



Engineering + Environmental

March 10, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Stephenson Elementary School
2627 SW Stephenson Street
Portland, Oregon 97219
PBS Project: 6500.721 Phase 0050

Dear Mr. Wilton:

On February 21, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Stephenson Elementary School located at 2627 SW Stephenson 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 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 or compost pile.

Paint chips were observed in soil on the west side of the school. Paint chips from the building were also observed on blacktop by the boiler room.

The school's windows have unpainted metal frames; no paint chips were observed in troughs.

One area of high concern noted during PBS' site visit was the school's green room where paint is no longer adhering to the ceiling. This concern was addressed on March 2, 2017, by a remediation contractor who stabilized the paint and HEPA vacuumed all paint chips.

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 noted on the attached table be stabilized. All paint chips 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

**Stephenson 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	Storage 120	Door	Above and below	No	Wood	5
B	Interior	Storage 120	Wall and ceiling	Above and below	No	Plaster	2
C	Interior	Safety Patrol 126	Door	Above and below	No	Wood	5
D	Interior	Custodial 122	Door	Above and below	No	Wood	5
E	Interior	Boiler room 138	Door and frame	Above and below	No	Wood and metal	25
F	Interior	Boiler room 138	Handrail	Below	No	Metal	20
G	Interior	Boiler room 138	Floor	Below	No	Concrete	400
H	Interior	Gym office	Door, frame, and cabinets	Above and below	No	Wood	50
I	Interior	Gym office	Wall	Above and below	No	Plaster	25
J	Interior	Kitchen 132	Door and frame	Above and below	No	Wood and metal	50
K	Interior	Kitchen 132	Floor	Below	Yes	Concrete	50
L	Interior	Kitchen 132	Wall	Below	No	Gypsum	5
M	Interior	Gym 124	Door and frame	Above and below	Yes	Metal	25
N	Interior	Gym 124	Walls, table frames, and baseboards	Above and below	Yes	Wood and metal	50
O	Interior	Stage 136	Stage	Below	Yes	Wood	500
P	Interior	Stage 136	Door	Above and below	No	Wood	5
Q	Interior	Main entrance restrooms 133, 134	Door	Above and below	Yes	Wood	10
R	Interior	Classroom 137	Door, cabinets, lower walls	Above and below	Yes	Wood	100
S	Interior	Classroom 139	Door, cabinets, lower walls	Above and below	Yes	Wood	100
T	Interior	East playground door	Door	Above and below	Yes	Metal	10
U	Interior	Media center	Shelves and cabinets	Below	Yes	Wood	100
V	Interior	Media center stairs	Wall and staircase side	Above	Yes	Gypsum	2

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Girl's media center restroom 34	Wall	Above	Yes	Gypsum	2
X	Interior	Boy's media center restroom 33	Wall	Below	Yes	Gypsum	2
Y	Interior	Classroom 158	Baseboard	Below	Yes	Wood	50
Z	Interior	Media center, by greenhouse	Wall	Above and below	Yes	Gypsum	5
AA	Interior	Greenhouse	Wall and ceiling	Above and below	Yes	Gypsum	20
AB	Interior	Office	Baseboard	Below	No	Wood	35
AC	Interior	Media center stairs	Handrail and baseboard	Below	Yes	Wood	20
AD	Interior	Media center hallway	Wall	Below	Yes	Wood	2
AE	Interior	Media center hallway	Window frame	Above and below	Yes	Wood	10
AF	Interior	Storage	Walls and ceiling	Above and below	No	Gypsum	10
AG	Interior	Workroom	Door, shelves, and cabinets	Above and below	No	Wood	40
AH	Interior	Closet 166	Door and wall	Above and below	No	Wood	10
AI	Interior	West hallway staff restrooms 167, 169	Door	Below	No	Wood	10
AJ	Interior	Alarm panel room 104	Door	Below	No	Wood	5
AK	Interior	Alarm panel room 104	Wall	Above and below	No	Gypsum	5
AL	Interior	Storage 105	Door	Above and below	No	Wood	10
AM	Interior	Custodial, girls and boys restrooms 107, 109, 111	Door	Above and below	No	Wood	15
AN	Interior	Custodial 109	Floor	Below	No	Concrete	15
AO	Interior	Southwest hallway	Wall	Below	Yes	Gypsum	2
AP	Interior	Classroom 115	Door, cabinets, lower walls	Above and below	Yes	Wood	50
AQ	Interior	Classroom 114	Door, cabinets, lower walls	Above and below	Yes	Wood	160
AR	Interior	Classroom 117	Door, cabinets, lower walls	Above and below	Yes	Wood	50
AS	Interior	Classroom 121	Door, cabinets, lower walls	Above and below	Yes	Wood	35

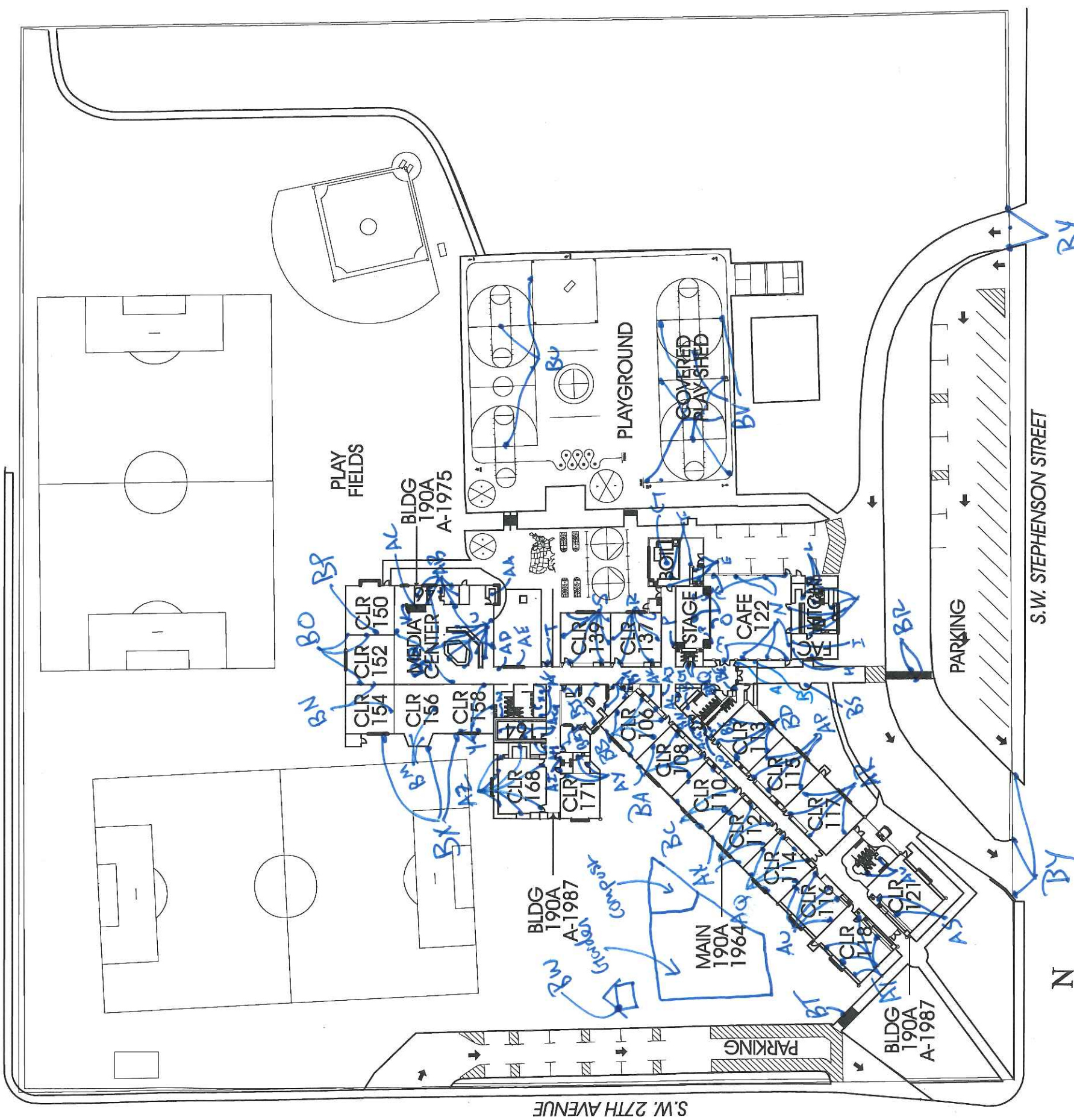
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 118	Door, cabinets, lower walls	Above and below	Yes	Wood	50
AU	Interior	Classroom 116	Door, cabinets, lower walls	Above and below	Yes	Wood	50
AV	Interior	Southwest hallway, far end boys restroom	Doors	Above and below	Yes	Wood	10
AW	Interior	Southwest hallway, far end boys restroom	Cylinder decour posts	Below	Yes	Plastic	10
AX	Interior	Classroom 112	Door, cabinets, lower walls	Above and below	Yes	Wood	50
AY	Interior	Classroom 171	Door and cabinets	Above and below	Yes	Wood	30
AZ	Interior	Classroom 168	Door and cabinets	Above and below	Yes	Wood	100
BA	Interior	Classroom 108	Door, cabinets, lower walls	Above and below	Yes	Wood	50
BB	Interior	Classroom 106	Door, cabinets, lower walls	Above and below	Yes	Wood	50
BC	Interior	Classroom 110	Door, cabinets, lower walls	Above and below	Yes	Wood	50
BD	Interior	Classroom 113	Door, cabinets, lower walls	Above and below	Yes	Wood	50
BE	Interior	Boys restroom, east door 111	Door and door frame	Above and below	No	Metal	10
BF	Interior	Boys restroom 111	Wall	Below	Yes	Gypsum	2
BG	Interior	Girls restroom 107	Wall	Below	Yes	Gypsum	2
BH	Interior	Girls restroom, east door 107	Door and door frame	Above and below	No	Metal	10
BI	Interior	Health room 102, 111A	Door and wall panels	Above and below	Yes	Wood	50
BJ	Interior	Main office 100	Door and cabinets	Above and below	Yes	Wood	35
BK	Interior	Principal's office 165	Door and cabinets	Above and below	Yes	Wood	25
BL	Interior	Office 148	Door, frame, and baseboards	Above and below	Yes	Wood	35
BM	Interior	Classroom 156	Wall, panels, and storage	Below	No	Wood	50
BN	Interior	Classroom 154	Wall panels	Below	No	Wood	20
BO	Interior	Classroom 152	Wall panels and baseboard	Above and below	No	Wood	35
BP	Interior	Classroom 150	Wall panels and baseboard	Above and below	No	Wood	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Media center	Baseboard	Below	Yes	Wood	50
BR	Exterior	South parking lot stairs	Handrails	Below	Yes	Metal	30
BS	Exterior	Flagpole	Lower flagpole	Below	Yes	Metal	10
BT	Exterior	Southwest parking lot stairs	Handrails	Below	Yes	Metal	20
BU	Exterior	West blacktop	Playground posts	Below	Yes	Metal	15
BV	Exterior	Covered play shed	Support posts and beams	Above and below	Yes	Metal	500
BW	Exterior	Garden shed	Garden shed	Above and below	Yes	Wood	50
BX	Exterior	Northwest wall	Wall	Below	No	Wood	40
BY	Exterior	South parking lot	Posts	Below	No	Metal	25

Stephenson Elementary School
2627 SW Stephenson 97219
Facility Plan



S.W. VACUNA STREET



S.W. 27TH AVENUE

S.W. STEPHENSON STREET



SITE / FIRST FLOOR PLAN

TOTAL SF 40,539
 ACRES 8.88
 1/4 SECT. 4126

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

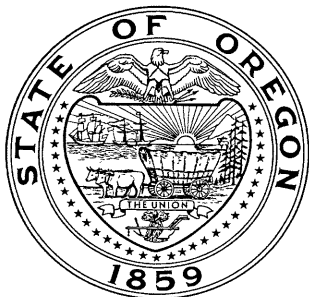
State of Oregon
Oregon Health Authority

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