



Engineering +
Environmental

January 18, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
César Chávez School
5103 N Willis Boulevard
Portland, Oregon 97203
PBS Project: 6500.721 Phase 0015

Dear Mr. Wilton:

On January 5, 2017, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of César Chávez School located at 5103 N Willis Boulevard 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 intact, with no paint chips observed.

Windows are newer, metal sliding located throughout the school except in the stairwell where wooden sliding windows exist. The media center also has wooden windows, but they do not open.

The only windows of interest were those in the stairwell, and due to their elevation, were inaccessible for inspection.

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.

4412 SW Corbett Avenue, Portland, OR 97239
503.248.1939 Main
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www.pbsenv.com

RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized.

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

Cesar Chavez School
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Stairwell landing across from classroom 221	Windowframes	Above	No	Wood	60
B	Interior	Stairwell landing across from classroom 221	Wall	Above	No	Plaster	50
C	Interior	Classroom 214	Door frame	Above and below	No	Metal	15
D	Interior	Classroom 214	Built-in cabinets and trim by door	Below	No	Wood	40
E	Interior	Classroom 214	Windowsills	Below	No	Wood	25
F	Interior	Classroom 206	Door frame	Above and below	No	Metal	15
G	Interior	Classroom 206	Built-in cabinets and trim	Below	No	Wood	30
H	Interior	Classroom 206	Windowsills	Below	No	Wood	25
I	Interior	Classroom 204	Door and frame	Above and below	No	Wood	60
J	Interior	Classroom 200	Door frame	Above and below	No	Metal	15
K	Interior	Classroom 200	Built-in cabinets and trim	Below	No	Wood	30
L	Interior	Classroom 200	Windowsills	Below	No	Wood	30
M	Interior	Classroom 203	Door frame	Above and below	No	Metal	25
N	Interior	Classroom 203	Built-in cabinets and trim	Below	No	Wood	30
O	Interior	Classroom 203	Radiator housing	Below	No	Metal	20
P	Interior	Hallway across from room 204	Trim on counter at sink	Below	No	Wood	10
Q	Interior	Stairwell next to classroom 214	Window frames	Above	No	Wood	60
R	Interior	Classroom 221	Door frame	Above and below	No	Metal	15
S	Interior	Stairwell across from classroom 236	Window frames	Above	No	Wood	60
T	Interior	Classroom 237	Baseboards	Below	No	Wood	100
U	Interior	Classroom 238	Door and frame	Above and below	No	Wood and metal	60
V	Interior	Classroom 238	Windowsills	Below	No	Wood	30
W	Interior	Classroom 238	Radiator	Below	No	Metal	20

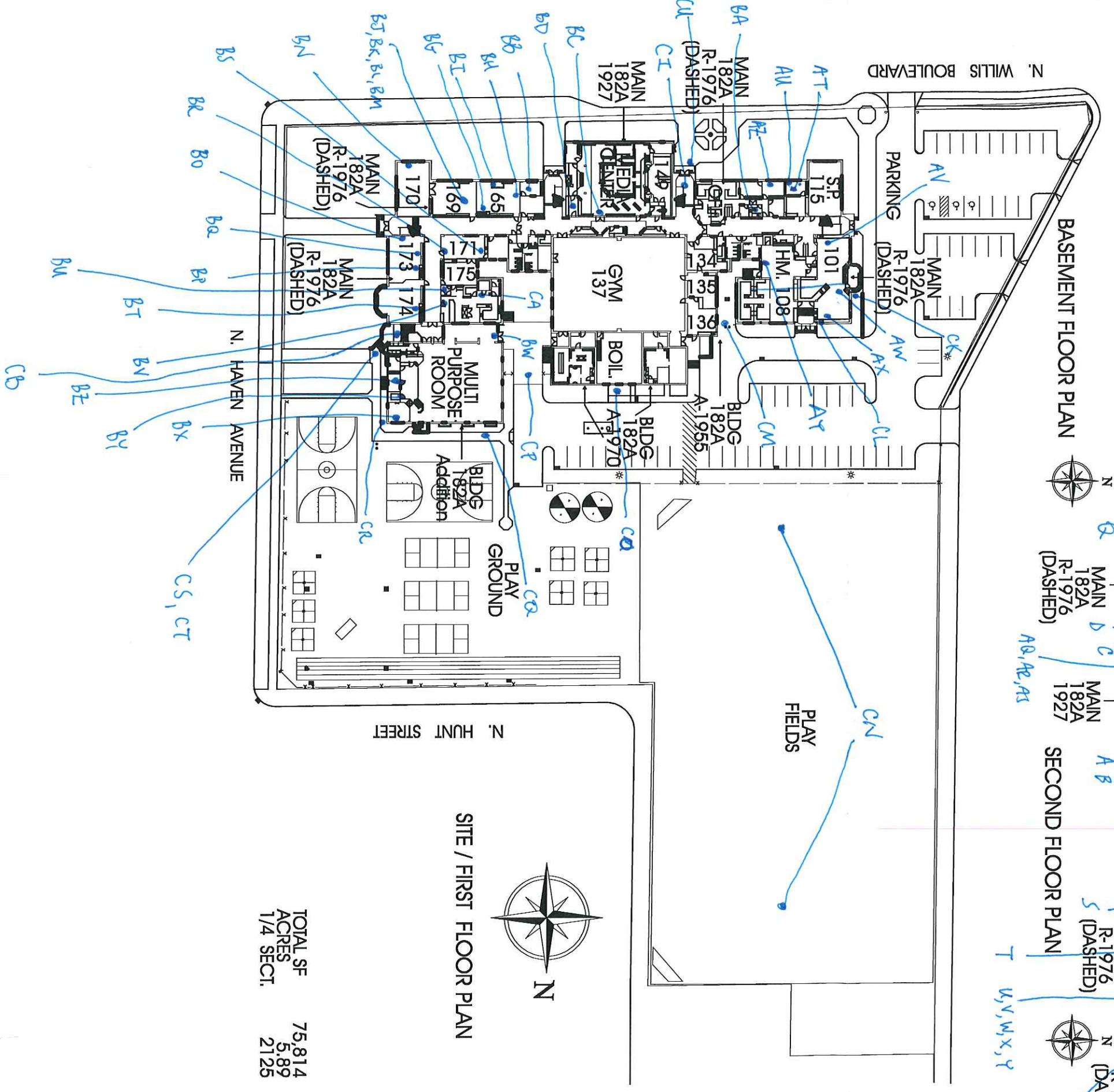
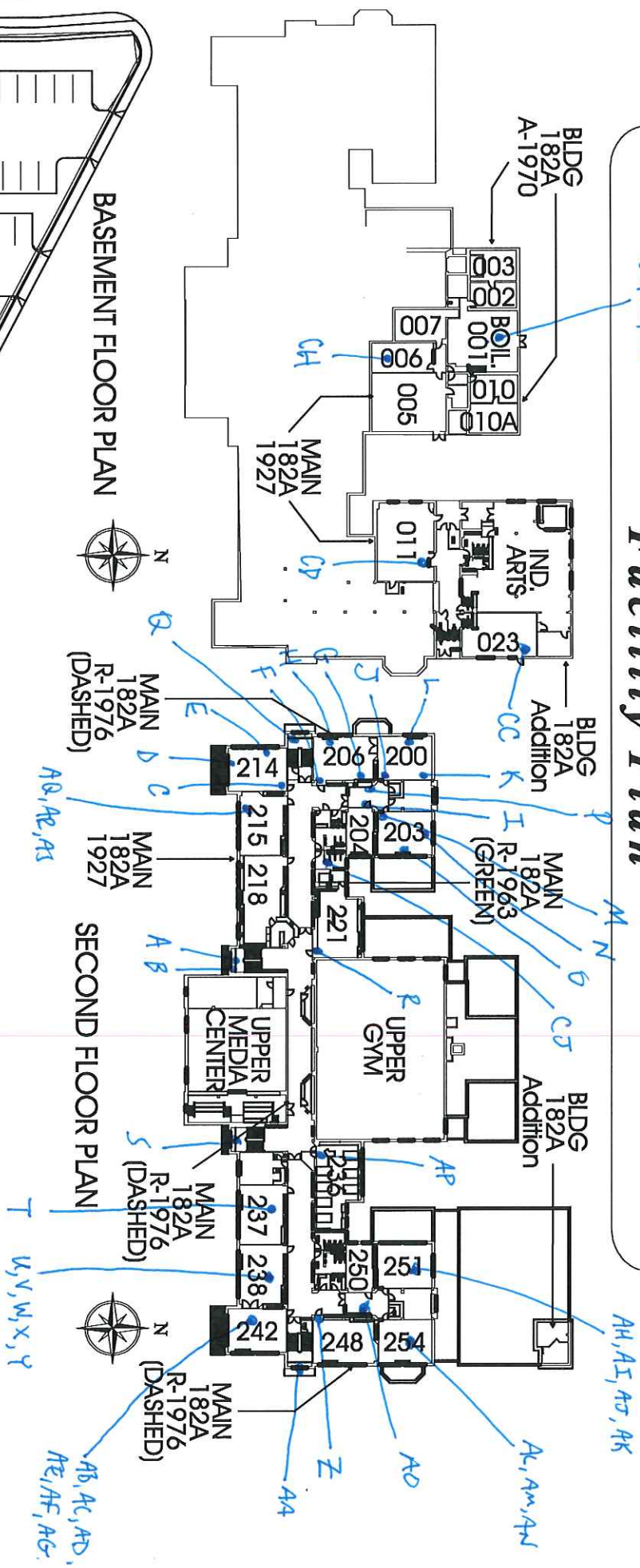
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Interior	Classroom 238	Baseboards	Below	No	Wood	100
Y	Interior	Classroom 238	Built-in cabinets and trim	Below	No	Wood	40
Z	Interior	Classroom 248	Door and frame	Above and below	No	Wood and metal	60
AA	Interior	Stairwell near classroom 242	Window frames	Above	No	Wood	60
AB	Interior	Classroom 242	Door frame	Above and below	No	Metal	15
AC	Interior	Classroom 242	Northwest corner of room	Above and below	No	Plaster	15
AD	Interior	Classroom 242	Windowsills	Below	No	Wood	30
AE	Interior	Classroom 242	South wall	Above	No	Plaster	125
AF	Interior	Classroom 242	Underside of chalkboard rail	Below	No	Wood	50
AG	Interior	Classroom 242	Baseboards	Below	No	Wood	100
AH	Interior	Classroom 251	Door frame	Above and below	No	Metal	25
AI	Interior	Classroom 251	Built-in cabinets and trim	Below	No	Wood	40
AJ	Interior	Classroom 251	Windowsills	Below	No	Wood	30
AK	Interior	Classroom 251	West wall	Above and below	No	Plaster	50
AL	Interior	Classroom 254	Door frame	Above and below	No	Metal	25
AM	Interior	Classroom 254	Built-in cabinets and trim	Below	No	Wood	40
AN	Interior	Classroom 254	Radiator	Below	No	Metal	20
AO	Interior	Hallway across from room 250	Trim on counter at sink	Below	No	Wood	10
AP	Interior	Classroom 236	Door frame	Above and below	No	Metal	15
AQ	Interior	Classroom 215	Baseboards south wall	Below	No	Wood	25
AR	Interior	Classroom 215	Built-in cabinets and trim	Below	No	Wood	30
AS	Interior	Classroom 215	West Windowsills	Below	No	Wood	15
AT	Interior	Classroom 117	Windowsills	Below	No	Wood	12
AU	Interior	Classroom 117	Southeast corner wall	Below	No	Plaster	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AV	Interior	Classroom 101	built-in cabinets	Above and below	Yes	Wood	160
AW	Interior	Classroom 102 office	Southwest corner wall	Above and below	No	Plaster	15
AX	Interior	Classroom 102	Trim on counter at sink	Below	Yes	Wood	10
AY	Interior	Classroom 104	East wall near ceiling trim	Above	Yes	Plaster	12
AZ	Interior	Classroom 119	South wall	Below	No	Plaster	60
BA	Interior	122 nurse	Trim on counter at sink	Below	No	Wood	6
BB	Interior	152 conference	Walls	Above and below	No	Plaster	45
BC	Interior	Media center	door frame	Above and below	No	Metal	15
BD	Interior	148 workroom	Door frame	Above and below	No	Metal	15
BE	Interior	Classroom 154	Southeast corner wall	Above and below	No	Plaster	10
BF	Interior	163 conference	North wall	Below	Yes	Plaster	20
BG	Interior	Classroom 165	Built-in cabinets and trim	Below	Yes	Wood	30
BH	Interior	Classroom 165	Baseboards	Below	Yes	Wood	100
BI	Interior	Classroom 165	Windowsills	Below	Yes	Wood	30
BJ	Interior	Classroom 169	Door	Above and below	Yes	Wood	45
BK	Interior	Classroom 169	Built-in cabinets and trim	Below	Yes	Wood	30
BL	Interior	Classroom 169	West wall	Above	Yes	Plaster	45
BM	Interior	Classroom 169	Baseboards	Below	Yes	Wood	100
BN	Interior	Classroom 170	Windowsills on south wall	Below	Yes	Wood	15
BO	Interior	Classroom 173	South wall	Above	Yes	Plaster	100
BP	Interior	Classroom 173	Built-in cabinets and trim	Below	Yes	Wood	30
BQ	Interior	Classroom 173	Baseboards on west wall	Below	Yes	Wood	25
BR	Interior	Classroom 171	Door	Above and below	Yes	Wood	45
BS	Interior	Classroom 171	Trim on counter at sink	Below	Yes	Wood	6

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
BT	Interior	Classroom 174	Built-in cabinets and trim	Below	Yes	Wood	30
BU	Interior	176 custodian	Door and frame	Above and below	No	Wood and metal	60
BV	Interior	183A serving line	Door and frame	Above and below	No	Wood and metal	60
BW	Interior	multi-purpose room	Double doors in southwest corner	Above and below	No	Metal	90
BX	Interior	multi-purpose room, storage in northeast corner	Wall under windows	Below	No	Plaster	30
BY	Interior	Classroom 191	Door frame	Above and below	No	Metal	15
BZ	Interior	Classroom 189	Door frame	Above and below	No	Metal	15
CA	Interior	177- Kitchen	Door frame	Above and below	No	Metal	15
CB	Interior	Stairwell off of multi-purpose room	Handrails	Below	No	Metal	50
CC	Interior	Classroom 023	East wall near door	Below	No	Plaster	20
CD	Interior	Classroom 011	Door and frame	Above and below	No	Wood and metal	60
CE	Interior	Boiler room	Walls	Above	No	Concrete	4000
CF	Interior	Boiler room	Ceiling	Above	No	Plaster and wood	1500
CG	Interior	Boiler room	Floor	Below	No	Concrete	1500
CH	Interior	Boiler room office 006	Floor	Below	No	Concrete	800
CI	Interior	Main entryway	Wall	Above and below	No	Plaster	10
CJ	Interior	Girl's restroom 217	Wall under window	Below	No	Plaster	6
CK	Exterior	Classroom 101 west wall	Downspout	Above and below	No	Metal	10
CL	Exterior	Classroom 101 north wall	Guardrail	Above and below	No	Metal	30
CM	Exterior	Classroom 136	Gate	Above and below	No	Metal	120
CN	Exterior	Playfields	Soccer Goals	Above and below	No	Metal	60
CO	Exterior	Outside boiler room	Handrails	Below	No	Metal	40
CP	Exterior	West side of multi-purpose room	Metal posts	Below	No	Metal	30
CQ	Exterior	Outside north side of multi-purpose	Guardrails at window wells	Below	No	Metal	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
CR	Exterior	Northeast corner of multi-purpose room	Wall	Above and below	No	Plaster	100
CS	Exterior	Outside steps leading to multi-purpose room	Handrails	Below	No	Metal	40
CT	Exterior	Outside steps leading to multi-purpose room	Window frames at doorway	Above and below	No	Metal	80
CU	Exterior	Main entrance	Handrails	Below	No	Metal	80
CV	Interior	Stairwell next to classroom 214	Handrails	Below	No	Wood	100
CW	Interior	Stairwell across from 221	Handrails	Below	No	Wood	100
CX	Interior	Stairwell across from 236	Handrails	Below	No	Wood	100
CY	Interior	Stairwell next to classroom 242	Handrails	Below	No	Wood	100

Portsmouth Middle School 5103 N Willis Blvd. 97203 Facility Plan



TOTAL SF 75,814
ACRES 5.89
1/4 SECT. 2125

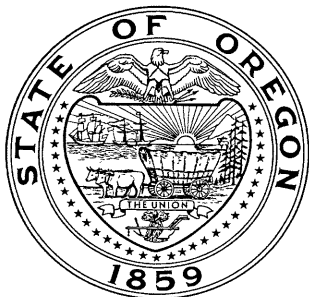
State of Oregon
Oregon Health Authority

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

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.

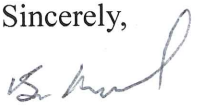
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the 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

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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