SHIVEHATTERY
ARCHITECTURE + ENGINEERING

April 9, 2026

Clear Creek Amana Community School District
ATTN: Mr. Maury Gallagher
1486 Hwy 6 NW, P.O. Box 487
Oxford, IA 52322

RE: CCA Eastridge Elementary School – Radon Testing

Dear Mr. Gallagher:

Per your request and authorization, Shive-Hattery, Inc. assembled a short-term radon testing plan and completed the testing for the new Eastridge Elementary School in Coralville, Iowa. The intent of the testing was to determine the level of radon within all ground contact, occupied areas of the building.

Methods and Procedures

The testing procedure for this project was performed by personnel trained and certified under the National Radon Proficiency Program (NRPP) and State of Iowa Department of Public Health. On May 24, 2022, House File 2412 was signed into law in the State of Iowa. This legislation calls for:

- Establish a radon testing plan.
- Preform short-term testing of all attendance centers by July 1, 2027.
- All buildings will have to be retested once every five years following.
- Radon plans and test results will need to be published to the district website.
- All new school construction must incorporate radon-resistant construction techniques.

The American Association of Radon Scientists and Technologists (AARST) Consortium on National Radon Standards (ANSI/AARST MALB 2014) “Protocol for Conducting Measurements of Radon and Radon Decay Products in Schools and Large Buildings” is the reference standard for this project, which is the recommended protocol in the State of Iowa for schools.

Available drawings were utilized to determine a testing strategy. Samples were collected from each defined testing area, including but not limited to classrooms, offices, gyms, libraries, cafeterias, and other areas of normal occupancy. Pertinent information such as location, date, time, thermostat settings, active mitigation systems, tamper controls, and weather conditions was recorded for each sample. The tests started after a minimum of 12 hours of closed building conditions.

It is recommended that the testing period represent normal conditions when the building is significantly occupied during the active heating season. The operating condition for this building represents active heating with outdoor temperatures less than or equal to 30°F. Clear characterization of a radon hazard is most likely to be observed under this normal operating condition. Therefore, the test should reasonably characterize radon hazards.

There will be some uncertainty with any measurement result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations. Variations may be due to changes in weather, operation of the building, or possible interference with the necessary test conditions.

Rad Elec E-PERM short-term measurement chambers and electrets were utilized in all tests. The electrets were analyzed for radon using an electron voltage reader (Serial #: E0747) by:

Analyst: Sam Becker
License: RNTST10096
Address: Shive-Hattery
2839 Northgate Drive
Iowa City, Iowa 52245
Phone: (319) 354-3040

Summary of Findings

Short-term testing was completed on March 4-6, 2026, in all ground contact, occupied areas of the building. Blank and duplicate samples were used as a means of quality control. All quality control devices were in normal ranges. The following table summarizes the sample ID, location, and result from the initial testing for locations found to be above 4.0 pCi/L. All results are located at the end of this report.

Sample ID/Location	Result
1. SNL492 – 136.3 Conference	7.7 pCi/L

Recommendations

Radon was found to be over the action level of 4.0 pCi/L in the office conference room. Tampering with the electret is a possibility due to easy access to the testing device. The owner may consider this room a non-occupied space and retesting may not be required. Generally, space is considered occupied if people normally spend more than one hour of continuous occupancy per person per day in a space. Adjustments to the HVAC system may be investigated.

It is our recommendation that the room be retested with another test to verify. If the average of both short-term tests is greater than 4.0 pCi/L, mitigation is recommended. Remedial action can also be considered in areas with results greater than 2.0 pCi/L. This eliminates future liability from exposure to building occupants.

Radon was found in most rooms tested to some degree. It is important to understand that no level of radon is safe and can cause lung cancer with long exposure. Radon is the second leading cause of lung cancer.

It is recommended that this building be retested in 5 years according to the radon testing program. Retesting is also recommended after a new addition or significant renovation occurs, additional ground floor rooms not previously tested are occupied, heating or cooling systems are significantly altered, natural disasters, or the installation of ground water control or radon mitigation systems.

Please call our office if you should have any questions or comments.

Sincerely,

SHIVE-HATTERY, INC.



Samuel S. Becker
Residential Measurement Provider
IA License Number: RNTST10096
NRPP License Number: 108001 RT
Expiration Date: April 30, 2026

SSB/mas

Enc.

Shive-Hattery

2839 Northgate Drive
Iowa City IA 52445
319-354-3040 / 319-248-3405 / 319-530-2456 (cell)
http://www.shive-hattery.com/ / sbecker@shive-hattery.com

Radon Test Report

March 11, 2026

Batch #: 031126-2

Customer:

Clear Creek Amana Community School District
1486 Hwy 6 NW
Oxford IA 52322

Test Site:

Maury Gallagher
2950 Crossing Ridge Drive Bldg.- East
Ridge Elementary School
Coralville IA 52241

E-PERM® Electret Ion Chambers were used for radon screening measurements that were conducted at the above referenced test site by: Shive-Hattery

The Results are as follows:

Serial	Type	Location	Test Start Date		Test End Date		Results (pCi/L)
SNL383	SST	111	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.2
SNL476	SST	161	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	<LLD
SNL492	SST	136.3 Conference	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	7.7
SNL560	SST	112	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.9
SNL561	SST	108.2	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.7
SNL577	SST	160	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.7
SNL578	SST	BASP	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	2.3
SNL579	SST	113	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.4
SNL592	SST	105	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.0
SNL731	SST	159	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.9
SNU469	SST	Work Room 214/213 (2nd Floor)	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	<LLD
SNU603	SST	136.4 Principal	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.4
SNU661	SST	108	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	<LLD
SNX000	SST	163	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.6
SNX005	SST	128	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.7
SNX012	SST	157	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	<LLD
SNX062	SST	104	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	<LLD
SNX121	SST	106	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.7
SNX130	SST	109	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.6
SNX176	SST	Main Office	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	<LLD
SNX184	SST	101	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	<LLD
SNX269	SST	102	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	<LLD
SOA602	SST	154B	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.7
SOP309	SST	131 Band	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.9
SOV212	SST	108.1	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	2.1
SOV227	SST	110A	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.8
SOV271	SST	136.2 Dean	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.6
SOV734	SST	130	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.6
SOV761	SST	Learning Area 166	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.8
SOV808	SST	103	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.9
SOV891	SST	110B	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.1
SOV960	SST	154A	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.1
SOV962	SST	156	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.1
SOV990	SST	Learning Area 166	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.3
SOV994	SST	236 (2nd Floor)	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.6

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Coralville IA 52241

Serial	Type	Location	Test Start Date		Test End Date		Results (pCi/L)
SOW021	SST	141.3 Kitchen Office	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.6
SOW042	SST	Media Center Office 205.2 (2nd Floor)	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.1
SOW075	SST	136.7 Counselor	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.8
SOW199	SST	108.3	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.1
SOW288	SST	158	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.8
SOW351	SST	Learning Area 115	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.6
SOW368	SST	162	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.6
SPL015	SST	Health Room	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	2.1
SPL094	SST	107	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.1
SNX240	SST	Work Area	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	<LLD
SPL035	SST	Work Area	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.1
Average Radon Concentration in:				**Work Area**			**0.7 pCi/L**
SNL401	SST	Learning Area 114	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.2
SNL471	SST	Learning Area 114	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.0
Average Radon Concentration in:				**Learning Area 114**			**1.1 pCi/L**
SNL485	SST	PE Office 129.2	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.3
SOV806	SST	PE Office 129.2	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.3
Average Radon Concentration in:				**PE Office 129.2**			**1.3 pCi/L**
SOV837	SST	145 Custodian	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	2.4
SOW170	SST	145 Custodian	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	3.1
Average Radon Concentration in:				**145 Custodian**			**2.8 pCi/L**
SNK501	SST	164	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	0.5
SPL060	SST	164	04-Mar-2026	10:30 AM	06-Mar-2026	10:30 AM	1.1
Average Radon Concentration in:				**164**			**0.8 pCi/L**

Deployed By: Sam Becker RNTST10096

Retrieved By: Sam Becker RNTST10096

Analyzed By: Sam Becker RNTST10096

Reader S/N: E0747 **Reader Calibration Due:** 4/14/2026

Conditions: Requirements for Closed-Building Met

Weather: No Abnormal Weather Conditions

Vents: Open / Fan Auto

Mitigation: No System Installed

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Note: <LLD = Less than the Lower Limit of Detection (LLD) of the Radon Detector.

Radon Health Risk Information

Radon is the second leading cause of lung cancer after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend that further action be taken when a home's radon test results are 4.0 pCi/L or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level, the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. Please refer to the EPA website at www.epa.gov/radon for further information to assist you in evaluating your test results or deciding if further action is needed.

Signature: _____ **Date:** _____