



Engineering + Environmental

March 13, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Whitman Elementary School
7326 SE Flavel Street
Portland, Oregon 97206
PBS Project: 6500.721 Phase 0054

Dear Mr. Wilton:

On February 23, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Whitman Elementary School located at 7326 SE Flavel 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 the school's garden and compost pile, and metal pull-in windows and their troughs displayed neither paint abrasion nor paint chips.

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 503.417.7691 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

Whitman 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 23	Built-in shelves in coat closet	Above and below	Yes	Wood	30
B	Interior	Classroom 22	Built-in shelves in coat closet	Above and below	Yes	Wood	30
C	Interior	Girls room across from classroom 22	Door	Above and below	No	Wood	45
D	Interior	Classroom 21	Door	Above and below	Yes	Wood	45
E	Interior	Classroom 20	Door	Above and below	Yes	Wood	45
F	Interior	Classroom 20	Built-in shelves in coat closet	Above and below	Yes	Wood	30
G	Interior	Classroom 20	Chalkboard rail on south wall	Below	Yes	Wood	20
H	Interior	Classroom 20	Trim about bulletin board	Above and below	Yes	Wood	50
I	Interior	Classroom 19	Door	Above and below	Yes	Wood	45
J	Interior	Classroom 19	Built-in shelves in coat closet	Above and below	Yes	Wood	30
K	Interior	Classroom 18	Door	Above and below	Yes	Wood	45
L	Interior	Boys room across from classroom 18	Door	Above and below	No	Wood	45
M	Interior	Store room 4	Door	Above and below	No	Wood	45
N	Interior	Classroom 17	Door	Above and below	Yes	Wood	45
O	Interior	Classroom 17	Built-in shelves in coat closet	Above and below	Yes	Wood	20
P	Interior	Classroom 17	Chalkboard rail on south wall	Below	Yes	Wood	20
Q	Interior	Store room 3	Door	Above and below	No	Wood	45
R	Interior	Store room 3	Walls	Above and below	No	Plaster	20
S	Interior	Girls room across from classroom 17	Door	Above and below	No	Wood	45
T	Interior	Classroom 15	Door	Above and below	Yes	Wood	45
U	Interior	Classroom 15	Chalkboard rail on south wall	Above and below	Yes	Wood	20
V	Interior	Classroom 16	Door	Above and below	Yes	Wood	45

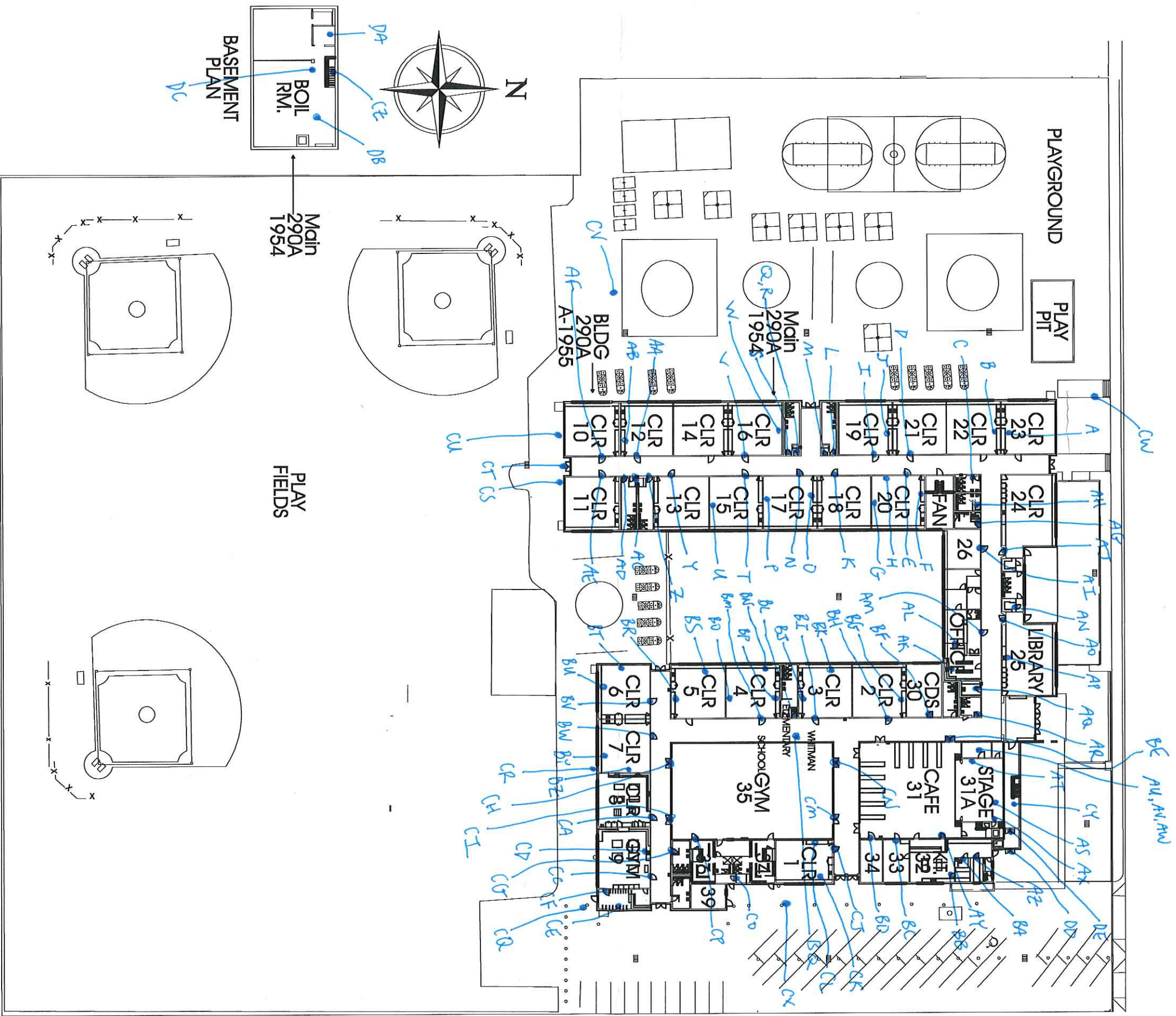
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Classroom 16	Chalkboard rail on north wall	Below	Yes	Wood	20
X	Interior	Classroom 15	Door	Above and below	Yes	Wood	45
Y	Interior	Classroom 13	Door	Above and below	Yes	Wood	45
Z	Interior	Boys room next to classroom 13	Door	Above and below	No	Wood	45
AA	Interior	Classroom 12	Door	Above and below	Yes	Wood	45
AB	Interior	Classroom 12	Built-in shelves in coat closet	Above and below	Yes	Wood	10
AC	Interior	Custodian 4	Door and frame	Above and below	No	Wood and metal	60
AD	Interior	Girls restroom next to classroom 11	Door	Above and below	No	Wood	45
AE	Interior	Classroom 11	Door	Above and below	Yes	Wood	45
AF	Interior	Classroom 10	Door and frame	Above and below	Yes	Wood and metal	60
AG	Interior	Boys restroom next to custodian 3	Door	Above and below	No	Wood	45
AH	Interior	Custodian 3	Door and frame	Above and below	No	Wood and metal	60
AI	Interior	Room 26	Door	Above and below	No	Wood	45
AJ	Interior	Classroom 24	Door	Above and below	No	Wood	45
AK	Interior	Store room 1	Built-in cabinets under sink	Below	No	Wood	50
AL	Interior	Store room 1	Wall around door frame to office	Above and below	No	Plaster	10
AM	Interior	Main office	Door	Above and below	No	Wood	45
AN	Interior	Library storage	Walls	Above and below	No	Drywall	20
AO	Interior	Library	Door	Above and below	No	Wood	45
AP	Interior	Library	Built-in cabinets under sink	Below	No	Wood	20
AQ	Interior	Custodian 1	Door and frame	Above and below	No	Wood and metal	60
AR	Interior	Faculty women's restroom across from gym	Door	Above and below	No	Wood	45
AS	Interior	Stage	Floor	Below	No	Wood	800

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Stage	West wall	Above and below	No	Plaster	300
AU	Interior	Stage storage	Door and frame	Above and below	No	Wood	60
AV	Interior	Stage storage	Floor	Below	No	Wood	100
AW	Interior	Stage storage	Built-in shelving	Above and below	No	Wood	150
AX	Interior	Stage	Wall around east exit	Above and below	No	Plaster	10
AY	Interior	Kitchen	North door and frame	Above and below	No	Wood and metal	60
AZ	Interior	Kitchen, dry storage	Door and frame	Above and below	No	Wood and metal	60
BA	Interior	Kitchen custodial	Door and frame	Above and below	No	Wood and metal	60
BB	Interior	Kitchen	Door to walk in refrigerator	Above and below	No	Wood	60
BC	Interior	Faculty	Door and frame	Above and below	No	Wood and metal	60
BD	Interior	Store room 2	Door	Above and below	No	Wood	60
BE	Interior	Cafeteria	North double doors	Above and below	No	Wood	90
BF	Interior	CDS 30	Door	Above and below	Yes	Wood	45
BG	Interior	Classroom 2	Built-in shelves in coat closet	Above and below	Yes	Wood	15
BH	Interior	Classroom 2	Door	Above and below	Yes	Wood	45
BI	Interior	Classroom 3	Door	Above and below	Yes	Wood	45
BJ	Interior	Classroom 3	Built-in shelves in coat closet	Above and below	Yes	Wood	30
BK	Interior	Classroom 3	Built-in shelves under windows	Above and below	Yes	Wood	100
BL	Interior	Custodial 2	Door	Above and below	No	Wood	45
BM	Interior	Classroom 4	Door	Above and below	Yes	Wood	45
BN	Interior	Classroom 4	Built-in shelves under windows	Below	Yes	Wood	100
BO	Interior	Classroom 4	Chalkboard rail on south wall	Below	Yes	Wood	20
BP	Interior	Classroom 4	Built-in shelves in coat closet	Above and below	Yes	Wood	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Hallway outside of classroom 4	Lockers	Above and below	No	Metal	560
BR	Interior	Classroom 5	Built-in shelves in coat closet	Above and below	Yes	Wood	30
BS	Interior	Classroom 5	Built-in shelves under windows	Below	Yes	Wood	100
BT	Interior	Classroom 6	Chalkboard rail on west wall	Below	Yes	Wood	20
BU	Interior	Classroom 6	Built-in shelves under windows	Below	Yes	Wood	100
BV	Interior	Classroom 6	Door	Above and below	Yes	Wood	45
BW	Interior	Classroom 7	Door	Above and below	Yes	Wood	45
BX	Interior	Classroom 7	Built-in shelves in coat closet	Above and below	Yes	Wood	20
BY	Interior	Classroom 7	Built-in shelves under windows	Below	Yes	Wood	100
BZ	Interior	Classroom 7	Chalkboard rail on east wall	Below	Yes	Wood	20
CA	Interior	Classroom 8	Door, east	Above and below	Yes	Wood	45
CB	Interior	Hallway outside of classroom 8	Lockers	Above and below	No	Metal	230
CC	Interior	Classroom 9	Door	Above and below	Yes	Wood	45
CD	Interior	Classroom 9	Built-in cabinets under sink	Below	Yes	Wood	40
CE	Interior	Classroom 9, speech office	Built-in shelves	Above and below	No	Wood	100
CF	Interior	Classroom 9, speech office	Door	Above and below	No	Wood	45
CG	Interior	Girls room across from classroom 9	Door	Above and below	No	Wood	45
CH	Interior	Gym	Southwest double doors	Above and below	No	Wood	90
CI	Interior	Gym	Southwest double doors	Above and below	No	Wood	90
CJ	Interior	Classroom 1	Door	Above and below	Yes	Wood	45
CK	Interior	Classroom 1	Built-in shelves under windows	Below	Yes	Wood	100
CL	Interior	Classroom 1	Built-in shelves in coat closet	Above and below	Yes	Wood	30
CM	Interior	Gym	Northwest double doors	Above and below	No	Wood	90

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Gym	Northwest double doors	Above and below	No	Wood	90
CO	Interior	Locker room storage	Doorframe	Above and below	No	Metal	15
CP	Interior	Locker room	Door	Above and below	No	Wood	45
CQ	Exterior	Southeast corner of building	Metal posts	Below	No	Metal	30
CR	Exterior	Exterior between classroom 8 and 7	Downspout	Above and below	No	Metal	10
CS	Exterior	Southwest building entrance	Trim along roof	Above	No	Wood	60
CT	Exterior	Southwest building entrance	Double doors	Above and below	No	Metal	90
CU	Exterior	Southwest building entrance	Wall along ground under brick	Below	No	Concrete	60
CV	Exterior	Play area	Tetherball pole	Above and below	No	Metal	20
CW	Exterior	Northwest corner of building	Handrails	Below	No	Metal	80
CX	Exterior	East side of building, parking lot	Metal posts	Below	No	Metal	60
CY	Interior	Hallway to boiler room	Floor	Below	No	Concrete	220
CZ	Interior	Stairs to boiler room	Handrails	Below	No	Metal	40
DA	Interior	Boiler room office	Wall above vent	Above	No	Concrete	6
DB	Interior	Boiler room	floor	Below	No	Concrete	1200
DC	Interior	Boiler room	Handrails	Below	No	Metal	30
DD	Interior	Northeast building entrance	Double doors	Above and below	No	Metal	90
DE	Interior	East end of boiler room hallway	Double doors	Above and below	No	Metal	90

Whitman Elementary School
7326 SE Flavel Street 97206
Facility Plan



SITE / FIRST FLOOR PLAN

TOTAL SF 69,755
ACRES 7.27
1/4 SECT. 3838

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