



Engineering +
Environmental

March 27, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Ockley Green Middle School
6031 N Montana Avenue
Portland, Oregon 97217
PBS Project: 6500.721 Phase 0066

Dear Mr. Wilton:

On March 9, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Ockley Green Middle School located at 6031 N Montana 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.

No paint chips were observed in garden spaces, or in window troughs of the school's metal sliding windows; however, paint chips were observed on the floor in custodial closet 222, in classroom 230, in the storage room of industrial arts room 304, in multiple locations in the gym, in the boiler room, and on the floor in general art room 101.

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.

4412 SW Corbett Avenue, Portland, OR 97239
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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

Ockley Green
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Classroom 209	Chalkboard rails on west wall	Below	No	Wood	20
B	Interior	Classroom 209	Baseboards	Below	No	Wood	100
C	Interior	Classroom 207	Baseboards	Below	No	Wood	100
D	Interior	Classroom 205	Wall between radiators and windows	Below	No	Plaster	15
E	Interior	Classroom 205	Paint chips on radiator housing	Below	No	N/A	5
F	Interior	Classroom 205	Baseboards	Below	No	Wood	100
G	Interior	Classroom 205	Wall in southwest corner	Below	No	Plaster	5
H	Interior	Hallway outside classroom 205	Window frame on door to stairwell	Above and below	No	Metal	8
I	Interior	South stairwell	Handrails	Below	No	Wood	100
J	Interior	Custodial closet 208	Door and frame	Above and below	No	Wood	60
K	Interior	Custodial closet 208	Built-in shelves	Below	No	Wood	60
L	Interior	Classroom 203	Baseboards	Below	No	Wood	100
M	Interior	Classroom 203	Trim on built-in cabinets	Below	No	Wood	15
N	Interior	Classroom 203	chalkboard rail on west wall	Below	No	Wood	20
O	Interior	Classroom 202	door frame	Above and below	No	Wood	15
P	Interior	Classroom 202	Baseboards	Below	No	Wood	100
Q	Interior	Classroom 202	Trim on built-in cabinets	Below	No	Wood	15
R	Interior	Classroom 202	Window ledge	Below	No	Wood	25
S	Interior	Classroom 202	Heater housing	Below	No	Metal	20
T	Interior	Classroom 201	Door frame	Above and below	No	Wood	15
U	Interior	Classroom 201	Baseboards	Below	No	Wood	100
V	Interior	Classroom 201	Window sills	Below	No	Wood	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Boy's restroom 204	Door	Above and below	No	Wood	45
X	Interior	Girl's restroom 206	Door	Above and below	No	Wood	45
Y	Interior		South stairwell	Handrails	Below	No	Wood
Z	Interior	Classroom 214	door frame	Above and below	No	Wood	15
AA	Interior	Balcony	Floor	Below	No	Concrete	600
AB	Interior	North stairwell	Handrails	Below	No	Wood	100
AC	Interior	Classroom 216	door frame	Above and below	No	Wood	15
AD	Interior	Classroom 215	Baseboards on west wall	Below	No	Wood	25
AE	Interior	Classroom 215	Chalkboard rails on west wall	Below	No	Wood	20
AF	Interior	Classroom 217	Door frame	Above and below	No	Wood	15
AG	Interior	Classroom 217	Baseboards	Below	No	Wood	100
AH	Interior	Classroom 217	Trim on built-in cabinets	Below	No	Wood	10
AI	Interior	Classroom 221	Baseboards	Below	No	Wood	75
AJ	Interior	Classroom 221	Chalkboard rails on south wall	Below	No	Wood	20
AK	Interior	Classroom 213	Chalkboard rails on west wall	Below	No	Wood	20
AL	Interior	Custodial closet 222	Door frame	Above and below	No	Wood	15
AM	Interior	Custodial closet 222	Floor	Below	No	Concrete	60
AN	Interior	Custodial closet 222	Built-in shelves	Above and below	No	Wood	60
AO	Interior	Custodial closet 222	Walls	Above and below	No	Plaster	100
AP	Interior	Custodial closet 222	Paint chips on floor	Below	No	N/A	2
AQ	Interior	Custodial closet 222	Baseboards	Below	No	Wood	30
AR	Interior	Boy's restroom 224	Door	Above and below	No	Wood	45
AS	Interior	Girl's restroom 226	Door	Above and below	No	Wood	45

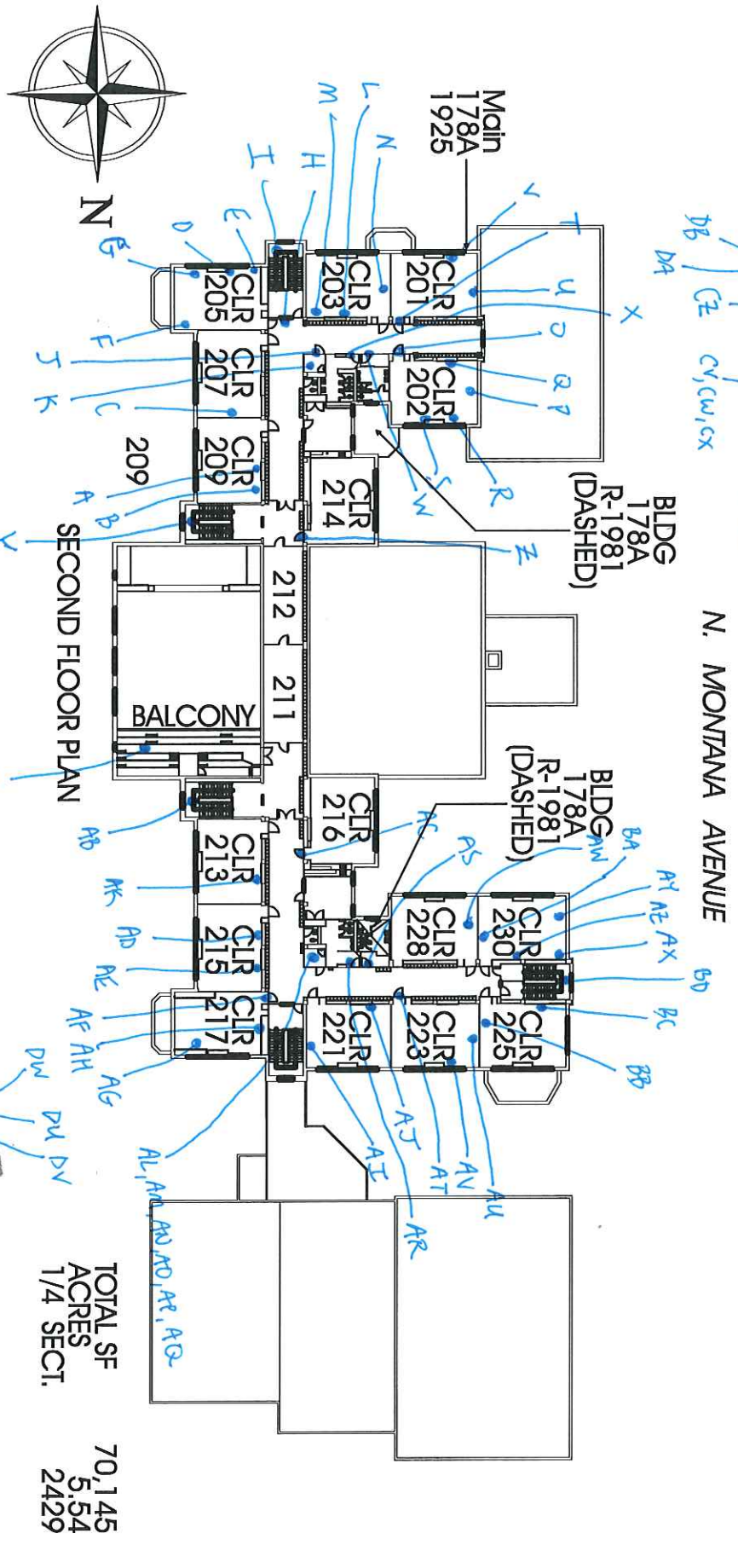
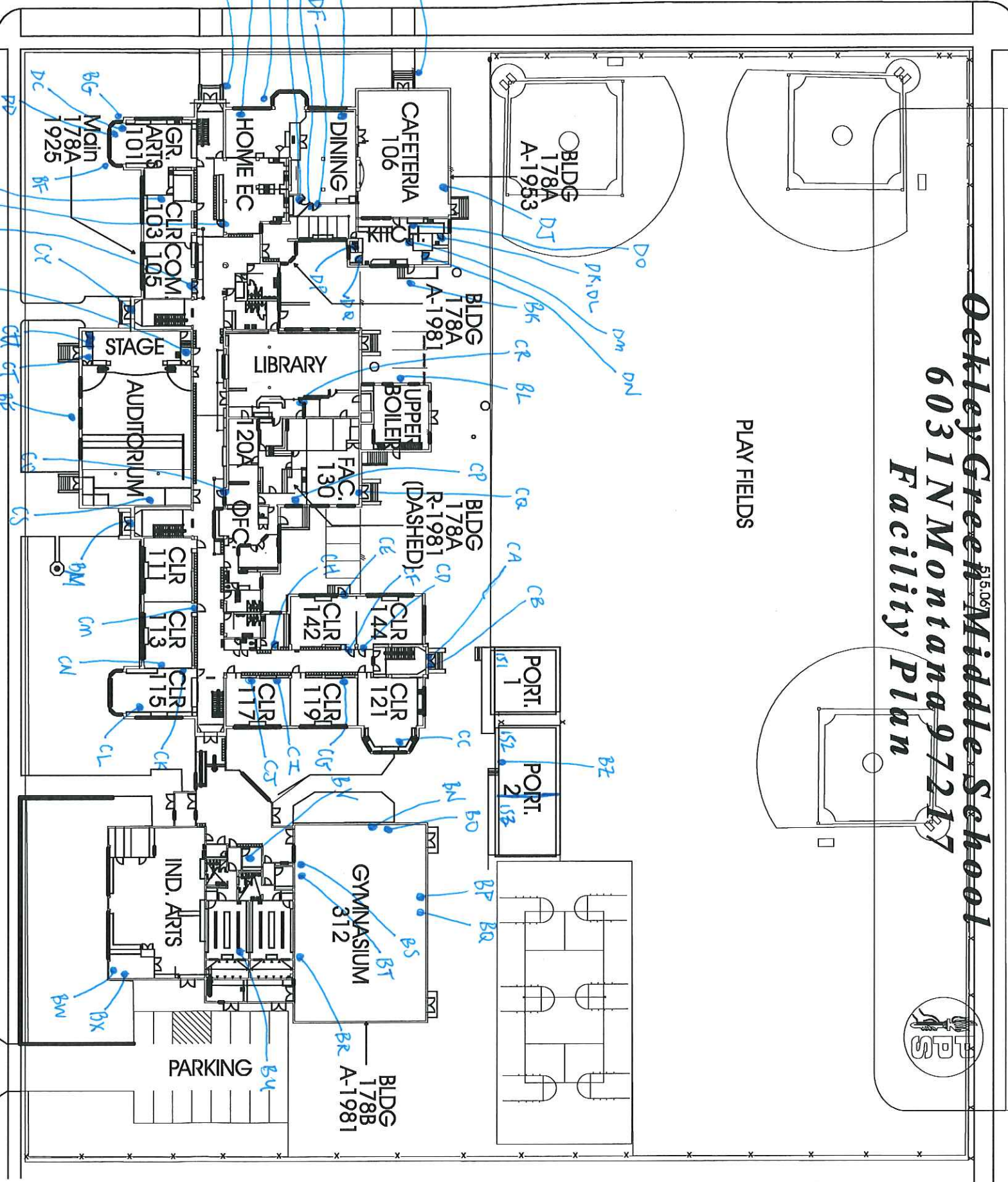
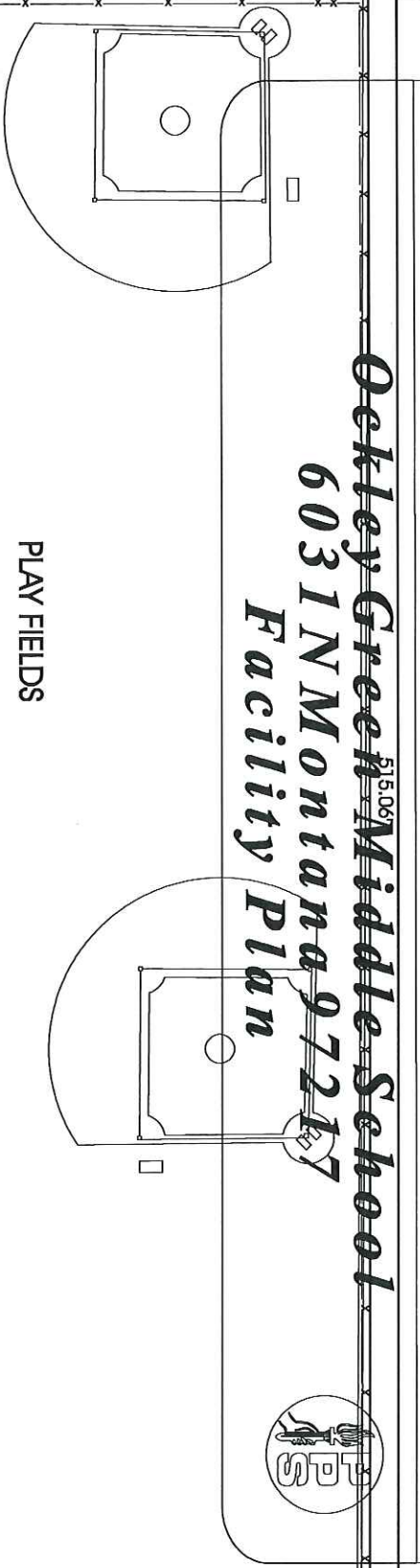
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 223	Door frame	Above and below	No	Wood	15
AU	Interior	Classroom 223	Baseboards	Below	No	Wood	100
AV	Interior	Classroom 223	Window ledge	Below	No	Wood	6
AW	Interior	Classroom 228	Baseboards on east and west walls	Below	No	Wood	50
AX	Interior	Classroom 230	Paint chips on floor in northwest corner of room	Below	No	N/A	2
AY	Interior	Classroom 230	Baseboards	Below	No	Wood	100
AZ	Interior	Classroom 230	Trim around built-in shelves	Below	No	Wood	20
BA	Interior	Classroom 230	Chalkboard rails on east and north walls	Below	No	Wood	40
BB	Interior	Classroom 225	Baseboards	Below	No	Wood	100
BC	Interior	Classroom 225	Chalkboard rails on south wall	Below	No	Wood	20
BD	Interior	Northwest stairwell	Handrails	Below	No	Wood	100
BE	Exterior	Auditorium	Window sills	Above	No	Wood	30
BF	Exterior	Gr. Acts. 101	Window frames	Above	No	Wood	20
BG	Exterior	Gr. Acts. 101	Downspout	Above and below	No	Metal	10
BH	Exterior	South building entrance	Handrails	Below	No	Metal	80
BI	Exterior	Home EC	Window frames	Above	No	Wood	40
BJ	Exterior	Cafeteria Entrance	Handrails	Below	No	Metal	15
BK	Exterior	Kitchen exterior	Handrails	Below	No	Metal	15
BL	Exterior	South exterior of boiler room	Vent	Above and below	No	Metal	25
BM	Interior	Main building entrance	Window frames on double doors	Above and below	No	Wood	16
BN	Interior	Gym 312	South wall	Above and below	No	Concrete	600
BO	Interior	Gym 312	Paint chips on floor	Below	No	N/A	50
BP	Interior	Gym 312	West wall	Above and below	No	Concrete	600

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Gym 312	Paint chips on floor	Below	No	N/A	50
BR	Interior	Gym 312	Built-in bleachers	Below	No	Wood	150
BS	Interior	Gym 312	East wall by south entrance	Above	No	Concrete	30
BT	Interior	Gym 312	Paint chips on floor	Below	No	N/A	10
BU	Interior	Girl's locker room	Ceiling	Above	No	Plaster	20
BV	Interior	Custodial closet 306	Floor	Below	No	Concrete	60
BW	Interior	Industrial arts storage 304D	East wall	Above	No	Concrete	100
BX	Interior	Industrial arts storage 304D	Paint chips on floor	Below	No	N/A	5
BY	Interior	Portable 2	door frame	Above and below	No	Wood	15
BZ	Interior	Portable 2	Door and frame	Above and below	No		60
CA	Interior	Northwest building entrance	Double door frames	Above and below	No		20
CB	Interior	Northwest building entrance	Window frames on double doors	Above and below	No	Wood	16
CC	Interior	Classroom 121	Window sills	Below	No	Wood	20
CD	Interior	Classroom 144	Door and frame	Above and below	No	Wood	60
CE	Interior	Classroom 142	Window frame on exterior door	Above and below	No	Wood	10
CF	Interior	Classroom 142	Door	Above and below	No	Wood	45
CG	Interior	Classroom 119	Baseboards on south wall	Below	No	Wood	25
CH	Interior	Custodial closet 140A	Door frame	Above and below	No	Wood	15
CI	Interior	Classroom 117	Baseboards on south wall	Below	No	Wood	25
CJ	Interior	Classroom 117	Baseboards on south wall	Below	No	Wood	25
CK	Interior	Classroom 115	Built-in countertop in southwest corner	Below	No	Wood	15
CL	Interior	Classroom 115	Baseboards	Below	No	Wood	100
CM	Interior	Classroom 113	Door and frame	Above and below	No	Wood	60

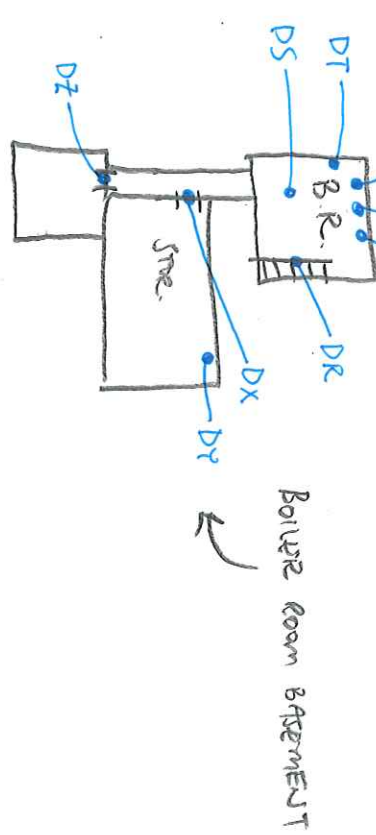
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Classroom 113	Baseboards	Below	No	Wood	100
CO	Interior	Main office 122	Door	Above and below	No	Wood	45
CP	Interior	Faculty Lounge 130	North wall	Above and below	No	Plaster	40
CQ	Interior	Faculty Lounge 130	Double doors to exterior	Above and below	No	Wood	90
CR	Interior	Library 120	Door to learning center room	Above and below	No	Wood	45
CS	Interior	Auditorium 109	Baseboards on north wall	Below	No	Wood	40
CT	Interior	Auditorium 109	Wall near southeast exterior entrance	Below	No	Plaster	30
CU	Interior	Stage storage 107D	Door frame	Above and below	No	Wood	15
CV	Interior	West stage stairwell 107B	Door frame to hall	Above and below	No	Wood	15
CW	Interior	West stage stairwell 107B	Door frame to stage	Above and below	No	Wood	15
CX	Interior	West stage stairwell 107B	Wall	Above and below	No	Plaster	40
CY	Interior	Southeast building entrance	Window frames on double doors	Above and below	No	Wood	15
CZ	Interior	Student commons	Door frame	Above and below	No	Wood	15
DA	Interior	Home EC	Door frame	Above and below	No	Wood	15
DB	Interior	Classroom 103	Baseboards	Below	No	Wood	100
DC	Interior	Gr. Art 101	Wall	Above and below	No	Plaster	40
DD	Interior	Gr. Art 101	Paint chips on floor	Below	No	N/A	6
DE	Interior	Sun room 100	Window ledges on southwest corner	Below	No	Wood	20
DF	Interior	Dining 106	Door frame	Above and below	No	Wood	15
DG	Interior	Dining 106	Window frame on door	Above and below	No	Metal	10
DH	Interior	Dining storage 106	Door frame	Above and below	No	Wood	15
DI	Interior	Dining 106	Window sills	Below	No	Wood	20
DJ	Interior	Cafeteria	Northwest corner, wall where trim is missing	Below	No	Plaster	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Interior	Kitchen custodial 108C	Door frame	Above and below	No	Wood	15
DL	Interior	Kitchen custodial 108C	Walls	Below	No	Plaster	10
DM	Interior	Kitchen 108	Walk-in refrigerator door	Above and below	No	Wood	60
DN	Interior	Kitchen dry storage 108	Door frame	Above and below	No	Wood	15
DO	Interior	Kitchen 108	Wall under fire house	Below	No	Plaster	15
DP	Interior	Kitchen restroom 108	Wall	Below	No	Plaster	15
DQ	Interior	Kitchen lockers area 108	Door frame	Above and below	No	Wood	15
DR	Interior	Boiler room	Handrails	Below	No	Metal	100
DS	Interior	Boiler room	Ceiling	Above	No	Concrete	800
DT	Interior	Boiler room	South wall	Above and below	No	Concrete	500
DU	Interior	Boiler room	West wall	Above and below	No	Concrete	300
DV	Interior	Boiler room	Paint chips on floor	Below	No	N/A	30
DW	Interior	Boiler room	Exterior double doors	Above	No	Wood	90
DX	Interior	Storage 03	Door and frame	Above and below	No	Wood	60
DY	Interior	Storage 03	Wall in northwest corner	Above and below	No	Concrete	60
DZ	Interior	Boiler room storage	Door and frame	Above and below	No	Wood	60

Oakley Green Middle School 6031 N Montana 97217 Facility Plan



TOTAL SF 70,145
ACRES 5.54
1/4 SECT. 2429



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