SHIVEHATTERY
ARCHITECTURE + ENGINEERING

June 5, 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 for the Clear Creek Amana Community School District. Follow-up testing was completed at Eastridge Elementary in May of 2026. The intent of the testing was to determine the level of radon within all ground contact, occupied areas of the building that initially tested above the action level.

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 Health and Human Services (Iowa HHS). 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. Follow-up testing was completed for all areas found to be above the action level from May 15 – May 19, 2026. Blank and duplicate samples were used as a means of quality control. Analytical results are located at the end of this report.

Sample ID/Location	Result
1. SNL492 – 136.3 Conference	2.6 pCi/L

Recommendations

The initial radon sampling was found to be over the action level of 4.0 pCi/L in the office conference room with a result of 7.7 pCi/L. Tampering with the electret was considered probable due to the ease of access to the testing device. Retesting found the result in the conference room to be 2.6 pCi/L. Since tampering of the electret was suspected in the initial testing, the results between the initial and retesting were not averaged and the retesting result was interpreted. This result was below the action level.

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, 2027

SSB/mas

Enc.: 051526_CCA_Eastridge_Retesting_Letter.pdf

Shive-Hattery

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Iowa City IA 52445
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Radon Test Report

May 22, 2026

Batch #: 052226-3

Customer:

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

Test Site:

Maury Gallagher
1486 Hwy 6 NW Bldg.- Eastridge Elementary
Oxford IA 52322

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)
SOP439	SST	Room 136.3	15-May-2026	9:30 AM	18-May-2026	1:40 PM	2.9
SPR238	SST	Room 136.3	15-May-2026	9:30 AM	18-May-2026	1:40 PM	2.3

Average Radon Concentration in: Room 136.3 2.6 pCi/L

Deployed By:	Sam Becker	RNTST10096		
Retrieved By:	Sam Becker	RNTST10096		
Analyzed By:	Sam Becker	RNTST10096		
Reader S/N:	E1549		**Reader Calibration Due:**	10/24/2026

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:** _____