



January 27, 2017

Courtney Wilton
Portland Public Schools
501 North Dixon
Portland, OR 97227

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Glencoe Elementary School
825 SE 51st Avenue
Portland, Oregon 97215
PBS Project: 6500.721, Phase 0022

Dear Mr. Wilton:

On January 13, 2017, PBS Engineering and Environmental Inc. conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Glencoe Elementary School located at 825 SE 51st 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.

The school's garden spaces appeared intact with no paint chips observed.

Paint chips were observed on soil on the exterior of the portable, near deteriorated [paint] conditions.

The schools newer plastic windows, which are located throughout the building, did not reveal any paint chips in window 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.

RECOMMENDATIONS

PBS recommends that all painted or varnished surfaces in deteriorated condition noted on the attached table be stabilized. Paint chips on the soil on the exterior of the portable should be removed.

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

Glencoe Elementary School
Assessment of Paint/Varnish in Deteriorated Condition

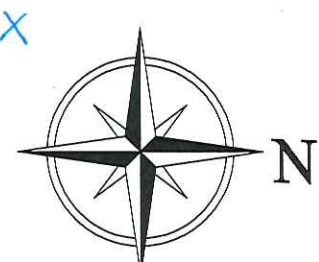
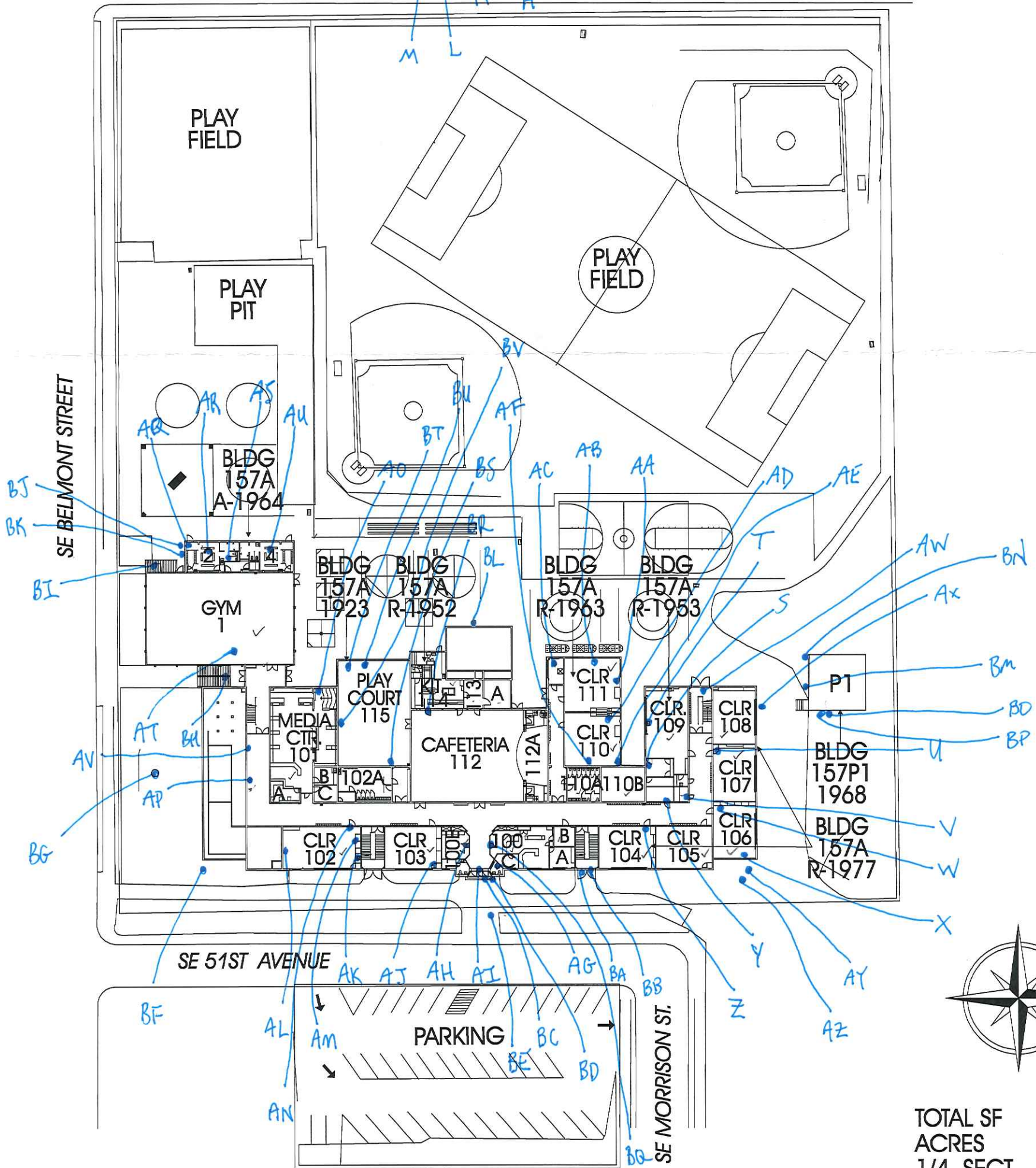
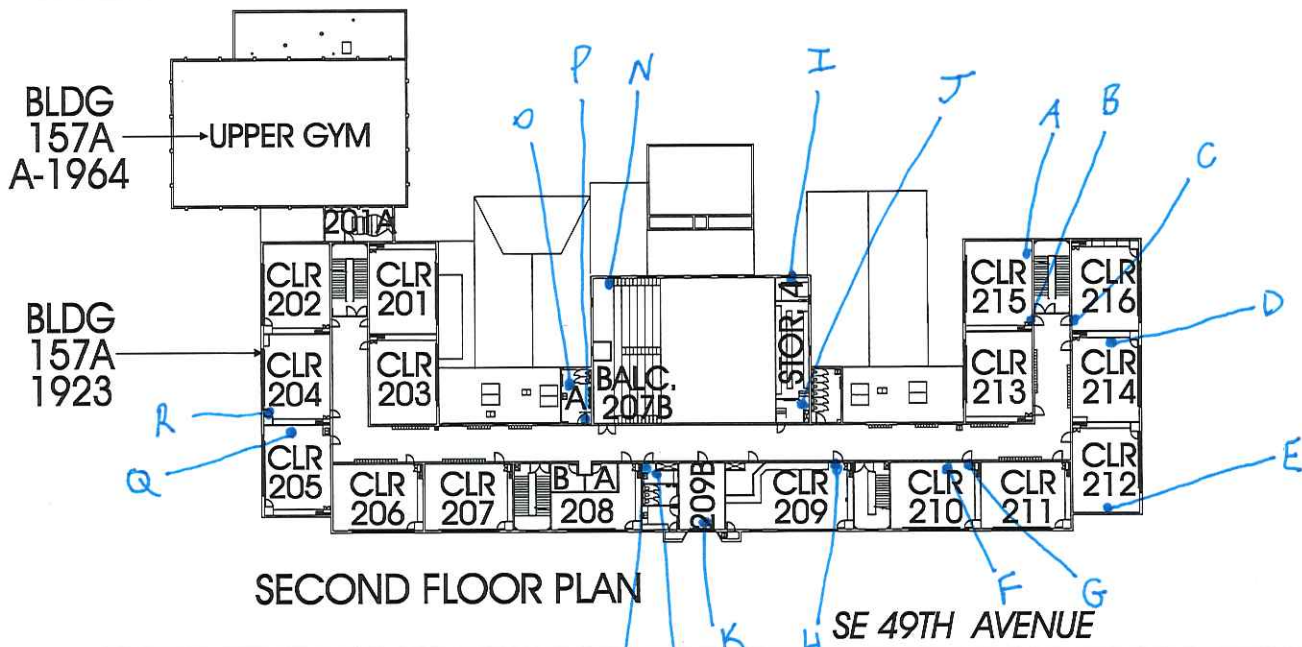
| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|----|---------------------|--------------------------------|---|-------------------------|-------------|-----------|----------|
| A | Interior | Classroom 215 | North wall | Above | No | Plaster | 52 |
| B | Interior | Classroom 215 | Door frame | Above and below | No | Wood | 15 |
| C | Interior | Classroom 216 | Doorframe | Above and below | No | Wood | 15 |
| D | Interior | Classroom 214 | Supports for built-in shelving | Above and below | No | Wood | 20 |
| E | Interior | Classroom 212 | East wall under built-in boards | Below | No | Plaster | 50 |
| F | Interior | Classroom 210 | Baseboards on west wall | Below | No | Wood | 25 |
| G | Interior | Classroom 210 | Doorframe | Below | No | Wood | 15 |
| H | Interior | Classroom 209 | Door and frame | Above and below | No | Wood | 60 |
| I | Interior | Storeroom 4 | Wall around circular window | Above and below | No | Plaster | 30 |
| J | Interior | Storeroom 4 | North wall near entrance | Above and below | No | Plaster | 120 |
| K | Interior | Faculty lounge | Window assemblies | Above and below | No | Wood | 80 |
| L | Interior | Custodial storeroom 5 | Conduit pipes | Above and below | No | Metal | 10 |
| M | Interior | Custodial storeroom 5 | Doorframe | Above and below | No | Wood | 15 |
| N | Interior | Balcony | Circular window frame | Above and below | No | Wood | 20 |
| O | Interior | Boy's restroom next to balcony | Wall above stalls | Above | No | Plaster | 30 |
| P | Interior | Boy's restroom next to balcony | Door and frame | Above and below | No | Wood | 60 |
| Q | Interior | Classroom 205 | Baseboards on west wall | Below | No | Wood | 25 |
| R | Interior | Classroom 204 | Closet doorframe | Above and below | No | Wood | 15 |
| S | Interior | Classroom 109, office | West wall under window | Below | No | Plaster | 20 |
| T | Interior | Classroom 109 | Built-in cabinets and trim under sink | Below | Yes | Wood | 25 |
| U | Interior | Classroom 107 | Closet doorframe | Above and below | Yes | Wood | 45 |
| V | Interior | Custodial storeroom 3 | Doorframe | Above and below | No | Wood | 15 |
| W | Interior | Classroom 106 | Built-in cabinets and shelving on west wall | Above and below | Yes | Wood | 60 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|----|---------------------|-----------------------|---|-------------------------|-------------|-----------|----------|
| X | Interior | Classroom 106 | Wall in northeast corner under chalkboard | Below | Yes | Plaster | 16 |
| Y | Interior | Custodial storeroom 2 | Doorframe | Above and below | No | Wood | 15 |
| Z | Interior | Classroom 104 | Doorframe | Above and below | Yes | Wood | 15 |
| AA | Interior | Classroom 111 | Radiator housing in northwest corner | Below | Yes | Metal | 40 |
| AB | Interior | Classroom 111 | West wall | Above | Yes | Plaster | 140 |
| AC | Interior | Kiln room | West wall | Above and below | No | Plaster | 80 |
| AD | Interior | Classroom 110 | Build-in cabinets and shelving on west wall | Below | Yes | Wood | 30 |
| AE | Interior | Classroom 110 | Wall in northeast corner | Above and below | Yes | Plaster | 25 |
| AF | Interior | Classroom 110 | East wall under built-in boards | Above | Yes | Plaster | 24 |
| AG | Interior | Nurse-100 C | Doorframe to restroom | Above and below | No | Wood | 15 |
| AH | Interior | Workroom 100E | Doorframe | Above and below | No | Wood | 15 |
| AI | Interior | Main entryway | Door and frames | Above and below | No | Wood | 180 |
| AJ | Interior | Classroom 103 | Door frame to closet | Above and below | Yes | Wood | 15 |
| AK | Interior | Classroom 102 | Built-in cabinets and trim under sink | Below | Yes | Wood | 25 |
| AL | Interior | Classroom 102 | Electrical housing along south wall | Below | Yes | Metal | 15 |
| AM | Interior | Classroom 102 | Built-in cabinets at entrance | Above and below | Yes | Wood | 20 |
| AN | Interior | Classroom 102 | Door frame | Above and below | Yes | Wood | 15 |
| AO | Interior | Media center | Door frame at west exit | Above and below | No | Wood | 15 |
| AP | Interior | Hallway to gym 1 | Baseboards on south wall | Below | No | Wood | 40 |
| AQ | Interior | Boy's locker room | Walls in southwest corner at exit | Below | No | Concrete | 10 |
| AR | Interior | Boy's locker room | Built-in benches | Below | No | Wood | 30 |
| AS | Interior | Boy's locker room | Window frame near toilets | Below | No | Metal | 16 |
| AT | Interior | Gym | Ducts | Above | Yes | Metal | 200 |
| AU | Interior | Girl's locker room | Built-in benches | Below | No | Wood | 30 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|----|---------------------|-----------------------------------|-------------------------------|-------------------------|-------------|-----------|----------|
| AV | Interior | Hallway to gym | Crawlspace door frame | Above | No | Wood | 15 |
| AW | Interior | Northwest building entrance | Double doors | Above and below | No | Wood | 90 |
| AX | Exterior | Classroom 108 | North exterior wall | Below | No | Plaster | 100 |
| AY | Exterior | Northeast corner of building | Metal posts around bike racks | Below | No | Metal | 40 |
| AZ | Exterior | Northeast corner of building | Bike racks | Below | No | Metal | 60 |
| BA | Exterior | Front of building, north entrance | Metal posts | Below | No | Metal | 10 |
| BB | Exterior | Front of building, north entrance | Window frames above doors | Above | No | Wood | 40 |
| BC | Exterior | Main entrance | Doorframe | Above and below | No | Wood | 15 |
| BD | Exterior | Main entrance | Window frames above doors | Above | No | Wood | 40 |
| BE | Exterior | Main entrance | Handrails | Below | No | Metal | 50 |
| BF | Exterior | Southeast corner of building | Handrails | Below | No | Metal | 50 |
| BG | Exterior | Southeast corner of building | Flagpole | Above and below | No | Wood | 100 |
| BH | Exterior | Stairs down to gym | Handrails | Below | No | Metal | 100 |
| BI | Exterior | Southwest corner of gym | Handrails | Below | No | Metal | 40 |
| BJ | Exterior | Southwest corner of gym | Handrails | Above and below | No | Concrete | 20 |
| BK | Exterior | Southwest corner of gym | Paint chips on ground | Below | No | N/A | 5 |
| BL | Exterior | West wall of kitchen | Electrical housing | Above | No | Metal | 10 |
| BM | Exterior | South side of portable | Trim | Above | No | Metal | 40 |
| BN | Exterior | South side of portable | Paint chips on ground | Below | No | N/A | 6 |
| BO | Exterior | Portable 1- east side | Roof overhang | Above | No | Wood | 100 |
| BP | Exterior | Portable 1- east side | Handrails | Below | No | Metal | 30 |
| BQ | Interior | Main entrance | Door and frame | Above and below | No | Wood | 60 |
| BR | Interior | Kitchen | Doorframe | Above and below | No | Wood | 15 |
| BS | Interior | Playcourt | East wall near entrance | Above | Yes | Plaster | 80 |

| ID | Interior / Exterior | Location | Structure | Above / Below five feet | K-2nd Grade | Substrate | Quantity |
|-----------|----------------------------|-----------------|---------------------------------|--------------------------------|--------------------|------------------|-----------------|
| BT | Interior | Playcourt | West wall under windows | Above and below | Yes | Plaster | 40 |
| BU | Interior | Playcourt | Electrical housing on west wall | Above | Yes | Metal | 30 |
| BV | Interior | Playcourt | Heater housing on south wall | Below | Yes | Metal | 100 |

Glencoe Elementary School 825 SE 51st Street Facility Plan



| | |
|-----------|--------|
| TOTAL SF | 78,713 |
| ACRES | 7.19 |
| 1/4 SECT. | 2023 |

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

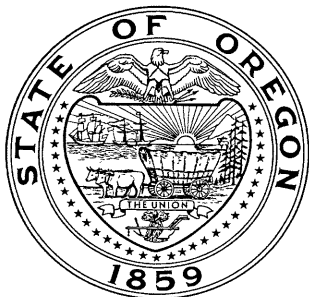
State of Oregon
Oregon Health Authority

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