



March 15, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Woodstock Elementary School
5601 SE 50th Avenue
Portland, Oregon 97206
PBS Project: 6500.721 Phase 0058

Dear Mr. Wilton:

On February 24 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Woodstock Elementary School located at 5601 SE 50th 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 garden spaces; however, paint chips were observed on concrete on the exterior of the west hallway near deteriorated paint conditions. Deteriorated paint conditions exist in multiple locations on the building's exterior.

Most of the school's classrooms have metal push-out windows. Classrooms 1A through 7A have varnished wood windows with abrasion occurring; troughs are dirty, but no paint chips were observed.

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, including the school's exterior, which should be stabilized in the near future. All paint chips noted in this report should be removed. Window troughs in classrooms 1A through 7A should be cleaned.

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

**Woodstock 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	Interior	Classroom 1	Doorframe	Above and below	Yes	Wood	15
B	Interior	Custodial across from classroom 1	Doorframe	Above and below	No	Wood	15
C	Interior	Custodial across from classroom 1	Walls	Below	No	Plaster	60
D	Interior	Classroom 2	Doorframe	Above and below	Yes	Wood	15
E	Interior	Classroom 2	Built-in cabinets in southwest corner	Above and below	Yes	Wood	30
F	Interior	Classroom 2 closet	Walls in coat closets	Above and below	No	Wood	100
G	Interior	Classroom 2 closet	Doorframe to closet	Above and below	No	Wood	15
H	Interior	AV storage room	North and west walls	Above	No	Plaster	100
I	Interior	Classroom 3	Wall under windows in southeast corner	Below	Yes	Plaster	10
J	Interior	Classroom 4	Built-in shelves under window	Below	Yes	Wood	80
K	Interior	Classroom 4	Closet doorframes	Above and below	Yes	Wood	75
L	Interior	Classroom 6	Doorframe	Above and below	Yes	Wood	15
M	Interior	Classroom 6	Baseboards	Below	Yes	Wood	100
N	Interior	Classroom 6	Built-in cabinets and shelving	Above and below	Yes	Wood	64
O	Interior	Classroom 7	Door and frame	Above and below	Yes	Wood	60
P	Interior	Classroom 8	Door and frame	Above and below	Yes	Wood	60
Q	Interior	Classroom 8	Built-in cabinets under sink	Below	Yes	Wood	20
R	Interior	Classroom 8	Built-in shelves	Below	Yes	Wood	40
S	Interior	Classroom 8	Baseboards on east wall	Below	Yes	Wood	25
T	Interior	Hallway outside of classroom 7	Lockers	Above and below	No	m	520
U	Interior	Boys room across from classroom 8	Wall above urinals	Above	No	Plaster	80
V	Interior	Boys room across from classroom 8	Wall above sinks	Above	No	Plaster	40

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Boys room across from classroom 8	Door and frame	Above and below	No	Wood	60
X	Interior	Classroom 10	Door and frame	Above and below	Yes	Wood	60
Y	Interior	Classroom 10	Built-in shelves under windows	Below	Yes	Wood	100
Z	Interior	Classroom 9	Door and frame	Above and below	Yes	Wood	60
AA	Interior	Classroom 9	Baseboards	Below	Yes	Wood	50
AB	Interior	Girls room across from classroom 10	Door and frame	Above and below	No	Wood	60
AC	Interior	Hallway outside of classroom 10	Lockers	Above and below	No	Metal	144
AD	Interior	Hallway outside of classroom 9	Exterior doors and frames	Above and below	No	Wood	120
AE	Interior	Faculty 27	Door and frame	Above and below	No	Wood	60
AF	Interior	Storage 1GA	Walls	Above and below	No	Drywall	50
AG	Interior	Room 16	Door and frame	Above and below	No	Wood	60
AH	Interior	Room 16 office	Doorframe	Above and below	No	Wood	15
AI	Interior	Room 16	Wall under chalkboard	Below	No	Plaster	25
AJ	Interior	Hallway outside room 16	Door and frame (X4)	Above and below	No	Wood	240
AK	Interior	Classroom 17	Doorframe	Above and below	Yes	Wood	15
AL	Interior	Classroom 26	North wall	Above	Yes	Plaster	120
AM	Interior	Classroom 26	Closet Doorframes	Above and below	Yes	Wood	75
AN	Interior	Classroom 26	Wall at entrance	Below	Yes	Plaster	6
AO	Interior	Classroom 25	Doorframe	Above and below	Yes	Wood	15
AP	Interior	Classroom 24	Radiator	Below	Yes	Metal	20
AQ	Interior	Classroom 24	Closet Doorframes	Above and below	Yes	Wood	75
AR	Interior	Hallway outside of classroom 24	Exterior doors and frames	Above and below	No	Wood	30
AS	Interior	Alarm panel room across from classroom 23	Floor	Below	No	Wood	150

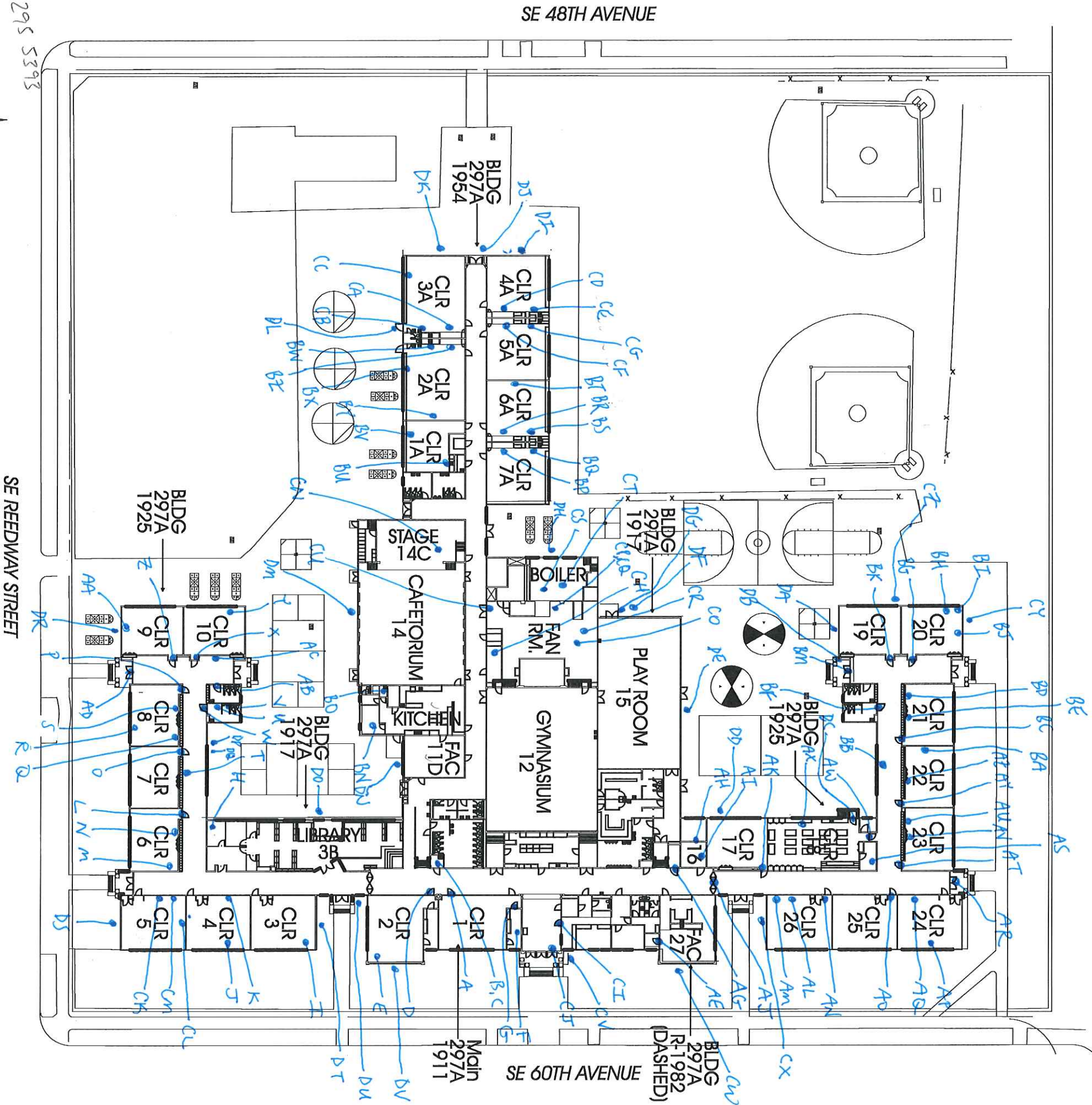
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 23	Doorframe	Above and below	Yes	Wood	15
AU	Interior	Classroom 23	Built-in shelves and cabinets	Below	Yes	Wood	40
AV	Interior	Classroom 23	Baseboards	Below	Yes	Wood	75
AW	Interior	Classroom 18	Doorframe	Above and below	Yes	Wood	15
AX	Interior	Classroom 18	Built-in cabinets under sink	Below	Yes	Wood	30
AY	Interior	Classroom 22	Door and frame	Above and below	Yes	Wood	60
AZ	Interior	Classroom 22	Built-in shelves	Below	Yes	Wood	40
BA	Interior	Classroom 22	Baseboards	Below	Yes	Wood	50
BB	Interior	Hallway across from classroom 22	Window sills	Below	No	Wood	30
BC	Interior	Classroom 21	Door and frame	Above and below	Yes	Wood	60
BD	Interior	Classroom 21	Built-in shelves	Below	Yes	Wood	40
BE	Interior	Classroom 21	Baseboards	Below	Yes	Wood	75
BF	Interior	Boys room across from classroom 21	Door and frame	Above and below	No	Wood	60
BG	Interior	Classroom 20	Doorframe	Above and below	Yes	Wood	15
BH	Interior	Classroom 20	Wall under windows	Below	Yes	Plaster	40
BI	Interior	Classroom 20	Window sill in northeast corner	Below	Yes	Wood	6
BJ	Interior	Classroom 20	Wall above dry erase	Above	Yes	Plaster	10
BK	Interior	Classroom 19	Doorframe	Above and below	Yes	Wood	15
BL	Interior	Girls room across from classroom 19	Doorframe	Above and below	No	Wood	15
BM	Interior	Hallway outside classroom 19	Doors and frames to exterior	Above and below	No	Wood	120
BN	Interior	Kitchen, dry storage	Built-in shelves	Above and below	No	Wood	200
BO	Interior	Kitchen custodial	Walls	Above and below	No	Plaster	160
BP	Interior	Classroom 7A	Built-in shelves in coat closet	Above and below	Yes	Wood	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Classroom 7A	Built-in cabinets under sink	Below	Yes	Wood	20
BR	Interior	Classroom 6A	Built-in shelves in coat closet	Above and below	Yes	Wood	20
BS	Interior	Classroom 6A	Built-in cabinets under sink	Below	Yes	Wood	20
BT	Interior	Classroom 6A	Chalkboard rail	Below	Yes	Wood	10
BU	Interior	Classroom 1A	Built-in cabinets under sink	Below	Yes	Wood	20
BV	Interior	Classroom 1A	Window frames	Above and below	Yes	Wood	125
BW	Interior	Classroom 2A	Built-in cabinets under sink	Below	Yes	Wood	20
BX	Interior	Classroom 2A	Window frames	Above and below	Yes	Wood	200
BY	Interior	Classroom 2A	Wall under bulletin board	Below	Yes	Plaster	6
BZ	Interior	Classroom 2A	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CA	Interior	Classroom 3A	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CB	Interior	Classroom 3A	Built-in cabinets under sink	Below	Yes	Wood	20
CC	Interior	Classroom 3A	Window frames	Above and below	Yes	Wood	200
CD	Interior	Classroom 4A	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CE	Interior	Classroom 4A	Built-in cabinets under sink	Below	Yes	Wood	20
CF	Interior	Classroom 5A	Built-in shelves in coat closet	Above and below	Yes	Wood	20
CG	Interior	Classroom 5A	Built-in cabinets under sink	Below	Yes	Wood	20
CH	Interior	Garbage room	Walls	Above and below	No	Plaster	160
CI	Interior	Main office	Door	Above and below	No	Wood	43
CJ	Interior	Main entrance	Eastern double doors	Above and below	No	Wood	90
CK	Interior	Classroom 5	Closet frames	Above and below	Yes	Wood	73
CL	Interior	Classroom 5	East wall	Above	Yes	Plaster	60
CM	Interior	Classroom 5	North wall	Above	Yes	Plaster	60

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
CN	Interior	Stage	Floor	Below	No	Wood	800
CO	Interior	Fan room	Floor	Below	No	Concrete	2000
CP	Interior	Boiler room office	Floor	Below	No	Concrete	100
CQ	Interior	Boiler room office	Doorframe	Above and below	No	Wood	15
CR	Interior	Fan room	Ceiling	Above	No	Wood	2000
CS	Interior	Boiler room	Door	Above and below	No	Wood	45
CT	Interior	Boiler room	Floor	Below	No	Concrete	500
CU	Interior	Fan room	Double doors and frames	Above and below	No	Wood	120
CV	Exterior	Main entrance	Trim along roof	Above	No	Wood	10
CW	Exterior	Faculty 27	Wall	Above and below	No	Wood	250
CX	Exterior	West side of classroom 26	Trim	Below	No	Wood	30
CY	Exterior	East side of classroom 20	Wall	Above	No	Wood	100
CZ	Exterior	North exterior of classroom 20 and classroom 19	Trim	Below	No	Wood	50
DA	Exterior	West side of classroom 19	Trim	Below	No	Wood	20
DB	Exterior	Building entrance near classroom 19	Walls around doors	Above and below	No	Wood	50
DC	Exterior	Classroom 18	Door	Above and below	No	Wood	45
DD	Exterior	Classroom 17	Wall under windows	Below	No	Wood	30
DE	Exterior	East side of play room	Wall	Above and below	No	Wood	500
DF	Exterior	North side of play room	Wall	Above and below	No	Wood	100
DG	Exterior	North side of play room	Window assemblies	Above	No	Wood	200
DH	Exterior	North side of boiler room	Window assemblies	Above	No	Metal	150
DI	Exterior	North side of classroom 4A	Wall	Above and below	No	Wood	200
DJ	Exterior	North side of classroom 4A	Handrails	Above and below	No	Metal	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
DK	Exterior	North side of classroom 3A	Wall	Below	No	Wood	200
DL	Exterior	West side of classroom 3A	Metal posts	Above and below	No	Metal	10
DM	Exterior	West side of cafeteria	Wall	Above and below	No	Plaster	350
DN	Exterior	West side of faculty 11D	Wall under windows	Below	No	Wood	40
DO	Exterior	North side of library	Trim	Below	No	Wood	100
DP	Exterior	North side of west hallway	Trim	Below	No	Wood	50
DQ	Exterior	East side of west hallway	Paint chips on concrete	Below	No	N/A	10
DR	Exterior	West side of classroom 9	Wall	Above and below	No	Wood	60
DS	Exterior	West side of classroom 5	Trim	Below	No	Wood	30
DT	Exterior	East side of classroom 3	Wall	Above and below	No	Wood	40
DU	Exterior	Building entrance near classroom 3	Walls around doors	Above and below	No	Wood	150
DV	Exterior	South side of classroom 2	Wall	Above and below	No	Wood	250

Woodstock Elementary School 5601 SE 50th 97206 Facility Plan



TOTAL SF 69,135
ACRES 5.04
1/4 SECT. 3635

SITE / FIRST FLOOR PLAN



SE REEDWAY STREET

SE 48TH AVENUE

SE 60TH AVENUE

(S03)295 5393

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

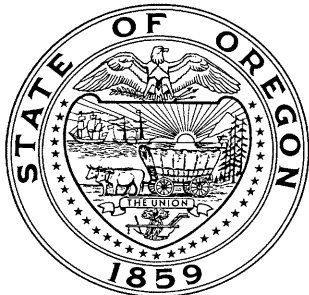
State of Oregon
Oregon Health Authority

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