

Agenda
Citizens Oversight Committee
March 20, 2017
District Office Board Room
6:00 p.m.

Michelle L. Johnstone
Superintendent

Tami Montague
Director of Fiscal
Services

Kevin Montague
Facilities Director

Tim Larson
Athletic Director

Committee Members

Rich McFarland
Chair

Bill Blair

Matt Forsberg

Vonnie Good

Sheila Myers

Gary Suderman

Andrea Wilcoxon

Glen Miller

Jerry Boudreaux

Marilyn Essex

Jonathon Schrock

Secretary
Kate Hall

Dallas School District
111 SW Ash Street
Dallas OR 97338

503.623.5594 ph.
503.623.5597 fax

- 1.0 Welcome**
- 2.0 Approval of Minutes – February 20, 2017**
- 3.0 Project Updates**
 - 3.1 Financial**
 - 3.2 MPR's/seismic/kitchens**
 - 3.3 Privacy for All**
 - 3.4 Radon**
 - 3.5 Drainage**
- 4.0 CTE programming – Tim Ray, Steve Spencer, Tim Larson**
- 5.0 Public Input**
- 6.0 Next Meeting – April 17, 2017**
- 7.0 Adjourn**

**Minutes
Citizens Oversight Committee
February 20, 2017
District Office Board Room
6:00 pm**

Present: Rich McFarland, Matt Forsberg, Marilyn Essex, Vonnie Good, Jerry Boudreaux, Sheila Myers, Glen Miller, Kevin Montague, Michelle Johnstone

Guests: Gordon Gentry

1.0 Welcome – New Member, Jon Schrock

2.0 Approval of Minutes – Clarification was requested for section 4.1 paragraph 3 regarding how districts receive the funding and why we had not applied. There was also a question as to how the district finds out about grant and other funding opportunities. District personnel make an effort to stay informed. It also helps to know people in particular industries which provide funding to districts and specific projects.

A motion was made by Glen Miller to approve the minutes with the following clarification to section 4.1 paragraph 3: “We could not and did not apply for the OSCIM program because we did not have a bond on the ballot which is a requirement for application”. The motion received a second by Sheila Myers and passed unanimously.

3.0 New Member - Jonathon Schrock – The members welcomed Jon to the committee.

4.0 Project Updates

4.1 Financial – Regarding the bond, there are no significant changes since last month. There are no concerns about meeting our required 85% spend down.

The district is being faced with significant budget cuts based on estimates from the state. The district is currently at 70% of what the Quality Education Model suggests. Morrison, as an individual campus, is right on track with the Quality Education Model. Oregon places 48th (low) in the nation for educational spending.

The finance committee will be meeting to discuss, in depth, what the budget cuts mean and what it will look like for our district. Committee members are welcome to attend.

4.2 MPRs –

4.2.1 Schedule for bidding – Bid opening for Lyle and Oakdale is scheduled for March 30th. They will both be advertised March 8th with a non-

mandatory pre-bid walk-through on March 16. There will be a non-mandatory walk-through for Whitworth on Wednesday, March 3rd and bid opening will be March 21st. All three projects will be presented to the board for ratification on April 10th. There will likely be a follow-up walk through for all three projects. Committee members are welcome to attend pre-bid walk-throughs if they wish with the understanding that much of the dialogue will be technical in nature regarding the project specifications.

Advertisements will be published in the DJC, Itemizer-Observer and the Statesman Journal. The law indicates we must advertise in local publications. The challenge is that there are very few local (Dallas/Monmouth/Independence) general contractors who can do our projects. There was a suggestion to also advertise on ORPIN. Kate will look into that.

There is excitement and nervousness as we get closer to beginning these projects. There are no strong reservations regarding general contractors. However there is some concern about subcontractors as there may not be many available. General contractors are required to disclose their first tier disclosures no later than two hours after the bid opening.

Gordon Gentry is the owner's representative for the Lyle and Oakdale projects. Seth Arnesen is the owner's representative for the Whitworth projects. They will also be working together on all projects and keep each other informed so if one of them is not available at a particular time the other can step in. The district is in a very good position to manage these projects.

Go-Pro units will be purchased to document the processes for historical information and to collect "before" and "after" photo documentation. In addition, they would be used for publicity and general information to staff, stakeholders and the community at large.

The current schedule will have Whitworth being completed in two phases. Due to the timing of the grant award the district missed one full construction season. Kevin applied for an extension which will allow the project completion date to extend through summer 2018. Phase I will begin right after school is out this year and will be complete before classes begin in September. Phase I will include the north wing, kitchen, MPR seismic work and will also include some of the projected bond work. The bond work, however, will be bid separately from the seismic work.

Necessary abatement at Whitworth will be complete over spring break as will the library carpet installation. Students volunteers will help get things moved out for the abatement. Custodial and engineer staff will help move things back in prior to classes resuming after spring break.

Abatement work will include the kitchen area, stage area including piping insulation, library, two classrooms, staff lounge and office floors. All areas except the library will be left uncovered and will move towards polished concrete during summer construction.

Work at Whitworth is a challenge logistically since the construction time is very tight. The building needs to be ready for occupancy by August 25th, 2017. A clear message needs to be sent to the contractor that the building must be ready. It was suggested that liquidated damages be set at \$10,000 per day. The architect says that is too much. Kevin suggested a percentage of the total contract or a flat rate that is compounded. There needs to be extreme caution to avoid change orders and delays. While Whitworth admin says they can “make it work” if they absolutely have to, that will come at a financial consequence. Matt also pointed out that contractors consider overtime rates when bidding projects to offset potential liquidated damage costs causing bids to come in higher than they would otherwise.

Phase II at Whitworth will include the south wing and, if an additional grant is awarded for it, the gymnasium.

There will be no attempt to fully complete Oakdale and Lyle in one summer. Additionally, the existing kitchen cannot be decommissioned until the new MPR/kitchen is complete. It is anticipated that the new construction will be done in January or February 2018 with the decommissioning and repurposing of existing spaces beginning June 2018 and substantial completion of the entire project by August 2018.

4.3 **Energy Project**

4.3.1 ETO Incentives Received – We have received a \$2,500.00 incentive check from the Energy Trust of Oregon for including them in a pre-planning meeting. We also received a \$6,840.00 rebate check for the roof work previously completed at Lyle. The Energy Trust of Oregon is very aggressively helping us to get as much money as possible through their programs. If we do well they may use our district as an example of how money can be saved and dollars stretched and leveraged.

The Oregon Department of Energy is also helping us with our projects to leverage money and increase efficiency.

- 4.4 **Radon** – TRC will begin radon testing tomorrow. They are the same company who did our lead (water) testing. They are very competitive and have very good references. We will be testing over 400 sites at a cost of approximately \$23,000.00. We do not expect any surprises. Based on previous tests we are confident our radon levels should be within EPA guidelines.

Radon abatement, if necessary, is making sure air exchangers and HVAC units are working properly as well as exhaust units. However, we have no concerns of elevated radon levels. Based on what we know from previous tests, which were conducted in closed buildings outside of normal occupancy, testing with proper protocols during occupied times between November 1 and March 31 (primary heating season) results will be within EPA acceptable levels.

- 4.5 **Drainage** – See packet information which is the last communication from the engineer. The City of Dallas master plan did not include key details. Therefore, the district has been directed to plan based on 100 year storm event standards.

The engineer defined potential detention areas. However, there is a concern regarding the shallowness of the existing drainage system. Planning based on the 100 year storm event increases the cost of the project significantly.

The top of the map (in the packet) shows the route for heavy equipment, gravel, etc., which is a lot of weight frequently in that area, which makes drainage options more challenging. Because the City did not do a complete plan, if we want to look into other options for drainage besides the 100 year storm event, we would have to do our own basin study. The basin area begins up by the cemetery and encompasses the entire basin area. The study would be extremely expensive and may not change what we have to do. Including a pump is an option, however, pumps tend to fail under high use which is exactly when it would be needed. Additionally, pumps cannot work without power and extreme weather events tend to cause power outages. Kevin shared several photos of recent rain events with daily precipitation amounts of 1.05 and 1.86 inches. There is little water infiltration deeper than two to four feet.

Another question posed was how much money the committee wants to spend on drainage alone when the committee decided that \$1.6 million was too much for a ready-made CTE facility. The cost to solve the drainage problems at the athletic complex will far exceed \$1.6 million. The current bond issuance has been spent. Due to added projects, such as lead testing and privacy-for-all, much of the second issuance is already earmarked.

Past estimates for drainage-only were at \$386k and are now at \$425k, which does not create a surface compatible for a sand cap or artificial turf in the future. Earthwork, alone, is very expensive. In approximately 2012 the estimate for a

stand-alone concession/restroom facility (which would address ADA issues) received a low bid of approximately \$409k, which did not include plumbing, electrical or HVAC and \$250k of that was for only the drainage portion.

If the committee decided to spend \$.5 million on the stadium, \$.5 million on concessions and \$.5 million on drainage, that still leaves the football field and track that slopes along with athletic complex issues and wish-lists.

The current drainage options include: drainage upgrades to simply get the water off the fields; drainage to support a sand cap or artificial turf field; or bring the entire complex up to current standards. Final cost estimates for each option should be available by the next meeting. The committee is asked to consider if they want to spend on this complex or wait to find a better site at a later date that will have fewer concerns. To maintain the current complex to health and safety standards the bleachers must be fixed and ADA issues addressed, which can be done incrementally. It is important to remember, there are greater concerns than just drainage alone.

5.0 CTE

5.1 **Funding** – Measure 98 did pass. The measure indicated funding to our district for CTE of approximately \$800 per student. However, the governor’s budget is closer to \$400 per student and could potentially end up being even less as there is no revenue stream indicated to fund the measure.

With measure funds the district would like renovate the high school to allow for classes such as culinary/foods, expanded shop classes, CAD classes, etc. There is also a desire to partner with Chemeketa for classes such as agriculture and welding. Steve Spencer will come to the meeting next month for further discussion.

6.0 Public input – There was no public input.

7.0 Next meeting – March 20, 2017 at 6:00 p.m. in the district office board room.

8.0 Adjourn – The meeting was adjourned at 7:30 p.m.

Rich McFarland / Committee Chair

Date

Kate Hall / Committee Secretary

Date

Bond Projects Financial Report																											
RESOURCES (Through Phase III Energy Projects)																											
	Apr 2014-Jun 2016			2016-17											2016-17	All Yrs Combined											
	Prior Yrs			Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17			Total YR 3	Total Actual	Projected	Total Actual + Projected										
Interest	\$	58,284	\$	5,032	\$	5,167	\$	4,797	\$	5,327	\$	4,878	\$	4,998	\$	5,511	\$	4,878	\$	40,588	\$	98,872	\$	42,000	\$	140,872	
State Grants	\$	-													\$	9,340		\$	9,340	\$	9,340				\$	9,340	
Energy Incentives															\$	-		\$	-	\$	-				\$	-	
Seismic Grant (\$1,492,900)	\$	-																			\$	-				\$	-
Bond Proceeds	\$	9,696,340													\$	-		\$	-	\$	-	\$	9,696,340			\$	9,696,340
TOTAL RESOURCES	\$	9,754,623	\$	5,032	\$	5,167	\$	4,797	\$	5,327	\$	4,878	\$	4,998	\$	5,511	\$	14,218	\$	49,928	\$	9,804,551	\$	42,000	\$	9,846,551	
REQUIREMENTS																						Total Expended	Encumbered/Contracted			Total Enc + Exp	
000 - General Bond Management	\$	241,492	\$	9,523	\$	30,938	\$	9,523	\$	(7,574)	\$	9,524	\$	15,541	\$	14,881	\$	14,900	\$	97,256	\$	338,748	\$	84,965	\$	423,713	
200 - Parking Lots & Grounds (SubCat = Landscape, Irrigation, Drainage, Concrete, Fencing)					\$	16,849	\$	21,532					\$	923	\$	3,408			\$	42,711	\$	42,711	\$	5,169	\$	47,881	
300/400 - Energy Projects (SubCat = Windows, Electrical, HVAC/Boilers, Technology)	\$	277,665			\$	3,500	\$	7,066	\$	31,582			\$	834					\$	42,982	\$	320,647	\$	48,573	\$	369,220	
500 - Roofing & Envelope, Ancillary Bldgs (SubCat = Windows, Athletic Complex, Siding, Gutters)	\$	2,166,135	\$	107,540	\$	237,830	\$	217,447	\$	30,983	\$	(1,953)	\$	1,013					\$	592,860	\$	2,758,995	\$	201,704	\$	2,960,698	
600 - Interior Repairs & Renovation (SubCat = Flooring, Paint, Interior Remodel)																			\$	-	\$	-			\$	-	
700 - Health & Safety (SubCat = Seismic Grant, Survey, Access Controls, Cameras)					\$				\$	19,659	\$	2,838			\$	24,000			\$	46,497	\$	46,497	\$	46,497	\$	92,995	
800 - Plumbing (SubCat = Restroom Privacy, Re-piping)	\$	89,505				\$	2,461	\$	7,950	\$	12,765	\$	29,299	\$	6,345	\$	12,375	\$	18,360	\$	89,554	\$	179,059	\$	76,665	\$	255,725
900 - New Construction (SubCat = MPRs, CTE, Kitchen)	\$	280,320				\$	26,199	\$	20,968	\$	47,572	\$	10,340	\$	70,382	\$	74,349	\$	234	\$	250,044	\$	530,364	\$	231,905	\$	762,269
TOTAL REQUIREMENTS	\$	3,055,117	\$	117,063	\$	317,777	\$	284,485	\$	134,988	\$	50,048	\$	95,037	\$	129,013	\$	33,494	\$	1,161,905	\$	4,217,022	\$	695,479	\$	4,912,501	
ENDING FUND BALANCE	\$	6,699,506																		\$	(1,111,977)	\$	5,587,529	\$	(653,479)	\$	4,934,050

Bond Series 2015 (First Issuance)			% Spend	
of 36 months		Amount	Down	
		22	61.1%	
Par Amount		\$ 9,696,340		
Actual Expenditures to Date		\$ 4,217,022	43.49%	
Committed/Contracted/Encumbered		\$ 695,479	7.17%	
TOTAL Spent/Committed		\$ 4,912,501	50.66%	
		\$ 5,925,541		
* 85% of Issuance must be "substantially" Spent/Committed by April 2018		\$ (1,013,040)		



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March 13, 2017

Ms. Kate Hall
Dallas School District #2
111 SW Ash Street
Dallas, OR 97338

VIA email to: kate.hall@dsd2.org

**RE: Radon Testing
Whitworth Elementary School
1151 SE Miller Avenue
Dallas, OR 97338**

TRC Project: 272838

Ms. Hall:

At your request, TRC Environmental Corporation (TRC) performed radon in air testing at the Whitworth Elementary School located at 1151 SE Miller Avenue, in Dallas, Oregon.

Testing Procedures

Prior to conducting the radon testing, to maintain proper testing conditions, a notification letter from the school administration was provided to staff informing them of the scheduled radon testing dates and protocols. Testing was performed under the guidance of TRC personnel certified as Radon Measurement Providers by the National Environmental Health Association (NEHA) National Radon Proficiency Program (NRPP). The initial radon testing was performed between February 28, 2017 and March 3, 2017.

Radon testing was conducted using the protocols recommended by the United States Environmental Protection Agency (EPA) and the Oregon Health Authority (OHA) as directed by ORS 332.166-167. Testing was conducted by taking initial short-term measurements of frequently occupied rooms in contact with the soil or above a basement or crawlspace. Frequently occupied rooms include classrooms, offices, cafeterias, libraries and gymnasiums. Areas such as restrooms, hallways, stairwells, elevator shafts, utility closets and storage closets need not be tested. Testing was conducted during the weekday while school was in session and Heating Ventilation and Air-Conditioning (HVAC) systems were operating normally.

The radon sampling devices placed in Whitworth Elementary School were short-term (3-day) passive, 4-inch open-faced, activated charcoal absorption canisters, deployed in general accordance with the OHA guidance documents *Testing for Elevated Radon in Oregon Schools*, as well as the EPA guidance documents *Radon Measurements in Schools, July 1993, and Indoor*

Radon and Radon Decay Product Measurement Device Protocols, July 1992. After retrieval from Woodward Elementary School, the canisters were returned to TRC's American Association of Radon Scientists and Technologists (AARST)/National Environmental Health Association (NEHA) and National Radon Proficiency Program (NRPP)-certified Analytical Laboratory for analysis utilizing a gamma scintillation spectroscopy system.

A warning sheet was placed underneath each testing device to alert occupants that radon testing was in progress, and that the device should not be disturbed and the windows must remain closed. TRC followed the EPA and OHA guidance for placing testing devices, as reasonably feasible, based on each room's configuration and usage. Testing devices were generally placed within the rooms away from drafts, vents and appliance, 20 inches above the floor, 3 feet from any exterior walls, doors or windows, 1 foot from any interior walls, 4 inches from other objects, away from heat, areas of high humidity and direct sunlight and where they were least likely to be disturbed. Multiple testing devices were utilized in rooms that were greater than 2000 square feet. Testing for the District included, spikes, 10% duplicated measurements and 5% blank measurements to provide appropriate quality assurance/quality control (QA/QC) measures. Samples were left in place for 3 days to ensure optimum results.

Samples Collected and Results

Testing was performed testing in 38 locations within this school. **All of the 38 rooms tested had results below the EPA recommended action level of 4.0 picocuries per liter (pCi/L) of air, with the highest readings in two (2) locations of 3.7 pCi/L and 3.8 pCi/L.**

Enclosed, please find the testing device warning sheet, a sample location map and laboratory analytical data.

TRC appreciates the opportunity to provide you with environmental consulting services. We look forward to working with you on future endeavors. If you have any questions or comments concerning this report, please call TRC at (503) 387-3251.

Sincerely,
TRC Environmental Corporation



Victoria Shepersky
Senior Industrial Hygienist

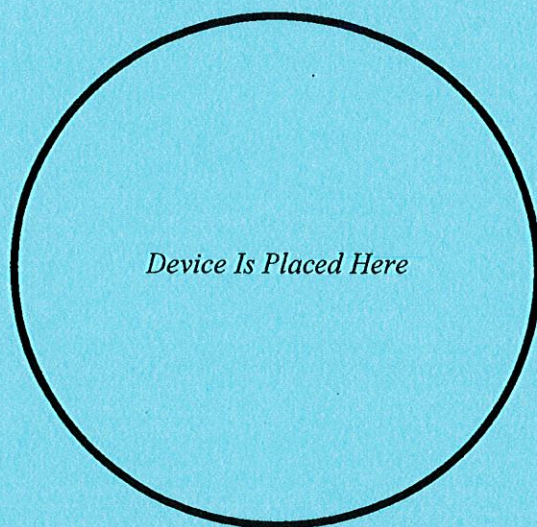


Ron Landolt
NW Region BSI Practice Leader

Attachments: Appendix A – Radon Device Warning Sheet
Appendix B – Sample Location Map
Appendix C – Laboratory Results

Appendix A – Radon Device Warning Sheet

**DO NOT TOUCH, MOVE,
OR DISTURB UNDER
ANY CIRCUMSTANCES!**
(KEEP YOUR WINDOWS CLOSED)



**RADON TESTING
IN PROGRESS**

(Canister and its contents are not harmful)

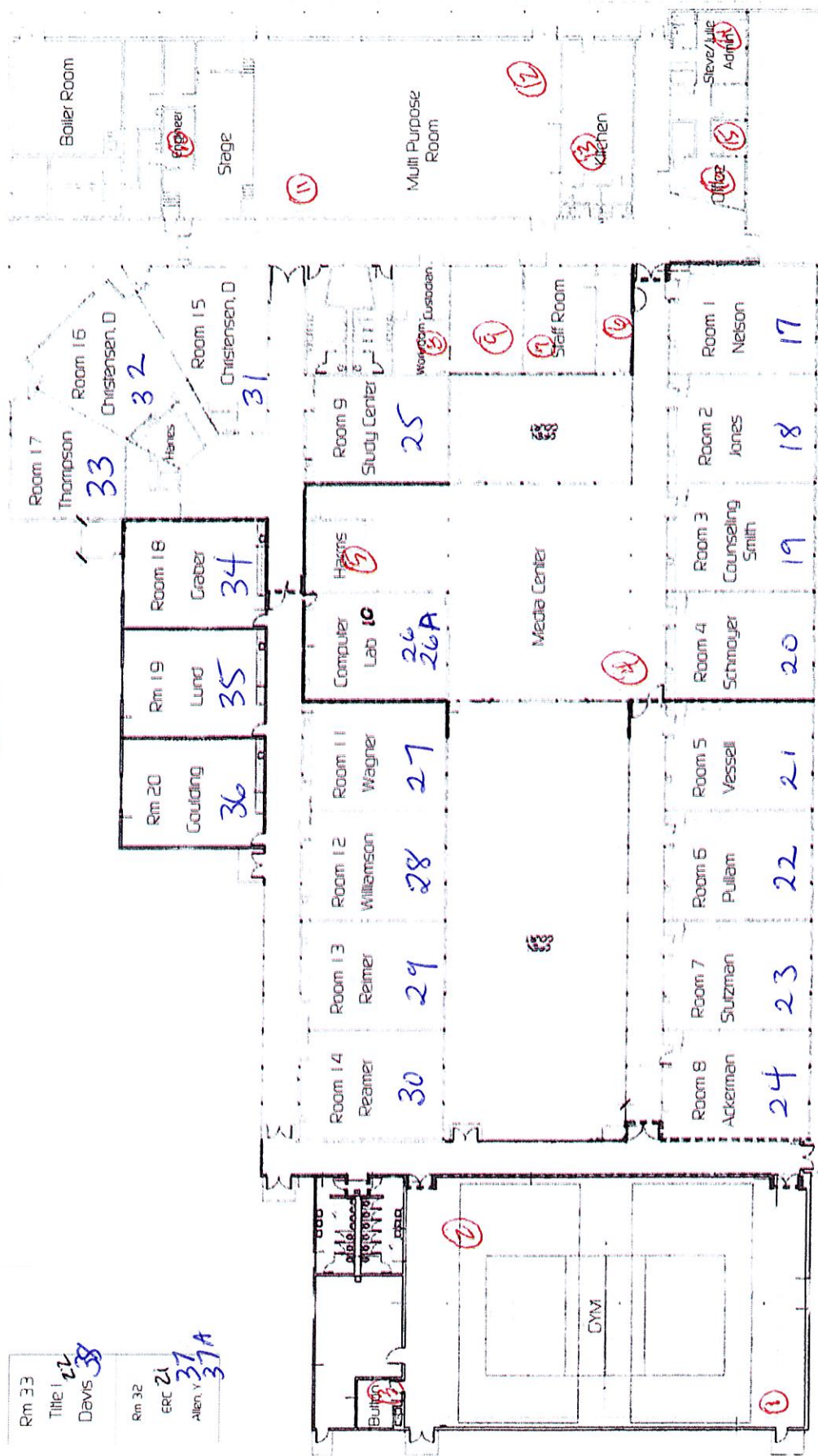
**Please note if windows were opened at any time during the test and
how long they were open or if the test was disturbed in any
way...Thanks for your full cooperation.**

Appendix B – Sample Location Map

38 2121

WHITWORTH ELEMENTARY

2012-2013



Appendix C – Laboratory Results



Industrial Hygiene Laboratory
21 Griffin Road North
Windsor, CT 06095
(860) 298-6308

RADON ANALYSIS REPORT

CLIENT: Dallas School District

Site: Whitworth Elementary School, Dallas, OR
Project #: 272838.0000.0000
Lab Log #: 50067
Date Received: 03/04/17
Date Analyzed: 03/07/17 & 03/08/17

Test Location	Canister #	Start Date	Start Time	Stop Date	Stop Time	Radon Concentration (pCi/l)
01/Gym	332B	02-28-17	0835	03-03-17	0650	ND<0.5
01A/Gym- Duplicate	301B	02-28-17	1133	03-03-17	0845	ND<0.5
02/Gym	390B	02-28-17	0840	03-03-17	0655	ND<0.5
03/'Button'	311B	02-28-17	0837	03-03-17	0657	ND<0.5
04/Media Center	370B	02-28-17	0845	03-03-17	0700	1.2
05/Media Center	371B	02-28-17	0848	03-03-17	0702	1.2
05A/Media Center- Duplicate	372B	02-28-17	0853	03-03-17	0703	0.9
06/Hall Office across from Room 1	391B	02-28-17	0900	03-03-17	0706	0.8
07/Staff Room	351B	02-28-17	0904	03-03-17	0710	0.9
08/Custodian Workroom	352B	02-28-17	0907	03-03-17	0713	3.1
09/Mr. Lavigne	392B	02-28-17	0912	03-03-17	0716	0.7
10/Engineer Office back of stage	350B	02-28-17	0917	03-03-17	0720	1.8
11/Multi-Purpose Room	312B	02-28-17	0922	03-03-17	0722	2.3
12/ Multi-Purpose Room	365B	02-28-17	0927	03-03-17	0725	2.6
13/Kitchen	385B	02-28-17	0932	03-03-17	0727	2.2
14/Conference Room	381B	02-28-17	0937	03-03-17	0729	2.8
15/Main Office Work Room	361B	02-28-17	0942	03-03-17	0730	2.7
16/Front Office	382B	02-28-17	0950	03-03-17	0732	2.8
17/Class Room #1	362B	02-28-17	0952	03-03-17	0735	0.8
18/Class Room #2	383B	02-28-17	1005	03-03-17	0738	0.7
19/Class Room #3	386B	02-28-17	1010	03-03-17	0743	1.0

Test Location	Canister #	Start Date	Start Time	Stop Date	Stop Time	Radon Concentration (pCi/l)
20/Class Room #4	387B	02-28-17	1015	03-03-17	0745	1.0
21/Class Room #5	388B	02-28-17	1020	03-03-17	0747	1.5
22/Class Room #6	384B	02-28-17	1023	03-03-17	0750	1.8
23/Class Room #7	366B	02-28-17	1026	03-03-17	0752	1.0
24/Class Room #8	367B	02-28-17	1029	03-03-17	0754	1.3
25/Class Room #9	363B	02-28-17	1032	03-03-17	0757	0.8
26/Class Room #10	364B	02-28-17	1035	03-03-17	0800	0.6
26A/Class Room #10- Duplicate	368B	02-28-17	1037	03-03-17	0801	0.6
27/Class Room #11	348B	02-28-17	1045	03-03-17	0803	1.0
28/Class Room #12	347B	02-28-17	1050	03-03-17	0805	0.8
29/Class Room #13	345B	02-28-17	1054	03-03-17	0807	1.2
30/Class Room #14	346B	02-28-17	1058	03-03-17	0810	1.2
31/Class Room #15	341B	02-28-17	1103	03-03-17	0813	3.8
32/Class Room #16	342B	02-28-17	1106	03-03-17	0815	3.7
33/Class Room #17	343B	02-28-17	1110	03-03-17	0820	3.1
34/Class Room #18	344B	02-28-17	1113	03-03-17	0822	1.0
35/Class Room #19	324B	02-28-17	1117	03-03-17	0825	ND<0.5
36/Class Room #20	321B	02-28-17	1121	03-03-17	0827	0.5
37/Class Room #21	322B	02-28-17	1126	03-03-17	0830	ND<0.5
37A/Class Room #21- Duplicate	323B	02-28-17	1127	03-03-17	0832	ND<0.5
38/Class Room #22	304B	02-28-17	1131	03-03-17	0834	ND<0.5
Field Blank	302B	02-28-17	--	03-03-17	--	ND<0.5
Field Blank	303B	02-28-17	--	03-03-17	--	ND<0.5


Results relate only to samples tested, as received by the laboratory.

This laboratory utilizes gamma scintillation spectroscopy to analyze activated charcoal (AC) canisters following USEPA Indoor Radon and Radon Decay Product Measurement Device Protocols, July 1992. The United States Environmental Protection Agency has set a CONTINUOUS EXPOSURE Action Level of 4 pCi/l as a guidance level at which further testing and/or remedial actions are indicated. Consult your testing laboratory or State Health Department for further information.

Analyzed by


Kathleen Williamson, Laboratory Manager

Reviewed by


Kathleen Williamson, Laboratory Manager
or other approved signatory

Date Issued:

03/08/17



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March 14, 2017

Ms. Kate Hall
Dallas School District #2
111 SW Ash Street
Dallas, OR 97338

VIA email to: kate.hall@dsd2.org

**RE: Radon Testing
Oakdale Heights Elementary School
1375 SW Maple Street
Dallas, OR 97338**

TRC Project: 272838

Ms. Hall:

At your request, TRC Environmental Corporation (TRC) performed radon in air testing at the Oakdale Heights Elementary School located at 1375 SW Maple Street, in Dallas, Oregon.

Testing Procedures

Prior to conducting the radon testing, to maintain proper testing conditions, a notification letter from the school administration was provided to staff informing them of the scheduled radon testing dates and protocols. Testing was performed under the guidance of TRC personnel certified as Radon Measurement Providers by the National Environmental Health Association (NEHA) National Radon Proficiency Program (NRPP). The initial radon testing was performed between February 27, 2017 and March 2, 2017, with two (2) rooms tested on March 7, 2017 through March 10, 2017.

Radon testing was conducted using the protocols recommended by the United States Environmental Protection Agency (EPA) and the Oregon Health Authority (OHA) as directed by ORS 332.166-167. Testing was conducted by taking initial short-term measurements of frequently occupied rooms in contact with the soil or above a basement or crawlspace. Frequently occupied rooms include classrooms, offices, cafeterias, libraries and gymnasiums. Areas such as restrooms, hallways, stairwells, elevator shafts, utility closets and storage closets need not be tested. Testing was conducted during the weekday while school was in session and Heating Ventilation and Air-Conditioning (HVAC) systems were operating normally.

The radon sampling devices placed in Oakdale Heights Elementary School were short-term (3-day) passive, 4-inch open-faced, activated charcoal absorption canisters, deployed in general accordance with the OHA guidance documents *Testing for Elevated Radon in Oregon Schools*, as

well as the EPA guidance documents *Radon Measurements in Schools, July 1993*, and *Indoor Radon and Radon Decay Product Measurement Device Protocols, July 1992*. After retrieval from Woodward Elementary School, the canisters were returned to TRC's American Association of Radon Scientists and Technologists (AARST)/National Environmental Health Association (NEHA) and National Radon Proficiency Program (NRPP)-certified Analytical Laboratory for analysis utilizing a gamma scintillation spectroscopy system.

A warning sheet was placed underneath each testing device to alert occupants that radon testing was in progress, and that the device should not be disturbed and the windows must remain closed. TRC followed the EPA and OHA guidance for placing testing devices, as reasonably feasible, based on each room's configuration and usage. Testing devices were generally placed within the rooms away from drafts, vents and appliance, 20 inches above the floor, 3 feet from any exterior walls, doors or windows, 1 foot from any interior walls, 4 inches from other objects, away from heat, areas of high humidity and direct sunlight and where they were least likely to be disturbed. Multiple testing devices were utilized in rooms that were greater than 2000 square feet. Testing for the District included, spikes, 10% duplicated measurements and 5% blank measurements to provide appropriate quality assurance/quality control (QA/QC) measures. Samples were left in place for 3 days to ensure optimum results.

Samples Collected and Results

Testing was performed testing in 45 locations within this school. **All of the 45 rooms tested had results below the EPA recommended action level of 4.0 picocuries per liter (pCi/L) of air, with the highest reading in one (1) location of 1.0 pCi/L.**

Enclosed, please find the testing device warning sheet, a sample location map and laboratory analytical data.

TRC appreciates the opportunity to provide you with environmental consulting services. We look forward to working with you on future endeavors. If you have any questions or comments concerning this report, please call TRC at (503) 387-3251.

Sincerely,
TRC Environmental Corporation



Victoria Shepersky
Senior Industrial Hygienist

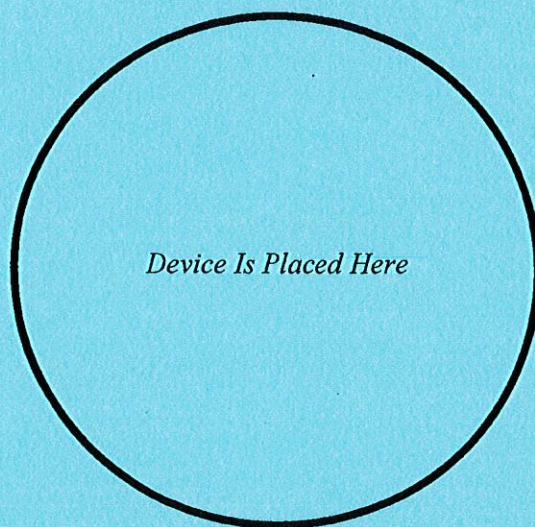


Ron Landolt
NW Region BSI Practice Leader

Attachments: Appendix A – Radon Device Warning Sheet
Appendix B – Sample Location Map
Appendix C – Laboratory Results

Appendix A – Radon Device Warning Sheet

**DO NOT TOUCH, MOVE,
OR DISTURB UNDER
ANY CIRCUMSTANCES!
(KEEP YOUR WINDOWS CLOSED)**



**RADON TESTING
IN PROGRESS**

(Canister and its contents are not harmful)

**Please note if windows were opened at any time during the test and
how long they were open or if the test was disturbed in any
way...Thanks for your full cooperation.**

Appendix B – Sample Location Map

22 CLASSROOMS w/ MEASURE
 22 ADDITIONAL ROOMS MARKED

44 TOTAL



Staff 2012-2013
 Oakdale Heights

Appendix C – Laboratory Results



Industrial Hygiene Laboratory
21 Griffin Road North
Windsor, CT 06095
(860) 298-6308

RADON ANALYSIS REPORT

CLIENT: Dallas School District


Site: Oakdale Heights Elementary School, Dallas, OR
Project #: 272838.0000.0000
Lab Log #: 50066
Date Received: 03/03/17
Date Analyzed: 03/04/17, 03/06/17 & 03/13/17

Test Location	Canister #	Start Date	Start Time	Stop Date	Stop Time	Radon Concentration (pCi/l)
1-Media	594	02-27-17	0945	03-02-17	0914	0.5
1a-Media- Duplicate	1385	02-27-17	0946	03-02-17	0916	0.5
2-Media	1964	02-27-17	0949	03-02-17	0918	0.5
3-Sec. Front Desk	1970	02-27-17	0954	03-02-17	0920	0.5
4-Principal Sec.	338	02-27-17	0959	03-02-17	0923	0.6
5-Principal	446	02-27-17	1004	03-02-17	0924	0.6
6-Title 1	360B	02-27-17	1001	03-02-17	0925	0.9
7-Counselor	1343	02-27-17	1006	03-02-17	0926	ND<0.5
8-Teacher's Lounge	340B	02-27-17	1007	03-02-17	0928	0.5
9-Conference Room B	2125	02-27-17	1010	03-02-17	0929	ND<0.5
10-Conference Room A	2153	02-27-17	1012	03-02-17	0933	ND<0.5
11-Gym Office	618	03-07-17	0815	3-10-17	0725	1.0
12-Custodial	1866	02-27-17	1039	03-02-17	0932	0.5
13-Kitchen Office	2004	02-27-17	1041	03-02-17	0934	0.6
14-Kitchen	1946	02-27-17	1044	03-02-17	0935	0.8
15-Gym	359B	02-27-17	1025	03-02-17	0936	0.6
15a-Gym- Duplicate	2054	02-27-17	1026	03-02-17	0937	0.5
16-Gym	393B	02-27-17	1030	03-02-17	0938	0.6
17-Room 16/17 Workroom	1867	02-27-17	1053	03-02-17	0948	0.6

Test Location	Canister #	Start Date	Start Time	Stop Date	Stop Time	Radon Concentration (pCi/l)
18-Room 14 Workroom	315	02-27-17	1056	03-02-17	0950	0.7
19-Room 11 Workroom	377	02-27-17	1100	03-02-17	0953	0.5
20-Room 8 Workroom	3221	03-07-17	0810	3-10-17	0720	0.7
21-Room 5 Workroom	2118	02-27-17	1107	03-02-17	0957	0.7
22-Room 2 Workroom	2102	02-27-17	1109	03-02-17	0958	0.7
23-Room 20	112	02-27-17	1115	03-02-17	1000	0.7
24-Room 19	233	02-27-17	1118	03-02-17	1002	0.9
25-Room 1	1991	02-27-17	1121	03-02-17	1004	0.8
26-Room 2	3151	02-27-17	1124	03-02-17	1005	0.9
27-Room 3	2193	02-27-17	1126	03-02-17	1006	0.6
28-Room 4	1921	02-27-17	1129	03-02-17	1007	0.8
29-Room 5	2136	02-27-17	1132	03-02-17	1008	0.7
29a- Room 5- Duplicate	450	02-27-17	1133	03-02-17	1009	0.6
30-Room 6	402	02-27-17	1135	03-02-17	1010	0.5
31-Room 7	3239	02-27-17	1139	03-02-17	1012	0.7
32-Room 8	1228	02-27-17	1141	03-02-17	1013	0.5
33-Room 9	2051	02-27-17	1144	03-02-17	1014	0.8
34-Room 10	1018	02-27-17	1147	03-02-17	1015	0.8
35-Room 11	179A	02-27-17	1150	03-02-17	1016	0.8
36-Room 12	821	02-27-17	1152	03-02-17	1017	0.7
37-Room 13	1810	02-27-17	1155	03-02-17	1019	0.8
38-Room 14	1927	02-27-17	1200	03-02-17	1020	0.7
39-Room 15	2050	02-27-17	1204	03-02-17	1021	0.8
39a- Room 15- Duplicate	2045	02-27-17	1205	03-02-17	1022	0.8
40-Room 16	3061	02-27-17	1209	03-02-17	1024	0.6
41-Room 17	1943	02-27-17	1215	03-02-17	1025	0.7
42-Room 18	2109	02-27-17	1217	03-02-17	1026	0.8
43- I.M.C Office	1895	02-27-17	1232	03-02-17	1027	0.5
44- Field Blank	2041	02-27-17	--	03-02-17	--	ND<0.5
45- Field Blank	1356	02-27-17	--	03-02-17	--	ND<0.5
46- Room 21	10B	02-27-17	1342	03-02-17	1030	ND<0.5
47- Room 22	2152	02-27-17	1345	03-02-17	1031	ND<0.5

Results relate only to samples tested, as received by the laboratory.

This laboratory utilizes gamma scintillation spectroscopy to analyze activated charcoal (AC) canisters following USEPA Indoor Radon and Radon Decay Product Measurement Device Protocols, July 1992. The United States Environmental Protection Agency has set a CONTINUOUS EXPOSURE Action Level of 4 pCi/l as a guidance level at which further testing and/or remedial actions are indicated. Consult your testing laboratory or State Health Department for further information.

Analyzed by 
Kathleen Williamson, Laboratory Manager &
Cathryn Lemire, Laboratory Analyst

Reviewed by 
Kathleen Williamson, Laboratory Manager
or other approved signatory

Date Issued: 03/13/17