



February 3, 2026

River Henry  
 Buildings & Grounds Supervisor  
 Waterville-Elysian-Morristown Public Schools  
 500 East Paquin Street  
 Waterville, MN 56096

**RE: Districtwide  
 Short-Term Radon Testing Results  
 IEA Project #202511314**

Dear Mr. Henry:

The Institute for Environmental Assessment, Inc. (IEA) placed 165 Air Chek Pro Chek short-term radon test kits in 139 locations in the following buildings for the purpose of evaluating radon levels:

- Elysian Building – 8 locations
- WEM Elementary/High School – 85 locations
- WEM Middle School – 46 locations

The number of kits placed includes those used for quality control purposes. See Appendix A for Quality Control information.

The radon test kits were placed by the following Minnesota Department of Health (MDH) licensed Radon Measurement Professional(s):

Measurement Professional	License Number	Signature
Ryan Borman	RMEA-00102	
Tristan Carlson	RMEA-00547	

**BROOKLYN PARK**  
 9201 W. Broadway Avenue, Ste. #600  
 Brooklyn Park, MN 55445  
 763-315-7900 / FAX 763-315-7920  
 800-233-9513

**MANKATO**  
 610 North Riverfront Drive  
 Mankato, MN 56001  
 507-345-8818  
 800-233-9513

**ROCHESTER**  
 210 Woodlake Drive SE  
 Rochester, MN 55904  
 507-281-6664  
 800-233-9513

**BRAINERD**  
 601 NW 5<sup>th</sup> Street, Ste. #4  
 Brainerd, MN 56401  
 218-302-3787  
 800-233-9513

**MARSHALL**  
 1510 Stadium Drive, Ste. #2  
 Marshall, MN 56258  
 800-233-9513

**VIRGINIA**  
 5525 Emerald Avenue  
 Mountain Iron, MN 55768  
 218-748-7631  
 800-233-9513

## INTRODUCTION

Radon is a colorless, odorless, tasteless, radioactive gas that occurs naturally in soil, rocks, and underground water supplies and in the ambient air. According to the U.S. Environmental Protection Agency (EPA) and other scientific organizations, naturally occurring radon gas has been associated with an increased risk of developing lung cancer. The chances of developing lung cancer from radon exposure are dependent on several factors, including individual susceptibility and, perhaps more importantly, the dose and duration of exposure. Radon testing is highly recommended by the Minnesota Department of Health (MDH) and EPA.

## METHODOLOGY

IEA placed Air Chek Pro Chek short-term radon test kits in frequently occupied areas in the buildings listed above at Waterville-Elysian-Morristown Public Schools, for the purpose of sampling for radon in accordance with the MDH's *Guidance for Radon Testing in Minnesota Schools* (2024) or successor and ANSI/AARST MA-MFLB 'Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, Schools and Commercial and Multi-Use Buildings' (ANSI/AARST MA-MFLB 2023) or successor ANSI/AARST standards using the extended testing protocol.

A total of 165 radon test kits were placed from January 5, 2026 to January 8, 2026 for a total short-term sampling period of three days. The radon test kits were analyzed by AirChek, Inc., MDH license #RL-00003, located at 1936 Butler Bridge Road, Mills River, NC 28759. The Analysis Methodologies are provided in Appendix A.

Air intakes and ventilation systems were operating in normal condition at the time of placement and retrieval. IEA was informed that the HVAC was on a normal operating schedule during the testing period.

IEA followed ANSI/AARST MA-MFLB 2023 or successor ANSI/AARST standards for quality assurance measurements by including duplicate kits, control kits (blanks), and spiked kits.

Client communications and commitments were delivered to the client and are located in Appendix C:

- Client Commitments, Advisories and Authorizations
- Facilitating Staff Commitments

Occupant notices were sent to the client for distribution on December 30, 2025.

## EVALUATION CRITERIA

The MDH and the EPA have established a recommended action level for intended to be occupied areas of 4.0 picocuries per liter (pCi/L) for an annual average. Testing was conducted during typical days when the building is significantly occupied. The HVAC system was set on a normal occupied operating schedule. Testing was conducted during the heating season when the average outdoor temperature is less than 65°F, as recommended by the MDH, when the ventilation system was operating normally, and windows and doors were closed. Consequently, sampling under these "closed" conditions is when the radon risk is most likely to occur.

MDH recommends follow-up testing for sampling results that are above the action level. Please refer to the following table for MDH guidelines when the extended testing protocol is used:

RESULTS (pCi/L)	RECOMMENDED ACTION
LESS THAN 4	Re-test after changes to foundation or HVAC and every 5 years
GREATER THAN OR EQUAL TO 4	Conduct CRM short-term testing during winter months
LESS THAN 4 ( <u>DURING OCCUPANCY</u> ) AFTER CRM TESTING	Repeat CRM testing if not conducted during winter or if conducted during abnormal ventilation. Otherwise consider re-testing after changes to foundation or HVAC and every 5 years
GREATER THAN OR EQUAL TO 4 ( <u>DURING OCCUPANCY</u> ) AFTER CRM TESTING	Reduce radon in rooms to less than 4 through radon mitigation. Conduct CRM testing to verify radon reduction.

CRM: Continuous Radon Monitor

## RESULTS & DISCUSSION

The laboratory report(s) and map(s) of each building with sampling locations are provided in Appendix B. The following includes summary results for each building.

### ***Elysian Building***

101 5<sup>th</sup> Street SW  
 Elysian, MN 56028

A total of 11 test kits were placed in 8 locations at the Elysian Building. The results indicated that radon levels for the locations tested in the Elysian Building were below the action level of 4 pCi/L. See Table 1 below for a summary of the results:

TABLE 1: ELYSIAN BUILDING - RANGE OF RESULTS				
	0.0 – 1.9 pCi/L	2.0 – 2.9 pCi/L	3.0 – 3.9 pCi/L	≥ 4 pCi/L
<b>Number of Locations</b>	7	1	0	0 <sup>1</sup>

<sup>1</sup> All below action level

pCi/L: picocuries per liter

### ***WEM Elementary/High School***

500 East Paquin Street  
 Waterville, MN 56096

A total of 95 test kits were placed in 85 locations at WEM Elementary/High School. The results indicated that radon levels for the locations tested in WEM Elementary/High School were below the action level of 4 pCi/L. See Table 2 below for a summary of the results:

TABLE 2: WEM ELEMENTARY/HIGH SCHOOL - RANGE OF RESULTS				
	0.0 – 1.9 pCi/L	2.0 – 2.9 pCi/L	3.0 – 3.9 pCi/L	≥ 4 pCi/L
<b>Number of Locations</b>	81	3	1	0 <sup>1</sup>

<sup>1</sup> All below action level

pCi/L: picocuries per liter

**WEM Middle School**

23 Ann Street  
 Morristown, MN 55052

A total of 59 test kits were placed in 46 locations at WEM Middle School. The results indicated that radon levels for the locations tested in WEM Middle School were below the action level of 4 pCi/L. See Table 3 below for a summary of the results:

TABLE 3: WEM MIDDLE SCHOOL - RANGE OF RESULTS				
	0.0 – 1.9 pCi/L	2.0 – 2.9 pCi/L	3.0 – 3.9 pCi/L	≥ 4 pCi/L
<b>Number of Locations</b>	45	0	1	0 <sup>1</sup>
<sup>1</sup> All below action level				

pCi/L: picocuries per liter

**CONCLUSIONS AND RECOMMENDATIONS**

The radon levels in the sampled locations were below the EPA action level of 4 pCi/L.

It is recommended by ANSI/AARST MA-MFLB 2023 or successor ANSI/AARST standards to consider taking action and address results of radon concentrations greater than half the action level (2-3.9 pCi/L).

The EPA has established recommended guidelines for permissible radon concentrations. The following are general recommendations for frequently occupied areas:

- The building should be retested at least every 5 years and in conjunction with any sale of the building.
- Ground contact rooms that were not tested because they were not occupied, should be tested if they become occupied in the future.

In addition, retesting should be conducted when any of the following circumstances occur:

- A new addition is constructed, or a significant renovation occurs.
- Heating or cooling systems are significantly altered, resulting in changes to air pressures or distribution.
- Ventilation is significantly altered by extensive weatherization, changes to mechanical systems, or comparable procedures.
- Significant openings to soil occur due to:
  - Ground water or slab surface water control systems (e.g., sumps, perimeter drain tile, shower/tub retrofits, etc.)
  - Natural settlement causing major cracks to develop
  - Earthquakes, construction blasting, or formation of sink holes nearby
  - A mitigation system is altered, modified, or repaired
- Rooms should be retested during the winter heating season (i.e., under “closed” conditions) which is typically “worst case” conditions.

Per Minnesota Statutes, section 123B.571, school districts are required to report radon test results at a school board meeting and report results to the MDH. IEA is able to assist with presenting results to the school board, and the MDH reporting. The MDH ‘School Radon Testing Form’ is located in Appendix E.

For more information regarding radon, see the EPA's A Citizen's Guide to Radon at <http://www.epa.gov/radon>. MDH can be contacted at [health.indoorair@state.mn.us](mailto:health.indoorair@state.mn.us) or 651-201-4601.

## GENERAL COMMENTS

The analysis and opinions expressed in this report are based upon data obtained from radon sampling client-wide and are representative of the locations and time period sampled. This report does not reflect variations in conditions that may occur across the site, property, or facility. Actual conditions may vary and may not become evident without further assessment. The chain of custody for test devices is available upon request. It is the client's responsibility to identify and comply with local statutes regarding obligations that may exist for disclosing test results to occupants and affected third parties.

The report is prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted environmental, health and safety practices. Other than as provided in the preceding sentence and in our Proposal #13302 dated September 2, 2025, regarding radon sampling services at the client's locations, including the General Conditions attached thereto, no warranties are extended or made.

Should you require additional radon testing or have any questions regarding radon or any other environmental, health, or safety-related concerns, please do not hesitate to contact our office.

Sincerely,

IEA, Inc.



Ben Olsen, CPSI  
Senior Project Manager

Reviewed by:



Emma Squires-Sperling  
Laboratory Director

BO/khb 02032026

Enc.