



April 20, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Columbia Transportation  
716 NE Marine Drive  
Portland, Oregon 97211  
PBS Project: 6500.721 Phase 0083

Dear Mr. Wilton:

On April 14, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Columbia Transportation located at 716 NE Marine Drive 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 fair and deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

Paint chips were observed on concrete on the exterior of room 20, and the west exterior of room 16. Paint chips were also observed in soil by the east wall of the east storage building.

Windows are older painted and varnished wood-frame with abrasion occurring. Paint chips were observed in some window troughs, and all window troughs were dirty. Paint chips were also observed on windowsills of the back hallway of the upstairs office, the northeast corner of the bus garage, and in the southwest gym stairwell.

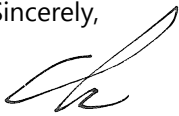
Painted playground and parking lot striping and curbing often contain lead and are generally in deteriorated condition due to weatherization and traffic. PBS did not assess this paint, but recommends restriping, as needed, to maintain in intact condition.

### **RECOMMENDATIONS**

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. All paint chips noted in this report, including those observed in window troughs, should be removed, and windows troughs should be cleaned.

Please feel free to contact me at 503.417.7691 or [clark@pbsenv.com](mailto:clark@pbsenv.com) with any questions or comments.

Sincerely,



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

**Columbia Transportation  
Assessment of Paint/Varnish in Deteriorated Condition**

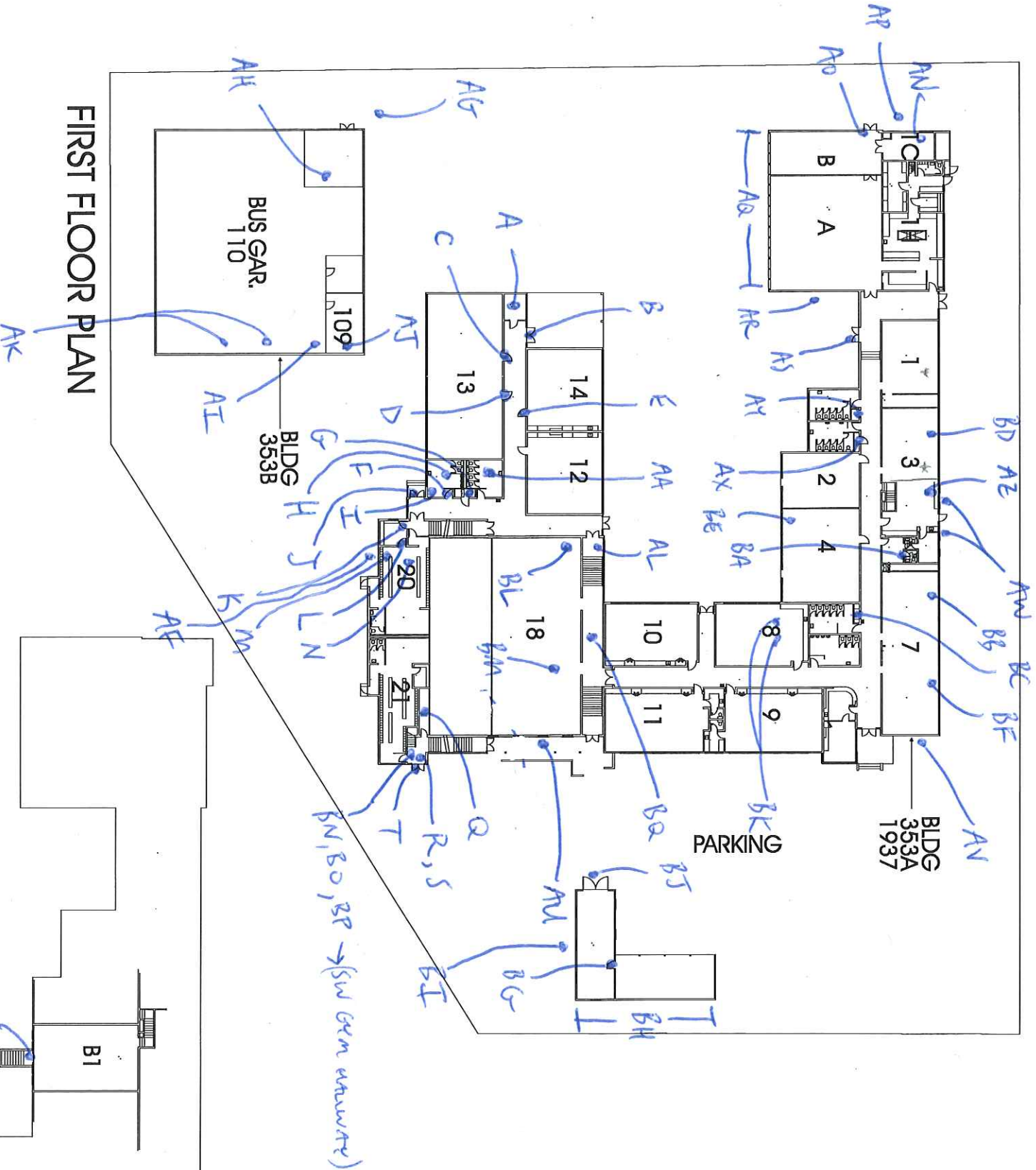
| ID | Interior / Exterior | Location                               | Structure           | Above / Below five feet | K-2nd Grade | Substrate        | Square Feet |
|----|---------------------|--|---------------------|-------------------------|-------------|------------------|-------------|
| A  | Interior            | Storage                                | Walls               | Above and below         | No          | Drywall          | 60          |
| B  | Interior            | Southwest entrance near office         | Doors               | Above and below         | No          | Wood             | 90          |
| C  | Interior            | Room 13                                | West door           | Above and below         | No          | Wood             | 45          |
| D  | Interior            | Room 13                                | East door           | Above and below         | No          | Wood             | 45          |
| E  | Interior            | Room 14                                | Door                | Above and below         | No          | Wood             | 45          |
| F  | Interior            | Boy's room                             | Door                | Above and below         | No          | Wood             | 45          |
| G  | Interior            | Closet next to Room 37                 | Doorframe and walls | Above and below         | No          | Wood and drywall | 80          |
| H  | Interior            | Boy's room                             | Floor               | Below                   | No          | Concrete         | 300         |
| I  | Interior            | Boy's room                             | Southeast wall      | Below                   | No          | Plaster          | 10          |
| J  | Interior            | Entrance near Room 37                  | Doors               | Above and below         | No          | Wood             | 90          |
| K  | Interior            | Custodial closet west of Room 20       | Radiator and pipe   | Above and below         | No          | Metal            | 10          |
| L  | Interior            | Door from custodial west of room       | Door                | Above and below         | No          | Wood             | 45          |
| M  | Interior            | Room 20                                | South wall          | Above and below         | No          | Drywall          | 140         |
| N  | Interior            | Room 20                                | Ceiling             | Above and below         | No          | Drywall          | 15          |
| O  | Interior            | Presentation room, northeast corner    | Built-in cabinets   | Below                   | No          | Wood             | 20          |
| P  | Interior            | Southwest corner of basement           | Doors               | Above and below         | No          | Wood             | 90          |
| Q  | Interior            | Electrical room north of Room 21       | Floor               | Below                   | No          | Concrete         | 120         |
| R  | Interior            | Hallway by southeast building entrance | Radiator and pipe   | Below                   | No          | Metal            | 20          |
| S  | Interior            | Hallway by southeast building entrance | Floor               | Below                   | No          | Concrete         | 100         |
| T  | Interior            | Southeast building entrance            | Doors               | Above and below         | No          | Wood             | 90          |
| U  | Interior            | Room southeast of B3                   | Walls               | Above and below         | No          | Plaster          | 30          |
| V  | Interior            | Northeast corner of B2                 | Doors               | Above and below         | No          | Wood             | 90          |

| ID | Interior / Exterior | Location                                   | Structure               | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|--|-------------------------|-------------------------|-------------|-----------|-------------|
| W  | Interior            | Storage north of B2                        | Floor                   | Below                   | No          | Concrete  | 400         |
| X  | Interior            | Storage north of B2                        | Built-in cabinets       | Above and below         | No          | Wood      | 200         |
| Y  | Interior            | Room B2                                    | Built-in cabinets       | Below                   | No          | Wood      | 100         |
| Z  | Interior            | Southwest corner of B3                     | Doors                   | Above and below         | No          | Wood      | 90          |
| AA | Interior            | Girl's Room 36                             | Floors                  | Below                   | No          | Concrete  | 300         |
| AB | Interior            | East attic storage                         | Ceiling and doorframe   | Above and below         | No          | Wood      | 50          |
| AC | Interior            | East attic storage                         | Window assembly         | Above and below         | No          | Wood      | 20          |
| AD | Interior            | Back hallway of upstairs                   | Window assemblies       | Above and below         | No          | Wood      | 60          |
| AE | Exterior            | West attic storage                         | Floor                   | Below                   | No          | Wood      | 100         |
| AF | Exterior            | Exterior of room 20                        | Paint chips on concrete | Below                   | No          | Concrete  | 20          |
| AG | Interior            | Northwest corner of bus garage             | Handrails               | Below                   | No          | Metal     | 40          |
| AH | Interior            | Door to men's room in bus garage           | Door                    | Above and below         | No          | Wood      | 45          |
| AI | Interior            | Northeast corner of bus garage             | Wall (paint chips)      | Above and below         | No          | Concrete  | 50          |
| AJ | Interior            | Bus garage storage                         | East wall               | Above and below         | No          | Concrete  | 50          |
| AK | Interior            | Bus garage east wall between bay doors     | West wall               | Above and below         | No          | Concrete  | 180         |
| AL | Interior            | Hallway northeast of Room 18               | Wall                    | Below                   | No          | Concrete  | 10          |
| AM | Interior            | Walk-in fridge in kitchen                  | Floor                   | Below                   | No          | Concrete  | 120         |
| AN | Interior            | 1C   | West wall               | Above and below         | No          | Concrete  | 30          |
| AO | Interior            | Book room                                  | Window frames on door   | Above and below         | No          | Wood      | 20          |
| AP | Exterior            | West exterior of 1C                        | Wall (paint chips)      | Above and below         | No          | Wood      | 150         |
| AQ | Exterior            | South exterior of book wing                | Window assemblies       | Above and below         | No          | Wood      | 100         |
| AR | Exterior            | East exterior of book wing                 | Wall                    | Above and below         | No          | Wood      | 100         |
| AS | Exterior            | South building entrance across from Room 1 | Door                    | Above and below         | No          | Metal     | 45          |

| ID | Interior / Exterior | Location                        | Structure                        | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|---------------------------------|----------------------------------|-------------------------|-------------|-----------|-------------|
| AT | Exterior            | Boiler room                     | South exterior door              | Above and below         | No          | Metal     | 45          |
| AU | Exterior            | East exterior of gym            | Wall                             | Above                   | No          | Wood      | 200         |
| AV | Exterior            | Exterior of Room 7, east        | Wall                             | Above and below         | No          | Wood      | 100         |
| AW | Exterior            | North exterior of Room 3        | Wall                             | Above and below         | No          | Wood      | 20          |
| AX | Interior            | Custodial #3                    | Floor                            | Below                   | No          | Wood      | 20          |
| AY | Interior            | Custodial #2                    | Floor                            | Below                   | No          | Wood      | 20          |
| AZ | Interior            | Room 3.5                        | Windowsills and built-ins        | Below                   | No          | Wood      | 100         |
| BA | Interior            | Workroom bathroom               | East bathroom door               | Above and below         | No          | Wood      | 45          |
| BB | Interior            | Room 5                          | Built-in shelves                 | Below                   | No          | Wood      | 60          |
| BC | Interior            | Room 6                          | Floor and built-in shelves       | Above and below         | No          | Wood      | 30          |
| BD | Interior            | Room 3                          | Built-in shelves                 | Below                   | No          | Wood      | 60          |
| BE | Interior            | Library Room 4                  | Southwest windowsill             | Below                   | No          | Wood      | 5           |
| BF | Interior            | Room 7                          | Built-in shelves                 | Below                   | No          | Wood      | 60          |
| BG | Exterior            | East storage                    | Door frame                       | Above and below         | No          | Wood      | 15          |
| BH | Exterior            | East storage                    | East wall exterior (paint chips) | Above and below         | No          | Wood      | 200         |
| BI | Exterior            | East storage                    | South exterior wall              | Above and below         | No          | Wood      | 200         |
| BJ | Exterior            | East storage                    | West bay doorframe and wall      | Above and below         | No          | Wood      | 80          |
| BK | Interior            | Room 8A                         | Doors (B and C)                  | Above and below         | No          | Wood      | 90          |
| BL | Interior            | West gym stairwell to upper gym | Ceiling and walls                | Above and below         | No          | Plaster   | 100         |
| BM | Interior            | Upper gym handrail              | Handrails                        | Below                   | No          | Metal     | 200         |
| BN | Interior            | Southwest gym stairwell         | Window assembly (paint chips)    | Above and below         | No          | Wood      | 20          |
| BO | Interior            | Southwest gym stairwell         | Floor                            | Below                   | No          | Wood      | 80          |
| BP | Interior            | Southwest gym stairwell         | South wall                       | Below                   | No          | Drywall   | 30          |

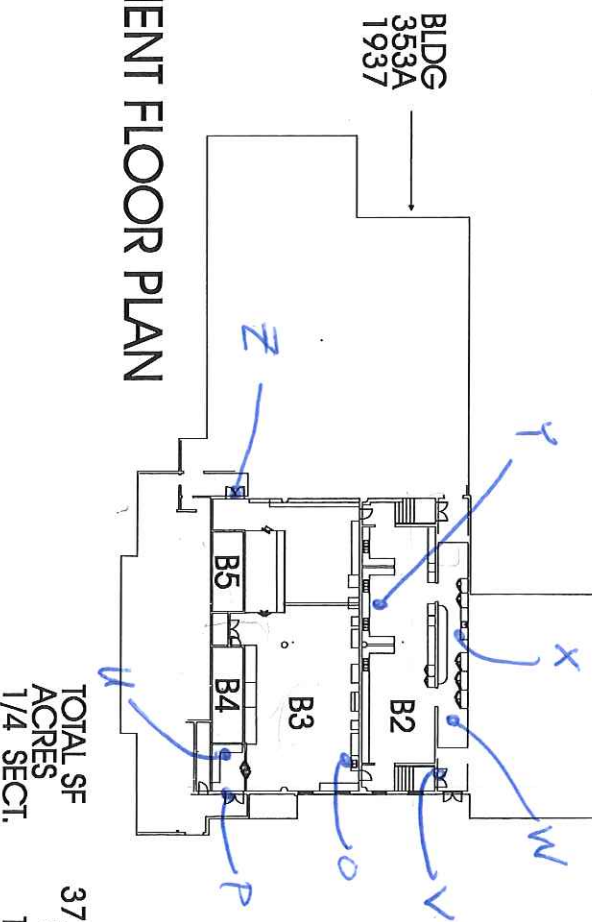
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|-----------|----------------------------|-------------------|------------------|--------------------------------|--------------------|------------------|--------------------|
| BQ        | Interior                   | Outside gymnasium | Floor            | Below                          | No                 | Wood             | 250                |

# Columbia Transportation 716 NE Marine Dr. Facility Plan



FIRST FLOOR PLAN

BASEMENT FLOOR PLAN



TOTAL SF 37,746  
ACRES 9.69  
1/4 SECT. 1931

WOODS WINDOW / w/ ASSOCIATION  
NUMBER FOR WINDOWS

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](http://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



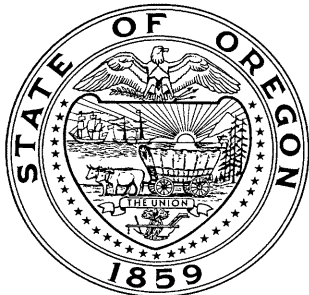
State of Oregon  
Oregon Health Authority

**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](http://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