	10
AM	Interior	Classroom 111	Built-in cabinets by sink	Above and Below	Yes	Wood	10
AN	Interior	Classroom 111	Baseboards	Below	Yes	Wood	80
AO	Interior	Hallway outside of library	Doorframe	Above and Below	No	Wood	10
AP	Interior	Main office bathroom	Floor	Below	No	Concrete	15
AQ	Interior	Custodial #2	Wall	Above and Below	No	Plaster	20
AR	Interior	Counselor	Pipes	Above and Below	No	Metal	15
AS	Interior	Counselor	West wall	Above and Below	No	Plaster	20
AT	Interior	Counselor	Built-in cabinetry	Above and Below	No	Wood	60
AU	Interior	Kitchen	Rim around floor sink on west wall	Below	No	Concrete	5

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity Ft2
AV	Interior	Playroom 101	Double doors to outside	Above and Below	No	Wood	20
AW	Interior	Gym	Door to boiler room	Above and Below	No	Wood	10
AX	Interior	Playroom 101	Double doors to hallway	Above and Below	No	Wood	20
AY	Interior	PTA 105	Baseboards on south wall	Below	No	Wood	12
AZ	Interior	Classroom 104	Built-in cabinets under sink	Below	Yes	Wood	6
BA	Interior	Hallway outside 104	Doorframe	Above and Below	No	Wood	10
BB	Interior	Hallway, exit at northwest corner of building	Double doors	Above and Below	No	Wood	20
BC	Interior	Hallway, exit at northwest corner of building	Trim	Below	No	Concrete	25
BD	Interior	Hallway between rooms 100 and 101	Window frame	Above	No	Metal	10
BE	Exterior	Room 107	Windowsill	Above	No	Concrete	10
BF	Interior	Hallway outside of classroom 100	Doorframe	Above and Below	No	Wood	10
BG	Exterior	Outside of north building entrance	Handrails	Below	No	Metal	100
BH	Exterior	Outside entrance on north end of auditorium	flagpole	Above and Below	No	Metal	50
BI	Interior	Hallway at south building entrance	Double doors	Above and Below	No	Wood	20
BJ	Interior	Hallway at south building entrance	Trim	Below	No	Concrete	15
BK	Exterior	Outside north auditorium entrance	Handrails	Below	No	Metal	10
BL	Exterior	Outside south auditorium entrance	Handrails	Below	No	Metal	10
BM	Interior	Classroom 102	East wall	Above and Below	Yes	Plaster	25
BN	Interior	Classroom 102	Paint chips on floor by east wall	Below	Yes	N/A	5
BO	Interior	Classroom 101	Built-in cabinets under sink	Below	No	Wood	10
BP	Interior	Classroom 101	Baseboard under built-in cabinets	Below	No	Wood	10
BQ	Interior	Storage 101	Windowsill	Above	No	Plaster	10
BR	Interior	Storage 101	South wall	Above and Below	No	Plaster	15
BS	Interior	Classroom 100	Built-in cabinetry	Above and Below	Yes	Wood	120

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity Ft2
BT	Interior	Classroom 100	Baseboards	Below	Yes	Wood	100
BU	Interior	Classroom 100	Windowsill	Below	Yes	Wood	40
BV	Interior	Classroom 100	Door	Above and Below	Yes	Wood	15
BW	Interior	Classroom 100	Doorframe	Above and Below	Yes	Wood	10
BX	Interior	Classroom 106	Baseboards	Below	Yes	Wood	80
BY	Interior	Classroom 107	Window frame	Above and Below	No	Metal	25
BZ	Interior	Hallway building entrance on south side of auditorium	Trim	Below	No	Concrete	30
CA	Interior	Hallway building on north side of auditorium	Trim	Below	No	Concrete	30
CB	Interior	Hallway outside counselor room	Doorframe	Above and Below	No	Wood	10
CC	Interior	Hallway outside custodial #2	Doorframe	Above	No	Wood	10
CD	Interior	Portable #1 (office)	Windowsill, north window	Above	No	Wood	6
CE	Interior	Portable #1 (office)	Built-in cabinet under sink	Below	No	Wood	10
CF	Interior	Portable #1	Window frames	Above and Below	No	Wood	50
CG	Interior	Portable #2, teachers' restroom	Floor	Below	No	Concrete	40
CH	Interior	Portable #2	Step	Below	No	Wood	2
CI	Interior	Portable #2, boy's restroom	Floor	Below	No	Concrete	40
CJ	Interior	Portable #2, boy's restroom	Step	Below	No	Wood	2
CK	Interior	Portable #2, girl's restroom	Floor	Below	No	Concrete	40
CL	Interior	Portable #2, girl's restroom	Step down to restroom	Below	No	Wood	2
CM	Interior	Portable #3	Window frames	Above and Below	No	Wood	50
CN	Interior	Portable #3	Windowsill	Below	No	Wood	25
CO	Interior	Portable #3, restroom	Windowsill	Above	No	Wood	4
CP	Interior	Portable #3, west restroom	Windowsill	Above	No	Wood	4
CQ	Interior	Portable #3, west restroom	Floor	Below	No	Concrete	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity Ft2
CR	Exterior	Portable #3	Window assembly	Above	No	Wood	80
CS	Exterior	Portable #2	Window assembly	Above	No	Wood	80
CT	Exterior	Portable #1	Window assembly	Above	No	Wood	80
CU	Interior	All handrails inside	Handrails	Below	No	Wood	200
CV	Interior	Auditorium	Window frames	Above	No	Wood	60
CW	Interior	Room 115	West wall	Above and Below	No	Plaster	3
CX	Interior	Hallway next to room 114	Built-in cabinets	Above and Below	No	Wood	60
CY	Interior	Room 113	Baseboards south wall	Below	No	Wood	25
CZ	Interior	Boiler room	Floor	Below	No	Concrete	800
DA	Interior	West Playground	Basketball hoops	Above and Below	No	Metal	2

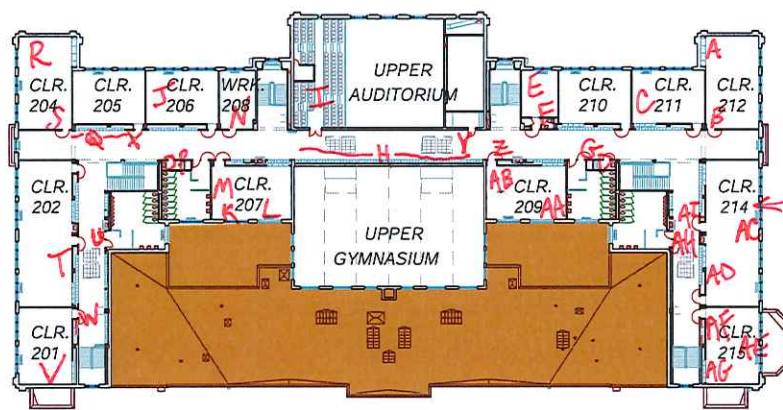
Portland Public Schools

FACILITIES AND ASSET MANAGEMENT

Vestal Elementary School

161 NE 82nd 97220

Facility Plan

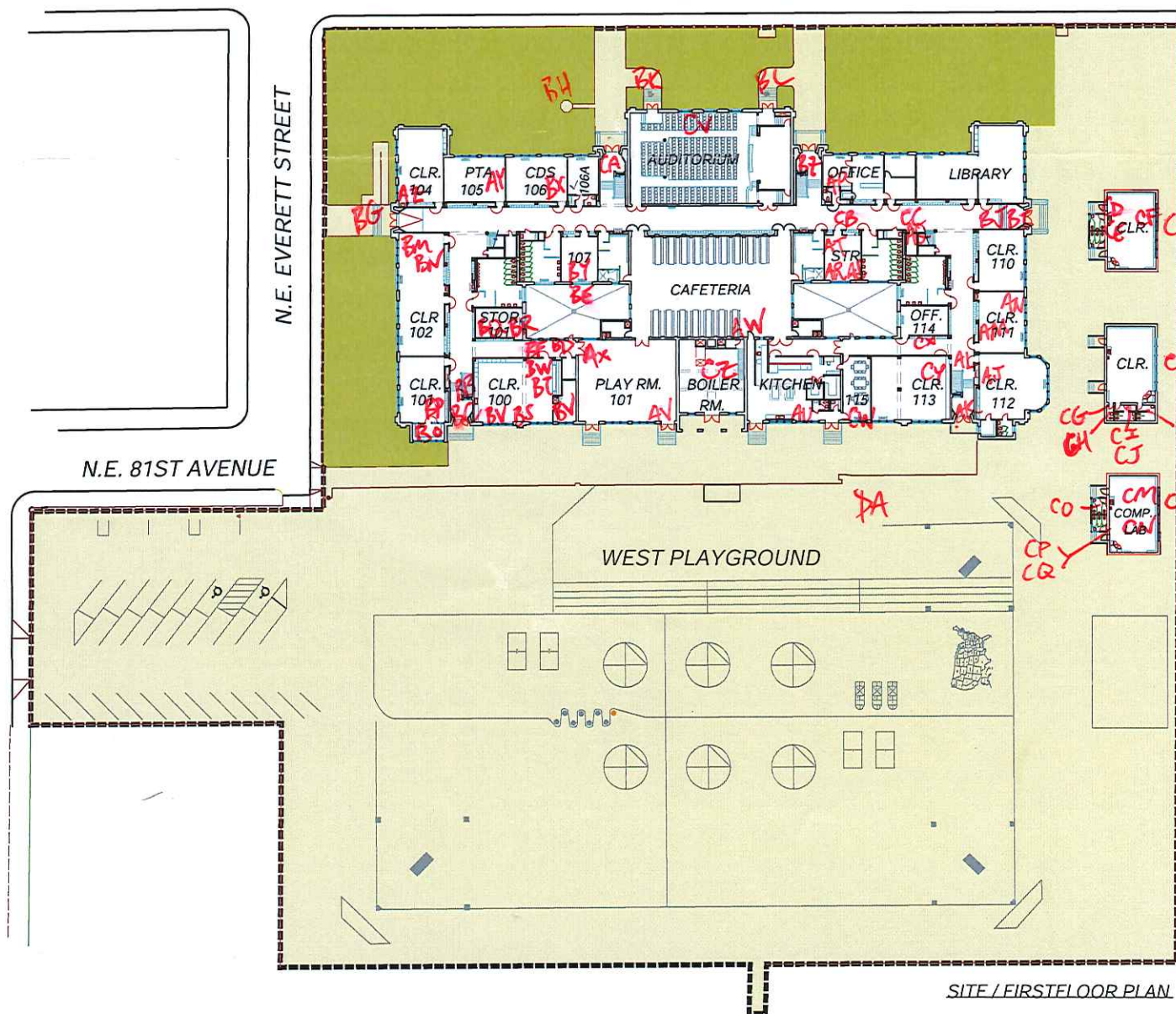
SECOND FLOOR PLAN

*WALL ON 2ND FLOOR
ALONG SOUTH SIDE
ALL POOR CONDITION
(BELOW WINDOWS)



*PAINT CHIPS ON
FLOOR IN 214 ALONG SOUTH WALL

N.E. 82ND AVENUE



SITE / FIRST FLOOR PLAN

*WINDOW FRAMES / TROUGH
IN POOR CONDITION
IN PORTABLES

← PORTABLE 1

← PORTABLE 2

← PORTABLE 3

*CW IS ALL HANDRAILS (WOOD) INSIDE MAIN BLDG.

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