



Engineering +  
Environmental

March 13, 2017

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

Via email: [cwilton@pps.net](mailto:cwilton@pps.net)

Regarding: Lead Paint Condition Assessment  
Woodmere Elementary School  
7900 SE Duke Street  
Portland, Oregon 97206  
PBS Project: 6500.721 Phase 0056

Dear Mr. Wilton:

On February 22, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Woodmere Elementary School located at 7900 SE Duke 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 fair condition with areas of intact 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, and the school's metal push-out windows displayed nothing of concern in 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](http://www.pbsenv.com)

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.



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

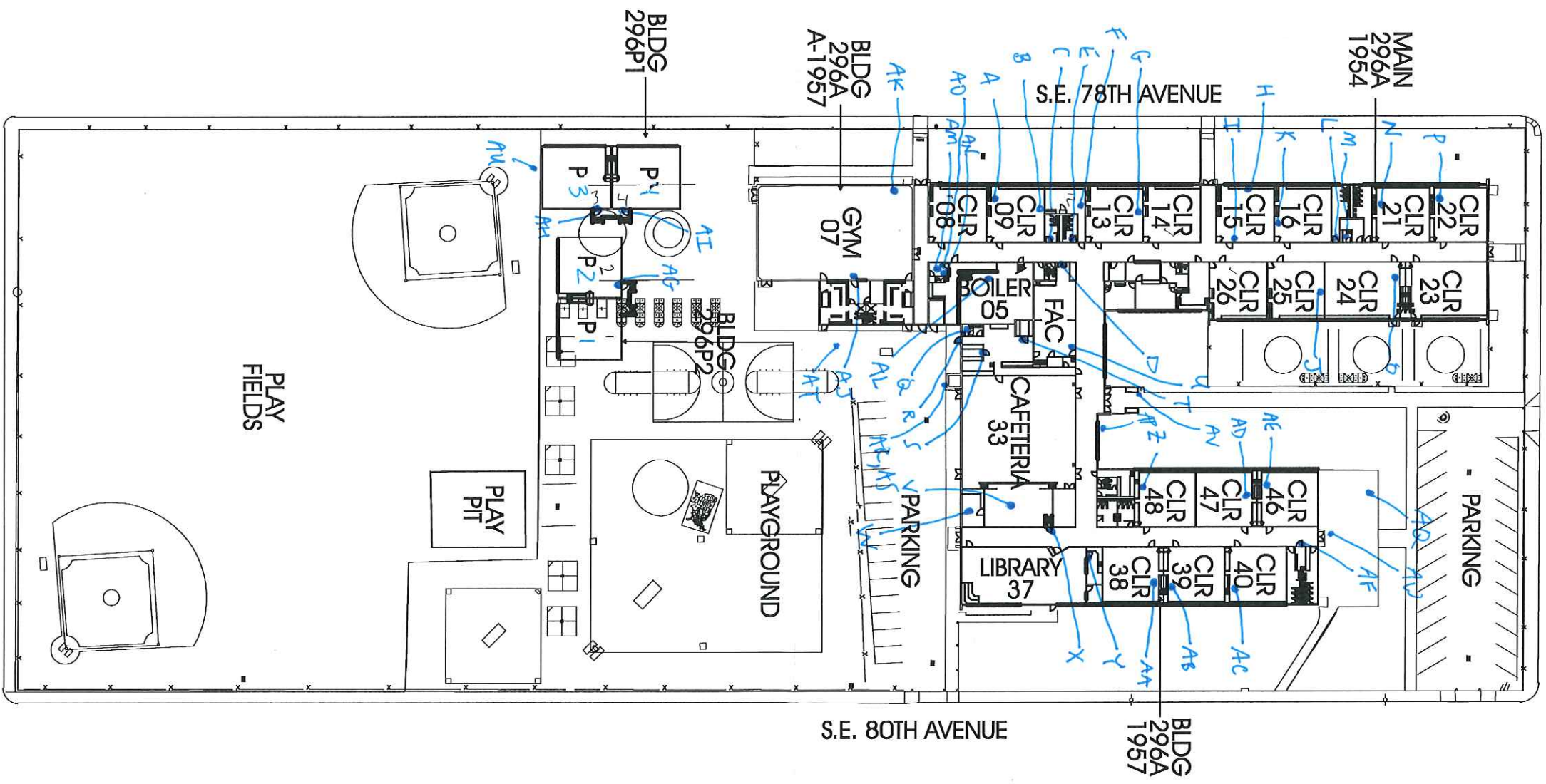
**Woodmere Elementary School**  
**Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Classroom 9	Built-in cabinets under sink	Below	Yes	Wood	20
B	Interior	Classroom 9	Chalkboard rail on east wall	Below	Yes	Wood	10
C	Interior	Boys room 10	Door	Above and below	No	Wood	45
D	Interior	Faculty	Double doors	Above and below	No	Wood	90
E	Interior	Girls room 11	Door	Above and below	No	Wood	45
F	Interior	Room 12	Chalkboard rail on east wall	Below	No	Wood	10
G	Interior	Classroom 13	Chalkboard rail on east wall	Below	Yes	Wood	10
H	Interior	Classroom 15	Columns between windows	Above and below	Yes	Wood	40
I	Interior	Classroom 15	Bulletin board frame next to door	Above and below	Yes	Wood	15
J	Interior	Classroom 25	Chalkboard rail on east wall	Below	Yes	Wood	40
K	Interior	Classroom 16	Wall in coat closet	Below	Yes	Drywall	20
L	Interior	Boys room 17	Walls by entrance	Below	No	Drywall	25
M	Interior	Custodial 18	Built-in shelves	Above and below	No	Wood	200
N	Interior	Classroom 21	Built-in cabinets under sink	Below	Yes	Wood	30
O	Interior	Classroom 24	Wall in coat closet	Below	Yes	Drywall	40
P	Interior	Classroom 22	Built-in cabinets under sink	Below	Yes	Wood	30
Q	Interior	Kitchen bathroom 32	Wall	Above	No	Plaster	16
R	Interior	Kitchen 32	Doorframe to exterior	Above and below	No	Metal	15
S	Interior	Kitchen, dry storage 32	Built-in shelves	Above and below	No	Wood	300
T	Interior	Kitchen 32	Walk-in refrigerator	Above and below	No	Wood	60
U	Interior	Faculty 31	Door	Above and below	No	Wood	45
V	Interior	Cafeteria 33	Stage door	Below	No	Wood	700

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Cafeteria 35	Stage office floor	Below	No	Wood	150
X	Interior	Stage entrance 35	Handrails	Below	No	Metal	20
Y	Interior	Library workroom 37	Doorframe	Above and below	No	Wood	15
Z	Interior	Classroom 48	Built-in cabinets under sink	Below	Yes	Wood	30
AA	Interior	Classroom 38	Built-in cabinets under sink	Below	Yes	Wood	30
AB	Interior	Classroom 39	Built-in cabinets under sink	Below	Yes	Wood	30
AC	Interior	Classroom 40	Built-in cabinets under sink	Below	Yes	Wood	30
AD	Interior	Classroom 47	Built-in cabinets under sink	Below	Yes	Wood	30
AE	Interior	Classroom 46	Built-in cabinets under sink	Below	Yes	Wood	30
AF	Interior	Custodial 42	Built-in shelves	Above and below	No	Wood	400
AG	Interior	Portable 2	Door and frame	Above and below	Yes	Metal	60
AH	Interior	Portable 3	Doorframe	Above and below	Yes	Wood	15
AI	Interior	Portable 4	Doorframe	Above and below	Yes	Wood	15
AJ	Interior	Gym 7	Doorframe to office	Above and below	No	Metal	15
AK	Interior	Gym 7	Wall near northeast corner	Above	No	Concrete	10
AL	Interior	Boiler room 5	Handrails	Below	No	Metal	60
AM	Interior	Boiler room office 5	Floor	Below	No	Concrete	100
AN	Interior	Boiler room office 5	Covebase	Below	No	Rubber	40
AO	Interior	Boiler room office 5	Door	Above and below	No	Wood	45
AP	Exterior	Outside main entrance	Trim along roof	Above	No	Wood	15
AQ	Exterior	Covered play area	Support columns	Above and below	No	Metal	80
AR	Exterior	Cafeteria	Wall	Above	No	Wood	30
AS	Exterior	Cafeteria	Metal posts	Below	No	Metal	10

<b>ID</b>	<b>Interior / Exterior</b>	<b>Location</b>	<b>Structure</b>	<b>Above / Below five feet</b>	<b>K-2nd Grade</b>	<b>Substrate</b>	<b>Square Feet</b>
AT	Exterior	Gym	Metal posts	Below	No	Metal	15
AU	Exterior	Portable 3	Wall	Above and below	No	Wood	40
AV	Exterior	Main entrance	Flagpole	Above and below	No	Metal	100
AW	Exterior	Southeast building entrance	Metal posts	Below	No	Metal	10

**Woodmere Elementary School**  
**7900 SE Duke 97206**  
**Facility Plan**



SITE / FIRST FLOOR PLAN

TOTAL SF 55,324  
 ACRES 5.53  
 1/4 SECT. 3738



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.

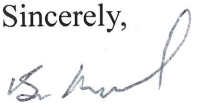
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the 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