



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  
Scott Elementary School  
6700 NE Prescott Street  
Portland, Oregon 97218  
PBS Project: 6500.721 Phase 0047

Dear Mr. Wilton:

On February 15, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Scott Elementary School located at 6700 NE Prescott Street 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.

No paint chips were observed in the school's garden spaces, or in metal-push-out window troughs.

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.

4412 SW Corbett Avenue, Portland, OR 97239  
503.248.1939 Main  
866.727.0140 Fax  
888.248.1939 Toll-Free  
www.pbsenv.com

Please feel free to contact me at 503.417.691 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

**Scott 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	Storage across from classroom 307	Door and frame	Above and below	No	Wood	60
B	Interior	Storage across from classroom 307	Floor	Below	No	Concrete	80
C	Interior	Classroom 307	Door and frame	Above and below	Yes	Wood	45
D	Interior	Custodial across from classroom 305	Door and frame	Above and below	No	Wood	60
E	Interior	Custodial across from classroom 305	Built-in shelving	Above and below	No	Wood	40
F	Interior	Classroom 303	Window frame on exterior door	Above and below	Yes	Wood	10
G	Interior	Classroom 302	Door and frame	Above and below	Yes	Wood	60
H	Interior	Classroom 302	East wall under dry erase boards	Below	Yes	Drywall	40
I	Interior	Classroom 302	South wall above closet area	Above	Yes	Plaster	60
J	Interior	Faculty 300	Door and frame	Above and below	No	Wood	60
K	Interior	Student store 300B	Built-in shelving	Above and below	No	Wood	300
L	Interior	Student store closet	Door and frame	Above and below	No	Wood	60
M	Interior	Student store closet	Built-in shelving	Above and below	No	Wood	70
N	Interior	Room 300D	Door and frame	Above and below	No	Wood	15
O	Interior	Room 300G	North window sill	Below	No	Wood	4
P	Interior	Main entrance	Handrails	Below	No	Wood	30
Q	Interior	Classroom 207	Window frame on exterior door	Above and below	Yes	Wood	10
R	Interior	Classroom 208	Door and frame	Above and below	No	Wood	60
S	Interior	Classroom 208	Built-in shelving	Above and below	No	Wood	65
T	Interior	Classroom 208	Walls surrounding water fountain	Below	No	Drywall	20
U	Interior	Classroom 205	Window frame on exterior door	Above and below	Yes	Wood	10
V	Interior	Classroom 205	Door	Above and below	Yes	Wood	45

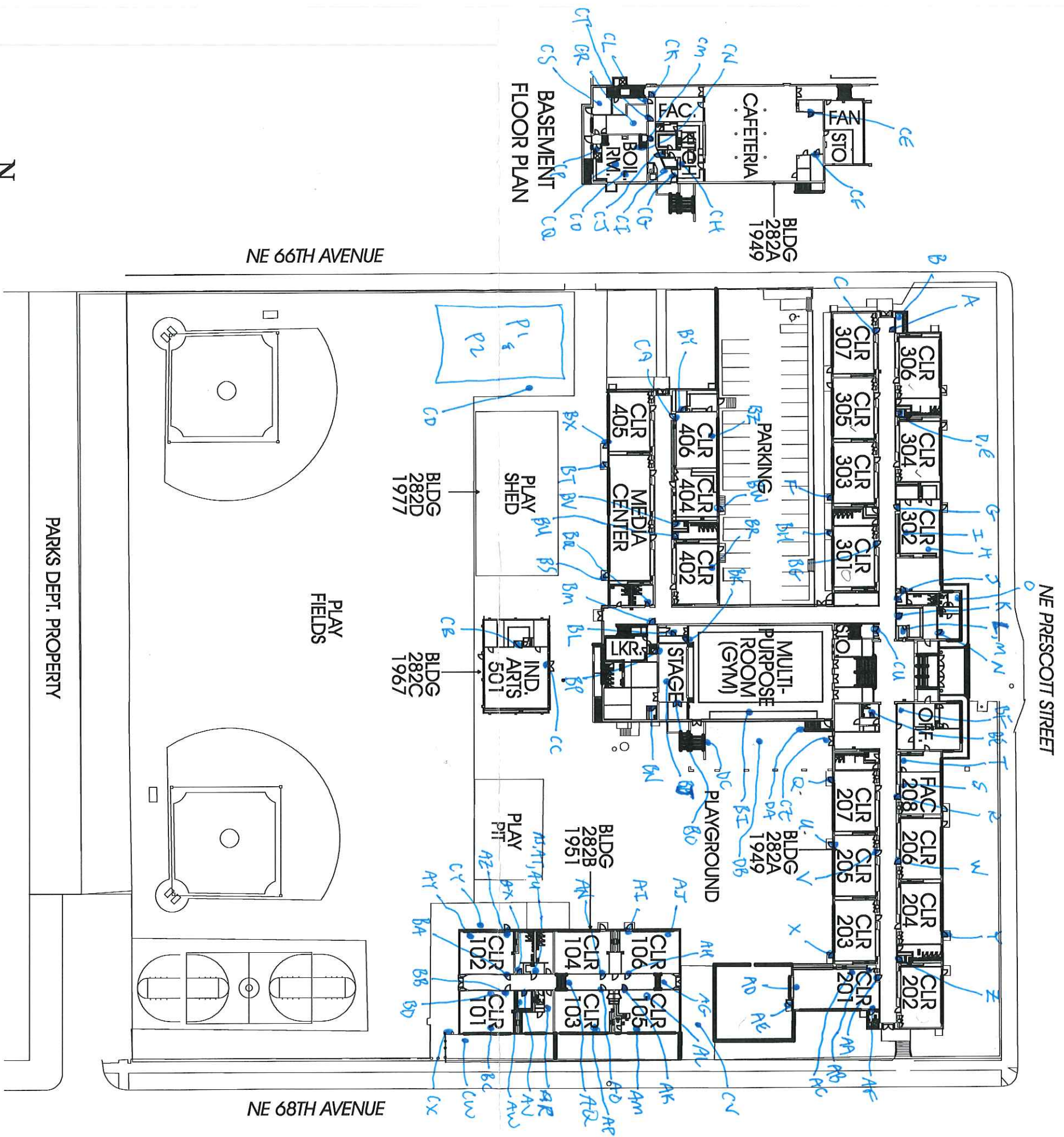
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Classroom 206	Door	Above and below	Yes	Wood	45
X	Interior	Classroom 203	Window on exterior door	Above and below	Yes	Wood	10
Y	Interior	Classroom 204	Window on exterior door	Above and below	Yes	Wood	10
Z	Interior	Custodial across from classroom 201	Doorframe	Above and below	No	Wood	15
AA	Interior	Classroom 201	Doorframe	Above and below	Yes	Wood	15
AB	Interior	Classroom 201	Closet Doorframe	Above and below	Yes	Wood	15
AC	Interior	Classroom 201	Built-in cabinets under sink	Below	Yes	Wood	40
AD	Interior	Classroom 201	Built-in bench on south wall	Below	Yes	Wood	20
AE	Interior	Classroom 201	Exterior door and frame	Above and below	Yes	Wood	60
AF	Interior	Classroom 201	Bathroom door and frame	Above and below	Yes	Wood	15
AG	Interior	North entrance of annex	Handrails	Below	No	Metal	8
AH	Interior	Classroom 106	Doorframe	Above and below	Yes	Wood	15
AI	Interior	Classroom 106	Exterior Doorframe	Above and below	Yes	Wood	15
AJ	Interior	Classroom 106	Built-in shelving under windows	Below	Yes	Wood	100
AK	Interior	Classroom 105	Doorframe	Above and below	Yes	Wood	15
AL	Interior	Classroom 105	Ceiling near west wall	Above	Yes	Ceiling tile	300
AM	Interior	Classroom 105	Built-in shelving under windows	Below	Yes	Wood	100
AN	Interior	Classroom 104	Door and frame	Above and below	Yes	Wood	60
AO	Interior	Classroom 103	Door and frame	Above and below	Yes	Wood	60
AP	Interior	Classroom 103	Built-in shelving under windows	Below	Yes	Wood	100
AQ	Interior	Hallway south of classroom 103/104	Handrails	Below	No	Metal	8
AR	Interior	Psychologist office	Wall	Above and below	No	Drywall	30
AS	Interior	Custodial next to classroom 102	Doorframe	Above and below	No	Wood	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Custodial next to classroom 102	Ceiling near roof hatch	Above	No	Plaster	20
AU	Interior	Custodial next to classroom 102	Walls	Above and below	No	Plaster	100
AV	Interior	Workroom next to 101	Doorframe	Above and below	No	Wood	15
AW	Interior	Workroom next to 101	Basketball behind counter	Below	No	Wood	36
AX	Interior	Boys room next to 102	Doorframe	Above and below	No	Wood	15
AY	Interior	Classroom 102	Built-in shelving under windows	Below	Yes	Wood	100
AZ	Interior	Classroom 102	Window frame on exterior door	Above and below	Yes	Wood	10
BA	Interior	Classroom 102	Door	Above and below	Yes	Wood	45
BB	Interior	Classroom 101	Door	Above and below	Yes	Wood	15
BC	Interior	Classroom 101	Built-in shelving under windows	Below	Yes	Wood	100
BD	Interior	Classroom 101	Closet door trim	Above and below	Yes	Wood	60
BE	Interior	Health bathroom	Door	Above and below	No	Wood	45
BF	Interior	Office storage	Built-in shelves	Above and below	No	Wood	300
BG	Interior	Classroom 301	Door	Above and below	Yes	Wood	45
BH	Interior	Classroom 301	Window frame on exterior door	Above and below	Yes	Wood	15
BI	Interior	Gym	Built-in bleachers	Below	No	Wood	300
BJ	Interior	Stage	Floor	Below	No	Wood	600
BK	Interior	Gym, hallway to office	Door and frame	Above and below	No	Wood	60
BL	Interior	Gym office	Doorframe	Above and below	No	Wood	45
BM	Interior	Hallway by gym	Doorframe to locker rooms	Above and below	No	Wood	15
BN	Interior	Office behind stage	Doorframe to exterior	Above and below	No	Metal	15
BO	Interior	Counseling office off of stage	Door and frame	Above and below	No	Wood and metal	60
BP	Interior	Back entrance to stage	Doorframe	Above and below	No	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Storage across from locker room entrance	Door and frame	Above and below	No	Metal	15
BR	Interior	Classroom 402	Built-in shelving under windows	Below	Yes	Wood	100
BS	Interior	Media center	Window frame on exterior door	Above and below	No	Wood	10
BT	Interior	Media center	West exterior door	Above and below	No	Wood	45
BU	Interior	Girl's restroom across from media center	Door	Above and below	No	Wood	45
BV	Interior	Custodial across from media center	Wall	Above and below	No	Plaster	20
BW	Interior	Classroom 404	Window frame on exterior door	Above and below	Yes	Wood	10
BX	Interior	Classroom 405	Window frame on exterior door	Above and below	Yes	Wood	10
BY	Interior	Room 407	Doorframe	Above and below	No	Wood	15
BZ	Interior	Classroom 406	Radiator housing	Below	Yes	Metal	25
CA	Interior	Classroom 406	Doorframe	Above and below	Yes	Wood	15
CB	Interior	Industrial arts 501 middle storage	Doorframe	Above and below	No	Metal	30
CC	Interior	Industrial arts 501	Double doors	Above and below	No	Metal	90
CD	Exterior	Portables 1 and 2	Deck	Below	No	Wood	100
CE	Interior	Fire alarm control room	Doorframe	Above and below	No	Wood	15
CF	Interior	Storage on northeast corner of cafeteria	Door and frame	Above and below	No	Wood	60
CG	Interior	Kitchen	Doorframe to boiler room	Above and below	No	Wood	15
CH	Interior	Kitchen	Built-in storage across from entrance	Above and below	No	Wood	100
CI	Interior	Kitchen back hall	Electrical panel cover	Above and below	No	Metal	10
CJ	Interior	Kitchen custodial	Door and frame	Above and below	No	Wood	60
CK	Interior	West entrance to kitchen back hall	Doorframe	Above and below	No	Wood	15
CL	Interior	Transformer room	Door and frame	Above and below	No	Metal	60
CM	Interior	Boiler room	Door and frame	Above and below	No	Metal	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Boiler room	Handrails	Below	No	Metal	30
CO	Interior	Boiler room	Duct work	Above	No	Metal	200
CP	Interior	Boiler room bathroom	Floor	Below	No	Ceiling tile	30
CQ	Interior	Boiler room	Floor	Below	No	Ceiling tile	800
CR	Interior	Boiler room office	Floor	Below	No	Ceiling tile	200
CS	Interior	Boiler room locker area	Floor	Below	No	Ceiling tile	120
CT	Interior	Boiler room office	Doro and frame	Above and below	No	Metal	60
CU	Interior	North entrance to cafeteria	Double Doorframe	Above and below	No	Wood	30
CV	Exterior	North side of classroom 105	Metal posts	Below	No	Metal	24
CW	Exterior	Southwest corner of annex	Downspout	Above and below	No	Metal	10
CX	Exterior	Southwest corner of annex	Metal posts	Below	No	Metal	45
CY	Exterior	Classroom 102	Window assemblies	Above and below	No	Metal	50
CZ	Exterior	Building entrance near classroom 207	Metal posts	Below	No	Metal	12
DA	Exterior	Northeast corner of multipurpose	Handrails	Below	No	Metal	40
DB	Exterior	Covered play area	Ceiling	Above	No	Wood	1000
DC	Exterior	Southeast corner of multipurpose room	Handrails	Below	No	Metal	20

# Scott Elementary School 6700 NE Prescott 97210 Facility Plan



SITE / FIRST FLOOR 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](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

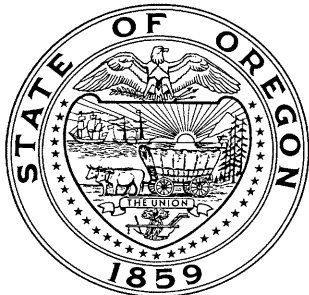
State of Oregon  
Oregon Health Authority

**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