



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  
Rigler Elementary School  
5401 NE Prescott Street  
Portland, Oregon 97218  
PBS Project: 6500.721 Phase 0043

Dear Mr. Wilton:

On February 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 Rigler Elementary School located at 5401 NE Prescott Street 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 the school's garden spaces.

The school's windows are metal sliding, metal push-out, and wood pull-in. Wood pull-in windows in the portables had paint abrasion and paint chips were noted in 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.

4412 SW Corbett Avenue, Portland, OR 97239  
503.248.1939 Main  
866.727.0140 Fax  
888.248.1939 Toll-Free  
www.pbsenv.com

## 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 in the portables should be cleaned.

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

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

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Room 38, book room	Window sills	Above	No	Wood	10
B	Interior	Room 38	West wall	Above and below	No	Plaster	60
C	Interior	Room 38	Window sills	Below	No	Wood	5
D	Interior	Room 38	Door frame to custodian 32B	Above and below	No	Wood	15
E	Interior	Outside boy's room 32B	Built-in cabinets under sink	Below	No	Wood	30
F	Interior	Boy's room 32B	Wall above urinals	Above and below	No	Metal	10
G	Interior	Boy's room 32B	Door	Above and below	No	Wood	45
H	Interior	Classroom 37	Door and frame	Above and below	No		60
I	Interior	Classroom 34	Door	Above and below	No	Wood	45
J	Interior	Classroom 34	Window sills	Below	No	Wood	30
K	Interior	Classroom 34	Built-in cabinets on west wall	Below	No	Wood	60
L	Interior	Classroom 34	Baseboards on western half of room	Below	No	Wood	50
M	Interior	Classroom 34, storage	Built-in shelving	Above and below	No	Wood	200
N	Interior	Room 41	Window sills	Below	No	Wood	10
O	Interior	Classroom 32	Door	Above and below	No	Wood	45
P	Interior	Classroom 32	South wall	Below	No	Plaster	20
Q	Interior	Classroom 33	Door	Above and below	No	Wood	45
R	Interior	Classroom 31, sunroom	Built-in cabinets under sink	Below	No	Wood	30
S	Interior	Classroom 31, sunroom	Door frame	Above and below	No	Wood	15
T	Interior	Girl's room 31E	Door	Above and below	No	Wood	45
U	Interior	Outside girl's room	Built-in cabinets under sink	Below	No	Wood	30
V	Interior	Room 39	Window sill on east wall	Below	No	Wood	5

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Custodian 31B	Floor	Below	No	Concrete	100
X	Interior	Storeroom 31C	Floor	Below	No	Concrete	50
Y	Interior	Storeroom 31C	Built-in shelving	Above and below	No	Wood	200
Z	Interior	Northeast stairwell	Handrails	Below	No	Wood	100
AA	Interior	Northeast stairwell landing	window assembly	Above and below	No	Wood	100
AB	Interior	Library	Door and frame	Above and below	No	Wood	60
AC	Interior	Auditorium	window assembly	Above and below	No	Wood	500
AD	Interior	Stage	Floor	Below	No	Wood	400
AE	Interior	Stage, west side	Handrails	Below	No	Metal	20
AF	Interior	Auditorium	Wall below stage	Below	No	Wood	30
AG	Interior	East building entrance	Double doors	Above and below	No	Wood	90
AH	Exterior	East building entrance	Handrails	Below	No	Metal	100
AI	Exterior	East side of auditorium	Stairs, handrails, and supports	Below	No	Metal	200
AJ	Exterior	Northeast building entrance	Handrails	Below	No	Metal	30
AK	Exterior	Northeast building entrance	Double doors	Above and below	No	Metal	90
AL	Exterior	Entrance near classroom 16	Double doors	Above and below	No	Metal	90
AM	Exterior	Southwest corner of gym hallway exterior	Security fence on roof	Above and below	No	Metal	120
AN	Exterior	Southwest corner of gym hallway exterior	Stairs, handrails, and supports	Below	No	Metal	200
AO	Exterior	Northeast entrance near teacher center 19	Double doors	Above and below	No	Metal	90
AP	Exterior	Northeast entrance near teacher center 19	Metal posts outside doors	Below	No	Metal	12
AQ	Exterior	Covered play area	Trim along roof	Above	No	Metal	400
AR	Exterior	West exterior of gym	Stairs, handrails, and supports	Above and below	No	Metal	100
AS	Exterior	West entrance to gym	Double doors	Above and below	No	Metal	90

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Exterior	Classroom 18	Handrails	Below	No	Metal	80
AU	Exterior	Entrance to kindergarten 27A	Handrails	Below	No	Metal	80
AV	Exterior	Door to kindergarten 27A	Door	Above and below	No	Metal	45
AW	Exterior	Southwest corner of building	Handrails	Below	No	Metal	100
AX	Exterior	West side of kindergarten 27A	window assembly	Above and below	No	Wood	30
AY	Exterior	South exterior of kindergarten 27A	window assembly	Above and below	No	Wood	90
AZ	Exterior	Main entrance	Flagpole	Above and below	No	Metal	100
BA	Exterior	Shed on west side of portable 2	South wall	Above and below	No	Wood	30
BB	Exterior	Shed on west side of portable 2	West wall	Above and below	No	Wood	30
BC	Exterior	Portable 3	South wall	Above and below	No	Wood	200
BD	Exterior	Classroom 37	window assembly	Above	No	Wood	150
BE	Exterior	Classroom 35	window assembly	Above	No	Wood	150
BF	Exterior	Room 41	window assembly	Above	No	Wood	150
BG	Exterior	Classroom 33	window assembly	Above	No	Wood	150
BH	Exterior	Classroom 31	window assembly	Above	No	Wood	150
BI	Interior	Girl's locker room	Northwest corner wall	Above and below	No	Plaster	60
BJ	Interior	Gym	South double doors	Above and below	No	Wood	90
BK	Interior	Main office	Door and frame to exterior	Above and below	No	Wood	60
BL	Interior	Main office	Window sills	Below	No	Wood	50
BM	Interior	Main office	Built-in cubbies on west wall	Below	No	Wood	100
BN	Interior	Main office	Built-in cabinets under sink	Below	No	Wood	30
BO	Interior	Nurse's restroom	Radiator housing	Below	No	Metal	10
BP	Interior	Nurses office	Door and frame	Above and below	No	Wood	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Office storage	Built-in shelving	Above and below	No	Wood	200
BR	Interior	Custodial outside office	Door frame	Above and below	No	Wood	15
BS	Interior	Custodial outside office	Built-in shelving	Above and below	No	Wood	100
BT	Interior	Classroom 26	Top of radiator housing	Below	No	Metal	15
BU	Interior	Room 28C	Window sill	Below	No	Wood	5
BV	Interior	Room 28C	Door	Above and below	No	Wood	45
BW	Interior	Northwest stairwell landing	Window assembly	Above and below	No	Wood	N/A
BX	Interior	Northwest stairwell	Handrails	Below	No	Wood	N/A
BY	Interior	Staff restroom	Door	Above and below	No	Wood	45
BZ	Interior	Classroom 25	Built-in cabinets under sink	Below	Yes	Wood	30
CA	Interior	Classroom 25	baseboards on west wall	Below	Yes	Wood	25
CB	Interior	Classroom 25	Door and frame	Above and below	Yes	Wood	60
CC	Interior	Classroom 24	Door and frame	Above and below	Yes	Wood	60
CD	Interior	Classroom 24	Baseboards on south wall	Below	Yes	Wood	25
CE	Interior	Classroom 23A	Door frame	Above and below	Yes	Wood	15
CF	Interior	Office 23C	Built-in shelving and cabinets on south wall	Above and below	No	Wood	50
CG	Interior	Classroom 22	Door and frame	Above and below	Yes	Wood	60
CH	Interior	Room 29A	Radiator housing	Below	No	Wood	20
CI	Interior	Room 29A	Window sills	Below	No	Wood	15
CJ	Interior	Custodian 21F	Door frame	Above and below	No	Wood	15
CK	Interior	Cafeteria	South wall	Below	No	Wood	120
CL	Interior	Store room 43C	Door and frame	Above and below	No	Wood	60
CM	Interior	Storage 6	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
CN	Interior	Classroom 17	Door and frame	Above and below	Yes	Wood	60
CO	Interior	Classroom 18	Chalkboard rails on north wall	Below	Yes	Wood	20
CP	Interior	Classroom 18	North wall under chalkboard rails	Below	Yes	Plaster	60
CQ	Interior	Classroom 18	Door frame	Above and below	Yes	Wood	15
CR	Interior	Room 18B	Built-in cabinets under sink	Below	No	Wood	30
CS	Interior	Crawl space	Door and frame	Above and below	No		60
CT	Interior	Boiler room bathroom	Floor	Below	No	Concrete	75
CU	Interior	Classroom 19	Wall	Above	No	Plaster	80
CV	Interior	Classroom 19	Chalkboard rail	Below	No	Wood	10
CW	Interior	Classroom 19	Built-in cabinets under sink	Below	No	Wood	30
CX	Interior	Classroom 19	Built-in cabinets under sink	Below	No	Wood	60
CY	Interior	Classroom 19	Door frame	Above and below	No	Wood	15
CZ	Interior	Classroom 19	Door and frame	Above and below	No	Wood	60
DA	Interior	Classroom 19	Door and frame	Above and below	No	Wood	60
DB	Interior	Classroom 16	Built-in cabinets under sink	Below	No	Wood	30
DC	Interior	Classroom 14	Built-in cabinets under sink	Below	Yes	Wood	30
DD	Interior	Classroom 11	Built-in cabinets under sink	Below	Yes	Wood	30
DE	Interior	Classroom 12	Built-in cabinets under sink	Below	Yes	Wood	30
DF	Exterior	Portable 4	Handrails on south side	Below	No	Metal	30
DG	Exterior	Portable 3	Handrails on north side	Below	No	Metal	30
DH	Interior	Portable 3	Window assemblies	Above and below	Yes	Wood	240
DI	Exterior	Portable 2	Handrails on north side	Below	No	Metal	30
DJ	Interior	Portable 2	Window assemblies	Above and below	Yes	Wood	240

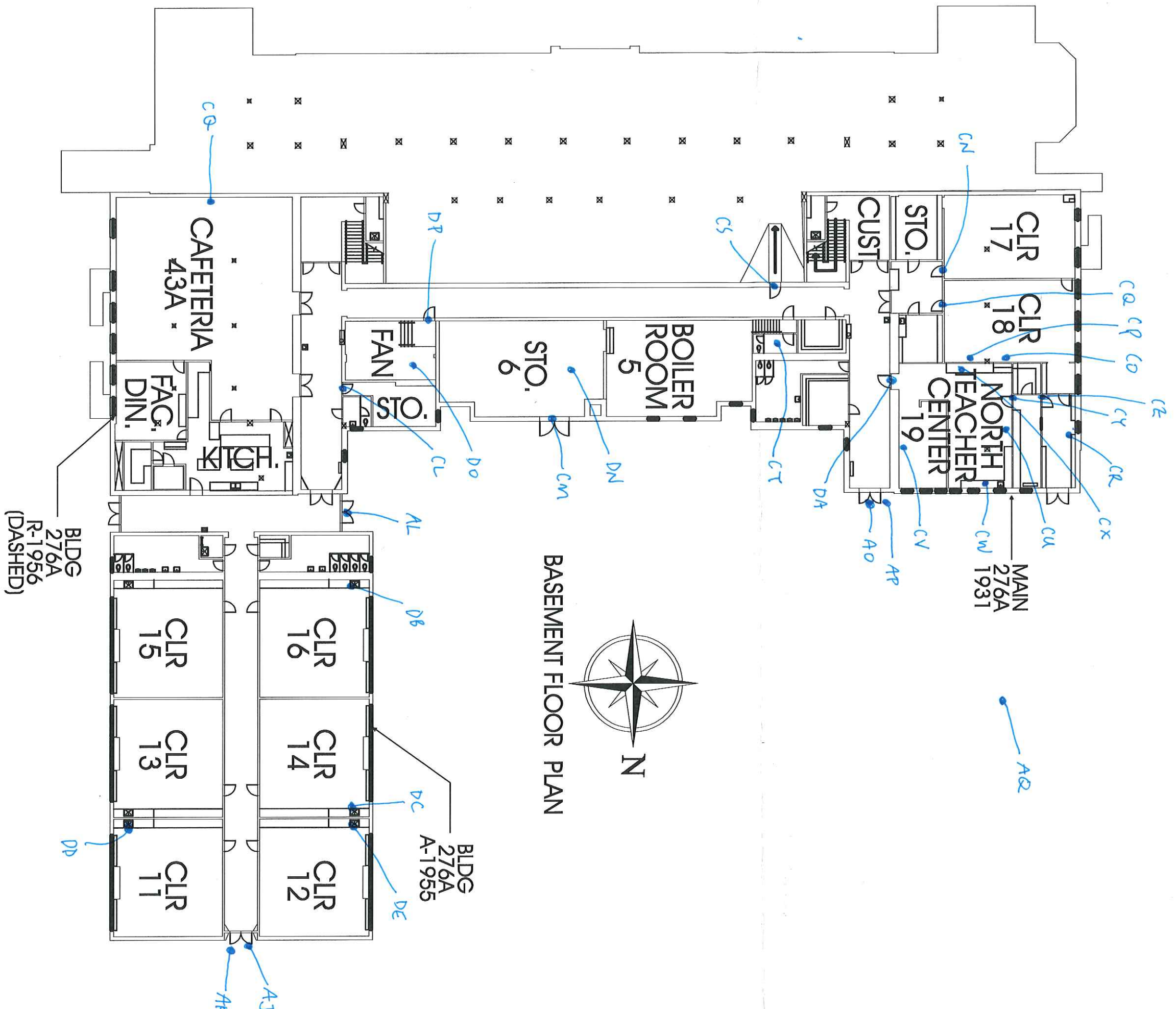
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Exterior	Portable 1	Handrails	Below	No	Metal	30
DL	Interior	Portable 1	Window assemblies	Above and below	Yes	Wood	240
DM	Interior	Portable 1	Built-in shelf along windows	Below	Yes	Wood	30
DN	Interior	Storage 6	Floor	Below	No	Concrete	1200
DO	Interior	Fan room	Floor	Below	No	Concrete	600
DP	Interior	Fan room	Door	Above and below	No	Metal	45
DQ	Interior	Main entrance	Double doors	Above and below	No	Wood	90



**Rigler Elementary School**  
**5401 NE Prescott Street 97218**  
**Facility Plan**

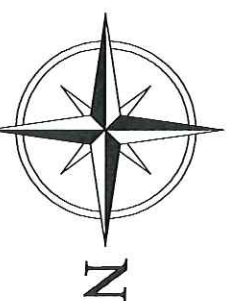
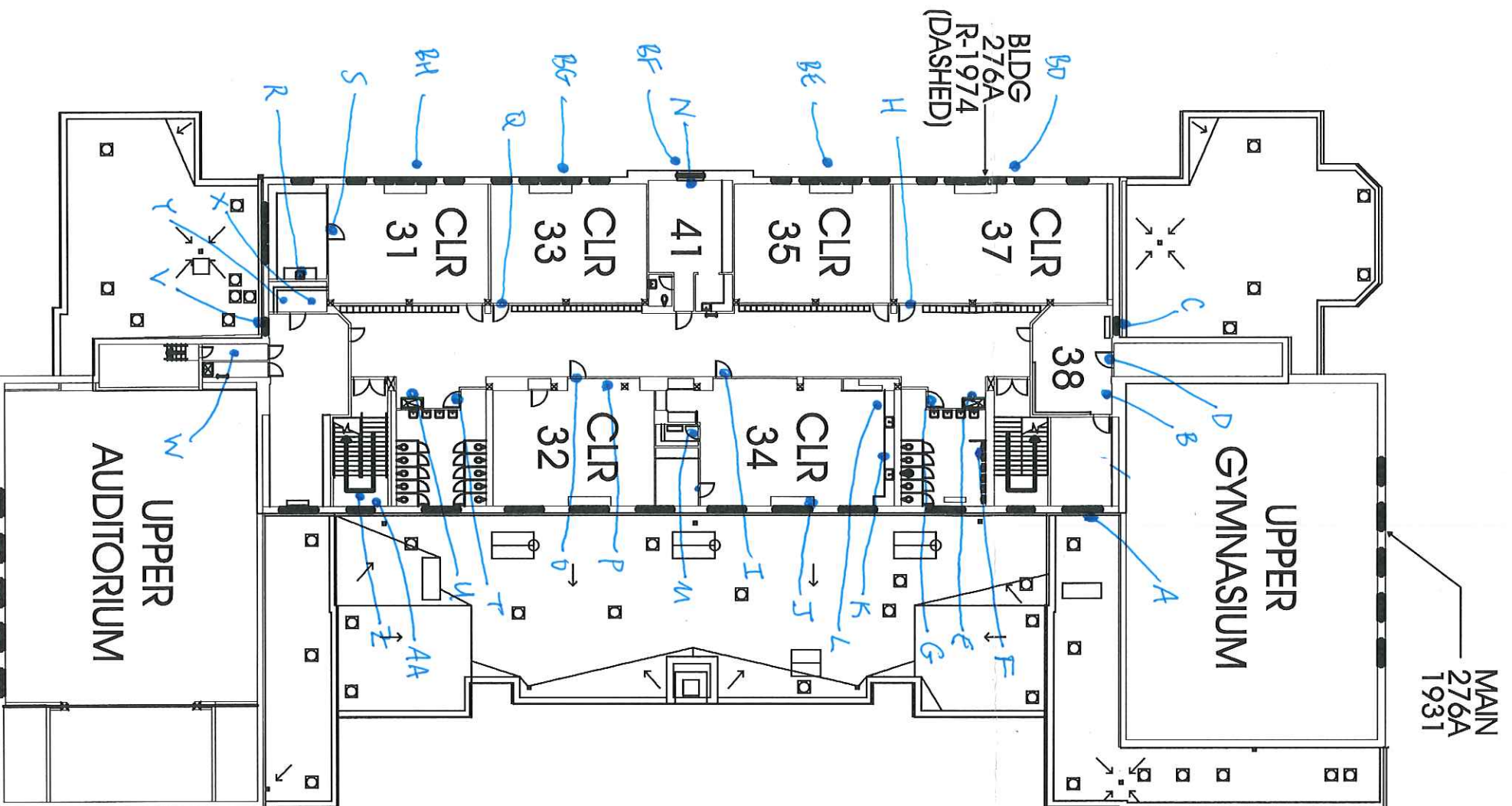
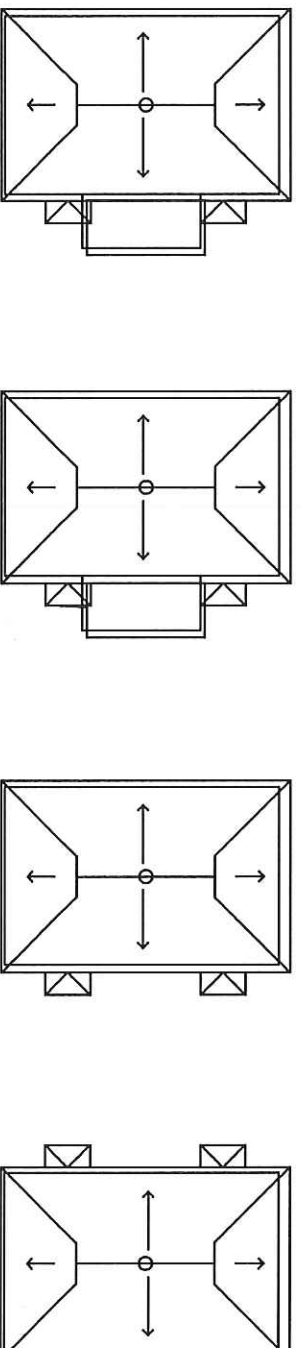


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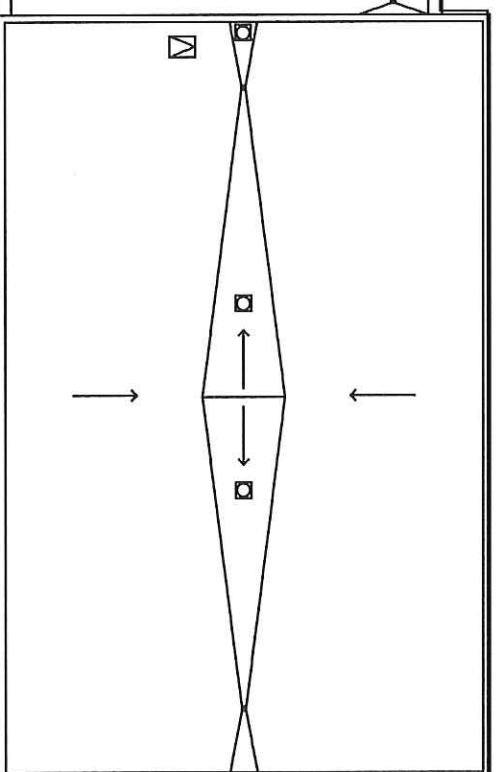


BASEMENT FLOOR PLAN

**Rigler Elementary School**  
**5401 NE Prescott Street 97218**  
**Facility Plan**

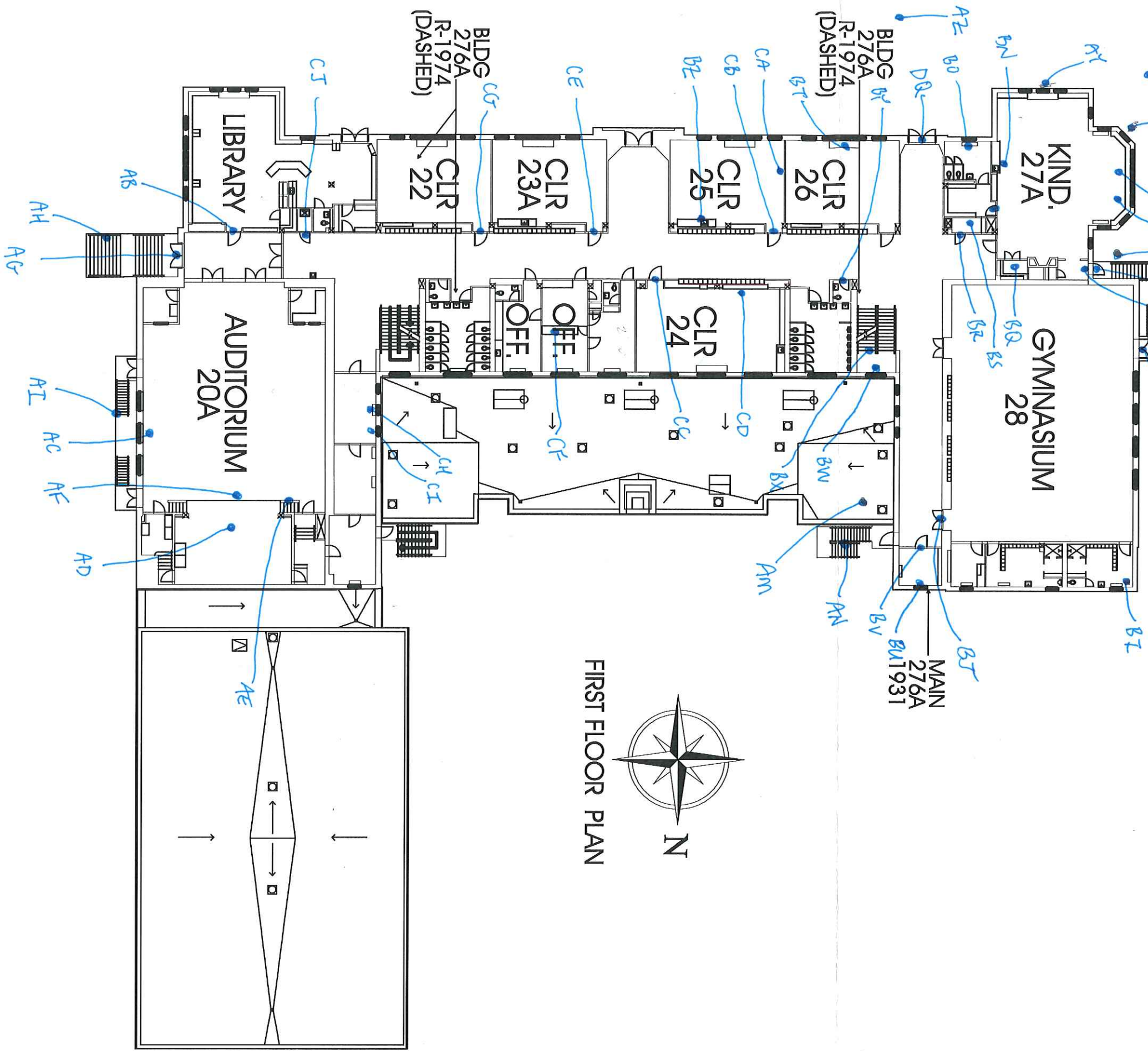
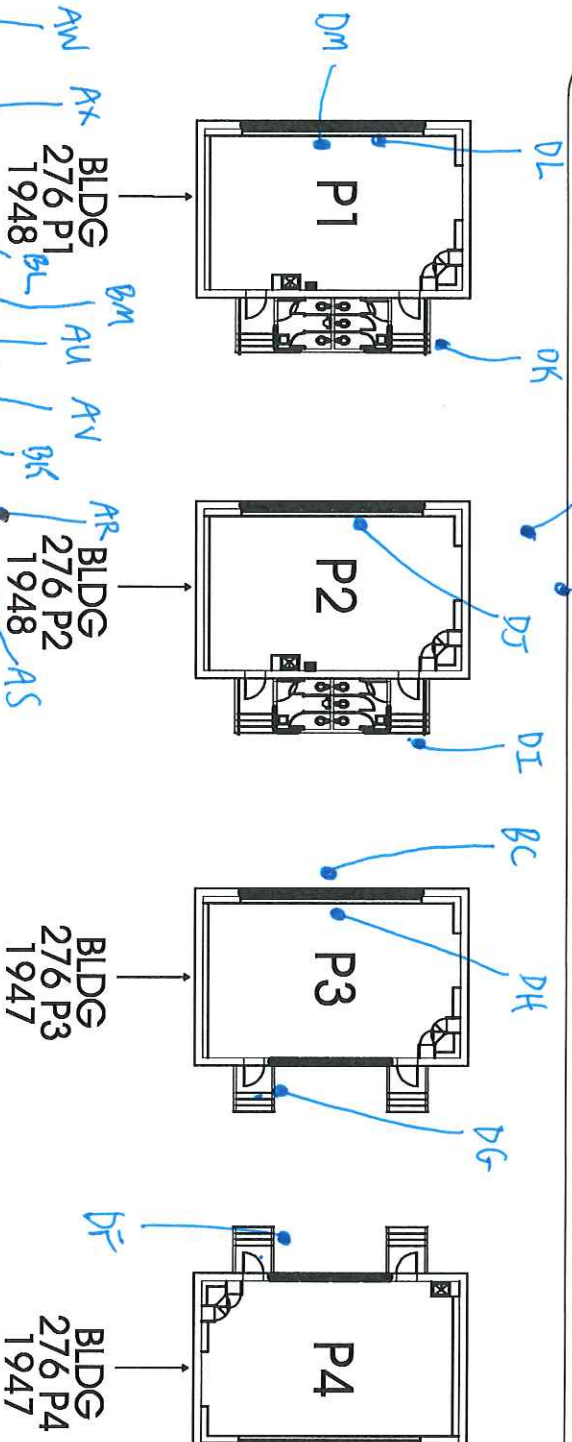


SECOND FLOOR PLAN





**Rigler Elementary School**  
**5401 NE Prescott Street 97218**  
**Facility 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.

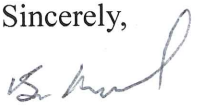
As a certified individual in Oregon, you must meet all the requirements of OAR 333-069, including work practice standards for conducting lead-based paint activities in target housing and child-occupied facilities. As a certified individual, you must perform work under a firm that is certified by the 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

CERTIFIED

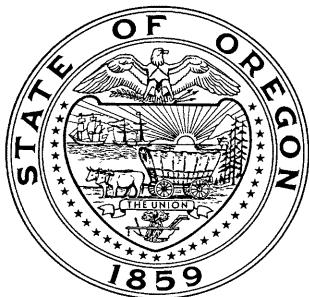
State of Oregon  
Oregon Health Authority

**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](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