



Engineering +
Environmental

March 1, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Sitton Elementary School
9930 N Smith Street
Portland, Oregon 97203
PBS Project: 6500.721 Phase 0048

Dear Mr. Wilton:

On February 17, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Sitton Elementary School located at 9930 N Smith 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 garden spaces or the compost pile; however, paint chips were observed in soil in multiple locations around the school's exterior.

The school has old aluminum window frames and approximately 41 old wood window frames that swing out. Paint chips were observed in troughs of the old wood windows.

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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503.248.1939 Main
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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,
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

Sitton Elementary School
Assessment of Paint/Varnish in Deteriorated Condition

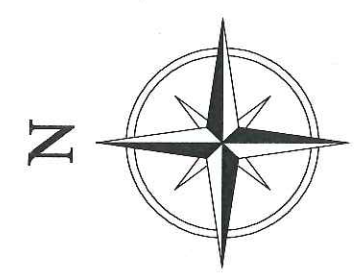
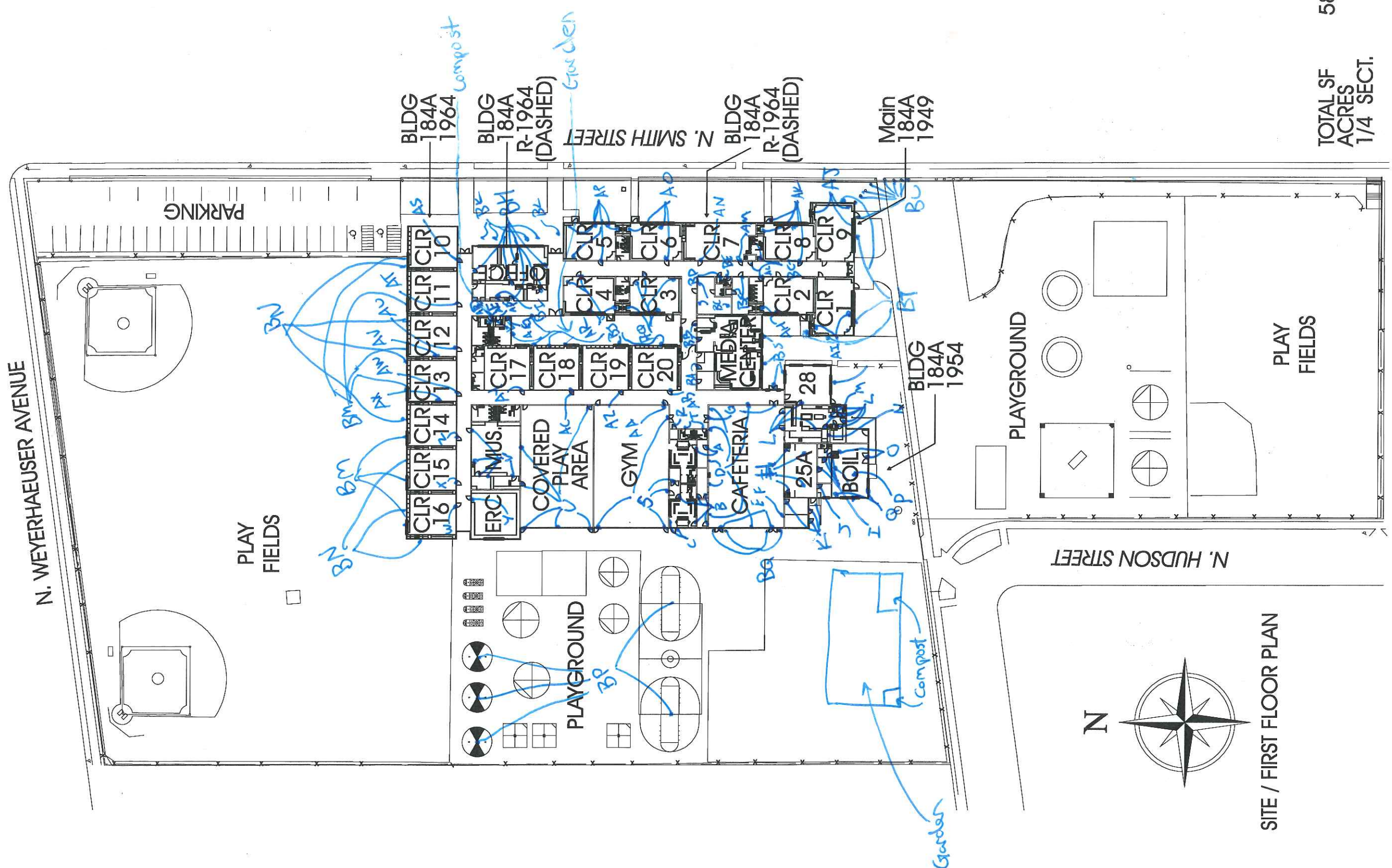
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	gym and cafeteria east storage rooms	Door and frame	Above and below	No	Wood and metal	15
B	Interior	gym and cafeteria west storage rooms	Door and frame	Above and below	No	Wood	20
C	Interior	West gym storage	Door and frame	Above and below	No	Metal	10
D	Interior	Cafeteria	Walls and window frames	Above and below	Yes	Wood	50
E	Exterior	West cafeteria doors	Door and frame	Above and below	Yes	Metal	20
F	Interior	Cafeteria, southwest area	Wall	Below	Yes	Plaster	5
G	Interior	East cafeteria doors	Door and frame	Above and below	Yes	Wood and metal	20
H	Interior	Stage 25A	Doors and handrails	Below	Yes	Wood	500
I	Interior	Backstage office	Door and frame	Above and below	No	Wood and metal	40
J	Interior	Southwest backstage office	Door and frame	Above and below	No	Wood	5
K	Interior	Southwest cafeteria storage rooms	Doors, frames, and handrails	Above and below	No	Wood and metal	30
L	Interior	Kitchen	Door and frame	Above and below	No	Wood and metal	75
M	Interior	Kitchen	Crawlspace hatch	Above	No	Wood	5
N	Interior	Kitchen storage	Wall	Below	No	Plaster	5
O	Interior	Boiler room	Doors, frames, and handrails	Above and below	No	Metal	30
P	Interior	Boiler room	Floor	Below	No	Concrete	350
Q	Interior	Boiler room	Walls and window sills	Above and below	No	Plaster and concrete	100
R	Interior	Custodial closet 3	Door and frame	Above and below	No	Wood and metal	10
S	Interior	Gym	Gym doors	Above and below	Yes	Wood and metal	40
T	Interior	Gym restrooms	Door and frame	Above and below	Yes	Wood	20
U	Interior	Covered play area	Door and frame	Above and below	Yes	Wood and metal	50
V	Interior	Classroom 22	Door, frame, and cabinets	Above and below	Yes	Wood and metal	50

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Classroom 16	Door and frame	Above and below	Yes	Wood	5
X	Interior	Classroom 15	Door and frame	Above and below	Yes	Wood	5
Y	Interior	Classroom 21	Door and frame	Above and below	Yes	Wood	5
Z	Interior	Classroom 14	Door and frame	Above and below	Yes	Wood	5
AA	Interior	Gym	Wall	Above	Yes	Plaster	5
AB	Interior	Classroom 20	Door and frame	Above and below	Yes	Wood	5
AC	Interior	Classroom 18	Door and frame	Above and below	No	Wood	10
AD	Interior	Custodial 2	Door and frame	Above and below	No	Wood	5
AE	Interior	Custodial 2	Wall	Above and below	No	Plaster	5
AF	Interior	Storage next to custodial #2	Door and frame	Above and below	No	Wood	5
AG	Interior	Northeast boy's restroom 11B	Door and frame	Above and below	Yes	Wood	5
AH	Interior	Classroom 2	Cabinets and shelves	Below	Yes	Wood	25
AI	Interior	Classroom 1	Cabinets and shelves	Below	Yes	Wood	35
AJ	Interior	Classroom 9	Cabinets and shelves	Below	Yes	Wood	35
AK	Interior	Classroom 8	Doors, frames, cabinets, and shelves	Above and below	Yes	Wood	40
AL	Interior	Southeast hallway storage	Door and frame	Above and below	No	Wood	10
AM	Interior	Office 8B	Door and frame	Above and below	Yes	Wood	5
AN	Interior	Classroom 7	Door and frame	Above and below	Yes	Wood	5
AO	Interior	Classroom 6	Doors, frames, cabinets, and shelves	Above and below	Yes	Wood	35
AP	Interior	Classroom 5	Door, frame, cabinets, shevles, and window frame	Above and below	Yes	Wood	35
AQ	Interior	Classroom 3	Doors, frames, cabinets, and shelves	Above and below	Yes	Wood	35
AR	Interior	Classroom 4	Doors, frames, cabinets, and shelves	Above and below	Yes	Wood	30
AS	Interior	Classroom 10	Door and frame	Above and below	No	Wood	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 11	Door and frame	Above and below	No	Wood	10
AU	Interior	Classroom 12	Door and frame	Above and below	No	Wood	10
AV	Interior	Classroom 12	Wall	Above	No	Plaster	2
AW	Interior	Classroom 13	Door and frame	Above and below	No	Wood	5
AX	Interior	Classroom 13	Wall	Below	No	Plaster	25
AY	Interior	Classroom 17	Door and frame	Above and below	No	Wood	10
AZ	Interior	Classroom 19	Door and frame	Above and below	No	Wood	10
BA	Interior	Fire alarm control closet	Doors	Above and below	No	Wood	5
BB	Interior	Library and library storage	Doors	Above and below	Yes	Wood	10
BC	Interior	Central mechanical room	Wall	Above and below	No	Plaster	10
BD	Interior	Custodial closet	Ladder	Above and below	No	Metal	10
BE	Interior	Staff restroom 2C	Door	Below	No	Wood	5
BF	Interior	Resource center 2B	Door and frame	Above and below	Yes	Wood	10
BG	Interior	Southeast boy's and girl's restrooms	Doorframes	Above and below	Yes	Wood	5
BH	Interior	Office doors	Doors and frames	Above and below	Yes	Wood	40
BI	Interior	Teacher's lounge	Cabinets and shelves	Above and below	No	Wood	30
BJ	Exterior	Central courtyard	Lower wall	Below	Yes	Concrete	40
BK	Exterior	Main entrance courtyard	Benches	Below	Yes	Wood	40
BL	Exterior	Main entrance courtyard	Door post	Below	Yes	Metal	5
BM	Exterior	North classroom windows	Windowsills	Below	No	Wood	80
BN	Exterior	North wall	Lower wall	Below	No	Concrete	60
BO	Exterior	West side of north hallway	Windowsills	Below	Yes	Wood	10
BP	Exterior	West black top	Poles	Above and below	Yes	Metal	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Exterior	West gym doors	Door posts	Below	Yes	Metal	20
BR	Exterior	Wall outside classroom 28	Wall	Below	Yes	Concrete	20
BS	Exterior	South east cafeteria courtyard	Door, window guards, and vents	Above and below	Yes	Metal	20
BT	Exterior	South side of east hallway	Roof overhang	Above	Yes	Wood	700
BU	Exterior	Southeast driveway	Posts	Below	Yes	Metal	75
BV	Exterior	Main entrance courtyard	Elevated roof overhang	Above	Yes	Wood	20

Sitton Elementary School 9930 N Smith Street 97203 Facility Plan



SITE / FIRST FLOOR PLAN

TOTAL SF
ACRES
1/4 SECT. 58

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

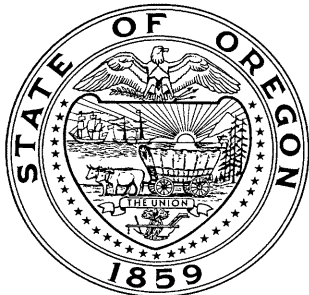
State of Oregon
Oregon Health Authority

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