



April 6, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment  
Robert Gray Middle School  
5505 SW 23rd Avenue  
Portland, Oregon 97239  
PBS Project: 6500.721 Phase 0067

Dear Mr. Wilton:

On March 13, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Robert Gray Middle School located at 5505 SW 23rd 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 or compost pile, but paint chips were observed on concrete at the southwest corner of the gym and along the west side of the building.

Paint abrasion was observed on the school's metal pull-in windows, and paint chips were also noted in window troughs.

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. Paint chips and dust should be cleaned from the window troughs.

Please feel free to contact me at 503.417.7691 or [clark@pbsenv.com](mailto: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

**Robert Gray 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	Gym 127	Window assemblies	Below	No	Wood	150
B	Interior	Gym 127	Ceiling	Above and below	No	Metal	90
C	Interior	Girl's locker room 128	Doorframe	Below	No	Wood	6
D	Interior	Gym office 127C	Window assemblies	Above and below	No	Wood	15
E	Interior	Gym storeroom 127B	Doorframe	Above and below	No	Wood	15
F	Interior	Gym storage 127A	Doorframe	Above and below	No	Wood	15
G	Interior	Boy's locker room storage 129	Window assemblies	Above and below	No	Wood	15
H	Interior	Kitchen 97	Window assemblies	Above and below	No	Wood	15
I	Interior	Kitchen storeroom 97B	Doorframe	Above and below	No	Wood	15
J	Interior	Kitchen storeroom 97B	Window assemblies	Above and below	No	Wood	200
K	Interior	Kitchen 97	Radiator housing	Above and below	No	Wood	15
L	Interior	Kitchen 97	Doorframe to hallway	Above and below	No	Wood	15
M	Interior	Classroom 126	Doorframe	Above and below	No	Wood	15
N	Interior	Boy's restroom 112F	Double doors	Above and below	No	Wood	90
O	Interior	Custodial closet 112D	Doorframe	Above and below	No	Wood	60
P	Interior	Custodial closet 112D	Ceiling	Above	No	Plaster	20
Q	Interior	Girl's restroom 112C	Double doors	Above and below	No	Wood	90
R	Interior	Room 111A	Door and frame	Above and below	No	Wood	60
S	Interior	Room 111A storage	Door and frame	Above and below	No	Wood	60
T	Interior	Classroom 111	Window assemblies	Above and below	No	Metal	60
U	Interior	Room 114	Doorframe	Above and below	No	Wood	15
V	Interior	Classroom 113	Window assemblies	Above and below	No	Metal	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Classroom 115	Window assemblies	Above and below	No	Metal	40
X	Interior	Storeroom 116A	Ceiling	Above	No	Plaster	40
Y	Interior	Storeroom 116A	Doorframe	Above and below	No	Wood	15
Z	Interior	Classroom 117	Window assemblies	Above and below	No	Metal	60
AA	Interior	Classroom 117	Doorframe	Above and below	No	Wood	15
AB	Interior	Classroom 119	Doorframe	Above and below	No	Wood	15
AC	Interior	Classroom 119	Window assemblies	Above and below	No	Metal	60
AD	Interior	Classroom 121	Window assemblies	Above and below	No	Metal	60
AE	Interior	Classroom 123	Doorframe	Above and below	No	Wood	15
AF	Interior	Classroom 123	Window assemblies	Above and below	No	Metal	60
AG	Interior	Classroom 124	Radiator housing	Below	No	Metal	80
AH	Interior	Boy's restroom 123A	Door	Above and below	No	Wood	45
AI	Interior	Girl's restroom 124A	Door	Above and below	No	Wood	45
AJ	Interior	Hallway on east side of gym	Wall across from exterior door	Above	No	Plaster	10
AK	Interior	Library computer labs 110A	Window assemblies	Above and below	No	Metal	20
AL	Interior	Library 110A	Window assemblies	Above and below	No	Metal	100
AM	Interior	Main office 99	Doorframe to 99c	Above and below	No	Wood	15
AN	Interior	Classroom 105	Window assemblies	Above and below	No	Metal	40
AO	Interior	Classroom 104	Window assemblies	Above and below	No	Metal	20
AP	Interior	Classroom 101	Built-in cabinets	Below	No	Wood	140
AQ	Interior	Classroom 102	Built-in cabinets	Below	No	Wood	100
AR	Interior	Classroom 102	Window assemblies	Above and below	No	Metal	40
AS	Interior	Room 101 and 102 storage	Built-in cabinets	Below	No	Wood	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 102	Built-in cabinets	Below	No	Wood	40
AU	Interior	Girl's restroom 103A	Double doors	Above and below	No	Wood	90
AV	Interior	Boy's restroom 103C	Double doors	Above and below	No	Wood	90
AW	Exterior	North building entrance	Covered area supports	Above and below	No	Metal	30
AX	Exterior	North building entrance	Handrails down to breezeway	Below	No	Metal	140
AY	Interior	Music- instrument storage	Door and frame	Above and below	No	Wood and metal	60
AZ	Interior	Music G7	Double Doorframe to breezeway	Above and below	No	Metal	30
BA	Interior	Arts 217	Built-in cabinets	Below	No	Wood	20
BB	Interior	Home Ec. 222	Built-in cabinets	Below	No	Wood	120
BC	Interior	Industrial arts 220	Built-in cabinets	Below	No	Wood	200
BD	Exterior	Northwest breezeway	Handrails	Below	No	Metal	200
BE	Exterior	West exterior of gym	Downspouts	Above and below	No	Metal	80
BF	Exterior	Outside of fan room	Handrails	Below	No	Metal	20
BG	Exterior	Hallway east of gym	Doorframe to exterior	Above and below	No	Metal	15
BH	Interior	Cafeteria 98	Southwest double Doorframes	Above and below	No	Wood	30
BI	Interior	Cafeteria 98	Wall in southeast corner	Above	No	Plaster	40
BJ	Interior	Stage 98A	Floor and stairs	Below	No	Wood	1000
BK	Interior	Stage storage 98D	Doorframe	Above and below	No	Wood	15
BL	Interior	Stage storage 98E	Doorframe	Above and below	No	Wood	15
BM	Interior	Stage storage 98F	Doorframe	Above and below	No	Wood	15
BN	Interior	Boiler room 200	Double doors to exterior	Above and below	No	Metal	90
BO	Interior	Boiler room storage 200A	Door and frame	Above and below	No	Metal	60
BP	Exterior	Southeast corner of building	Handrails	Below	No	Metal	250

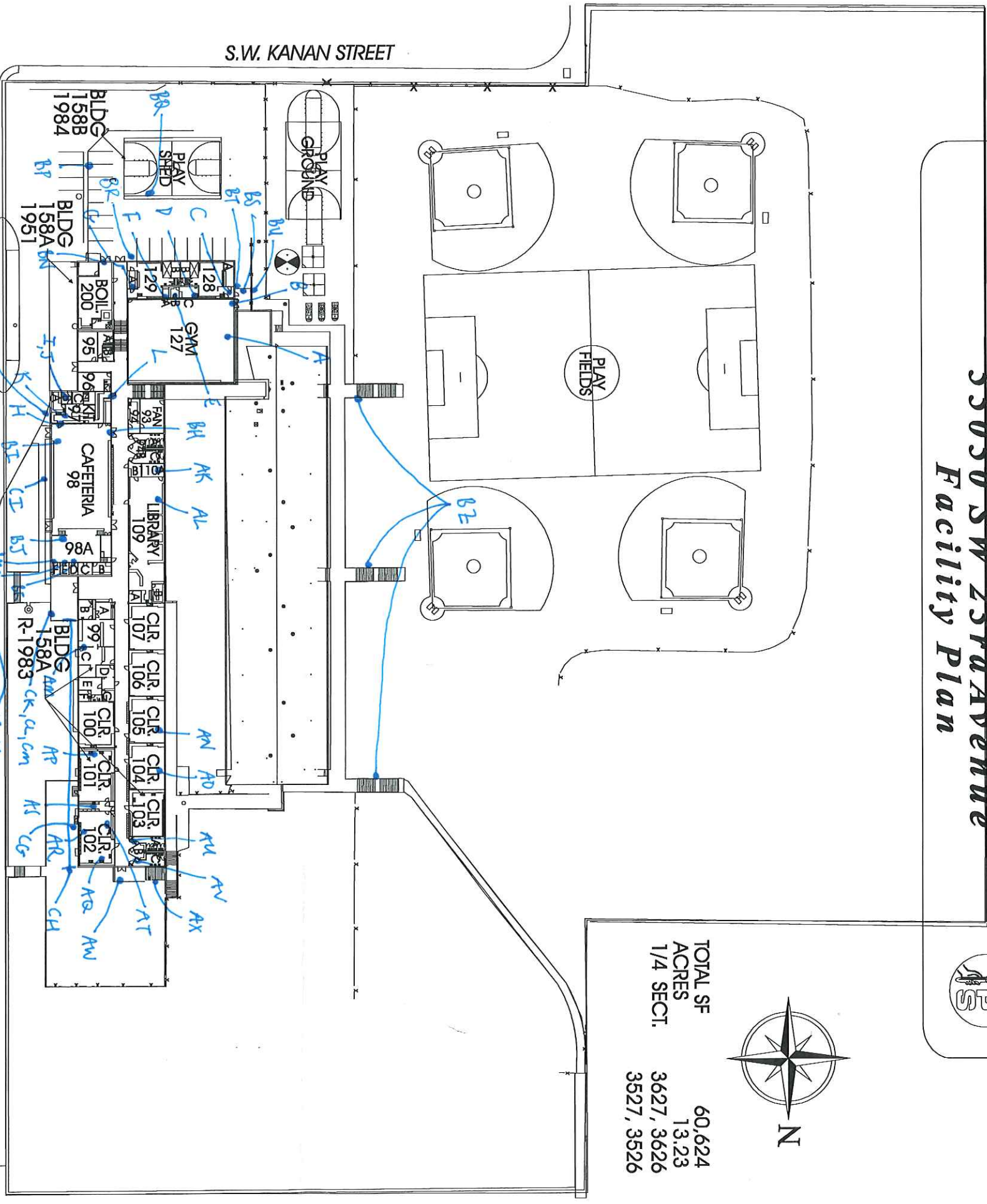
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Exterior	Covered play area	Supports	Above and below	No	Wood	160
BR	Exterior	Southeast corner of building	Trim under gutters	Above	No	Metal	50
BS	Exterior	Southeast corner of gym	Ceiling of covered area	Above	No	Wood	100
BT	Exterior	Southwest corner of gym	Paint chips on ground	Below	No	N/A	6
BU	Exterior	Southwest corner of gym	Trim under gutters	Above	No	Metal	40
BV	Exterior	Classroom 125	Ceiling of covered area	Above	No	Wood	20
BW	Exterior	Southwest building entrance	Handrails	Below	No	Metal	30
BX	Exterior	Southwest building entrance	Supports and trim around covered area	Above and below	No	Metal	80
BY	Exterior	Classroom 126	Windowsills	Above	No	Wood	10
BZ	Exterior	West side of building	Handrails down to play fields	Below	No	Metal	180
CA	Exterior	West side of building	Window assemblies	Above	No	Wood and metal	500
CB	Exterior	Middle west building entrance	Handrails	Below	No	Metal	30
CC	Exterior	Middle west building entrance	Supports and trim around covered area	Above and below	No	Metal	80
CD	Exterior	Northwest building entrance	Handrails and trim around covered area	Above and below	No	Metal	40
CE	Exterior	Outside arts/music classrooms	Breezeway supports	Above and below	No	Metal	100
CF	Exterior	Classrooms 112-124	Windowsills	Above	No	Wood	200
CG	Exterior	Classroom 102	Wall next to door	Above and below	No	Wood	20
CH	Exterior	Room 99-102	Windowsills	Below	No	Wood	140
CI	Exterior	Cafeteria	Trim along roof	Above	No	Wood	150
CJ	Exterior	East exterior of kitchen	Windowsill	Below	No	Wood	10
CK	Exterior	Main entrance	Vestibule supports	Above and below	No	Metal	40
CL	Exterior	Main entrance	Bike racks	Below	No	Metal	20
CM	Exterior	Main entrance	Handrails	Below	No	Metal	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Exterior	West exterior of building	Paint chips on ground	Below	No	N/A	20

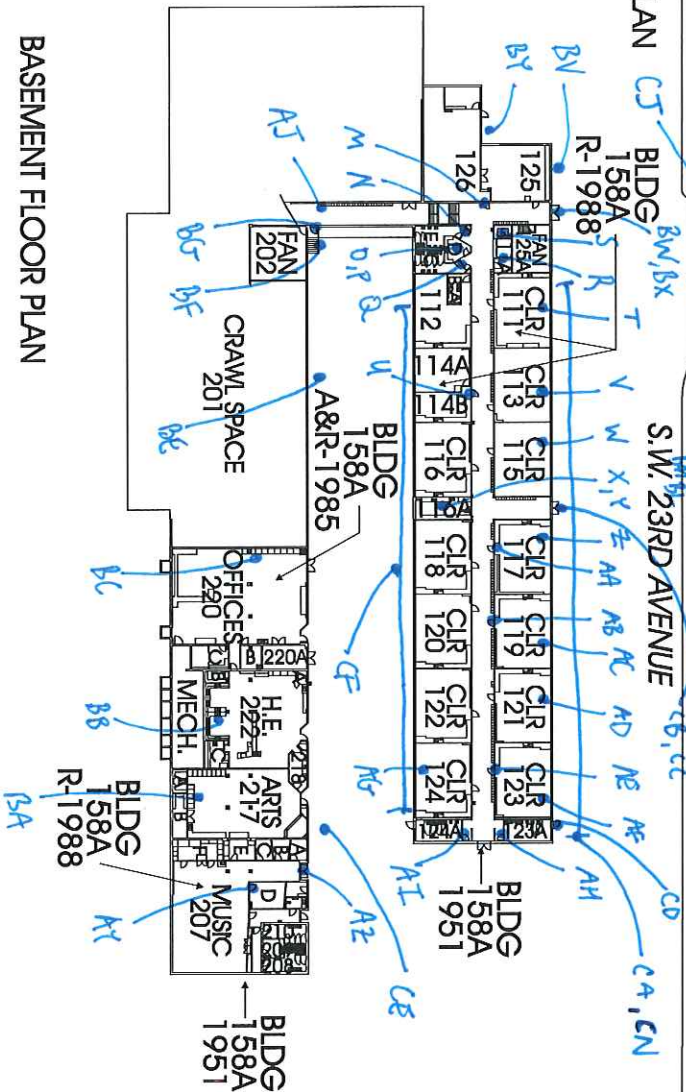
# Gray Middle School 550 SW 23rd Avenue Facility Plan



TOTAL SF	60,624
ACRES	13.23
1/4 SECT.	3627, 3626
	3527, 3526



**BASEMENT 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](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

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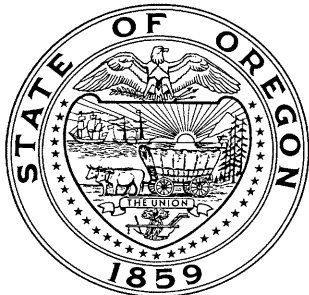
State of Oregon  
Oregon Health Authority

**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