



April 6, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Creston Elementary School
4701 SE Bush Street
Portland, Oregon 97206
PBS Project: 6500.721 Phase 0079

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 Creston Elementary School located at 4701 SE Bush 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. The school's metal slider and metal pull-in windows are not painted, so no abrasion or paint chips were observed.

Paint chips were observed on the floor of the boiler room office.

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 on the floor of the boiler room office should be removed.

Please feel free to contact me at 503.417.7691 or clark@pbsenv.com with any questions or comments.

Sincerely,

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

Creston 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	Boiler room office 99	Wall around windows	Above and below	No	Plaster	80
B	Interior	Boiler room office 99	Floor	Below	No	Concrete	200
C	Interior	Boiler room office 99	Paint chips on floor	Below	No	N/A	10
D	Exterior	Kindergarten 101	Window frames	Above and below	No	Wood	40
E	Exterior	Covered play area	Supports	Above and below	No	Metal	30
F	Exterior	Covered play area	Beams and ceiling	Above	No	Wood	500
G	Exterior	Building entrance near classroom 104	Handrails	Below	No	Metal	60
H	Exterior	Northeast corner of gym	Window frames	Below	No	Wood	10
I	Exterior	Main entrance	Flagpole	Above and below	No	Metal	100
J	Interior	Stairwell on east side of gym	Wall under windows	Below	No	Plaster	10
K	Interior	Stairwell on east side of gym	Wall and ceiling above door to gym	Above	No	Plaster	20
L	Interior	Boy's locker room 1	Wall near north entrance	Above	No	Plaster	80
M	Interior	Boy's locker room 1	North wall	Above	No	Plaster	50
N	Interior	Student activity room 2	West wall	Below	No	Plaster	140
O	Interior	Student activity room 2	Pipes along ceiling	Above	No	Metal	40
P	Interior	Boy's locker room 1	Southwest door and frame	Above and below	No	Wood	60
Q	Interior	Girl's locker room 5	Door and frame to stairwell	Above and below	No	Wood	60
R	Interior	Gym 120	Door frame to supply room	Above and below	No	Wood	15
S	Interior	Gym office 120A	Door frame to supply room	Above and below	No	Wood	15
T	Interior	Gym 120	Door frame to southwest stairwell	Above and below	No	Wood	15
U	Interior	Southwest gym stairwell	Handrails	Below	No	Wood	20
V	Interior	Northwest gym stairwell	Handrails	Below	No	Wood	20

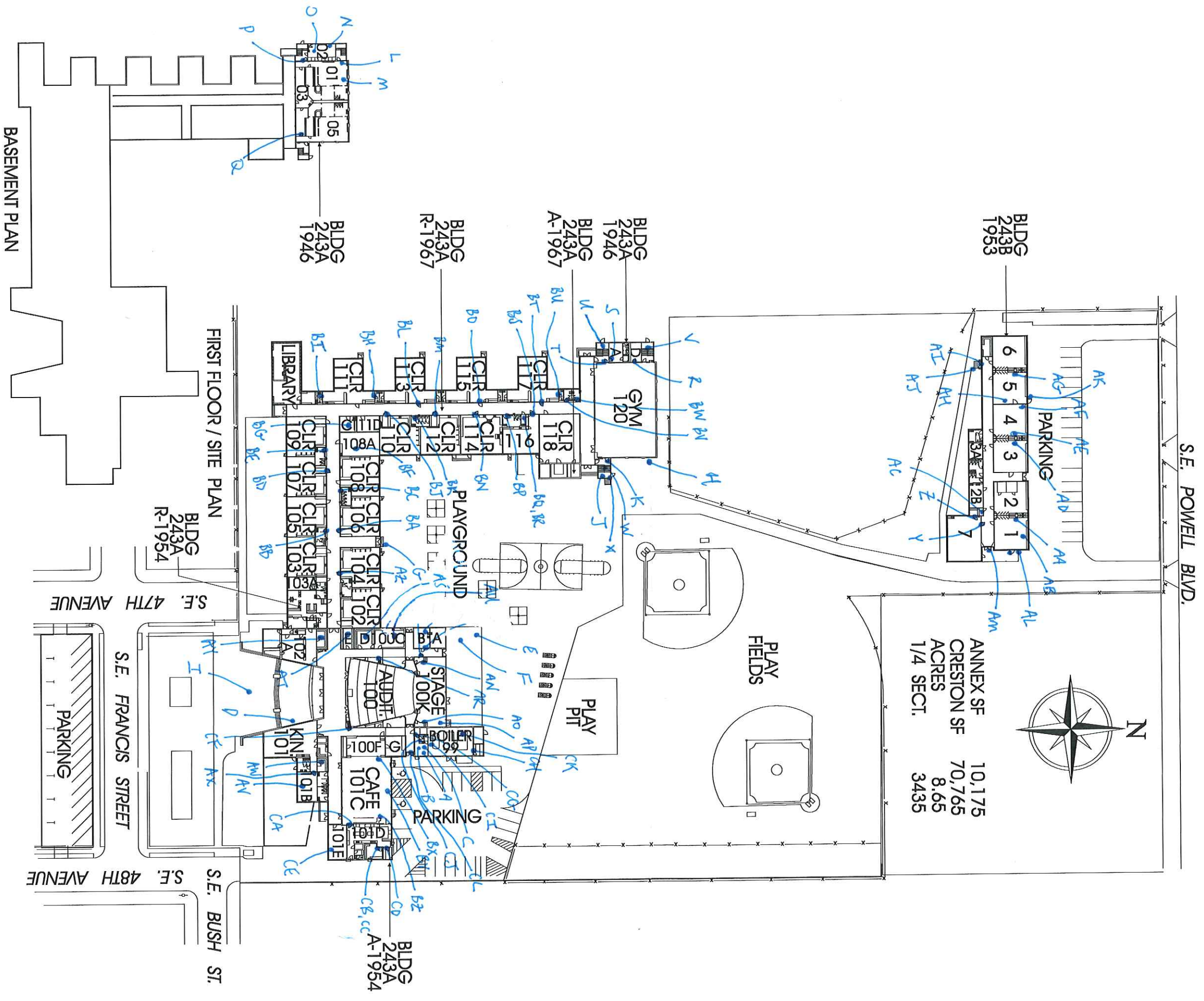
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Southeast gym stairwell	Handrails	Below	No	Wood	20
X	Interior	Building entrance on east side	Double doors	Above and below	No	Wood	90
Y	Interior	Classroom 7	Door and frame	Above and below	Yes	Wood	60
Z	Interior	Classroom 7 closet	Door and frame	Above and below	Yes	Wood	60
AA	Interior	Classroom 1	Built-in cabinets and drawers	Below	Yes	Wood	40
AB	Interior	Classroom 1	Middle window sill	Below	Yes	Metal	10
AC	Interior	Storeroom 1	Wall	Above and below	No	Plaster	10
AD	Interior	Classroom 3	Built-in cabinets and drawers	Below	Yes	Wood	40
AE	Interior	Classroom 4	Built-in cabinets and drawers	Below	Yes	Wood	40
AF	Interior	Classroom 4	Wall in northwest corner	Above and below	Yes	Drywall	20
AG	Interior	Classroom 5	Built-in cabinets and drawers	Below	Yes	Wood	40
AH	Interior	Classroom 5	chalkboard rail on east wall	Below	Yes	Wood	15
AI	Interior	Hallway across from classroom 6	Double doors to exterior	Above and below	No	Wood	90
AJ	Exterior	Southwest annex entrance	handrails	Below	No	Metal	20
AK	Exterior	Classroom 5	Stairs and handrails	Below	No	Metal	60
AL	Exterior	East annex entrance	Downspout	Above and below	No	Metal	10
AM	Interior	East annex entrance	Double doors	Above and below	No	Wood	90
AN	Interior	Stage	Handrails on west stairs	Below	No	Metal	30
AO	Interior	Stage	Handrails on east stairs	Below	No	Metal	30
AP	Interior	Stage	Floor on east and west sides	Below	No	Wood	300
AQ	Interior	Stage	Door frame to hall on west side	Above and below	No	Wood and metal	15
AR	Interior	Custodian 2	Door frame	Above and below	No	Wood	15
AS	Interior	Supply room 100D	Built-in shelves	Above and below	No	Wood	250

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	100E	Built-in shelves	Above and below	No	Wood	175
AU	Interior	100C	Built-in shelves	Above and below	No	Wood	200
AV	Interior	101B	South wall	Above	Yes	Plaster	40
AW	Interior	101C	West wall	Above and below	No	Drywall	40
AX	Interior	101B	Door	Above and below	No	Wood	45
AY	Interior	Main office supply room 102A	Built-in shelves	Above and below	No	Wood	200
AZ	Interior	Classroom 104	Door	Above and below	No	Wood	45
BA	Interior	Classroom 106	Door	Above and below	No	Wood	45
BB	Interior	Boy's restroom across from classroom 106	Door	Above and below	No	Wood	45
BC	Interior	Girl's restroom next to classroom 108	Door	Above and below	No	Wood	45
BD	Interior	Classroom 107	Door frame	Above and below	No	Wood	15
BE	Interior	Boy's restroom across from 108A	Door	Above and below	No	Wood	45
BF	Interior	Computer lab 108A	Support column	Above and below	No	Metal	10
BG	Interior	Custodian 3	Floor	Below	No	Concrete	100
BH	Interior	Classroom 111	Door to girl's restroom	Above and below	Yes	Wood	45
BI	Interior	Classroom 111	Door to boy's restroom	Above and below	Yes	Wood	45
BJ	Interior	Classroom 110	Door	Above and below	Yes	Wood	45
BK	Interior	Girl's restroom across from classroom 113	Door	Above and below	No	Wood	45
BL	Interior	Classroom 113	Door	Above and below	Yes	Wood	45
BM	Interior	Classroom 112	Door	Above and below	Yes	Wood	45
BN	Interior	Classroom 114	Door	Above and below	No	Wood	45
BO	Interior	Classroom 115	Door to boy's restroom	Above and below	No	Wood	45
BP	Interior	Boy's restroom next to classroom 114	Door	Above and below	No	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Custodian 4	Ceiling	Above	No	Plaster	20
BR	Interior	Custodian 4	Ladder to attic	Above and below	No	Wood	12
BS	Interior	Classroom 116	Door	Above and below	No	Wood	45
BT	Interior	Classroom 117	Door	Above and below	No	Wood	45
BU	Interior	Classroom 117	Door to boy's restroom	Above and below	No	Wood	45
BV	Interior	Men's staff restroom next to classroom 117	Door and frame	Above and below	No	Wood	60
BW	Interior	Women's staff restroom next to classroom 117	Door	Above and below	No	Wood	45
BX	Interior	Cafeteria 101C	Handrails on west side	Below	No	Metal	60
BY	Interior	Cafeteria 101C	Radiator housing	Below	No	Metal	60
BZ	Interior	Cafeteria 101C	Built-in shelves at end of serving line	Below	No	Wood	20
CA	Interior	Kitchen 101D	Door	Above and below	No	Wood	45
CB	Interior	Kitchen dry storage 101D	Door and frame	Above and below	No	Wood	60
CC	Interior	Kitchen dry storage 101D	Built-in shelves	Above and below	No	Wood	150
CD	Interior	Kitchen office 101D	Door frame	Above and below	No	Wood	15
CE	Interior	Sun office 101E	Windowsills	Below	No	Wood	40
CF	Interior	Attic access at southeast corner of auditorium	Door and frame	Above and below	No	Wood	60
CG	Interior	Boiler room office 99	Door and frame	Above and below	No	Wood	15
CH	Interior	Boiler room electric closet 99	Door and frame	Above and below	No	Wood and metal	60
CI	Interior	Boiler room 99	Trim along top of boiler room office	Above	No	Wood	40
CJ	Interior	Boiler room office 99	Door to restroom	Above and below	No	Wood	45
CK	Interior	Boiler room 99	Floor	Below	No	Concrete	1000
CL	Interior	Hallway outside	Double doors to exterior	Above and below	No	Wood	90

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
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Creston Elementary School 4701 SE Bush Street 97206 Facility Plan



ANNEX SF	10,175
CRESTON SF	70,765
ACRES	8.65
1/4 SECT.	3435



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

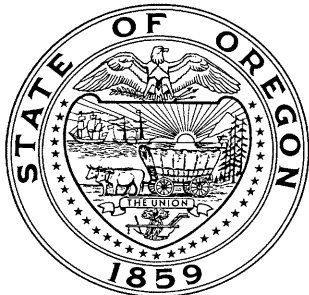
State of Oregon
Oregon Health Authority

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