



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  
Metropolitan Learning Center  
2033 NW Glisan Street  
Portland, Oregon 97209  
PBS Project: 6500.721 Phase 0037

Dear Mr. Wilton:

On February 10, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Metropolitan Learning Center located at 2033 NW Glisan 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 spaces, compost pile, and metal-sliding windows 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.

Please feel free to contact me at 503 417 7691 or [clark@pbsenv.com](mailto: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

**Metropolitan  
Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Classroom 315	Door and frame	Above and below	No	Wood	60
B	Interior	Classroom 315	Floor	Below	No	Wood	600
C	Interior	Classroom 315	Baseboards	Below	No	Wood	100
D	Interior	Southeast stairwell	Handrails	Below	No	Wood	200
E	Interior	Room 316	Radiator	Below	No	Metal	10
F	Interior	Room 316, restroom	Walls	Above and below	No	Plaster	30
G	Interior	Room 316	Wall above door	Above	No	Plaster	10
H	Interior	Classroom 313	Door and frame	Above and below	No	Wood	60
I	Interior	Classroom 313	Floor	Below	No	Wood	600
J	Interior	Classroom 313	Built-in shelving under windows	Below	No	Wood	100
K	Interior	Classroom 312	Floor	Below	No	Wood	600
L	Exterior	Hallway across from northeast stairwell	Window assemblies	Above	No	Wood	80
M	Exterior	Hallway across from classroom 313	Window assemblies	Above	No	Wood	80
N	Exterior	Hallway across from classroom 312	Double doors to roof	Above and below	No	Wood	60
O	Exterior	Hallway across from classroom 312	Window assemblies	Above and below	No	Wood	160
P	Exterior	Classroom 308	Wall	Above	No	Plaster	250
Q	Exterior	Classroom 308	Window assemblies	Above	No	Wood	480
R	Interior	Classroom 310	Floor	Below	No	Wood	600
S	Interior	Classroom 310	Built-in shelving in closet	Above and below	No	Wood	40
T	Interior	Northeast stairwell	Handrails	Below	No	Wood	200
U	Interior	Classroom 308	Door and frame	Above and below	No	Wood	60
V	Exterior	Classroom 308	Built-in cabinets	Below	No	Wood	120

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Hallway across from classroom 312	Wall	Above	No	Plaster	175
X	Interior	Classroom 309	Door and frame	Above and below	No	Wood	60
Y	Interior	Classroom 309	Floor	Below	No	Wood	600
Z	Interior	Classroom 309	Built-in shelving under windows	Below	No	Wood	100
AA	Interior	Classroom 309	East wall under dry erase	Below	No	Wood	25
AB	Interior	Classroom 309	Baseboards	Below	No	Wood	100
AC	Interior	Classroom 309	Closet doors and frames	Above and below	No	Wood	160
AD	Interior	Classroom 309	Closet wall	Above and below	No	Plaster	140
AE	Interior	Classroom 307	Floor	Below	No	Wood	600
AF	Interior	Classroom 307	Built-in shelving under windows	Below	No	Wood	100
AG	Interior	Classroom 307	Closet door frames	Above and below	No	Wood	60
AH	Interior	Classroom 307	Closet door	Above and below	No	Wood	60
AI	Interior	Classroom 307	Closet wall	Above and below	No	Plaster	140
AJ	Interior	Classroom 306	Door and frame	Above and below	No	Wood	60
AK	Interior	Classroom 306	Floor	Below	No	Wood	600
AL	Interior	Classroom 306	Closet door frames	Above and below	No	Wood	60
AM	Exterior	Classroom 306	Window assemblies	Above	No	Wood	150
AN	Interior	Northwest stairwell	Handrails	Below	No	Wood	200
AO	Interior	Classroom 308, office	Door and frame	Above and below	No	Wood	60
AP	Interior	Classroom 308, storage	Door and frame	Above and below	No	Wood	60
AQ	Interior	Classroom 308, storage	Ceiling	Above	No	Plaster	20
AR	Interior	Classroom 304	Floor	Below	No	Wood	600
AS	Interior	Classroom 304	Door frame	Above and below	No	Wood	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Exterior	Hallway across from classroom 304	Window sills	Above	No	Concrete	20
AU	Exterior	Hallway across from classroom 304	Double doors to roof	Above and below	No	Wood	60
AV	Exterior	Hallway across from classroom 304	Walls outside double doors	Below	No	Concrete	80
AW	Interior	Classroom 303	Floor	Below	No	Wood	600
AX	Interior	Classroom 303	Northeast corner wall under chalkboard	Below	No	Plaster	10
AY	Interior	Classroom 303	Baseboard under window	Below	No	Wood	25
AZ	Interior	Classroom 303	Closet wall	Above and below	No	Plaster	140
BA	Interior	Classroom 303	Door frame	Above and below	No	Wood	15
BB	Interior	Classroom 302	Floor	Below	No	Wood	600
BC	Interior	Classroom 302	Door and frame	Above and below	No	Wood	60
BD	Interior	Classroom 302	Closet door frames	Above and below	No	Wood	60
BE	Interior	Classroom 302	Chalkboards rail on north wall	Below	No	Wood	30
BF	Exterior	Hallway next to room 301	Door to roof	Above and below	No	Wood	45
BG	Interior	Room 301	Door frame	Above and below	No	Wood	15
BH	Interior	Classroom 300	Floor	Below	No	Wood	600
BI	Interior	Classroom 300	Closet door frames	Above and below	No	Wood	60
BJ	Interior	Classroom 300	Closet door	Above and below	No	Wood	45
BK	Interior	Classroom 300	Built-in shelving under windows	Below	No	Wood	100
BL	Interior	Southwest stairwell	Handrails	Below	No	Wood	200
BM	Interior	Classroom 311	Door and frame	Above and below	No	Wood	60
BN	Interior	Classroom 311	Built-in shelving in northeast corner	Above and below	No	Wood	20
BO	Interior	Classroom 311	Closet door frames	Above and below	No	Wood	60
BP	Interior	Custodian 210	Door	Above and below	No	Wood	45

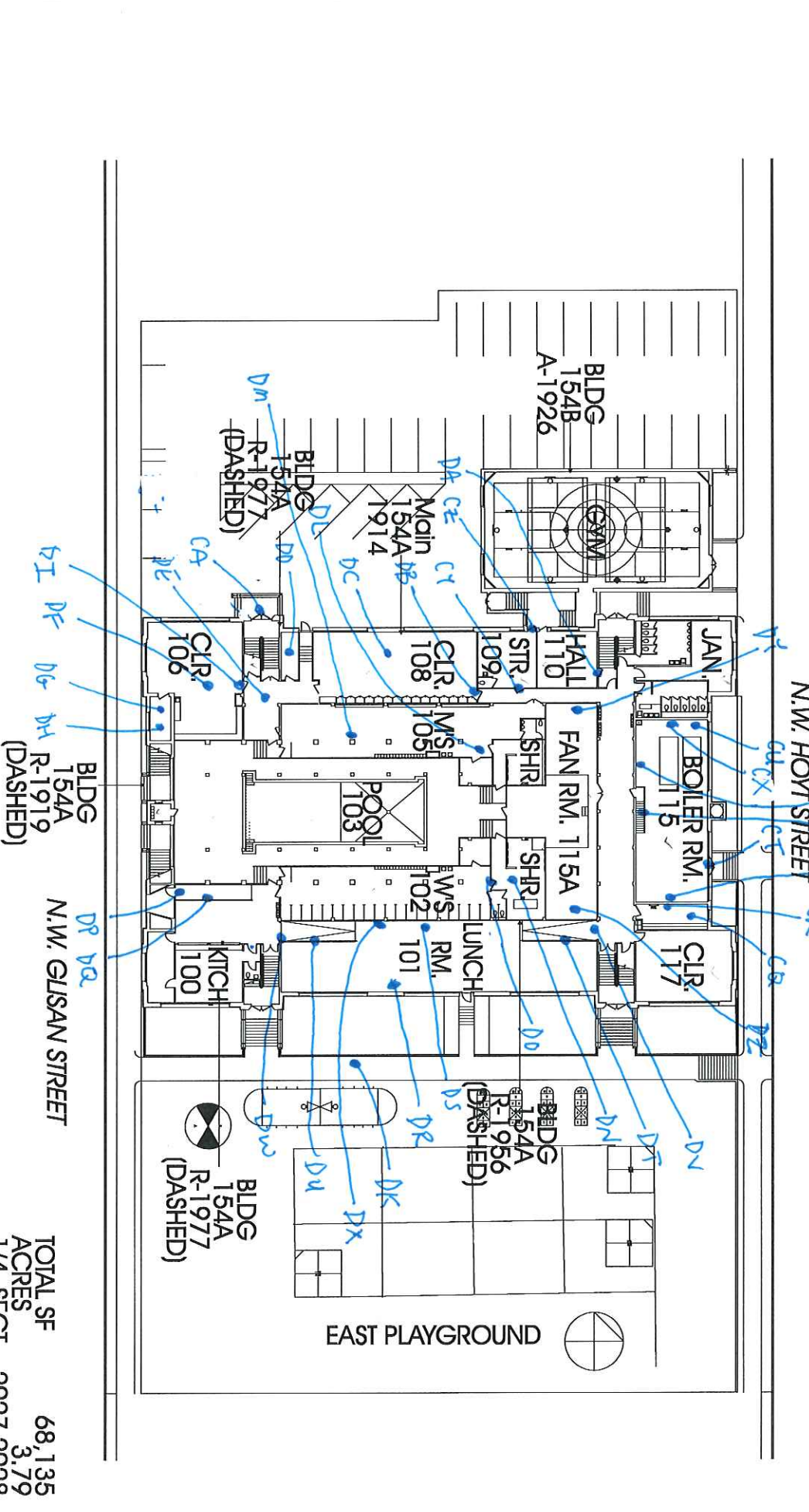
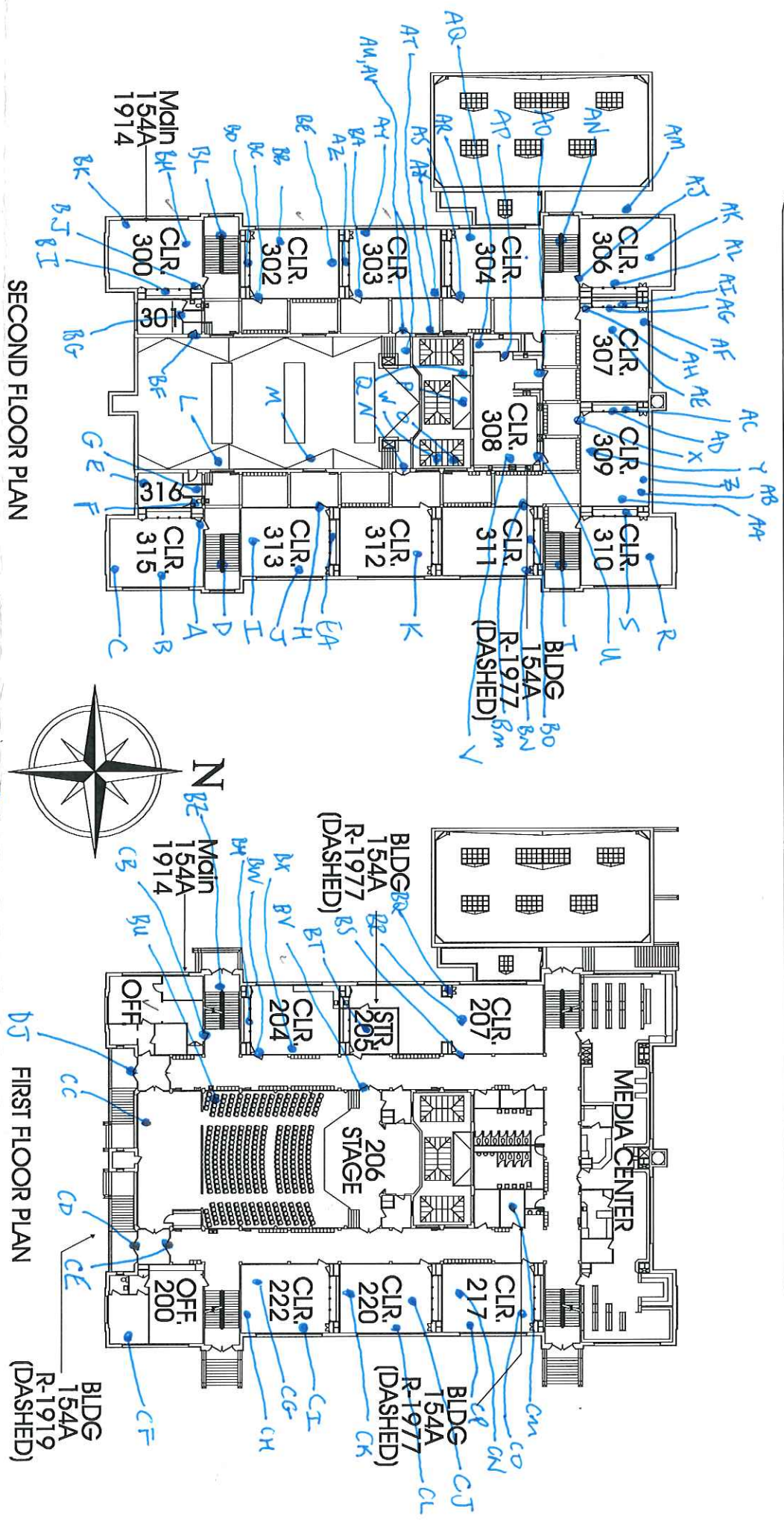
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Classroom 207	Built-in cabinets under sink	Below	Yes	Wood	20
BR	Interior	Classroom 207	Floor	Below	Yes	Wood	800
BS	Interior	Classroom 207	Door	Above and below	Yes	Wood	45
BT	Interior	Room 203	Baseboards	Below	No	Wood	60
BU	Interior	Auditorium	Southeast corner wall near coiling	Above	No	Plaster	70
BV	Interior	Auditorium	Northwest entrance double doors	Above and below	No	Wood	90
BW	Interior	Classroom 204	Door frame	Above and below	Yes	Wood	15
BX	Interior	Classroom 204	Baseboards	Below	Yes	Wood	100
BY	Interior	Classroom 204	Closet door frames	Above and below	Yes	Wood	60
BZ	Interior	Southwest stairwell, first floor	Wall	Above and below	No	Plaster	20
CA	Interior	Southwest building entrance	Double doors and frame	Above and below	No	Wood	120
CB	Interior	Room 203, office	Door frame	Above and below	No	Metal	15
CC	Interior	Hallway on south side of auditorium	Window sills	Below	No	Wood	25
CD	Interior	Southeast building entrance	Double doors and frame	Above and below	No	Wood	120
CE	Interior	Southeast building entrance	Double door frame	Above and below	No	Wood	30
CF	Interior	Principal's office 200A	Window sills on east wall	Below	No	Wood	15
CG	Interior	Classroom 222	Floor	Below	Yes	Wood	600
CH	Interior	Classroom 222	Baseboards	Below	Yes	Wood	100
CI	Interior	Classroom 222	Built-in shelving under windows	Below	Yes	Wood	100
CJ	Interior	Classroom 220	Floor	Below	Yes	Wood	400
CK	Interior	Classroom 220	Baseboards	Below	Yes	Wood	100
CL	Interior	Classroom 220	Built-in shelves under window	Below	Yes	Wood	100
CM	Interior	Conference 218	Floor	Below	No	Wood	100

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Classroom 217	Floor	Below	Yes	Wood	400
CO	Interior	Classroom 217	Built-in cabinet under sink	Below	Yes	Wood	20
CP	Interior	Classroom 217	Baseboards	Below	Yes	Wood	50
CQ	Interior	Custodial next to classroom 117	Ductwork	Above	No	Metal	140
CR	Interior	Custodial next to classroom 117	West wall	Above and below	No	Plaster	80
CS	Interior	Boiler room 115	East wall	Above and below	No	Plaster	120
CT	Interior	Boiler room 115	Double doors and frame to exterior	Above and below	No	Wood	120
CU	Interior	Boiler room 115	West wall	Above and below	No	Plaster	120
CV	Interior	Boiler room 115	South wall	Above and below	No	Plaster	100
CW	Interior	Boiler room 115	Handrails	Below	No	Metal	60
CX	Interior	Boiler room 115	Ductwork on west side	Above	No	Metal	40
CY	Interior	P.E. Storage	Door frame, east	Above and below	No	Wood	15
CZ	Interior	P.E. Storage	Door frame, west	Above and below	No	Wood	15
DA	Interior	Room 110	Door and frame	Above and below	No	Wood	60
DB	Interior	Shop 108	North door frame	Above and below	Yes	Wood	15
DC	Interior	Shop 108	Floor	Below	Yes	Wood	800
DD	Interior	108A	Floor	Below	No	Wood	100
DE	Interior	Hallway outside of 108A	Floor	Below	No	Wood	140
DF	Interior	Classroom 106	Floor	Below	No	Wood	800
DG	Interior	Classroom 106, storage	Ceiling	Above	No	Plaster	100
DH	Interior	Classroom 106, storage	Walls	Above	No	Plaster	150
DI	Interior	Classroom 106	Door frame	Above and below	No	Wood	15
DJ	Exterior	Southwest building entrance	Window frames, around doors	Above and below	No	Wood	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Exterior	East side of building	Handrails	Below	No	Metal	350
DL	Interior	Men's locker room	Pipes on ceiling in northeast corner	Above	No	Metal	20
DM	Interior	Men's locker room	Base of columns throughout	Below	No	Concrete	30
DN	Interior	Women's showers	Pipes on ceiling in northeast corner	Above	No	Metal	20
DO	Interior	Women's showers	Door to locker room	Above and below	No	Wood	45
DP	Interior	Outside kitchen	Door	Above and below	No	Wood	15
DQ	Interior	Outside kitchen	Handrails	Below	No	Metal	30
DR	Interior	Lunch room 101	East wall	Above and below	No	Wood	300
DS	Interior	Lunch room 101	West wall	Above and below	No	Wood	250
DT	Interior	Lunch room 101	North handrails	Below	No	Metal	40
DU	Interior	Lunch room 101	South handrails	Below	No	Metal	40
DV	Interior	Lunch room 101	North sliding door	Above and below	No	Wood	100
DW	Interior	Lunch room 101	South sliding door	Above and below	No	Wood	100
DX	Interior	Lunch room 101	Window assemblies on west wall	Above	No	Wood	350
DY	Interior	Fan room 115A	Ducts on west side	Above and below	No	Metal	60
DZ	Interior	Fan room 115A	Ducts on east side	Above and below	No	Metal	60
EA	Interior	Classroom 313	Closet wall	Above and below	No	Plaster	140



# Metropolitan Learning Center 2033 N W Glisan Street 97209 Facility Plan



TOTAL SF 68,135  
ACRES 3.79  
1/4 SECT. 2927,2928



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

C  
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D

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