



Engineering +  
Environmental

February 2, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Rose City Park Elementary School  
2334 NE 57th Avenue  
Portland, Oregon 97213  
PBS Project: 6500.721, Phase 0017

Dear Mr. Wilton:

On January 12, 2017, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Rose City Park Elementary School located at 2334 NE 57th Avenue 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.

The school's garden spaces did not reveal any paint chips, and its metal-sliding windows and window troughs displayed no 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.

## **RECOMMENDATIONS**

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized.

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Please feel free to contact me at 503 417 7691 or [clark@pbsenv.com](mailto:clark@pbsenv.com) with any questions or comments.

Sincerely,  
PBS Engineering and Environmental Inc.

A handwritten signature in black ink, appearing to read 'Clark Nelson', written in a cursive style.

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

**Rose City Park Elementary School  
Assessment of Paint/Varnish in Deteriorated Condition**

| ID | Interior / Exterior | Location                                    | Structure                             | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|----|---------------------|---|---------------------------------------|-------------------------|-------------|-----------|----------|
| A  | Interior            | Classroom 212                               | Door frame                            | Above and below         | Yes         | Wood      | 15       |
| B  | Interior            | Classroom 211                               | South wall under dry erase board      | Below                   | Yes         | Plaster   | 75       |
| C  | Interior            | Hallway outside classroom 211/212           | Built-in cabinets and trim under sink | Below                   | No          | Wood      | 25       |
| D  | Interior            | Hallway outside classroom 214/215           | Built-in cabinets and trim under sink | Below                   | No          | Wood      | 40       |
| E  | Interior            | Classroom 215                               | Door frame                            | Above and below         | Yes         | Wood      | 45       |
| F  | Interior            | Classroom 215                               | Closet door frame                     | Above and below         | Yes         | Wood      | 15       |
| G  | Interior            | Landing at south stairs to second floor     | Window sill                           | Below                   | No          | Wood      | 10       |
| H  | Interior            | Landing at south stairs to second floor     | Handrails                             | Below                   | No          | Wood      | 200      |
| I  | Interior            | Classroom 209                               | Door frame                            | Above and below         | Yes         | Wood      | 15       |
| J  | Interior            | Classroom 209                               | Window sill                           | Below                   | Yes         | Wood      | 20       |
| K  | Interior            | Custodial 208                               | Floor                                 | Below                   | No          | Concrete  | 40       |
| L  | Interior            | Custodial 208                               | Walls                                 | Above and below         | No          | Wood      | 75       |
| M  | Interior            | Landing at southeast stairs to second floor | Window sill                           | Below                   | No          | Wood      | 10       |
| N  | Interior            | Landing at southeast stairs to second floor | Handrails                             | Below                   | No          | Wood      | 100      |
| O  | Interior            | Outside south auditorium entrance           | Window sill                           | Below                   | No          | Wood      | 15       |
| P  | Interior            | Auditorium                                  | South window sills                    | Below                   | No          | Wood      | 20       |
| Q  | Interior            | Auditorium                                  | North window sills                    | Below                   | No          | Wood      | 20       |
| R  | Interior            | Outside north auditorium entrance           | Window sill                           | Below                   | No          | Wood      | 15       |
| S  | Interior            | Classroom 204                               | Door frame                            | Above and below         | Yes         | Wood      | 15       |
| T  | Interior            | Classroom 204                               | East wall above dry erase             | Above                   | Yes         | Plaster   | 70       |
| U  | Interior            | Classroom 204                               | Window sill                           | Below                   | Yes         | Wood      | 25       |
| V  | Interior            | Restroom across from classroom 204          | Ceiling                               | Above                   | No          | Plaster   | 20       |

| ID | Interior / Exterior | Location                                    | Structure                             | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|----|---------------------|---|---------------------------------------|-------------------------|-------------|-----------|----------|
| W  | Interior            | Restroom across from classroom 204          | Wall                                  | Above and below         | No          | Plaster   | 100      |
| X  | Interior            | Restroom across from classroom 204          | Door and frame                        | Above and below         | No          | Wood      | 15       |
| Y  | Interior            | Hallway outside of classroom 204            | Wall                                  | Above and below         | No          | Plaster   | 20       |
| Z  | Interior            | Landing at northeast stairs to second floor | Window sill                           | Below                   | No          | Wood      | 10       |
| AA | Interior            | Landing at northeast stairs to second floor | Handrails                             | Below                   | No          | Wood      | 100      |
| AB | Interior            | Landing at northeast stairs to second floor | Wall under window                     | Below                   | No          | Plaster   | 10       |
| AC | Interior            | Landing at northeast stairs to second floor | Paint ships on floor                  | Below                   | No          | N/A       | 45       |
| AD | Interior            | Classroom 203                               | Built-in cabinets and trim under sink | Below                   | Yes         | Wood      | 40       |
| AE | Interior            | Classroom 203                               | Window sills on southern windows      | Below                   | Yes         | Wood      | 10       |
| AF | Interior            | Classroom 203                               | Wall, northwest corner                | Above                   | Yes         | Plaster   | 60       |
| AG | Interior            | Classroom 202                               | Baseboards                            | Below                   | Yes         | Wood      | 100      |
| AH | Interior            | Classroom 202                               | West door frame                       | Above and below         | Yes         | Wood      | 15       |
| AI | Interior            | Classroom 200                               | South window sills                    | Below                   | Yes         | Wood      | 15       |
| AJ | Interior            | Classroom 200                               | Wall under coat hooks                 | Below                   | Yes         | Plaster   | 50       |
| AK | Interior            | Classroom 200                               | Built-in cabinets and trim under sink | Below                   | Yes         | Wood      | 30       |
| AL | Interior            | Classroom 201                               | North wall                            | Above                   | Yes         | Plaster   | 60       |
| AM | Interior            | Classroom 201                               | Baseboards                            | Below                   | Yes         | Wood      | 100      |
| AN | Interior            | Classroom 201                               | Chalkboard rail on east wall          | Below                   | Yes         | Wood      | 30       |
| AO | Interior            | Classroom 201                               | West door frame                       | Above and below         | Yes         | Wood      | 15       |
| AP | Interior            | Landing at north stairs to second floor     | Window sills on southern windows      | Below                   | No          | Wood      | 10       |
| AQ | Interior            | Landing at north stairs to second floor     | Handrails                             | Below                   | No          | Wood      | 200      |
| AR | Interior            | Classroom 103                               | Built-in cabinets and trim under sink | Below                   | Yes         | Wood      | 20       |
| AS | Interior            | Classroom 103                               | South window sills                    | Below                   | Yes         | Wood      | 15       |

| ID | Interior / Exterior | Location                     | Structure                             | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|----|---------------------|------------------------------|---------------------------------------|-------------------------|-------------|-----------|----------|
| AT | Interior            | Classroom 103                | Support beams in coat closet area     | Above and below         | Yes         | Wood      | 35       |
| AU | Interior            | Classroom 103                | Closet door frame                     | Above and below         | Yes         | Wood      | 15       |
| AV | Interior            | Classroom 102                | West door frame                       | Above and below         | Yes         | Wood      | 15       |
| AW | Interior            | Classroom 102                | Trim in northwest corner of room      | Above and below         | Yes         | Wood      | 12       |
| AX | Interior            | Classroom 102                | Chalkboard rail on east wall          | Below                   | Yes         | Wood      | 30       |
| AY | Interior            | Classroom 102                | Chalkboard rail on south wall         | Below                   | Yes         | Wood      | 30       |
| AZ | Interior            | Classroom 100                | Built-in cabinets and trim under sink | Below                   | Yes         | Wood      | 25       |
| BA | Interior            | Classroom 100                | Window sill on south wall             | Below                   | Yes         | Wood      | 10       |
| BB | Interior            | Classroom 101                | Northwest corner wall                 | Above                   | Yes         | Plaster   | 40       |
| BC | Interior            | Classroom 101                | Chalkboard rail on east wall          | Below                   | Yes         | Wood      | 30       |
| BD | Interior            | Classroom 101                | Window frames                         | Above and below         | Yes         | Wood      | 125      |
| BE | Interior            | Classroom 101                | Baseboards on south wall              | Below                   | Yes         | Wood      | 25       |
| BF | Interior            | Across hall from main office | Window sills on southern windows      | Below                   | No          | Wood      | 15       |
| BG | Interior            | Media lab                    | South and west wall                   | Above and below         | No          | Plaster   | 80       |
| BH | Interior            | Across from hall media lab   | Window sills on southern windows      | Below                   | No          | Wood      | 15       |
| BI | Interior            | Custodial across from 110    | Floor                                 | Below                   | No          | Concrete  | 50       |
| BJ | Interior            | Custodial across from 110    | Door frame                            | Above and below         | No          | Wood      | 15       |
| BK | Interior            | Custodial across from 110    | Walls                                 | Above and below         | No          | Plaster   | 200      |
| BL | Interior            | Custodial across from 110    | Pipes                                 | Above and below         | No          | Metal     | 30       |
| BM | Interior            | Classroom 112                | Built-in cabinets and trim under sink | Below                   | Yes         | Wood      | 30       |
| BN | Interior            | Classroom 112                | Wall in closet                        | Above and below         | Yes         | Plaster   | 100      |
| BO | Interior            | Classroom 112                | Chalkboard rail in northeast corner   | Below                   | Yes         | Wood      | 10       |
| BP | Interior            | Classroom 112                | Chalkboard rails on west wall         | Below                   | Yes         | Wood      | 30       |

| ID | Interior / Exterior | Location                            | Structure                             | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|----|---------------------|-------------------------------------|---------------------------------------|-------------------------|-------------|-----------|----------|
| BQ | Interior            | Classroom 113                       | Door frame                            | Above and below         | Yes         | Wood      | 15       |
| BR | Interior            | Electrical room 116                 | South wall                            | Above and below         | No          | Plaster   | 12       |
| BS | Interior            | Classroom 115                       | Door frame                            | Above and below         | Yes         | Wood      | 15       |
| BT | Interior            | Classroom 115                       | Trim along floor                      | Below                   | Yes         | Concrete  | 75       |
| BU | Interior            | Classroom 115                       | Chalkboard rail                       | Below                   | Yes         | Wood      | 25       |
| BV | Interior            | Classroom 17                        | Built-in cabinets and trim under sink | Below                   | Yes         | Wood      | 15       |
| BW | Interior            | Classroom 17                        | Trim on north wall                    | Above                   | Yes         | Wood      | 15       |
| BX | Interior            | Restroom next to classroom 17       | Pipes hanging from ceiling            | Above                   | No          | Metal     | 60       |
| BY | Interior            | Boy's restroom next to PTA          | Pipes                                 | Above                   | No          | Metal     | 20       |
| BZ | Interior            | PTA                                 | Ceiling                               | Above                   | No          | Metal     | 140      |
| CA | Interior            | PTA                                 | Paint chips on floor                  | Below                   | No          | N/A       | 12       |
| CB | Interior            | Supply room                         | Door                                  | Above and below         | No          | Wood      | 45       |
| CC | Interior            | Alarm room                          | Walls around skylight                 | Above                   | No          | Concrete  | 50       |
| CD | Interior            | Alarm room                          | Various pipes                         | Above and below         | No          | Metal     | 20       |
| CE | Interior            | Boiler room storage                 | Sliding fire door                     | Above and below         | No          | Metal     | 80       |
| CF | Interior            | Boiler room storage                 | Ceiling                               | Above                   | No          | Wood      | 600      |
| CG | Interior            | Boiler room storage                 | Floor                                 | Below                   | No          | Concrete  | 600      |
| CH | Interior            | Boiler room                         | Floor                                 | Below                   | No          | Concrete  | 1500     |
| CI | Interior            | Boiler room                         | Ceiling                               | Above                   | No          | Wood      | 1500     |
| CJ | Interior            | Boiler room                         | North and east walls                  | Above and below         | No          | Concrete  | 1000     |
| CK | Interior            | Stairwell down to 16A and book room | Handrails                             | Below                   | No          | Metal     | 10       |
| CL | Interior            | Across from faculty lounge          | Double doors                          | Above and below         | No          | Wood      | 90       |
| CM | Interior            | Faculty lounge                      | Northwest corner wall                 | Above and below         | No          | Plaster   | 50       |

| ID | Interior / Exterior | Location                            | Structure                             | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|----|---------------------|-------------------------------------|---------------------------------------|-------------------------|-------------|-----------|----------|
| CN | Interior            | Faculty lounge                      | Door and frame                        | Above and below         | No          | Wood      | 60       |
| CO | Interior            | Kitchen                             | Door to walk-in fridge                | Above and below         | No          | Wood      | 45       |
| CP | Interior            | Kitchen                             | Door and frame to dry storage         | Above and below         | No          | Wood      | 60       |
| CQ | Interior            | Kitchen bathroom                    | Wall                                  | Above and below         | No          | Plaster   | 40       |
| CR | Interior            | Kitchen                             | Wall around north windows             | Above                   | No          | Plaster   | 20       |
| CS | Interior            | Gym                                 | Double doors to equipment room        | Above and below         | No          | Wood      | 90       |
| CT | Interior            | Gym                                 | Vertical pipe in northwest corner     | Above and below         | No          | Metal     | 80       |
| CU | Interior            | Classroom 3                         | Built-in cabinets and trim under sink | Below                   | Yes         | Wood      | 20       |
| CV | Interior            | Girl's restroom next to classroom 3 | West wall                             | Below                   | No          | Plaster   | 80       |
| CW | Interior            | Girl's restroom next to classroom 3 | North wall                            | Below                   | No          | Plaster   | 30       |
| CX | Interior            | Classroom 9                         | Northeast corner wall                 | Above and below         | No          | Plaster   | 50       |
| CY | Interior            | Classroom 2                         | North wall under windows              | Below                   | Yes         | Plaster   | 125      |
| CZ | Interior            | Classroom 1                         | Built-in cabinets and trim under sink | Below                   | Yes         | Wood      | 90       |
| DA | Interior            | Classroom 1                         | Door to exterior on north wall        | Above and below         | Yes         | Wood      | 45       |
| DB | Interior            | Hallway outside of classroom 1      | South wall under windows              | Below                   | No          | Plaster   | 400      |
| DC | Exterior            | North side of building              | Bike racks                            | Below                   | No          | Metal     | 400      |
| DD | Exterior            | South exterior of classroom 203     | Window assembly                       | Above                   | No          | Wood      | 400      |
| DE | Exterior            | Main office                         | Window assembly                       | Above                   | No          | Wood      | 200      |
| DF | Exterior            | Southeast corner of gym exterior    | Double doors                          | Above and below         | No          | Wood      | 90       |
| DG | Exterior            | Northeast corner of gym exterior    | Double doors                          | Above and below         | No          | Wood      | 90       |
| DH | Exterior            | Stairs to classroom 1               | Handrails                             | Below                   | No          | Metal     | 60       |
| DI | Exterior            | North face of building              | Trim along roof                       | Above                   | No          | Metal     | 200      |
| DJ | Exterior            | East face of building               | Trim along roof                       | Above                   | No          | Metal     | 300      |

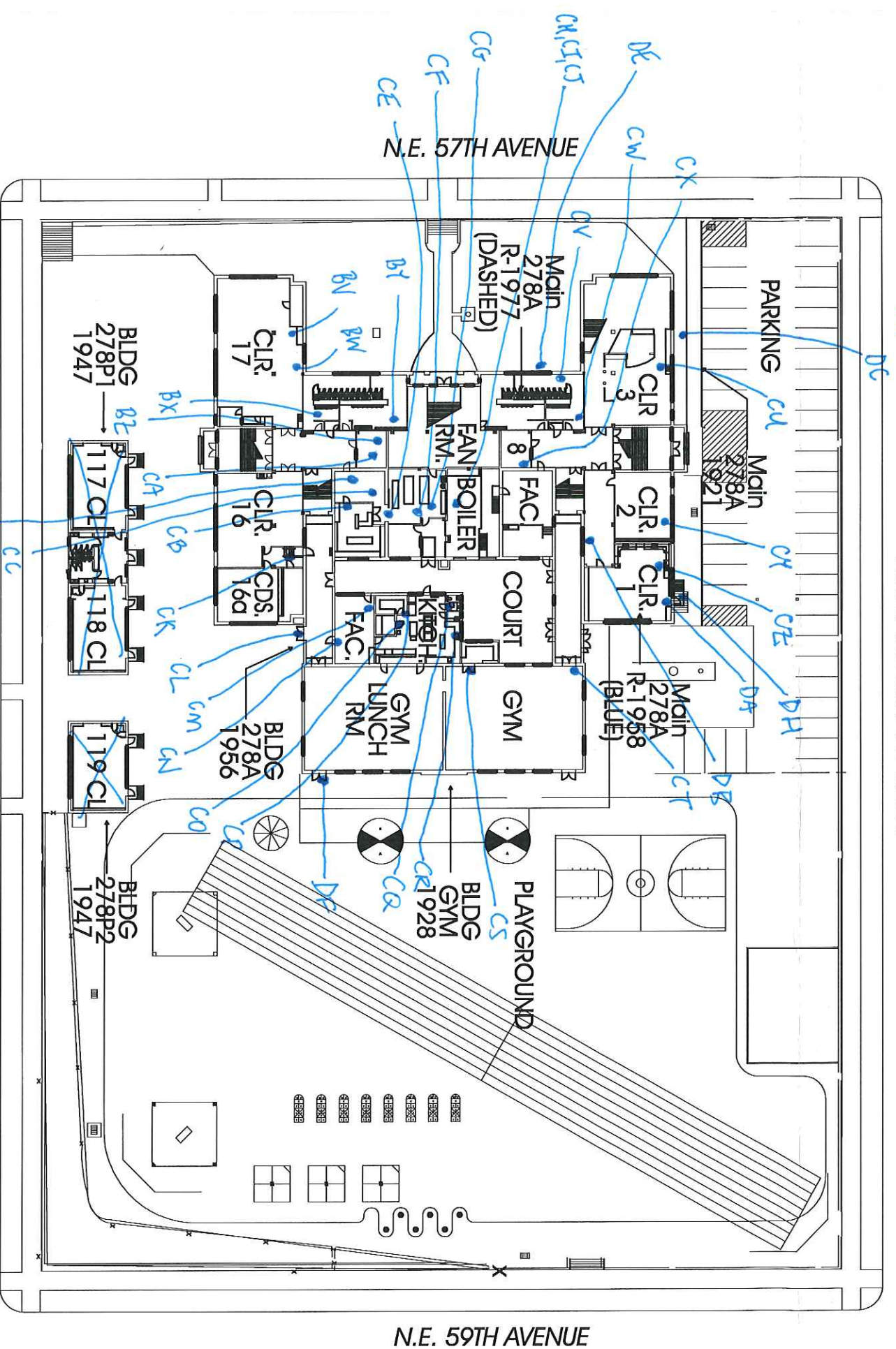
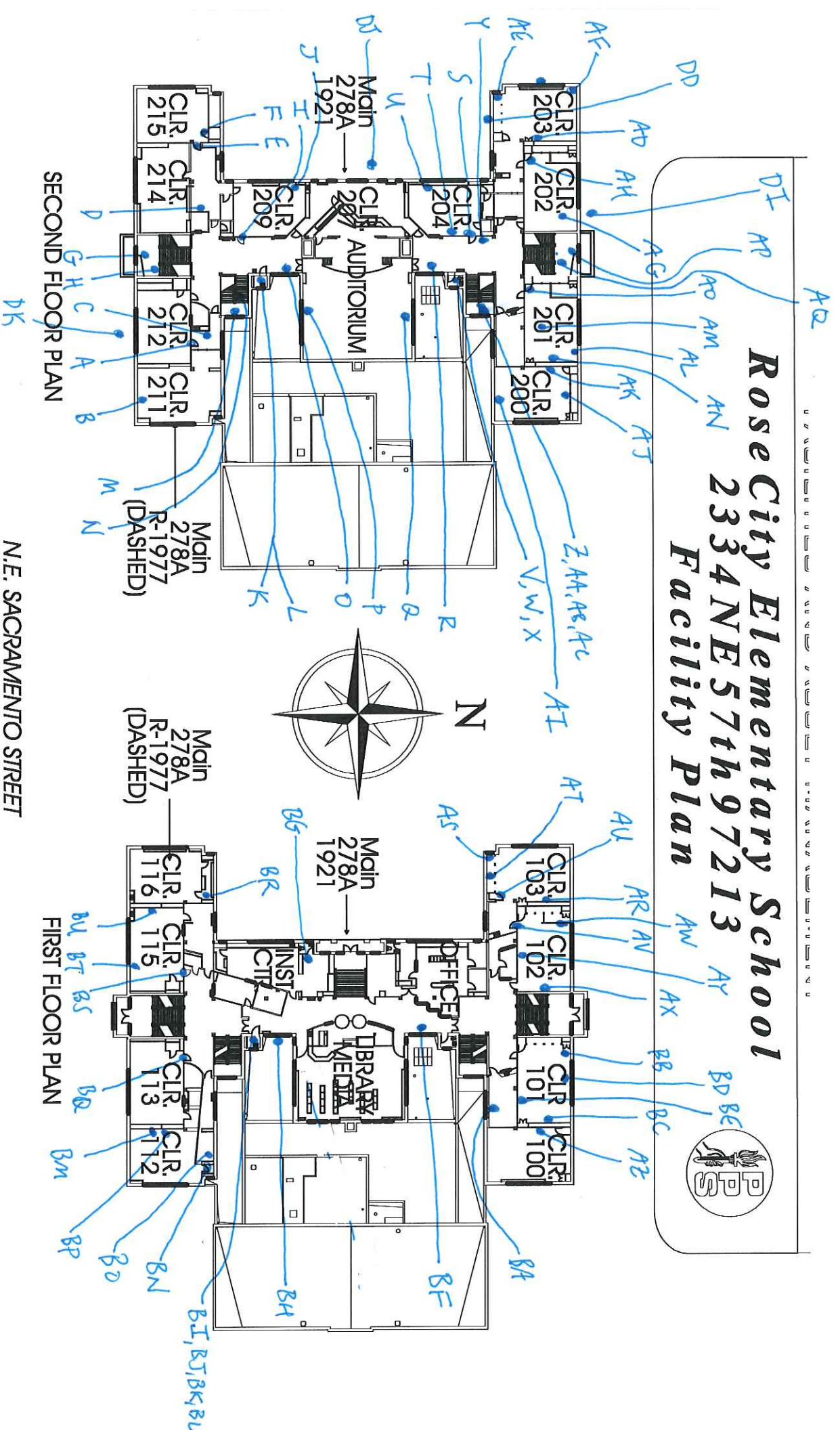
| ID | Interior / Exterior | Location               | Structure       | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|----|---------------------|------------------------|-----------------|-------------------------|-------------|-----------|----------|
| DK | Exterior            | South face of building | Trim along roof | Above                   | No          | Metal     | 200      |



# Rose City Elementary School

## 2334 NE 57th 97213

### Facility Plan



SITE / GROUND FLOOR PLAN

N.E. THOMPSON STREET

TOTAL SF 70,321  
ACRES 3.7  
1/4 SECT. 2836



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

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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](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