



Engineering +
Environmental

April 4, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
West Sylvan Middle School
8111 SW West Slope Drive
Portland, Oregon 97225
PBS Project: 6500.721 Phase 0069

Dear Mr. Wilton:

On March 14, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of West Sylvan Middle School located at 8111 SW West Slope Drive 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 garden boxes or the compost pile; however paint chips were observed in soil on the south and east sides of the building; the west side of the building outside classrooms 162 and 164; and in both courtyards.

The school has old metal framed windows with wood sills, and new metal framed windows. Paint chips were observed in old painted metal window troughs in the east hallway; south hallway; east, west, and south main courtyard; and in classrooms 156, 158, 162, and 164.

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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www.pbsenv.com

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. Window troughs in the east hallway; south hallway; east, west, and south main courtyard; and in classrooms 156, 158, 162, and 164 should be cleaned.

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

West Sylvan Middle 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	Boiler room office 163	Door, frame, and baseboard	Above and below	No	Wood and metal	25
B	Interior	Boiler room office 163	Floor	Below	No	Concrete	100
C	Interior	Boiler room	Floor, baseboard, and wall	Below	No	Concrete and plaster	300
D	Interior	Boiler room	Door and frame	Above and below	No	Wood and metal	25
E	Interior	IT room	Door and frame	Above and below	No	Wood	10
F	Interior	Gym hallway stairs	Handrails	Below	No	Metal	15
G	Interior	Stage 196	Stage, doors, and frames	Above and below	No	Wood	300
H	Interior	Cafeteria 196	Metal table frames	Above and below	No	Metal	50
I	Interior	Cafeteria 196	Wall	Above and below	No	Plaster	15
J	Interior	Cafeteria 196	Door and frame	Above and below	No	Wood and metal	35
K	Interior	Kitchen	Door and frame	Above and below	No	Wood and metal	25
L	Interior	Generator room 180	Wall	Above and below	No	Plaster	20
M	Interior	Generator room and elevator lobby	Door and frame	Above and below	No	Metal	25
N	Interior	Gym 2 north stairwell	Door and frame	Above and below	No	Wood and metal	35
O	Interior	Counseling 202	Door and frame	Above and below	No	Wood and metal	15
P	Interior	Counseling 202	Wall	Below	No	Plaster	5
Q	Interior	Book room	Door and frame	Above and below	No	Wood	10
R	Interior	Classroom 114	Door, frame, and cabinets	Above and below	No	Wood	40
S	Interior	Teacher's lounge 119	Door, frame, and cabinets	Above and below	No	Wood	40
T	Interior	Northeast parking lot doors	Door and frame	Above and below	No	Metal	20
U	Interior	North hall	Handrails	Below	No	Metal	30
V	Interior	Custodian	Door and frame	Above and below	No	Wood and metal	5

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Northeast door	Door and frame	Above and below	No	Metal	20
X	Interior	Band room and band office 140	Door, frames, and shelves	Above and below	No	Wood and metal	100
Y	Interior	Choir room 138	Door, frames, and shelves	Above and below	No	Wood and metal	30
Z	Interior	Computer lab 145	Door and frame	Above and below	No	Wood and metal	10
AA	Interior	Classroom 147	Door and frame	Above and below	No	Wood and metal	10
AB	Interior	Classroom 134	Door, frame, and cabinets	Above and below	No	Wood and metal	50
AC	Interior	Classroom 130	Door, frame, and cabinets	Above and below	No	Wood and metal	100
AD	Interior	Media center	Doors, frames, and receptionist desk	Above and below	No	Wood and metal	100
AE	Interior	Media center	Handrails	Below	No	Wood and metal	40
AF	Interior	Storage 128	Door, frame, and cabinets	Above and below	No	Wood	100
AG	Interior	Classroom 126	Door, frame, and cabinets	Above and below	No	Wood	150
AH	Interior	Classroom 124	Door, frame, and cabinets	Above and below	No	Wood	100
AI	Interior	Classroom 120	Door and frame	Above and below	No	Wood	20
AJ	Interior	Classroom 118	Door and frame	Above and below	No	Wood	20
AK	Interior	Classroom 116	Door, frame, and cabinets	Above and below	No	Wood	40
AL	Interior	Boy's bathroom 112	Door and frame	Above and below	No	Wood	25
AM	Interior	Boy's bathroom 112	Wall and ceilings	Above and below	No	Wood and plaster	50
AN	Interior	Custodian 110	Door and frame	Above and below	No	Wood	20
AO	Interior	Custodian 110	Wall	Above and below	No	Plaster	20
AP	Interior	Girl's restroom 108	Door and frame	Above and below	No	Wood	20
AQ	Interior	East fire sprinkler shut-off valve room	Wall	Above and below	No	Plaster	50
AR	Interior	Classroom 106	Wall	Above	No	Plaster	2
AS	Interior	Classroom 106	Door, frame, and cabinets	Above and below	No	Wood	40

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 104	Door and frame	Above and below	No	Wood	20
AU	Interior	Storage 109	Door, frame, and cabinets	Above and below	No	Wood	40
AV	Interior	Office 107	Wall	Above and below	No	Plaster	5
AW	Interior	Office 105	Door, frame, and cabinets	Above and below	No	Wood and metal	25
AX	Interior	Classroom 113	Door, frame, and cabinets	Above and below	No	Wood	30
AY	Interior	Classroom 115	Door, frame, and cabinets	Above and below	No	Wood	30
AZ	Interior	Classroom 117	Door, frame, and cabinets	Above and below	No	Wood	30
BA	Interior	Classroom 125	Door, frame, and cabinets	Above and below	No	Wood	100
BB	Interior	Classroom 127	Door, frame, and cabinets	Above and below	No	Wood	100
BC	Interior	Classroom 144	Door and frame	Above and below	No	Wood and metal	5
BD	Interior	Classroom 146	Door, frame, and cabinets	Above and below	No	Wood and metal	20
BE	Interior	Classroom 156	Door, frame, and cabinets	Above and below	No	Wood and metal	60
BF	Interior	Classroom 156	Wall	Below	No	Plaster	2
BG	Interior	Classroom 156	Door, frame, and cabinets	Above and below	No	Wood and metal	60
BH	Interior	Storage 160	Door and frame	Above and below	No	Wood	10
BI	Interior	Classroom 162,164	Door, frame, and cabinets	Above and below	No	Wood and metal	100
BJ	Interior	Boy's bathroom 166	Door, frame, and window frames	Above and below	No	Wood and metal	35
BK	Interior	Custodial closet 168	Door and frame	Above and below	No	Wood	10
BL	Interior	Custodial closet 168	Wall	Below	No	Plaster	5
BM	Interior	Staff and girl's restrooms 170,172	Door, frame, and window frames	Above and below	No	Wood and metal	25
BN	Interior	Classroom 161	Door, frame, and cabinets	Above and below	No	Wood and metal	50
BO	Interior	Classroom 161	Wall	Above	No	Plaster	5
BP	Interior	Classroom 161	Door, frame, and cabinets	Above and below	No	Wood and metal	50

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Classroom 157	Door, frame, and cabinets	Above and below	No	Wood and metal	50
BR	Interior	Classroom 155	Door, frame, and cabinets	Above and below	No	Wood and metal	35
BS	Interior	Classroom 133	Door and frame	Above and below	No	Wood	20
BT	Exterior	Main office and health room 100, 101	Door, frame, and cabinets	Above and below	No	Wood and metal	60
BU	Exterior	South gym stairs	Handrails	Below	No	Metal	20
BV	Exterior	South gym, parking lot	Posts	Below	No	Metal	50
BW	Exterior	West stairwell	Handrails	Below	No	Metal	20
BX	Exterior	Southwest hallway, outside classrooms 162, 164	Window frames	Above and below	No	Wood and metal	100
BY	Exterior	Northeast lower wall of west classroom wing 24	Lower wall	Below	No	Concrete	50
BZ	Exterior	East classroom wing	Windowsills	Below	No	Wood and metal	100
CA	Exterior	West side of south classroom wing	Windowsills	Below	No	Wood and metal	50
CB	Exterior	Counseling offices 202	Roof overhang	Above	No	Wood	50
CC	Exterior	West small courtyard, outside classrooms 156, 158	Window frames	Above	No	Wood and metal	50
CD	Exterior	Main courtyard, west, south, and east windows	Window frames	Above and below	No	Wood and metal	200
CE	Interior	Gym 1, 173	Door and frame	Above and below	No	Wood and metal	30
CF	Interior	Gym 1, 173	Walls and baseboards	Above and below	No	Wood	10000
CG	Interior	Gym 2, northeast stairs	Handrails	Below	No	Metal	20
CH	Interior	Gym 2, southeast stairs	Handrails	Below	No	Metal	10
CI	Interior	South gym hall door	Door and frame	Below	No	Metal	5
CJ	Interior	Gym 2	Walls	Above and below	No	Concrete	15
CK	Interior	Southwest gym office, 02	Door and frame	Above and below	No	Metal	15
CL	Interior	South stage stairs, 03	Wall	Below	No	Plaster	5
CM	Interior	North stage door	Door and frame	Above and below	No	Wood	10

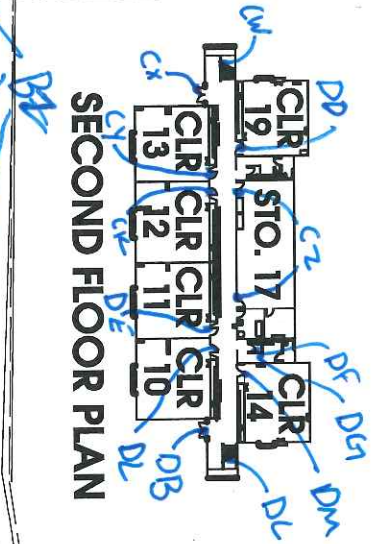
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	South stage doors	Door and frame	Above and below	No	Wood	20
CO	Interior	northwest lower gym, hall doors, 5, 6	Door and frame	Above and below	No	Metal	40
CP	Interior	Northwest stage stairs	Wall	Below	No	Gypsum	5
CQ	Interior	North gym storage	Door and frame	Above and below	No	Metal	20
CR	Interior	Girl's locker room 117	Wall	Below	No	Plaster	15
CS	Interior	Girl's locker room 117	Door and frame	Above and below	No	Wood and metal	20
CT	Interior	West gym offices 185	Door, frame, and cabinets	Above and below	No	Wood	400
CU	Interior	Boy's locker room 172	Wall	Below	No	Plaster	10
CV	Interior	Boy's locker room 172	Door and frame	Above and below	No	Wood	10
CW	Interior	West wing, north stairs	Handrails	Below	No	Metal	10
CX	Interior	West wing, north side of lower level	Door and frame	Above and below	No	Metal	5
CY	Interior	Classroom 13	Door and frame	Above and below	No	Wood and metal	10
CZ	Interior	Storage 17	Door and frame	Above and below	No	Wood	20
DA	Interior	Mechanical room 16	Door	Below	No	Wood	5
DB	Interior	West wing, south side of lower level	Door and frame	Above and below	No	Metal	10
DC	Interior	West wing, south stairs	Handrails	Below	No	Metal	20
DD	Interior	Classroom 19	Door and frame	Above and below	No	Wood and metal	15
DE	Interior	Classroom 11	Door and frame	Above and below	No	Wood	10
DF	Interior	Staff restroom 15	Door and frame	Above and below	No	Wood	10
DG	Interior	West wing, lower level, boy's restroom	Wall	Below	No	Gypsum	5
DH	Interior	Classroom 21	Door and frame	Above and below	No	Wood	10
DI	Interior	Classroom 28	Doors	Above and below	No	Wood	20
DJ	Interior	Classroom 22	Door and frame	Above and below	No	Wood	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Interior	Classroom 12	Door and frame	Above and below	No	Wood	10
DL	Interior	Classroom 10	Door and frame	Above and below	No	Wood	10
DM	Interior	Classroom 14	Door and frame	Above and below	No	Wood	5
DN	Interior	Classroom 32	Door and frame	Above and below	No	Wood	5
DO	Interior	Classroom 20	Door and frame	Above and below	No	Wood	5
DP	Interior	Classroom 23	Door and frame	Above and below	No	Wood	5
DQ	Interior	Classroom 24	Door and frame	Above and below	No	Wood	5

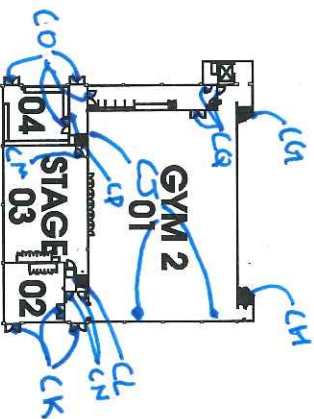
West Sylvan Middle School 811 SW West Slope Drive 97225 Facility Plan



SECOND FLOOR PLAN



LOWER LEVEL FLOOR PLAN



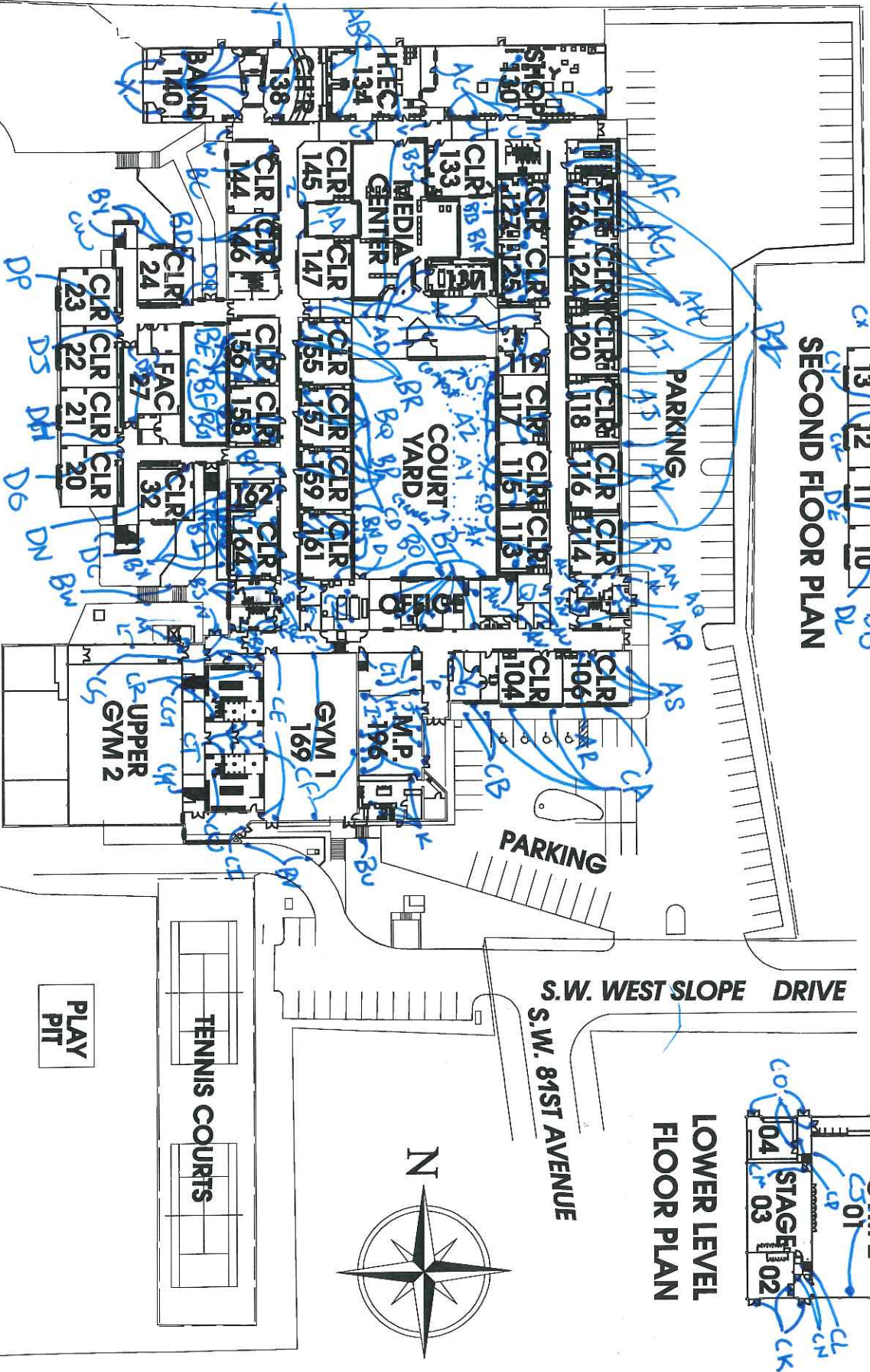
SUNSET HIGHWAY

PARKING

PARKING

S.W. WEST SLOPE DRIVE

S.W. 81ST AVENUE



PLAY FIELDS

TENNIS COURTS

PLAY PIT

SITE / FIRST FLOOR PLAN

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