



Engineering +
Environmental

January 3, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Bridlemile Elementary School
4300 SW 47th Drive
Portland, Oregon 97221
PBS Project: 6500.721 Phase 0011

Dear Mr. Wilton:

On November 17, 2016, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Bridlemile Elementary School located at 4300 SW 47th Drive 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 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.

PBS did not observe any paint chips in the garden or the compost pile. Both are 50 feet from the nearest painted surfaces, which are in intact condition.

Windows are metal-frame. All troughs observed were in good condition.

4412 SW Corbett Avenue, Portland, OR 97239
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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 be stabilized.

Please feel free to contact me at 503.417.7576 or steved@pbsenv.com with any questions or comments.

Sincerely,
PBS Engineering and Environmental Inc.



Steve Dilling
Project Manager

Attachments: Condition Assessment of Deteriorated Paint/Varnish Table
Field Drawing of Deteriorated Paint and Varnish Locations
Lead-based Paint Risk Assessor Certification (Steve Dilling)
Lead-based Paint Activities Firm Certification (PBS Engineering and Environmental)

SD:DM:bmp

Bridlemile 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	North side of school	N/A	Downspout	Above	Yes	Metal	20
B	Exterior	North 47th street stairs	N/A	Hand rail	Below	Yes	Metal	20
C	Exterior	Northeast door	N/A	Metal perimeter groud by doors	Below	Yes	Metal	5
D	Exterior	Northeast corner of north wing	N/A	Downspout	Above and below	Yes	Metal	20
E	Exterior	North 47th street, northeast stairs	N/A	Hand rail	Below	Yes	Metal	20
F	Exterior	East side of north wing	N/A	Doors, frames, and one onning	Above and below	Yes	Wood and metal	190
G	Exterior	Southeast corner of north wing	N/A	Downspout	Above and below	Yes	Metal	20
H	Exterior	Southeast corner of north wing	N/A	Doors and doorframes	Below	Yes	Wood and metal	60
I	Exterior	South side of north wing	N/A	Downspout	Below	Yes	Metal	40
J	Exterior	South side of north wing	N/A	Doors and doorframes	Below	Yes	Wood and metal	135
K	Exterior	Play area blackop and cover	N/A	Asphalt, basketball hoops, and covering	Above and below	Yes	Wood and metal	2000
L	Exterior	East side of south wing	N/A	Downspout	Below	Yes	Metal	40
M	Exterior	East side of south wing	N/A	Door	Below	Yes	Wood and metal	40
N	Exterior	South side of south wing	N/A	Downspout	Below	Yes	Metal	40
O	Exterior	South side of south wing	N/A	Door	Below	Yes	Wood and metal	40
P	Exterior	South side of south wing	N/A	Hand rail	Below	Yes	Metal	10
Q	Exterior	South side of south wing	N/A	Crawlspace hatch cover	Below	Yes	Metal	5
R	Exterior	West side of south wing	N/A	Exterior wall	Below	Yes	Wood	250
S	Exterior	West side of south wing	N/A	Doors and doorframes	Below	Yes	Wood and metal	15
T	Exterior	Northwest corner of south wing	N/A	Hand rail	Below	Yes	Metal	20
U	Exterior	West side of central corridor	N/A	Doors and doorframes	Below	Yes	Wood and metal	135
V	Exterior	Main entrance commons	N/A	Flagpole	Above	Yes	Metal	50

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
W	Exterior	Northwest portable building, all sides	N/A	Wall	Below	No	Metal	30
X	Exterior	Northwest portable	N/A	Doors and doorframes	Below	No	Wood and metal	60
Y	Exterior	Northwest portable	N/A	Hand rail	Below	No	Metal	20
Z	Interior	Northwest portable	N/A	Cabinets	Below	No	Wood	30
AA	Interior	Classroom	29	Varnished door	Below	Yes	Wood	45
AB	Interior	Classroom	29	Varnished cabinets	Below	Yes	Wood	20
AC	Interior	Classroom	28	Varnished door, walls, and cabinets	Below	Yes	Wood	160
AD	Interior	Classroom	30	Varnished door, walls, and cabinets	Below	Yes	Wood	100
AE	Interior	Classroom	27	Varnished door, walls, and cabinets	Below	Yes	Wood	160
AF	Interior	Classroom	31	Varnished door, walls	Below	Yes	Wood	100
AG	Interior	Storage	24	Ceiling paint	Above	No	Plaster	5
AH	Interior	Storage	24	Painted Ladder	Below	No	Metal	20
AI	Interior	Custodial closet	23	Varnished door	Below	No	Wood	45
AJ	Interior	Custodial closet	23	Varnished cabinets	Below	No	Wood	100
AK	Interior	Classroom	26	Varnished door, walls, and cabinets	Below	Yes	Wood	195
AL	Interior	Classroom	33	Varnished door, walls, and cabinets	Below	Yes	Wood	195
AM	Interior	Classroom	34	Varnished door, walls, and cabinets	Below	No	Wood	145
AN	Interior	Classroom	35	Varnished door, walls, and cabinets	Below	Yes	Wood	195
AO	Interior	Boiler room, office, storage	47	Varnished doors	Below	No	Wood	135
AP	Interior	Boiler room	47	Painted walls and floors	Below	No	Concrete	2000
AQ	Interior	Boiler room	47	Painted hand rails	Below	No	Metal	50
AR	Interior	Classroom	36	Varnished door, walls, and cabinets	Below	Yes	Wood	195
AS	Interior	Classroom	46	Varnished door, walls, and cabinets	Below	Yes	Wood	195

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AT	Interior	Custodial closet	38	Varnished door	Below	No	Wood	45
AU	Interior	Boy's restroom	39	Varnished door and door frame	Below	Yes	Wood and metal	60
AV	Interior	Classroom	45	Varnished door, walls, and cabinets	Below	Yes	Wood	195
AW	Interior	Classroom	40	Varnished door, walls, and cabinets	Below	Yes	Wood	195
AX	Interior	Classroom	44	Varnished door, walls, and cabinets	Below	Yes	Wood	195
AY	Interior	Classroom	41	Varnished door, walls, and cabinets	Below	Yes	Wood	195
AZ	Interior	Classroom	42	Varnished door, walls, and cabinets	Below	Yes	Wood	240
BA	Interior	Classroom	43	Varnished door, walls, and cabinets	Below	Yes	Wood	240
BB	Interior	Classroom	32	Varnished door, walls, and cabinets	Below	Yes	Wood	195
BC	Exterior	Storage room, next to boiler room	N/A	Painted door and metal ground trim	Below	No	Metal	50
BD	Interior	Southeast gym storage rooms	N/A	Varnished doors and painted door frames	Below	No	Wood and metal	135
BE	Interior	Locker rooms	N/A	Painted doors, varnished door, and painted frames	Below	No	Wood and metal	300
BF	Interior	Classroom	8	Varnished door, walls, and cabinets	Below	Yes	Wood	195
BG	Interior	Classroom	8	Radiator paint	Below	Yes	Metal	15
BH	Interior	Classroom	7	Varnished door and painted door frame	Below	Yes	Wood and metal	60
BI	Interior	Classroom	7	Varnished walls and cabinets	Below	Yes	Wood	150
BJ	Interior	Classroom	10	Varnished doors and painted door frames	Below	No	Wood and metal	165
BK	Interior	Classroom	10	Painted Ladder	Above	No	Metal	10
BL	Interior	Custodial Closet	12	Varnished door and painted door frame	Below	No	Wood and metal	60
BM	Interior	Boy's restroom	13	Varnished door	Below	Yes	Wood	45
BN	Interior	Staff restroom	14 B	Varnished door and cabinets	Below	No	Wood	145
BO	Interior	Classroom	6	Varnished door, walls, and cabinets	Below	Yes	Wood	145
BP	Interior	Classroom	6	Painted door frame	Below	Yes	Metal	15

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BQ	Interior	Staff room	14 A	Varnished door, walls, and cabinets	Below	No	Wood	145
BR	Interior	Classroom	5	Varnished door, walls, and cabinets	Below	Yes	Wood	145
BS	Interior	Classroom	15	Varnished door, walls, and cabinets	Below	No	Wood	145
BT	Interior	Offices	1, 2, 3, 4, 1A	Varnished doors and cabinets	Below	No	Wood	615
BU	Interior	Storage room, next to boiler room	6	Varnished door and cabinets	Below	No	Wood	245
BV	Exterior	Cafeteria water tank room	N/A	Painted door and door frame	Below	No	Metal	60
BW	Interior	Cafeteria water tank room	49	Varnished doors	Below	No	Wood	270
BX	Interior	Storage room	50	Painted Ladder	Below	No	Metal	5
BY	Interior	Utility room	19	Varnished door and cabinets/shelves	Below	No	Wood	245
BZ	Interior	Men's restroom	17	Varnished door	Below	No	Wood	45
CA	Interior	Women's restroom	18	Varnished door	Below	No	Wood	45
CB	Interior	Library	20/21	Varnished door, walls, and cabinets	Below	Yes	Wood	290
CC	Interior	Boy's restroom	22	Varnished door	Below	Yes	Wood	45
CD	Interior	Cafeteria and auditorium	48	Painted doors, varnished door, and painted frames	Below	Yes	Metal	180
CE	Interior	Cafeteria and auditorium	48	Painted foldout	Below	Yes	Metal	100
CF	Interior	Cafeteria storage doors	N/A	Varnished doors	Below	No	Wood	180
CG	Interior	Stage	N/A	Varnished stage floor and stairs	Below	Yes	Wood	600
CH	Interior	Stage storage	48C, 48E	Varnished doors and painted door frames	Below	No	Wood and metal	120
CI	Interior	Stage	N/A	Painted Ladder	Below	No	Metal	10

Bridlemile Elementary School
4300 SW 47th Drive 97227
Facility Plan



S.W. 48TH AVENUE

S.W. 45TH AVENUE

SW. 47TH DRIVE

S.W. HAMILTON STREET

S.W. 47TH AVE.

S.W. 45TH

TOTAL SF	59,037
ACRES	7.27
1/4 SECT.	3424

June 9, 2016

Steven J. Dilling
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

RE: LEAD-BASED PAINT ACTIVITIES, INDIVIDUAL CERTIFICATION NO. 1063--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 discipline: Risk Assessor

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 services. 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



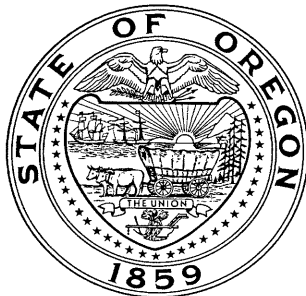
State of Oregon
Oregon Health Authority

Steven J. Dilling

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Risk Assessor

Certification Number:	1063--Indv--R
Issuance Date:	6/9/2016
Expiration Date:	6/30/2017



Oregon
Health
Authority

STEVEN JAY DILLING
4412 SW CORBETT AVE
PORTLAND, OR 97239

CONSTRUCTION CONTRACTORS BOARD
LEAD BASED PAINT
RISK ASSESSOR LICENSE

EXPIRATION DATE: 7/31/2017

This document certifies that

STEVEN JAY DILLING
4412 SW CORBETT AVE
PORTLAND, OR 97239

is licensed in accordance with Oregon Law as
a Lead Based Paint Risk Assessor.

9151063-RA

STATE OF OREGON
CONSTRUCTION CONTRACTORS BOARD
LEAD BASED PAINT
RISK ASSESSOR LICENSE

LICENSE NUMBER: 9151063-RA

This document certifies that:

STEVEN JAY DILLING
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.: 9151063-RA
EXPIRATION DATE: 7/31/2017

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