



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
Llewellyn Elementary School
6301 SE 14th Avenue
Portland, Oregon 97202
PBS Project: 6500.721 Phase 0033

Dear Mr. Wilton:

On February 8, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Llewellyn Elementary School located at 6301 SE 14th 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 spaces or in the compost pile.

The school's windows have new and old metal frames; old metal-frame windows do not open. No paint chips were observed.

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.

4412 SW Corbett Avenue, Portland, OR 97239
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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 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

Llewellyn 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	Classroom 103	Door, frame, shelves, cabinets, and trim	Above and below	Yes	Wood	50
B	Interior	Classroom 102	Door, frame, shelves, cabinets, and trim	Above and below	Yes	Wood	60
C	Interior	Classroom 102	Wall	Above	Yes	Plaster	10
D	Interior	Classroom 101	Door, frame, shelves, cabinets, and trim	Above and below	Yes	Wood	50
E	Interior	Classroom 101	Wall	Below	Yes	Plaster	5
F	Interior	Classroom 101	Unit ventilator	Below	Yes	Metal	10
G	Interior	Classroom 101	Sink	Below	Yes	Metal	10
H	Interior	Classroom 100	Door, frame, shelves, cabinets, and trim	Above and below	Yes	Wood	50
I	Interior	Classroom 100	Windowsill	Above and below	Yes	Wood	15
J	Interior	Classroom 99A	Doors and frames	Above and below	Yes	Wood and metal	25
K	Interior	Closet 99C	Doors, frames, and shelves	Above and below	No	Wood	100
L	Interior	Main floor, southwest girl's restroom	Door and frame	Above and below	Yes	Wood	25
M	Interior	Main floor, southwest girl's restroom	Stalls	Above and below	Yes	Metal	40
N	Interior	Main floor, south stairwell storage closet	Doorframe	Above and below	No	Wood	15
O	Interior	Main floor, south stairwell storage closet	Wall with paint chips	Below	No	Plaster	10
P	Interior	Office 104	frames, window frames, and trim	Above and below	No	Wood	50
Q	Interior	Health room and adjacent custodial closet	Doors, frames, cabinets and shelves	Above and below	Yes and no	Wood	60
R	Interior	Health room	Wall	Above and below	Yes	Plaster	5
S	Interior	Custodial closet adjacent to health room	Wall	Above and below	No	Plaster	15
T	Interior	Main floor, south boy's restroom	Door and frame	Above and below	Yes	Wood	30
U	Interior	Classroom 107	Door, frame, and trim	Above and below	Yes	Wood	35
V	Interior	Storage 106	Door, frame, and shelves	Above and below	No	Wood	75

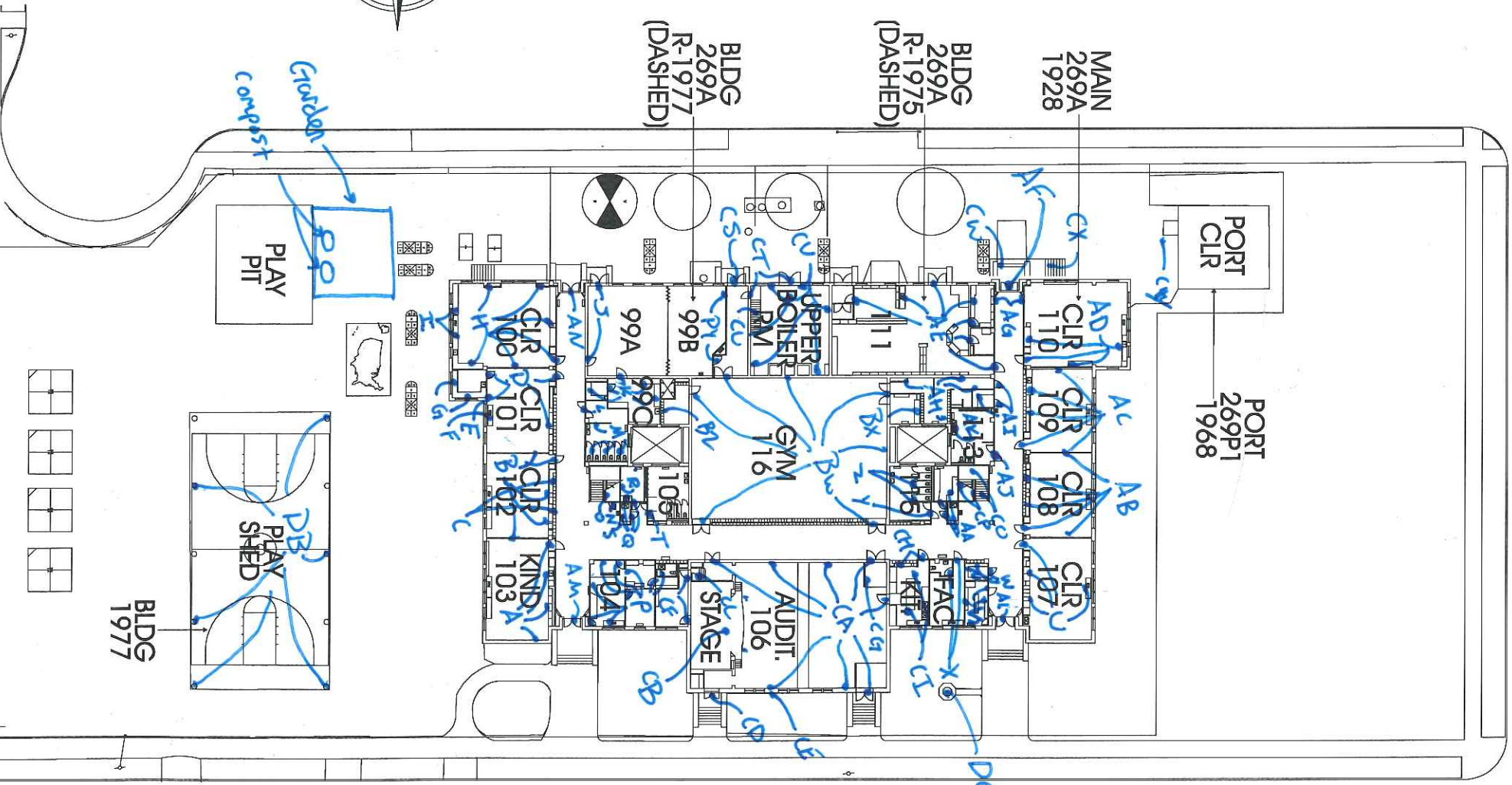
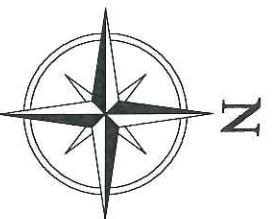
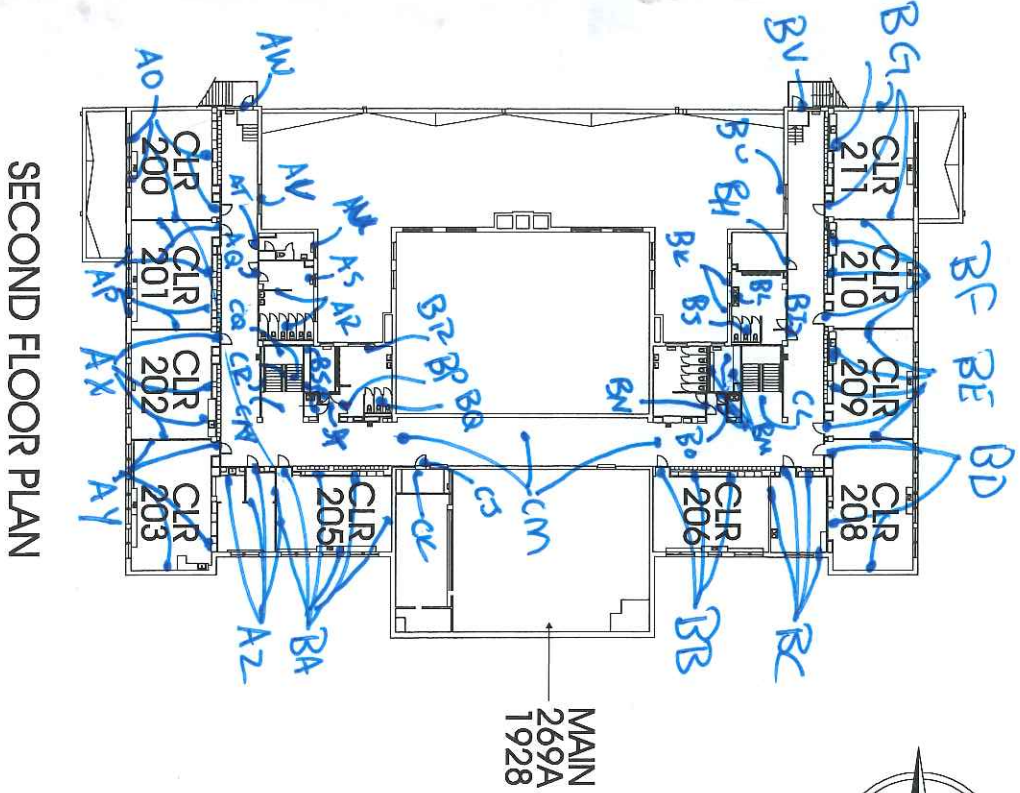
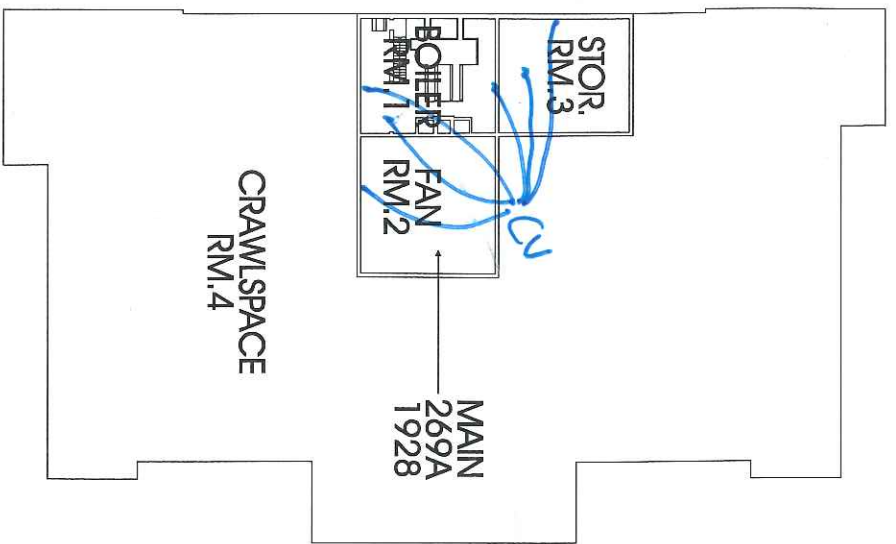
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Closet adjacent to storage #106	Shelves and door frame	Above and below	No	Wood	50
X	Interior	Offices 105	Door and frame	Above and below	No	Wood	10
Y	Interior	Main floor, north girl's restroom	Door and frame	Above and below	Yes	Wood	10
Z	Interior	Main floor, north girl's restroom	Stalls	Above and below	Yes	Metal	20
AA	Interior	North supply room and custodial closet	Door, frame, and shelves	Above and below	No	Wood	75
AB	Interior	Classroom 108	Door, frame, shelves, cabinets, and trim	Above and below	Yes	Wood	50
AC	Interior	Classroom 109	Door, frame, shelves, cabinets, and trim	Above and below	Yes	Wood	50
AD	Interior	Classroom 110	Doors, frames, and cabinets	Above and below	Yes	Wood	40
AE	Interior	Library 111	Doors, frames, and cabinets	Above and below	Yes	Wood	50
AF	Exterior	Main floor, northwest, door	Door, frame, and window frame	Above and below	Yes	Wood and metal	35
AG	Interior	Main floor, by northwest door	Radiators	Below	Yes	Metal	10
AH	Interior	Gym storage, closet and supplies	Wall with paint chips	Above	No	Plaster	50
AI	Interior	Gym storage and PTA storage	Door, frames, and shelves	Above and below	No	Wood	60
AJ	Interior	Main floor, north, boy's restroom	Door and frame	Above and below	Yes	Wood and metal	20
AK	Interior	Main floor, north, boy's restroom	Radiators	Below	Yes	Metal	5
AL	Exterior	Main floor, northeast door	Door and window frames	Above and below	Yes	Wood	25
AM	Exterior	Main floor, southeast door	Door, frame, and window frame	Above and below	Yes	Wood	40
AN	Exterior	Main floor, southwest door	Door, frame, and window frame	Above and below	Yes	Wood	40
AO	Interior	Classroom 200	Door frame, cabinets, shelves, and window	Above and below	Yes	Wood	50
AP	Interior	Classroom 201	Door frame, cabinets, shelves, and window	Above and below	Yes	Wood	50
AQ	Interior	Second floor, south, girl's restroom	Door and door frame	Above and below	Yes	Wood	25
AR	Interior	Second floor, south girl's restroom	Stalls	Below	Yes	Metal	15
AS	Interior	Second floor, south girl's restroom	Radiators	Below	Yes	Metal	5

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Second floor, south staff restroom	Door and frame	Above and below	No	Wood	15
AU	Interior	Second floor, south staff restroom	Radiators	Below	No	Metal	5
AV	Interior	Second floor, south hallway window	Window frame	Above	Yes	Wood	30
AW	Interior	Second floor, south hallway fire escape	Door and window frames	Above and below	Yes	Wood	30
AX	Interior	Classroom 202	Doors, frames, cabinets, and trim	Above and below	No	Wood	40
AY	Interior	Classroom 203	Doors, frames, cabinets, and trim	Above and below	No	Wood	30
AZ	Interior	Classroom 204	Doors, frames, cabinets, and trim	Above and below	No	Wood	30
BA	Interior	Classroom 205	Doors, frames, cabinets, and trim	Above and below	No	Wood	50
BB	Interior	Classroom 206	Doors, frames, cabinets, and trim	Above and below	No	Wood	40
BC	Interior	Classroom 207	Doors, frames, cabinets, and trim	Above and below	No	Wood	30
BD	Interior	Classroom 208	Doors, frames, cabinets, and trim	Above and below	No	Wood	35
BE	Interior	Classroom 209	Doors, frames, cabinets, and trim	Above and below	No	Wood	50
BF	Interior	Classroom 210	Doors, frames, cabinets, and trim	Above and below	No	Wood	40
BG	Interior	Classroom 211	Doors, frames, cabinets, and trim	Above and below	Yes	Wood	40
BH	Interior	Office 212	Door and frame	Above and below	No	Wood	15
BI	Interior	Second floor, north boy's restroom	Door and frame	Above and below	Yes	Wood	30
BJ	Interior	Second floor, north boy's restroom	Stalls	Below	Yes	Metal	15
BK	Interior	Second floor, north boy's restroom	Window frame	Above	Yes	Metal	15
BL	Interior	Second floor, north boy's restroom	Radiators	Below	Yes	Metal	10
BM	Interior	Second floor, north supplies and custodial closet	Doors, frames, and shelves	Above and below	No	Wood	75
BN	Interior	Second floor, north girl's restroom	Door and frame	Above and below	Yes	Wood	25
BO	Interior	Second floor, outside north girl's restroom	Ladder	Above and below	Yes	Metal	10
BP	Interior	Second floor, south boy's restroom	Door and door frame	Above and below	Yes	Wood	25

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Second floor, south boy's restroom	Stalls	Below	Yes	Metal	15
BR	Interior	Second floor, south boy's restroom	Radiators	Below	Yes	Metal	10
BS	Interior	Second floor, south custodial and supplies	Doors, frames, and shelves	Above and below	No	Wood	75
BT	Interior	Second floor, south boy's restroom area	Ladder	Above and below	Yes	Metal	10
BU	Interior	Second floor, north hallway	Window frame	Above	Yes	Wood	40
BV	Interior	Second floor, north fire escape	Door and window frames	N/A	Yes	Wood	40
BW	Interior	Gymnasium	Doors, frames, and trim	Above and below	Yes	Wood	100
BX	Interior	Gym office	Cabinets	Above and below	No	Wood	50
BY	Interior	Office 99B	Door and door frame	Above and below	Yes	Wood	30
BZ	Interior	Southwest gym storage (art storage)	Wall	Above and below	No	Plaster and concrete	10
CA	Interior	Cafetorium 106	Door frames and trim	Above and below	Yes	Wood	100
CB	Interior	Stage 106	Stage floor	Below	Yes	Wood	500
CC	Interior	Cafetorium 106	Stage left, stairs	Below	Yes	Linoleum	40
CD	Interior	Cafetorium 106	Door, frame, stage right	Above and below	Yes	Wood	25
CE	Interior	Cafetorium 106	Wall	Above and below	Yes	Plaster	5
CF	Interior	Stage office	Door and frame	Above and below	No	Wood	20
CG	Interior	Cafetorium 106	Hand rail	Below	Yes	Metal	5
CH	Interior	Kitchen	Door, frame, and cabinets	Above and below	No	Wood	35
CI	Interior	Kitchen	Floor	Below	No	Concrete	300
CJ	Interior	Second floor, central storage closet	Door and frame	Above and below	No	Wood	15
CK	Interior	Second floor, central storage closet	Walls	Above and below	No	Plaster	10
CL	Interior	Second floor, ceiling above north stairwell	Window frame	Above	Yes	Wood	40
CM	Interior	Second floor, ceiling of central hallway	Window frame	Above	Yes	Wood	120

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Second floor, ceiling above south hallway	Window frame	Above	Yes	Wood	40
CO	Interior	North stairwell	Floor and stairs	Below	Yes	Linoleum	200
CP	Interior	North stairwell	Trim	Below	Yes	Wood	40
CQ	Interior	South stairwell	Floor and stairs	Below	Yes	Linoleum	200
CR	Interior	South stairwell	Trim	Below	Yes	Wood	40
CS	Exterior	Boiler room, hallway	Door and door frame	Above and below	Yes	Wood	30
CT	Interior	Boiler room	Door and door frame	Above and below	No	Wood	45
CU	Interior	Boiler room	Stairs and hand rails	Above and below	No	Metal	100
CV	Interior	Boiler room	Walls and floors	Above and below	No	Concrete	1000
CW	Exterior	Northwest exterior doorway	Handrail	Below	Yes	Metal	10
CX	Exterior	Northwest exterior doorway	Fire escape	Above and below	Yes	Metal	100
CY	Exterior	Northwest portable	Handrail	Below	Yes	Metal	10
CZ	Exterior	Southwest exterior area	Downspout	Above and below	Yes	Metal	10
DA	Exterior	Southwest exterior area	Fire escape	Above and below	Yes	Metal	100
DB	Exterior	Play shed	Support columns	Above and below	Yes	Wood	200
DC	Exterior	Northeast side of school	Flag pole	Above and below	Yes	Metal	30

Llewellyn Elementary School 6301 SE 14th Street 97202 Facility Plan



TOTAL SF 50,651
ACRES 2.9
1/4 SECT. 3631

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