



December 12, 2018

David Callaway
David Douglas School District
11300 NE Halsey Street
Portland, Oregon 97220

Via email: david_callaway@ddsd40.org

Regarding: District-Wide Radon Testing
Multnomah Early Childhood Program
5208 NE 122nd Avenue
Portland, Oregon
PBS Project 23179.065, Phase 0001

Dear Mr. Callaway:

From November 27 to 30, 2018, PBS Engineering and Environmental Inc. (PBS) performed short-term radon testing at the Multnomah Early Childhood Program (MECP) PacTrust site, located at 5208 NE 122nd Avenue in Portland, Oregon.

The Environmental Protection Agency (EPA) recommends, and the Oregon Health Authority (OHA) requires, that school buildings be tested for radon, and that any radon concentrations be maintained below 4.0 picocuries per liter (pCi/L) of air. PBS used Air Chek, Inc., brand single-use, short-term radon test kits to measure radon levels in frequently-occupied rooms that are in contact with the ground or above unoccupied basements or crawlspaces.

Laboratory results indicate that all short-term radon tests at MECP PacTrust site were below 4.0 pCi/L.

See the attached laboratory analysis report for more details.

In addition to the EPA recommendation that radon concentrations not exceed 4.0 pCi/L, OHA recommends that the following steps be conducted based on the results of a room's initial short-term test:

- **If the result is less than 2.0 pCi/L**, school districts are required to test again every 10 years, per Oregon Revised Statute 332.166-167.
- **If the result is between 2.0 pCi/L and 4.0 pCi/L**, consider fixing (i.e., lowering) the radon in that room.
- **If the result is from 4.0 pCi/L to 8.0 pCi/L**, perform a follow-up measurement of that room using a long-term test. This test should be conducted over as much of a nine-month school year as possible, when the room is likely to be occupied. If that result is equal to or greater than 4.0 pCi/L, the radon in the room should be fixed (i.e., lowered).
- **If the initial short-term test result is equal to or greater than 8.0 pCi/L**, conduct a second short-term test and average its result with the initial short-term test result. If the average of the two is equal to or greater than 4.0 pCi/L, radon in the room should be fixed (i.e., lowered).

Note: A great difference in the results of the short-term tests may indicate a flaw in the testing process. Investigate and consider retesting. For situations in which one of the test results is equal to or greater than 4.0 pCi/L, if the higher result is two or more times the lower result, repeat the test.

LIMITATIONS OF SCOPE

This study was limited to the tests and locations as previously indicated. The site as a whole may have other environmental concerns that will not be characterized by this study. The findings and conclusions of this work are not scientific certainties, but probabilities based on professional judgment concerning the significance of the data gathered during the course of this investigation. PBS is not able to represent conditions on the site or adjoining sites beyond those detected or observed by PBS.

Please feel free to contact me at 503.935.5484 or dale.voeller@pbsusa.com with any questions or comments.

Sincerely,

Dale Voeller, CHMM, CSP
Senior Project Manager

Attachment: Air Chek, Laboratory Analysis Report

DSV:mo

December 4, 2018

**** LABORATORY ANALYSIS REPORT ****

Radon test result report for:
**EIECSE PACIFIC CENTER
MAIN**

Kit #	Room Id	Started	Ended	pCi/L	Analyzed
9123119	ANDERSON OFFICE	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.1 ± 0.3	2018-12-03
9123114	ANDREWS OFFICE	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.1 ± 0.3	2018-12-03
9123113	BREAK RM.	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.1 ± 0.3	2018-12-03
9123109	BYFIELD OFFICE	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.0 ± 0.3	2018-12-03
9123111	CONFERENCE RM	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.9 ± 0.3	2018-12-03
9123115	GROTTING OFFICE	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.2 ± 0.3	2018-12-03
9123108	MAIN BY BYFIELD	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.3 ± 0.3	2018-12-03
9123105	MAIN OFF. 1 DUP	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	0.9 ± 0.3	2018-12-03
9123107	MAIN OFFICE 1	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.1 ± 0.3	2018-12-03
9123106	MAIN OFFICE 2	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.8 ± 0.3	2018-12-03
9123112	NURSING RM.	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.7 ± 0.3	2018-12-03
9123110	WESTPHAL OFFICE	2018-11-27 @ 1:00 pm	2018-11-30 @ 1:00 pm	1.6 ± 0.3	2018-12-03

Air Chek 1936 Butler Bridge Rd, Mills River, NC 28759-3892 Phone: (828) 684-0893 Fax: (828) 684-8498