



Engineering +
Environmental

February 17, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Maplewood Elementary School
7452 SW 52nd Avenue
Portland, Oregon 97219
PBS Project: 6500.721, Phase 0034

Dear Mr. Wilton:

On February 9, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Maplewood Elementary School located at 7452 SW 52nd 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 garden and garden boxes by the portable buildings; however, paint chips were observed in the garden box on the west side of the main building.

No paint chips were observed in the compost pile.

Paint chips were observed in soil in multiple locations around portable A and the main building.

The school has new and old metal-framed windows and old wood-frame windows; paint chips were observed in wood-frame window troughs in office 120B.

4412 SW Corbett Avenue, Portland, OR 97239
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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. All paint chips noted in this report should be removed. The window troughs in office 120B 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

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

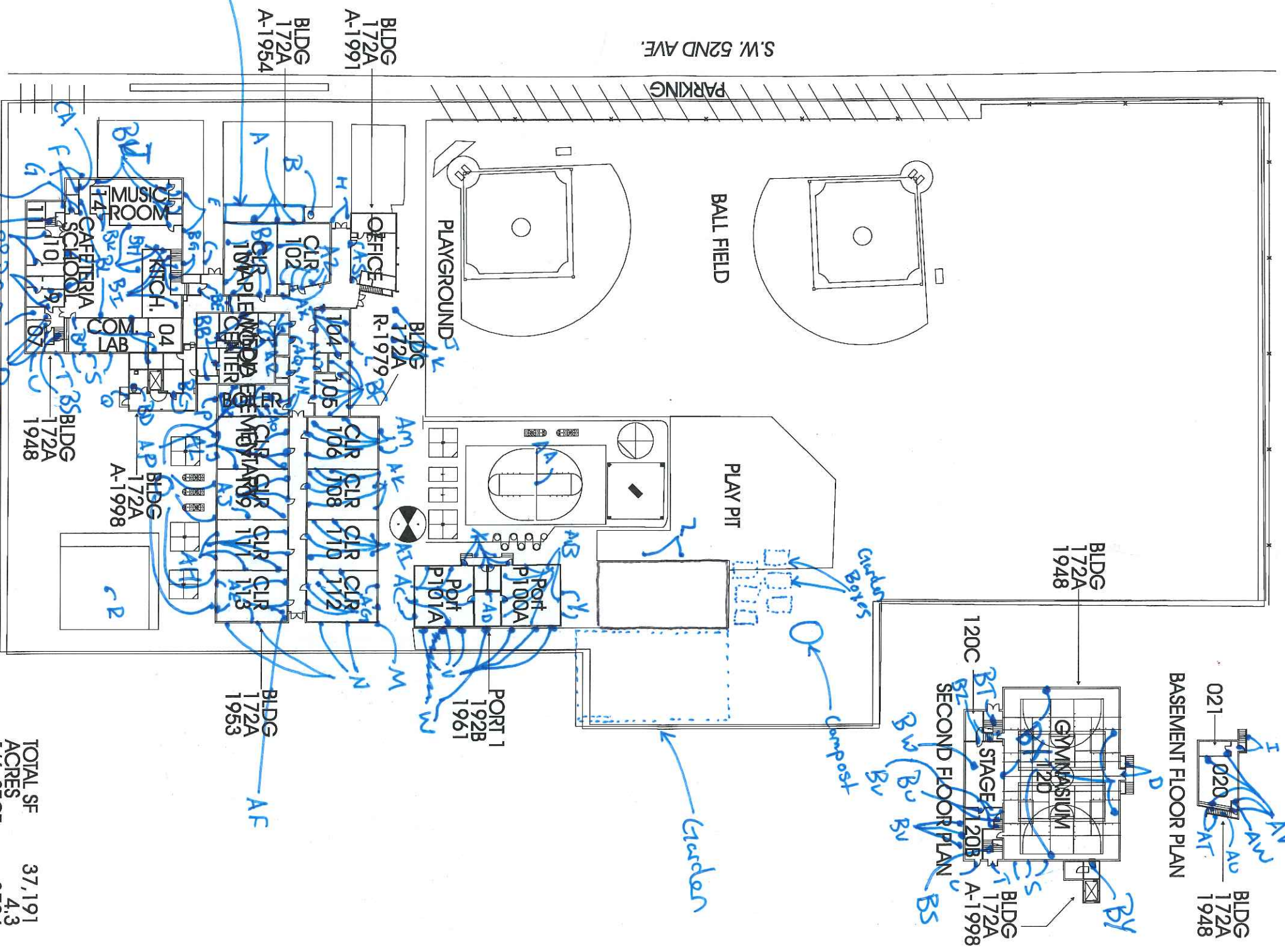
| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|---------------------------------|-------------------------------------|-------------------------|-------------|----------------|-------------|
| A | Exterior | West side of north building | Window frames and sill, paint chips | Above and below | Yes | Metal | 50 |
| B | Exterior | West side of north building | Flag pole | Above and below | Yes | Metal | 30 |
| C | Exterior | West hallway door area | Handrail | Below | Yes | Metal | 5 |
| D | Exterior | North gym door | Door, frame, and hand rail | Above and below | Yes | Wood and metal | 15 |
| E | Exterior | West entrance walkway | Window frames and paint chips | Below | Yes | Wood and metal | 10 |
| F | Exterior | West side, south walkways | Handrail | Below | Yes | Metal | 15 |
| G | Exterior | West side, south door | Door and frame | Above and below | Yes | Metal | 15 |
| H | Exterior | West side, north entrance area | Handrail | Below | Yes | Metal | 10 |
| I | Exterior | Basement entrance | Door, frame, and hand rail | Above and below | No | Metal | 25 |
| J | Exterior | North entrance area | Handrail | Below | Yes | Metal | 15 |
| K | Exterior | North entrance area | Wall | Below | Yes | Concrete | 40 |
| L | Exterior | North classroom window frame | Window frame and paint chips | Above and below | No | Metal | 10 |
| M | Exterior | Northeast corner of building | Wall | Above and below | No | Concrete | 20 |
| N | Exterior | East side of building | Wall | Below | No | Concrete | 50 |
| O | Exterior | South side of east hallway | Window frames and paint chips | Above and below | No | Metal | 100 |
| P | Exterior | Boiler room | South boiler room door | Above and below | No | Metal | 35 |
| Q | Exterior | Southeast door | Door frame | Above and below | No | Wood | 5 |
| R | Exterior | Southeast blacktop | Basketball hoop pole | Above and below | No | Metal | 10 |
| S | Exterior | South "gym" building, east side | Window frames | Above and below | No | Wood and metal | 50 |
| T | Exterior | South "gym" building, east side | Door and frame | Above and below | No | Wood and metal | 40 |
| U | Exterior | South "gym" building, east side | Stairs and handrail | Above and below | No | Wood | 50 |
| V | Exterior | Portable A, east side | Wall | Below | No | Wood | 50 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|--------------------------|--|-------------------------|-------------|----------------|-------------|
| W | Exterior | Portable A, east side | Door and handrails | Above and below | No | Metal | 25 |
| X | Exterior | Portable A, west side | Wall | Above and below | Yes | Metal | 60 |
| Y | Exterior | Portable A, north side | Wall | Above and below | Yes | Wood | 20 |
| Z | Exterior | Portable B, west side | Handrail | Below | Yes | Metal | 15 |
| AA | Exterior | North playground | Basketball hoop pole | Above and below | Yes | Metal | 10 |
| AB | Interior | Portable A, room 100 | Door, frame, walls, and shelves | Above and below | Yes | Wood | 150 |
| AC | Interior | Portable A, room 101 | Door, frame, walls, and shelves | Above and below | Yes | Wood | 150 |
| AD | Interior | Portable A, storage | Shelves | Above and below | No | Wood | 50 |
| AE | Interior | Classroom 113 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 50 |
| AF | Interior | Classroom 113 bathroom | Wall | Below | Yes | Plaster | 2 |
| AG | Interior | Classroom 112 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 50 |
| AH | Interior | Classroom 111 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 60 |
| AI | Interior | Classroom 110 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 60 |
| AJ | Interior | Classroom 109 | Doors, frames, cabinets and shelves | Above and below | Yes | Wood | 50 |
| AK | Interior | Classroom 108 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 60 |
| AL | Interior | Classroom 107 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 60 |
| AM | Interior | Classroom 106 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 60 |
| AN | Interior | Boiler room | Door and frame | Above and below | No | Metal | 40 |
| AO | Interior | Boiler room | Handrail, stairs, and ladder | Below | No | Metal | 50 |
| AP | Interior | Boiler room | Floor, walls, and ceiling | Above and below | No | Concrete | 1000 |
| AQ | Interior | North hallway, restrooms | Door and frame | Above and below | Yes | Wood | 35 |
| AR | Interior | Storage | Doors, frames, shelves and cabinets | Above and below | No | Wood | 40 |
| AS | Interior | Main office | Doors and frames | Above and below | Yes | Wood and metal | 30 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|----------------------------|--|-------------------------|-------------|-------------------|-------------|
| AT | Interior | Basement stairwell | Handrail | Below | No | Metal | 10 |
| AU | Interior | Basement stairwell | Stairs | Below | No | Wood | 50 |
| AV | Interior | Classroom 20 | Doors, hand rails, and cabinets | Above and below | No | Wood | 40 |
| AW | Interior | Classroom 20 | Handrail | Above and below | No | Metal | 5 |
| AX | Interior | Office 104 | Door, frame, cabinets, and window sill | Above and below | No | Wood | 35 |
| AY | Interior | North staff restroom | Door and frame | Above and below | No | Wood | 10 |
| AZ | Interior | Classroom 102 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 60 |
| BA | Interior | Classroom 101 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 60 |
| BB | Interior | Media Center 103 | Door, frame, cabinets, and window sill | Above and below | Yes | Wood | 100 |
| BC | Interior | Server room | Door and frame | Above and below | No | Metal | 5 |
| BD | Interior | Custodial closet 109 | Ladder | Above and below | No | Metal | 15 |
| BE | Interior | Central hallway | Handrail and door frame | Below | Yes | Metal | 20 |
| BF | Interior | Office 105 | Door, frame, and cabinets | Above and below | Yes | Wood | 40 |
| BG | Interior | Kitchen stairwell | | Below | Yes | Wood | 10 |
| BH | Interior | Kitchen stairwell | Floor | Below | Yes | Concrete and wood | 50 |
| BI | Interior | Kitchen | Doors, frames, shelves and cabinets | Above and below | No | Wood | 50 |
| BJ | Interior | Music room | Doors, frames, shelves and cabinets | Above and below | Yes | Wood | 100 |
| BK | Interior | Custodial office 14 | Door frame and cabinets | Above and below | No | Wood | 35 |
| BL | Interior | Cafeteria | Wall panels | Above and below | Yes | Wood | 250 |
| BM | Interior | Computer lab and storage 4 | Doors, frames, and trim | Above and below | No | Wood and metal | 50 |
| BN | Interior | Storage and closet G3 | doors, frames, and shelves | Above and below | No | Wood and metal | 35 |
| BO | Interior | Storage rooms G7, G8, G9 | Door frame and cabinets | Above and below | No | Wood and metal | 50 |
| BP | Interior | Storage room G7 | Floor | Below | No | Concrete | 40 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Square Feet |
|----|---------------------|-------------------------------------|-------------------------------|-------------------------|-------------|----------------|-------------|
| BQ | Interior | Boy's restroom, cafeteria | Doors, frames, and benches | Above and below | Yes | Wood and metal | 45 |
| BR | Interior | Girl's restroom, cafeteria | Door and frame | Above and below | Yes | Wood and metal | 25 |
| BS | Interior | Southeast cafeteria stairs | Stairs, walls, and handrails | Above and below | Yes | Wood | 100 |
| BT | Interior | Southwest cafeteria stairs | Stairs, walls, and handrails | Above and below | Yes | Wood | 100 |
| BU | Interior | Office 120B | Doors, frames, and stairs | Above and below | No | Wood | 50 |
| BV | Interior | Office 120B | Window frames | Above and below | No | Wood | 30 |
| BV | Interior | Office 120B | Cork board | Above | No | Cork wood | 10 |
| BW | Interior | Stage | Floor | Below | Yes | Wood | 500 |
| BX | Interior | Gymnasium | Walls | Above and below | Yes | Wood | 1000 |
| BY | Interior | Second floor, elevator waiting room | Door and frame | Above and below | No | Metal | 10 |
| BZ | Interior | Stage left, stairwell | Door, frame, stairs, and wall | Above and below | Yes | Wood | N/A |
| CA | Interior | West cafeteria hallway | Sliding door | Above and below | No | Metal | 20 |

Maplewood Elementary School 7452 SW 52nd 97219 Facility Plan



SITE / FIRST FLOOR PLAN

TOTAL SF 37,191
ACRES 4.3
1/4 SECT. 3724

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

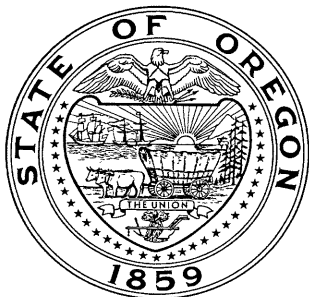
State of Oregon
Oregon Health Authority

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