PBS | 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
Astor Elementary School
5601 N Yale Street
Portland, Oregon 97203
PBS Project: 6500.721 Phase 0005

Dear Mr. Wilton:

On November 4, 2016, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Astor Elementary School located at 5601 N Yale Street 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 observed paint chips in the "rain garden" on the east side of the building, one to two feet from the closest painted surface, which was observed to be in fair condition.

Paint chips were also observed on the exterior of classrooms 7, 8, 47, 48, 49, and 50, and faculty room 51, and on the building's northwest corner parking area near dumpsters and the boiler-room entrance. Paint chips were observed within two feet of painted surfaces, which were in fair to deteriorated condition in multiple locations of the parking area.

The windows throughout the building are painted wood. Window troughs were found to be generally dirty with some paint chips.

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

Areas of high concern noted during PBS' site visit were the paint debris fields previously mentioned. PBS recommends that all painted or varnished surfaces in deteriorated condition be stabilized, and that paint chips in the locations mentioned 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

Astor Elementary School
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Room #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Classroom	24	Chalkboard shelf	Below	Yes	Wood	5
B	Interior	Classroom	24	Window frames	Above and below	Yes	Wood	30
C	Interior	Classroom	24	Wall boardering hallway	Below	Yes	Drywall	2
D	Interior	Classroom	24	Door frame on door leading to outside	Above and below	Yes	Wood	4
E	Interior	Classroom	14	Chalkboard shelf	Below	Yes	Wood	5
F	Interior	Classroom	23	Floor of storage closet	Below	Yes	Wood	3
G	Interior	Classroom	20	Window frames	Below	No	Wood	4
H	Interior	Classroom	20	Door frame	Above and below	No	Wood	2
I	Interior	Classroom	6	Chalkboard shelf	Below	Yes	Wood	5
J	Interior	Classroom	6	Window frames	Above and below	Yes	Wood	50
K	Interior	Classroom	6	Built-in shelving under windows	Below	Yes	Wood	25
L	Interior	Classroom	7	Window frames	Above and below	Yes	Wood	30
M	Interior	Classroom	7	Window frame (above sink)	Above and below	Yes	Wood	2
N	Interior	Classroom	7	Door frame/Jam (interior)	Above and below	Yes	Wood	8
O	Interior	Classroom	8	Window frames	Above and below	Yes	Wood	30
P	Interior	Classroom	8	Floor of west closet	Below	Yes	Wood	10
Q	Interior	Classroom	8	Chalkboard shelf	Below	Yes	Wood	5
R	Interior	Classroom	16	Built-in coat rack	Below	No	Wood	4
S	Interior	Classroom	16	Cabinets under sink	Below	No	Wood	2
T	Interior	Classroom	16	Built-in shelving under windows	Below	No	Wood	50
U	Interior	Classroom	16	Floor in built-in closet	Below	No	Wood	10
V	Interior	Classroom	18	built-in cabinets (on wall with sink)	Above and below	No	Wood	50
W	Interior	Classroom	18	Heat/AC housing	Below	No	Metal	15
X	Interior	Classroom	18	Door frame (interior)	Above and below	No	Wood	10

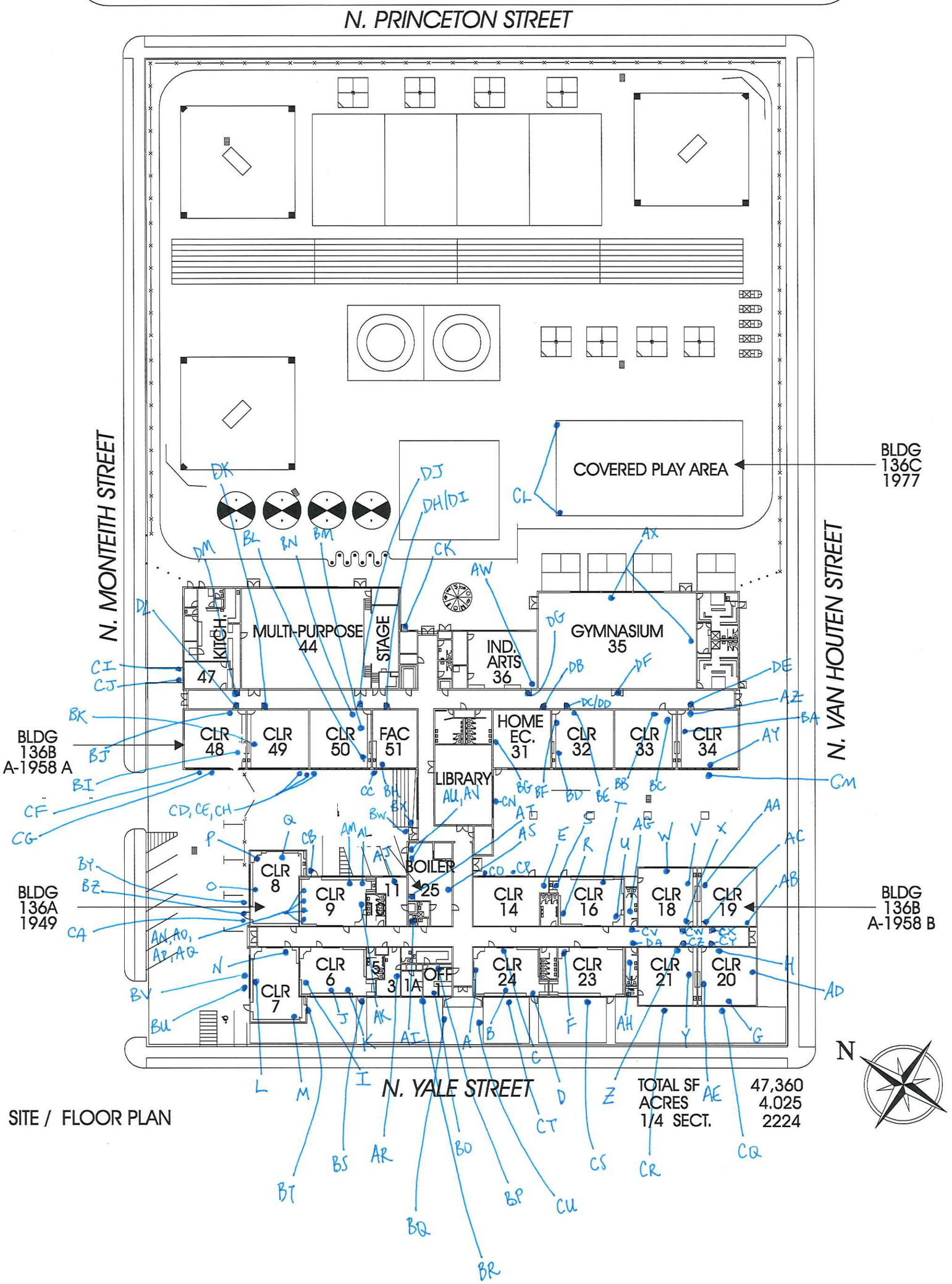
ID	Interior / Exterior	Location	Room #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
Y	Interior	Classroom	21	Built-in cabinets (on-wall with sink)	Above and below	No	Wood	50
Z	Interior	Classroom	21	Door frame (interior)	Above and below	No	Wood	10
AA	Interior	Classroom	19	Built-in cabinets (on-wall with sink)	Above and below	No	Wood	50
AB	Interior	Classroom	19	Wood trim throughout	Above and below	No	Wood	40
AC	Interior	Classroom	19	Door frame (interior)	Above and below	No	Wood	10
AD	Interior	Classroom	20	Wood trim on sides of dry erase	Above and below	No	Wood	5
AE	Interior	Classroom	20	Built-in cabinets (on wall with sinks)	Above and below		Wood	50
AF	N/A	NOT USED	N/A	N/A		N/A	N/A	N/A
AG	Interior	Boy's restroom	17	Door frame (interior)	Above and below	No	Wood	10
AH	Interior	Girl's restroom	22	Door frame (interior)	Above and below	No	Wood	10
AI	Interior	Custodian	13	Door frame (interior)	Above and below	No	Wood	10
AJ	Interior	Classroom	11	Heat/AC housing	Below	No	Metal	2
AK	Interior	Classroom	9	Chalkboard shelf	Below	Yes	Wood	10
AL	Interior	Classroom	9	Built-in shelving under windows	Below	Yes	Wood	50
AM	Interior	Classroom	9	Window frame on door leading to outside	Above and below	Yes	Wood	5
AN	Interior	Classroom	9	Coatrack	Below	Yes	Wood	4
AO	Interior	Classroom	9	Wall under coat rack above covebase	Below	Yes	Wood	6
AP	Interior	Classroom	9	Trim above coatrack	Above	Yes	Wood	5
AQ	Interior	Classroom	9	Built-in cabinets on north corner to room	Above and below	Yes	Wood	10
AR	Interior	Nurse's room	3	Built-in cabinets	Above and below	No	Wood	20
AS	Interior	Boiler room	25	Floor	Below	No	Concrete	200
AT	Interior	Boiler room	25	West corner of room, wall	Above	No	Plaster	5
AU	Interior	Boiler room	25	Window frame	Above and below	No	Wood	5
AV	Interior	Boiler room	25	Window sill	Above and below	No	Plaster	10
AW	Interior	Classroom	36	Door frame (interior)	Above and below	No	Wood	10

ID	Interior / Exterior	Location	Room #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AX	Interior	Gym	Gym	Trim throughout	Below	Yes	Wood	300
AY	Interior	Classroom	34	Window sill	Below	No	Wood	30
AZ	Interior	Classroom	34	Door frame	Above and below	No	Wood	10
BA	Interior	Classroom	34	Wood paneling in north corner of room	Above and below	No	Wood	15
BB	Interior	Classroom	33	Door frame	Above and below	No	Wood	10
BC	Interior	Classroom	33	Wood paneling in east corner of room	Above and below	No	Wood	15
BD	Interior	Classroom	32	built-in cabinets (on wall with sink)	Above and below	No	Wood	50
BE	Interior	Classroom	32	Door frame	Above and below	No	Wood	10
BF	Interior	Classroom	32	Wood paneling	Above and below	No	Wood	15
BG	Interior	Classroom	31	Wood paneling in north corner of room	Above and below	No	Wood	100
BH	Interior	Classroom	51	built-in cabinets (on wall with sink)	Below	No	Wood	25
BI	Interior	Classroom	48	built-in cabinets (on wall with sink)	Above and below	No	Wood	50
BJ	Interior	Classroom	48	Door frmae	Above and below	No	Wood	10
BK	Interior	Classroom	49	built-in cabinets (on wall with sink)	Above and below	No	Wood	50
BL	Interior	Classroom	50	built-in cabinets (on wall with sink)	Above and below	Yes	Wood	50
BM	Interior	Classroom	50	Door frame	Above and below	No	Wood	10
BN	Interior	Classroom	50	Wood paneling in east corner of room	Above and below	No	Wood	15
BO	Interior	Main Office	Office	Window frames	Above and below	No	Wood	10
BP	Interior	Main Office	Office	Built-in cabinets	Below	No	Wood	10
BQ	Exterior	Handrails outside of front entrance	N/A	Handrail	Below	No	Metal	20
BR	Exterior	Main office exterior	N/A	Window assembly outside of office	Above and below	No	Wood	50
BS	Exterior	Vestibule outside of classroom 6	N/A	Vestibule	Above	No	Metal	10
BT	Exterior	Awning outside of classroom 7	N/A	Vestibule	Above	No	Metal	10
BU	Exterior	Outside of classroom 7 (northwest side of building)	N/A	Window assembly outside of office	Above and below	No	Wood	40
BV	Exterior	Outside of classroom 7 (northwest side of building)	N/A	Paint chip debris outside of window assembly	Below	No	N/A	30

ID	Interior / Exterior	Location	Room #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BW	Exterior	Outside of northwest building entrance (136 A)	N/A	Double doors into hallway	Above and below	No	Wood	20
BX	Exterior	Outside of northwest building entrance (136 A)	N/A	Door frame into main hallway	Above and below	No	Wood	10
BY	Exterior	Awning outside of classroom 8	N/A	Awning	Above	No	Metal	15
BZ	Exterior	Outside of classroom 8 (northwest side of building)	N/A	Window assembly	Above and below	No	Wood	40
CA	Exterior	Outside of classroom 8 (northwest side of building)	N/A	Paint chip debris outside of window assembly	Below	No	N/A	30
CB	Exterior	Outside of classroom 8 (northwest side of building)	N/A	Window sill	Above and below	No	Wood	4
CC	Exterior	Outside - southwest of fac. 51	N/A	Paint chip debris	Below	No	N/A	10
CD	Exterior	Outside window sill classroom 49,50,51	N/A	Window sill	Above and below	No	Wood	100
CE	Exterior	Exterior wall under windows, outside classroom 49,50,51	N/A	Exterior wall	Below	No	Concrete	200
CF	Exterior	Exterior wall under windows, outside classroom 48	N/A	Exterior wall	Below	No	Concrete	50
CG	Exterior	Outside classroom 48	N/A	Window sill	Below	No	Wood	25
CH	Exterior	Exterior classroom 48-51	N/A	Paint chip debris- 1 ft. out	Below	No	N/A	100
CI	Exterior	Exterior room 47	N/A	Window sill	Below	No	Wood	10
CJ	Exterior	Exterior wall, outside room 47	N/A	Paint chip debris- 1 ft. out	Below	No	N/A	20
CK	Exterior	North entrance- near stage	N/A	Door frame	Above and below	No	Wood	20
CL	Exterior	Covered play area	N/A	Play area supports	Above and below	No	Wood	350
CM	Exterior	Exterior, classroom 34, south side	N/A	Window sill	Below	No	Wood	15
CN	Exterior	Exterior wall of library, in courtyard	N/A	wall	Below	No	Wood	40
CO	Exterior	Exterior doors, courtyard entrance to hallway	N/A	doors	Above and below	No	Wood	20
CP	Exterior	Exterior to classroom 14	N/A	Awning	Above	No	Metal	15
CQ	Exterior	Exterior to room 20 (yale street side)	N/A	Window sill	Above and below	No	Wood	10
CR	Exterior	Exterior ro room 21 (yale street side)	N/A	Window sill	Above and below	No	Wood	10
CS	Exterior	Exterior of room 23	N/A	Window assembly	Above and below	No	Wood	40
CT	Exterior	Exterior of room 24	N/A	Window assembly	Above and below	No	Wood	40
CU	Exterior	Flagpole to main entrance	N/A	Flagpole	Above and below	No	Metal	30

ID	Interior / Exterior	Location	Room #	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
CV	Interior	Hallway outside of toom 17	Hall	Door frame (and jamb)	Above and below	No	Wood	12
CW	Interior	Hallway outside of classroom 18	Hall	Door frame	Above and below	No	Wood	10
CX	Interior	Hallway outside of classroom 19	Hall	Door frame	Above and below	No	Wood	10
CY	Interior	Hallway outside of classroom 20	Hall	Door frame	Above and below	No	Wood	10
CZ	Interior	Hallway outside of classroom 21	Hall	Door frame	Above and below	No	Wood	10
DA	Interior	Hallway outside of classroom 22	Hall	Door frame	Above and below	No	Wood	10
DB	Interior	Hallway outside classroom 31	Hall	Door frame	Above and below	No	Wood	10
DC	Interior	Hallway outside classroom 32	Hall	Door frame	Above and below	No	Wood	10
DD	Interior	Hallway outside classroom 32	Hall	Door	Above and below	No	Wood	10
DE	Interior	Hallway outside classroom 34	Hall	Door frame	Above and below	No	Wood	10
DF	Interior	Hallway outside classroom 35 (gym)	Hall	Door	Above and below	No	Wood	20
DG	Interior	Hallway outside classroom 36	Hall	Door frame	Above and below	No	Wood	10
DH	Interior	Hallway outside classroom 51	Hall	Door frame	Above and below	No	Wood	10
DI	Interior	Hallway outside classroom 51	Hall	Door	Above and below	No	Wood	10
DJ	Interior	Hallway outside classroom 50	Hall	Door frame	Above and below	No	Wood	10
DK	Interior	Hallway outside classroom 49	Hall	Door frame	Above and below	No	Wood	10
DL	Interior	Hallway outside classroom 48	Hall	Door frame	Above and below	No	Wood	10
DM	Interior	Hallway outside classroom 47	Hall	Door frame	Above and below	No	Wood	10

Astor Elementary School
5601 N YaleStreet 97203
Facility Plan



SITE / FLOOR PLAN

PUBLIC HEALTH DIVISION
Center for Health Protection
Kate Brown, Governor

Oregon Health Authority

800 NE Oregon Street, Suite 640
Portland, OR 97232
Phone: (971) 673-0440
Fax: (971) 673-0457
TTY Nonvoice: (971) 673-0372

June 9, 2016

Clark R. Nelson
PBS Engineering and Environmental Inc.
4412 S.W. Corbett Ave
Portland, OR 97239

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-base
Oregon. The list is distributed statewide to consumers interested in lead-based paint s
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-I
please contact program staff at 971-673-0440.

Clark R. Nelson

Risk Assessor
Inspector
Lead-Based Paint
Activities
CERTIFICATION
 # 1806--Indv--R
6/30/2017
Expires

CERTIFIED

Sincerely,

Ben Maynard
Lead-Based Paint Program
Oregon Health Authority

Enclosures: 1) Badge; 2) Certificate

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

9151806-RA

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.

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

PUBLIC HEALTH DIVISION
Center for Health Protection
Kate Brown, Governor

Oregon Health Authority

May 17, 2016

800 NE Oregon Street, Suite 640
Portland, OR 97232
Phone: (971) 673-0440
Fax: (971) 673-0457
TTY Nonvoice: (971) 673-0372

PBS Engineering and Environmental Inc.
4412 SW Corbett Ave
Portland, OR 97239

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