



Engineering +
Environmental

March 8, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Roseway Heights K-8 School
7334 NE Siskiyou Street
Portland, Oregon 97213
PBS Project: 6500.721 Phase 0045

Dear Mr. Wilton:

On February 15, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Roseway Heights K-8 School located at 7334 NE Siskiyou 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 fair condition with areas of intact 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, compost pile, or metal-frame window troughs; however, PBS did note the following areas of high concern during its site visit:

- Flaking paint on wall below 5 feet in small gym #142.
- Flaking paint on wall below 5 feet in classroom #187A.
- Significantly damaged wall, including damaged paint, in classroom #219.
- Significantly damaged paint below 5 feet in second floor girls restroom.
- Flaking paint below 5 feet on main entrance exterior pillars, and paint chips.

These areas were subsequently addressed by stabilizing the paint on February 21, 22, and 24, 2017. This work was completed by a remediation contractor.

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

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 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

Roseway Heights
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 doors	Door and frame	Above and below	Yes	Wood and metal	20
B	Interior	Main office door	Door and frame	Below	Yes	Wood	5
C	Interior	Main office	Window sill	Below	No	Wood	2
D	Interior	Main office; south doors	Doors	Below	No	Wood	10
E	Interior	Office 107	Baseboard	Below	No	Wood	5
F	Interior	Classroom 109	Door, frame, trim, and cabinets	Above and below	No	Wood	35
G	Interior	Computer lab 112	Door, frame, and cabinets	Above and below	No	Wood	25
H	Interior	Storage 113	Door	Below	No	Wood	5
I	Exterior	Northeast doors	Door, frame, and posts	Above and below	Yes	Metal	25
J	Interior	Northeast archway	Ceiling	Above	Yes	Plaster	5
K	Interior	East hallway, northeast double doors	Wall	Above and below	Yes	Plaster	10
L	Interior	Copy room	Door	Below	No	Wood	5
M	Interior	East hallway, by room #117	Wall	Below	Yes	Plaster	5
N	Interior	Classroom 117	Doors, frames, and unit ventilator	Above and below	Yes	Wood and metal	25
O	Interior	Staff restroom 119	Door	Below	No	Metal	5
P	Interior	Classroom 121	Door and frame	Above and below	Yes	Wood and metal	10
Q	Interior	Music room 123	Door and frame	Above and below	Yes	Wood and metal	25
R	Interior	Classroom 125	Door and frame	Above and below	Yes	Wood and metal	10
S	Interior	Classroom 122	Door	Below	Yes	Metal	5
T	Interior	Classroom 129	Door and frame	Above and below	Yes	Metal	35
U	Interior	Classroom 129	Floor	Below	Yes	Concrete	500
V	Interior	Classroom 129	Walls	Above and below	Yes	Plaster and concrete	25

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Boiler room hall	Wall	Above	Yes	Plaster	5
X	Exterior	Boiler room hall, south door	Door, frame, and door stop posts	Above and below	Yes	Metal	25
Y	Interior	Boiler room storage 131	Wall and paint chips	Above and below	No	Plaster	50
Z	Interior	Boiler room office132	Ladder	Above and below	No	Metal	15
AA	Interior	Boiler room and boiler room office	Floor	Below	No	Concrete	750
AB	Interior	Boiler room 009	Walls	Above and below	No	Concrete	500
AC	Interior	Boiler room 009	Handrails	Below	No	Metal	20
AD	Interior	Boiler room 009	Door and frame	Above and below	No	Metal	20
AE	Interior	Stage storage	Wall	Above and below	No	Plaster	10
AF	Interior	Stage storage	Floor	Below	No	Concrete	100
AG	Interior	Stage ramp	Handrails	Below	Yes	Wood and concrete	15
AH		Teacher's lounge 137	Doors	Above and below	No	Metal	20
AI	Interior	Teacher's lounge 137	Floor	Below	No	Concrete	40
AJ	Interior	Teacher's lounge 137	Wall	Below	No	Plaster	2
AK	Interior	Backstage, southwest hallway	Wall	Above and below	Yes	Plaster	5
AL	Interior	Southwest multipurpose room and office 196	Door and frame	Above and below	Yes	Wood and metal	20
AM	Interior	Multipurpose room 196	Doors, frames and baseboards	Above and below	Yes	Wood and metal	100
AN	Interior	Multipurpose room 196	Wall	Above and below	Yes	Plaster	10
AO	Interior	Cafeteria storage 197A	Door and frame	Above and below	No	Metal	10
AP	Interior	Storage 104	Wall	Above and below	No	Plaster	10
AQ	Interior	Office 190	Door	Above and below	No	Wood	5
AR	Interior	Snack Shack 192	Door	Below	No	Wood	5
AS	Interior	Office Hallway	Column	Below	Yes	Concrete	2

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Nurses office 120	Door	Below	Yes	Wood	5
AU	Interior	Office Hallway	Bench	Below	Yes	Wood	15
AV	Interior	Commons area	Walls	Above and below	Yes	Plaster	10
AW	Interior	Custodial closet 188	Door and frame	Above and below	No	Wood and metal	10
AX	Interior	Custodial closet 188	Floor	Below	No	Concrete	60
AY	Interior	Small gym 142	Door and frame	Above and below	Yes	Wood and metal	50
AZ	Interior	Small gym 142	Ladder	Above and below	Yes	Metal	10
BA	Interior	Small gym 142	Wall	Above and below	Yes	Wood and metal	60
BB	Exterior	South gym doors	Doors, frames, and posts	Above and below	Yes	Metal	35
BC	Interior	Storage 152	Door and frame	Below	No	Metal	5
BD	Interior	Big gym 159	Door and frame	Above and below	Yes	Metal	50
BE	Interior	Boy's locker room 155	North door and frame	Above and below	No	Metal	5
BF	Interior	Boy's locker room 155	South door and frame	Above and below	No	Metal	5
BG	Interior	Girl's locker room, north side 146	Door and frame	Above and below	No	Metal	5
BH	Interior	Girl's locker room, south side 146	Door and frame	Above and below	No	Metal	5
BI	Interior	South courtyard, interior wall	Wall	Above and below	Yes	Wood	5
BJ	Interior	West hallway door, frame and window frame	Door, frame, and window frames	Above and below	Yes	Wood and metal	30
BK	Interior	Classroom 182A	Door and frame	Above and below	No	Wood and metal	10
BL	Interior	Classroom 182	Doors and cabinets	Above and below	Yes	Wood	50
BM	Interior	Classroom 185	Door and frame	Above and below	Yes	Wood and metal	10
BN	Interior	Classroom 187	Door, frame, trim, and cabinets	Above and below	Yes	Wood	40
BO	Interior	Classroom 187A	Doors, cabinets, and window sill	Above and below	Yes	Wood	30
BP	Interior	Classroom 189	N/A	Above and below	Yes	Wood	50

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Classroom 187A	Wall	Below	Yes	Plaster	5
BR	Interior	Classroom 184	Door, frame, and cabinets	Above and below	Yes	Wood	40
BS	Interior	Office 193	Door	Above and below	No	Wood	5
BT	Interior	Office hallway	Bench	Below	Yes	Wood	20
BU	Interior	Office 191	Door	Below	Yes	Wood	5
BV	Interior	East office hall restrooms	Door	Above and below	Yes	Wood	15
BW	Interior	West office hall restrooms	Door	Above and below	No	Wood	5
BX	Interior	Lower level, courtyard door	Door, frame, and handrails	Above and below	No	Metal	25
BY	Interior	Classroom 007	Door and frame	Above and below	No	Wood and metal	25
BZ	Interior	Lower level hallway	Cabinets	Below	No	Wood	15
CA	Interior	Classroom 006	Door and cabinets	Above and below	No	Wood	25
CB	Interior	Industrial arts, main electrical panel room	Floor	Below	No	Concrete	100
CC	Interior	Mechanical room 004	Door and frame	Above and below	No	Wood and metal	5
CD	Interior	Mechanical room 004	Wall and floor	Above and below	No	Concrete	100
CE	Interior	Staff restroom 005	Door	Above and below	No	Wood	5
CF	Interior	Lower level stairwell	Handrails	Below	No	Metal	10
CG	Interior	Classroom 167	Door	Below	No	Metal	5
CH	Interior	Offices 161	Door and frame	Above and below	No	Wood and metal	25
CI	Interior	Classroom 170	Door and frame	Above and below	No	Metal	5
CJ	Interior	Northeast entrance	Door frame and posts	Above and below	Yes	Metal	5
CK	Interior	East media center stairs	Handrails	Below	Yes	Wood	20
CL	Interior	West media center stairs	Handrails	Below	Yes	Wood	20
CM	Interior	West media center door	Door and frame	Above and below	Yes	Wood and metal	10

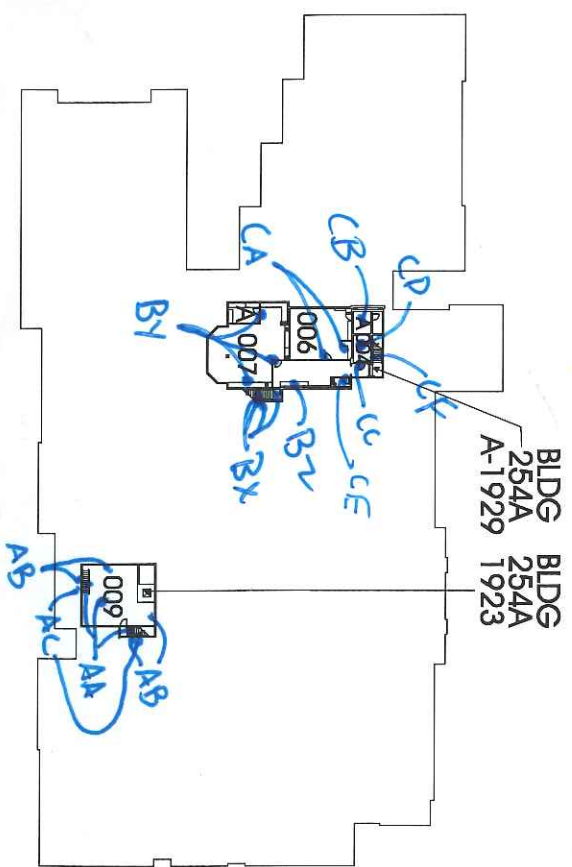
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Media center window	Window sill	Below	Yes	Wood	2
CO	Interior	Media center attic	Stairs	Below	No	Concrete	100
CP	Interior	East stairwell	Stairway trim	Below	Yes	Wood	10
CQ	Interior	East stairwell	Wall	Above and below	Yes	Plaster	10
CR	Interior	Classroom 202	Door, frame, trim, and cabinets	Above and below	No	Wood	40
CS	Interior	Classroom 201	Door, frame, trim, and cabinets	Above and below	No	Wood	50
CT	Interior	Classroom 201	Wall	Below	No	Plaster	2
CU	Interior	Second floor, east wing 206	Doors	Above and below	Yes	Wood	10
CV	Interior	Storage closet 200	Floor	Below	No	Concrete	50
CW	Interior	Custodial closet 203	Door and cabinets	Above and below	No	Wood	50
CX	Interior	Custodial closet 203	Floor	Below	No	Concrete	50
CY	Interior	Second floor, east boy's restroom	Wall	Below	Yes	Plaster	5
CZ	Interior	Second floor, east girl's restroom	Wall	Below	Yes	Plaster	5
DA	Interior	Classroom 204	Door	Below	Yes	Wood	5
DB	Interior	Second floor storage and adjacent stairwell 205	Doors	Above and below	Yes	Wood	5
DC	Interior	East media center doors	Doors	Above and below	Yes	Wood	10
DD	Interior	West media center stairs and adjacent office storage 211, 213	Doors	Above and below	Yes	Wood	10
DE	Interior	Office/storage 213	Walls	Above and below	No	Plaster	15
DF	Interior	Office 214	Doors and cabinets	Above and below	Yes	Wood	2
DG	Interior	Classroom 222	Doors, cabinets, and baseboards	Above and below	No	Wood	35
DH	Interior	Classroom 220	Doors and cabinets	Above and below	No	Wood	50
DI	Interior	Classroom 227	Doors, cabinets, and baseboards	Above and below	No	Wood	35
DJ	Interior	Classroom 221	Doors and cabinets	Above and below	No	Wood	50

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Interior	Classroom 219	Doors, cabinets, and baseboards	Above and below	No	Wood	25
DL	Interior	Classroom 219	Wall	Below	No	Plaster	50
DM	Interior	Classroom 237	Door	Above and below	No	Metal	5
DN	Interior	Classroom 237	Unit ventilator	Below	No	Metal	5
DO	Interior	Classroom 234	Door and frame	Above and below	No	Metal	5
DP	Interior	Classroom 166	Door and frame	Above and below	Yes	Metal	5
DQ	Interior	Classroom 181	Door	Above and below	Yes	Metal	5
DR	Interior	Closet 179	Door	Below	No	Metal	2
DS	Interior	Classroom 177	Door	Below	Yes	Metal	5
DT	Interior	Classroom 175	Door	Below	Yes	Metal	5
DU	Interior	Classroom 253	Door	Below	No	Metal	5
DV	Interior	Classroom 247	Door	Below	No	Metal	5
DW	Interior	Classroom 236	Door	Below	No	Metal	5
DX	Interior	Classroom 236	Unit Ventilator	Below	No	Metal	2
DY	Interior	Classroom 239	Door	Below	No	Metal	5
DZ	Interior	Classroom 239	Unit Ventilator	Below	No	Metal	2
EA	Interior	Classroom 240	Door	Below	No	Metal	5
EB	Interior	Classroom 240	Unit Ventilator	Below	No	Metal	2
EC	Interior	Classroom 238	Door and frame	Above and below	No	Metal	5
ED	Interior	Classroom 168	Door and frame	Above and below	No	Metal	5
EE	Interior	Second floor, west restrooms	Door and frame	Above and below	Yes	Metal	10
EF	Interior	Second floor, center restroom	Door	Above and below	No	Wood	10
EG	Interior	Classroom 216	Door and baseboards	Above and below	No	Wood	35

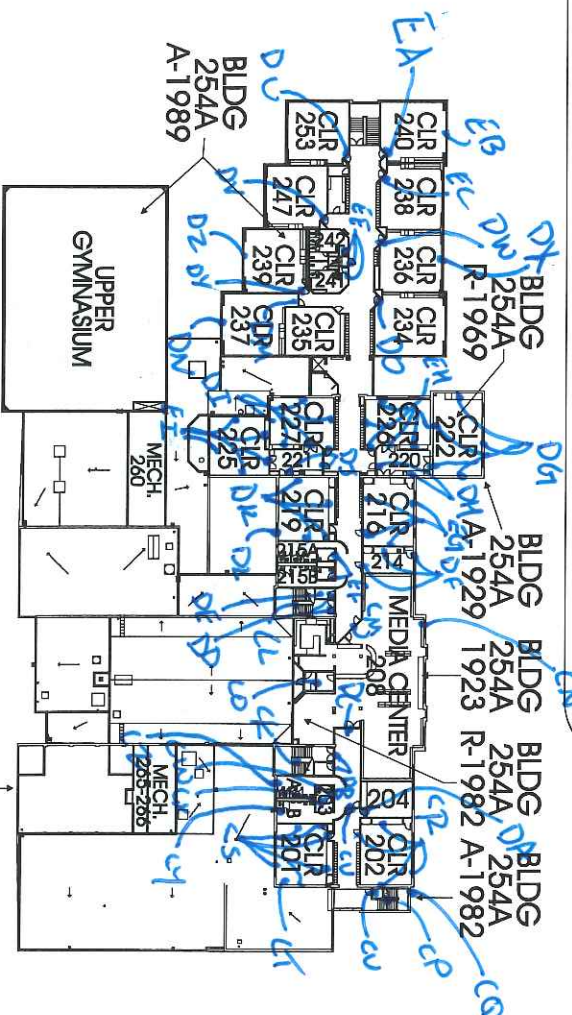
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
EH	Interior	Classroom 226	Doors, cabinets, and baseboards	Above and below	No	Wood	50
EI	Interior	Classroom 225	Doors, cabinets, and baseboards	Above and below	No	Wood	50
EJ	Exterior	Main entrance	Pillars and paint chips	Above and below	Yes	Concrete	20
EK	Exterior	Main entrance	Handrails	Below	Yes	Metal	20
EL	Exterior	Northeast corner of property	Posts	Below	Yes	Metal	5
EM	Exterior	East chair-link fence	Stairway handrails	Below	Yes	Metal	5
EN	Exterior	Gym doors	Handrails	Below	Yes	Metal	15
EO	Exterior	West entrance walkway	Door posts	Below	Yes	Metal	10
EP	Exterior	West entrance walkway	Bike lock posts	Below	Yes	Metal	10
EQ	Exterior	Southeast side of building	Wall	Above and below	Yes	Plaster	100

Gregory Heights Middle School 7334 NE Siskiyou Street Facility Plan

P E S S I S K I Y O U



BASEMENT FLOOR PLAN

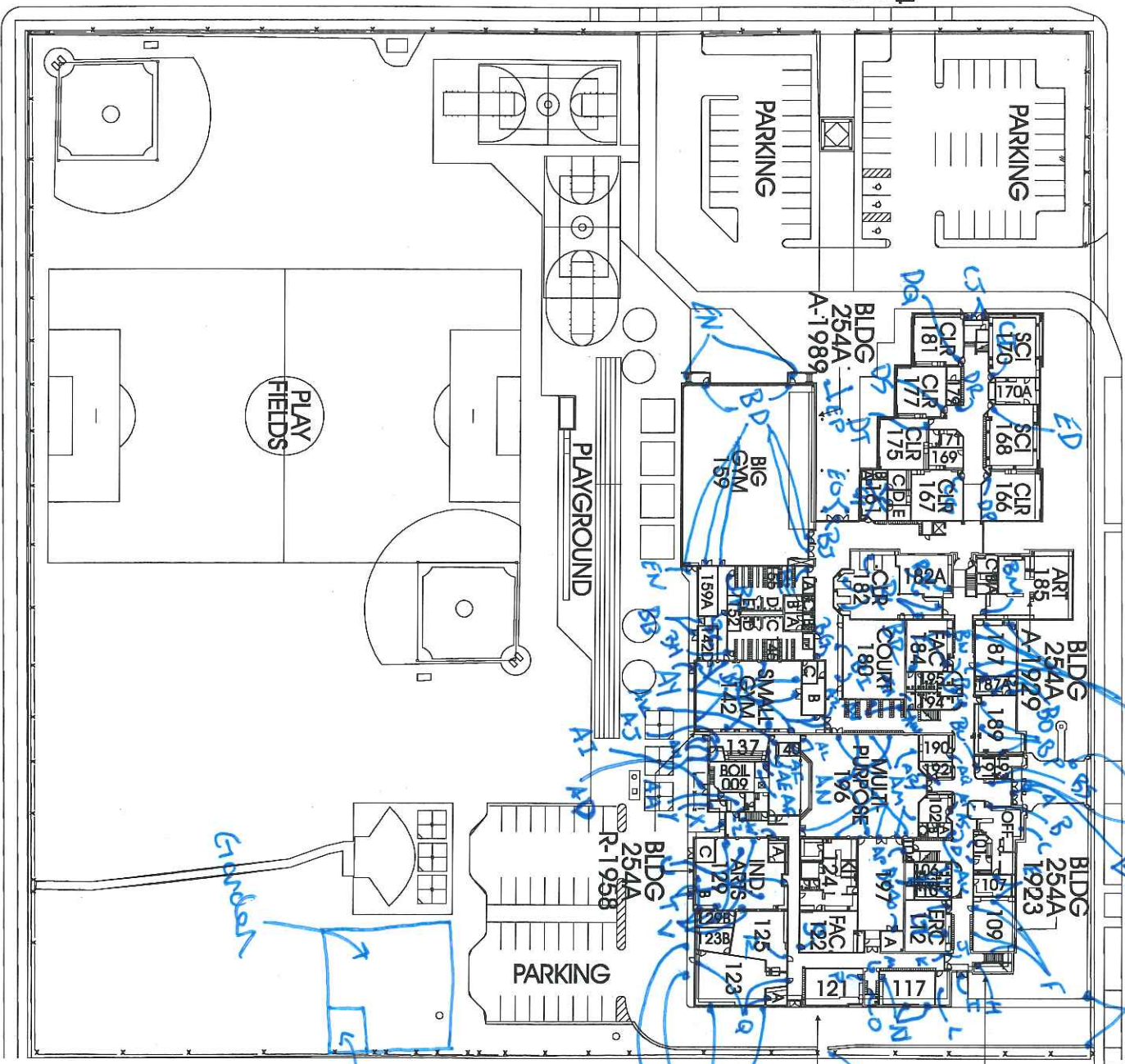


SECOND FLOOR PLAN



TOTAL SF 100,944
ACRES 8.62
1/4 SECT. 2738

N.E. 72ND AVENUE



N.E. ALAMEDA STREET

compost

Compost

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