



Cascade Radon, Inc.
Testing, Mitigation,
Systems Design
CCB 180537 / CASCARI927C1
Fed ID 26-1809992

12839 NE Airport Way Bldg. 9
Portland, Oregon 97230
Phone: (503) 421-4813
Fax: (503) 281-6170
Office@CascadeRadon.com

Lent Elementary School

(C-64493)

5105 SE 97th Ave., Portland, OR 97266

August 15, 2018



Cascade Radon, Inc.
Testing, Mitigation,
Systems Design
CCB 180537 / CASCARI927C1
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Purpose

Initial testing was performed April 4, 2016 to April 7, 2016 by PBS Engineering and Environmental Inc. Testing indicated 9.2 pCi/L in the main office, 4.0 pCi/L in the custodian Office, 4.3 pCi/L in room 152 and 4.1 pCi/L in the northwest classroom of the building. Cascade Radon was hired in August of 2016 to diagnose the building and develop a mitigation strategy to reduce the radon levels utilizing a temporary system while school was returning for the year.

During the investigation of the building, we noticed that the building is all crawlspace and there is an encapsulation vapor barrier due to asbestos in the soil. This created some challenges because we could not disturb the vapor barrier. By utilizing a mitigation technique called crawlspace depressurization, the levels were reduced by creating lower air pressure in the crawlspace relative to the indoor air pressure above in the school. This work was completed November of 2016 and the temporary system continued to operate under the request of PPS until a permanent system was to be installed in summer of 2017.

In January of 2017 additional test results came in for the detached Music room on the north end of the facility. The results of this room were 11.7 pCi/L, an additional temporary system was installed to quickly reduce the levels in this room and remained operating until the permanent system was installed in the summer of 2017.

The installation of a sub-slab depressurization system in the detached Music room and a crawlspace depressurization system for the main building was used to reduce the radon below the EPA action level of 4 pCi/L. See attached pages for a description of the system components and post-mitigation test results.



Southern mitigation fan



Northern mitigation fan



Central mitigation fan

The main building mitigation fans are located on the roof above custodial storage closets on the north, central and south areas of the building. These up blast ventilators are capable of moving roughly 2,300 cubic feet per minute. These fans create negative pressure below the floor of the building in the crawlspace and draw out radon laden air and direct it safely to the exterior of the building.



Northern system



Southern system



Central system

The main building system suction points are located in three custodial storage rooms. Two 6 inch pipes had to be used due to the suspended concrete slab floor containing rebar that could not be cut through. The vent piping continues in to the drop ceiling and converges to 12 inch pipe then to the fan location on the roof above. The system includes a manometer (pressure gauge), which is a simple means of seeing the system is working mechanically. A manometer also shows how much negative pressure (depressurization) the system is creating. It is understood such a pressure gauge DOES NOT monitor radon levels.



Draw points in the crawlspace



6 inch vent piping converging to 12 inch vent piping through the roof and connecting to the fan.

This is the southern system vent piping continuing from the crawlspace, through the storage room ceiling, in to the drop ceiling attic and through the roof deck to the mitigation fan on the roof. The two other systems are of similar design.



Detached Classroom P2/Music room, the suction point is located in the the storage room of this building . The vent piping continues to the fan located on the roofline above. The system includes a manometer (pressure gauge), which is a simple means of seeing the system is working mechanically. A manometer also shows how much negative pressure (depressurization) the system is creating. It is understood such a pressure gauge DOES NOT monitor radon levels.



The mitigation fan is located on the roof of classroom P2/Music room. This system was designed with a RadonAway RP380 model fan. This fan is utilized when there is porous soil beneath the concrete slab. For secure and durable mounting, a strut channel stand was constructed to support the mitigation fan and electrical components.

Credentials

Cascade Radon, Inc.
12839 NE Airport Way Bldg. 9
Portland, OR 97230
(503)421-4813
office@cascaderadon.com
CCB180537
CASCARI977C1
NEHA/NRPP# 104815RMT
NRSB# 1G0008

Snyder Roofing of Oregon LLC
12650 SW Hall Blvd.
Tigard, OR 97223
(503)620-5252
Snyder-builds.com
CCB135987

Christensen Electric, Inc.
17201 NE Sacramento Street
Portland, OR 97230
(503)419-3300
info@christenson.com
CCB458

Accurate Concrete Cutting
6816 NE 40th Ave.
Vancouver, WA 98661
lj@accurate-concrete-cut.com
CCB191788
W.A. Contr. License# ACCURCC153M2



CASCADE RADON, INC.

Testing, Mitigation,
Systems Design
CCB 180537 / CASCARI927C1

12839 NE Airport Way
Portland, OR 97230
Phone: (503) 421-4813
Fax: (503) 281-6170
Office@CascadeRadon.com

August 15, 2018

C-64493

To: Portland Public Schools
501 N. Dixon Street
Portland, OR 97227

RE: Edwards Elementary School
1715 SE 32nd Place
Portland, OR 97214

Effective: November 17, 2017

Cascade Radon, Inc. warrants that all work has been performed in a workmanlike manner and according to the best standard practices. All materials and equipment are new, unless otherwise specified, and of first quality.

Cascade Radon, Inc. guarantees that the installation will maintain average, long-term, indoor radon levels, based upon approved 9 month duration Alpha-Track testing at or below 4 pCi/L for a period of 10 years.

With the exception of the exhaust fan unit(s), Cascade Radon, Inc. warrants that all labor, work, materials and equipment will be free from faults in material or workmanship for period of ten (10) years from the date of substantial completion.

Includes 5-year manufactures replacement warranty on exhaust fan unit mounted on Classroom P2/Music Room, beginning at time of initial activation, with any related work and materials provided at no cost to the Client.

Includes a 1-year, replacement warranty on parts for the three exhaust fans mounted on the rooftop of the main building, beginning at the time of purchase. Any related work and materials shall be agreed upon in writing and billed to Portland Public School.

All warranties and guarantees are transferable to future owners of the same property.

Warranty or service inquires, please call (503) 421-4813

Sincerely,
Wade Gervais
Division Manager
Cascade Radon, Inc.



TEST DETAILS:

Lent Elementary School
 5105 SE 97th Ave
 Portland, OR 97266

Portland Public Schools

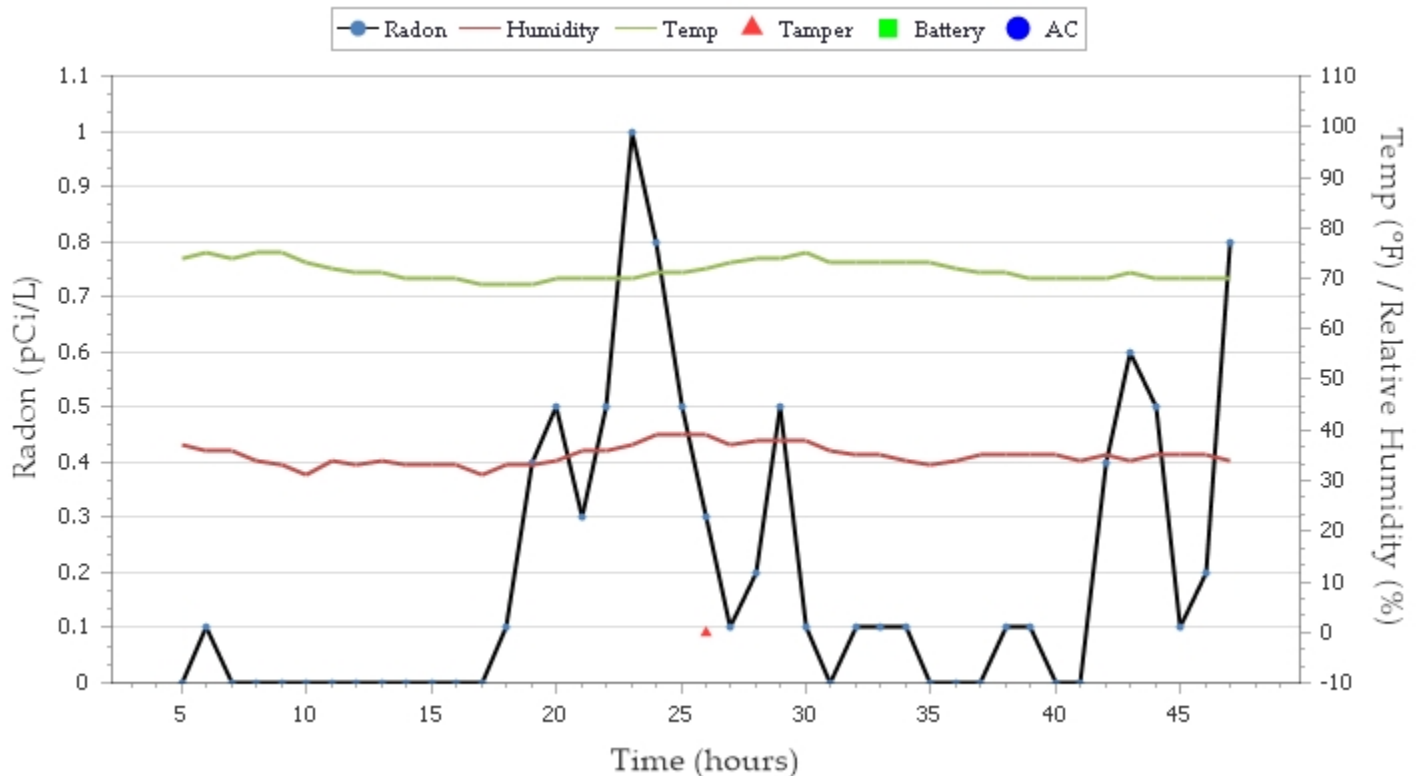
Test Start Date/Time: Tuesday, November 14, 2017 // 9:16 AM
Test End Date/Time: Thursday, November 16, 2017 // 9:16 AM
Location of Instrument: Classroom 152

Notes:

TEST RESULTS:

Average: 0.1 pCi/L

Test ID# 80626



Tamara C Linde

11/17/17

Tamara Linde
 Certification #:

Date

License 1:
 License 2:

CCB 180537/ CASCARI927C1
 NRPP 108946RT, 108953RT



INTERVAL REPORT:

Hour	T	B	AC	pCi/L	Temp	Humd	Alpha
1				0.0	70	40	0
2				0.0	72	38	0
3				0.0	73	36	0
4				0.0	74	37	0
5				0.0	74	37	1
6				0.1	75	36	5
7				0.0	74	36	2
8				0.0	75	34	0
9				0.0	75	33	0
10				0.0	73	31	0
11				0.0	72	34	0
12				0.0	71	33	0
13				0.0	71	34	0
14				0.0	70	33	1
15				0.0	70	33	0
16				0.0	70	33	0
17				0.0	69	31	2
18				0.1	69	33	6
19				0.4	69	33	14
20				0.5	70	34	16
21				0.3	70	36	12
22				0.5	70	36	19
23				1.0	70	37	35
24				0.8	71	39	26
25				0.5	71	39	16
26	*			0.3	72	39	12
27				0.1	73	37	6
28				0.2	74	38	9
29				0.5	74	38	17
30				0.1	75	38	4
31				0.0	73	36	0
32				0.1	73	35	6
33				0.1	73	35	6
34				0.1	73	34	6
35				0.0	73	33	0
36				0.0	72	34	3
37				0.0	71	35	1
38				0.1	71	35	4
39				0.1	70	35	6
40				0.0	70	35	3
41				0.0	70	34	0
42				0.4	70	35	15
43				0.6	71	34	21
44				0.5	70	35	16
45				0.1	70	35	5
46				0.2	70	35	8
47				0.8	70	34	27

Minimum: 0.0 pCi/L **Maximum:** 1.0 pCi/L **Average:** 0.1 pCi/L

Tamara C Linde

11/17/17

Tamara Linde

Date

Certification #:

License 1:

CCB 180537/ CASCARI927C1

License 2:

NRPP 108946RT, 108953RT




**CERTIFICATE OF CALIBRATION
RadStar RS800 Continuous Monitor**

This instrument has been calibrated in accordance with the procedures set forth by the manufacturer.
Please retain this certificate for your records

Cal Date: 4-10-17 Last Cal Date: 03/24/16 Next Cal Date: 4-10-18
Device Serial Number: 1631 Device Type: RS800
Device Status: Passed Failed Radon Chamber: TC 103 B

NRPP Chamber#TC103	Radon Gas Concentration: <u>19.7 pCi/l</u>
CRM Serial Numbers: <u>4183 2173 2178</u>	
Chamber Temperature: <u>69.9 °F</u>	Chamber Humidity: <u>39.3 %RH</u>
Start Chamber Exposure: <u>04/04/17 10:00</u>	Stop Chamber Exposure: <u>04/06/17 08:00</u>

Calibration Number (as found, if applicable) 299 Calib#=(10240/(Hourly Counts/pCi/l))
Calibration Number (Final) 321 Calibrated By: 

RadonAway 3 Saber Way Ward Hill, Massachusetts 01835 978-521-3703

This RadStar Continuous Radon Monitor has been calibrated by the Manufacturer using a standard operating procedure for the calibration of the RS800, TP010 Rev E. This procedure provides for the following performance checks:

- System Functional Checks
- Battery Check
- Back Ground Check in Nitrogen 0.2 pCi/l 14 cph
- Chamber Exposure in known Radon Gas Concentration
- Adjustment to Calibration Number, if necessary
- Adjustment to Background, if necessary
- Verification Chamber Exposure, if necessary

(As Tested Background is Integrated into Instrument Calculation Program, Do Not Adjust Readings by Background)

The manufacturer, RadonAway performs quarterly inter-comparisons with a Secondary Chamber

NRPP Device Code 476 Device group 18 USEPA Verified

Radon Measurement Specialist:

NRSB #6SS0002, NRPP #100842RT



The RadStar RS800 is distributed by Accustar Labs 888-580-9596



TEST DETAILS:

Lent Elementary School
 5105 SE 97th Ave
 Portland, OR 97266

Portland Public Schools

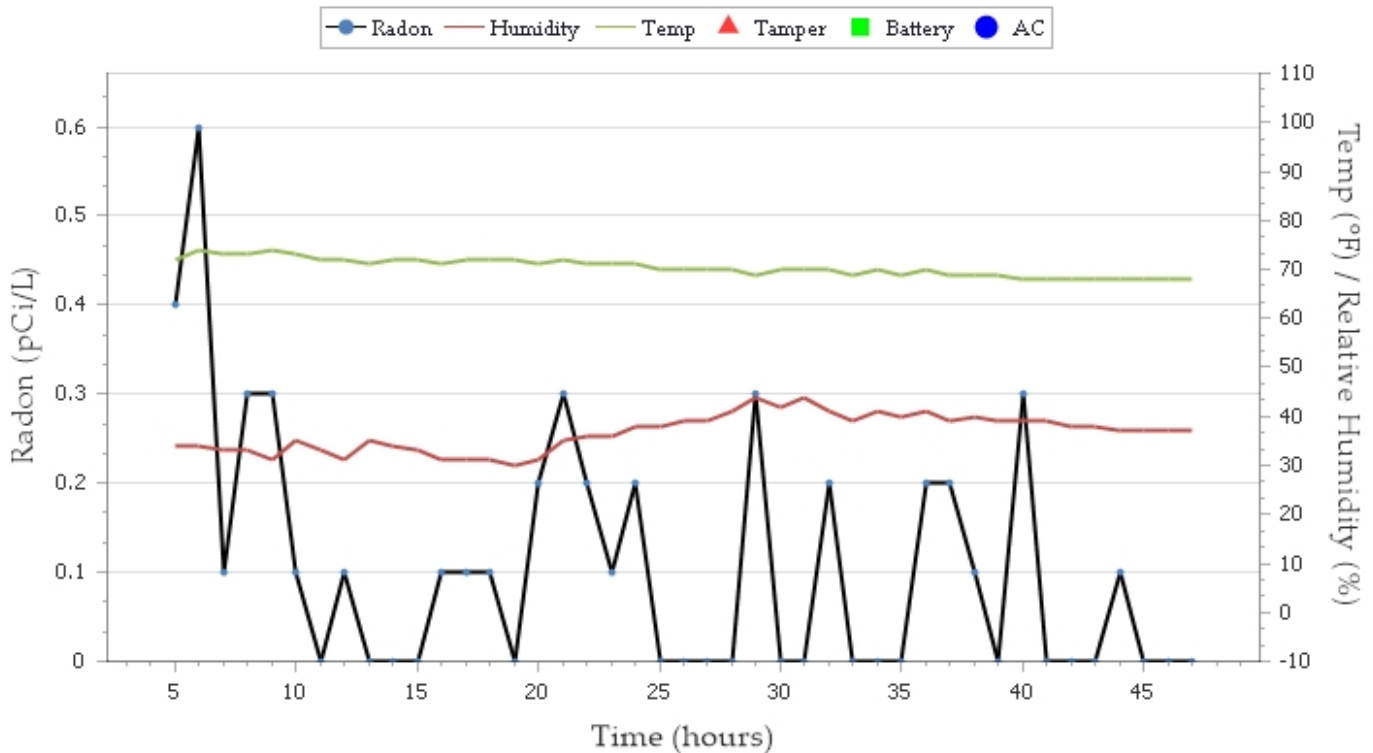
Test Start Date/Time: Tuesday, November 14, 2017 // 8:57 AM
Test End Date/Time: Thursday, November 16, 2017 // 9:07 AM
Location of Instrument: Custodian Office

Notes:

TEST RESULTS:

Average: 0.1 pCi/L

Test ID# 80187



Time (hours)

Tamara C Linde 11/17/17

Tamara Linde Date
 Certification #:
 License 1: CCB 180537/ CASCARI927C1
 License 2: NRPP 108946RT, 108953RT



INTERVAL REPORT:

Hour	T	B	AC	pCi/L	Temp	Humd	Alpha
1				0.0	68	40	0
2				0.0	71	39	3
3				0.0	72	35	1
4				0.2	72	34	8
5				0.4	72	34	16
6				0.6	74	34	20
7				0.1	73	33	5
8				0.3	73	33	12
9				0.3	74	31	10
10				0.1	73	35	5
11				0.0	72	33	3
12				0.1	72	31	5
13				0.0	71	35	0
14				0.0	72	34	0
15				0.0	72	33	1
16				0.1	71	31	4
17				0.1	72	31	6
18				0.1	72	31	5
19				0.0	72	30	1
20				0.2	71	31	7
21				0.3	72	35	11
22				0.2	71	36	9
23				0.1	71	36	4
24				0.2	71	38	7
25				0.0	70	38	0
26				0.0	70	39	3
27				0.0	70	39	1
28				0.0	70	41	3
29				0.3	69	44	12
30				0.0	70	42	3
31				0.0	70	44	0
32				0.2	70	41	8
33				0.0	69	39	0
34				0.0	70	41	0
35				0.0	69	40	2
36				0.2	70	41	9
37				0.2	69	39	9
38				0.1	69	40	6
39				0.0	69	39	3
40				0.3	68	39	10
41				0.0	68	39	2
42				0.0	68	38	0
43				0.0	68	38	2
44				0.1	68	37	4
45				0.0	68	37	0
46				0.0	68	37	1
47				0.0	68	37	0

Minimum: 0.0 pCi/L **Maximum:** 0.6 pCi/L **Average:** 0.1 pCi/L

Tamara C Linde

11/17/17

Tamara Linde

Date

Certification #:

License 1:

CCB 180537/ CASCARI927C1

License 2:

NRPP 108946RT, 108953RT



**CERTIFICATE OF CALIBRATION
RadStar RS800 Continuous Monitor**

This instrument has been calibrated in accordance with the procedures set forth by the manufacturer.
Please retain this certificate for your records

Cal Date: 2-2-17 Last Cal Date: 09/10/15 Next Cal Date: 2-2-18
Device Serial Number: 1980 Device Type: RS800
Device Status: Passed Failed

NRPP Chamber#TC103	Radon Gas Concentration: <u>21.1 pCi/l</u>
Rad7 Serial Numbers: <u>0356 0352</u>	
Chamber Temperature: <u>72.2 °F</u>	Chamber Humidity: <u>46.1 %RH</u>
Start Chamber Exposure: <u>09/23/16 09:00</u>	Stop Chamber Exposure: <u>09/26/16 08:00</u>

Calibration Number (as found, if applicable) 316 Calib#=(10240/(Hourly Counts/pCi/l))

Calibration Number (Final) 316 Calibrated By: [Signature]

RadonAway 3 Saber Way Ward Hill, Massachusetts 01835 978-521-3703

This RadStar Continuous Radon Monitor has been calibrated by the Manufacturer using a standard operating procedure for the calibration of the RS800, TP010 Rev E. This procedure provides for the following performance checks:

- System Functional Checks
- Battery Check
- Back Ground Check in Nitrogen 0.0 pCi/l 14 cph
- Chamber Exposure in known Radon Gas Concentration
- Adjustment to Calibration Number, if necessary
- Adjustment to Background, if necessary
- Verification Chamber Exposure, if necessary

(As Tested Background is Integrated into Instrument Calculation Program, Do Not Adjust Readings by Background)

The manufacturer, RadonAway performs quarterly inter-comparisons with a Secondary Chamber

NRPP Device Code 476 Device group 18 USEPA Verified

Radon Measurement Specialist:

NRSB #6SS0002, NRPP #100842RT

The RadStar RS800 is distributed by Accustar Labs 888-580-9596



TEST DETAILS:

Lent Elementary School
 5105 SE 97th Ave
 Portland, OR 97266

Portland Public Schools

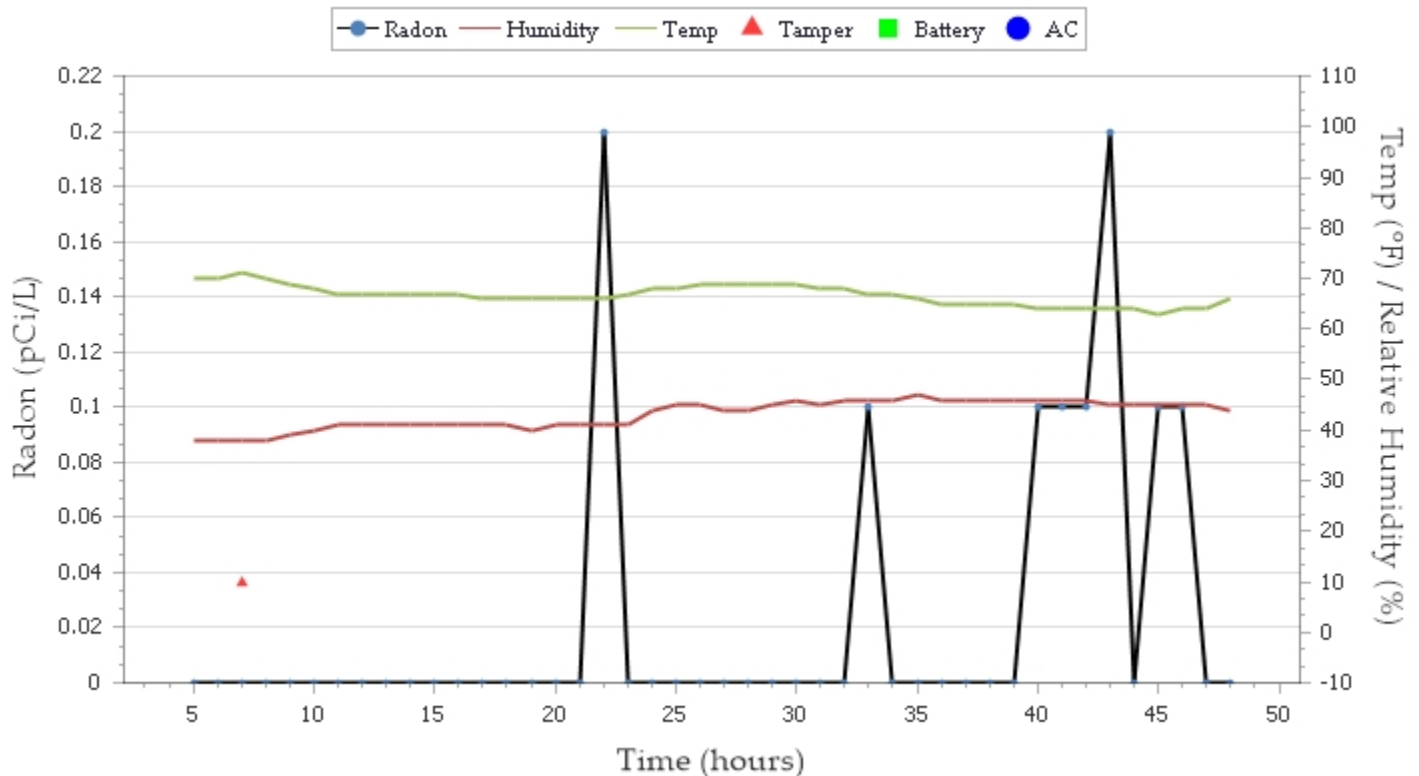
Test Start Date/Time: Tuesday, November 14, 2017 // 8:50 AM
Test End Date/Time: Thursday, November 16, 2017 // 9:01 AM
Location of Instrument: Main Office

Notes:

TEST RESULTS:

Average: 0.0 pCi/L

Test ID# 80316



Tamara C Linde

11/17/17

Tamara Linde
 Certification #:

Date

License 1:
 License 2:

CCB 180537/ CASCARI927C1
 NRPP 108946RT, 108953RT



INTERVAL REPORT:

Hour	T	B	AC	pCi/L	Temp	Humd	Alpha
1	*			0.1	65	45	6
2	*			0.4	67	44	13
3				0.0	69	41	0
4				0.0	70	39	1
5				0.0	70	38	0
6				0.0	70	38	0
7	*			0.0	71	38	0
8				0.0	70	38	0
9				0.0	69	39	0
10				0.0	68	40	0
11				0.0	67	41	0
12				0.0	67	41	0
13				0.0	67	41	0
14				0.0	67	41	0
15				0.0	67	41	0
16				0.0	67	41	0
17				0.0	66	41	2
18				0.0	66	41	1
19				0.0	66	40	0
20				0.0	66	41	1
21				0.0	66	41	3
22				0.2	66	41	7
23				0.0	67	41	0
24				0.0	68	44	0
25				0.0	68	45	2
26				0.0	69	45	3
27				0.0	69	44	0
28				0.0	69	44	0
29				0.0	69	45	0
30				0.0	69	46	0
31				0.0	68	45	0
32				0.0	68	46	0
33				0.1	67	46	5
34				0.0	67	46	0
35				0.0	66	47	0
36				0.0	65	46	0
37				0.0	65	46	0
38				0.0	65	46	0
39				0.0	65	46	2
40				0.1	64	46	5
41				0.1	64	46	6
42				0.1	64	46	5
43				0.2	64	45	9
44				0.0	64	45	0
45				0.1	63	45	6
46				0.1	64	45	6
47				0.0	64	45	3
48				0.0	66	44	3

Minimum: 0.0 pCi/L **Maximum:** 0.2 pCi/L **Average:** 0.0 pCi/L

Tamara C Linde 11/17/17
 Tamara Linde Date

Certification #:

License 1:

CCB 180537/ CASCARI927C1

Tamara Linde
Cascade Radon
12839 NE Airport Way
Portland, OR 97230
Phone: 503-421-4813
office@cascaderadon.com

Fax: 503-281-6170



License 2:

NRPP 108946RT, 108953RT



**CERTIFICATE OF CALIBRATION
RadStar RS800 Continuous Monitor**

This instrument has been calibrated in accordance with the procedures set forth by the manufacturer.
Please retain this certificate for your records

Cal Date: 10-20-18 Last Cal Date: 10/19/16 Next Cal Date: 10-20-17
Device Serial Number: 1779 Device Type: RS800
Device Status: Passed X Failed Radon Chamber: TC 103 B

NRPP Chamber#TC103	Radon Gas Concentration:	<u>19.4 pCi/l</u>
CRM Serial Numbers:	<u>4183 2173 2178</u>	
Chamber Temperature:	<u>70.1 °F</u>	Chamber Humidity: <u>46.6 %RH</u>
Start Chamber Exposure:	<u>10/16/17 10:00</u>	Stop Chamber Exposure: <u>10/18/17 08:00</u>

Calibration Number (as found, if applicable) 336 *Calib#=(10240/(Hourly Counts/pCi/l))*
Calibration Number (Final) 336 Calibrated By: [Signature]

RadonAway 3 Saber Way Ward Hill, Massachusetts 01835 978-521-3703

This RadStar Continuous Radon Monitor has been calibrated by the Manufacturer using a standard operating procedure for the calibration of the RS800, TP010 Rev F. This procedure provides for the following performance checks:

- System Functional Checks
- Battery Check
- Back Ground Check in Nitrogen 0.2 pCi/l 15 cph
- Chamber Exposure in known Radon Gas Concentration
- Adjustment to Calibration Number, if necessary
- Adjustment to Background, if necessary
- Verification Chamber Exposure, if necessary

(As Tested Background is Integrated into Instrument Calculation Program, Do Not Adjust Readings by Background)

The manufacturer, RadonAway performs quarterly inter-comparisons with a Secondary Chamber

NRPP Device Code 476 Device group 18 USEPA Verified

Radon Measurement Specialist:

NRSB #6SS0002, NRPP #100842RT

The RadStar RS800 is distributed by Accustar Labs 888-580-9596



TEST DETAILS:

Lent Elementary School
 5105 SE 97th Ave
 Portland, OR 97266

Portland Public Schools

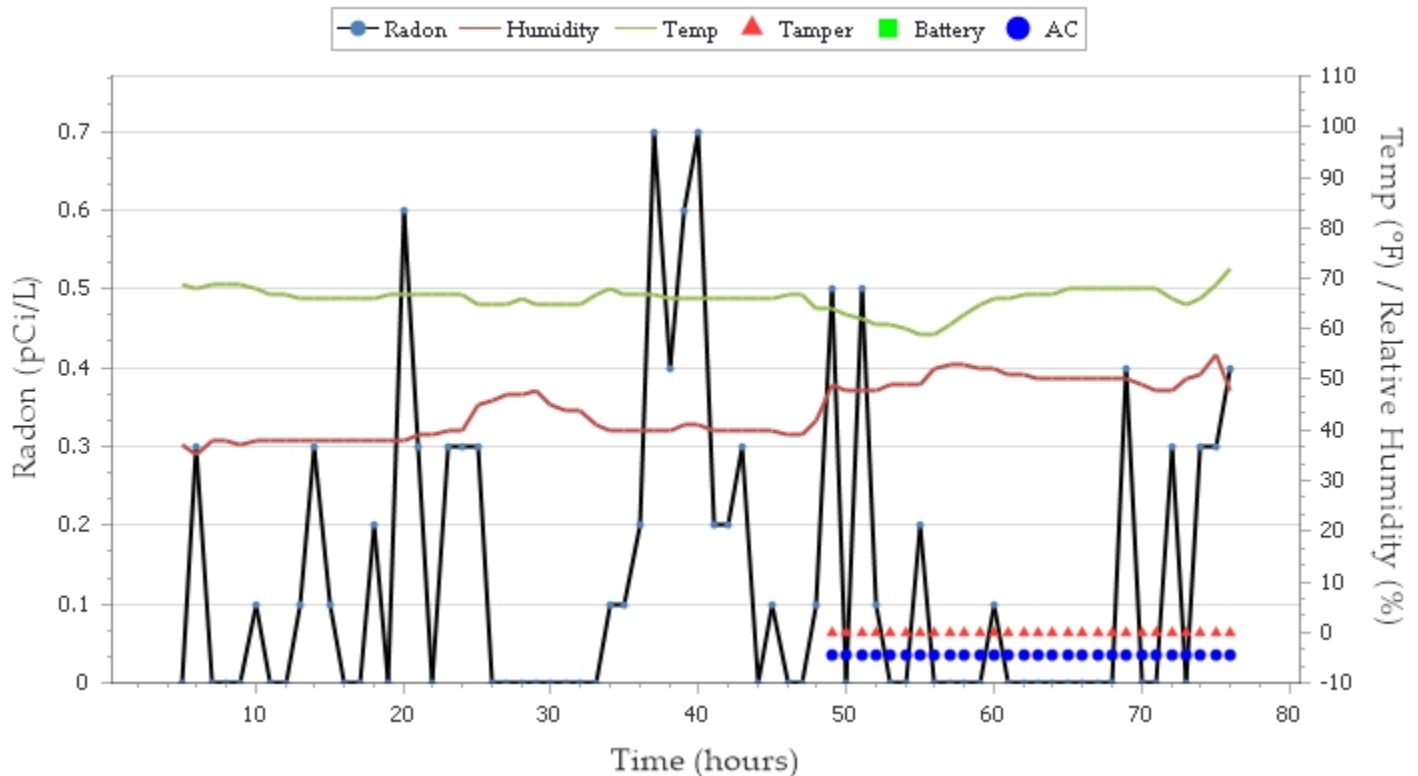
Test Start Date/Time: Tuesday, November 14, 2017 // 9:11 AM
Test End Date/Time: Thursday, November 16, 2017 // 9:11 AM
Location of Instrument: NW Classroom

Notes:

TEST RESULTS:

Average: 0.1 pCi/L

Test ID# 80355



Tamara C Linde

11/17/17

Tamara Linde
 Certification #:

Date

License 1:
 License 2:

CCB 180537/ CASCARI927C1
 NRPP 108946RT, 108953RT



INTERVAL REPORT:

Hour	T	B	AC	pCi/L	Temp	Humd	Alpha
1				0.4	66	44	13
2				0.0	68	40	3
3				0.0	69	38	0
4				0.1	69	37	6
5				0.0	69	37	2
6				0.3	68	35	11
7				0.0	69	38	3
8				0.0	69	38	0
9				0.0	69	37	0
10				0.1	68	38	6
11				0.0	67	38	0
12				0.0	67	38	3
13				0.1	66	38	4
14				0.3	66	38	12
15				0.1	66	38	5
16				0.0	66	38	2
17				0.0	66	38	3
18				0.2	66	38	7
19				0.0	67	38	3
20				0.6	67	38	21
21				0.3	67	39	12
22				0.0	67	39	0
23				0.3	67	40	10
24				0.3	67	40	11
25				0.3	65	45	12
26				0.0	65	46	0
27				0.0	65	47	0
28				0.0	66	47	2
29				0.0	65	48	0
30				0.0	65	45	0
31				0.0	65	44	0
32				0.0	65	44	0
33				0.0	67	41	0
34				0.1	68	40	6
35				0.1	67	40	4
36				0.2	67	40	8
37				0.7	67	40	22
38				0.4	66	40	13
39				0.6	66	41	21
40				0.7	66	41	22
41				0.2	66	40	7
42				0.2	66	40	8
43				0.3	66	40	11
44				0.0	66	40	3
45				0.1	66	40	5
46				0.0	67	39	0
47				0.0	67	39	0
48				0.1	64	42	4
49	*		*	0.5	64	49	18
50	*		*	0.0	63	48	0
51	*		*	0.5	62	48	16
52	*		*	0.1	61	48	4
53	*		*	0.0	61	49	0
54	*		*	0.0	60	49	0
55	*		*	0.2	59	49	9
56	*		*	0.0	59	52	3
57	*		*	0.0	61	53	0

Tamara Linde
 Cascade Radon
 12839 NE Airport Way
 Portland, OR 97230
 Phone: 503-421-4813
 office@cascaderadon.com

Fax: 503-281-6170



58	*	*	0.0	63	53	0
59	*	*	0.0	65	52	0
60	*	*	0.1	66	52	6
61	*	*	0.0	66	51	1
62	*	*	0.0	67	51	0
63	*	*	0.0	67	50	0
64	*	*	0.0	67	50	0
65	*	*	0.0	68	50	0
66	*	*	0.0	68	50	0
67	*	*	0.0	68	50	0
68	*	*	0.0	68	50	0
69	*	*	0.4	68	50	13
70	*	*	0.0	68	49	1
71	*	*	0.0	68	48	3
72	*	*	0.3	66	48	11
73	*	*	0.0	65	50	1
74	*	*	0.3	66	51	12
75	*	*	0.3	69	55	11
76	*	*	0.4	72	48	13

Minimum: 0.0 pCi/L **Maximum:** 0.7 pCi/L **Average:** 0.1 pCi/L

Tamara C Linde

11/17/17

Tamara Linde

Date

Certification #:

License 1:

CCB 180537/ CASCARI927C1

License 2:

NRPP 108946RT, 108953RT



**CERTIFICATE OF CALIBRATION
RadStar RS800 Continuous Monitor**

This instrument has been calibrated in accordance with the procedures set forth by the manufacturer.
Please retain this certificate for your records

Cal Date: 4-10-17 Last Cal Date: 02/05/16 Next Cal Date: 4-10-18
Device Serial Number: 1665 Device Type: RS800
Device Status: Passed Failed Radon Chamber: TC 103 B

NRPP Chamber#TC103	Radon Gas Concentration: <u>19.7 pCi/l</u>
CRM Serial Numbers: <u>4183 2173 2178</u>	
Chamber Temperature: <u>69.9 °F</u>	Chamber Humidity: <u>39.3 %RH</u>
Start Chamber Exposure: <u>04/04/17 10:00</u>	Stop Chamber Exposure: <u>04/06/17 08:00</u>

Calibration Number (as found, if applicable) 316 Calib#=(10240/(Hourly Counts/pCi/l))
Calibration Number (Final) 327 Calibrated By: Ken Truitt

RadonAway 3 Saber Way Ward Hill, Massachusetts 01835 978-521-3703

This RadStar Continuous Radon Monitor has been calibrated by the Manufacturer using a standard operating procedure for the calibration of the RS800, TP010 Rev E. This procedure provides for the following performance checks:

- System Functional Checks
- Battery Check
- Back Ground Check in Nitrogen 0.1 pCi/l 11 cph
- Chamber Exposure in known Radon Gas Concentration
- Adjustment to Calibration Number, if necessary
- Adjustment to Background, if necessary
- Verification Chamber Exposure, if necessary

(As Tested Background is Integrated into Instrument Calculation Program. Do Not Adjust Readings by Background)

The manufacturer, RadonAway performs quarterly inter-comparisons with a Secondary Chamber

NRPP Device Code 476 Device group 18 USEPA Verified

Radon Measurement Specialist:

NRSB #6SS0002, NRPP #100842RT

The RadStar RS800 is distributed by Accustar Labs 888-580-9596