



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
Sunnyside School
3421 SE Salmon Street
Portland, Oregon 97214
PBS Project: 6500.721 Phase 0051

Dear Mr. Wilton:

On February 16, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Sunnyside School located at 3421 SE Salmon 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, and its metal-sliding windows revealed nothing of concern; however, paint chips were observed on concrete outside the southwest entrance to the building.

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.

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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.

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

Sunnyside 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	Outside classroom 206	Lockers	Above and below	No	Metal	270
B	Interior	Room 215	Built-in cabinets under sink	Below	No	Wood	20
C	Interior	Room 215	Doorframe	Above and below	No	Wood	15
D	Interior	Room 215	Window frame on door	Above and below	No	Metal	8
E	Interior	Restroom next to room 215	Door and frame	Above and below	No	Wood	60
F	Interior	Girl's restroom next to 206	Double doors and frame	Above and below	No	Wood	120
G	Interior	Classroom 207	Doorframe	Above and below	No	Wood	15
H	Interior	Classroom 208	Door	Above and below	No	Wood	45
I	Interior	South stairwell	Handrails	Below	No	Wood	100
J	Interior	Storeroom across from classroom 209	Floor	Below	No	Concrete	20
K	Interior	Storeroom across from classroom 209	Doorframe	Above and below	No	Wood	15
L	Interior	Storeroom across from classroom 209	Built-in shelves	Above and below	No	Wood	100
M	Interior	Custodial across from 209	Built-in shelves	Above and below	No	Wood	40
N	Interior	Custodial across from 209	Doorframe	Above and below	No	Wood	50
O	Interior	Boy's room next to classroom 10	Double doors and frame	Above and below	No	Wood	120
P	Interior	Classroom 209	Baseboards on south and west walls	Below	No	Wood	50
Q	Interior	Classroom 211	Built-in shelving on north wall	Above and below	No	Wood	80
R	Interior	Classroom 212	Built-in shelves under windows	Below	Yes	Wood	100
S	Interior	Classroom 213	Doorframe	Above and below	Yes	Wood	15
T	Interior	Classroom 213	Built-in shelves under windows	Below	Yes	Wood	100
U	Interior	Classroom 213	Southwest corner ceiling	Above	Yes	Plaster	60
V	Interior	Second floor southwest building exit	Door	Above and below	No	Metal	60

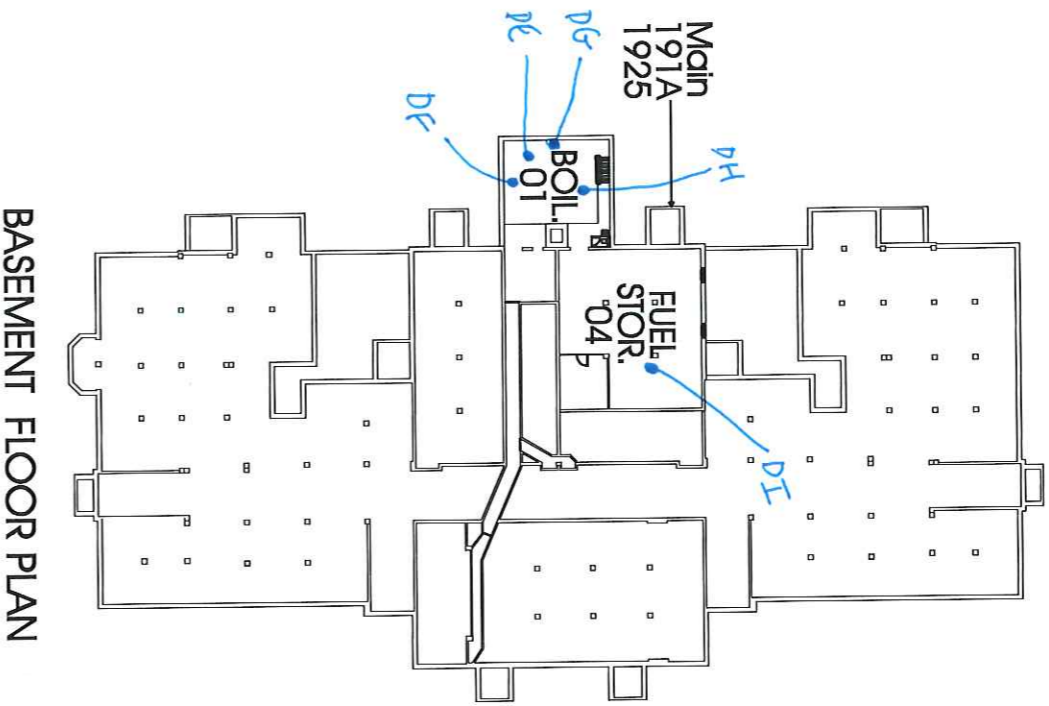
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Exterior	Southwest building entrance	Wall	Above and below	No	Concrete	10
X	Exterior	Southwest building entrance	Paint chips on ground	Below	No	N/A	4
Y	Exterior	West side of gym	Wall	Below	No	Concrete	75
Z	Exterior	Northwest gym entrance	Metal posts	Below	No	Metal	12
AA	Exterior	Northwest gym entrance	Handrails	Below	No	Metal	20
AB	Exterior	Boiler room exit, north	Metal posts	Below	No	Metal	12
AC	Exterior	Northeast gym entrance	Handrails	Below	No	Metal	150
AD	Exterior	Northeast gym entrance	Metal posts	Below	No	Metal	12
AE	Exterior	East boiler room exit	Metal posts	Below	No	Metal	6
AF	Exterior	Outdoor workshop	Gate and fence	Above and below	No	Metal	150
AG	Exterior	Northwest building entrance	Metal posts	Below	No	Metal	12
AH	Exterior	North building entrance	Handrails	Below	No	Metal	100
AI	Exterior	Northeast building entrance	Metal posts	Below	No	Metal	12
AJ	Exterior	North library entrance	Metal posts	Below	No	Metal	12
AK	Exterior	South library entrance	Metal posts	Below	No	Metal	12
AL	Exterior	Outside main entrance	Handrails	Below	No	Metal	100
AM	Exterior	Southeast building entrance	Handrails	Below	No	Metal	80
AN	Exterior	Southeast building entrance	Metal posts	Below	No	Metal	12
AO	Interior	South second floor hallway	Lockers	Above and below	No	Metal	430
AP	Interior	Southeast stairwell	Handrails	Below	No		100
AQ	Interior	Balcony 219	Handrails	Below	No	Metal	100
AR	Interior	Northeast stairwell	Handrails	Below	No	Wood	100
AS	Interior	Hallway outside balcony 219	Lockers	Above and below	No	Metal	130

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Faculty 220	Door and frame	Above and below	No	Wood	60
AU	Interior	Faculty 220	Wall under window	Below	No	Plaster	20
AV	Interior	Classroom 205	Doorframe	Above and below	No	Wood	15
AW	Interior	Outside classroom 204	Built-in cabinets under sink	Below	No	Wood	20
AX	Interior	Custodial across from classroom 204	Ductwork	Above and below	No	Metal	20
AY	Interior	Custodial across from classroom 204	Ceiling	Above	No	Plaster	10
AZ	Interior	Classroom 204	Wall above windows	Above	No	Plaster	25
BA	Interior	Classroom 203	Doorframe	Above and below	No	Wood	15
BB	Interior	North stairwell	Handrails	Below	No	Wood	100
BC	Interior	Hallway across from classroom 202	Built-in cabinets around sink	Below	No	Wood	50
BD	Interior	Boy's room next to classroom 201	Door	Above and below	No	Wood	45
BE	Interior	Boy's room next to classroom 201	Window sill	Above	No	Wood	10
BF	Interior	Hallway next to classroom 201	Built-in cabinet under sink	Below	No	Wood	10
BG	Interior	Classroom 200	Ceiling	Above	Yes	Ceiling tile	100
BH	Interior	North building entrance	Double doors and frame	Above and below	No	Metal	90
BI	Interior	Classroom 102	Doorframe	Above and below	No	Wood	15
BJ	Interior	Hallway outside of library	Lockers	Above and below	No	Metal	120
BK	Interior	Library	Double doors and frame	Above and below	No	Wood	90
BL	Interior	Library	built-in sink	Below	No	Wood	30
BM	Interior	Classroom 100	Wall by door	Below	Yes	Plaster	6
BN	Interior	Girl's room next to library	Window sill	Above	No	Wood	5
BO	Interior	Classroom 103	Doorframe	Above and below	Yes	Wood	15
BP	Interior	Storage room next to 104B	Floor	Below	No	Concrete	20

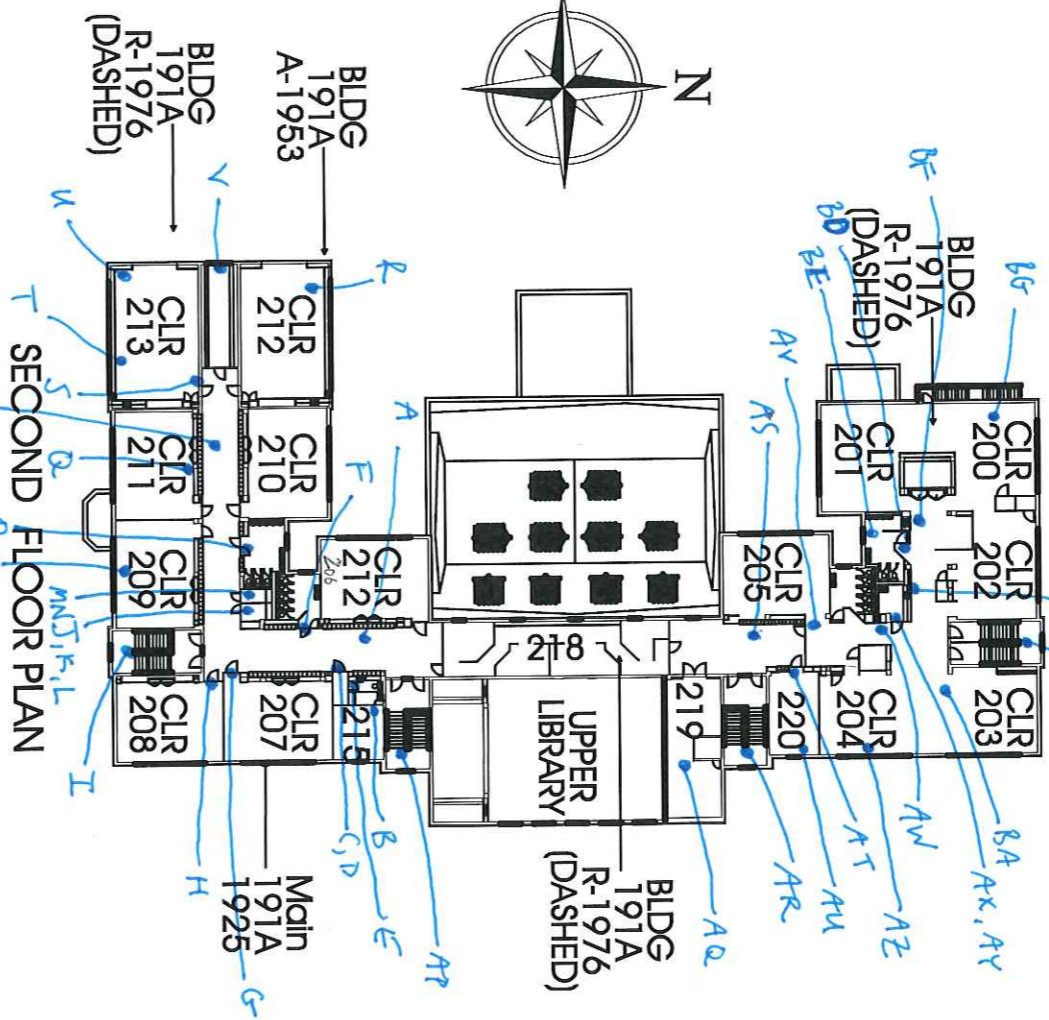
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Hallway next to 104A	Wall	Above and below	No	Plaster	12
BR	Interior	Auditorium	Door to room in northeast corner of gym	Above and below	No	Wood	45
BS	Interior	Auditorium	Handrails in north end	Below	No	Metal	20
BT	Interior	Stage	Floor	Below	No	Wood	400
BU	Interior	Stage	Door to hallway	Above and below	No	Wood	45
BV	Interior	Stage	Steps up from hallway entrance	Below	No	Concrete	30
BW	Interior	Stage	Wall next to steps	Above and below	No	Plaster	40
BX	Interior	Workroom 116	Built-in cabinets around sink	Above and below	No	Wood	20
BY	Interior	Workroom restroom	Door and frame	Above and below	No	Wood	60
BZ	Interior	Classroom 105	Built-in cabinets around sink	Above and below	Yes	Wood	30
CA	Interior	Storage across from classroom 106	Floor	Below	No	Concrete	30
CB	Interior	Storage across from classroom 106	Built-in shelves	Above and below	No	Wood	100
CC	Interior	Custodial across from classroom 106	Built-in shelves	Above and below	No	Wood	40
CD	Interior	Custodial across from classroom 106	West wall	Above and below	No	Plaster	30
CE	Interior	Custodial across from classroom 106	Vertical pipe	Above and below	No	Metal	10
CF	Interior	Classroom 106	Chalkboard rail on west wall	Below	Yes	Wood	25
CG	Interior	Classroom 106	Built-in cabinets on north wall	Above and below	Yes	Wood	40
CH	Interior	Classroom 108	Built-in shelving on north wall	Above and below	Yes	Wood	100
CI	Interior	Classroom 108 sun room	Northwest corner wall	Above and below	No	Plaster	15
CJ	Interior	Classroom 107	Baseboards on south wall	Below	Yes	Wood	25
CK	Interior	Classroom 107	Wall under windows	Below	Yes	Plaster	10
CL	Interior	Classroom 109	Wall under bulletin boards	Below	Yes	Plaster	20
CM	Interior	Southwest building entrance	Handrails	Below	No	Metal	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	First floor south hallway	Lockers	Above and below	No	Metal	370
CO	Interior	First floor main hallway	Lockers	Above and below	No	Metal	900
CP	Interior	Boy's room across from 104A	Wall above urinals	Above and below	No	Plaster	30
CQ	Interior	Kitchen	Wall north of serving line	Above and below	No	Plaster	60
CR	Interior	Kitchen	Door and frame to cafeteria	Above and below	No	Wood	60
CS	Interior	Kitchen	West wall under sinks	Below	No	Plaster	30
CT	Interior	Kitchen	Built-in shelves in southwest corner	Above and below	No	Wood	80
CU	Interior	Kitchen, dry storage	Built-in shelving	Above and below	No	Wood	100
CV	Interior	Kitchen custodial	Doorframe	Above and below	No	Wood	15
CW	Interior	Kitchen custodial	Walls	Above and below	No	Plaster	30
CX	Interior	Cafeteria	Doorframe	Above and below	No	Wood	15
CY	Interior	Cafeteria storage	Built-in shelves	Above and below	No	Wood	150
CZ	Interior	Cafeteria	Door to gym	Above and below	No	Wood	45
DA	Interior	Gym 119	Baseboards	Below	No	Wood	200
DB	Interior	Gym storage	Doorframe	Above and below	No	Wood	15
DC	Interior	Boiler room	Wall above entrance	Above	No	Plaster	20
DD	Interior	Boiler room	Handrails	Below	No	Metal	50
DE	Interior	Boiler room	Ceiling	Above	No	Wood	2000
DF	Interior	Boiler room	Walls	Above and below	No	Concrete	3000
DG	Interior	Boiler room	Stairs to exterior entrance	Below	No	Wood	100
DH	Interior	Boiler room	Floor	Below	No	Concrete	2000
DI	Interior	Storage 04	Floor	Below	No	Concrete	3000

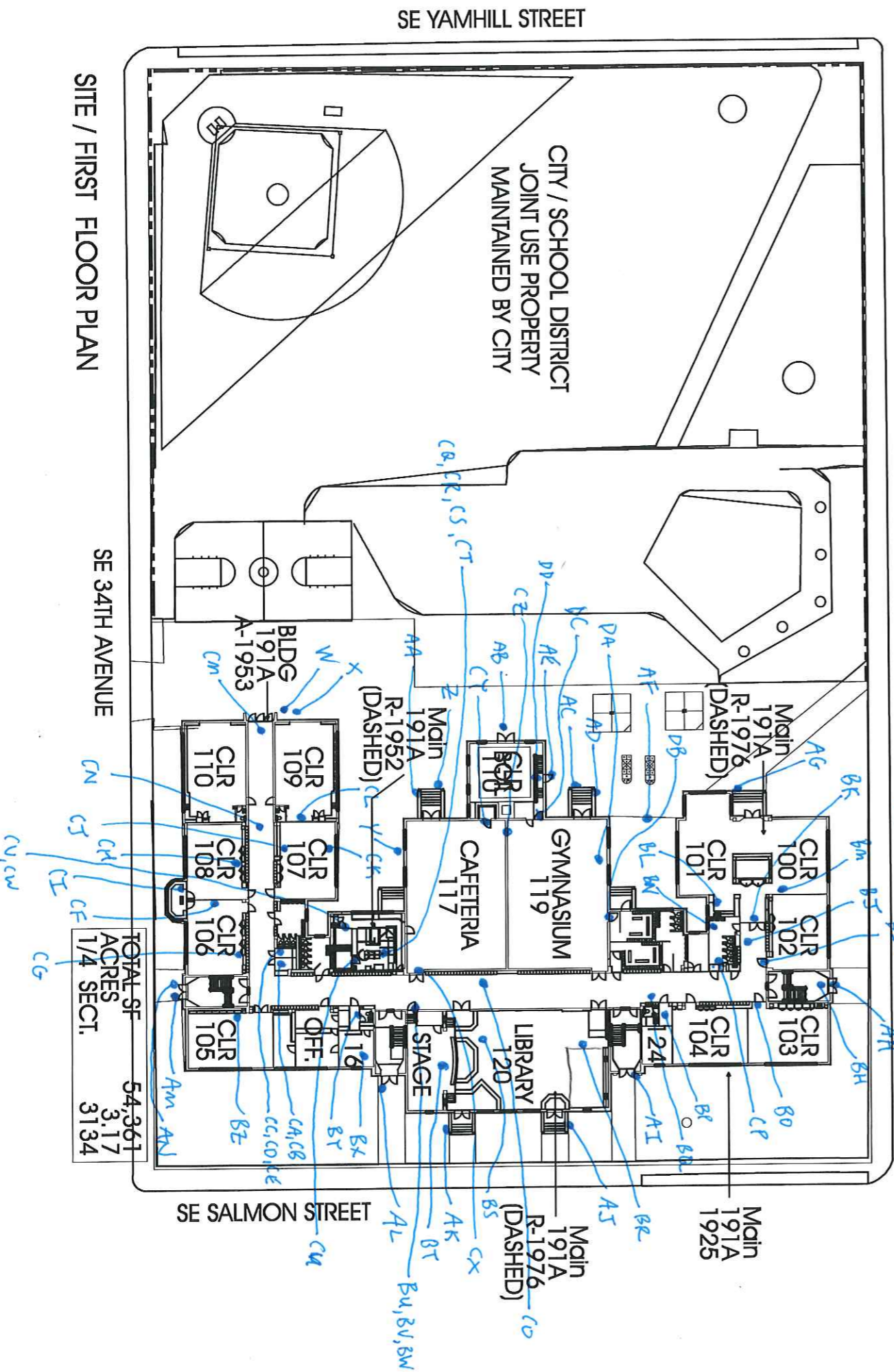
Sunnyside Elementary School 3421 SE Salmon Street 97214 Facility Plan



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN



SITE / FIRST FLOOR PLAN

SE YAMHILL STREET

CITY / SCHOOL DISTRICT
JOINT USE PROPERTY
MAINTAINED BY CITY

SE 34TH AVENUE

SE SALMON STREET

SE 36TH AVENUE

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