January 28, 2026

Leo Rodriguez
Department of Risk Management
Portland Public Schools

Via email: lrodriguez@pps.net

Regarding: Short Term Radon Testing
Stephenson Elementary School
2627 SW Stephenson Street
Portland, Oregon 97219

Mr. Rodriguez:

From January 12 to 15, 2026, Apex Companies, LLC (Apex), formerly PBS Engineering and Environmental Inc., performed short-term radon testing at the Stephenson Elementary School building in Portland, Oregon. Apex understands that the District completed initial radon testing in the building in 2016/2017 and has requested this sampling because the facility is due for the next round of testing per state radon testing requirements.

METHODOLOGY

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. Apex used Radonova, 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. These rooms include classrooms, offices, break rooms, conference rooms, gyms, and cafeterias. Bathrooms, hallways, stairwells, storage rooms, and closets are not tested. Testing is conducted during the winter heating season and during the school week when building uses and operations are normal.

Apex endeavored to use sample location names based on existing room numbers or common-sense descriptions, but in buildings where no room number or other designation was available, Apex assigned names or numbers to the rooms. In some circumstances, small numbers of test kits go missing during the testing period and those locations are not tested. Apex will evaluate whether or not the missing area should be retested based on the results of surrounding areas.

RESULTS

Laboratory results found concentrations below the EPA action level in all tested locations in the building. See the attached laboratory analysis report for more details and the attached informal sample location map for approximate locations of where samples were collected.

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. Apex is not able to represent conditions on the site or adjoining sites beyond those detected or observed by Apex.

Please feel free to contact me at 503.515.7489 or james.mastanduno@pbsusa.com with any questions or comments.

Sincerely,

James Mastanduno
Project Manager

Attachment: Informal Sample Location Map
Radonova Laboratory Analysis Report

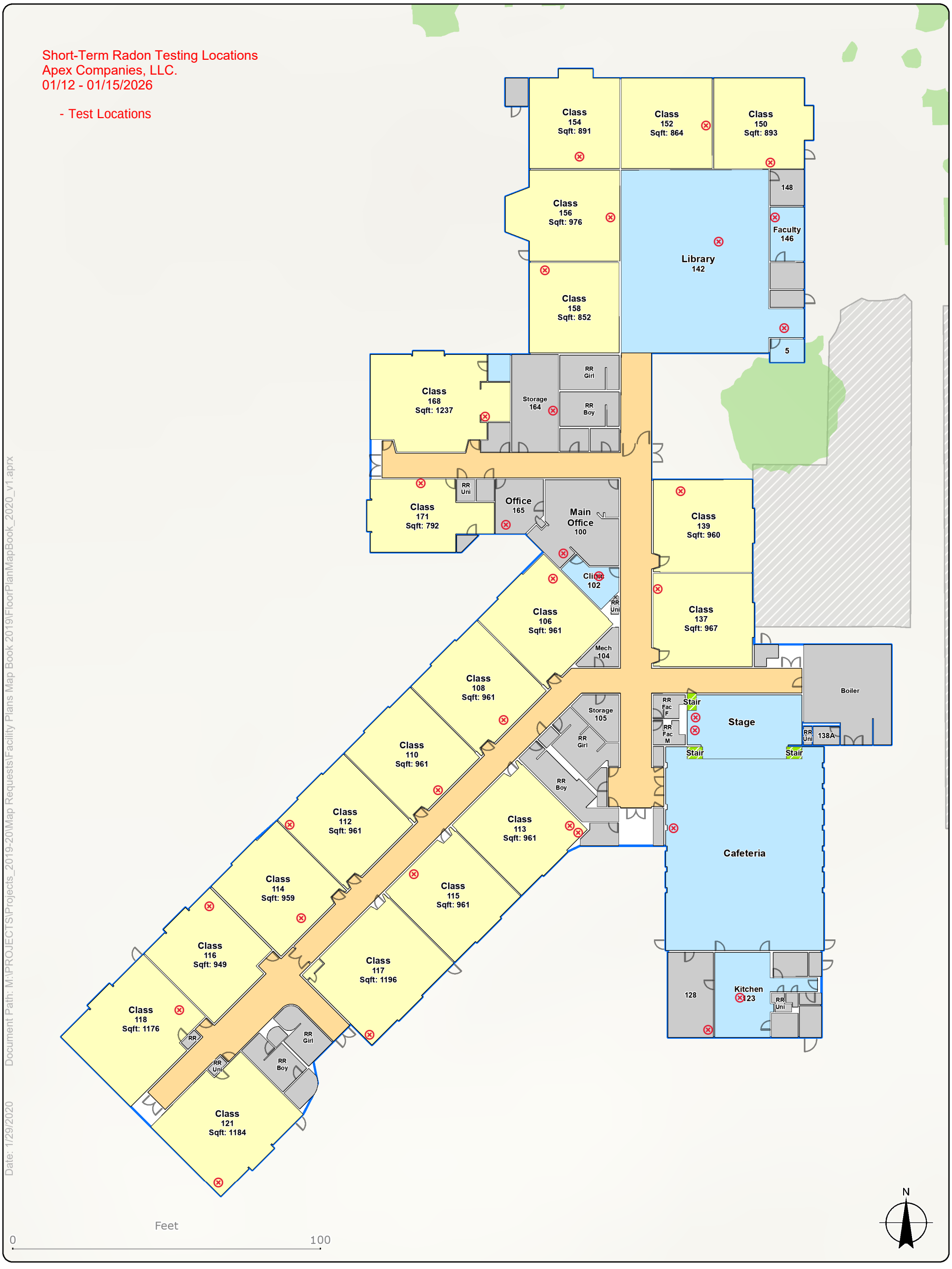
FOR INTERNAL USE ONLY

DO NOT DISTRIBUTE

STEPHENSON: First Floor

Short-Term Radon Testing Locations
Apex Companies, LLC.
01/12 - 01/15/2026

- Test Locations



Document Path: M:\PROJECTS\Projects_2019-20\Map Requests\Facility Plans Map Book 2019\FloorPlanMapBook_2020_v1.aprx

Date: 1/29/2020

Space Use
- Classrooms
- Office, Rest Rooms, Storage, Mechanical
- Special Purpose, Flex Classrooms
- Corridor, Foyer, Vestibule
- Stairs/Elevator

School Grounds
- Campus Footprints
- Athletic Field
- Playground: Paved
- Playground: Unpaved
- Streets
- Doors

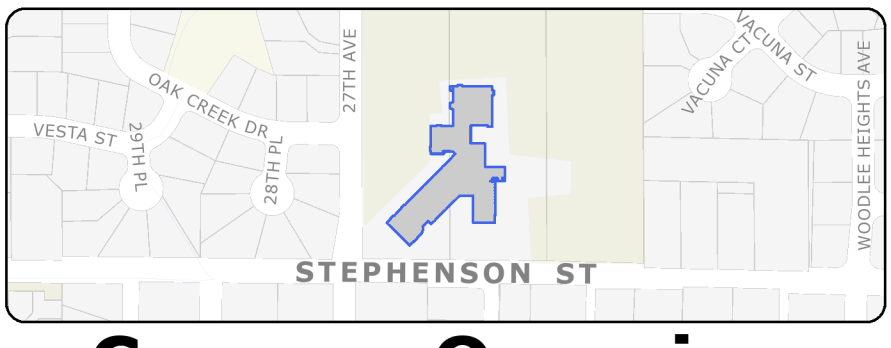
Total Number Of Rooms By Classification

Classrooms: 20

Storage: 21

Office Spaces: 4

Special Purpose: 8



Campus Overview

radonova
The global leader in radon measurement

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REPORT DATE
01/21/2026

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01/21/2026

OWN ID
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BY
Apex Companies LLC (Portland)

Apex Companies
Portland OR

RADON MONITORING REPORT

Description of the measurement

The measurement was performed with Activated Charcoal Adsorption by Alpha Energy Laboratories (NRPP ID: 101132 AL).

The detector(s) arrived to Alpha Energy Laboratories, Inc. **01/20/2026**.
They were measured **01/20/2026**.

The detectors were deployed by Rich Dufresne and retrieved by Rich Dufresne

Property data and address

MEASURE SITE ADDRESS
Stephenson Elementary School
Stephenson Elementary School, Portland Public Schools, 2627 SW Stephenson St
Portland OR 97219

BUILDING ID

Test results

DETECTOR	MEASUREMENT PERIOD	DESCRIPTION / LOCATION	FLOOR	RADON RESULT
RK158360 [QuickScreen]	*01/12/2026 02:41 PM – 01/15/2026 02:55 PM*	*109 Main Office*		< 0.8 pCi/L
RK158370 [QuickScreen]	*01/12/2026 02:42 PM – 01/15/2026 02:55 PM*	*165 Principal Office*		< 0.9 pCi/L
RK158310 [QuickScreen]	*01/12/2026 02:42 PM – 01/15/2026 02:55 PM*	*102 Health*		< 1.2 pCi/L
RK158302 [QuickScreen]	*01/12/2026 02:48 PM – 01/15/2026 02:59 PM*	*171*		< 0.8 pCi/L
RK154612 [QuickScreen]	*01/12/2026 02:49 PM – 01/15/2026 02:59 PM*	*168/170*		< 0.9 pCi/L
RK154529 [QuickScreen]	*01/12/2026 02:51 PM – 01/15/2026 02:57 PM*	*164 Workroom*		< 1.0 pCi/L
RK158337 [QuickScreen]	*01/12/2026 02:53 PM – 01/15/2026 03:01 PM*	*158*		< 0.8 pCi/L

Comment to the results

Sandra Fisher (Electronically signed)

Signature Radonova Laboratories Laboratory Measurement Specialist

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1 EAST 22nd STREET, SUITE 200
LOMBARD, IL 60148
331.814.2200, help@radonova.com

Apex Companies
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DETECTOR	MEASUREMENT PERIOD	DESCRIPTION / LOCATION	FLOOR	RADON RESULT
RK154606 [QuickScreen]	*01/12/2026 02:54 PM – 01/15/2026 03:05 PM*	*156*		< 1.0 pCi/L
RK156322 [QuickScreen]	*01/12/2026 02:55 PM – 01/15/2026 03:06 PM*	*154*		< 1.0 pCi/L
RK154614 [QuickScreen]	*01/12/2026 02:56 PM – 01/15/2026 03:06 PM*	*152*		< 1.0 pCi/L
RK154628 [QuickScreen]	*01/12/2026 02:57 PM – 01/15/2026 03:09 PM*	*150*		< 1.0 pCi/L
RK158327 [QuickScreen]	*01/12/2026 02:58 PM – 01/15/2026 03:09 PM*	*142 Library*		< 1.0 pCi/L
RK158321 [QuickScreen]	*01/12/2026 03:01 PM – 01/15/2026 03:09 PM*	*146*		< 0.8 pCi/L
RK158328 [QuickScreen]	*01/12/2026 03:01 PM – 01/15/2026 03:10 PM*	*146 Duplicate*		< 0.9 pCi/L
RK158320 [QuickScreen]	*01/12/2026 03:02 PM – 01/15/2026 03:10 PM*	*45*		< 1.1 pCi/L
RK158372 [QuickScreen]	*01/12/2026 03:03 PM – 01/15/2026 03:11 PM*	*139*		< 1.3 pCi/L

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RK158346 [QuickScreen]	*01/12/2026 03:05 PM – 01/15/2026 03:12 PM*	*137*		< 1.0 pCi/L
RK158354 [QuickScreen]	*01/12/2026 03:07 PM – 01/15/2026 03:17 PM*	*Custodial Office*		< 0.7 pCi/L
RK158323 [QuickScreen]	*01/12/2026 03:10 PM – 01/15/2026 03:14 PM*	*Stage*		1.3 ± 0.9 pCi/L
RK158331 [QuickScreen]	*01/12/2026 03:10 PM – 01/15/2026 03:14 PM*	*Stage Duplicate*		< 1.2 pCi/L
RK158315 [QuickScreen]	*01/12/2026 03:11 PM – 01/15/2026 03:14 PM*	*Gym/Cafeteria*		1.5 ± 1.0 pCi/L
RK158307 [QuickScreen]	*01/12/2026 03:12 PM – 01/15/2026 03:14 PM*	*128 Gym Office*		< 0.9 pCi/L
RK158308 [QuickScreen]	*01/12/2026 03:16 PM – 01/15/2026 03:32 PM*	*Kitchen*		1.2 ± 0.8 pCi/L
RK158317 [QuickScreen]	*01/12/2026 03:18 PM – 01/15/2026 03:20 PM*	*113*		< 0.8 pCi/L
RK158345 [QuickScreen]	*01/12/2026 03:18 PM – 01/15/2026 03:20 PM*	*113 Duplicate*		< 0.9 pCi/L

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DETECTOR	MEASUREMENT PERIOD	DESCRIPTION / LOCATION	FLOOR	RADON RESULT
RK158329 [QuickScreen]	*01/12/2026 03:19 PM – 01/15/2026 03:21 PM*	*115*		< 1.2 pCi/L
RK158362 [QuickScreen]	*01/12/2026 03:21 PM – 01/15/2026 03:27 PM*	*117*		0.9 ± 0.7 pCi/L
RK158371 [QuickScreen]	*01/12/2026 03:22 PM – 01/15/2026 03:27 PM*	*121*		< 1.0 pCi/L
RK158365 [QuickScreen]	*01/12/2026 03:23 PM – 01/15/2026 03:27 PM*	*118*		< 0.9 pCi/L
RK158364 [QuickScreen]	*01/12/2026 03:34 PM – 01/15/2026 03:27 PM*	*116*		< 1.1 pCi/L
RK158347 [QuickScreen]	*01/12/2026 03:26 PM – 01/15/2026 03:30 PM*	*114*		< 0.9 pCi/L
RK158339 [QuickScreen]	*01/12/2026 03:27 PM – 01/15/2026 03:30 PM*	*112*		< 1.1 pCi/L
RK158355 [QuickScreen]	*01/12/2026 03:28 PM – 01/15/2026 03:21 PM*	*110*		< 1.0 pCi/L

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DETECTOR	MEASUREMENT PERIOD	DESCRIPTION / LOCATION	FLOOR	RADON RESULT
RK158363 [QuickScreen]	*01/12/2026 03:29 PM – 01/15/2026 03:20 PM*	*108*		< 0.8 pCi/L
RK167915 [QuickScreen]	*01/12/2026 03:35 PM – 01/15/2026 03:33 PM*	*106*		< 0.6 pCi/L

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Measurement method: Activated Charcoal Adsorption

For this method using the QuickScreen detector, the airtight container with activated charcoal is opened in the area to be sampled and radon in the air adsorbs onto the charcoal granules. At the end of the sampling period, the container is sealed and may be sent to a laboratory for analysis. The gamma decay from the radon adsorbed to the charcoal is counted on a scintillation detector and a calculation based on calibration information is used to calculate the radon concentration at the sample site.

Measured radon concentrations

For each detector, the measured value of the radon concentration is provided. For each value an uncertainty associated with the measurement to a 95% confidence level is also provided. For example a measurement result of 4.0 ± 0.5 pCi/L means that the radon concentration is most likely contained in the range 3.5 - 4.5 pCi/L. If the start or end date of the measurement has not been provided, the radon concentration cannot be calculated. In such cases, the total exposure in pCi*days/L will be reported. The reported measured values are related to the detectors as received by Radonova Laboratories. Detector deployment is not performed by Radonova Laboratories. Measurement information such as monitoring period (dates) and placement location is provided to Radonova Laboratories by the end user. The presented result applies only to the sample tested as received by the laboratory.

Codes on non-reportable detectors

DNR Not Reported – Detector Not Returned
ERR Not Reported – See comment

Measurement method versions used when the report was created

ANSI/AARST MAH-2023, Protocol for Conducting Measurements of Radon and Radon Decay Products in Homes
ANSI/AARST MA-MFLB-2023, Protocol for Measurements of Radon in Multifamily, School, Commercial and Mixed-Use Buildings

Radon measurements in Multifamily Buildings, Schools and Large Buildings

The United States Environmental Protection Agency (EPA) recommends remediation if the results of one long-term test or the average of two short-term tests conducted in an occupied room are 4.0 pCi/L or higher. The average yearly residential indoor radon level in the US is estimated to be around 1.3 pCi/L. Long-term tests are conducted for more than 90 days. Short-term tests are conducted between 2 and 90 days and should be performed under closed building conditions.
If an initial short-term test result is less than 4 pCi/L, a follow-up measurement is probably not needed.
If an initial short-term test result is between 4 pCi/L and 8 pCi/L, a long-term or a short-term follow-up measurement is recommended.
If an initial short-term test result is greater than 8 pCi/L, a short term follow-up measurement is recommended in order to get a fast result.

More information about radon measurements and mitigation can be found in the ANSI/AARST publications:

- ANSI/AARST Protocol for Conducting Measurements of Radon and Radon-Decay Products in Schools and Large Buildings.
- ANSI/AARST Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings.
- ANSI/AARST Radon Mitigation Standards for Schools and Large Buildings.
- ANSI/AARST Radon Mitigation Standards for Multifamily Buildings.

For more information about the interpretation of your test results or about other radon related issues we suggest contacting your state radon office.

Signature on the report

With the signature on the report, the Measurement specialist at Radonova Laboratories certifies that the quality control procedures follows the guidance in accordance with the AARST/ANSI Measurement Protocols. Measurement information displayed in italics on report has been provided by the customer.

Certification no:

101132-AL, 107830-RT, NY ELAP ID: 11430

APPEND_US_EN_002_REPORT_v251124:1.ppcd

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