



Engineering + Environmental

January 24, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Creative Science School
1231 SE 92nd Avenue
Portland, Oregon 97216
PBS Project: 6500.721 Phase 0018

Dear Mr. Wilton:

On January 9, 2017, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Creative Science School located at 1231 SE 92nd 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 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 spaces and compost pile, and the school's windows, all of which are metal sliding, did not reveal any paint chips or other reasons for concern.

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
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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.

A handwritten signature in black ink, appearing to read 'Clark Nelson', written in a cursive style.

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

Creative Science School
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
A	Interior	28A near toilets	Ceiling	Above	No	Plaster	25
B	Interior	28A along south wall	Ceiling	Above	No	Plaster	50
C	Interior	Gym	Trim along floor	Below	No	Wood	400
D	Interior	Boys restroom across from gym	Door	Above and below	No	Wood	45
E	Interior	Electrical room	Wall	Above and below	No	Plaster	80
F	Interior	Classroom 26	Built-in cabinets and trim under sink	Below	Yes	Wood	40
G	Interior	Classroom 25	Shelves in coat closet	Above	Yes	Wood	24
H	Interior	Classroom 25	Built-in cabinets and trim under sink	Below	Yes	Wood	40
I	Interior	Classroom 24	Built-in cabinets and trim under sink	Below	Yes	Wood	40
J	Interior	Classroom 24	Shelves in coat closet	Above	Yes	Wood	24
K	Interior	Classroom 23	Built-in cabinets and trim under sink	Below	Yes	Wood	40
L	Interior	Classroom 23	Shelves in coat closet	Above	Yes	Wood	24
M	Interior	Classroom 21	Shelves in coat closet	Above	Yes	Wood	24
N	Interior	Classroom 21	Built-in cabinets and trim under sink	Below	Yes	Wood	50
O	Interior	Classroom 20	Shelves in coat closet	Above	Yes	Wood	24
P	Interior	Classroom 20	Built-in cabinets and trim under sink	Below	Yes	Wood	40
Q	Interior	Classroom 19	Shelves in coat closet	Above	Yes	Wood	24
R	Interior	Classroom 19	Built-in cabinets and trim under sink	Below	Yes	Wood	40
S	Interior	Classroom 18	Shelves in coat closet	Above	Yes	Wood	24
T	Interior	Classroom 18	Built-in cabinets and trim under sink	Below	Yes	Wood	40
U	Interior	Classroom 17	Shelves in coat closet	Above	Yes	Wood	24
V	Interior	Classroom 17	Built-in cabinets and trim under sink	Below	Yes	Wood	40
W	Interior	Classroom 16	South wall under dry erase board	Below	Yes	Plaster	10

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
X	Interior	Classroom 16	Built-in cabinets and trim under sink	Below	Yes	Wood	40
Y	Interior	Classroom 14	Shelves in coat closets	Above	Yes	Wood	24
Z	Interior	Classroom 14	Built-in cabinets and trim under sink	Below	Yes	Wood	40
AA	Interior	Boys restroom across from classroom 20	Door	Above and below	No	Wood	45
AB	Interior	Girls restroom across from classroom 20	Door	Above and below	No	Wood	45
AC	Interior	Custodian 5	Wall	Below	No	Plaster	20
AD	Interior	Library	Built-in cabinets and trim under sink	Below	No	Wood	40
AE	Interior	Stage 30A	Floor	N/A	No	Wood	1000
AF	Interior	Stage 30A	Doorframe to storage room 2	Above and below	No	Metal	15
AG	Interior	Stage 30A	Doorframe to storage room 3	Above and below	No	Metal	15
AH	Interior	Storage room 3 off stage	Roof access door	Above	No	Wood	30
AI	Interior	Storage room 3 off stage	Ceiling in northwest corner	Above	No	Plaster	25
AJ	Interior	Restroom across from cafetorium	South wall	Below	No	Plaster	30
AK	Interior	Kitchen	Door to walk in refridgerator	Above and below	No	Wood	45
AL	Interior	Kitchen, dry storage	Ceiling in northeast corner	Above	No	Plaster	20
AM	Interior	Kitchen, dry storage	Door frame	Above and below	No	Metal	30
AN	Interior	Kitchen	Trim along floor across from dry storage	Below	No	Concrete	10
AO	Interior	Kichen	Door frame to custodial sink	Above and below	No	Metal	15
AP	Interior	Nurses restroom	Ceiling	Above	No	Plaster	10
AQ	Interior	Classroom 11	Shelves in coat closet	Above	Yes	Wood	24
AR	Interior	Classroom 11	Built-in cabinets and trim under sink	Below	Yes	Wood	40
AS	Interior	Classroom 10	Shelves in coat closet	Above	Yes	Wood	24
AT	Interior	Classroom 10	Built-in cabinets and trim under sink	Below	Yes	Wood	40
AU	Interior	Classroom 9	Shelves in coat closet	Above	Yes	Wood	24

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Quantity
AV	Interior	Classroom 9	Built-in cabinets and trim under sink	Below	Yes	Wood	40
AW	Interior	Classroom 8	Shelves in coat closet	Above	Yes	Wood	24
AX	Interior	Kindergarten 7	Shelves in coat closet	Above	Yes	Wood	24
AY	Interior	Kindergarten 7	Built-in cabinets and trim under sink	Below	Yes	Wood	40
AZ	Interior	Kindergarten 6	Shelves in coat closet	Above	Yes	Wood	24
BA	Interior	Kindergarten 6	Built-in cabinets and trim under sink	Below	Yes	Wood	40
BB	Interior	Classroom 5	Shelves in coat closet	Above	Yes	Wood	24
BC	Interior	Classroom 5	Built-in cabinets and trim under sink	Below	Yes	Wood	40
BD	Interior	Classroom 4	Built-in cabinets and trim under sink	Below	Yes	Wood	40
BE	Interior	Classroom 3	Shelves in coat closet	Above	Yes	Wood	24
BF	Interior	Classroom 3	Built-in cabinets and trim under sink	Below	Yes	Wood	40
BG	Interior	Classroom 2	Shelves in coat closet	Above	Yes	Wood	24
BH	Interior	Classroom 2	Built-in cabinets and trim under sink	Below	Yes	Wood	40
BI	Interior	Boiler room, upper	Floor	Below	No	Concrete	300
BJ	Exterior	North side of gym	Underside of roof overhang	Above	No	Wood	100
BK	Exterior	North side of gym	handrails at northeast gym entrance	Below	No	Metal	40
BL	Exterior	North side of gym	handrails at northwest gym entrance	Below	No	Metal	40
BM	Exterior	Classroom 25	Door frame	Above and below	No	Metal	15
BN	Exterior	West entrance to building	Ceiling	Above	No	Wood	30
BO	Exterior	Classroom 20	Handrails	Below	No	Metal	30
BP	Exterior	Classroom 20	Door frame	Above and below	No	Metal	15
BQ	Exterior	Outside main entrance	Flagpole	Above and below	No	Metal	100
BR	Exterior	Outside main entrance	Bike racks	Below	No	Metal	30
BS	Exterior	Kitchen entrance	Ceiling	Above	No	Plaster	40

(Creative Sciences K-8)

Clark Elementary School 1231 SE 92nd Avenue 97216 Facility Plan



TOTAL SF 50,595
ACRES 6.42
1/4 SECT. 3139

SE 89TH AVENUE



SE 92ND 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 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