



Engineering +
Environmental

March 2, 2017

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

Via email: cwilton@pps.net

Regarding: Lead Paint Condition Assessment, Amended Report
Youngson School
2704 SE 71st Avenue
Portland, Oregon 97206
PBS Project: 6500.721 Phase 0082

Dear Mr. Wilton:

On February 7, 2017, PBS Engineering and Environmental Inc. (PBS) conducted a visual inspection and assessment of painted and varnished surfaces on the interior and exterior of Youngson School located at 2704 SE 71st 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 fair and intact condition with areas of 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 or in metal push-out window troughs.

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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www.pbsenv.com

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

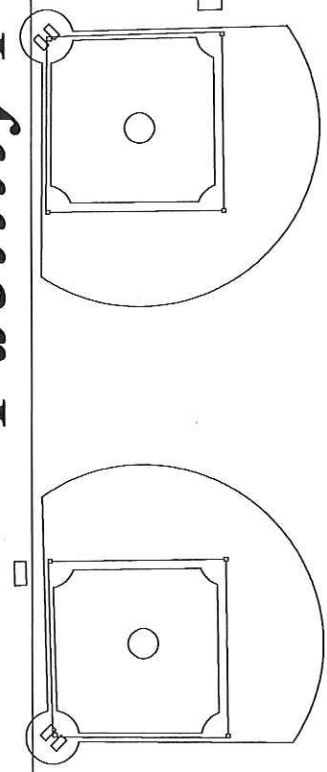
Youngson MS/HS
Assessment of Paint/Varnish in Deteriorated Condition

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
A	Interior	Kitchen-dry storage	Built-in shelves	Above and below	No	Wood	200
B	Interior	Kitchen	Wall near bathroom	Above and below	No	Plaster	10
C	Interior	Kitchen	Wall next to walk in refrigerator	Above and below	No	Plaster	10
D	Interior	Stage 22A	Floor	Below	No	Wood	800
E	Interior	Cafeteria 22	Double doors and frame	Above and below	No	Wood and Metal	120
F	Interior	Boy's restroom next to boiler room	Doorframe	Above and below	No	Wood	15
G	Interior	Custodial next to boiler room	Door and frame	Above and below	No	Wood	60
H	Interior	Library	Built-in cabinets under sink	Below	No	Wood	30
I	Interior	Classroom 4	Doorframe	Above and below	No	Wood	15
J	Interior	Classroom 4	Built-in cabinets throughout	Below	No	Wood	140
K	Interior	Classroom 4	Chalkboard rail on west wall	Below	No	Wood	20
L	Interior	Classroom 3	Door and frame	Above and below	No	Wood	60
M	Interior	Classroom 3	Built-in cabinets throughout	Above and below	No	Wood	140
N	Interior	Classroom 3	Chalkboard rail on west wall	Below	No	Wood	20
O	Interior	Kindergarten 1	Door and frame	Above and below	No	Wood	60
P	Interior	Kindergarten 1	Built-in cabinets throughout	Above and below	No	Wood	140
Q	Interior	Kindergarten 1	Closet door	Above and below	No	Wood	45
R	Interior	Kindergarten 2	Door and frame	Above and below	No	Wood	60
S	Interior	Kindergarten 2	Built-in cabinets throughout	Above and below	No	Wood	140
T	Interior	Kindergarten 2	Closet door	Above and below	No	Wood	45
U	Interior	Kindergarten 2	Chalkboard rail on south wall	Below	No	Wood	20
V	Interior	West "calm room"	Walls	Above and below	No	Plaster	40

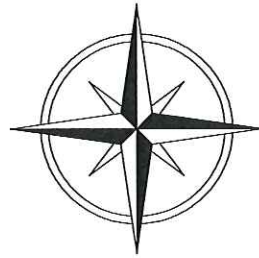
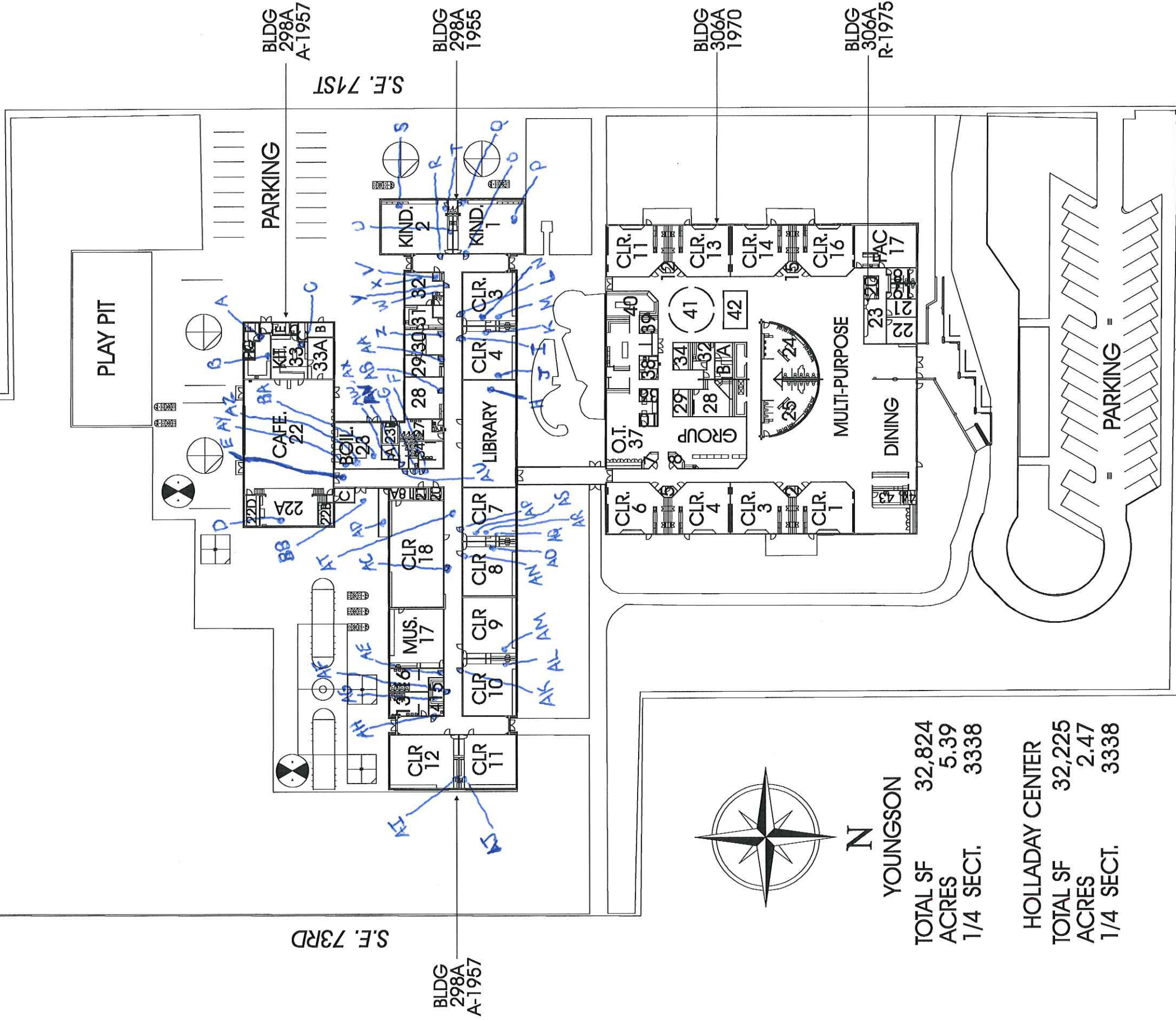
ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
W	Interior	Room 32	Built-in cabinets around sink	Above and below	No	Wood	60
X	Interior	Room 32	Chalkboard rail on west wall	Below	No	Wood	20
Y	Interior	Room 32	Doorframe	Above and below	No	Wood	15
Z	Interior	Room 30	Doorframe	Above and below	No	Wood	15
AA	Interior	Room 29	Doorframe	Above and below	No	Wood	15
AB	Interior	Room 28	Doorframe	Above and below	No	Wood	15
AC	Interior	Classroom 18	Doorframe	Above and below	No	Wood	15
AD	Interior	Classroom 18A, storage	Ceiling	Above	No	Plaster	60
AE	Interior	Girl's restroom next to classroom 17	Door	Above and below	No	Wood	45
AF	Interior	Room 15	Doorframe	Above and below	No	Wood	15
AG	Interior	Room 15	Walls	Above and below	No	Wood	300
AH	Interior	Boy's restroom across from classroom 12	Door	Above and below	No	Wood	45
AI	Interior	Classroom 12	Built-in cabinets and trim under sink	Below	No	Wood	40
AJ	Interior	Classroom 11	Built-in cabinets and trim under sink	Below	No	Wood	40
AK	Interior	Classroom 10	Doorframe	Above and below	No	Metal	15
AL	Interior	Classroom 10	Built-in cabinets and trim under sink	Below	No	Wood	40
AM	Interior	Classroom 9	Built-in cabinets and trim under sink	Below	No	Wood	40
AN	Interior	Classroom 8	Doorframe	Above and below	No	Wood	15
AO	Interior	Classroom 8	Chalkboard rail on east wall	Below	No	Wood	20
AP	Interior	Classroom 7	Doorframe	Above and below	No	Wood	15
AQ	Interior	Classroom 7	Wall under dry erase board	Below	No	Drywall	30
AR	Interior	Classroom 7	Built-in cabinets on east wall	Above and below	No	Wood	30
AS	Interior	Classroom 7	East wall	Above and below	No	Drywall	100

ID	Interior / Exterior	Location	Structure	Above / Below five feet	K-2nd Grade	Substrate	Square Feet
AT	Interior	Hallway outside classroom 7	Handrails	Below	No	Metal	100
AU	Interior	Boiler room	Door and frame	Above and below	No	Wood	60
AV	Interior	Boiler room	Door and frame	Above and below	No	Wood	60
AW	Interior	Boiler room office	Door and frame	Below	No	Wood	60
AX	Interior	Boiler room office	Floor	Above	No	Concrete	100
AY	Interior	Boiler room	Ceiling in southeast corner	Below	No	Plaster	100
AZ	Interior	Boiler room	Paint chips on floor	Below	No	N/A	100
BA	Interior	Boiler room	Built-in cabinets	Above and below	No	Wood	30
BB	Exterior	Southeast building entrance (youngston)	Metal door posts	Below	No	Metal	20

Youngson & Holladay Center 2600 SE 71st Street Facility Plan



PLAY FIELDS



N

YOUNGSON

TOTAL SF 32,824
ACRES 5.39
1/4 SECT. 3338

HOLLADAY CENTER

TOTAL SF 32,225
ACRES 2.47
1/4 SECT. 3338

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