



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
Alliance High School at Meek
4039 NE Alberta Court
Portland, Oregon 97221
PBS Project: 6500.721 Phase 0071

Dear Mr. Wilton:

On March 20, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Alliance High School at Meek located at 4039 NE Alberta Court 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, and the school's metal pull-in windows displayed neither paint abrasion nor paint chips.

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.

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

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.

A handwritten signature in black ink, appearing to read 'CN', is positioned below the typed name.

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

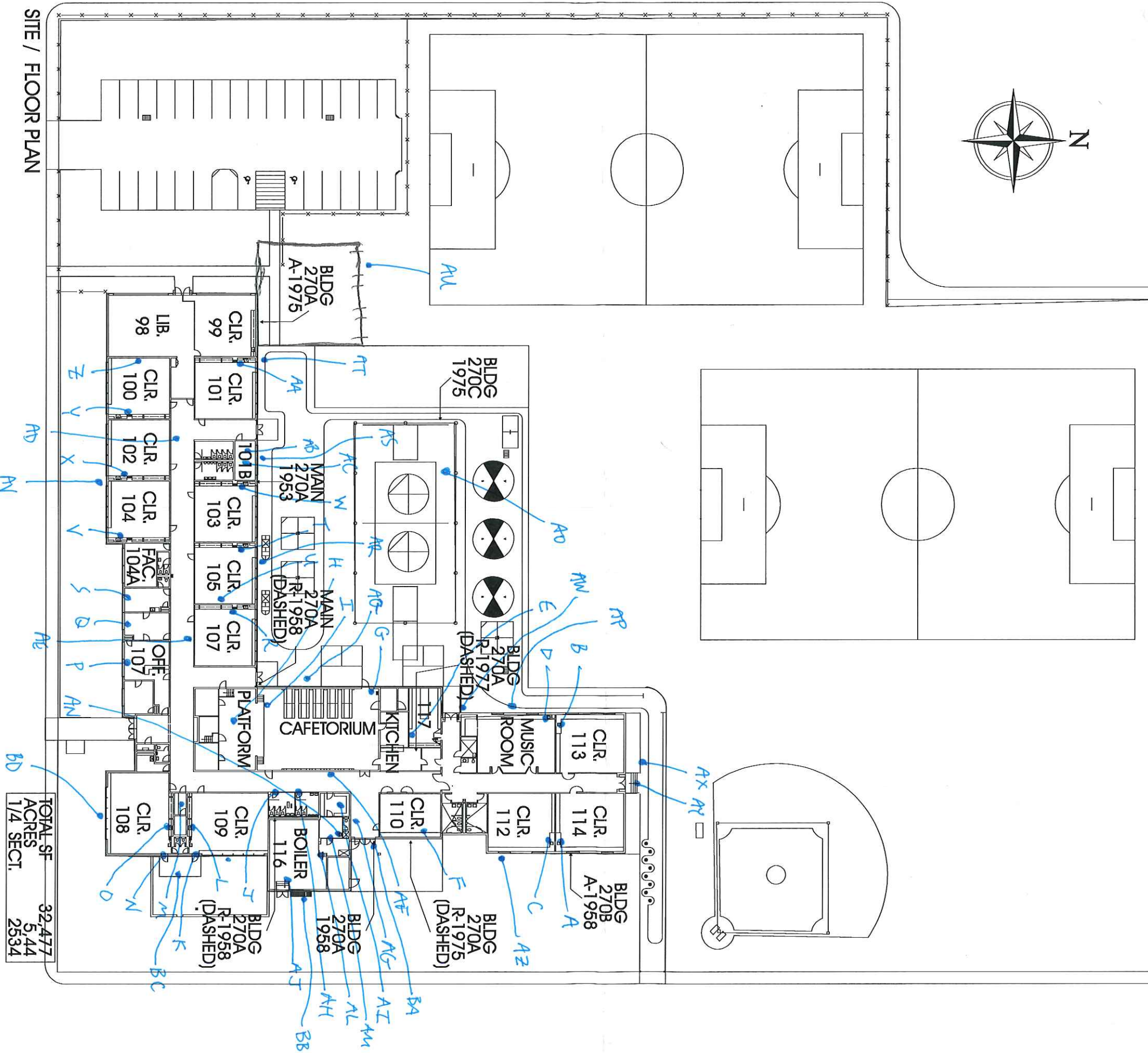
**Alliance High School at Meek
Assessment of Paint/Varnish in Deteriorated Condition**

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Classroom 114	Built-in cabinets under sink	Below	No	Wood	20
B	Interior	Classroom 113	Built-in cabinets under sink	Below	No	Wood	20
C	Interior	Classroom 112	Built-in cabinets under sink	Below	No	Wood	20
D	Interior	Classroom 111	Built-in cabinets under sink	Below	No	Wood	30
E	Interior	Room 117	Doorframe to kitchen	Above and below	No	Metal	15
F	Interior	Classroom 110	Built-in cabinets under sink	Below	No	Wood	30
G	Interior	Cafeteria	Wall in southeast corner	Below	No	plaster	20
H	Interior	Stage	Floor	Below	No	Wood	700
I	Interior	Stage	Handrails in northeast corner	Below	No	Metal	20
J	Interior	Staff restroom across from cafeteria	Door	Above and below	No	Wood	45
K	Interior	Classroom 109	Exterior door	Above and below	No	Wood	45
L	Interior	Classroom 109	Built-in cabinets under sink	Below	No	Wood	20
M	Interior	Storage next to classroom 109	Floor	Below	No	Concrete	40
N	Interior	Classroom 108	Exterior door	Above and below	No	Wood	45
O	Interior	Classroom 108	Built-in cabinets under sink	Below	No	Wood	30
P	Interior	Main office	Window ledge/Radiator housing	Below	No	Wood	20
Q	Interior	Principal's office	Window ledge/Radiator housing	Below	No	Wood	10
R	Interior	Classroom 107	Built-in cabinets and drawers	Below	No	Wood	30
S	Interior	Room 106	Window ledge/Radiator housing	Below	No	Wood	10
T	Interior	Classroom 105	Built-in cabinets under sink	Below	No	Wood	30
U	Interior	Classroom 105	Chalkboard rails on east wall	Below	No	Wood	20
V	Interior	Classroom 104	Built-in cabinets under sink	Below	No	Wood	30

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Classroom 103	Built-in cabinets under sink	Below	No	Wood	30
X	Interior	Classroom 102	Built-in cabinets under sink	Below	No	Wood	30
Y	Interior	Classroom 100	Built-in cabinets under sink	Below	No	Wood	30
Z	Interior	Classroom 100	Chalkboard rails on west wall	Below	No	Wood	20
AA	Interior	Classroom 101	Built-in cabinets under sink	Below	No	Wood	30
AB	Interior	Custodial across from classroom 101	Floor	Below	No	Concrete	150
AC	Interior	Custodial across from classroom 101	Ceiling	Above	No	plaster	20
AD	Interior	Hallway outside of classroom 100	Lockers (10)	Above and below	No	Metal	128
AE	Interior	Hallway outside of classroom 107	Lockers (78)	Above and below	No	Metal	624
AF	Interior	Hallway outside cafeteria	Lockers (29)	Above and below	No	Metal	232
AG	Interior	Hallway near east building entrance	Lockers (16)	Above and below	No	Metal	128
AH	Interior	Storage room next to boiler room	Door	Above and below	No	Wood	45
AI	Interior	Custodial attached to boiler room office	Built-in shelves	Above and below	No	Wood	120
AJ	Interior	Boiler room 116	Handrails at exterior doors	Below	No	Metal	10
AK	Interior	Boiler room 116	Stairs at exterior doors	Below	No	Concrete	30
AL	Interior	Boiler room 116	Handrails leading to office	Below	No	Metal	5
AM	Interior	Boiler room office 116	Door and frame to boiler room	Above and below	No	Metal	60
AN	Interior	Boiler room office 116	Northeast corner wall	Below	No	plaster	20
AO	Exterior	Covered play area	Supports	Above and below	No	Wood	400
AP	Exterior	West exterior of classroom 113, 111, and kitchen	Trim along roof	Above	No	Wood	120
AQ	Exterior	Outside southwest corner of cafeteria	Bike racks	Below	No	Metal	30
AR	Exterior	Classroom 105	Wall above windows	Above	No	Wood	10
AS	Exterior	Room 101B	Underside of roof overhang	Above	No	Wood	80

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Exterior	Classroom 99	Underside of roof overhang	Above	No	Wood	15
AU	Exterior	North exterior of classroom 99	Metal posts	Below	No	Metal	30
AV	Exterior	Classroom 100, 102,104	Bottoms of window frames	Below	No	Wood	60
AW	Exterior	Building entrance next to classroom 111	Handrails	Below	No	Metal	30
AX	Exterior	North building entrance	Trim along roof	Above	No	Wood	50
AY	Exterior	North building entrance	Handrail	Below	No	Metal	10
AZ	Exterior	Classroom 114 to classroom 110	Trim along roof	Above	No	Wood	120
BA	Exterior	East building entrance	Trim along vestibule	Above	No	Wood	40
BB	Exterior	East exterior of boiler room	Window frames	Above	No	Metal	40
BC	Exterior	Classroom 109	Trim along vestibule	Above	No	Wood	30
BD	Exterior	Classroom 108	Bottom of window sills	Below	No	Wood	20

Meek Elementary School
4039 NE Alberta Court 97211
Facility Plan



SITE / FLOOR PLAN

TOTAL SF	32,477
ACRES	5.44
1/4 SECT.	2534

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