



Engineering +
Environmental

January 20, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
George Middle School
10000 N Burr Avenue
Portland, Oregon 97203
PBS Project: 6500.721 Phase 0016

Dear Mr. Wilton:

On December 6, 2016, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of George Middle School located at 10000 N Burr Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, 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 deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

The school's windows are metal sliders and metal push-out. Window troughs inspected appeared to be in intact condition.

Paint chips were observed on concrete on the exterior of the auditorium, and in soil in the courtyard across from classroom 405.

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. Paint chips on concrete outside the auditorium and in soil in the courtyard 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

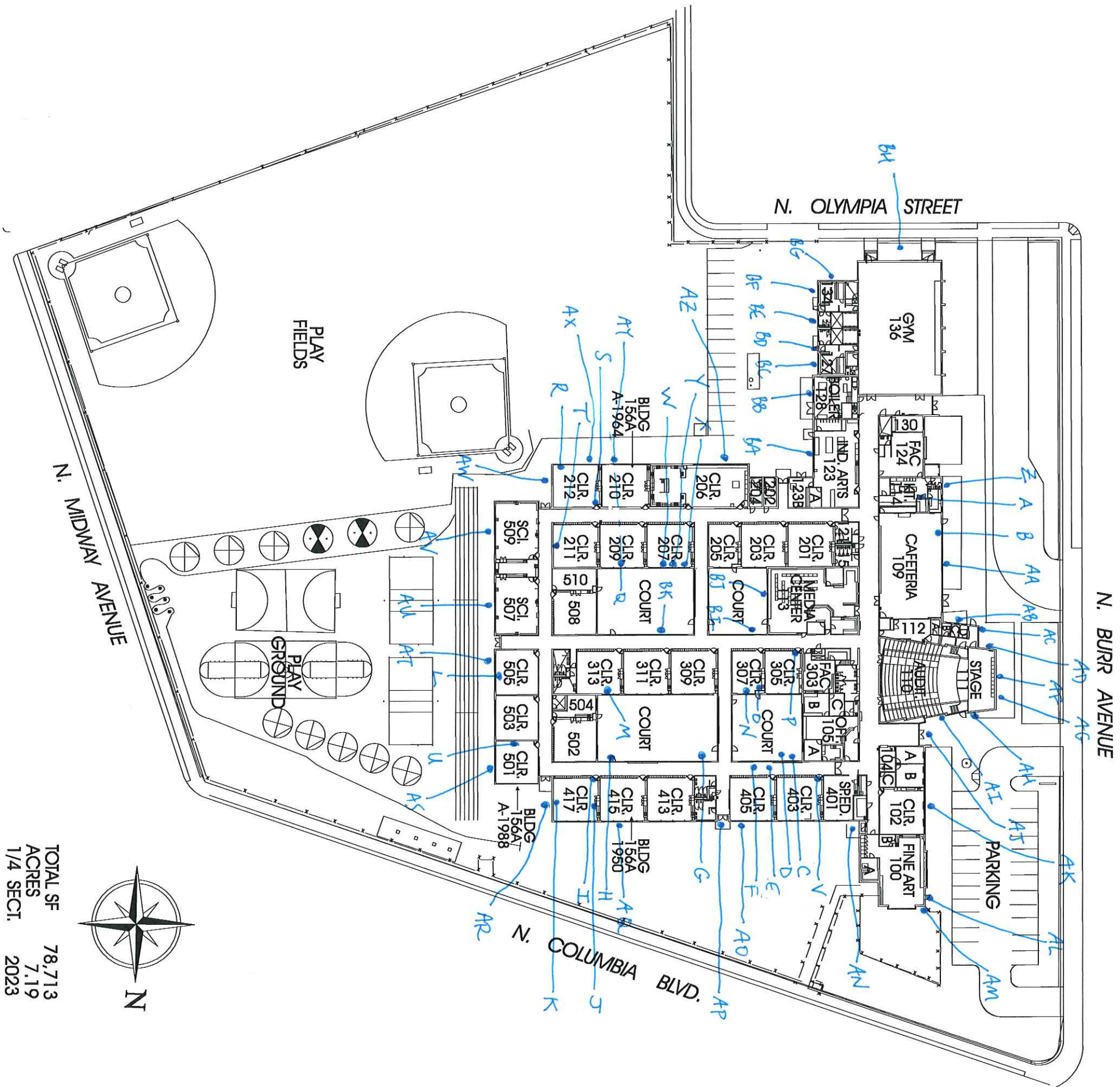
George Middle School
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	Kitchen	Door to walk-in refrigerator and freezer	Above and below	N/A	Wood	30
B	Interior	Cafeteria	Edge of windowsill, west wall	Below	N/A	Wood	50
C	Exterior	Courtyard across from classroom 405	Bottom of window, frame on north wall	Below	N/A	Wood	25
D	Exterior	Courtyard across from classroom 405	Paint chips on soil, under window	Below	N/A	N/A	10
E	Exterior	Courtyard across from classroom 405	Roof frame	Above	N/A	Wood	30
F	Exterior	Above 400s hallway, 405 and 403	Roof siding	Above	N/A	Wood	100
G	Exterior	Courtyard across from classroom 413	Bottom of window, frame on north wall	Below	N/A	Wood	35
H	Exterior	Courtyard across from classroom 415	Doorframe north courtyard entrance	Above and below	N/A	Wood	15
I	Interior	Classroom 417	Wall, southwest corner of room around door	Above and below	N/A	Drywall	15
J	Interior	Classroom 417	Western wall	Above	N/A	Plaster	6
K	Interior	Classroom 417	Wall, northeast corner of room between sink and windows	Above and below	N/A	Drywall	6
L	Interior	Classroom 505	Bottom window trim	Below	N/A	Wood	10
M	Interior	Classroom 313	Bottom window trim	Below	N/A	Wood	5
N	Interior	Classroom 307	Wall, southwest corner of room	Above and below	N/A	Drywall	3
O	Interior	Classroom 307	Wall, west side of windows	Above	N/A	Drywall	4

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
P	Interior	Classroom 305	Wall, southwest corner of room	Above and below	N/A	Drywall	2
Q	Interior	Classroom 209	Bottom window trim	Below	N/A	Wood	10
R	Interior	Classroom 212	Bottom window trim	Below	N/A	Wood	15
S	Interior	Classroom 212	Wall, northwest corner of room	Above and below	N/A	Drywall	6
T	Interior	Classroom 211	East wall, above dry erase board	Above	N/A	Drywall	10
U	Interior	Classroom 501	South wall	Above	N/A	Drywall	15
V	Interior	Classroom 403	Wall, southwest corner	Above and below	N/A	Drywall	6
W	Interior	Classroom 207	Heater cover	Below	N/A	Metal	25
X	Interior	Classroom 207	Bottom window trim	Below	N/A	Wood	12
Y	Interior	Classroom 207	Bottom window trim	Below	N/A	Wood	8
Z	Exterior	Outside kitchen	Trim under gutters	Above	N/A	Wood	35
AA	Exterior	Outside cafeteria	Trim under gutters	Above	N/A	Wood	40
AB	Exterior	Outside health clinic	Trim under gutters	Above	N/A	Wood	20
AC	Exterior	Outside health clinic	Underside of roof overhang	Above	N/A	Wood	12
AD	Exterior	Auditorium, south wall	Underside of roof overhang	Above	N/A	Wood	40
AE	Exterior	Auditorium, south wall	Trim under gutters	Above	N/A	Wood	70
AF	Exterior	Stage west wall	Underside of roof overhang	Above	N/A	Wood	100
AG	Exterior	Stage west wall	Trim under gutters	Above	N/A	Wood	30
AH	Exterior	Auditorium, north wall	Underside of roof overhang	Above	N/A	Wood	200
AI	Exterior	Auditorium near main entrance	Paint chips on ground	Above	N/A	N/A	15
AJ	Exterior	Main entrance	Underside of vestibule	Above	N/A	Wood	4
AK	Exterior	Classroom 104-102	Trim under gutters	Above	N/A	Wood	50
AL	Exterior	Fine art 100 at door	Underside of roof overhang	Above	N/A	Wood	30
AM	Exterior	Fine art 100 northwest corner	Underside of roof overhang	Above	N/A	Wood	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AN	Exterior	Building entrance near classroom 401	Underside of roof overhang/vestibule	Above	N/A	Wood	20
AO	Exterior	Outside classroom 405	Trim under gutters	Above	N/A	Wood	5
AP	Exterior	North building entrance	Roof overhang/vestibule (underside)	Above	N/A	Wood	8
AQ	Exterior	Classroom 415	Trim under gutters	Above	N/A	Wood	6
AR	Exterior	Classroom 417, east wall	Fascia	Above	N/A	Wood	4
AS	Exterior	Classroom 501, east side	Bottom of window frame	Below	N/A	Wood	5
AT	Exterior	Classroom 505, east side	Underside of roof overhang	Above	N/A	Wood	3
AU	Exterior	Classroom 507, east side	Bottom of window frame	Below	N/A	Wood	10
AV	Exterior	Classroom 509, south wall	Fascia	Above	N/A	Wood	40
AW	Exterior	Classroom 212, east wall	Fascia	Above	N/A	Wood	40
AX	Exterior	Classroom 212, south wall	Bottom of window frame	Below	N/A	Wood	20
AY	Exterior	Classroom 210- south wall	Bottom of window frame	Below	N/A	Wood	20
AZ	Exterior	Classroom 206, south wall	Bottom of window frame	Below	N/A	Wood	10
BA	Exterior	Fine arts, 123	Trim under gutters	Above	N/A	Wood	8
BB	Exterior	Boiler room	Trim under gutters	Above	N/A	Wood	8
BC	Exterior	Room 127	Trim under gutters	Above	N/A	Wood	8
BD	Exterior	Room 127, building entrance	Roof overhang (underside)	Above	N/A	Wood	6
BE	Exterior	Restroom, next 134	Roof overhang (underside)	Above	N/A	Wood	6
BF	Exterior	Room 134, east wall	Roof overhang (underside)	Above	N/A	Wood	10
BG	Exterior	Room 134, south wall	Roof overhang (underside)	Above	N/A	Wood	20
BH	Exterior	Room gym, south wall	Fascia	Above	N/A	Wood	30
BI	Exterior	Courtyard at media center	Bottom of window frame, north wall	Below	N/A	Wood	10
BJ	Exterior	Courtyard at media center	Fascia on west wall	Above	N/A	Wood	30
BK	Exterior	Courtyard at classroom 508	Bottom of window frames-north wall	Below	N/A	Wood	8

George Middle School 1000 N Burr Street Facility 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