



## 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  
Woodlawn Elementary School  
7200 NE 11th Avenue  
Portland, Oregon 97211  
PBS Project: 6500.721 Phase 0056

Dear Mr. Wilton:

On February 27, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Woodlawn Elementary School located at 7200 NE 11th Avenue 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 and intact condition with areas of deteriorated conditions. A table listing the locations and quantity of surfaces in deteriorated condition is attached to this report.

Paint chips were observed in multiple locations throughout the garden, which is located at the south side of the property near the portables. Paint chips were also observed in soil at the west side of the main building and near the portables on the south side of the building.

No paint chips were observed in compost piles.

The school's windows are both original wood framed and metal framed. Paint chips were noted in wood frame window troughs, which are located in the gym, cafeteria, and the multi-purpose room.

Areas of high concern noted during PBS' site visit were damaged and flaking paint above 5 feet on the north central stairwell, and on the baseboard in classroom 251 where paint chips were also observed on the floor.

4412 SW Corbett Avenue, Portland, OR 97239  
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[www.pbsenv.com](http://www.pbsenv.com)

These areas were subsequently addressed by remediation contractor Global Pacific on March 9, 2017, by HEPA vacuuming loose paint chips and stabilizing the paint on the baseboard in classroom 251 and on the wall in the north central stairwell.

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. Paint chips noted in window troughs should be removed.

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

**Woodlawn**  
**Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Exterior	Main entrance	Handrail and post	Below	Yes	Metal	20
B	Exterior	Flag pole	Flag pole	Above and below	Yes	Wood	100
C	Exterior	West side of windows, south of main entrance	Window frames	Above and below	No	Wood	50
D	Exterior	Southwest door	Posts	Below	Yes	Metal	5
E	Exterior	Southeast for and fire escape	Door, handrail and stairs	Above and below	Yes	Metal	100
F	Exterior	East fenced courtyard	Gutter guards and downspouts	Above and below	No	Metal	30
G	Exterior	East side playground	Playground poles	Above and below	Yes	Metal	30
H	Exterior	East gym door	Door frames, handrails, window frames	Above and below	Yes	Wood and metal	50
I	Exterior	South boiler room	Window frames, door , and door frame	Above and below	Yes	Wood and metal	40
J	Exterior	East side playground	Railings and hand rails	Below	Yes	Metal	30
K	Exterior	East boiler room door	Door, frame, and hand rail	Above and below	No	Wood and metal	30
L	Exterior	East parking lot	Railings and hand rails	Below	No	Metal	30
M	Exterior	North kitchen doors	Walls	Above and below	No	Wood and metal	30
N	Exterior	East side storage shed	Downspout	Above and below	No	Wood	100
O	Exterior	East parking lot	Down spout	Above and below	No	Metal	10
P	Exterior	East doorway of northeast wing	Window frames and handrails	Above and below	Yes	Wood and metal	35
Q	Exterior	Second floor, north classroom windows	Window frames	Above	Yes	Wood	20
R	Exterior	North playground, west handrail	Handrails	Below	Yes	Metal	20
S	Exterior	West side windows, north of main entrance	Window frames	Above	No	Wood	100
T	Exterior	South portables	Handrails	Below	Yes	Metal	15
U	Exterior	Shop building, south door	Door and frame	Above and below	Yes	Metal	10
V	Interior	Shop building, south upper wall	Wall	Above	Yes	Concrete	100

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Exterior	Shop building	Doors and baseboard	Above and below	Yes	Wood	100
X	Exterior	Shop building	Door, frame, and over hang	Above and below	Yes	Metal	75
Y	Interior	Shop building	East wall	Above and below	Yes	Concrete	40
Z	Interior	Gym 130	Doors and ladder guard	Above and below	Yes	Wood	75
AA	Interior	Southwest gym storage 130 A1	Wall	Above and below	No	Plaster	20
AB	Interior	Gym office 131	Wall	Above and below	No	Plaster	5
AC	Interior	Boy's locker room/storage 114C	Walls and ceiling	Above and below	No	Plaster	25
AD	Interior	Gym 130	Wall guard trim	Below	Yes	Wood	75
AE	Interior	Northeast gym storage closet 130A	Cabinets	Above and below	No	Wood	100
AF	Interior	Boiler room	Door, frame, and window frames	Above and below	No	Wood	65
AG	Interior	Boiler room	Stairs and handrail	Below	No	Metal	50
AH	Interior	Boiler room	Walls, floor, and ceiling	Above and below	No	Concrete	8000
AI	Interior	Boiler room	Sliding doors	Above and below	No	Metal	100
AJ	Interior	Boiler room office	Door and frame	Above and below	No	Wood	20
AK	Interior	Storage 159	Doors and trim	Above and below	No	Wood	25
AL	Interior	Classroom 156	Doors and trim	Above and below	Yes	Wood	30
AM	Interior	Storage 150-D	Door	Above and below	No	Wood	5
AN	Interior	Classroom 158	Doors, cabinets, trim, and baseboard	Above and below	Yes	Wood	75
AO	Interior	Classroom 160	Doors	Above and below	Yes	Wood	15
AP	Interior	Classroom 162	Doors and baseboard	Above and below	Yes	Wood	25
AQ	Interior	Classroom 163	Door, frame, cabinet, trim, and window	Above and below	Yes	Wood	150
AR	Interior	Classroom 164	Doors, frames, and cabinets	Above and below	Yes	Wood	25
AS	Interior	North hallway	Benches and coat areas	Below	Yes	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 154	Doors and baseboards	Above and below	Yes	Wood	35
AU	Interior	Offices 152	Doors	Above and below	Yes	Wood	15
AV	Interior	North hallway, restroom area 155,157	Doors and bench	Above and below	Yes	Wood	25
AW	Interior	Boy's restroom 155	Wall	Below	Yes	Gypsum	2
AX	Interior	Girl's restroom 157	Wall	Below	Yes	Gypsum	5
AY	Interior	Boy's and girl's restroom 144. 144A, 145	Doors	Above and below	Yes	Wood	15
AZ	Interior	Boy's restroom 145	Wall	Below	Yes	Gypsum	2
BA	Interior	Custodial closet 143	Door	Above and below	No	Wood	5
BB	Interior	Custodial closet 143	Wall	Below	No	Plaster	10
BC	Interior	Classroom 121	Door, frame, and walls	Above and below	Yes	Wood	50
BD	Interior	Classroom 121	Wall	Above	Yes	Plaster	10
BE	Interior	Classroom 122	Door, frame, and wall	Above and below	Yes	Wood	50
BF	Interior	Classroom 122	Wall	Above	Yes	Plaster	5
BG	Interior	Classroom 120	Door, frame, and wall	Above and below	Yes	Wood and metal	25
BH	Interior	Classroom 120	Wall	Above	Yes	Plaster	5
BI	Interior	Classroom 115	Doors, frame, and window sill	Above and below	Yes	Wood	30
BJ	Interior	Classroom 106	Wall	Above and below	Yes	Wood	45
BK	Interior	Classroom 106	Doors, frames, and window sills	Above	Yes	Plaster	5
BL	Interior	Cafeteria 140	Doors and baseboards	Above and below	Yes	Wood	100
BM	Interior	Cafeteria 140	Wall	Above	Yes	Plaster	10
BN	Interior	Kitchen 141	Doors, frames, and shelves	Above and below	No	Wood	100
BO	Interior	Kitchen and closets 141	Walls and paint chips	Above and below	No	Plaster	25
BP	Interior	Locker room/storage	Walls and paint chips	Above and below	No	Plaster	25

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Locker room/storage	Floor	Below	No	Concrete	300
BR	Interior	Storage 140A	Wall	Above and below	No	Plaster	30
BS	Interior	Storage	Doors, frames, stairs, baseboard	Above and below	Yes	Wood	500
BT	Interior	Storage	Walls	Above and below	Yes	Plaster	25
BU	Interior	Multiuse room 135	Doors and door frame	Above and below	Yes	Wood and metal	30
BV	Interior	Main office 100	Doors	Above and below	Yes	Wood	10
BW	Interior	Nurses office 109A	Doors	Above and below	Yes	Wood	10
BX	Interior	Electrical closet 109A	Wall	Above and below	No	Plaster	15
BY	Interior	South hallway door 100A	Doors	Above and below	Yes	Wood	5
BZ	Interior	South hallway restroom 111,112,113	Doors	Above and below	Yes	Wood	15
CA	Interior	South library hallway door 120	Doors	Above and below	Yes	Wood	5
CB	Interior	Library office 120	Doors	Above and below	No	Wood	5
CC	Interior	Main office 100	Reception desk	Below	Yes	Wood	45
CD	Interior	Main office 100	Doors, frames, cabinets, and shelves	Above and below	No	Wood	100
CE	Interior	Main entrance	Door and frame	Above and below	Yes	Wood	30
CF	Interior	Main entrance	Baseboard	Below	Yes	Linoleum	40
CG	Interior	Main entrance	Radiator alcove	Below	Yes	Plaster	25
CH	Interior	North entrance, west side of school	Door and door frame	Above and below	Yes	Wood	30
CI	Interior	North entrance, west side of school	Baseboard	Below	Yes	Linoleum	40
CJ	Interior	North entrance, west side of school	Radiator alcove	Below	Yes	Plaster	2
CK	Interior	North entrance, west side of school	Wall	Above	Yes	Plaster	5
CL	Interior	Portable classrooms 203	Window frames, doors, frames and walls	Above and below	Yes	Wood	255
CM	Interior	Portable classrooms 1	Window frames, doors, frames and walls	Above and below	Yes	Wood	100

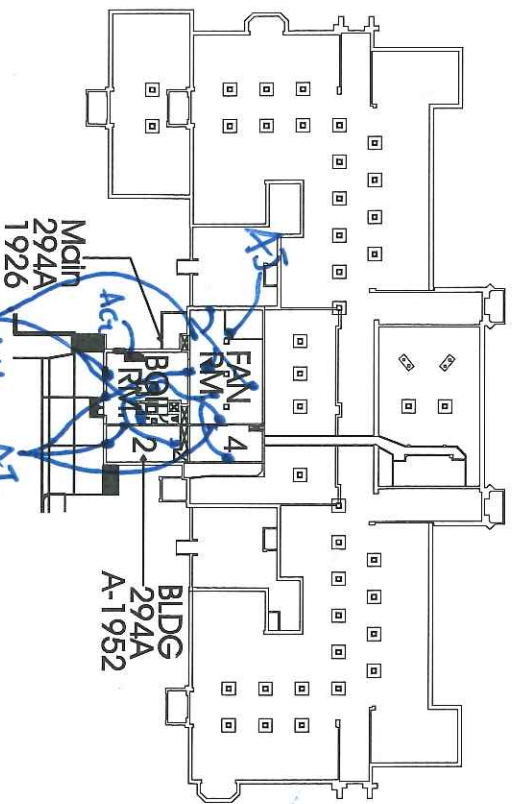
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Southwest stairwell	Doors, frames, and window sills	Above and below	Yes	Wood	20
CO	Interior	Southwest stairwell	Floor and curbing	Below	Yes	Linoleum	300
CP	Interior	Southwest stairwell	Handrails	Below	Yes	Wood	100
CQ	Interior	Southwest stairwell, second floor	Door and window frames	Above and below	Yes	Wood	25
CR	Interior	Southwest stairwell, second floor	Ladder	Above and below	Yes	Metal	10
CS	Interior	Classroom 208	Door frame, cabinets, trim, and window sills	Above and below	Yes	Wood	75
CT	Interior	Classroom 210	Door, frame, baseboards, and sill	Above and below	No	Wood	45
CU	Interior	Classroom 212	Door, frame, baseboard	Above and below	No	Wood	25
CV	Interior	Classroom 212	Wall	Below	No	Plaster	5
CW	Interior	Storage 200D	Door and shelves	Above and below	No	Wood	25
CX	Interior	Storage 200D	wall	Above and below	No	Plaster	5
CY	Interior	Offices	Doors and door frames	Above and below	Yes	Wood	20
CZ	Interior	Offices 213	Door frame, cabinets, baseboard and sill	Above and below	No	Wood	40
DA	Interior	Storage 200E	Door, frame, and trim	Above and below	No	Wood	15
DB	Interior	Second floor, southeast hallway	Shelves	Below	Yes	Wood	25
DC	Interior	Classroom 206	Door, frame, baseboard, and window sill	Above and below	No	Wood and metal	40
DD	Interior	Classroom 206	Walls	Above and below	No	Plaster	10
DE	Interior	Storage 200A, 200B	Doors, frames, and shelves	Above and below	No	Wood	25
DF	Interior	Second floor, south restrooms	Doors and door frames	Above and below	Yes	Wood and metal	25
DG	Interior	Staff restroom 205	Wall	Above and below	No	Plaster	10
DH	Interior	Storage 200C	Door and frame	Above and below	No	Wood and metal	10
DI	Interior	Storage 203A	Doors	Above and below	No	Wood	10
DJ	Interior	South stairwell	Window frame	Above	No	Wood	35

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Interior	Second floor, center of main hall	Door and bench	Above and below	Yes	Wood	15
DL	Interior	South central stairwell	Door, frame, window frame	Above and below	Yes	Wood and metal	35
DM	Interior	South central stairwell	Handrails	Below	Yes	Wood	100
DN	Interior	South central stairwell	Window frame	Above	Yes	Wood	35
DO	Interior	Balcony	Door and chairs	Below	Yes	Wood	450
DP	Interior	Balcony	Shelves	Above and below	No	Wood	30
DQ	Interior	North central stairwell	Door and window frames	Above and below	Yes	Wood	35
DR	Interior	North central stairwell	Handrails	Below	Yes	Wood	100
DS	Interior	North central stairwell	Window frame	Above	Yes	Wood	35
DT	Interior	Central hallway door 250	Door	Above and below	Yes	Wood	5
DU	Interior	Second floor, classroom 254, hallway coat hooks	Handrail	Below	Yes	Wood	10
DV	Interior	Class area 257	Bench, cupboards, and handrails	Below	Yes	Wood	30
DW	Interior	Class area 259	Bench, cupboards, and handrails	Below	Yes	Wood	40
DX	Interior	Classroom 258	Door, frame, and cabinets	Above and below	Yes	Wood	50
DY	Interior	Classroom 260	Door, frame, baseboard	Above and below	No	Wood	30
DZ	Interior	Classroom 262	Door, frame, baseboard	Above and below	No	Wood	35
EA	Interior	Storage 250D	Door, frame, baseboard	Above and below	No	Wood	40
EB	Interior	North stairwell	Door and shelves	Above and below	Yes	Wood	25
EC	Interior	North stairwell	Handrails	Below	Yes	Wood	100
ED	Interior	North stairwell	Window frame	Above	No	Wood	35
EE	Interior	North stairwell	Door and frame	Above and below	Yes	Wood	25
EF	Interior	North stairwell	Ladder	Above and below	Yes	Metal	100
EG	Interior	Main floor, south central stairwell	Door and window frame	Above and below	Yes	Wood	35

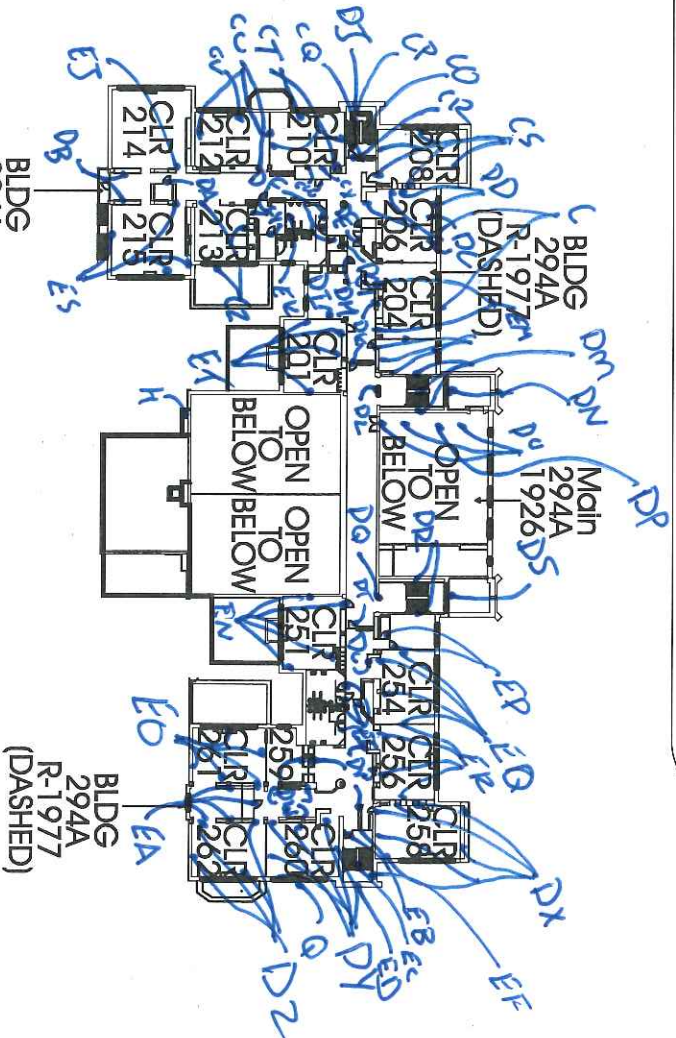




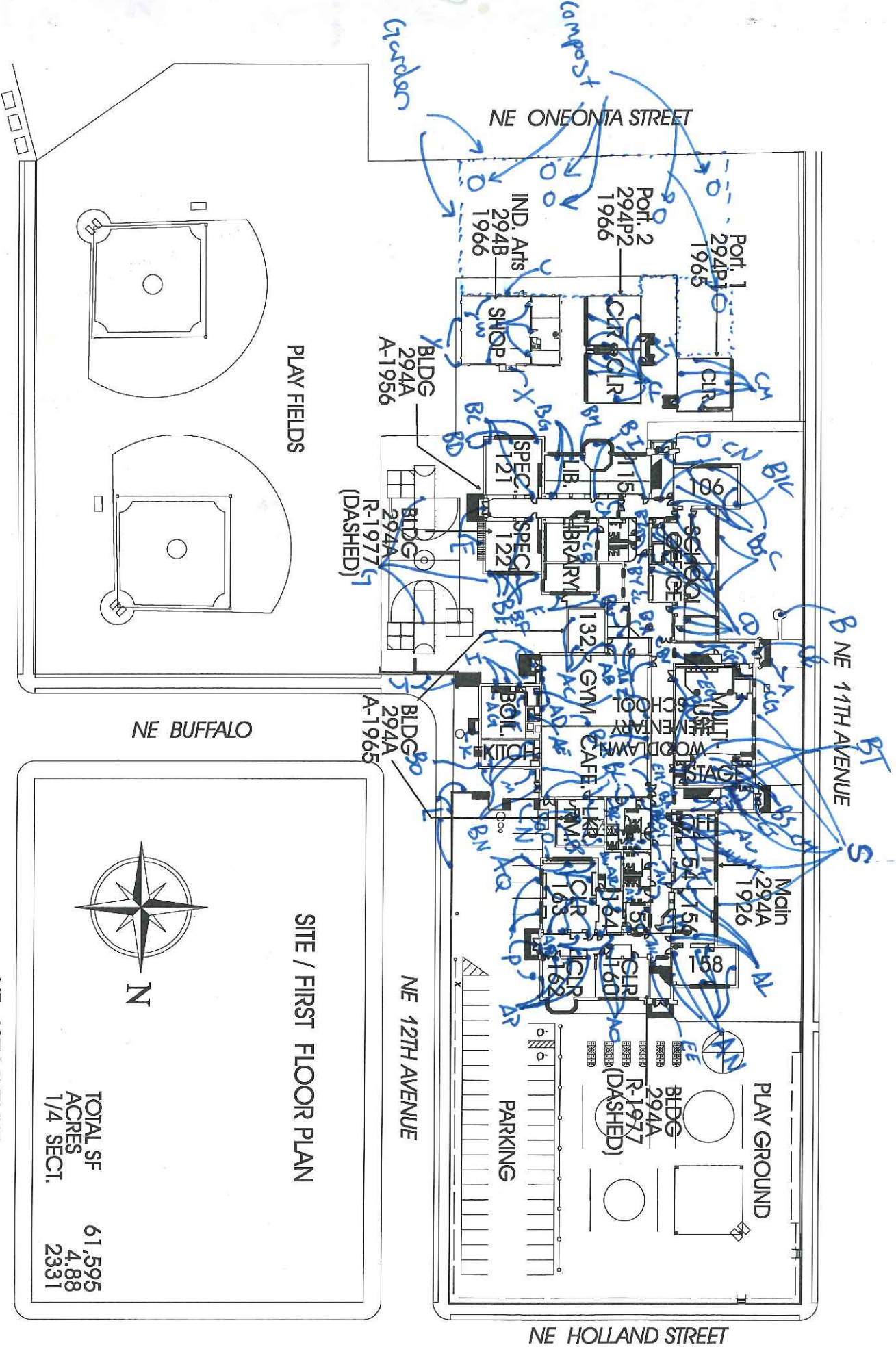
# Woodlawn Elementary School 7200 NE 11th Ave. 97211 Facility Plan



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN



PLAY FIELDS

NE BUFFALO



SITE / FIRST FLOOR PLAN

TOTAL SF 61,595  
ACRES 4.88  
1/4 SECT. 2331

NE 13TH 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](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