



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
Boise-Eliot Elementary School
620 N Fremont Street
Portland, Oregon 97227
PBS Project: 6500.721 Phase 0009

Dear Mr. Wilton:

On November 15, 2016, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Boise-Eliot Elementary School located at 620 N Fremont 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 garden, which is located one to three feet from painted surfaces in deteriorated condition.

Windows were observed to be made of newer plastic and older wood. Wood window troughs in room 220 office were observed to be dirty with paint chips.

4412 SW Corbett Avenue, Portland, OR 97239
503.248.1939 Main
866.727.0140 Fax
888.248.1939 Toll-Free
www.pbsenv.com

Areas of high concern noted during PBS' site visit was the stairwell wall leading to the daycare 10. This area was subsequently addressed by stabilizing the paint on November 15, 2016.

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 in the garden should be removed. The window trough in room 220 should be cleaned.

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

Boise-Eliot Elementary School
Assessment of Paint and Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Storage	114	Baseboard	Below	No	Wood	5
B	Exterior	Outside of media center office	N/A	Window frames	Above	No	Wood	15
C	Exterior	Outside of media center	N/A	Window frames	Above	No	Wood	4
D	Exterior	Outside of northern fremont avenue entrance	N/A	Handrails	Below	No	Metal	20
E	Exterior	Outside classroom 122	N/A	Flagpole	Above and below	No	Metal	50
F	Exterior	Outside west side of classroom 132	N/A	Handrails and stairs	Below	No	Metal	30
G	Exterior	Under stairs outside west side of classroom 132	N/A	Paint chips in dirt	Below	No	N/A	15
H	Exterior	"Alpine rock garden" at northwest corner of building	N/A	Paint chips in dirt	Below	No	N/A	30
I	Exterior	Outside south side classroom 145	N/A	Handrails and stairs	Below	No	Metal	30
J	Exterior	Under stairs outside classroom 145	N/A	Paint chips in dirt	Below	No	N/A	15
K	Exterior	Fence at courtyard outside of gym	N/A	Fence and gate	Below	No	Metal	60
L	Exterior	Courtyard outside of gym	N/A	Handrails	Below	No	Metal	15
M	Exterior	Outside of boiler room	N/A	Window grate	Above and below	No	Metal	6
N	Exterior	Courtyard outside of kitchen	N/A	Fence and gate	Above and below	No	Metal	30
O	Exterior	Outside south gym entrance	N/A	Hand rails	Below	No	Metal	10
P	Exterior	Outside classroom 102 and 104	N/A	Paint chips in soil	Below	No	N/A	30
Q	Exterior	Outside southeast entrance to building	N/A	Exterior door	Above and below	No	Metal	20
R	Interior	Library near windows	N/A	Ceiling	Above	Yes	Plaster	15
S	Interior	Library	N/A	Window frames	Above	Yes	Wood	4
T	Interior	Library office (southeast corner)	N/A	Window frames	Above and below	No	Wood	40
U	Interior	Library office (northeast corner)	N/A	East and West walls	Above and below	No	Plaster	30
V	Interior	Library office (southeast corner)	N/A	Paint chips on carpet	Below	No	N/A	2

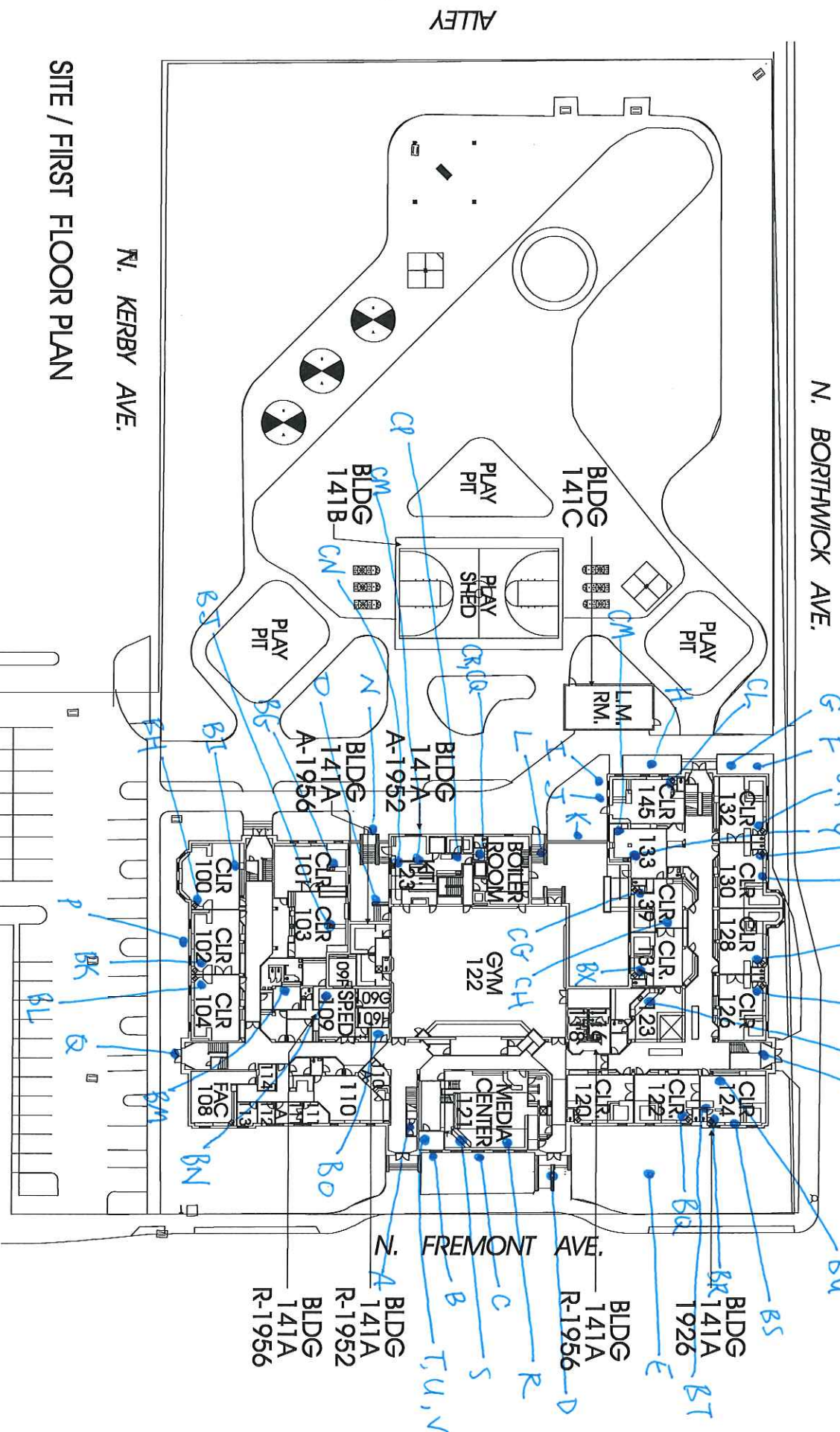
ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
W	Interior	Hallway 123	Hall	Built-in cabinets under sink	Below	Yes	Wood	12
X	Interior	Hallway: northeast building entrance	Hall	Trim	Below	No	Concrete	10
Y	Interior	Hallway 133	Hall	Built-in cabinets under sink	Below	Yes	Wood	12
Z	Interior	Classroom	204	Window sill	Below	No	Wood	15
AA	Interior	Classroom	204	Built-in cabinets under sink	Below	No	Wood	12
AB	Interior	Classroom	201	Built-in cabinets under sink	Below	No	Wood	12
AC	Interior	Classroom	203	Trim on built-in cabinets at sink	Below	No	Wood	2
AD	Interior	Classroom	206	Built-in cabinets under sink	Below	No	Wood	12
AE	Interior	Classroom	206	Windowsill	Below	No	Wood	20
AF	Interior	Hallway	205	Built-in cabinets under sink	Below	No	Wood	20
AG	Interior	Classroom	210	Built-in cabinets under sink	Below	No	Wood	12
AH	Interior	Classroom	212	Built-in cabinets under sink	Below	No	Wood	8
AI	Interior	Classroom	212	Windowsill (middle window)	Below	No	Wood	2
AJ	Interior	Classroom	212	Baseboard on west wall	Below	No	Wood	6
AK	Interior	Classroom	214	Built-in cabinets under sink	Below	No	Wood	12
AL	Interior	Classroom	211	Built-in cabinets under sink	Below	No	Wood	12
AM	Interior	Storage	213	Walls: east/southeast	Above	No	Plaster	3
AN	Interior	Storage	215	Ceiling	Above	No	Plaster	3
AO	Interior	Storage	215	East wall	Above and below	No	Plaster	10
AP	Interior	Int. arts 220 office	220	Window frames	Above and below	No	Wood	30
AQ	Interior	outside int. arts 220 office	N/A	Window sill	Below	No	Wood	4
AU	Interior	Int. arts 220 office	220	North wall	Above	No	Plaster	6
AR	Interior	Int. arts 220 office	220	Door	Above and below	No	Wood	10

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AS	Interior	Fac. 217	217	Trim at sink	Below	No	Wood	2
AT	Interior	Hallway across from room 222	Hall	Built-in bench	Below	No	Wood	15
AV	Interior	Classroom	225	Built-in cabinets under sink	Below	No	Wood	12
AW	Interior	Classroom	225	Walls at northeast corner	Above and below	No	Plaster	8
AX	Interior	Classroom	225	Orange trim on north wall	Above	No	Wood	10
AY	Interior	Classroom	227	Trim at sink	Below	No	Wood	2
AZ	Interior	Classroom	227	Orange trim on north wall	Above	No	Wood	10
BA	Interior	Classroom	229	Trim at sink	Below	No	Wood	8
BB	Interior	Classroom	232	Windowsill	Below	No	Wood	4
BC	Interior	Classroom	202	Built-in cabinets under sink	Below	No	Wood	12
BD	Interior	Classroom	202	Built-in cabinets under sink	Below	No	Wood	20
BE	Interior	Second floor hallway at southwest stairwell	Hall	Wall	Above and below	No	Plaster	4
BF	Interior	Landing at southwest stairwell	Hall	Wall	Above and below	No	Plaster	2
BG	Interior	Classroom	101	Built-in cabinets under sink	Below	No	Wood	20
BH	Interior	Classroom	100	Built-in cabinets under sink	Below	No	Wood	10
BI	Interior	Classroom	100	Built-in cabinets on north wall	Below	No	Wood	20
BJ	Interior	Classroom	103	Built-in cabinets under sink	Below	No	Wood	20
BK	Interior	Classroom	102	Built-in cabinets under sink	Below	Yes	Wood	12
BL	Interior	Classroom	104	Built-in cabinets under sink	Below	Yes	Wood	12
BM	Interior	Office 109B	109 B	West wall	Above	No	Plaster	5
BN	Interior	Classroom	113	Wall outside of 113 A	Above and below	No	Plaster	8
BO	Interior	Classroom	113 D	South wall	Above and below	No	Plaster	5
BP	Interior	Classroom	120	Built-in cabinets under sink	Below	Yes	Wood	12

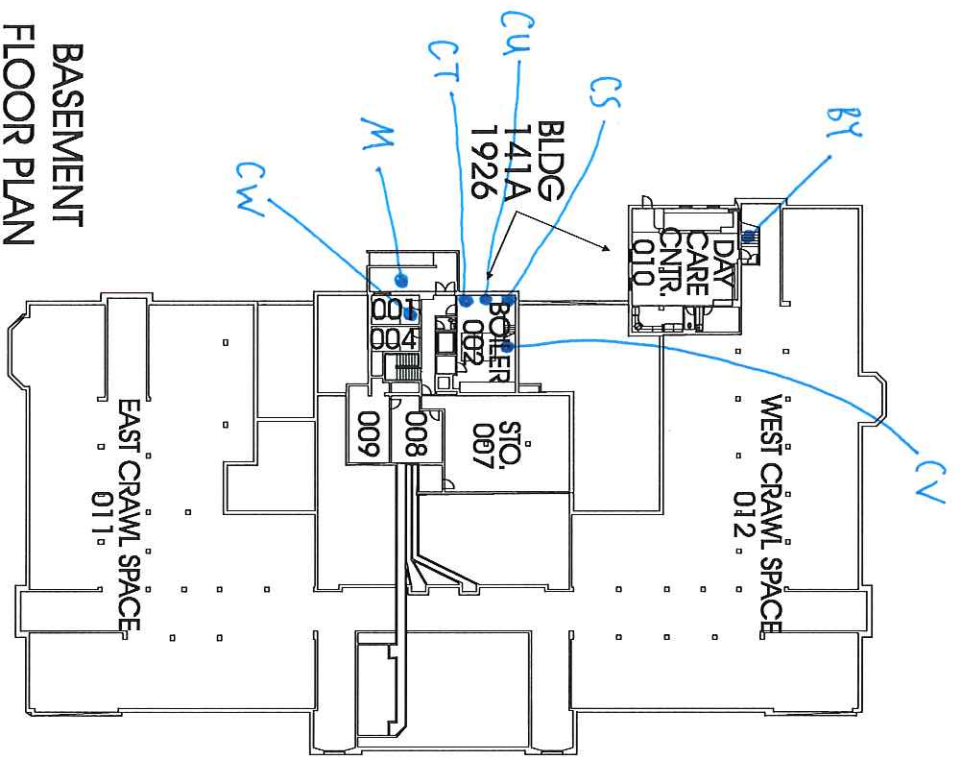
ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BQ	Interior	Classroom	122	Built-in cabinets under sink	Below	Yes	Wood	12
BR	Interior	Classroom	124	Built-in cabinets under sink	Below	Yes	Wood	12
BS	Interior	Classroom	124	Window sill	Below	Yes	Wood	25
BT	Interior	Classroom	124	South wall above 124B	Above	Yes	Plaster	10
BU	Interior	Classroom	124	West wall above door	Above	Yes	Plaster	6
BV	Interior	Classroom	126	Built-in cabinets under sink	Below	Yes	Wood	12
BW	Interior	Classroom	128	Built-in cabinets under sink	Below	Yes	Wood	12
BX	Interior	Classroom	137	Built-in cabinets under sink	Below	Yes	Wood	12
BY	Interior	Stairwell to daycare center	Hall	Wall	Below	Yes	Plaster	8
BZ	Interior	Classroom	228	Built-in cabinets under sink	Below	No	Wood	12
CA	Interior	Classroom	228	South wall	Above	No	Plaster	2
CB	Interior	Classroom	223	Trim by sink	Below	No	Wood	2
CC	Interior	Classroom	226	Built-in cabinets under sink	Below	No	Wood	12
CD	Interior	Classroom	226	South wall	Above and below	No	Plaster	30
CE	Interior	Classroom	224	Built-in cabinets under sink	Below	No	Wood	12
CF	Interior	Northeast stairwell	Hall	Wall	Below	No	Plaster	4
CG	Interior	Classroom	139	Built-in cabinets under sink	Below	No	Wood	12
CH	Interior	Classroom	139	East wall above doors	Above	No	Plaster	30
CI	Interior	Classroom	130	Windowsill	Below	Yes	Wood	4
CJ	Interior	Classroom	130	Built-in cabinets under sink	Below	Yes	Wood	12
CK	Interior	Classroom	132	Built-in cabinets under sink	Below	Yes	Wood	12
CL	Interior	Classroom	145	Built-in cabinets under sink	Below	Yes	Wood	12
CM	Interior	Classroom	133	Built-in cabinets under sink	Below	No	Wood	20

ID	Interior / Exterior	Location	Room # or Name	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
CN	Interior	Kitchen	N/A	South windowsill by prep sink	Above	No	Wood and plaster	10
CO	Interior	Kitchen	N/A	Support beams by serving tray storage	Above and below	No	Plaster	5
CP	Interior	Kitchen	N/A	Doorframe to 123 C	Above and below	No	Metal	10
CQ	Interior	Room	123 D	Walls	Above and below	No	Plaster	30
CR	Interior	Room	123 D	Paint chips on floor	Below	No	N/A	20
CS	Interior	Boiler room	N/A	Northwest corner of room	Above	No	Concrete	40
CT	Interior	Boiler room	N/A	Southwest corner	Above	No	Concrete	15
CU	Interior	Boiler room	N/A	West wall	Above and below	No	Concrete	50
CV	Interior	Boiler room	N/A	North wall	Above and below	No	Concrete	20
CW	Interior	Custodial	1	North wall	Above	No	Concrete	5

Boise Eliot Elementary School 620 N Fremont 97227 Facility Plan

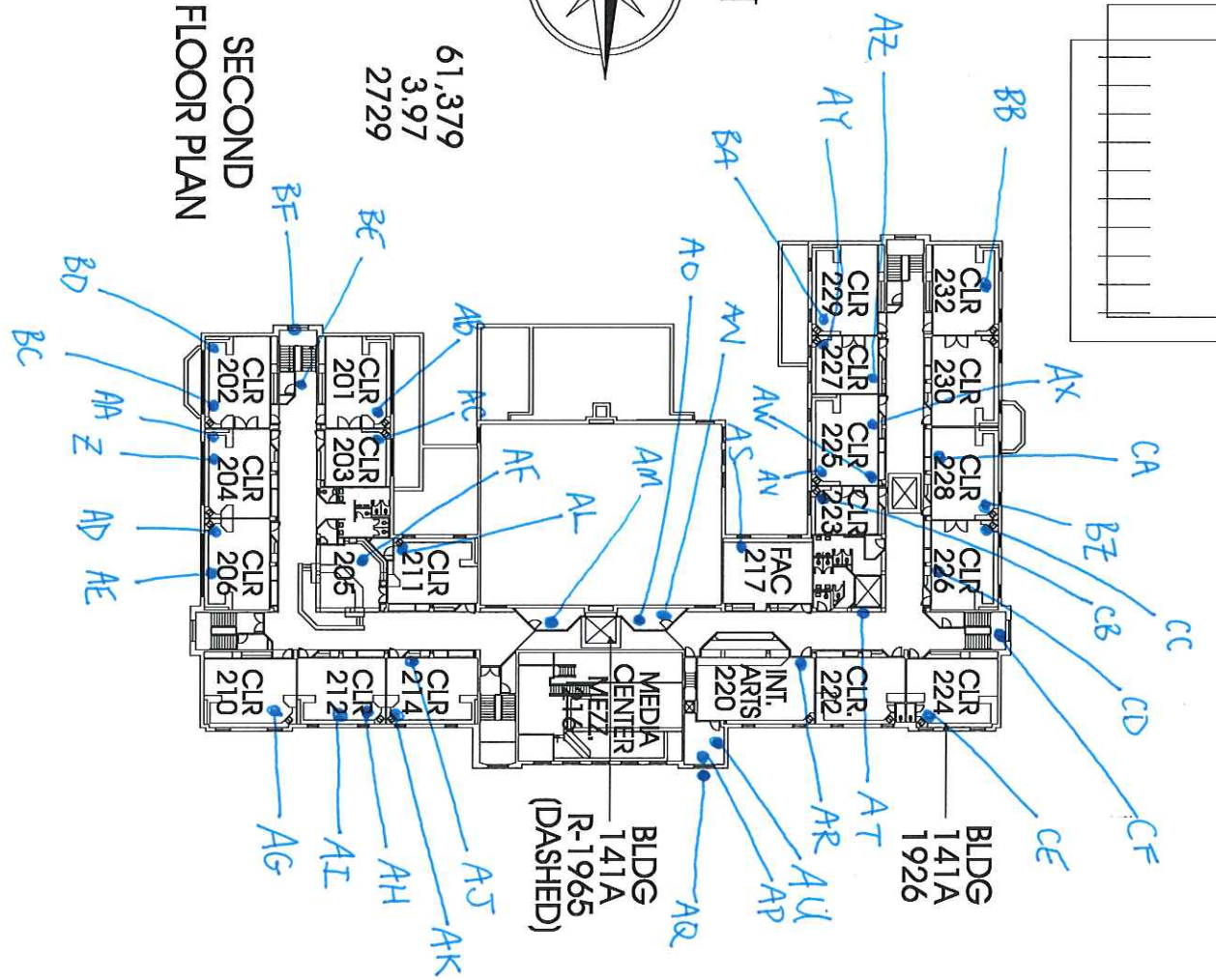


SITE / FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

TOTAL SF 61,379
ACRES 3.97
1/4 SECT. 2729



SECOND 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

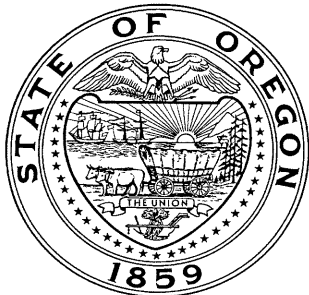
State of Oregon
Oregon Health Authority

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

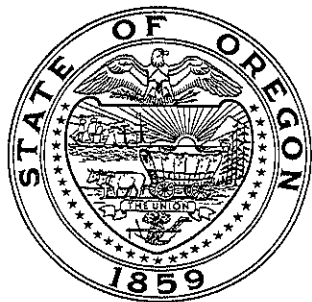
This document can be obtained in an alternate format by calling: (971) 673-0440.

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