



Engineering + Environmental

February 10, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Kelly Elementary School
9030 SE Cooper Street
Portland, Oregon 97266
PBS Project: 6500.721 Phase 0027

Dear Mr. Wilton:

On January 20, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Kelly Elementary School located at 9030 SE Cooper 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 intact condition with areas of fair and deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

No paint chips were observed in the school's garden; however, paint chips resulting from deteriorated paint conditions were observed near the garden, as well as in soil at the northeast exterior of classroom 101.

The school's metal push-out windows in the main building and wood windows with metal hardware did not reveal any signs for concern.

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.

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RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. All paint chips noted in this report should 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

Kelly Elementary School
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Classroom 127	Door and frame	Above and below	Yes	Wood and metal	60
B	Interior	Classroom 127	Built-in cabinets and trim under sink	Below	Yes	Wood	30
C	Interior	Classroom 126	Door and frame	Above and below	Yes	Wood and metal	60
D	Interior	Classroom 126	Built-in cabinets and trim under sink	Above and below	Yes	Wood	40
E	Interior	Hallway outside classroom 126	Wall	Above and below	No	Drywall	5
F	Interior	Classroom 125	Door and frame	Above and below	Yes	Wood and metal	60
G	Interior	Classroom 125	Built-in cabinets and trim under sink	Above and below	Yes	Wood	40
H	Interior	Custodial closet in boy's room	Floor	Below	No	Concrete	100
I	Interior	Classroom 124	Door and frame	Above and below	Yes	Wood and metal	60
J	Interior	Classroom 124	Built-in cabinets and trim under sink	Below	Yes	Wood	30
K	Interior	Classroom 123	Door and frame	Above and below	Yes	Wood and metal	60
L	Interior	Classroom 123	Built-in cabinets and trim under sink	Below	Yes	Wood	30
M	Interior	Classroom 122	Door and frame	Above and below	Yes	Wood and metal	60
N	Interior	Classroom 122	Built-in cabinets and trim under sink	Below	Yes	Wood	30
O	Interior	Classroom 117	Door and frame	Above and below	Yes	Wood	45
P	Interior	Classroom 115	Vents on radiator housing	Below	Yes	Metal	20
Q	Interior	Classroom 113	Built-in cabinets and trim under sink	Below	Yes	Wood	20
R	Interior	Library	Door and frame	Above and below	No	Metal	15
S	Interior	Hallway across from library	Lockers	Above and below	No	Metal	1200
T	Interior	Hallway outside comp.119	Wall	Below	No	Drywall	10
U	Interior	Gym	Built-in bleachers	Below	No	Wood	500
V	Interior	Gym	Southwest Doorframe	Above and below	No	Metal	30
W	Interior	Gym 121H	Door and frame	Above and below	No	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
X	Interior	Gym storage 121H	Northwest corner ceiling	Above	No	Plaster	10
Y	Interior	Gym 121E	Door to coach office	Above and below	No	Wood	45
Z	Interior	Gym	Baseboards	Below	No	Wood	300
AA	Interior	Stage 135	Floor	Below	No	Wood	1250
AB	Interior	135D	Door and frame	Above and below	No	Wood and metal	60
AC	Interior	Kitchen custodial	Walls	Above and below	No	Plaster	100
AD	Interior	Cafeteria 136A	Door	Above and below	No	Wood	45
AE	Interior	Cafeteria 136	Support beam near northeast entrance	Above and below	No	Wood	60
AF	Interior	Cafeteria 136	Support beam near southeast entrance	Above and below	No	Wood	60
AG	Interior	Boy's restroom across from cafeteria	Door	Above and below	No	Wood	45
AH	Interior	Principal's office	Closet door	Above and below	No	Wood	45
AI	Interior	Office 141G	Door to 141H	Above and below	No	Wood	45
AJ	Interior	Office 141G	Door to restroom	Above and below	No	Wood	45
AK	Interior	Office 141	Closet door	Above and below	No	Wood	45
AL	Interior	Office 141	Door and frame to hallway	Above and below	No	Wood and metal	60
AM	Interior	Storage next to 138	Door	Above and below	No	Wood	45
AN	Interior	Classroom 105	Radiator housing	Below	No	Plaster	75
AO	Interior	Classroom 101	Doorframe	Above and below	Yes	Metal	15
AP	Interior	Classroom 100	Doorframe	Above and below	Yes	Metal	15
AQ	Interior	Classroom 106	Door	Above and below	Yes	Wood	45
AR	Interior	Classroom 107	Built-in cabinets and trim	Below	Yes	Wood	30
AS	Interior	Classroom 107	Door	Above and below	Yes	Wood	45
AT	Interior	Classroom 29	Built-in cabinets and trim under sink	Below	Yes	Wood	30
AU	Interior	Classroom 25	Built-in cabinets and trim under sink	Below	Yes	Wood	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AV	Interior	Classroom 28	Door and frame	Above and below	Yes	Metal	60
AW	Interior	Classroom 28	East wall under dry erase	Below	Yes	Plaster	30
AX	Interior	Classroom 28	Built-in cabinets and trim under sink	Below	Yes	Wood	30
AY	Interior	Classroom 24	Door and frame	Above and below	Yes	Wood	60
AZ	Interior	Classroom 24	Built-in cabinets and trim under sink	Below	Yes	Wood	30
BA	Interior	Classroom 24	Windowsill in southwest corner	Below	Yes	Wood	2
BB	Interior	Classroom 28	Windowsill in southeast corner	Below	Yes	Wood	2
BC	Interior	Classroom 25	Windowsill in northwest corner	Below	Yes	Wood	2
BD	Interior	Classroom 29	Windowsill in northeast corner	Below	Yes	Wood	2
BE	Interior	Classroom 23	Door and frame	Above and below	Yes	Wood	60
BF	Interior	Classroom 23	Windowsill in northeast corner	Below	Yes	Wood	2
BG	Interior	Classroom 23	Built-in cabinets and trim under sink	Below	Yes	Wood	30
BH	Interior	Classroom 19	Door and frame	Above and below	Yes	Wood	60
BI	Interior	Classroom 19	Built-in cabinets and trim under sink	Below	Yes	Wood	60
BJ	Interior	Classroom 19	Windowsill in northwest corner	Below	Yes	Wood	2
BK	Interior	M-P 14	Windowsill in southwest corner	Below	No	Wood	2
BL	Interior	Classroom 16	Windowsill in southeast corner	Below	No	Wood	2
BM	Interior	M-P 14	Door	Above and below	No	Wood	45
BN	Interior	Classroom 15	Door and frame	Above and below	No	Wood	15
BO	Interior	Office 12	Northeast door	Above and below	No	Metal	45
BP	Interior	Media resource center 15	Door and frame	Above and below	No	Wood	15
BQ	Interior	Room 7	Door	Above and below	No	Wood	45
BR	Interior	Room 7	Built-in cabinets and trim under sink	Below	No	Wood	12
BS	Interior	Classroom 2	Built-in cabinets and trim under sink	Below	Yes	Wood	30

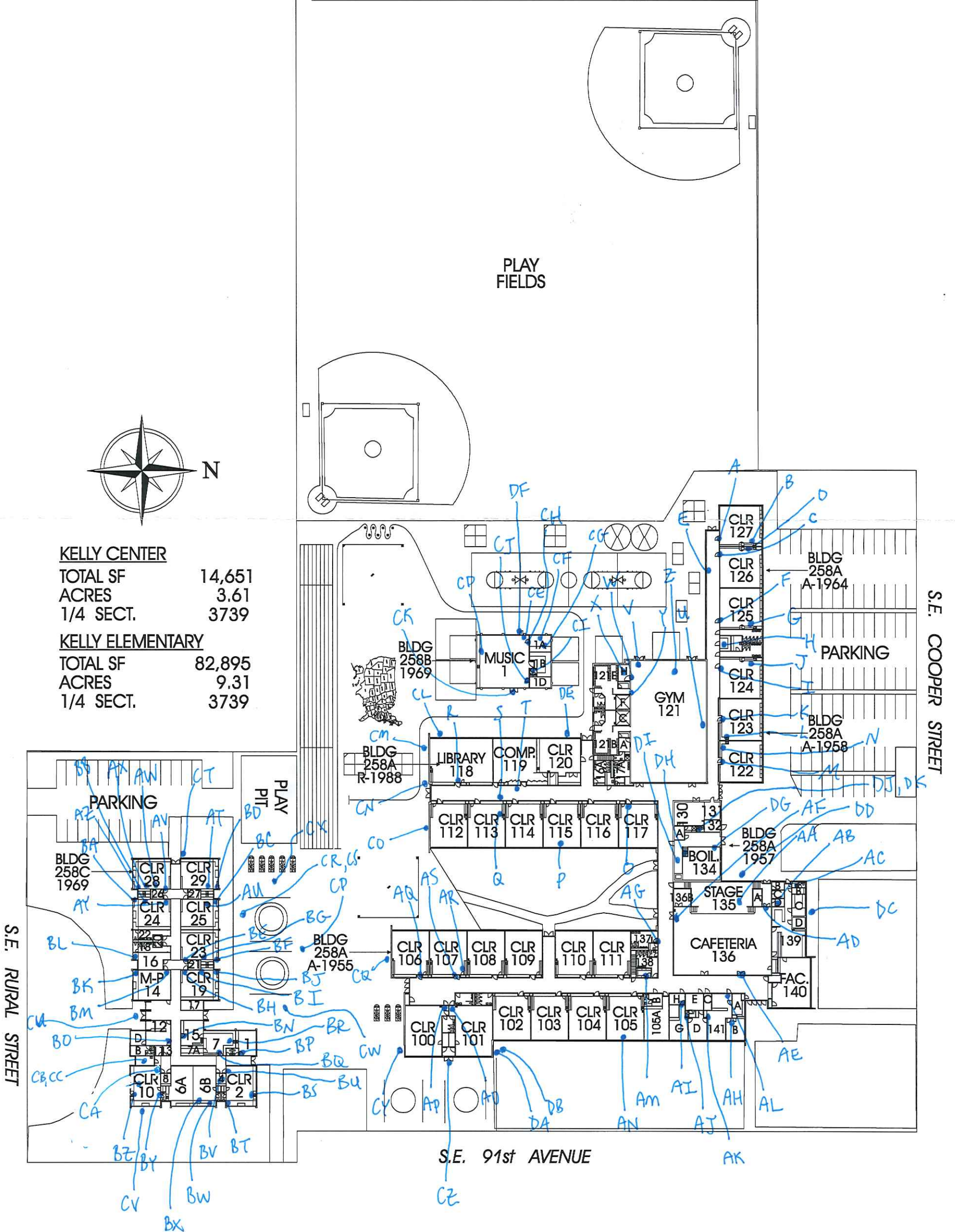
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BT	Interior	Classroom 2	Windowsill	Below	Yes	Wood	2
BU	Interior	Classroom 2	Doorframe	Above and below	Yes	Wood	10
BV	Interior	Room 4	Ceiling	Above	No	Plaster	30
BW	Interior	Room 6B	Windowsill	Below	No	Wood	2
BX	Interior	Room 6B	Built-in cabinets and trim under sink	Below	No	Wood	30
BY	Interior	Classroom 10	Bathroom door	Above and below	No	Wood	45
BZ	Interior	Classroom 10	Built-in cabinets and trim under sink	Below	Yes	Wood	30
CA	Interior	Classroom 10	Door and frame	Above and below	Yes	Wood	60
CB	Interior	Room 11	Ceiling	Above	No	Plaster	10
CC	Interior	Room 11	Walls	Above and below	No	Plaster	80
CD	Interior	Music-1	Built-in cabinets, trim, and counter on south wall	Below	No	Wood	120
CE	Interior	Music-1	Wall next to west exit	Below	No	Plaster	20
CF	Interior	Music 1A	West wall	Above	No	Plaster	100
CG	Interior	Music 1A	Ceiling	Above	No	Plaster	40
CH	Interior	Music 1A	Doorframe	Above and below	No	Wood	35
CI	Interior	Music bathroom 1C	Ceiling	Above	No	Plaster	40
CJ	Interior	Music storage 1D	Doorframe	Above and below	No	Wood	45
CK	Exterior	Music	Underside of roof overhang	Above	No	Wood	75
CL	Exterior	Library west	Side of roof overhang	Above	No	Wood	40
CM	Exterior	Library south	Side of roof overhang	Above	No	Wood	30
CN	Exterior	South entrance to library	Side of roof overhang	Above	No	Wood	20
CO	Exterior	Classroom 112 south	Side of roof overhang	Above	No	Wood	20
CP	Exterior	North side of covered play area	Beam running along roof	Above	No	Wood	100
CQ	Exterior	Southeast of classroom 106	Downspout	Above and below	No	Metal	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CR	Exterior	South side of covered play area	Downspout	Above and below	No	Metal	15
CS	Exterior	South side of covered play area	Beam running along roof	Above	No	Wood	100
CT	Exterior	West creston annex	Metal siding above brick	Above	No	Metal	60
CU	Exterior	Main entrance to annex	Metal siding above brick	Above	No	Metal	20
CV	Exterior	East classroom 10	Metal siding above brick	Above	No	Metal	30
CW	Exterior	East side of covered play area	Beam running along roof	Above	No	Wood	50
CX	Exterior	West side of covered play area	Beam running along roof	Above	No	Wood	N/A
CY	Exterior	South exterior of classroom 100	Wall	Above and below	No	Wood	80
CZ	Exterior	Southeast entrance to main building	Wall around doors	Above and below	No	Wood	30
DA	Exterior	North wall to classroom 101	Wall	Above	No	Wood	80
DB	Exterior	North wall to classroom 101	Paint chips on ground	Below	No	N/A	25
DC	Exterior	North wall to cafeteria	Wall	Above	No	Wood	1000
DD	Exterior	West wall of gym	Wall	Above	No	Wood	1000
DE	Exterior	Classroom 120	Side of roof overhang	Above	No	Wood	25
DF	Exterior	West entrance to music	Door	Above and below	No	Metal	45
DG	Interior	Boiler room	Handrails	Below	No	Metal	175
DH	Interior	Boiler room	Stairs	Below	No	Concrete	40
DI	Interior	Boiler room	Southeast upper floor	Below	No	Concrete	100
DJ	Interior	Boiler room bathroom	Floor	Below	No	Concrete	40
DK	Interior	Boiler room bathroom	Door	Above and below	No	Wood	45

Kelly Elementary School 9030 SE Cooper 97266 Facility Plan



KELLY CENTER	
TOTAL SF	14,651
ACRES	3.61
1/4 SECT.	3739
KELLY ELEMENTARY	
TOTAL SF	82,895
ACRES	9.31
1/4 SECT.	3739



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.

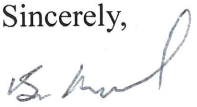
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the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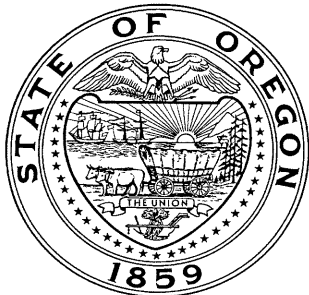
State of Oregon
Oregon Health Authority

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

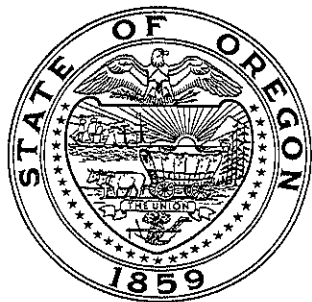
This document can be obtained in an alternate format by calling: (971) 673-0440.

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