



Engineering +
Environmental

March 29, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Sellwood Middle School
8300 SE 15th Avenue
Portland, Oregon 97202
PBS Project: 6500.721 Phase 0068

Dear Mr. Wilton:

On March 10, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Sellwood Middle School located at 8300 SE 15th 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.

No paint chips were observed in the school's garden.

The school has mostly metal sliding windows, with some varnished wood windows in the media center. Paint chips were present in the media center's window troughs, which were also dirty.

Paint chips were also observed in the boiler room, the southeast stairwell, storage 110A, and room 200.

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, including those in the media center's window troughs.

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

Sellwood Middle 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	Southeast stairwell, second floor landing	Ceiling	Above	No	Ceiling tiles	120
B	Interior	Southeast stairwell, second floor landing	Paint chips on floor	Below	No	N/A	2
C	Interior	Southeast stairwell	Handrails	Below	No	Wood	150
D	Interior	Classroom 305	Doorframe	Above and below	No	Wood	15
E	Interior	Classroom 305	Baseboards	Below	No	Wood	100
F	Interior	Classroom 305	North wall under bulletin board	Below	No	Plaster	15
G	Interior	Room 304	Doorframe	Above and below	No	Wood	15
H	Interior	Classroom 307	Doorframe	Above and below	No	Wood	15
I	Interior	Classroom 307	Closet doorframes	Above and below	No	Wood	75
J	Interior	Room 309	Doorframe	Above and below	No	Wood	15
K	Interior	Room 309	Wall next to door	Below	No	Plaster	20
L	Interior	Room 309 restroom	Floor	Below	No	Concrete	40
M	Interior	Classroom 311	Doorframe	Above and below	No	Wood	15
N	Interior	Southwest stairwell	Handrails	Below	No	Wood	150
O	Interior	Classroom 317	Baseboards on west wall	Below	No	Wood	25
P	Interior	Classroom 317	Windowsills	Below	No	Wood	20
Q	Interior	Classroom 321	Baseboards on west wall	Below	No	Wood	25
R	Interior	Northwest stairwell	Handrails	Below	No	Wood	150
S	Interior	Outside classroom 321	Doorframe to stairwell	Above and below	No	Wood	15
T	Interior	Room 320	Built-in shelves	Above and below	No	Wood	250
U	Interior	Custodial 322	Doorframe	Above and below	No	Wood	15
V	Interior	Custodial 322	Built-in shelves	Below	No	Wood	40

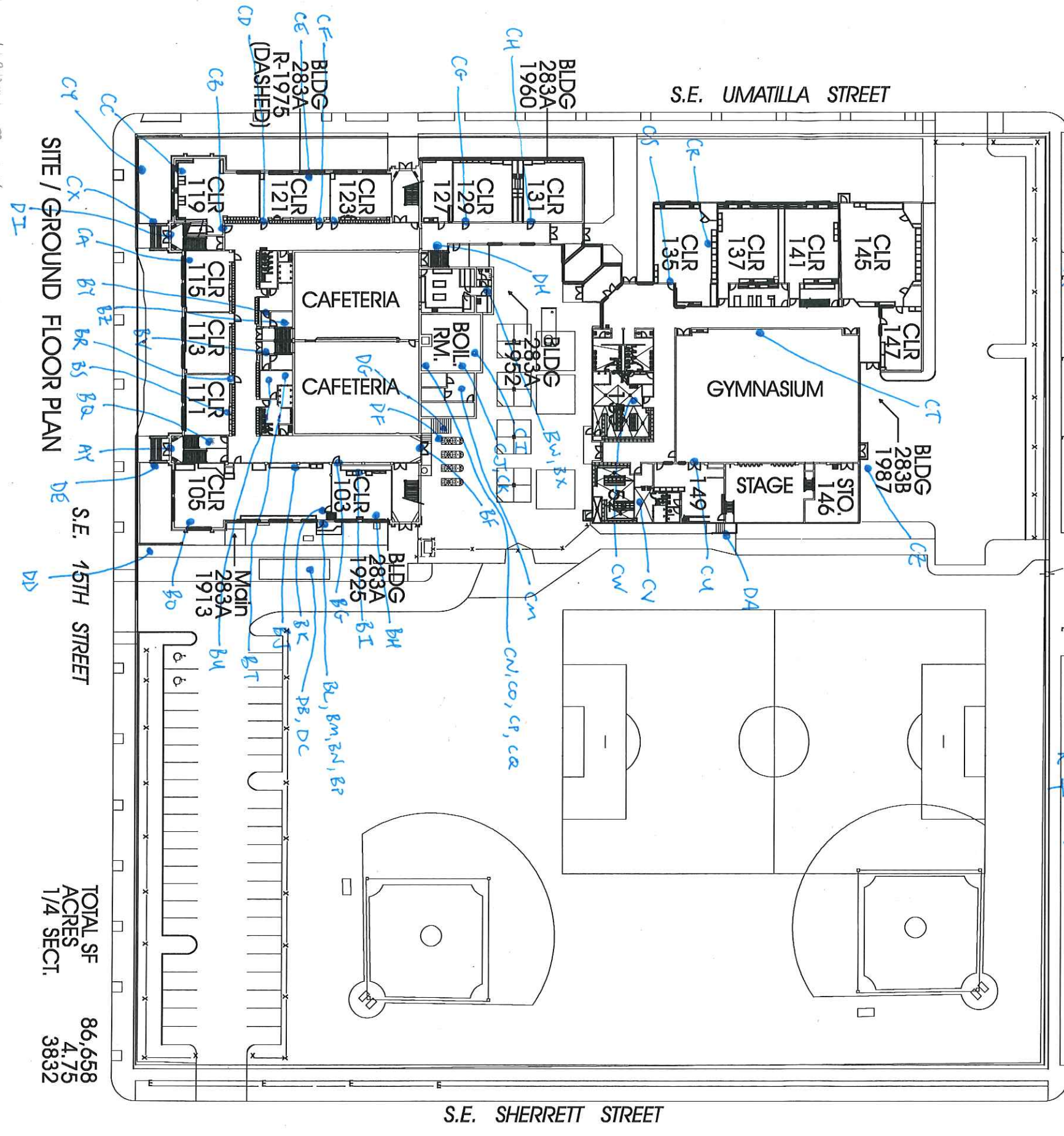
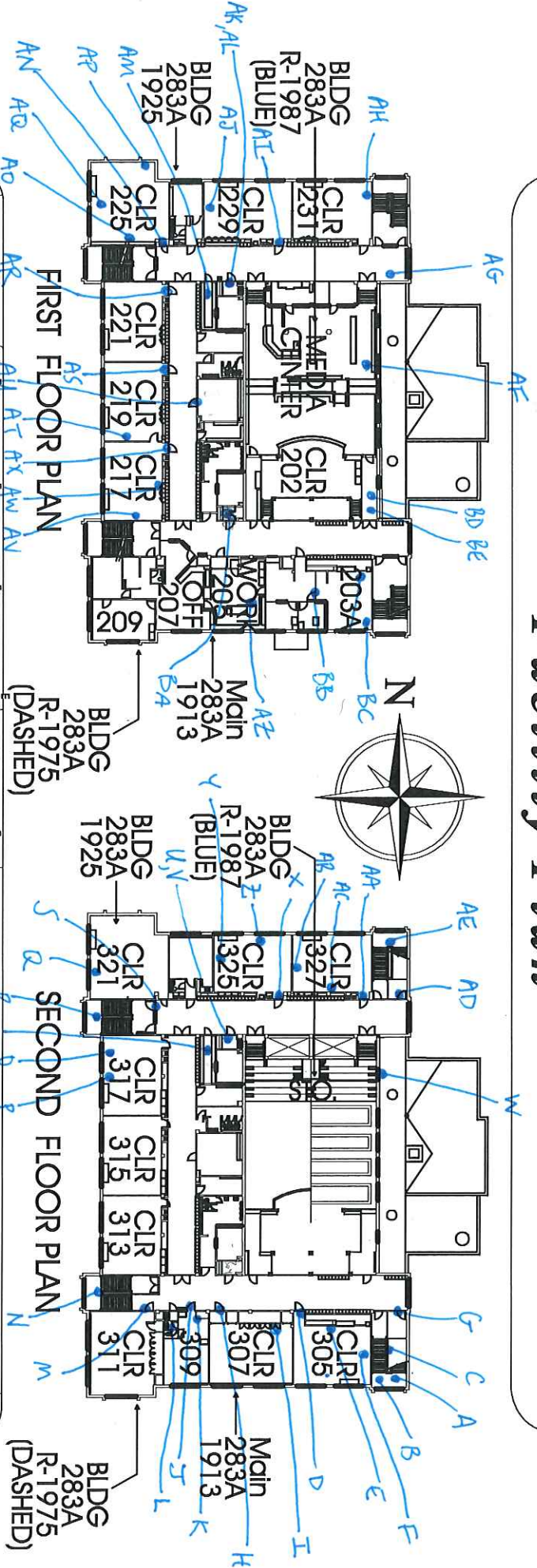
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Storage 324	Windowsills	Below	No	Wood	6
X	Interior	Classroom 325	Doorframe	Above and below	No	Wood	15
Y	Interior	Classroom 325	Baseboards	Below	No	Wood	100
Z	Interior	Classroom 325	Windowsills	Below	No	Wood	20
AA	Interior	Classroom 327	Doorframe	Above and below	No	Wood	15
AB	Interior	Classroom 327	Baseboards	Below	No	Wood	100
AC	Interior	Classroom 327	Built-in cabinets	Above and below	No	Wood	80
AD	Interior	Storage next to northeast stairwell	Doorframe	Above and below	No	Wood	15
AE	Interior	Northeast stairwell	Handrails	Below	No	Wood	150
AF	Interior	Media center	Bottom portions of window assemblies	Above	No	Wood	100
AG	Interior	Hallway outside media center	Wall	Below	No	Plaster	20
AH	Interior	Classroom 231	Baseboards	Below	No	Wood	100
AI	Interior	Classroom 229	Doorframe	Above and below	No	Wood	15
AJ	Interior	Classroom 229	Baseboards	Below	No	Wood	100
AK	Interior	Custodial 222	Doorframe	Above and below	No	Wood	15
AL	Interior	Custodial 222	Built-in shelves	Below	No	Wood	40
AM	Interior	Storage 220	Built-in shelves	Above and below	No	Wood	250
AN	Interior	Classroom 225	Doorframe	Above and below	No	Wood	15
AO	Interior	Classroom 225	Built-in shelves and drawers	Above and below	No	Wood	120
AP	Interior	Classroom 225	Baseboards	Below	No	Wood	100
AQ	Interior	Classroom 225	Windowsills	Below	No	Wood	20
AR	Interior	Classroom 221	Doorframe	Above and below	No	Wood	15
AS	Interior	Classroom 219	Doorframe	Above and below	No	Wood	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 219	Baseboards	Below	No	Wood	100
AU	Interior	Room 214	Doorframe	Above and below	No	Wood	15
AV	Interior	Classroom 217	Baseboards	Below	No	Wood	100
AW	Interior	Classroom 217	Trim around built-in shelves	Above and below	No	Wood	40
AX	Interior	Classroom 217	Doorframe	Above and below	No	Wood	15
AY	Interior	Southwest building entrance	Double doors	Above and below	No	Wood	90
AZ	Interior	Office workroom	Built-in cabinets under sink	Below	No	Wood	30
BA	Interior	Storage 208	Built-in shelves	Above and below	No	Wood	60
BB	Interior	Student Services 203	Doorframe	Above and below	No	Wood	15
BC	Interior	Student Services 203A	Wall in southeast corner	Above and below	No	Plaster	20
BD	Interior	Room 200	Walls	Below	No	Plaster	20
BE	Interior	Room 200	Paint chips on floor	Below	No	N/A	10
BF	Interior	Southeast building entrance	Double doors	Above and below	No	Wood	90
BG	Interior	Classroom 103	Doorframe	Above and below	No	Wood	45
BH	Interior	Classroom 103	Windowsills	Below	No	Wood	20
BI	Interior	Classroom 103	Built-in cabinets under sink	Below	No	Wood	20
BJ	Interior	Classroom 105	Built-in countertop on north wall	Below	No	Wood	40
BK	Interior	Classroom 105	Built-in cabinets under sink in southeast corner	Below	No	Wood	20
BL	Interior	Classroom 105 closet	Wall	Below	No	Plaster	15
BM	Interior	Classroom 105 closet	Paint chips on floor	Below	No	N/A	5
BN	Interior	Classroom 105 closet	Duct work	Above	No	Metal	5
BO	Interior	Classroom 105	Window assemblies in southwest corner	Above and below	No	Wood	60
BP	Interior	Classroom 105 storage	Doorframe	Above and below	No	Wood	15

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Storage next to southwest stairwell	Ceiling	Above	No	Plaster	50
BR	Interior	Classroom 111	Doorframe	Above and below	No	Wood	15
BS	Interior	Classroom 111	Trim around built-in shelves	Below	No	Wood	30
BT	Interior	Storage 110A	Walls	Above and below	No	Plaster	120
BU	Interior	Storage 110A	Paint chips on floor	Below	No	N/A	6
BV	Interior	Room 110	Doorframe	Above and below	No	Wood	15
BW	Interior	Kitchen	Wall near restroom	Above and below	No	Plaster	60
BX	Interior	Kitchen restroom	Doorframe	Above and below	No	Wood	15
BY	Interior	Room 114	Doorframe	Above and below	No	Wood	15
BZ	Interior	Custodial office 114 B	South wall	Below	No	Plaster	15
CA	Interior	Classroom 115	Windowsills	Below	No	Wood	20
CB	Interior	Classroom 119	Door and frame	Above and below	No	Wood	60
CC	Interior	Classroom 119	Built-in cabinets under sinks	Below	No	Wood	60
CD	Interior	Classroom 121	West doorframe	Above and below	No	Wood	15
CE	Interior	Classroom 121	Wall between radiators and windows	Below	No	Plaster	15
CF	Interior	Classroom 121	Doorframe	Above and below	No	Wood	15
CG	Interior	Classroom 129	Doorframe	Above and below	No	Metal	15
CH	Interior	Classroom 131	Doorframe	Above and below	No	Metal	15
CI	Interior	Boiler room	Ceiling	Above	No	Concrete	800
CJ	Interior	Boiler room	Walls	Above and below	No	Concrete	2000
CK	Interior	Boiler room	Paint chips on floor	Below	No	N/A	100
CL	Interior	Boiler room	Boiler base	Below	No	Concrete	200
CM	Interior	Boiler room storage	Ceiling	Above	No	Wood	100

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Boiler room hallway	Ceiling	Above	No	Concrete	60
CO	Interior	Boiler room hallway	Walls	Above and below	No	Concrete	100
CP	Interior	Boiler room hallway	Sliding door	Above and below	No	Metal	60
CQ	Interior	Boiler room hallway	Handrails	Below	No	Metal	10
CR	Interior	Classroom 135	Built-in cabinets under sinks	Below	No	Wood	200
CS	Interior	Classroom 135	Doorframe	Above and below	No	Metal	15
CT	Interior	Gym	Built-in bleachers	Above and below	No	Wood	600
CU	Interior	Gym office	Double doorframes	Above and below	No	Metal	30
CV	Interior	Girl's locker 152	Floor	Below	No	Concrete	600
CW	Interior	Girl's locker 153	Floor	Below	No	Concrete	600
CX	Exterior	Northwest building entrance	Handrails	Below	No	Metal	20
CY	Exterior	Northwest corner of building	Handrails	Below	No	Metal	100
CZ	Exterior	Southeast corner of gym exterior	Handrails	Below	No	Metal	60
DA	Exterior	Exterior stage entrance	Handrails	Below	No	Metal	30
DB	Exterior	Covered bike area	Supports	Above and below	No	Metal	80
DC	Exterior	Covered bike area	Bike racks	Below	No	Metal	40
DD	Exterior	Southeast corner of building	Handrails	Below	No	Metal	100
DE	Exterior	Southeast building entrance	Handrails	Below	No	Metal	45
DF	Exterior	Courtyard outside small gym	Chain link fence	Above and below	No	Metal	80
DG	Exterior	Courtyard outside small gym	Handrails	Below	No	Metal	20
DH	Exterior	Courtyard outside cafeteria	Handrails	Below	No	Metal	20
DI	Interior	Northwest building entrance	Double doors	Above and below	No	Wood	90

Sellwood Middle School 8300 SE 15th Avenue 97202 Facility Plan



TOTAL SF 86,658
ACRES 4.75
1/4 SECT. 3832

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