



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
Peninsula Elementary School
8125 N Emerald Avenue
Portland, Oregon 97217
PBS Project: 6500.721 Phase 0039

Dear Mr. Wilton:

On February 6, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Peninsula Elementary School located at 8125 N Emerald Avenue in Portland, Oregon.

PBS assessed painted and varnished interior and exterior hard surfaces as well as concrete, asphalt, soil, garden spaces, 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 spaces.

PBS observed painted metal push-out windows with abrasion occurring, and paint chips, dirt, and dust in window troughs.

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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. Window troughs 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

**Peninsula 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	Boy's restroom across from classroom 129	Double doors and frames	Above and below	No	Wood	120
B	Interior	Girl's restroom across from classroom 129	Double doors and frames	Above and below	No	Wood	120
C	Interior	Classroom 129	Door	Above and below	Yes	Wood	45
D	Interior	Classroom 127	Door	Above and below	Yes	Wood	45
E	Interior	Classroom 125	Door	Above and below	Yes	Wood	45
F	Interior	Classroom 125	Radiator housing	Below	Yes	Metal	40
G	Interior	Classroom 122	Door	Above and below	Yes	Wood	45
H	Interior	Classroom 122	Radiator housing	Below	Yes	Metal	40
I	Interior	Work room 120	Door and frame	Above and below	No	Wood	60
J	Interior	Work room storage 120	Built-in shelving	Above and below	No	Wood	200
K	Interior	Work room storage 120	Door frame	Above and below	No	Wood	15
L	Interior	Kiln room 120C	Built-in shelving	Above and below	No	Wood	250
M	Interior	Classroom 118	Radiator housing	Below	Yes	Metal	40
N	Interior	Classroom 118	Door and frame	Above and below	Yes	Wood	60
O	Interior	Gym	Baseboards	Below	No	Wood	500
P	Interior	Gym-to girl's locker room	Door and frame	Above and below	No	Wood	60
Q	Interior	Gym- to store room	Door and frame	Above and below	No	Wood	15
R	Interior	Gym- to director's office	Door and frame	Above and below	No	Wood	15
S	Interior	Gym- to boy's locker room	Door and frame	Above and below	No	Wood	60
T	Interior	Boy's locker room	East wall under windows	Above and below	No	Drywall	80
U	Interior	Gym-northeast entrance	Double doors and frames	Above and below	No	Wood	30
V	Interior	Gym-southwest storage	Double doors and frames	Above and below	No	Wood	120

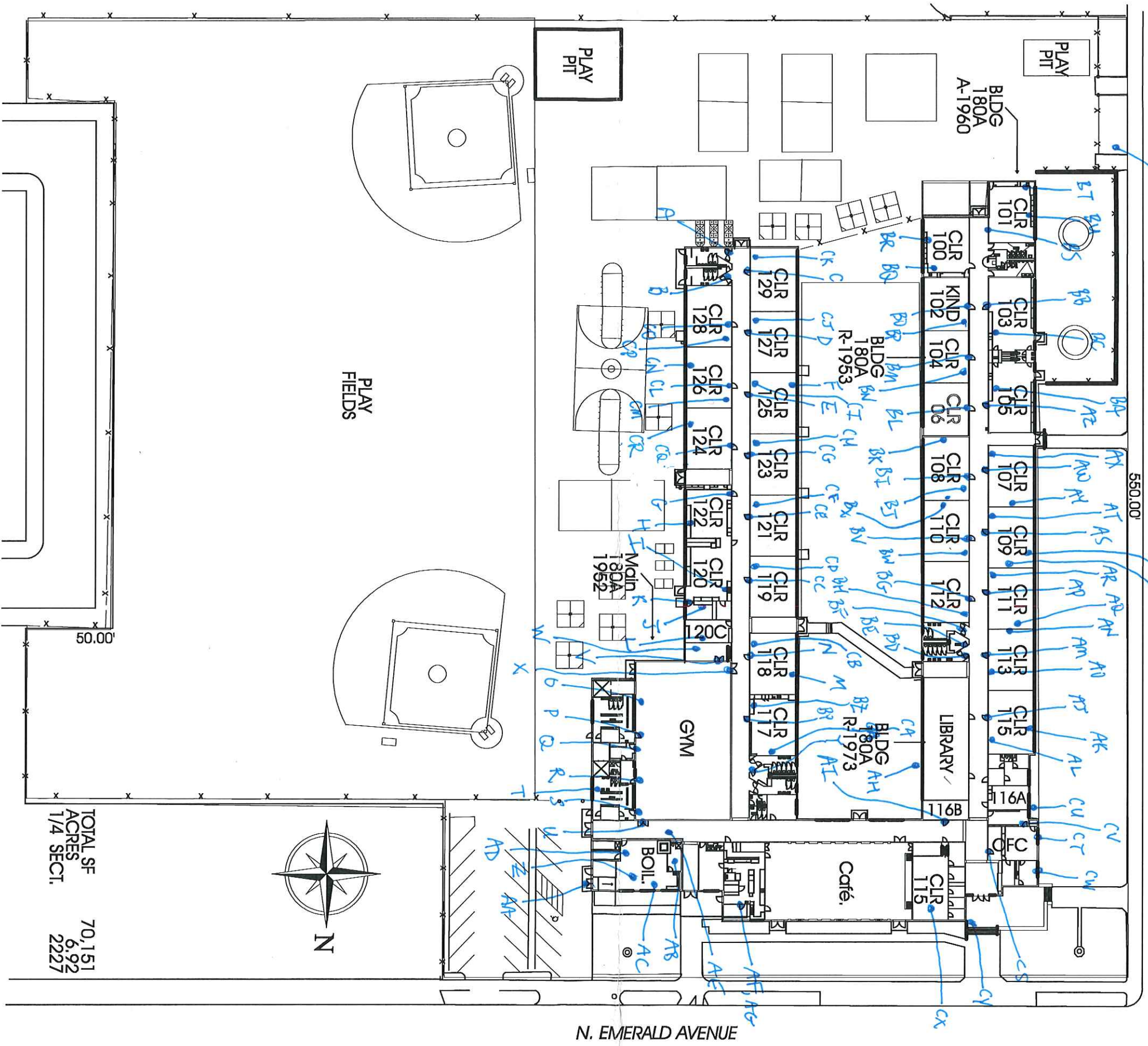
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Gym-southwest storage	Ceiling	Above	No	p	30
X	Interior	Gym-southwest entrance	Double doors and frames	Above and below	No	Wood	30
Y	Interior	Custodial by classroom 117	Door	Above and below	No	Wood	45
Z	Interior	Boiler room	Floor	Below	No	Concrete	1200
AA	Interior	Boiler room	Double doors to exterior	Above and below	No	Metal	90
AB	Interior	Boiler room office	Floor	Below	No	Concrete	100
AC	Interior	Boiler room	North wall	Above and below	No	Concrete	200
AD	Interior	Boiler room	East wall by electrical room	Above and below	No	Concrete	200
AE	Interior	Hallway near boiler room	Handrails	Below	No	Metal	20
AF	Interior	Kitchen dry storage	Built-in shelving	Above and below	No	Wood	200
AG	Interior	Kitchen dry storage	Door frame	Above and below	No	Wood	15
AH	Exterior	Exterior of library	Edge of roof where gutter fell off	Above	No	Wood	60
AI	Interior	Fan room	Door and frame	Above and below	No	Wood	60
AJ	Interior	Classroom 115	Door and frame	Above and below	Yes	Wood	60
AK	Interior	Classroom 115	Radiator housing	Below	Yes	Metal	40
AL	Interior	Classroom 115	Built-in shelving on east wall	Below	Yes	Wood	30
AM	Interior	Classroom 113	Door	Above and below	Yes	Wood	45
AN	Interior	Classroom 113	Chalkboard rail on south wall	Below	Yes	Wood	20
AO	Interior	Classroom 113	Built-in shelving on east wall	Below	Yes	Wood	30
AP	Interior	Classroom 111	Door	Above and below	Yes	Wood	45
AQ	Interior	Classroom 111	Chalkboard rail on south wall	Below	Yes	Wood	20
AR	Interior	Classroom 111	Built-in shelves on coat closet	Above and below	Yes	Wood	20
AS	Interior	Classroom 109	Door	Above and below	Yes	Wood	45

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 109	Built-in shelves in coat closet	Above and below	Yes	Wood	30
AU	Interior	Classroom 109	Radiator housing	Below	Yes	Metal	40
AV	Interior	Classroom 109	Chalkboard rail on south wall	Below	Yes	Wood	20
AW	Interior	Classroom 107	Door	Above and below	Yes	Wood	45
AX	Interior	Classroom 107	Built-in shelves in coat closet	Above and below	Yes	Wood	30
AY	Interior	Classroom 107	Chalkboard rail on south wall	Below	Yes	Wood	20
AZ	Interior	Classroom 105	Door and frame	Above and below	Yes	Wood	60
BA	Interior	Classroom 105	Built-in shelves in coat closet	Above and below	Yes	Wood	30
BB	Interior	Classroom 103	Door	Above and below	Yes	Wood	45
BC	Interior	Classroom 103	Built-in shelves in coat closet	Above and below	Yes	Wood	30
BD	Interior	Girl's restroom across from classroom 113	Door	Above and below	No	Wood	45
BE	Interior	Custodial across from classroom 113	Door and frame	Above and below	No	Wood	60
BF	Interior	Boy's restroom across from classroom 113	Door	Above and below	No	Wood	45
BG	Interior	Classroom 112	Door	Above and below	Yes	Wood	45
BH	Interior	Classroom 112	Built-in shelves in coat closet	Above and below	Yes	Wood	20
BI	Interior	Classroom 108	Door	Above and below	Yes	Wood	45
BJ	Interior	Classroom 108	Built-in shelves in coat closet	Above and below	Yes	Wood	20
BK	Interior	Classroom 108	Chalkboard rail on south wall	Below	Yes	Wood	20
BL	Interior	Classroom 106	Door	Above and below	Yes	Wood	45
BM	Interior	Classroom 104	Door	Above and below	Yes	Wood	45
BN	Interior	Classroom 104	Built-in shelves in coat closet	Above and below	Yes	Wood	20
BO	Interior	Classroom 102	Door	Above and below	Yes	Wood	45
BP	Interior	Kindergarten 102	Built-in shelves in coat closet	Above and below	Yes	Wood	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Kindergarten 100	Built-in cabinets and trim under sink	Below	Yes	Wood	30
BR	Interior	Kindergarten 100	Windowsills	Below	Yes	Wood	40
BS	Interior	Classroom 101	Doorframe	Above and below	Yes	Wood	15
BT	Interior	Classroom 101	Built-in cabinets and trim under sink	Below	Yes	Wood	30
BU	Interior	Classroom 101	Windowsills	Below	Yes	Wood	40
BV	Interior	Classroom 110	Door	Above and below	Yes	Wood	45
BW	Interior	Classroom 110	Built-in shelves in coat closet	Above and below	Yes	Wood	20
BX	Interior	Classroom 110	Chalkboard rail on north wall	Below	Yes	Wood	20
BY	Interior	Classroom 117	Door and frame	Above and below	Yes	Wood	60
BZ	Interior	Classroom 117	Built-in shelves in coat closet	Above and below	Yes	Wood	30
CA	Interior	Classroom 117	Chalkboard rail on south wall	Below	Yes	Wood	20
CB	Interior	Classroom 118	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CC	Interior	Classroom 119	Door	Above and below	Yes	Wood	45
CD	Interior	Classroom 119	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CE	Interior	Classroom 121	Door	Above and below	Yes	Wood	45
CF	Interior	Classroom 121	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CG	Interior	Classroom 123	Door	Above and below	Yes	Wood	45
CH	Interior	Classroom 123	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CI	Interior	Classroom 125	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CJ	Interior	Classroom 127	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CK	Interior	Classroom 129	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CL	Interior	Classroom 126	Door	Above and below	Yes	Wood	45
CM	Interior	Classroom 126	Built-in shelves in coat closet	Above and below	Yes	Wood	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Classroom 126	Radiator housing	Below	Yes	Metal	40
CO	Interior	Classroom 128	Door	Above and below	Yes	Wood	45
CP	Interior	Classroom 128	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CQ	Interior	Classroom 124	Door	Above and below	Yes	Wood	45
CR	Interior	Classroom 124	Radiator housing	Below	Yes	Metal	40
CS	Interior	Main office	Door and frame	Above and below	No	Wood	60
CT	Interior	Main office	Windowsills	Below	No	Wood	12
CU	Interior	Office work room	Windowsills	Below	No	Wood	12
CV	Interior	Office work room	Doorframe	Above and below	No	Wood	15
CW	Interior	Main office- Principal	Windowsills	Below	No	Wood	12
CX	Interior	Stage	Floor	Below	No	Wood	1000
CY	Exterior	Outside main entrance	Handrails	Below	No	Metal	100
CZ	Exterior	Southwest corner of building	Handrails	Below	No	Metal	60

Peninsula Elementary School 8125 N Emerald 97217 Facility Plan



TOTAL SF 70,151
ACRES 6.92
1/4 SECT. 2227



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

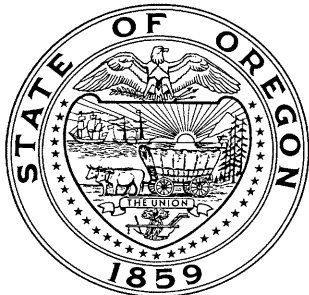
State of Oregon
Oregon Health Authority

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