



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  
Odyssey at East Sylvan Elementary School  
1849 SW 58th Avenue  
Portland, Oregon 97221  
PBS Project: 6500.721 Phase 0038

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 East Sylvan Elementary School located at 1849 SW 58th Avenue in Portland, Oregon.

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

The school has new metal-frame and old wood-frame windows. Old wood frame windows have been altered to swing open above mid-point; the lower portions do not open. Paint chips were observed in metal frame window troughs.

Paint chips were also observed in soil on the east and west sides of the school and next to the baseball field bleachers.

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  
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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 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

**Odyssey at East Sylvan Elementary School  
Assessment of Paint/Varnish in Deteriorated Condition**

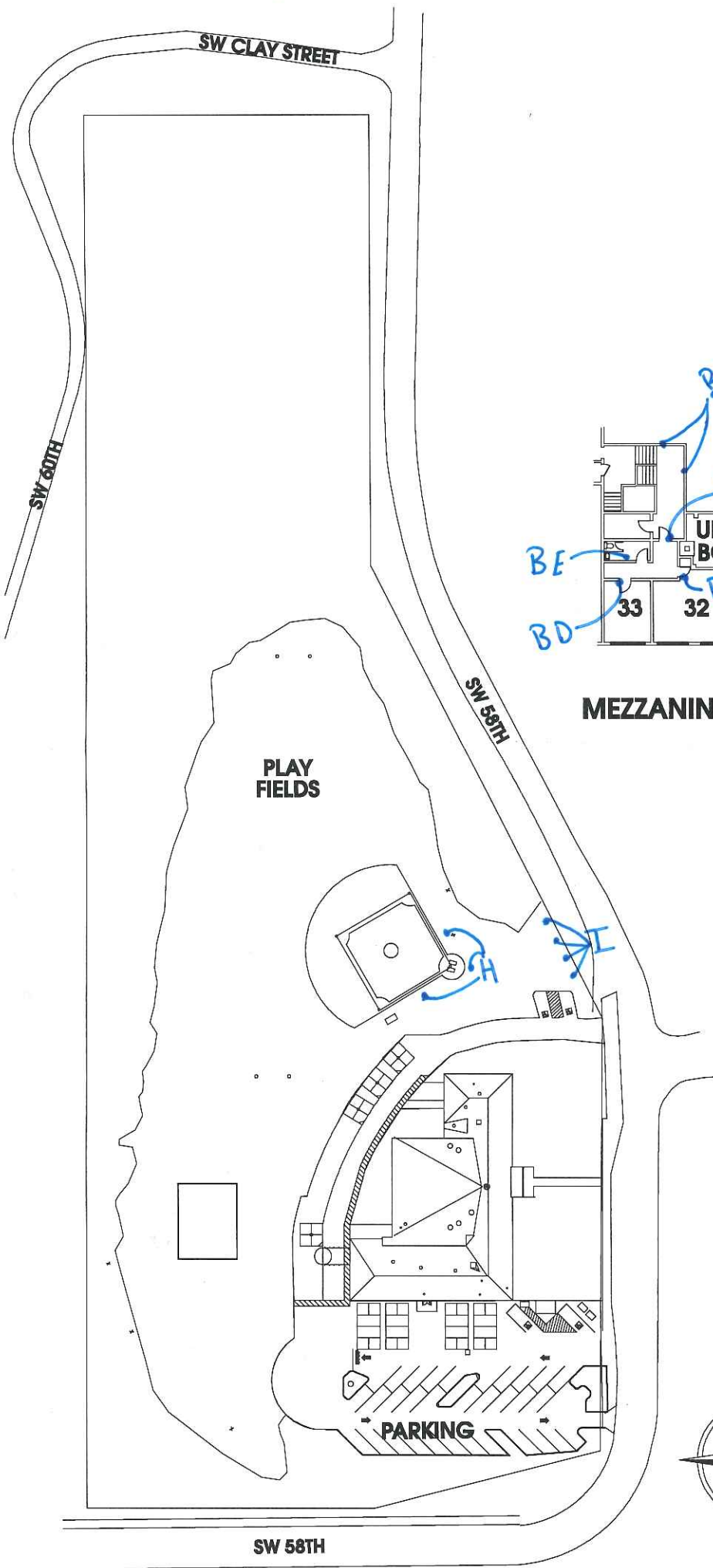
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Exterior	Main entrance	Doorframe	Above and below	Yes	Wood	20
B	Exterior	Flag pole	Flag pole	Above and below	Yes	Metal	20
C	Exterior	South side, lower level door alcove	Door, frame, walls	Above and below	No	Metal and concrete	20
D	Exterior	Lower level, east gym hallway door	Door and frame	Above and below	Yes	Wood	10
E	Exterior	Lower level, east gym hallway door	Handrail	Below	Yes	Metal	10
F	Exterior	East side of school	Lower exterior wall and paint chips	Above and below	No	Concrete	10
G	Exterior	North restroom stairs	Stairs and handrails	Above and below	Yes	Wood	50
H	Exterior	Baseball field	Benches and paint chips	Below	Yes	Wood	100
I	Exterior	North parking area	Parking posts	Below	No	Metal	50
J	Interior	Classroom 11	Doors, frames, trim, and window frame	Above and below	No	Wood	75
K	Interior	Classroom 10	Door, frame, walls, trim and window frame	Above and below	No	Wood	100
L	Interior	Classroom 9	Door, frame, lower walls, trim	Above and below	No	Wood	100
M	Interior	Principal's office 7	Door and frame	Above and below	No	Wood	15
N	Interior	Principal's office 7	Window frame	Above and below	No	Wood	10
O	Interior	Classroom 5	Door, frame, lower walls, trim, windows	Above and below	Yes	Wood	100
P	Interior	Classroom 1	Door, frame, trim, and window frames	Above and below	No	Wood	75
Q	Interior	Classroom, office 15	Door and frame	Above and below	No	Wood	5
R	Interior	Classroom, office 15	Floor	Below	No	Concrete	20
S	Interior	North stairwell	Handrail	Below	Yes	Wood	40
T	Interior	South stairwell	Handrail	Below	Yes	Wood	40
U	Interior	South west stairwell	Handrail	Below	Yes	Wood	20
V	Interior	Southwest gym door and stairwell	Door, frame, lower wall	Above and below	Yes	Wood and concrete	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Southwest stairwell, lower level	Elevated wall	Above	Yes	Plaster	5
X	Interior	Classroom 23 stairs	Handrail	Below	Yes	Wood	10
Y	Interior	Gym/cafeteria 28	Walls and benches	Above and below	Yes	Wood	100
Z	Exterior	South gym door 28	Door and frame	Above and below	Yes	Metal	10
AA	Interior	Gym/cafeteria 28	Basketball hoop bars	Above	Yes	Metal	10
AB	Interior	Kitchen 26	Door and frame	Above and below	Yes	Wood	50
AC	Interior	Kitchen 26	Windowsill	Above	No	Wood	5
AD	Interior	Kitchen 26	Walls and benches	Above and below	No	Concrete	10
AE	Interior	Kitchen closet	Door, frame, and shelves	Above and below	No	Wood	50
AF	Interior	Kitchen closet area	Floor	Below	No	Concrete	50
AG	Interior	Boiler room	Door and frame	Above and below	No	Metal	50
AH	Interior	Boiler room	Walls, floor, ceiling, paint chips	Above and below	No	Concrete	500
AI	Interior	Boiler room	Metal support beams	Above and below	No	Metal	40
AJ	Interior	Classroom 4	Door, frame, trim, and window frames	Above and below	No	Wood	75
AK	Interior	Classroom 3	Door, frames, cabinets, shelves, and trim	Above and below	No	Wood	75
AL	Interior	Classroom 2	Door, frame, trim, and lower wall	Above and below	No	Wood	75
AM	Interior	Restroom	Door, frame, stalls, window frame	Above and below	No	Wood	50
AN	Exterior	North stairwell door	Door and frame	Above and below	Yes	Wood	15
AO	Interior	North stage doors	Door, frames, and handrail	Above and below	Yes	Wood	50
AP	Interior	South stage doors	Door, frames, and handrail	Above and below	Yes	Wood	50
AQ	Interior	Auditorium, north door	Door and frame	Above and below	Yes	Wood	15
AR	Interior	Auditorium, southeast door	Door and frame	Above and below	Yes	Wood	15
AS	Interior	South, Boys restroom	Door and frame	Above and below	Yes	Wood	15

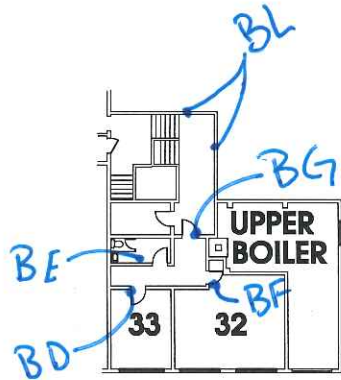
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	South, Boys restroom	Stalls	Above and below	Yes	Metal	15
AU	Interior	South, Boys restroom	Floor	Below	Yes	Concrete	15
AV	Interior	South, Girls restroom	Door and frame	Above and below	Yes	Wood	15
AW	Interior	South, Girls restroom	Floor	Below	Yes	Concrete	10
AX	Interior	Auditorium and stage	Floor	Below	Yes	Wood	3500
AY	Interior	Office	Floor	Below	No	Wood	200
AZ	Interior	Office	Floor	Below	No	Wood	200
BA	Interior	Auditorium 18	Ceiling beams	Above	Yes	Wood	320
BB	Interior	Auditorium 18	Window frames	Below	Yes	Wood	50
BC	Interior	Auditorium 18	Baseboard trim	Above	Yes	Wood	25
BD	Interior	Classroom 33	Door and frame	Above and below	No	Wood	5
BE	Interior	Staff restroom 34	Pipe	Above	No	Metal	5
BF	Interior	Classroom 32	Door and frame	Above and below	Yes	Wood	5
BG	Interior	Mezzanine hallway	Doorframe	Above and below	Yes	Wood	5
BH	Interior	Kitchen hallway	Doorframe	Above and below	Yes	Wood	5
BI	Interior	Stairs to kitchen hallway	Stairs and handrails	Below	Yes	Concrete	50
BJ	Interior	Stairs to kitchen hallway	Handrails	Below	Yes	Wood	5
BK	Interior	Storage closet 25	Door and frame	Above and below	No	Wood	10
BL	Interior	Mezzanine stairwell landing	Baseboard and floor curb	Below	Yes	Wood	20
BM	Interior	Storage room and adjacent hallway 24	Door and frame	Above and below	Yes	Wood	20
BN	Interior	Storage closet 30	Door and frame	Above and below	No	Wood	10
BO	Interior	P.E. storage closet 29	Door and frame	Above and below	No	Metal	25
BP	Interior	P.E. storage closet 29	Walls	Above and below	No	Concrete	100

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Storage closet 22	Door and frame	Above and below	No	Wood	20
BR	Interior	Storage closet 22	Shelf	Above and below	No	Wood	50
BS	Interior	Custodial closet 20	Door and frame	Above and below	No	Metal	5
BT	Interior	Classroom 21	Door and frame	Above and below	Yes	Wood	30
BU	Interior	Lower level, north stairwell, doorway	Door and frame	Above and below	Yes	Wood	20
BV	Interior	Classroom 23	Door and frame	Above and below	Yes	Wood	50
BW	Interior	Classroom 23	Window frames and sills	Above and below	Yes	Wood	20
BX	Interior	Classroom closet 23	Cabinets	Below	Yes	Wood	5
BY	Interior	Lower level, south stairwell, above closet #24	Wall	Above	Yes	Plaster	3
BZ	Interior	Classroom 19	Door and frame	Above and below	Yes	Wood	25
CA	Interior	Classroom 19	Support column	Above	Yes	Concrete	2

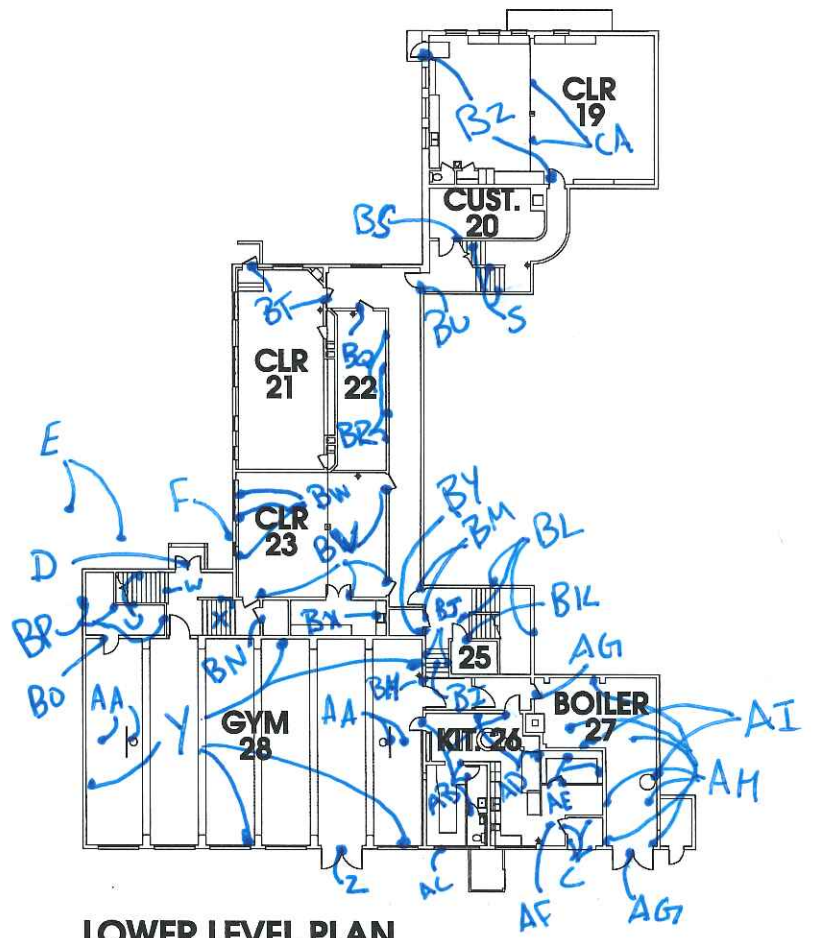
East Sylvan Elementary School - 1849 SW 58th Ave - 97221  
**FACILITY PLAN**



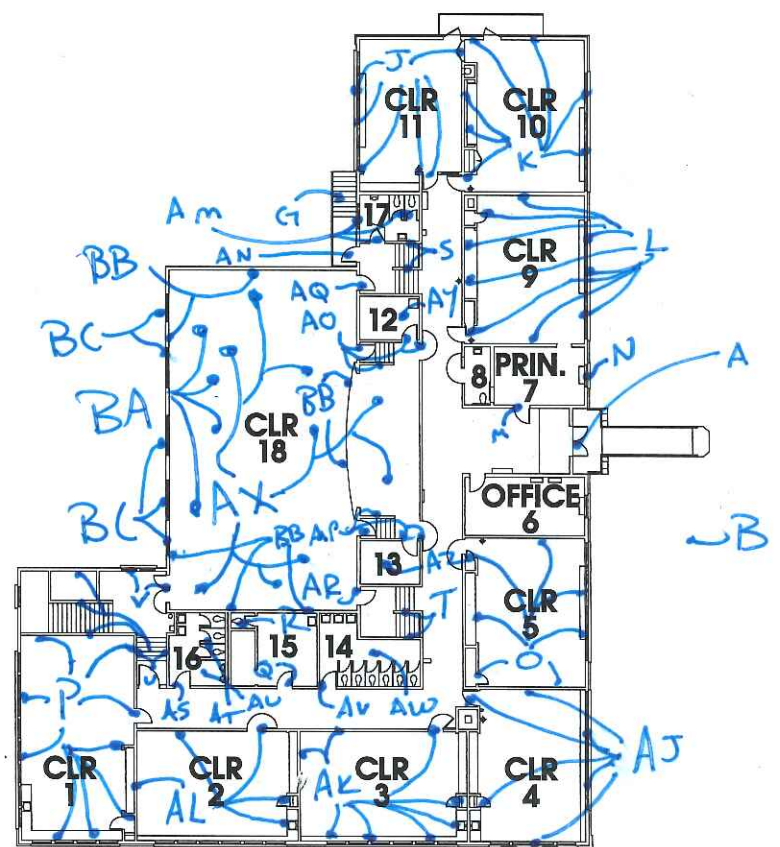
**SITE PLAN**



**MEZZANINE PLAN**



**LOWER LEVEL PLAN**



**FIRST 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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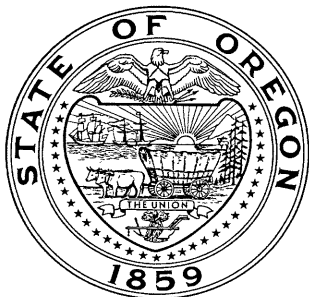
State of Oregon  
Oregon Health Authority

**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