



Cascade Environmental LLC

4346 NE 73<sup>rd</sup> Avenue  
Portland, OR 97218

Phone 503 984 9737

[www.cascadenviro.com](http://www.cascadenviro.com)

January 18, 2017

Mr. Scott Woods  
Newberg School District 29J  
703 South Blaine  
Newberg, OR 97132

**Re: Radon Testing & Analysis Report  
Dundee Elementary  
140 SW 5<sup>th</sup> Street  
Dundee, Oregon 97115  
Cascade Environmental Project No. 10252016-01**

Dear Mr. Woods:

Cascade Environmental is pleased to present this letter report which details the findings of radon sampling conducted at the above referenced facility located in Dundee, Yamhill County, Oregon. The purpose of this study was to determine if levels of radon within the select subgrade and ground floor rooms are above the Environmental Protection Agency's (EPA) recommended action level for radon. The sampling was conducted in compliance with Oregon Revised Statute (ORS) 332.166-167. Sampling was conducted per the protocols provided in "Testing for Elevated Radon Levels in Oregon, A Protocol and Plan" (The protocol) produced by the Oregon Health Authority.

## Introduction

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. Radon gas may enter the lowest level of a building through floor cracks, structural joints, or plumbing conduits. The EPA's recommended action level for annual exposure to radon gas is 4.0 picoCuries per liter of air (pCi/L). This recommended action level is not a regulatory requirement, but is the level at which the EPA recommends that building owners take action to reduce the level.

## Sampling Methodology

Cascade Environmental conducted a survey for radon gas in all frequently occupied rooms in contact with the soil, whether the contact was slab-on-grade, a basement, a room above a crawl space or any combination of the above. A total of thirty-five rooms were tested from October 25, 2016 through October 28, 2016. Sampling was conducted by Mr. Robert Burns, Industrial Hygienist with Cascade Environmental and Mr. Scott Woods, District Risk Management Supervisor with Newberg School District. In addition, four duplicate samples, two blank samples and two spike samples were collected for quality control purposes per the protocol. The survey was performed to determine the potential presence of radon gas concentrations, and to develop recommendations for follow-up testing and/or potential mitigation systems as necessary. The canisters were left in place for no less than 48 hours and no longer than 96 hours, in accordance with the sampling protocol provided by the laboratory. The open canisters were placed at breathing air level under normal occupancy conditions. To ensure the canisters would be in place at the end of the sampling period, sample locations were identified in areas where the potential for disturbance was minimal. A total of 49 canisters (including duplicates, blanks, spikes and additional samples collected in rooms larger than 2,000 square feet) were collected, sealed, and forwarded for analysis to AccuStar



Labs in Medway, Massachusetts and were analyzed using EPA Method 402-R-92-004. The spike samples were submitted to Radon Measurements Lab (RML) in Colorado Springs, Colorado to be “spiked” with a known amount of radon prior to submittal to AccuStar Labs for quality control purposes. The laboratory analytical reports are included in Appendix A.

The following tables summarize the results of the radon gas samples collected from the facility:

<b>Table 1            Dundee Elementary            140 SW 5<sup>th</sup> Street            Dundee, Oregon 97115            Radon Survey Results 2016</b>			
<b>Sampler Number</b>	<b>Location</b>	<b>Floor</b>	<b>Results (pCi/L)</b>
01	Staff Room	Main	2.2
02	Copy Room	Main	2.6
03	Front Office	Main	2.2
04	Front Office (Duplicate)	Main	2.0
05	Health Room	Main	2.4
06	Principal's Office	Main	2.1
07	Room 10	Main	1.1
08	Room 12	Main	0.7
09	Room 14	Main	1.9
10	Room 14 (Blank)	Main	<0.4
11	Room 16	Main	2.2
12	Room 18	Main	0.7
13	Room 17	Main	0.6
14	Room 15	Main	1.0
17	Room 13	Main	0.7
18	Counselor Room	Main	0.5
19	Room 11	Main	0.9
20	Speech Room	Main	0.7
21	Library	Main	1.5
22	Library	Main	1.6
23	Room 21 Media Room	Main	0.9
24	Room 23	Main	0.8

<b>Table 1</b> <b>Dundee Elementary</b> <b>140 SW 5<sup>th</sup> Street</b> <b>Dundee, Oregon 97115</b> <b>Radon Survey Results 2016</b>			
<b>Sampler Number</b>	<b>Location</b>	<b>Floor</b>	<b>Results (pCi/L)</b>
25	Room 23 (Duplicate)	Main	1.2
26	Room 24	Main	1.5
27	Room 22	Main	1.4
28	Room 20	Main	<0.4
29	Room 20 (Duplicate)	Main	<0.4
30	Room 30	Main	1.4
31	Room 32	Main	1.6
32	Room 32 (Blank)	Main	<0.4
33	Room 34	Main	1.3
35	Cafeteria	Main	1.1
36	Cafeteria	Main	1.0
37	Custodial Office	Main	0.7
39	Kitchen Office	Main	1.0
40	Room 35	Main	1.0
41	Room 33	Main	0.6
42	Room 31	Main	1.2
43	Work Room	Basement	2.6
44	Work Room (Duplicate)	Basement	2.2
45	Leslie's Book Room	Basement	2.2
46	Community Room/ Old Cafeteria	Basement	1.7
47	Gymnasium	Main	1.7
48	Gymnasium	Main	1.3
49	Gymnasium	Main	1.1

Please note that sample #s 15 & 16 were not collected or analyzed due to a previous classroom reconfiguration and that sample #s 34 & 38 were the spike samples and are reported below in Table 2.

<b>Table 2</b> <b>Dundee Elementary</b> <b>140 SW 5<sup>th</sup> Street</b> <b>Dundee, Oregon 97115</b> <b>Spike Results</b>		
<b>Sampler Number/ Device Number</b>	<b>Spike Value (pCi/L) (RML)</b>	<b>Results (pCi/L) (AccuStar Labs)</b>
34/ 3275470	16.1	16.0
38/ 3275464	16.1	16.2

### **CONCLUSION**

The short-term radon sample results for Dundee Elementary School, located at 140 SW 5<sup>th</sup> Avenue in Dundee, Yamhill County, Oregon revealed concentrations of radon gas below the EPA's recommended action level of 4.0 pCi/L in all of the rooms tested. In addition, the results from the duplicates, blanks and spikes collected for quality control purposes were all within acceptable parameters per the protocol.

Based on the sample results, Cascade Environmental does not recommend further investigation at this time.

### **LIMITATIONS**

This report provides a summary of the evidence collected and observations made by Cascade Environmental during this assessment. Cascade Environmental performed short-term radon testing to evaluate impacts to selected areas at this single point in time. Actual radon concentrations can vary between sample points, site conditions and usage. This report is based upon the information developed by Cascade Environmental as a result of this one-time sampling and does not guarantee that the site is free of radon or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future.

Thank you for this opportunity to be of service to Newberg School District 29J. If you have any questions, please feel free to contact us at 503-984-9737 or via email at bob@cascadenviro.com.

Sincerely,  
**Cascade Environmental**



Robert Burns  
 Principal

Attachments: Appendix A – Laboratory Results and Chain-of-Custody Documentation  
 Appendix B – Site Plan

APPENDIX A

LABORATORY RESULTS &  
CHAIN OF CUSTODY DOCUMENTATION

NELAC NY 11769  
NRPP 101193 AL  
NRSB ARL0017

EPA Method #402-R-92-004  
Liquid Scintillation  
NRPP Device Code 8088  
NRSB Device Code 12193

Laboratory Report for:

Property Tested:

Robert Burns Cascade Environmental  
4346 Northeast 73rd Avenue  
Portland OR 97218

Dundee Elementary School  
Southwest 5th Street  
Dundee OR

Log Number	Device Number	Test Exposure Duration:		Area Tested	Result (pCi/L)
2005236	3275484	10/25/2016 7:05 am	10/28/2016 7:05 am	Staff Room Main Floor	2.2
2005237	3275483	10/25/2016 7:08 am	10/28/2016 7:06 am	Copy Room Main Floor	2.6
2005238	3275482	10/25/2016 7:09 am	10/28/2016 7:07 am	Front Office Main Floor	2.2
2005239	3275481	10/25/2016 7:09 am	10/28/2016 7:07 am	Front Office Duplicate Main Floor	2.0
2005240	3275494	10/25/2016 7:19 am	10/28/2016 7:07 am	Health Room Main Floor Main	2.4
2005241	3275493	10/25/2016 7:20 am	10/28/2016 7:08 am	Principal's Office Main Floor	2.1
2005242	3275492	10/25/2016 7:23 am	10/28/2016 7:13 am	Room 10 Main Floor	1.1
2005243	3275491	10/25/2016 7:24 am	10/28/2016 7:15 am	Room 12 Main Floor	0.7
2005244	3275490	10/25/2016 7:26 am	10/28/2016 7:17 am	Room 14 Main Floor	1.9
2005245	3275488	10/25/2016 7:29 am	10/28/2016 7:18 am	Room 16 Main Floor	2.2

**Comment:** AMENDED REPORT on 11/09/2016 to add the beginning & ending dates & times for device #s 3275464 & 3275470. Device #s 3275489 and 3275457 were not received. Confidential: Results sent to Cascade Environmental only

Distributed by: Cascade Environmental

Date Received: 11/02/2016    Date Logged: 11/02/2016    Date Analyzed: 11/03/2016    Date Reported: 11/03/2016

Report Reviewed By:

Report Approved By:

Carolyn D. Koke, President, AccuStar Labs

**Disclaimer:**

The uncertainty of this radon measurement is +/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

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Log Number	Device Number	Test Exposure Duration:		Area Tested	Result (pCi/L)
2005246	3275487	10/25/2016 7:30 am	10/28/2016 7:20 am	Room 18 Main Floor	0.7
2005247	3275486	10/25/2016 7:33 am	10/28/2016 7:22 am	Room 17 Main Floor	0.6
2005248	3275485	10/25/2016 7:34 am	10/28/2016 7:23 am	Room 15 Main Floor	1.0
2005249	3275504	10/25/2016 7:38 am	10/28/2016 7:25 am	Room 13 Main Floor	0.7
2005250	3275503	10/25/2016 7:41 am	10/28/2016 7:26 am	Counselor Room Main Floor	0.5
2005251	3275502	10/25/2016 7:42 am	10/28/2016 7:27 am	Room 11 Main Floor	0.9
2005252	3275501	10/25/2016 7:44 am	10/28/2016 7:28 am	Speech Room Main Floor	0.7
2005253	3275500	10/25/2016 7:45 am	10/28/2016 7:30 am	Library Main Floor	1.5
2005254	3275499	10/25/2016 7:46 am	10/28/2016 7:31 am	Library Main Floor	1.6
2005255	3275498	10/25/2016 7:48 am	10/28/2016 7:32 am	Room 21 Media Room Main Floor	0.9

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Log Number	Device Number	Test Exposure Duration:		Area Tested	Result (pCi/L)
2005256	3275497	10/25/2016 7:49 am	10/28/2016 7:33 am	Room 23 Main Floor	0.8
2005257	3275496	10/25/2016 7:51 am	10/28/2016 7:34 am	Room 23 Duplicate Main Floor	1.2
2005258	3275495	10/25/2016 7:52 am	10/28/2016 7:35 am	Room 24 Main Floor	1.5
2005259	3275505	10/25/2016 7:54 am	10/28/2016 7:36 am	Room 22 Main Floor	1.4
2005260	3275506	10/25/2016 7:56 am	10/28/2016 7:39 am	Room 20 Main Floor	< 0.4
2005261	3275507	10/25/2016 7:56 am	10/28/2016 7:39 am	Room 20 Duplicate Main Floor	< 0.4
2005262	3275508	10/25/2016 8:00 am	10/28/2016 7:40 am	Room 30 Main Floor	1.4
2005263	3275474	10/25/2016 7:55 am	10/28/2016 7:31 am	Room 32 Main Floor	1.6
2005264	3275473	10/25/2016 7:53 am	10/28/2016 7:30 am	Room 34 Main Floor	1.3
2005265	3275470	10/28/2016 3:42 pm	10/31/2016 10:02 am	Reading Room 2 Main Floor	16.0

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Log Number	Device Number	Test Exposure Duration:		Area Tested	Result (pCi/L)
2005266	3275472	10/25/2016 7:51 am	10/28/2016 7:27 am	Cafeteria Main Floor	1.1
2005267	3275455	10/25/2016 7:50 am	10/28/2016 7:26 am	Cafeteria Main Floor	1.0
2005268	3275471	10/25/2016 7:47 am	10/28/2016 7:25 am	Custodial Office Main Floor	0.7
2005269	3275464	10/28/2016 3:42 pm	10/31/2016 10:02 am	Custodial Work Room Main Floor	16.2
2005270	3275469	10/25/2016 7:44 am	10/28/2016 7:23 am	Kitchen Office Main Floor	1.0
2005271	3275468	10/25/2016 7:41 am	10/28/2016 7:21 am	Room 35 Main Floor	1.0
2005272	3275467	10/25/2016 7:39 am	10/28/2016 7:19 am	Room 33 Main Floor	0.6
2005273	3275466	10/25/2016 7:37 am	10/28/2016 7:18 am	Room 31 Main Floor	1.2
2005274	3275465	10/25/2016 7:32 am	10/28/2016 7:16 am	Basement Work Room	2.6
2005275	3275480	10/25/2016 7:32 am	10/28/2016 7:16 am	Basement Work Room Duplicate	2.2

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Log Number	Device Number	Test Exposure Duration:		Area Tested	Result (pCi/L)
2005276	3275479	10/25/2016 7:30 am	10/28/2016 7:15 am	Leslie's Book Room Basement	2.2
2005277	3275478	10/25/2016 7:26 am	10/28/2016 7:13 am	Community Room Old Cafeteria Basement	1.7
2005278	3275477	10/25/2016 7:22 am	10/28/2016 7:10 am	Gymnasium North Side Main Floor	1.7
2005279	3275476	10/25/2016 7:20 am	10/28/2016 7:09 am	Gymnasium Stairs to Loft Main Floor	1.3
2005280	3275475	10/25/2016 7:18 am	10/28/2016 7:08 am	Gymnasium Above Defibulator Main Floor	1.1

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Report Reviewed By:

Report Approved By:

Carolyn D. Koke, President, AccuStar Labs

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Dundee OR

Log Number	Device Number	Test Exposure Duration:		Area Tested	Result (pCi/L)
2006481	3275489	10/25/2016 7:26 am	10/28/2016 7:17 am	Main Floor Room 14 Field Blank	< 0.4
2006482	3275457	10/25/2016 7:55 am	10/28/2016 7:31 am	Main Floor Room 32 Field Blank	< 0.4

**Comment:** Confidential: Results sent to Cascade Environmental only

Test Performed By: Robert Burns

Distributed by: Cascade Environmental

Date Received: 11/04/2016    Date Logged: 11/04/2016    Date Analyzed: 11/05/2016    Date Reported: 11/07/2016

Report Reviewed By: Michel Cleveland

Report Approved By: Carolyn D. Koke

Carolyn D. Koke, President, AccuStar Labs

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Radon Measurements Lab



Dr. James F. Burkhart
1420 Austin Bluffs Parkway
Colorado Springs, CO 80918
719.255.3584

Date 10/31/16

These are the results of the spiking that we performed on the device(s) listed below:

Table with 7 columns: Device Serial #, Start Date, Start Time, Stop Date, Stop Time, Chamber Value \*. Contains two rows of data for devices 3275464 and 3275470.

Handwritten note: 'These samples'

\* Use this value if you previously calibrated with Bowser Mourner or another laboratory. Use this higher value 18.1 pCi/L if you previously calibrated with RML. The difference in calibration values represents an adjustment based on the higher altitude of our chamber and the AP-5 Pylon cells we use to monitor the radon in the chamber.

These devices were spiked in our chamber at an average relative humidity of 38.1 % and an average chamber temperature of 72.9 °F. This chamber is at an elevation of approximately 6479 feet.

The additional information below is provided as a service for our customers who have furnished Radon Measurements Lab with the customer's measured values for the above devices. This equation calculates the difference between our chamber value and the customer's measured value and is called the percent error. It is calculated as follows:

% Error = (Measured Value - Chamber Value) / Chamber Value \* 100

Measured Value Chamber Value % Error of Each of Your Devices

Thank you for your patronage. If we can be of further help, please call us at (719) 255-3584.

Sincerely,

Dr. James F. Burkhart

Handwritten email address: Cjuliano@accvsterlabs.com

Dundee Elementary School  
 SW 5th Street, Dundee, OR  
 Radon Testing 2016

Tester Name: Seth Curtis (Samples DS-80)  
Robert Burns (Samples 01-04/031-49)

Start Date: 10-25-16

Stop Date: 10-28-16

Spike	Lab Use Only	Sample #	Device #	Floor	Room	Start Time	Stop Time	Comments	Lab Use
		01	3275 484	Main	Staff Room	0705	0705		
		02	3275 483	Main	Copy Room	0708	0706		
		03	3275 482	Main	Front Office	0709	0707	top of book shelf	
		04	3275 481	Main	Front Office	0709	0707	Duplicate	
		05	3275 494	Main	Health Room	0719	0707		
		06	3275 493	Main	Principal's Office	0720	0708		
		07	3275 492	Main	Room 10	0723	0713		
		08	3275 491	Main	Room 12	0724	0713		
		09	3275 490	Main	Room 14	0726	0717		
		10	3275 489	Main	Room 14	0726	0717	Blank	
		11	3275 488	Main	Room 16	0729	0718		
		12	3275 487	Main	Room 18	0730	0720		

Dundee Elementary School  
 SW 5th Street, Dundee, OR  
 Radon Testing 2016

Spike	Lab Use Only	Sample #	Device #	Floor	Room	Start Time	Stop Time	Comments	Lab Use
		28	3275 506	Main	Room 20	0756	0739		
		29	3275 507	Main	Room 20	0756	0739	Duplicate	
		30	3275 508	Main	Room 30	0800	0740		
		31	3275 474	Main	Room 32	0755	0731		
		32	3275 457	Main	Room 32	0755	0731	Blank	
		33	3275 473	Main	Room 34	0753	0730		
Spike		34	3275 470	Main	Reading Room 2	0752	0728		
		35	3275 472	Main	Cafeteria	0751	0727		
		36	3275 455	Main	Cafeteria	0750	0726	Above Emergency Kit	
		37	3275 471	Main	Custodial Office	0747	0725		
		38	3275 464	Main	Custodial Work Room	0746	0724		
Spike		39	3275 469	Main	Kitchen Office	0744	0723		
		40	3275 468	Main	Room 35	0741	0721	shelf middle	
		41	3275 467	Main	Room 33	0739	0719	shelf middle of room	
		42	3275 466	Main	Room 31	0737	0718	shelf to right of door	

Dundee Elementary School  
 SW 5th Street, Dundee, OR  
 Radon Testing 2016

Spike	Lab Use Only	Sample #	Device #	Floor	Room	Start Time	Stop Time	Comments	Lab Use
		43	3275 465	Basement	Basement Work Room	0732	0716	SE Cond	
		44	3275 480	Basement	Basement Work Room	0732	0716	Duplicate	
		45	3275 479	Basement	Basement Work Room	0730	0715	Leslie's book Room	
		46	3275 478	Basement	Basement Work Room	0726	0713	Booth middle of Room	
		47	3275 477	Main	Gymnasium	0722	0710	North side of stage on wall	
		48	3275 476	Main	Gymnasium	0720	0709	DN stairs blot	
		49	3275 475	Main	Gymnasium	0718	0708	Above Deliberator	

APPENDIX B  
SITE PLAN



# Dundee Elementary

