



Engineering + Environmental

March 15, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment
Winterhaven School
3830 SE 14th Avenue
Portland, Oregon 97202
PBS Project: 6500.721 Phase 0055

Dear Mr. Wilton:

On February 23, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Winterhaven School located at 3830 SE 14th Avenue 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 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 gardens or compost piles; however, paint chips were observed in soil on the south and west sides of the school.

The school has old wood frame windows on the main building and metal frame windows on the portable. Paint chips were observed in wood framed window troughs in the main building.

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
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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, and wood framed window troughs in the main building 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

Winterhaven
Assessment of Paint/Varnish in Deteriorated Condition

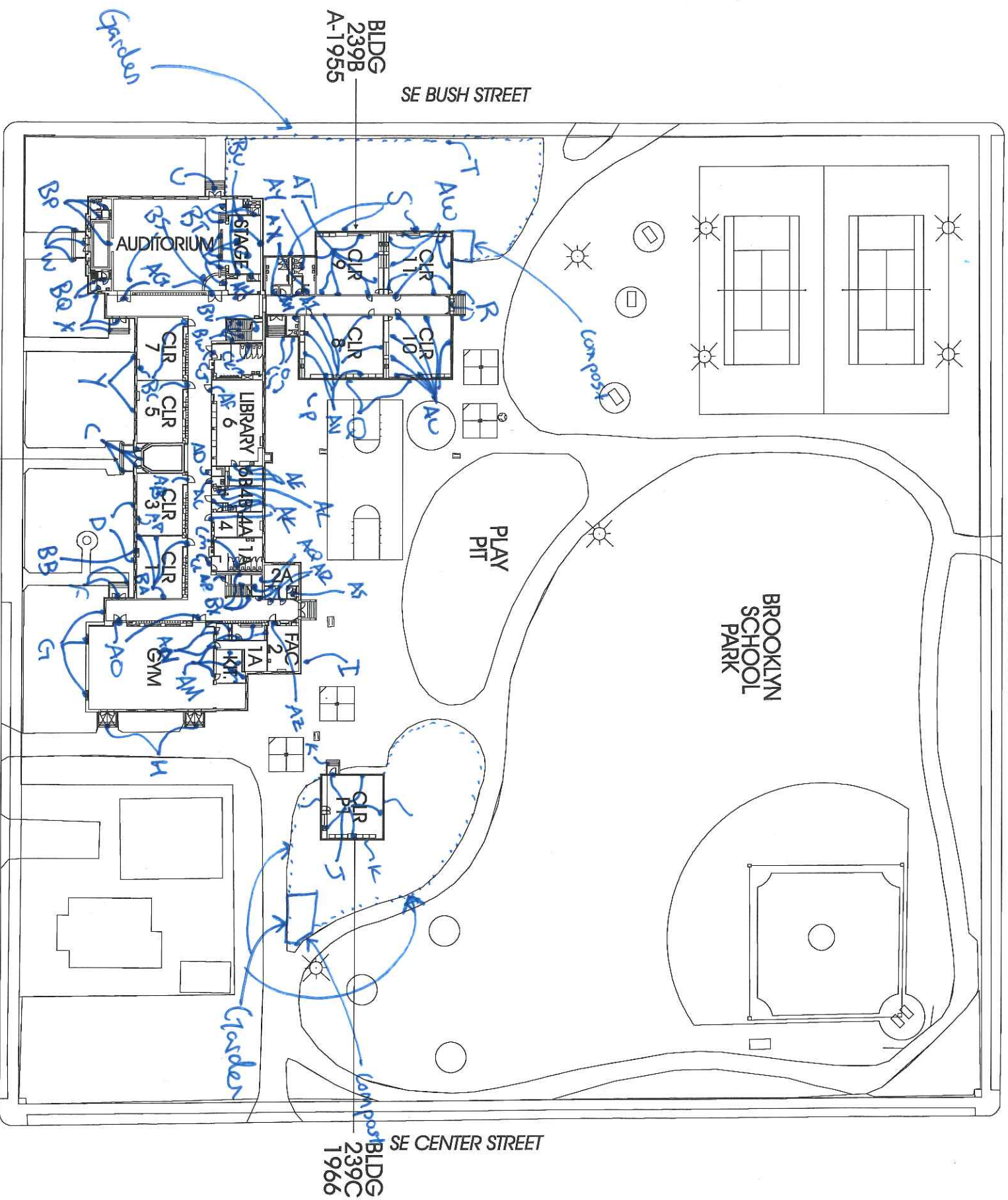
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Boiler room B1,B2,B4	Walls, ceilings, and columns	Above and below	No	Concrete	3000
B	Interior	Boiler room B1,B2,B4	Doors, frames, and handrails	Above and below	No	Wood and metal	35
C	Exterior	Main entrance	Doors, frames, and handrails	Above and below	Yes	Wood and metal	50
D	Exterior	Main floor, west side, south of main entrance	Window frames	Above	No	Wood	200
E	Exterior	Second floor, west side, south of main entrance	Window frames	Above	No	Wood	200
F	Exterior	West gym, hallway door	Doors, frames, and handrails	Below	Yes	Wood and metal	30
G	Exterior	West gym windows	Window frames	Above	No	Wood	20
H	Exterior	South gym doors	Handrails and posts	Below	Yes	Metal	15
I	Exterior	Southeast corner of building	Storage shed	Above and below	Yes	Metal	100
J	Interior	Classroom P1	Doors, frames, cabinets and walls	Above and below	Yes	Wood	100
K	Exterior	Classroom P1	Handrail	Below	Yes	Metal	20
L	Exterior	Classroom P1	West wall	Above and below	Yes	Wood	250
M	Exterior	Classroom P1	East wall	Above and below	Yes	Wood	250
N	Exterior	Gym hall, east door	Doors, frames, and handrails	Above and below	Yes	Wood and metal	20
O	Exterior	Easy hallway doorway	Window guards, handrail and vents	Above and below	Yes	Metal	50
P	Exterior	South side of east classrooms	Posts	Below	Yes	Metal	50
Q	Exterior	South side of east classrooms	Window frames	Above	Yes	Wood	20
R	Exterior	Painted door	Doors, frames, and handrails	Above and below	Yes	Wood and metal	30
S	Exterior	East hallway, north side	Window frames	Above	Yes	Wood	50
T	Exterior	Northeast corner of property	Posts	Below	No	Metal	25
U	Exterior	North auditorium door	Doors, frames, and handrails	Above and below	No	Wood and metal	30
V	Exterior	North auditorium windows	Window frames	Above	No	Wood	50

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Exterior	West auditorium door	Doors, frames, and handrails	Above and below	No	Wood and metal	25
X	Exterior	Southwest auditorium hallway door	Doors, frames, and handrails	Above and below	No	Wood and metal	25
Y	Exterior	West side windows north of main entrance, main floor	Window frames	Above	No	Wood	50
Z	Exterior	West side windows north of main entrance, second floor	Window frames	Above	No	Wood	50
AA	Interior	Classroom 3	Unit Ventilator	Above and below	Yes	Metal	10
AB	Interior	Classroom 3	Door	Above and below	Yes	Wood	5
AC	Interior	Closet 2	Door, frame, and shelves	Above and below	No	Wood	40
AD	Interior	store room 6	Door and frame	Above and below	No	Wood	20
AE	Interior	Library closet	Door, frame, and cabinets	Above and below	No	Wood	25
AF	Interior	Library 6	Door and frame	Above and below	Yes	Wood	5
AG	Interior	South auditorium doors	Door	Above and below	Yes	Wood	10
AH	Interior	MDF 1.1	Door and frame	Above and below	No	Wood	10
AI	Interior	Staff restroom, east hallway	Door and frame	Above and below	No	Wood	15
AJ	Interior	AV Room, east hallway	Door and frame	Above and below	No	Wood	10
AK	Interior	Main office 4, 4A and 4B	Door and frame	Above and below	No	Wood	50
AL	Interior	Main office bathroom	Floor	Below	No	Concrete	50
AM	Interior	Kitchen	Door, frame, and shelves	Above and below	No	Wood	50
AN	Interior	PE storage and office	Door, frame, and shelves	Above and below	No	Wood	100
AO	Interior	Gym, north doors	Door and frame	Above and below	Yes	Wood	15
AP	Interior	Store room 4	Door and frame	Above and below	No	Wood	10
AQ	Interior	Store room 2	Door, frame, and shelves	Above and below	No	Wood	50
AR	Interior	Nurse's room	Door and frame	Above and below	Yes	Wood	20
AS	Interior	Nurse's bathroom	Floor	Below	Yes	Concrete	20

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Classroom 9	Door, frame, and cabinets	Above and below	Yes	Wood	50
AU	Interior	Classroom 10	Door, frame, and cabinets	Above and below	Yes	Wood	50
AV	Interior	Classroom 8	Door, frame, and cabinets	Above and below	Yes	Wood	50
AW	Interior	Classroom 11	Door, frame, and cabinets	Above and below	Yes	Wood	50
AX	Interior	East hallway restrooms	Door and frame	Above and below	Yes	Wood	20
AY	Interior	East hallway girls restroom	Stalls	Below	Yes	Metal	5
AZ	Interior	Staff lunch room	Door and frame	Above and below	No	Wood	10
BA	Interior	Classroom 1	Door, frame, and cabinets	Above and below	Yes	Wood	30
BB	Interior	Classroom 1	Radiator cover	Below	Yes	Metal	10
BC	Interior	Classroom 7	Door, frame, and cabinets	Above and below	No	Wood	30
BD	Interior	Classroom 29	Door, frame, and cabinets	Above and below	No	Wood	45
BE	Interior	Classroom 26	Door, frame, and cabinets	Above and below	No	Wood	80
BF	Interior	Classroom 24	Door, frame, and cabinets	Above and below	No	Wood	40
BG	Interior	Classroom 24	Wall	Below	No	Plaster	2
BH	Interior	Classroom 23	Door, frame, and cabinets	Above and below	No	Wood	5
BI	Interior	Classroom 22	Door, trim, frame, and window frame	Above and below	No	Wood	15
BJ	Interior	Computer lab 21	Door, frame, and cabinets	Above and below	Yes	Wood	75
BK	Interior	Classroom 25	Door, frame, window sills	Above and below	No	Wood	35
BL	Interior	Classroom 25	Wall	Below	No	Plaster	5
BM	Interior	Classroom 27	Door, frame, trim, and window frame	Above and below	No	Wood	45
BN	Interior	Classroom 27	Wall	Below	No	Plaster	5
BO	Interior	Office 30	Door, frame, trim, and window frame	Above and below	No	Wood	30
BP	Interior	Northwest auditorium closets	Door and frame	Above and below	No	Wood	30

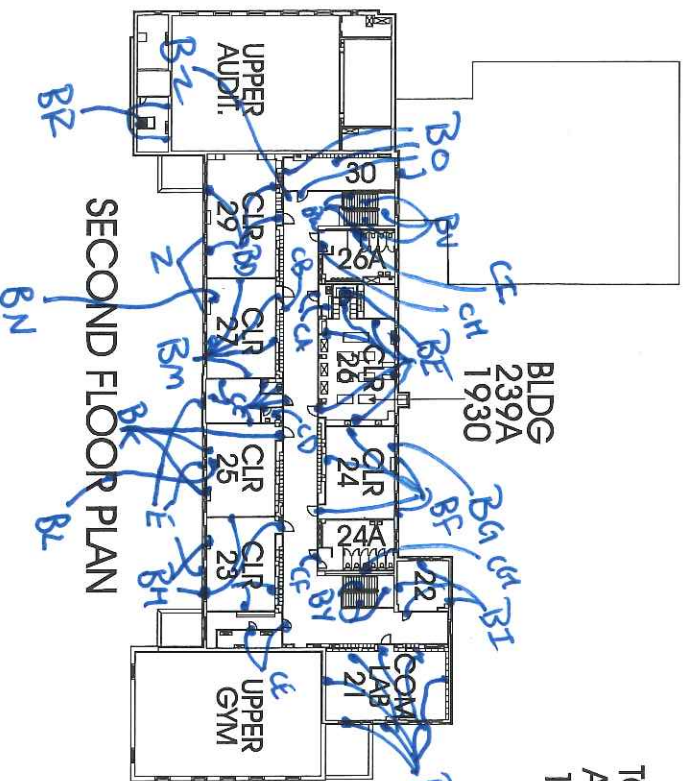
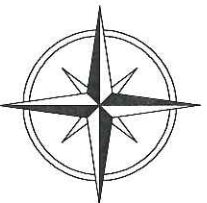
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
BQ	Interior	Southwest auditorium closets	Door and frame	Above and below	No	Wood	30
BR	Interior	Upper auditorium stairs	Stairs, ladders, and handrails	Above and below	No	Metal	100
BS	Interior	Auditorium	Handrails	Below	Yes	Wood and metal	10
BT	Interior	Stage	Stage, stairs, trim, doors, frames, and cabinets	Above and below	Yes	Wood	600
BU	Interior	Stage	Walls	Below	Yes	Plaster	20
BV	Interior	North stairwell	Stairs	Below	Yes	Linoleum	200
BW	Interior	North stairwell	Handrails and trim	Above and below	Yes	Wood	100
BX	Interior	South stairwell	Handrails and trim	Above and below	Yes	Wood	100
BY	Interior	South stairwell	Stairs	Below	Yes	Linoleum	200
BZ	Interior	Second floor, north end of hallway	Ladder	Above and below	Yes	Metal	10
CA	Interior	Storage closet 26	Doors, frames, and shelves	Above and below	No	Wood	40
CB	Interior	Second floor hallway, by room 27	Wall	Above	Yes	Plaster	5
CC	Interior	Second floor, staff work room	doors, cabinets, and trim	Above and below	No	Wood	35
CD	Interior	Second floor, staff work room and restroom	Floor	Below	No	Concrete	25
CE	Interior	Store room 23	Door and frame	Above and below	No	Wood	20
CF	Interior	Second floor, Girls restroom 24A	Door and frame	Above and below	Yes	Wood	15
CG	Interior	Second floor, Girls restroom 24A	Wall	Below	Yes	Plaster	10
CH	Interior	Second floor Boys restroom 26A	Door and frame	Above and below	Yes	Wood	15
CI	Interior	Second floor Boys restroom 26A	Wall	Below	Yes	Plaster	10
CJ	Interior	Main floor Boys restroom	Door and frame	Above and below	Yes	Wood	10
CK	Interior	Main floor Boys restroom	Walls	Below	Yes	Plaster	5
CL	Interior	Main floor, girls restroom	Door and frame	Above and below	Yes	Wood	5
CM	Interior	Main floor, girls restroom	Walls	Below	Yes	Plaster	5

Brooklyn Elementary School 3830 SE 14th Street 97202 Facility Plan

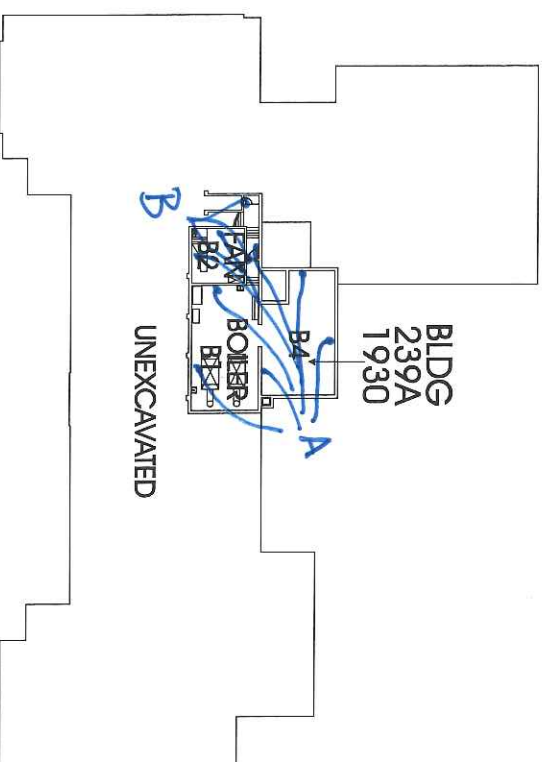


GROUND FLOOR / SITE PLAN

TOTAL SF	39,084
ACRES	4.67
1/4 SECT.	3432



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

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

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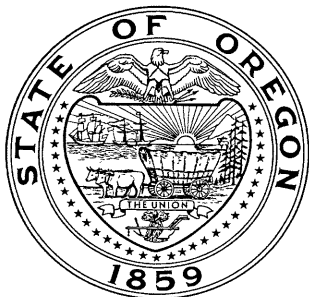
State of Oregon
Oregon Health Authority

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