May 1, 2026

Zach Nannestad
Douglas County School District
2812 North Highway 85
Castle Rock, CO 80109

Re: Outdoor Education Center, Building 104
12163 South Perry Park Road, Larkspur, CO 80118
Short-Term Radon Sampling Assessment

Dear Zach:

At your request, Quality Environmental Services & Technologies Inc. (QUEST) conducted radon testing at the Outdoor Education Center, Building 104, located at 12163 South Perry Park Road, Larkspur, Colorado 80118. Testing was conducted under guidelines provided by the AARST MA-MFLB 2023 Standard for Multifamily, School, Commercial, and Mixed-Use Buildings. Five (5) Pro-Chek passive charcoal devices were placed on April 21, 2026, and five (5) were retrieved on April 23, 2026. The attached laboratory results specify radon concentrations to be all within the EPA guideline of 4 pCi/L for acceptable radon concentrations.

The following report summarizes the details of our measurement assessment(s).

If you have any questions, or if we may be of additional assistance, please contact QUEST, Inc. at 303-935-1573. We look forward to our continued association.

Sincerely,

Robert T. Head
Radon Measurement Professional
Certification #: 115440-RMP

Attachments: COC, Relevant Certifications, and Laboratory Reports, Condition Summary

Table of Contents:

Appendixes:

1.0 Introduction

QUEST Environmental carried out a short-term radon assessment at Outdoor Education Center, Building 104, located at 12163 South Perry Park Road, Larkspur, Colorado 80118. The objective was to determine whether measurable radon concentrations are present, and to provide recommendations for additional testing or corrective measures if required.

Radon is a naturally occurring radioactive gas that has no color or smell. It is produced when uranium in soil and rock slowly breaks down over time. Since small amounts of uranium are found almost everywhere, radon is present across the globe. While most radon stays underground, some of it escapes to the surface. Outdoors, the gas disperses quickly and is typically only present at low levels. Indoors, however, radon can accumulate and reach concentrations that pose potential health risks.

The amount of radon that enters a building depends on several factors, including the uranium content in the ground and pressure differences often caused by heating systems. Common entry points include:

- Foundation cracks or openings
- Crawl spaces
- Construction joints
- Gaps around service pipes
- Sump pits, drains, or utility passages

Around 21,000 deaths a year due to lung cancer can be related back to exposure to radon. Of the 21,000 deaths, 14% of those individuals had never smoked. The best way to reduce the risks of radon exposure is through testing and mitigation.

For any further information regarding radon and its risks, please reach out to:

- The Colorado Department of Public Health & Environment at 303-692-2000

Or visit:

- The US Environmental Protection Agency's section on radon at www.epa.gov/radon

2.0 Property Description

The subject property, Outdoor Education Center, Building 104, is designated as a School. Testing was conducted following established EPA protocols. Ventilation appeared to be operating normally at the time of sampling. Evaluation of HVAC performance or radon mitigation systems was not within the scope of this assessment.

The subject property is located within an EPA Zone 1. Any building located within an EPA Zone 1 county has the highest potential for radon concentrations to reach above 4 pCi/L.

- Zone 1: radon levels average at or above 4 pCi/L
- Zone 2: radon levels average between 2 and 4 pCi/L
- Zone 3: radon levels average below 2 pCi/L

EPA zones are in place to indicate radon averages for the counties located within different states. They should not be used to determine if testing needs to take place, all buildings need to be tested regardless.

3.0 Project Sequence of Events

This section of the report identifies a simplified sequence of events that occurred for the project:

1. The project's included scope of work was discussed with the client, and floor plans were sent for the measurement professional to create a plan for conducting measurements and quality assurance. Agreement forms were signed, and notifications were sent to the client to identify compliance needs.

2. The measurement professional created and executed a plan for measurements and quality assurance according to the AARST protocol being used for the project.

3. Devices were placed and retrieved at their respective locations, and the device-specific chain of custody provided by the certified lab was filled out. Both the chain-of-custody (COC) and devices were then shipped off to a trusted and certified laboratory to be analyzed.

4. Using the analytical data sent by the laboratory, the measurement professional interpreted the data through the respective AARST protocol and formed a report and recommendations utilizing the findings and conclusions from the measurement results provided by the lab.

4.0 Results Summary Table

The table below is the simplified version of the measurement results and is highlighted with the areas that failed, being below the action level. Evaluation can be found in the conclusion and recommendations section; this is to simply highlight if there is any room or area that exceeded the EPA's action level of 4.0 pCi/L.

Sample #	Start Date and End Date	Room/Area/Floor	EPA Action Level (pCi/L)	Radon Concentration (pCi/L)
12385430	04/21/2026 - 04/23/2026	MAIN AREA	4.0	2.7
12385431	04/21/2026 - 04/23/2026	MAIN AREA (D)	4.0	2.3
12385432	04/21/2026 - 04/23/2026	MAIN AREA (B)	4.0	<0.3
12385433	04/21/2026 - 04/23/2026	BEDROOM 1	4.0	1.3
12385434	04/21/2026 - 04/23/2026	BEDROOM 2	4.0	2.4

5.0 NRPP Protocols and Quality Assurance

The measurement protocols being followed for this survey were in accordance with the latest AARST MA-MFLB 2023 Standard for Multifamily, School, Commercial, and Mixed-Use Buildings. Each standard is written by a full volunteer committee of radon professionals under the umbrella of The American Association of Radon Scientists and Technologies. NRPP and State Certifications can be found in Appendix E of this report.

The AARST MA-MFLB 2023 Standard for Multifamily, School, Commercial, and Mixed-Use Buildings was also used for the correct implementation of quality assurance practices for this survey. A full, in-detail representation of QA practices can be found in Appendix B of this report.

6.0 Measurement Devices

For this survey, passive charcoal absorption packets provided by Air-Chek were used to take the measurements. The laboratory selected is trusted and fully certified by the National Radon Proficiency Program (NRPP). Air-Check has a specific chain of custody (COC) that was used for device logging and can be found in Appendix B of this report. Any device placement instructions provided by the lab were followed.

Air-Chek
1936 Butler Bridge Rd
Mills River, NC 28759-3892
101138 AL

7.0 Testing Conditions

Staff notifications were sent to the responsible party to ensure proper NRPP closed building conditions during measurement testing, and to ensure that they were active at least twelve (12) hours before testing began. The responsibly party signed a conditional agreement to ensure that these standards would be upheld, and additionally, the active radon measurement professional who placed the devices ensured via verbal communication that the conditional agreement was being upheld at the time of the survey. The notifications of condition requirements can be found in Appendix G of this report. In case of any misplacements or errors, a copy of the agreement form is kept in project files and can be requested.

Through observation and verbal communication, the radon professional who retrieved the devices ensured that there were no tampering or unsatisfactory building operations that deviated from testing protocols. During the survey, there were no extreme weather events that took place that could drastically affect the results of the measurement devices. Any such disturbances would be included in this section of the report. Furthermore, no changes were made to the measurement and quality assurance plans over the duration of this project. Any such changes would be included in this section of the report. Weather and active building conditions can be found in Appendix D of this report.

8.0 Conclusion

The goal of the survey conducted is to identify the concentrations of radon within each specified area at the location being tested. It is to ensure that there are no rooms or units exceeding the recommended 4.0 pCi/L EPA action level. Testing conditions indicate there were no building operation factors influencing the outcome of the result during the measurement survey. Weather conditions indicate there were no weather factors influencing the outcome of the results during measurement survey. Finally, quality assurance and/or laboratory report(s) for the project indicate that there were no problems with the devices that would interfere with testing results. Such issues would be listed here.

Locations that were tested included occupied units or spaces. If any of the occupiable units or spaces could not be accessed, or proper testing conditions were not achieved, it is recommended that those spaces be tested to ensure that they are below the EPA action level. If any unit is renovated or has any changes in its construction, or plans are made for it to be occupied, it is recommended for that space to be tested.

QUEST Environmental
7887 East Belleview Avenue, Suite 1100
Denver, Colorado 80111
Phone: (303) 935-1573

Appendix A:

Full Laboratory Report

April 28, 2026

** LABORATORY ANALYSIS REPORT **

Radon test result report for:
OED BUILDING 104
MAIN

Kit #	Room Id	Started	Ended	pCi/L	Analyzed
12385433	BEDROOM 1	2026-04-21 @ 12:00 pm	2026-04-23 @ 1:00 pm	1.3	2026-04-27
12385434	BEDROOM 2	2026-04-21 @ 12:00 pm	2026-04-23 @ 1:00 pm	2.4	2026-04-27
12385430	MAIN AREA	2026-04-21 @ 12:00 pm	2026-04-23 @ 1:00 pm	2.7	2026-04-27
12385432	MAIN AREA (B)	2026-04-21 @ 12:00 pm	2026-04-23 @ 1:00 pm	< 0.3	2026-04-27
12385431	MAIN AREA (D)	2026-04-21 @ 12:00 pm	2026-04-23 @ 1:00 pm	2.3	2026-04-27

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

Appendix B:

Project Quality Assurance

Project Quality Assurance:

The AARST MA-MFLB 2023 Standard for Multifamily, School, Commercial, and Mixed-Use Buildings was used for the formation of this assessment's quality assurance.

Duplicates: Multiple test kits were placed in the same location at least twelve (12) inches apart to ensure the accuracy of the test kits in the same environment. Duplicates were placed at a rate of ten (10) percent per every test kit placed. The most important factor with duplicates is that one must not reach more than double the result of the other.

Blanks: Unopened and exposed to the indoor environment, duplicates were placed at a rate of five (5) percent to ensure no exposure to the kits in their packaging. If they remain <0.3 pCi/L then there are no issues present.

The QA table can be found on the following page.

Test kit Number	Start/End Date	Room	EPA Action Level	Result	Kit Type
12385431	04/21/2026 - 04/23/2026	MAIN AREA (D)	4.0	2.3	Duplicate
12385432	04/21/2026 - 04/23/2026	MAIN AREA (B)	4.0	<0.3	Blank

Appendix C:

Chain of Custody

Kit Numbe	Start Date	Start Time	End Date	End Time	Temperatu	Facility	Building	Room	Project ID	Floor	Result	Variance	Analysis Nu	Analysis Da	%Moisture	Street	City	State	ZIP
12385430	2026-04-2	12:00 pm	2026-04-2	1:00 pm	72	OED BUIL	MAIN	MAIN ARE	2604100-0	1	2.7	0.4		2026-04-2	2.8				
12385431	2026-04-2	12:00 pm	2026-04-2	1:00 pm	72	OED BUIL	MAIN	MAIN ARE	2604100-0	1	2.3	0.3		2026-04-2	3.6				
12385432	2026-04-2	12:00 pm	2026-04-2	1:00 pm	72	OED BUIL	MAIN	MAIN ARE	2604100-0	1	< 0.3	0.5		2026-04-2	2.9				
12385433	2026-04-2	12:00 pm	2026-04-2	1:00 pm	72	OED BUIL	MAIN	BEDROON	2604100-0	1	1.3	0.4		2026-04-2	2.8				
12385434	2026-04-2	12:00 pm	2026-04-2	1:00 pm	72	OED BUIL	MAIN	BEDROON	2604100-0	1	2.4	0.4		2026-04-2	2				

Appendix D:

Weather and Building Conditions Report

Date: (relevance)	Temp. High (F)	Temp. Low (F)	Temp. Avg. (F)	Humidity High (%)	Humidity Low (%)	Humidity Avg. (%)	Wind High (mph)	Wind Low (mph)	Wind Avg. (mph)	Precipitation Total (inches)	Snowfall Total (inches)
4/20/26 (1 day prior)	76	43	60	24	6	13	9	0	6.8	0	0
4/21/26 (Test Day 1)	80	45	64	28	7	16	18	0	7.8	0	0
4/22/26 (Test Day 2)	81	56	67	31	4	15	26	3	14	0	0
4/23/26 (Test Day 3)	61	42	54	41	9	21	28	0	12.6	0	0

Conditions Summary:

The average temperature outside during the test was on average 61.25 degrees Fahrenheit. Over the four days there were no traces of precipitation, no snow, and the temperature was not cold enough to turn the light precipitation to ice. Overall, there were no large fluctuations in the weather that could have drastically changed the results. On the following page is the Building Operations Report.

Building Condition Operations				
Outdoor Temperatures		Prevailing Annually		Prevailing During Test
	Average	52	Vs.	61.3
Operating Condition				
	Heating Conditions	66%	Vs.	75%
	Cooling Conditions	-	Vs.	-
	Mixed Conditions	33%	Vs.	25%
Prevailing Operating Condition				
	Average	Heating Conditions	Vs.	Heating Conditions
Condition less likely to inhibit characterization of a radon hazard		Air Distribution Systems Active	Vs.	Air Distribution Systems Intermittent

NRPP Informative Advisories:

1. Fluctuations in radon concentrations are usually caused by changes in the strength of the indoor air pressure that draws soil gas into a building, or from changes in the entry of outside air into a building.
2. Clear identification of a radon hazard through testing is more likely to occur when outdoor temperatures drop under 65°F (18°C), at least intermittently, which causes natural indoor air pressures that draw radon laden soil gas into a building. This is also true when heating or cooling systems are at least intermittently active during a test.
3. Measurement results are more likely to reflect an occupant's exposure to radon are measurements conducted under conditions that most closely align to the building operating conditions that prevail during the greatest amount of time each year.

Appendix E:

NRPP & DORA Certifications

COLORADO
Department of Regulatory Agencies
Division of Professions and Occupations

Below are your electronic wallet cards to use as proof of your license. You can also print your license at any time by visiting www.colorado.gov/dora/DPO_Print_License and following the instructions listed.

If you would like a more durable wallet card option, you can order one for a fee by visiting www.nasbastore.org and selecting the "Colorado License Cards" link on the left hand side of the page. If you prefer, you can also contact NASBA by phone at 1-888-925-5237 or by email at nasbastore@nasba.org.

Should you have questions about your credential, or need other information please contact our Customer Service Team at 303-894-7800 or dora_dpo_licensing@state.co.us.

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Radon Professionals

Robert Thomas Head

Radon Measurement Professional

RME.0000676	09/11/2025
Number	**Issue Date**
Active	05/31/2026
Credential Status	**Expire Date**

Verify this credential at: dpo.colorado.gov

Division Director: Sam Delp — Credential Holder Signature

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Radon Professionals

Robert Thomas Head

Radon Measurement Professional

RME.0000676	09/11/2025
Number	**Issue Date**
Active	05/31/2026
Credential Status	**Expire Date**

Verify this credential at: dpo.colorado.gov

Division Director: Sam Delp — Credential Holder Signature

Robert T Head

Has satisfactorily fulfilled the requirements set forth by the
National Radon Proficiency Program and is therefore certified as a:

Radon Measurement Professional

with Standard Services

NRPP ID 115440-RMP
Issued On: 2025-09-05 Expires: 2027-09-30

Valid for specific activities or measurement devices, which can be verified with NRPP. State and local agencies may have additional requirements.

In witness Whereof,
I have subscribed my name as a
Representative of NRPP

Ashley Falco
Chair, Certification Council

Appendix F:

Colorado EPA Radon Map

COLORADO - EPA Map of Radon Zones

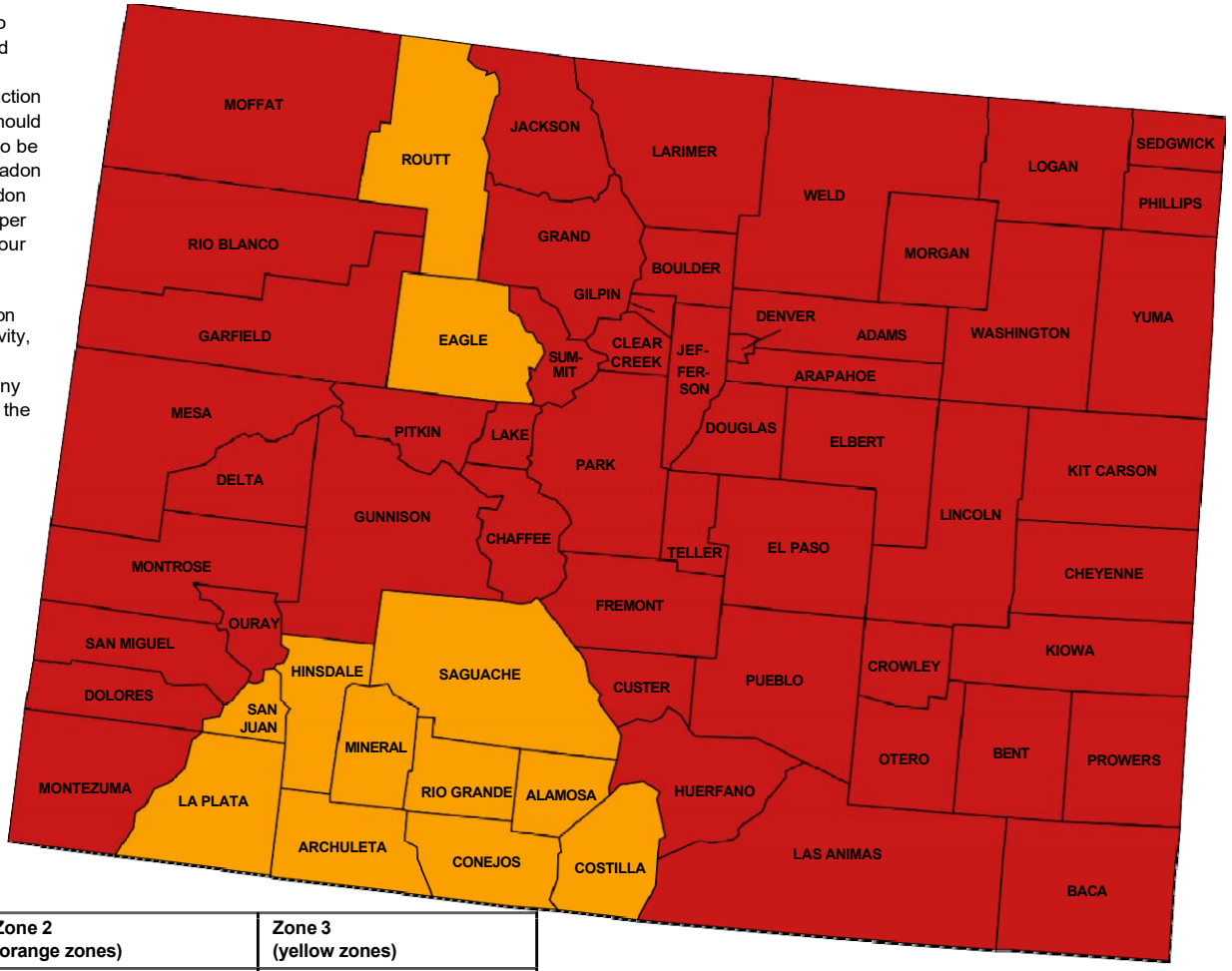
http://www.epa.gov/radon/zonemap.html

The Map of Radon Zones was developed in 1993 to identify areas of the U.S. with the potential for elevated indoor radon levels. The map is intended to help governments and other organizations target risk reduction activities and resources. The Map of Radon Zones should not be used to determine if individual homes need to be tested. No matter where you live, test your home for radon—it's easy and inexpensive Fix your home if your radon level is 4 picocuries per liter (pCi/L) (150 becquerels per meter cubed (Bq/m3)) or higher. Consider fixing if your level is between 2 and 4 pCi/L (75 - 150 Bq/m3).

The Map of Radon Zones was developed using data on indoor radon measurements, geology, aerial radioactivity, soil parameters, and foundation types. The EPA recommends that this map be supplemented with any available local data to further understand and predict the radon potential for a specific area.

All homes should be tested, regardless of zone designation.

IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Colorado" (USGS Open-file Report 93-292-H) before using this map. See https://doi.org/10.3133/ofr93292H. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.



What the colors mean?

Zone	Zone 1 (red zones)	Zone 2 (orange zones)	Zone 3 (yellow zones)
Color			
Description	**Highest potential** **Counties have a predicted average indoor screening level > (Greater) than 4 pCi/L (picocuries per liter) (150 Bq/m3 (becquerels per meter cubed))**	**Moderate potential** **Counties have a predicted average screening level ≥ (Greater than and equal to) 2 pCi/L (75 Bq/m3) and ≤ (less than and equal to) 4 pCi/L (150 Bq/m3)**	**Low potential** **Counties have a predicted average indoor screening level < (Less than) 2 pCi/L (75 Bq/m3)**

Appendix G:

Protocol Notifications

NOTICE TO BUILDING OPERATIONS STAFF

These actions must be completed to ensure valid radon test results 12 hours prior to testing:

Building Component	Action Required
Windows	Keep all windows closed on every floor of the building, including untested areas.
Exterior Doors	Keep closed except for normal entry and exit. Do not block or close openings intended to supply combustion air for furnaces, boilers, or similar equipment.
Other Exterior Openings (damage, incomplete construction, structural gaps)	Seal or cover these openings prior to testing.
Heating & Cooling Systems	Operate normally with occupied temperature conditions between 65°F and 80°F (18°C – 27°C). Routine HVAC inspections are recommended, but not mandatory.
Outdoor Air Ventilation Systems (manual or automated, economizers, ERVs, seasonal systems)	Close outdoor dampers or set to the lowest outside air intake possible during occupied hours. For window units or other systems with dampers, ensure they are closed.
Variable Air Volume (VAV) Systems	Set thermostats so that indoor temperatures in all serviced areas remain between 65°F and 80°F (18°C – 27°C).
Return-Air Ducts Located in Soil	If ductwork lies in or under soil, notify the testing contractor immediately.
HVAC Setback in Non-Residential Spaces	If setback programming causes temperatures outside the required 65°F – 80°F range during nights or weekends, adjust to stay within range or consult the testing contractor.