



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  
Bridger Elementary School  
7910 SE Market Street  
Portland, Oregon 97215  
PBS Project: 6500.721 Phase 0010

Dear Mr. Wilton:

On November 29, 2016, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Bridger Elementary School located at 7910 SE Market 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 fair and intact condition with areas of deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

The school's garden spaces were found to be in intact condition. Overall, the school's windows, many of which are metal, were also in intact condition. Those near the playground do not open due to metal grates on the exterior. The school's wooden windows have metal hardware that prevents much abrasion.

PBS observed some paint chips on the ground outside room 34A and on the playing field outside the eastern soccer goal.

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No areas of high concern were noted during PBS' site visit.

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 be stabilized. Paint chips on the ground outside room 34A, and on the playing field should be removed.

Please feel free to contact me at 503 417 7691 or [clark@pbsenv.com](mailto: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

**Bridger Elementary School**  
**Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Exterior	Room 146	N/A	Window assembly	Above and below	No	Wood	25
B	Exterior	Playfields	N/A	West soccer goal	Above and below	No	Metal	15
C	Exterior	Playfields	N/A	Paint chips in soil by west soccer goal	Below	No	N/A	5
D	Exterior	Room 34C	N/A	Wall	Above and below	No	Concrete	10
E	Exterior	Room 34A	N/A	Paint chips on concrete	Below	No	N/A	5
F	Exterior	Basketball court	N/A	Basketball hoop	Above and below	No	Metal	10
G	Exterior	Classroom 8	N/A	Wall	Above and below	No	Concrete	10
H	Exterior	East side of portables 1 and 2	N/A	Window assembly	Above	No	Wood	75
I	Exterior	Playground; north	N/A	Playground equipment	Above and below	No	Metal	100
J	Exterior	Playground; south	N/A	Playground equipment	Above and below	No	Metal	100
K	Exterior	Classroom 8, east side	N/A	Window assembly	Above and below	No	Wood	75
L	Exterior	Classroom 7, east side	N/A	Window assembly	Above and below	No	Wood	75
M	Exterior	Kin-6, east side	N/A	Window assembly	Above and below	No	Wood	75
N	Exterior	Classroom 4	N/A	Window assembly	Above and below	No	Wood	100
O	Interior	Classroom 12	N/A	Window assembly	Above and below	No	Wood	125
P	Interior	Classroom 12	N/A	Trim around built-in cabinet at sink	Below	No	Wood	5
Q	Interior	Classroom 1	N/A	Window assembly	Below	No	Wood	175
R	Interior	Classroom 1	N/A	Trim around built-in cabinet at sink	Below	No	Wood	5
S	Interior	Classroom 1	N/A	Doorframe	Below	No	Wood	45
T	Interior	Classroom 10	N/A	Trim around built-in cabinet at sink	Below	No	Wood	5
U	Interior	Classroom 10	N/A	Window assembly	Below	No	Wood	150
V	Interior	Classroom 10	N/A	Built-in shelving under window	Below	No	Wood	40
W	Interior	Classroom 10	N/A	Doorframe	Above and below	No	Wood	45

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Interior	Classroom 4	N/A	Window assembly: lower section	Below	No	Wood	175
Y	Interior	Classroom 4	N/A	Trim around built-in cabinet at sink	Below	No	Wood	5
Z	Interior	Classroom 4	N/A	Built-in shelving under window	Below	No	Wood	40
AA	Interior	Kindergarten 6	N/A	Built-in cabinets under sink	Below	No	Wood	50
AB	Interior	Classroom 7	N/A	Built-in cabinets under sink	Below	No	Wood	50
AC	Interior	Classroom 8	N/A	Built-in cabinets under sink	Below	No	Wood	50
AD	Interior	Boiler room	N/A	Floor	Below	No	Concrete	400
AE	Interior	Boiler room	N/A	East wall beneath water pipes	Below	No	Plaster	10
AF	Interior	Boiler room	N/A	Northeast corner and surrounding walls	Below	No	Plaster	25
AG	Interior	Boiler room office	N/A	Floor	Below	No	Concrete	100
AH	Interior	Boiler room office	N/A	Window assembly	Above and below	No	Wood and Plaster	25
AI	Interior	Custodial storage 17	N/A	Built-in shelving	Above and below	No	Wood	125
AJ	Interior	Classroom 18	N/A	Window assembly: lower	Below	No	Wood	75
AK	Interior	Classroom 18	N/A	Base of sliding doors on built-in storage	Below	No	Wood	15
AL	Interior	Classroom 19	N/A	Window assembly- lower	Below	Yes	Wood	125
AM	Interior	Classroom 19	N/A	Trim around built-in cabinet at sink	Below	Yes	Wood	5
AN	Interior	Classroom 45	N/A	Trim around built-in cabinet at sink	Below	Yes	Wood	5
AO	Interior	Classroom 45	N/A	Window assembly: lower	Below	Yes	Wood	50
AP	Interior	Classroom 43	N/A	Trim around built-in cabinet at sink	Below	Yes	Wood	5
AQ	Interior	Classroom 43	N/A	Built-in shelving under window	Below	Yes	Wood	40
AR	Interior	Classroom 43	N/A	Window assembly: 4th from west wall	Below	Yes	Wood	25
AS	Interior	Classroom 22	N/A	Built-in cabinets under sink	Below	Yes	Wood	50
AT	Interior	Classroom 41	N/A	Built-in cabinets under sink	Below	Yes	Wood	50
AU	Interior	Classroom 23	N/A	Built-in cabinets under sink	Below	Yes	Wood	50

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AV	Interior	Classroom 40	N/A	Built-in cabinets under sink	Below	Yes	Wood	50
AW	Interior	Kitchen	N/A	Built-in shelving outside of walk-in freezer	Below	No	Wood	40
AX	Interior	Custodian 30	N/A	Built-in shelving on north wall	Below	No	Wood	50
AY	Interior	Fac. 32, art 32	N/A	Built-in cabinets under sink	Below	No	Wood	100
AZ	Interior	Classroom 33	N/A	Built-in cabinets under sink	Below	No	Wood	75
BA	Interior	Café 37	N/A	North wall: west of kitchen entrance	Above and below	No	Concrete	2
BB	Interior	Classroom 42	N/A	Built-in cabinets under sink	Below	Yes	Wood	50
BC	Interior	Classroom 21	N/A	Window assembly: Lower section	Below	Yes	Wood	150
BD	Interior	Classroom 21	N/A	Trim around sink	Below	Yes	Wood	5
BE	Interior	Classroom 21	N/A	Built-in shelving under window	Below	Yes	Wood	40
BF	Interior	Portable 1	N/A	Built-in cabinets under sink	Below	Yes	Wood	50
BG	Interior	Portable 2	N/A	Built-in cabinets under sink	Below	Yes	Wood	50
BH	Interior	Portable 2	N/A	Window sills	Below	Yes	Wood	20
BI	Interior	Portable 1	N/A	Window sills	Below	Yes	Wood	20
BJ	Interior	Vice Principle Office	N/A	Window assembly	Above and below	No	Wood	25
BK	Interior	Hallway outside of room 39	N/A	Wall	Above and below	No	Tile	2





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](http://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](http://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