



April 20, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Madison High School
2735 NE 82nd Avenue
Portland, Oregon 97220
PBS Project: 6500.721 Phase 0078

Dear Mr. Wilton:

On April 12, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Madison High School located at 2735 NE 82nd Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, compost piles, 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.

The school's metal pull-in windows displayed nothing of concern, and no paint chips were observed in the school's garden or compost pile; however, paint chips were observed in soil on the exterior of the main office, and the south exterior of the cafeteria.

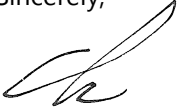
Painted playground and parking lot striping and curbing often contain lead and are generally in deteriorated condition due to weatherization and traffic. PBS did not assess this paint, but recommends restriping, as needed, to maintain in intact condition.

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 should be removed.

Please feel free to contact me at 503.417.7691 or 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

Madison High School
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Exterior	Northwest locker rooms entrance	Doors and posts	Above and below	No	Metal	95
B	Exterior	West exterior of gym	Wall	Below	No	Concrete	80
C	Exterior	Southwest corner of gym	Handrails	Below	No	Metal	40
D	Exterior	South gym wing building entrance	Doors and handrails	Above and below	No	Metal	150
E	Exterior	Underneath bleachers	Handrails	Below	No	Metal	120
F	Exterior	West bleacher storage	Doors	Above and below	No	Metal	100
G	Exterior	West bleacher storage	Walls	Above and below	No	Concrete	200
H	Exterior	West bleachers	Wall	Above and below	No	Concrete	200
I	Exterior	Bleachers concessions	Wall	Above and below	No	Concrete	140
J	Exterior	East women's restroom under bleachers	Door	Above and below	No	Metal	45
K	Exterior	Under bleachers	Support beams	Above and below	No	Concrete	2000
L	Exterior	Under bleachers	Conduit and water pipes	Above	No	Metal	1600
M	Exterior	Stands	Floor	Below	No	Wood	10000
N	Exterior	Grand stands	Handrails	Below	No	Metal	1300
O	Exterior	Baseball field	Home dugout walls and supports and trim	Above and below	No		160
P	Exterior	Southeast baseball fields	football goal posts	Above and below	No	Metal	120
Q	Exterior	Football field	Light posts	Above and below	No	Metal	1200
R	Exterior	East exterior of gym wing	Walls	Above and below	No	Concrete	300
S	Exterior	West exterior of upper gymnasium	Walls and trim, vestibule	Below	No		60
T	Exterior	Exterior of C1-C6	Underside of roof overhang	Above	No	Metal	300
U	Exterior	Exterior of main office	Underside of roof overhang (paint chips)	Above	No	Metal	80
V	Exterior	Southeast side of southeast classroom wing	Handrails	Below	No	Metal	200

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Exterior	Exterior of main entrance	Handrails	Below	No	Metal	20
X	Exterior	Main entrance	Ceiling	Above	No	Concrete	60
Y	Exterior	Southeast auditorium building entrance	Roof overhang	Above	No	Metal	40
Z	Exterior	Exterior of C35 and C31	Roof overhangs	Above	No	Metal	120
AA	Exterior	Northwest exterior of auditorium entrance	Posts	Below	No	Metal	20
AB	Exterior	Building entrance east of cafeteria	Handrails	Below	No	Metal	30
AC	Exterior	Loading dock	Wall, handrails, trim	Below	No		100
AD	Exterior	Exterior of fan room by kitchen	Door and handrails and wall	Above and below	No		100
AE	Exterior	South exterior of cafeteria	Roof overhang (paint chips)	Above	No	Metal	400
AF	Exterior	Southwest exterior of A20	Handrails	Below	No	Metal	20
AG	Exterior	Exterior of C60	Roof overhang	Above	No	Metal	120
AH	Exterior	Exterior of C49-C5S	Roof overhangs	Above	No	Metal	300
AI	Exterior	Entrance to A18	wall	Below	No	Concrete	40
AJ	Exterior	Exterior of boiler room	Wall	Below	No	Concrete	60
AK	Interior	Fan room	Door	Above and below	No	Metal	45
AL	Interior	Dish washer room	Wall and windows	Above	No	Concrete	20
AM	Interior	Kitchen custodial	Door and frame	Above and below	No	Metal	60
AN	Interior	Northwest kitchen entrance	Door x2 plus frame	Above and below	No	Metal	105
AO	Interior	Northwest corner of cafeteria	Downspout	Above and below	No	Metal	10
AP	Interior	South side of cafeteria courtyard	Handrails	Below	No	Metal	20
AQ	Interior	Custodial storage	Built-in cabinets	Above and below	No	Wood	300
AR	Interior	Custodial break room	Wall	Below	No	Concrete	10
AS	Interior	Boiler room	Handrails and supports	Above and below	No	Metal	1500

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Boiler room switchboard	Door	Above and below	No	Metal	45
AU	Interior	Classroom 47	Door	Above and below	No	Metal	45
AV	Interior	Classroom 49	Door and teacher station	Above and below	No	Metal	90
AW	Interior	Classroom 54	Door and teacher station	Above and below	No	Metal	90
AX	Interior	Classroom 55	Door and teacher station	Above and below	No	Metal	90
AY	Interior	Classroom 57	Door and teacher station	Above and below	No	Metal	90
AZ	Interior	Classroom 57 office	Wall around window	Above	No	Plaster	20
BA	Interior	Classroom 60	Door and teacher station	Above and below	No	Wood	90
BB	Interior	Girl's room	Doors	Above and below	No	Wood	90
BC	Interior	Classroom 56	Door and teacher station	Above and below	No	Wood	90
BD	Interior	Classroom 51	Door and teacher station	Above and below	No	Wood	90
BE	Interior	Roof access E of classroom 51	Door and handrails	Above and below	No	Metal	80
BF	Interior	C27	Door	Above and below	No	Wood	45
BG	Interior	C30	Door	Above and below	No	Wood	45
BH	Interior	C34	Door	Above and below	No	Wood	45
BI	Interior	C33	Door	Above and below	No	Wood	45
BJ	Interior	C32	Door	Above and below	No	Wood	45
BK	Interior	C31	Door	Above and below	No	Wood	45
BL	Interior	C28	Door	Above and below	No	Wood	45
BM	Interior	C26	Door	Above and below	No	Wood	45
BN	Interior	Boy's room C24	Door	Above and below	No	Wood	90
BO	Interior	Girl's room	Doors	Above and below	No	Wood	90
BP	Interior	Classroom 17	Door	Above and below	No	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Custodial B11	Built-in shelves	Above and below	No	Wood	80
BR	Interior	Boy's room B12	Door	Above and below	No	Wood	45
BS	Interior	B13	Doors	Above and below	No	Wood	90
BT	Interior	B14	Door	Above and below	No	Wood	45
BU	Interior	B16	Door	Above and below	No	Wood	45
BV	Interior	B15	Radiator cover	Above and below	No	Metal	20
BW	Interior	B15	Door	Above and below	No	Wood	45
BX	Interior	B8	Door	Above and below	No	Wood	45
BY	Interior	B3	Door	Above and below	No	Wood	45
BZ	Interior	B5	Door	Above and below	No	Wood	45
CA	Interior	Main office work room	Door	Above and below	No	Wood	45
CB	Interior	B1-P	Windowsill	Below	No	Wood	10
CC	Interior	Girls lavatory next to B8	Door	Above and below	No	Wood	45
CD	Interior	B17	Door	Above and below	No	Wood	90
CE	Interior	B18	Door	Above and below	No	Wood	45
CF	Interior	B30	Door	Above and below	No	Wood	45
CG	Interior	B31	Door	Above and below	No	Wood	45
CH	Interior	B32	Door	Above and below	No	Wood	45
CI	Interior	B33	Door	Above and below	No	Wood	45
CJ	Interior	B34	Door	Above and below	No	Wood	45
CK	Interior	B35	Door	Above and below	No	Wood	45
CL	Interior	B36	Door	Above and below	No	Wood	45
CM	Interior	B39	Door	Above and below	No	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Custodian	Built-in shelves	Above and below	No	Wood	70
CO	Interior	East auditorium and balcony entrance	Doors (x6)	Above and below	No	Wood	270
CP	Interior	Northwest corner of auditoriums stage	Door frame	Above and below	No	Wood	50
CQ	Interior	Southeast corner of auditorium stage	Door frame	Above and below	No	Metal	50
CR	Interior	B59	Stage floor	Below	No	Wood	250
CS	Interior	B61	Door	Above and below	No	Wood	45
CT	Interior	B44	Door	Above and below	No	Wood	45
CU	Interior	B42	Built-in shelves	Above and below	No	Wood	80
CV	Interior	B46	Door	Above and below	No	Wood	90
CW	Interior	B48	Door	Above and below	No	Wood	45
CX	Interior	B62	Door	Above and below	No	Wood	45
CY	Interior	B63	Door	Above and below	No	Wood	45
CZ	Interior	B65	Door	Above and below	No	Wood	45
DA	Interior	B64	Door	Above and below	No	Wood	45
DB	Interior	B66	Door	Above and below	No	Wood	45
DC	Interior	B67	Door	Above and below	No	Wood	45
DD	Interior	B68	Door	Above and below	No	Wood	45
DE	Interior	B71	Door	Above and below	No	Wood	45
DF	Interior	C19	Door	Above and below	No	Wood	45
DG	Interior	C18	Door	Above and below	No	Wood	45
DH	Interior	C16	Door	Above and below	No	Wood	45
DI	Interior	C15	Door	Above and below	No	Wood	45
DJ	Interior	C14	Door	Above and below	No	Wood	45

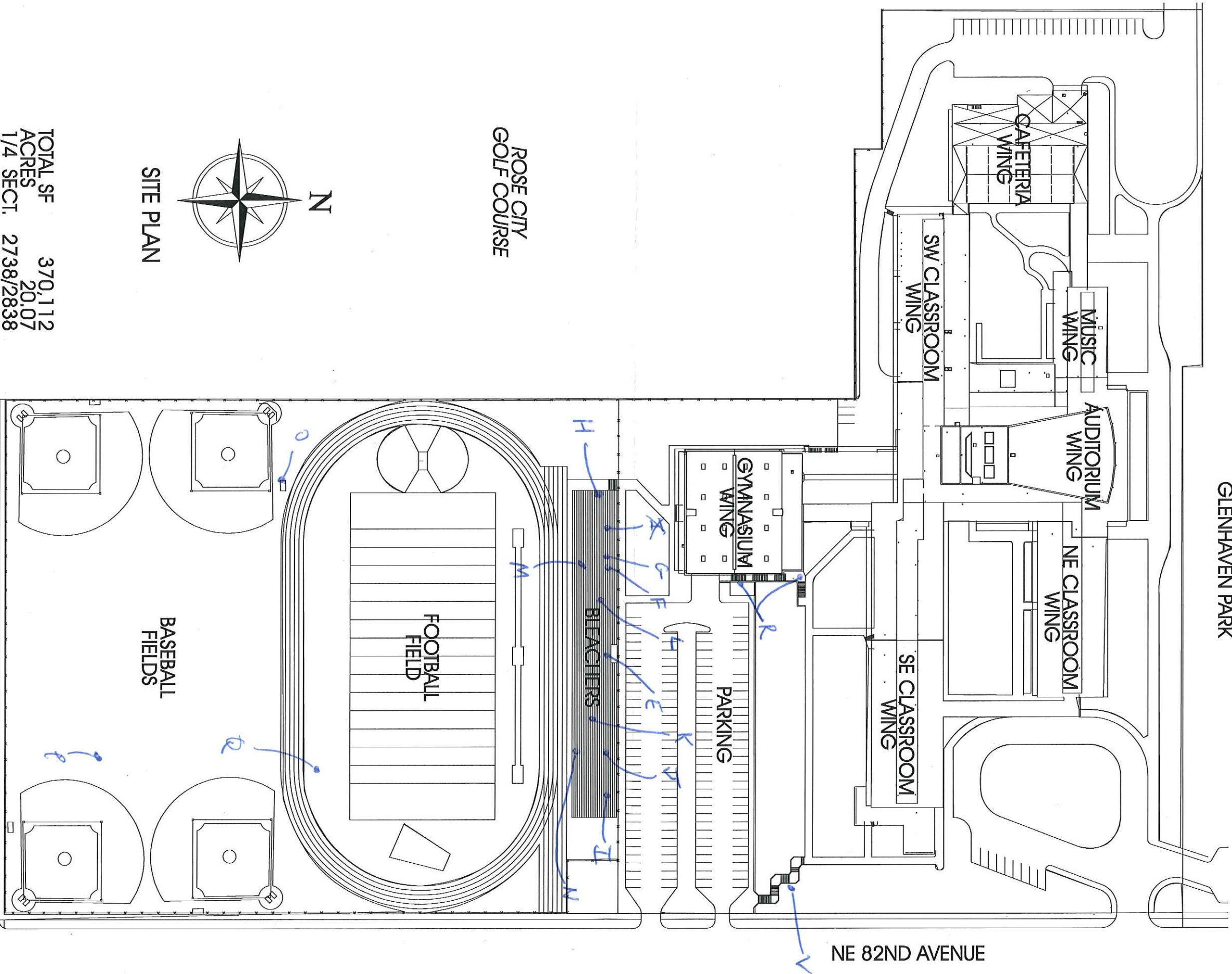
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Interior	C9	Built-in shelves	Above and below	No	Wood	60
DL	Interior	Girls room C8	Door	Above and below	No	Wood	45
DM	Interior	Girl's locker room office	Door	Above and below	No	Metal	45
DN	Interior	Northeast entrance to girl's locker room	Door	Above and below	No	Metal	45
DO	Interior	South entrance to girl's locker room	Door	Above and below	No	Wood	45
DP	Interior	Team room C	Wall near west door	Above and below	No	Concrete	20
DQ	Interior	Team room C	West door	Above and below	No	Metal	45
DR	Interior	Team room B	Door	Above and below	No	Metal	45
DS	Interior	Team room A	Door	Above and below	No	Metal	45
DT	Interior	South boys locker room entrance	Door	Above and below	No	Metal	45
DU	Interior	Boy's locker room custodial	Built-in shelves	Above and below	No	Wood	70
DV	Interior	Northwest corner of boys locker room	Pipe	Above and below	No	Metal	10
DW	Interior	Northwest entrance to boys locker room	Door	Above and below	No	Metal	45
DX	Interior	Apparatus room .01	Door	Above and below	No	Metal	45
DY	Interior	Apparatus room 01	Handrails	Below	No	Metal	20
DZ	Interior	Apparatus room 26	Door	Above and below	No	Metal	45
EA	Interior	Apparatus room 26	Floor	Below	No	Concrete	1000
EB	Interior	Apparatus room 01	Floor	Below	No	Wood	1000
EC	Interior	Sub basement storage	Door	Above and below	No	Metal	45
ED	Interior	A19	Office and robotics practice room doors	Above and below	No	Wood	90
EE	Interior	A20	Office door	Above and below	No	Wood	45
EF	Interior	C46	Door	Above and below	No	Wood	45
EG	Interior	B38	Door	Above and below	No	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
EH	Interior	B29	Door	Above and below	No	Wood	45
EI	Interior	Girls room by B29	Door	Above and below	No	Wood	45
EJ	Interior	B55	Door	Above and below	No	Wood	45
EK	Interior	Ticket booth	Door	Above and below	No	Wood	45
EL	Interior	Gym office	Door	Above and below	No	Wood	45
EM	Interior	Gym storage A4	Doors (x4)	Above and below	No	Wood	180
EN	Interior	Stairwell to boys locker room	Handrails	Below	No	Metal	80
EO	Interior	Northwest stairwell to boys locker room	Ceiling	Above	No	Plaster	30
EP	Interior	Southeast gym stairwell	Handrails	Below	No	Metal	80
EQ	Interior	Southeast gym stairwell	Ceiling	Above	No	Plaster	60
ER	Interior	Athletic director office	Door	Above and below	No	Wood	45

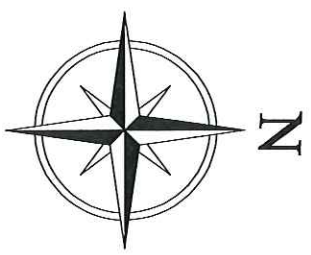
Madison High School
2735 NE 82nd
Facility Plan



GLENHAVEN PARK



ROSE CITY
 GOLF COURSE



SITE PLAN

TOTAL SF 370,112
 ACRES 20.07
 1/4 SECT. 2738/2838

NE THOMPSON STREET

NE 82ND AVENUE

BASEBALL
 FIELDS

FOOTBALL
 FIELD

BLEACHERS

PARKING

GYMNASIUM
 WING

SE CLASSROOM
 WING

NE CLASSROOM
 WING

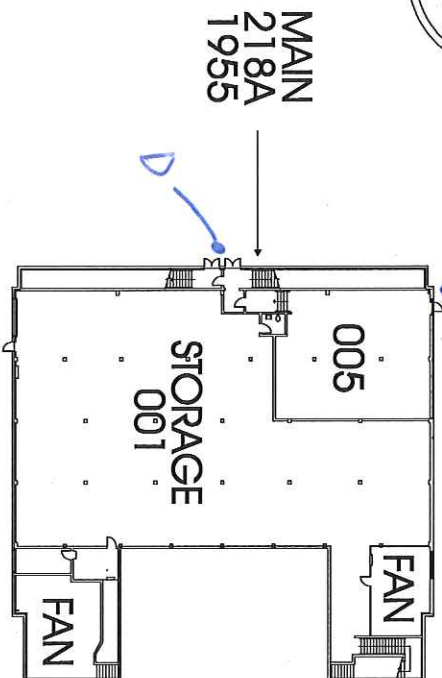
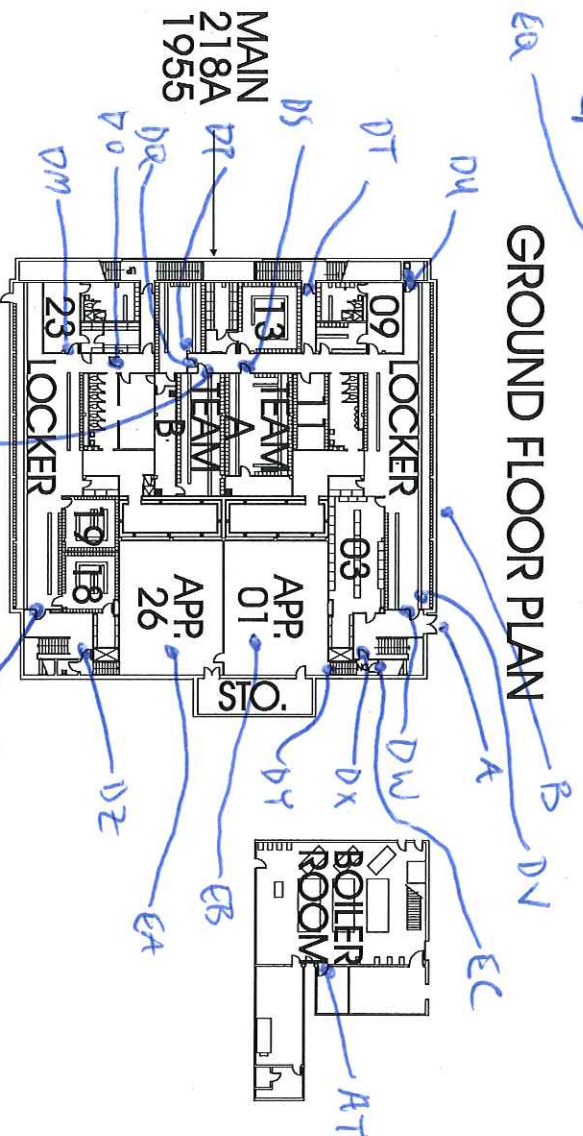
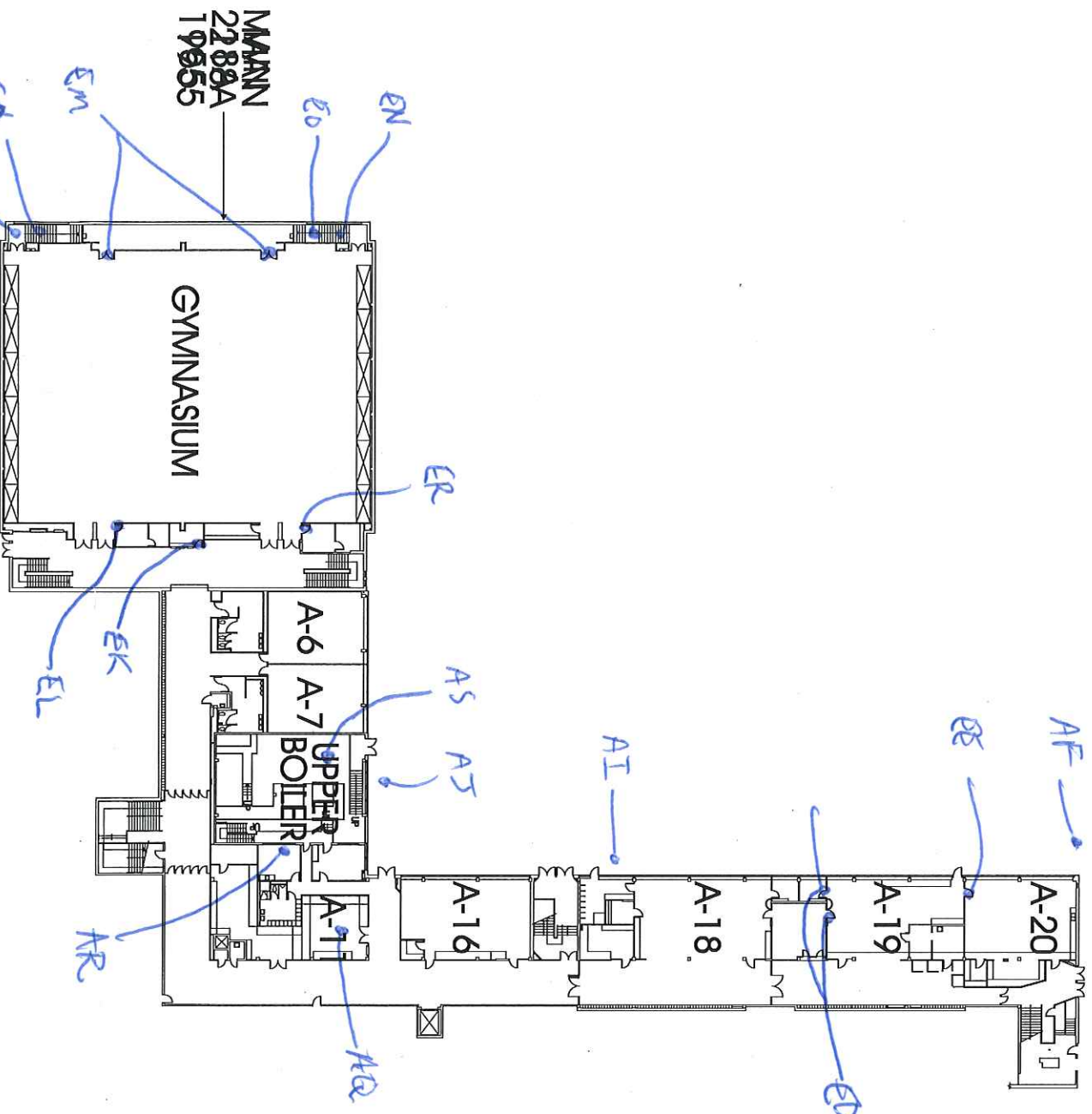
AUDITORIUM
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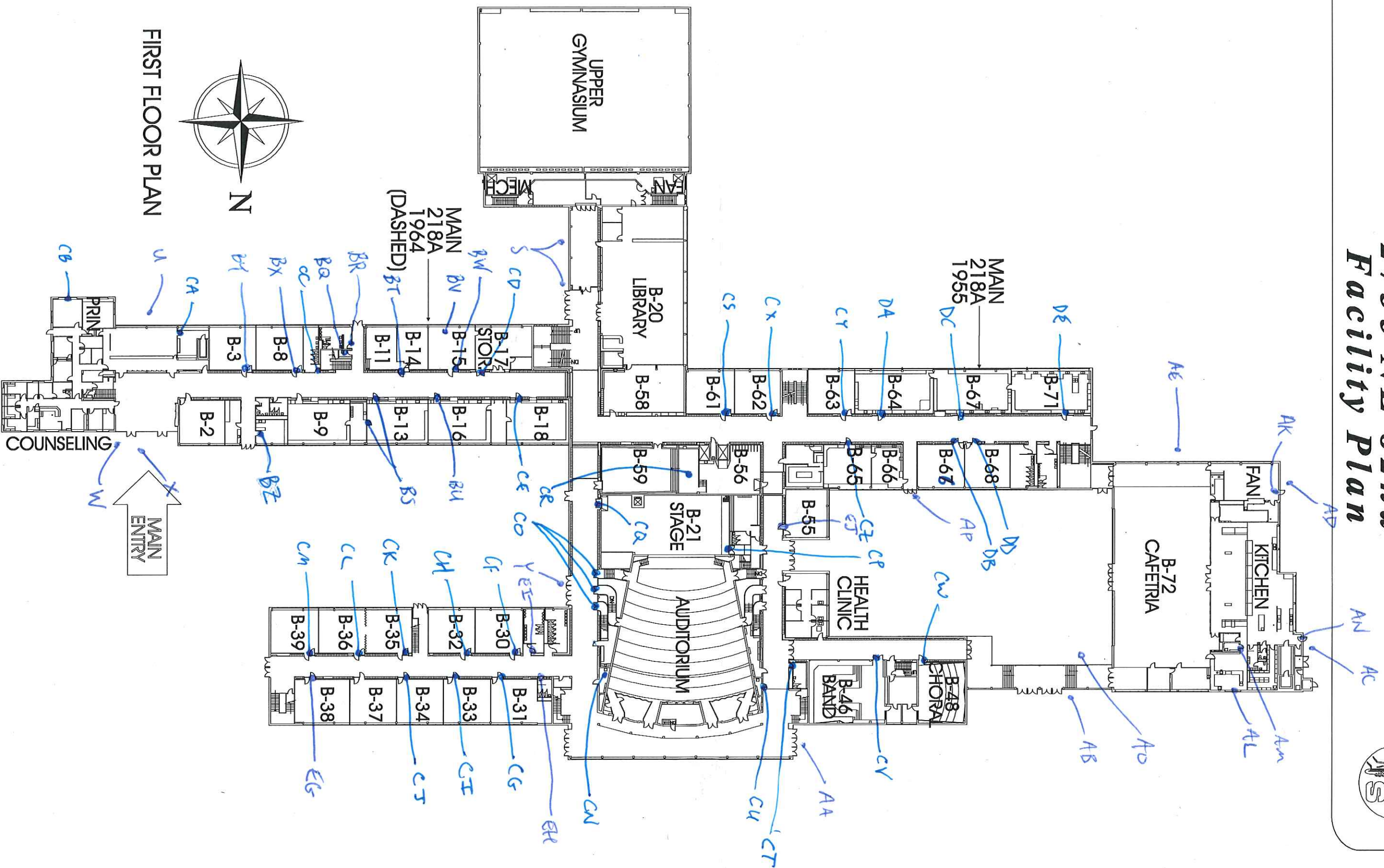
SW CLASSROOM
 WING

Madison High School 2735 NE 82nd Facility Plan



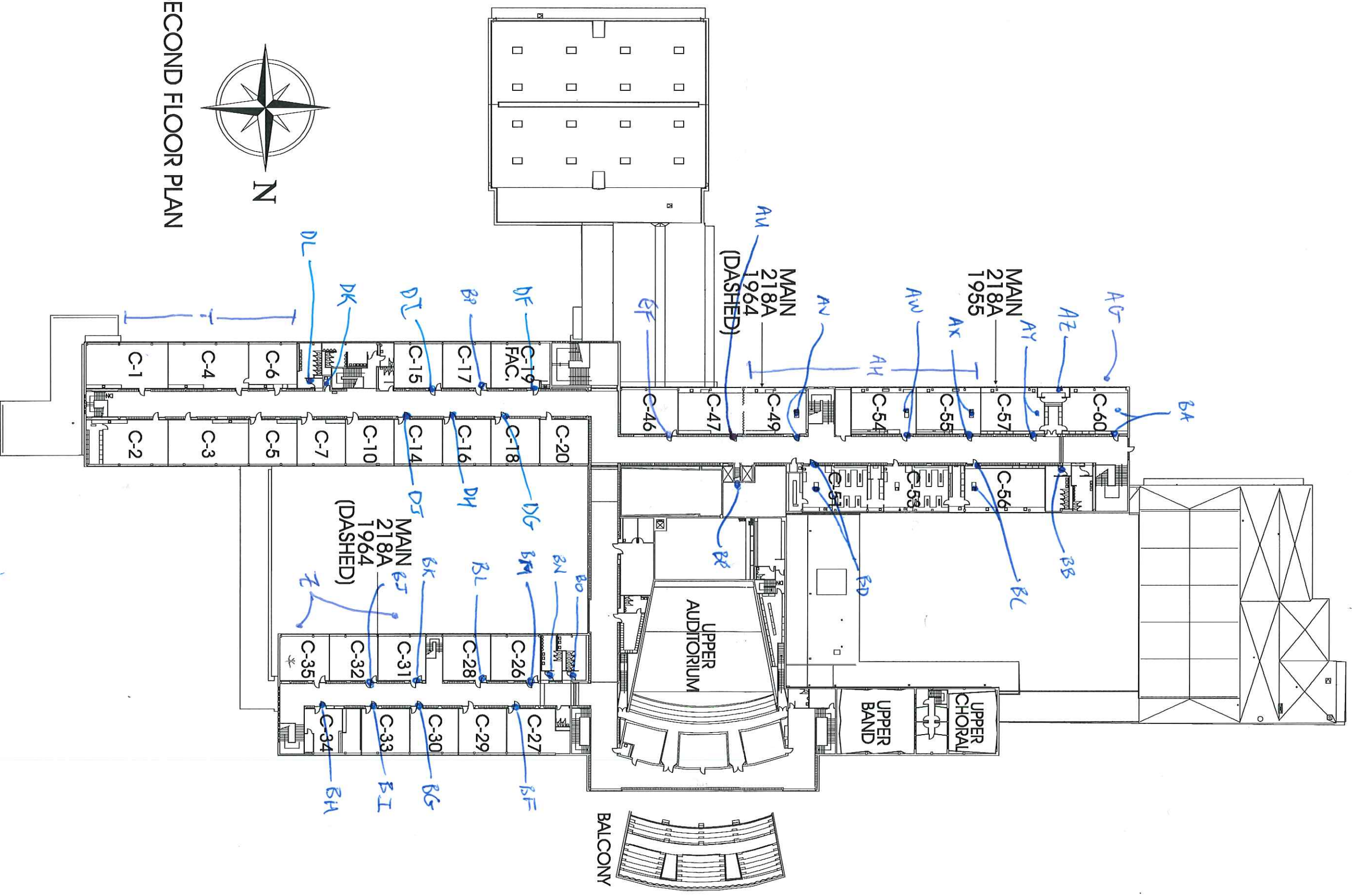
SUB-BASEMENT FLOOR PLAN

Madison High School 2735 NE 82nd Facility Plan



FIRST FLOOR PLAN

Madison High School
2735 NE 82nd
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.

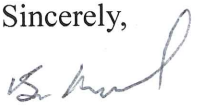
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the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

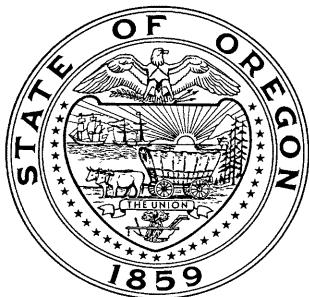
State of Oregon
Oregon Health Authority

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