

**ILLINOIS DEPARTMENT OF PUBLIC HEALTH
ASBESTOS ABATEMENT PROGRAM
SCHOOL INFORMATION FORM**

SECTION I

NAME OF SCHOOL DISTRICT: CHICAGO SCHOOL DIST 299
SCHOOL ID NUMBER: 14-016-2990-2078
SCHOOL NAME: Beaubien School
ADDRESS OF SCHOOL: 5025 N Laramie Avenue
CITY: Chicago, IL, 60630

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED 7/20/2022

If the address on this form is different than the address of the building, submit a written explanation.

SECTION II (Please type or print)

PLEASE COMPLETE THE FOLLOWING FOR YOUR THREE YEAR REINSPECTION:

DATE REINSPECTION COMPLETED: 2/21/2025 ENROLLMENT 1011
IDPH INSPECTOR LICENSE NUMBER: 100-11093
IDPH LICENSED INSPECTOR NAME (Please Print): David Avila
IDPH MP LICENSE NUMBER: 100-04019
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): Arturo Saenz

DESIGNATED PERSON (Please Print): Richard J.Schleyer PHONE: (773) 251-7074


Signature of Designated Person

3/26/2025
Date

SECTION III

PLEASE COMPLETE THE FOLLOWING INFORMATION FOR ANY CHANGES WITHIN THE SCHOOL DISTRICT.

School building has been sold. Date of Sale: _____

School has been closed. Date closed: _____

School building has been demolished. Date: _____

School building is asbestos free since last reinspection: N

Please explain in writing why the school building is now asbestos free and include the supporting documentation.

If a new school building has been added to the district, submit either an exclusionary statement or a management plan and inspection report. Include the complete name, address and city of school building.

Explain in writing if the address of the building is different than the address on this form:

THREE-YEAR REINSPECTION

CHICAGO SCHOOL DIST 299

Beaubien School

5025 N Laramie Avenue
Chicago, IL, 60630

Unit: 22201
Building ID: 2240

IDPH ID Number: 14-016-2990-2078

REPORT DATE:

Wednesday, March 26, 2025

Prepared for:

Chicago Public Schools
42 W. Madison Street
Chicago, IL 60602

Prepared by:

Specialty Consulting, Inc.

2942 W. Van Buren Street

Chicago, IL, 60612

Phone (312) 319-7575

Fax (312) 319-7580

DO NOT REMOVE FROM SCHOOL
REQUIRED BY FEDERAL LAW

03/26/2025

Mr. Eric Culbertson
Asbestos Program
Illinois Department of Public Health
525 West Jefferson Street
Springfield, Illinois 62761

Re: Chicago Public Schools - 2025 Three-Year Reinspections

Dear Mr. Culbertson:

Specialty Consulting, Inc., Managing Environmental Consultant (MEC), conducted the Three-Year Reinspections and performed management plan updates for the Chicago Public Schools (CPS) facilities in Region 1, 2 Elementary Schools. Please update your records with the following information.

School District: 299 Unit: 22201 Region: 01 IDPH ID: 14-016-2990-2078

School: Beaubien School Building ID: 2240

Address: 5025 N Laramie Avenue

Chicago, IL, 60630

Building Contact: Barnhart, Mark

Contact Phone: 7737103238

Current Building Owners: Chicago Public Schools

Reinspection Date: 2/21/2025

Review Date: 03/26/2025

Inspector: David Avila

Inspector IDPH License: 100-11093

Management Planner: Arturo Saenz

Management Planner IDPH License: 100-04019

If you have any questions or comments, please contact us at (312) 319-7575

Sincerely,
Specialty Consulting, Inc.



Arturo Saenz
100-04019

Environmental Notification to Occupants

To: Faculty, Staff and Parents
From: Chicago Public Schools
Date: March 26, 2025

RE: Beaubien School, Unit 22201
5025 N Laramie Avenue
Chicago, IL, 60630

Dear Faculty, Staff and Parents,

This letter is to notify you that the 2025 asbestos three year re-inspection has been completed at Beaubien School, following the Federal Asbestos Hazard Emergency Response Act (AHERA), 40 CFR Part 763, Subpart E and is available for your review at the main office of the school.

Although asbestos-containing building materials have been identified at Beaubien School, there is no reason to believe that any threat to the health of students or staff exists at this time. CPS will continue to carefully monitor the condition of asbestos-containing building materials and if conditions warrant, all appropriate steps will be taken to maintain the health and safety of all building occupants.

If you have any questions regarding this matter or require additional information, please feel free to contact Richard J. Schleyer, the designated Local Education Authority's Designated Person at (773) 251-7074.

Table of Contents

- I. School and Inspection Information
- II. Executive Summary
- III. Methodology
- IV. Abatement History
- V. Reassessments and Recommendations
- VI. Conclusions

Table I: Inspector's Reinspection Findings

Table II: Management Planner's Review

APPENDICES:

- Appendix A: Assessment Sheets, Drawings and Photos
- Appendix B: Inspector and Management Planner Licenses
- Appendix C: Laboratory Accreditations
- Appendix D: Laboratory Results
- Appendix E: Chain of Custody Forms

SCHOOL AND INSPECTION INFORMATION

1. School Information

School:	Beaubien School	Unit:	22201	Region:	01
Address:	5025 N Laramie Avenue		Chicago, IL, 60630		
IDPH ID:	14-016-2990-2078	Building ID:	2240		
Contact:	Barnhart, Mark	Phone:	7737103238		

2. Description of Facility

Original Construction:	1905	Additional Construction:	1928
Total Square Footage:	80395	No of Floors:	3
Current Occupancy:	1011		

3. LEA Designated Person

Contact:	Richard J.Schleyer	Phone:	(773) 251-7074
Address:	42 West Madison Street		
	Chicago, IL 60602		


4. Managing Environmental Consultant

MEC:	Specialty Consulting, Inc.		
Contact:	Jigar Shah		
Address	2942 W. Van Buren Street		
Phone:	(312) 319-7575	Fax:	(312) 319-7580

5. Inspector

Inspector Name: David Avila


Inspector IDPH license # 100-11093
Reinspection Date: 2/21/2025

Signature: 
Date: 2/21/2025

6. Management Planner

Management Planner Name: Arturo Saenz

Management Planner IDPH license # 100-04019

Signature: 
Date: 03/26/2025

7. Review Date: 03/26/2025

8. LEA Designated Person's Acknowledgement

The reinspection report and recommendations have been received by me and appropriate action will be taken by the School District.

Signature:



Date: 3/26/2025

Name: Richard J.Schleyer

II. EXECUTIVE SUMMARY

Specialty Consulting, Inc. was retained by the Chicago Public Schools (CPS) to perform a three-year asbestos reinspection of the Beaubien School. This inspection was conducted in accordance with the United States Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act (AHERA) part 763.92 (b), and the ongoing Operations and Maintenance Program (O&M) originally designed in the School's Asbestos Management Plan. The purpose of this three-year reinspection is to record any condition changes in the asbestos-containing building material (ACBM) in the school since the previous three-year reinspection and the six-month periodic surveillance, to identify, assess, and include any Homogeneous Areas (HA) not identified in the Management Plan, and to recommend an appropriate response action to manage asbestos.

The inspector conducted a three-year reinspection of this facility under Illinois Department of Public Health (IDPH) school reinspection requirements and AHERA, sections 763.85 and 763.88. The main building and each addition to the main building, if constructed at different dates, were inspected separately. Laboratory accreditations are included in Appendix C, laboratory results are included in Appendix D, and chain of custody forms are included in Appendix E.

Note: During previous inspections, some of the HA(s) were identified together as 9" x 9" floor tile (FT), mastics assoc. with 9" x 9" FT, 12" x 12" FT, mastics assoc. with 12" x 12" FT, pipe insulation, etc. Some of these HA(s) have been re-identified by areas that are uniform in color, texture, construction date, application date, and general appearance.

The inspector has determined the following:

A. The following HAs have changed assessment categories for Building 2240:

B. The following new homogenous areas have been identified for Building 2240:

52	12"X12" Cream w/ Specs VFT
53	12"X12" Cream w/ Specs Mastic
54	12"X12" Light Gray w/ Specs VFT
55	12"X12" Light Gray w/ Specs Mastic
56	12"X12" Maroon w/ Specs VFT
57	12"X12" Maroon w/ Specs Mastic

C. This reinspection covered only physically accessible and visible areas and materials that were identified in the LEA's management plan. The following materials were concealed and/or contained in areas that were inaccessible for sampling and have been classified as Assumed:

01	2'x4' Ceiling Tile
02	Burlap Wall Covering
03	Hard Coat Plaster
100	Terrazzo Flooring
11	9"x9" Light Green Vinyl Floor Tile Mastic
12	Laboratory Table Tops
13	9"x9" Dark Green Vinyl Floor Tile
18	9"x9" Tan w/ Red VFT Mastic
25	12"x12" Tan VFT
26	12"x12" Tan VFT Mastic
27	2'x2' Ceiling Tile
28	12"x12" Gray VFT
29	12"x12" Gray VFT
30	2'x4' Ceiling Tile
31	Drywall
32	Drywall Compound
33	Vinyl Baseboard
34	Vinyl Baseboard Mastic
36	Carpet Mastic
37	Decorative plaster
38	Fire doors
39	12"x12" Brown w/ black and white streaks VFT (NOT OBSERVED)
39A	12"x12" Brown w/ black and white streaks VFT MASTIC (NOT OBSERVED)
40	12"x12" tan w/ brown & white streaks VFT
40A	12"x12" Tan w/ brown & white VFT MASTIC
41	MJP E/F/V on fiberglass pipe insulation
42	12"x12" Tan VFT
42A	12"x12" Tan VFT MASTIC
43	Textured plaster
44	2'x4' Ceiling Tile
45	Hard Plaster
46	Interior Brick Mortar
47	Brown Linoleum Floor
48	12" x 12" Beige + Tan VFT
49	12" x 12" Beige + Tan Mastic
50	Laminate Flooring
51	Laminate Flooring
52	12"X12" Cream w/ Specs VFT
53	12"X12" Cream w/ Specs Mastic
54	12"X12" Light Gray w/ Specs VFT

55	12"X12" Light Gray w/ Specs Mastic
56	12"X12" Maroon w/ Specs VFT
57	12"X12" Maroon w/ Specs Mastic
N	MJP on Fiberglass Pipes

The following areas were deemed to be inaccessible:

Materials were also listed as "assumed" if they were in good condition and sampling was not conducted to avoid damage.

This reinspection was conducted by David Avila, IDPH License # 100-11093. The Management Plan was updated by Arturo Saenz, IDPH License # 100-04019. Inspector and Management Planner Licenses are included in Appendix B.

III. METHODOLOGY

Tasks performed on-site included the following:

1. Review current management plan, identify HA(s) and extract appropriate information.
2. Examine and verify abatement records.
3. Touch and visually and physically reinspect and reassess the condition of all friable known or assumed ACBM.
4. Touch and visually and physically reinspect all non-friable known or assumed ACBM to determine whether these materials have become friable since the last inspection or periodic surveillance.
5. Identify any condition changes that may affect Hazard Ranking of known ACBM or Assumed ACBM, as well as any HA(s) that have become friable since the last reinspection.
6. Collect bulk samples from each newly discovered friable HA or previously assumed and submit for laboratory analysis.
7. Tabulate reinspection findings and submit for management planner review and recommendations with appropriate response actions based on the AHERA Damage Category of the ACBM.
8. Submit reinspection findings and management planner recommendations to the LEA within thirty (30) days for inclusion into the management plan.

IV. ABATEMENT HISTORY

The information collected from the existing management plan and inspection report(s) and from interviews with the school official revealed that the following asbestos abatement was conducted at the school since the previous Three year Reinspection.

Abatement Dates: 6/23/2023

V. REASSESSMENTS AND RECOMMENDATIONS

The reassessments and recommendations are summarized in Tables I and II on the following pages. Detailed Hazard Assessment Sheets and Drawings and Photos (if applicable) are included in Appendix A.

VI. CONCLUSIONS

The Beaubien School Building 2240 Three-Year reinspection has been completed and response actions have been recommended for both friable and non-friable ACBM. A timely execution of the response actions recommended will enable the LEA and the Designated Person(s) to effectively manage the existing ACBM.

This three-year reinspection report should be inserted in the current Management plan at the CPS Central Office, and one (1) copy should be kept at the school for use when planning any renovation and/or demolition activities in areas where ACBM has been identified. Also, periodic surveillance documentation and any summary reports from any response actions that are executed at the school should be used to update the Management Plan.

Table I
Inspector's Reinspection Findings

Chicago Public Schools

School Beaubien School **Unit** 22201 **Building ID** 2240

Address 5025 N Laramie Avenue **Region** 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Inspector's Comments are Summarized at the End of the Report

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
01	2'x4' Ceiling Tile	14,300	SF	Basement rooms 001,005,011,012 1st Fl Corridor, 101, 101A, 101B, 102, 102A, 103, 103A, 104,105 - 1929 Rooms: 307, 306A, 306B, 305, 205, 2nd + 3rd floor corridors	ASSUMED	MISC	Y	NONE	0		No	ACBM with the potential for damage		LOW
02	Burlap Wall Covering	200	SF	Throughout 1904	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
03	Hard Coat Plaster	120,000	SF	Throughout 1904	ASSUMED	SURFACE	N	NONE	0		No	ACBM with the potential for damage		MODERATE
06	9"x9" Gray Vinyl Floor Tile	960	SF	Room 204 & 3rd Floor Men's Toilet - 1904 (Possibly Under flooring in 204)	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
07	12"x12" Tan Vinyl Floor Tile	480	SF	Rooms 101, 101A, 114, & 101A Storage Room - 1904	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
08	9"x9" Gray Vinyl Floor Tile Mastic	960	SF	Room 204 & 3rd Floor Men's Toilet - 1904 (Possibly under flooring in 204)	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
09	12"x12" Tan Vinyl Floor Tile Mastic	480	SF	Rooms 101, 101A, 114, & 101A Storage Room - 1904	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
10	9"x9" Light Green Vinyl Floor Tile	700	SF	Room 105 - 1929 (possibly under)	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
100	Terrazzo Flooring	5,000	SF	Stairwells Basement to 3rd Floor Assembly Hall- Stairwells Next to Stage	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
11	9"x9" Light Green Vinyl Floor Tile Mastic	700	SF	Room 105 - 1929 (possibly under)	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
12	Laboratory Table Tops	300	SF	Basement Room 003 - 1904	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
13	9"x9" Dark Green Vinyl Floor Tile	1,265	SF	Rooms 104, 101B, & 114 - 1904 (Possibly under)	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE

Chicago Public Schools

School Beaubien School Unit 22201 Building ID 2240

Address 5025 N Laramie Avenue Region 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Inspector's Comments are Summarized at the End of the Report

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
14	9"x9" Dark Green VFT Mastic	1,265	SF	Rooms 104 - 1904 (possibly under)	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
15	9"x9" Tan Vinyl Floor Tile	565	SF	Rooms 101B & 114 - 1904 (possibly under)	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
16	9"x9" Tan Vinyl Floor Tile Mastic	565	SF	Rooms 101B & 114 - 1904 (possibly under)	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
17	9"x9" Tan w/ Red Vinyl Floor Tile	960	SF	Rooms 214, 304, & Copy Room - 1904 and Room 301 1/2	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
18	9"x9" Tan w/ Red VFT Mastic	1,300	SF	Rooms 214, 301.5, 304, & Copy Room - 1904	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
19	9"x9" Light Green VFT	350	SF	Room 104 - 1904 (Possibly under flooring)	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
20	9"x9" Light Green VFT Mastic	350	SF	Room 104 - 1904 (Possibly under flooring)	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
21	12"x12" Light Brown VFT	100	SF	2nd Floor Teacher's Toilet (room 211) - 1904	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
22	12"x12" Light Brown VFT Mastic	100	SF	2nd Floor Teacher's Toilet (room 211) - 1904	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
23	12"x12" White VFT	100	SF	2nd Floor Teacher's Toilet (room 211) - 1904	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
24	12"x12" White VFT Mastic	100	SF	2nd Floor Teacher's Toilet (room 211) - 1904	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
25	12"x12" Tan VFT	4,000	SF	Cafeteria (room 022), 1st, 2nd, & 3rd Floor Corridors - 1929	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
26	12"x12" Tan VFT Mastic	4,000	SF	Cafeteria (room 022), 1st, 2nd, & 3rd Floor Corridors - 1929	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
27	2'x2' Ceiling Tile	700	SF	Room 003	ASSUMED	MISC	Y	NONE	0		No	ACBM with the potential for damage		LOW
28	12"x12" Gray VFT	1,000	SF	annex	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE

Chicago Public Schools

School Beaubien School Unit 22201 Building ID 2240

Address 5025 N Laramie Avenue Region 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Inspector's Comments are Summarized at the End of the Report

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
29	12"x12" Gray VFT	1,000	SF	annex	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
30	2'x4' Ceiling Tile	5,000	SF	annex	ASSUMED	MISC	Y	NONE	0		No	ACBM with the potential for damage		LOW
31	Drywall	10,000	SF	Throughout Annex	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
32	Drywall Compound	2,000	SF	Throughout Annex	ASSUMED	MISC	Y	NONE	0		No	ACBM with the potential for damage		LOW
33	Vinyl Baseboard	1,000	LF	Throughout Annex	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
34	Vinyl Baseboard Mastic	1,000	LF	Throughout Annex	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
36	Carpet Mastic	800	SF	Rooms: 101 A, Assembly Hall, Principal's office	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
37	Decorative plaster	1,800	SF	Auditorium, stage, balcony, assembly hall	ASSUMED	SURFACE	N	NONE	0		No	ACBM with the potential for damage		LOW
38	Fire doors	8	EA	Balcony, assembly hall	ASSUMED	MISC	N	NONE	0			ACBM with the potential for damage		LOW
39	12"x12" Brown w/ black and white streaks VFT (NOT OBSERVED)	900	SF	Room 100	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
39A	12"x12" Brown w/ black and white streaks VFT MASTIC (NOT OBSERVED)	900	SF	Room 100	ASSUMED	MISC	N	NONE	0			ACBM with the potential for damage		LOW
40	12"x12" tan w/ brown & white streaks VFT	1,600	SF	Lunchroom	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
40A	12"x12" Tan w/ brown & white VFT MASTIC	1,600	SF	Lunchroom	ASSUMED	MISC	N	NONE	0			ACBM with the potential for damage		LOW
41	MJP E/F/V on fiberglass pipe insulation	12	FITTING	Basement Boys' toilet	ASSUMED	TSI	Y	NONE	0		No	ACBM with the potential for damage		MODERATE
42	12"x12" Tan VFT	1,300	SF	Assembly hall stage	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
42A	12"x12" Tan VFT MASTIC	1,300	SF	Assembly hall stage	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
43	Textured plaster	1,600	SF	Basement corridor from carpenter room - stockroom. Boys' and girls' toilets	ASSUMED	SURFACE	N	NONE	0		No	ACBM with the potential for damage		MODERATE
44	2'x4' Ceiling Tile	20,000	SF	1904 Building	ASSUMED	MISC	Y	UNKNO WN	0		No	ACBM with the potential for damage		MODERATE
45	Hard Plaster	80,000	SF	1929 Building	ASSUMED	SURFACE	N	NONE	0		No	ACBM with the potential for damage		MODERATE
46	Interior Brick Mortar		LF	1904 Building	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE

Chicago Public Schools

School Beaubien School Unit 22201 Building ID 2240

Address 5025 N Laramie Avenue Region 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Inspector's Comments are Summarized at the End of the Report

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
47	Brown Linoleum Floor	500	SF	Room 105	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
48	12" x 12" Beige + Tan VFT	1,100	SF	Room 005, 004	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
49	12" x 12" Beige + Tan Mastic	1,100	SF	Room 005, 004	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
50	Laminate Flooring	600	SF	Main office - 1904 Bldg	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
51	Laminate Flooring	200	SF	306 A - 1929 Bldg	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
52	12"X12" Cream w/ Specs VFT	200	SF	Room 007	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
53	12"X12" Cream w/ Specs Mastic	200	SF	Room 007	ASSUMED	MISC	N	NONE	0			ACBM with the potential for damage		LOW
54	12"X12" Light Gray w/ Specs VFT	200	SF	Room 007	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
55	12"X12" Light Gray w/ Specs Mastic	200	SF	Room 007	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
56	12"X12" Maroon w/ Specs VFT	200	SF	Room 007	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		MODERATE
57	12"X12" Maroon w/ Specs Mastic	200	SF	Room 007	ASSUMED	MISC	N	NONE	0			ACBM with the potential for damage		LOW
E	Aircell Pipe Insulation	725	LF	Engine Room (014A), Tank Room (014), Incinerator Room, & Playrooms (013, 004) - 1904	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
F	MJP E/F/V on Aircell Pipe Insulation	60	FITTING	Engine Room (014A), Tank Room (014), Incinerator Room, & Playrooms (013, 004) - 1904	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage		MODERATE
G	Preform Pipe Run Insulation	75	LF	Engine Rm (014A), Tank Rm (014), Boiler Rm (015), Incinerator Rm (016) - 1904	CHR	TSI	Y	LOC	10		No	Damaged or significantly damaged friable thermal system insulating ACBM	2	LOW
H	MJP E/F/V Block Joints	3	FITTING	Engine Rm(014A), Tank Rm(014), Boiler Rm(015), Incinerator Rm(016) - 1904	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
J	Tank Insulation	96	SF	Boiler Room (015) - 1904	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage	2	LOW

Chicago Public Schools

School Beaubien School **Unit** 22201 **Building ID** 2240

Address 5025 N Laramie Avenue **Region** 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Inspector's Comments are Summarized at the End of the Report

HA No	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Type	Damage Quantity	Damage Units	Change in Assessment Category	Damage Category	Damage Reason	Disturbance Potential
K	Boiler Insulation	725	SF	Boiler Room Boiler (015) - 1904	CHR	TSI	Y	LOC	4		No	Damaged or significantly damaged friable thermal system insulating ACBM	3	LOW
L	Aircell Pipe Insulation	665	SF	Engine Rm, Engineer's Office, Stairwell & Corridor, 1st, 2nd, & 3rd Floor Corridors, Bathroom Pipe Chases, Lunchroom-1929	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage	6	LOW
M	MJP E/F/V on Aircell Pipe Insulation	25	FITTING	Engine Rm, Engineer's Office, Stairhall & Corridor, 1st, 2nd, & 3rd Floor Corridors, Lunchroom, Storage Room, 010- 1929	CHR	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW
N	MJP on Fiberglass Pipes	20	FITTING	Rooms 008 and 010	ASSUMED	TSI	Y	NONE	0		No	ACBM with the potential for damage		LOW

Chicago Public Schools

School Beaubien School **Unit** 22201 **Building ID** 2240

Address 5025 N Laramie Avenue **Region** 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Inspector's Comments are Summarized at the End of the Report

Reinspection Date **2/21/2025**

Inspector Name **David Avila**

100-11093

5/15/2026

Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
01	
02	
03	
06	Possible Under VFT in 204 - Observed in 3rd Floor (314)
07	Possible Under Laminate Floor in Main Office
08	Possible Under VFT in 204 - Observed in 3rd Floor (314)
09	Possible Under Laminate Floor in Main Office
10	
100	
11	
12	
13	Possible Under VFT - 104, 103 & 114
14	
15	
16	
17	Possible under VFT
18	Possible under VFT
19	
20	
21	
22	
23	
24	
25	

Chicago Public Schools

School Beaubien School **Unit** 22201 **Building ID** 2240

Address 5025 N Laramie Avenue **Region** 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Inspector's Comments are Summarized at the End of the Report

HA Number:	Inspector Comments:
26	
27	
28	
29	
30	
31	
32	
33	
34	
36	
37	
38	
39	
39A	
40	
40A	
41	
42	
42A	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	

Chicago Public Schools

School Beaubien School **Unit** 22201 **Building ID** 2240

Address 5025 N Laramie Avenue **Region** 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Inspector's Comments are Summarized at the End of the Report

HA Number:	Inspector Comments:
53	
54	
55	
56	
57	
E	
F	
G	damage located in Tank Room
H	
J	
K	
L	
M	
N	

Table II

Management Planner's Review

Chicago Public Schools

School Beaubien School
Address 5025 N Laramie Avenue

Unit 22201
Chicago, IL, 60630

Building ID 2240
Region 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Management Planner's Comments Summarized at the End of the Report

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
01	2'x4' Ceiling Tile	14,300	SF	Basement rooms 001,005,011,012 1st Fl Corridor, 101, 101A, 101B, 102, 102A, 103, 103A,104,105 - 1929 Rooms: 307, 306A, 306B, 305, 205, 2nd + 3rd floor corridors	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
02	Burlap Wall Covering	200	SF	Throughout 1904	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
03	Hard Coat Plaster	120,000	SF	Throughout 1904	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
06	9"x9" Gray Vinyl Floor Tile	960	SF	Room 204 & 3rd Floor Men's Toilet - 1904 (Possibly Under flooring in 204)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
07	12"x12" Tan Vinyl Floor Tile	480	SF	Rooms 101, 101A, 114, & 101A Storage Room - 1904	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
08	9"x9" Gray Vinyl Floor Tile Mastic	960	SF	Room 204 & 3rd Floor Men's Toilet - 1904 (Possibly under flooring in 204)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
09	12"x12" Tan Vinyl Floor Tile Mastic	480	SF	Rooms 101, 101A, 114, & 101A Storage Room - 1904	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
10	9"x9" Light Green Vinyl Floor Tile	700	SF	Room 105 - 1929 (possibly under)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
100	Terrazzo Flooring	5,000	SF	Stairwells Basement to 3rd Floor Assembly Hall-Stairwells Next to Stage	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
11	9"x9" Light Green Vinyl Floor Tile Mastic	700	SF	Room 105 - 1929 (possibly under)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
12	Laboratory Table Tops	300	SF	Basement Room 003 - 1904	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
13	9"x9" Dark Green Vinyl Floor Tile	1,265	SF	Rooms 104, 101B, & 114 - 1904 (Possibly under)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
14	9"x9" Dark Green VFT Mastic	1,265	SF	Rooms 104 - 1904 (possibly under)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
15	9"x9" Tan Vinyl Floor Tile	565	SF	Rooms 101B & 114 - 1904 (possibly under)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
16	9"x9" Tan Vinyl Floor Tile Mastic	565	SF	Rooms 101B & 114 - 1904 (possibly under)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
17	9"x9" Tan w/ Red Vinyl Floor Tile	960	SF	Rooms 214, 304, & Copy Room - 1904 and Room 301 1/2	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
18	9"x9" Tan w/ Red VFT Mastic	1,300	SF	Rooms 214, 301.5, 304, & Copy Room - 1904	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
19	9"x9" Light Green VFT	350	SF	Room 104 - 1904 (Possibly under flooring)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
20	9"x9" Light Green VFT Mastic	350	SF	Room 104 - 1904 (Possibly under flooring)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
21	12"x12" Light Brown VFT	100	SF	2nd Floor Teacher's Toilet (room 211) -	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School Beaubien School
Address 5025 N Laramie Avenue

Unit 22201
Chicago, IL, 60630

Building ID 2240
Region 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Management Planner's Comments Summarized at the End of the Report

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
				1904							
22	12"x12" Light Brown VFT Mastic	100	SF	2nd Floor Teacher's Toilet (room 211) - 1904	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
23	12"x12" White VFT	100	SF	2nd Floor Teacher's Toilet (room 211) - 1904	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
24	12"x12" White VFT Mastic	100	SF	2nd Floor Teacher's Toilet (room 211) - 1904	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
25	12"x12" Tan VFT	4,000	SF	Cafeteria (room 022), 1st, 2nd, & 3rd Floor Corridors - 1929	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
26	12"x12" Tan VFT Mastic	4,000	SF	Cafeteria (room 022), 1st, 2nd, & 3rd Floor Corridors - 1929	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
27	2'x2' Ceiling Tile	700	SF	Room 003	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
28	12"x12" Gray VFT	1,000	SF	annex	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
29	12"x12" Gray VFT	1,000	SF	annex	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
30	2'x4' Ceiling Tile	5,000	SF	annex	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
31	Drywall	10,000	SF	Throughout Annex	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
32	Drywall Compound	2,000	SF	Throughout Annex	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
33	Vinyl Baseboard	1,000	LF	Throughout Annex	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
34	Vinyl Baseboard Mastic	1,000	LF	Throughout Annex	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
36	Carpet Mastic	800	SF	Rooms: 101 A, Assembly Hall, Principal's office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
37	Decorative plaster	1,800	SF	Auditorium, stage, balcony, assembly hall	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
38	Fire doors	8	EA	Balcony, assembly hall	Assumed	MISC	No	0	EA	6 ACBM with the potential for damage	Follow O&M Plan
39	12"x12" Brown w/ black and white streaks VFT (NOT OBSERVED)	900	SF	Room 100	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
39A	12"x12" Brown w/ black and white streaks VFT MASTIC (NOT OBSERVED)	900	SF	Room 100	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
40	12"x12" tan w/ brown & white streaks VFT	1,600	SF	Lunchroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
40A	12"x12" Tan w/ brown & white VFT MASTIC	1,600	SF	Lunchroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
41	MJP E/F/V on fiberglass pipe insulation	12	FITTING	Basement Boys' toilet	Assumed	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
42	12"x12" Tan VFT	1,300	SF	Assembly hall stage	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
42A	12"x12" Tan VFT MASTIC	1,300	SF	Assembly hall stage	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
43	Textured plaster	1,600	SF	Basement corridor from carpenter room - stockroom. Boys' and girls' toilets	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School Beaubien School
Address 5025 N Laramie Avenue

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Region 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575

Fax: (312) 319-7580

Management Planner's Comments Summarized at the End of the Report

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
44	2'x4' Ceiling Tile	20,000	SF	1904 Building	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
45	Hard Plaster	80,000	SF	1929 Building	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
46	Interior Brick Mortar		LF	1904 Building	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
47	Brown Linoleum Floor	500	SF	Room 105	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
48	12" x 12" Beige + Tan VFT	1,100	SF	Room 005, 004	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
49	12" x 12" Beige + Tan Mastic	1,100	SF	Room 005, 004	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
50	Laminate Flooring	600	SF	Main office - 1904 Bldg	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
51	Laminate Flooring	200	SF	306 A - 1929 Bldg	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
52	12"X12" Cream w/ Specs VFT	200	SF	Room 007	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
53	12"X12" Cream w/ Specs Mastic	200	SF	Room 007	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
54	12"X12" Light Gray w/ Specs VFT	200	SF	Room 007	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
55	12"X12" Light Gray w/ Specs Mastic	200	SF	Room 007	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
56	12"X12" Maroon w/ Specs VFT	200	SF	Room 007	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
57	12"X12" Maroon w/ Specs Mastic	200	SF	Room 007	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
E	Aircell Pipe Insulation	725	LF	Engine Room (014A), Tank Room (014), Incinerator Room, & Playrooms (013, 004) - 1904	Chrysotile	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
F	MJP E/F/V on Aircell Pipe Insulation	60	FITTING	Engine Room (014A), Tank Room (014), Incinerator Room, & Playrooms (013, 004) - 1904	Chrysotile	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
G	Preform Pipe Run Insulation	75	LF	Engine Rm (014A), Tank Rm (014), Boiler Rm (015), Incinerator Rm (016) - 1904	Chrysotile	TSI	Yes	10	LF	1 Damaged or significantly damaged friable thermal system insulating ACBM	Repair
H	MJP E/F/V Block Joints	3	FITTING	Engine Rm(014A), Tank Rm(014), Boiler Rm(015), Incinerator Rm(016) - 1904	Chrysotile	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
J	Tank Insulation	96	SF	Boiler Room (015) - 1904	Chrysotile	TSI	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
K	Boiler Insulation	725	SF	Boiler Room Boiler (015) - 1904	Chrysotile	TSI	Yes	4	SF	1 Damaged or significantly damaged friable thermal system insulating ACBM	Repair
L	Aircell Pipe Insulation	665	SF	Engine Rm, Engineer's Office, Stairwell & Corridor, 1st, 2nd, & 3rd Floor Corridors, Bathroom Pipe Chases, Lunchroom- 1929	Chrysotile	TSI	Yes	0	SF	6 ACBM with the potential for damage	Repair
M	MJP E/F/V on Aircell Pipe Insulation	25	FITTING	Engine Rm, Engineer's Office, Stairhall & Corridor, 1st, 2nd, & 3rd Floor Corridors, Lunchroom, Storage Room,	Chrysotile	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School Beaubien School
Address 5025 N Laramie Avenue

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Region 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

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2942 W. Van Buren Street

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Management Planner's Comments Summarized at the End of the Report

HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
				010- 1929							
N	MJP on Fiberglass Pipes	20	FITTING	Rooms 008 and 010	Assumed	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan

Review Date	3/26/2025
Manager Planner Name	Arturo Saenz

HA Number	Management Comments
01	
02	

Chicago Public Schools

School Beaubien School
Address 5025 N Laramie Avenue

Unit 22201
Chicago, IL, 60630

Building ID 2240
Region 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.

2942 W. Van Buren Street

Phone: (312) 319-7575 Fax: (312) 319-7580

Management Planner's Comments Summarized at the End of the Report

100-04019	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
03	
06	
07	
08	
09	
10	
100	
11	
12	
13	
14	
15	
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27	
28	
29	
30	

Chicago Public Schools

School Beaubien School
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Region 01

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.
2942 W. Van Buren Street
Phone: (312) 319-7575 Fax: (312) 319-7580

Management Planner's Comments Summarized at the End of the Report

HA Number	Management Comments
31	
32	
33	
34	
36	
37	
38	
39	
39A	
40	
40A	
41	
42	
42A	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	

Chicago Public Schools

School Beaubien School
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ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) Specialty Consulting, Inc.
2942 W. Van Buren Street
Phone: (312) 319-7575 Fax: (312) 319-7580

Management Planner's Comments Summarized at the End of the Report

HA Number	Management Comments
56	
57	
E	
F	
G	Repair Damaged ACM, Maintain in Good Condition
H	
J	
K	Repair Damaged ACM, Maintain in Good Condition
L	
M	
N	

APPENDIX A

Assessment Sheets, Drawings and Photos

Chicago Public Schools

Specialty Consulting, Inc.

2025 AHERA REINSPECTION

Chicago Public Schools

Specialty Consulting, Inc.

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	01		
MATERIAL DESCRIPTION:	2'x4' Ceiling Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Basement rooms 001,005,011,012 1st Fl Corridor, 101, 101A, 101B, 102, 102A, 103, 103A,104,105 - 1929
Rooms: 307, 306A, 306B, 305, 205, 2nd + 3rd floor corridors**

MATERIAL QUANTITY: **14300** MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **02/21/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	01		
MATERIAL DESCRIPTION:	2'x4' Ceiling Tile		
MATERIAL LOCATION:	Basement rooms 001,005,011,012 1st Fl Corridor, 101, 101A, 101B, 102, 102A, 103, 103A,104,105 - 1929 Rooms: 307, 306A, 306B, 305, 205, 2nd + 3rd floor corridors		
MATERIAL QUANTITY:	14300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	02		
MATERIAL DESCRIPTION:	Burlap Wall Covering		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout 1904		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	02		
MATERIAL DESCRIPTION:	Burlap Wall Covering		
MATERIAL LOCATION:	Throughout 1904		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	03		
MATERIAL DESCRIPTION:	Hard Coat Plaster		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Throughout 1904		
MATERIAL QUANTITY:	120000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	03		
MATERIAL DESCRIPTION:	Hard Coat Plaster		
MATERIAL LOCATION:	Throughout 1904		
MATERIAL QUANTITY:	120000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	06		
MATERIAL DESCRIPTION:	9"x9" Gray Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Room 204 & 3rd Floor Men's Toilet - 1904 (Possibly Under flooring in 204)		
MATERIAL QUANTITY:	960	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Possible Under VFT in 204 - Observed in 3rd Floor (314)		

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	06		
MATERIAL DESCRIPTION:	9"x9" Gray Vinyl Floor Tile		
MATERIAL LOCATION:	Room 204 & 3rd Floor Men's Toilet - 1904 (Possibly Under flooring in 204)		
MATERIAL QUANTITY:	960	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	07		
MATERIAL DESCRIPTION:	12"x12" Tan Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 101, 101A, 114, & 101A Storage Room - 1904		
MATERIAL QUANTITY:	480	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Possible Under Laminate Floor in Main Office		

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	07		
MATERIAL DESCRIPTION:	12"x12" Tan Vinyl Floor Tile		
MATERIAL LOCATION:	Rooms 101, 101A, 114, & 101A Storage Room - 1904		
MATERIAL QUANTITY:	480	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	08		
MATERIAL DESCRIPTION:	9"x9" Gray Vinyl Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 204 & 3rd Floor Men's Toilet - 1904 (Possibly under flooring in 204)		
MATERIAL QUANTITY:	960	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Possible Under VFT in 204 - Observed in 3rd Floor (314)		

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	08		
MATERIAL DESCRIPTION:	9"x9" Gray Vinyl Floor Tile Mastic		
MATERIAL LOCATION:	Room 204 & 3rd Floor Men's Toilet - 1904 (Possibly under flooring in 204)		
MATERIAL QUANTITY:	960	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	09		
MATERIAL DESCRIPTION:	12"x12" Tan Vinyl Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 101, 101A, 114, & 101A Storage Room - 1904		
MATERIAL QUANTITY:	480	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Possible Under Laminate Floor in Main Office		

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	09		
MATERIAL DESCRIPTION:	12"x12" Tan Vinyl Floor Tile Mastic		
MATERIAL LOCATION:	Rooms 101, 101A, 114, & 101A Storage Room - 1904		
MATERIAL QUANTITY:	480	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	9"x9" Light Green Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Room 105 - 1929 (possibly under)		
MATERIAL QUANTITY:	700	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	9"x9" Light Green Vinyl Floor Tile		
MATERIAL LOCATION:	Room 105 - 1929 (possibly under)		
MATERIAL QUANTITY:	700	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	100		
MATERIAL DESCRIPTION:	Terrazzo Flooring		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Stairwells Basement to 3rd Floor Assembly Hall-Stairwells Next to Stage		
MATERIAL QUANTITY:	5000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	100		
MATERIAL DESCRIPTION:	Terrazzo Flooring		
MATERIAL LOCATION:	Stairwells Basement to 3rd Floor Assembly Hall-Stairwells Next to Stage		
MATERIAL QUANTITY:	5000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	9"x9" Light Green Vinyl Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 105 - 1929 (possibly under)		
MATERIAL QUANTITY:	700	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	9"x9" Light Green Vinyl Floor Tile Mastic		
MATERIAL LOCATION:	Room 105 - 1929 (possibly under)		
MATERIAL QUANTITY:	700	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	12		
MATERIAL DESCRIPTION:	Laboratory Table Tops		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Basement Room 003 - 1904		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	12		
MATERIAL DESCRIPTION:	Laboratory Table Tops		
MATERIAL LOCATION:	Basement Room 003 - 1904		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	9"x9" Dark Green Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Rooms 104, 101B, & 114 - 1904 (Possibly under)		
MATERIAL QUANTITY:	1265	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Possible Under VFT - 104, 103 & 114		

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	13		
MATERIAL DESCRIPTION:	9"x9" Dark Green Vinyl Floor Tile		
MATERIAL LOCATION:	Rooms 104, 101B, & 114 - 1904 (Possibly under)		
MATERIAL QUANTITY:	1265	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	14		
MATERIAL DESCRIPTION:	9"x9" Dark Green VFT Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 104 - 1904 (possibly under)		
MATERIAL QUANTITY:	1265	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	14		
MATERIAL DESCRIPTION:	9"x9" Dark Green VFT Mastic		
MATERIAL LOCATION:	Rooms 104 - 1904 (possibly under)		
MATERIAL QUANTITY:	1265	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	15		
MATERIAL DESCRIPTION:	9"x9" Tan Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Rooms 101B & 114 - 1904 (possibly under)		
MATERIAL QUANTITY:	565	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	15		
MATERIAL DESCRIPTION:	9"x9" Tan Vinyl Floor Tile		
MATERIAL LOCATION:	Rooms 101B & 114 - 1904 (possibly under)		
MATERIAL QUANTITY:	565	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	9"x9" Tan Vinyl Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 101B & 114 - 1904 (possibly under)		
MATERIAL QUANTITY:	565	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	9"x9" Tan Vinyl Floor Tile Mastic		
MATERIAL LOCATION:	Rooms 101B & 114 - 1904 (possibly under)		
MATERIAL QUANTITY:	565	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	9"x9" Tan w/ Red Vinyl Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Rooms 214, 304, & Copy Room - 1904 and Room 301 1/2		
MATERIAL QUANTITY:	960	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Possible under VFT		

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	9"x9" Tan w/ Red Vinyl Floor Tile		
MATERIAL LOCATION:	Rooms 214, 304, & Copy Room - 1904 and Room 301 1/2		
MATERIAL QUANTITY:	960	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	18		
MATERIAL DESCRIPTION:	9"x9" Tan w/ Red VFT Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Rooms 214, 301.5, 304, & Copy Room - 1904**

MATERIAL QUANTITY: **1300**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Possible under VFT**

Inspector's Signature:



Date: **02/21/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA: 18

MATERIAL DESCRIPTION: 9"x9" Tan w/ Red VFT Mastic

MATERIAL LOCATION: Rooms 214, 301.5, 304, & Copy Room - 1904

MATERIAL QUANTITY: 1300

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	19		
MATERIAL DESCRIPTION:	9"x9" Light Green VFT		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Room 104 - 1904 (Possibly under flooring)		
MATERIAL QUANTITY:	350	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	19		
MATERIAL DESCRIPTION:	9"x9" Light Green VFT		
MATERIAL LOCATION:	Room 104 - 1904 (Possibly under flooring)		
MATERIAL QUANTITY:	350	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	20		
MATERIAL DESCRIPTION:	9"x9" Light Green VFT Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 104 - 1904 (Possibly under flooring)		
MATERIAL QUANTITY:	350	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	20		
MATERIAL DESCRIPTION:	9"x9" Light Green VFT Mastic		
MATERIAL LOCATION:	Room 104 - 1904 (Possibly under flooring)		
MATERIAL QUANTITY:	350	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	21		
MATERIAL DESCRIPTION:	12"x12" Light Brown VFT		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	2nd Floor Teacher's Toilet (room 211) - 1904		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	21		
MATERIAL DESCRIPTION:	12"x12" Light Brown VFT		
MATERIAL LOCATION:	2nd Floor Teacher's Toilet (room 211) - 1904		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22		
MATERIAL DESCRIPTION:	12"x12" Light Brown VFT Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	2nd Floor Teacher's Toilet (room 211) - 1904		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	22		
MATERIAL DESCRIPTION:	12"x12" Light Brown VFT Mastic		
MATERIAL LOCATION:	2nd Floor Teacher's Toilet (room 211) - 1904		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23		
MATERIAL DESCRIPTION:	12"x12" White VFT		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	2nd Floor Teacher's Toilet (room 211) - 1904		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	23		
MATERIAL DESCRIPTION:	12"x12" White VFT		
MATERIAL LOCATION:	2nd Floor Teacher's Toilet (room 211) - 1904		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	12"x12" White VFT Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	2nd Floor Teacher's Toilet (room 211) - 1904		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	12"x12" White VFT Mastic		
MATERIAL LOCATION:	2nd Floor Teacher's Toilet (room 211) - 1904		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	25		
MATERIAL DESCRIPTION:	12"x12" Tan VFT		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Cafeteria (room 022), 1st, 2nd, & 3rd Floor Corridors - 1929		
MATERIAL QUANTITY:	4000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	25		
MATERIAL DESCRIPTION:	12"x12" Tan VFT		
MATERIAL LOCATION:	Cafeteria (room 022), 1st, 2nd, & 3rd Floor Corridors - 1929		
MATERIAL QUANTITY:	4000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	26		
MATERIAL DESCRIPTION:	12"x12" Tan VFT Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Cafeteria (room 022), 1st, 2nd, & 3rd Floor Corridors - 1929		
MATERIAL QUANTITY:	4000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	26		
MATERIAL DESCRIPTION:	12"x12" Tan VFT Mastic		
MATERIAL LOCATION:	Cafeteria (room 022), 1st, 2nd, & 3rd Floor Corridors - 1929		
MATERIAL QUANTITY:	4000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	27		
MATERIAL DESCRIPTION:	2'x2' Ceiling Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 003		
MATERIAL QUANTITY:	700	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	27		
MATERIAL DESCRIPTION:	2'x2' Ceiling Tile		
MATERIAL LOCATION:	Room 003		
MATERIAL QUANTITY:	700	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	28		
MATERIAL DESCRIPTION:	12"x12" Gray VFT		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	annex		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	28		
MATERIAL DESCRIPTION:	12"x12" Gray VFT		
MATERIAL LOCATION:	annex		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	29		
MATERIAL DESCRIPTION:	12"x12" Gray VFT		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	annex		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	29		
MATERIAL DESCRIPTION:	12"x12" Gray VFT		
MATERIAL LOCATION:	annex		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	30		
MATERIAL DESCRIPTION:	2'x4' Ceiling Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	annex		
MATERIAL QUANTITY:	5000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	30		
MATERIAL DESCRIPTION:	2'x4' Ceiling Tile		
MATERIAL LOCATION:	annex		
MATERIAL QUANTITY:	5000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	31		
MATERIAL DESCRIPTION:	Drywall		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Throughout Annex		
MATERIAL QUANTITY:	10000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	31		
MATERIAL DESCRIPTION:	Drywall		
MATERIAL LOCATION:	Throughout Annex		
MATERIAL QUANTITY:	10000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	32		
MATERIAL DESCRIPTION:	Drywall Compound		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout Annex		
MATERIAL QUANTITY:	2000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	32		
MATERIAL DESCRIPTION:	Drywall Compound		
MATERIAL LOCATION:	Throughout Annex		
MATERIAL QUANTITY:	2000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	33		
MATERIAL DESCRIPTION:	Vinyl Baseboard		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout Annex		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	33		
MATERIAL DESCRIPTION:	Vinyl Baseboard		
MATERIAL LOCATION:	Throughout Annex		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	LF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	LF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	34		
MATERIAL DESCRIPTION:	Vinyl Baseboard Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout Annex		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	34		
MATERIAL DESCRIPTION:	Vinyl Baseboard Mastic		
MATERIAL LOCATION:	Throughout Annex		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	LF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	LF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	36		
MATERIAL DESCRIPTION:	Carpet Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms: 101 A, Assembly Hall, Principal's office		
MATERIAL QUANTITY:	800	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	36		
MATERIAL DESCRIPTION:	Carpet Mastic		
MATERIAL LOCATION:	Rooms: 101 A, Assembly Hall, Principal's office		
MATERIAL QUANTITY:	800	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	37		
MATERIAL DESCRIPTION:	Decorative plaster		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Auditorium, stage, balcony, assembly hall		
MATERIAL QUANTITY:	1800	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	37		
MATERIAL DESCRIPTION:	Decorative plaster		
MATERIAL LOCATION:	Auditorium, stage, balcony, assembly hall		
MATERIAL QUANTITY:	1800	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	38		
MATERIAL DESCRIPTION:	Fire doors		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Balcony, assembly hall		
MATERIAL QUANTITY:	8	MATERIAL UNITS:	EA
DAMAGE QUANTITY:		DAMAGE UNITS:	EA
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	38		
MATERIAL DESCRIPTION:	Fire doors		
MATERIAL LOCATION:	Balcony, assembly hall		
MATERIAL QUANTITY:	8	MATERIAL UNITS:	EA
DAMAGE QUANTITY:	0	DAMAGE UNITS:	EA

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	39		
MATERIAL DESCRIPTION:	12"x12" Brown w/ black and white streaks VFT (NOT OBSERVED)		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Room 100		
MATERIAL QUANTITY:	900	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	39		
MATERIAL DESCRIPTION:	12"x12" Brown w/ black and white streaks VFT (NOT OBSERVED)		
MATERIAL LOCATION:	Room 100		
MATERIAL QUANTITY:	900	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	39A		
MATERIAL DESCRIPTION:	12"x12" Brown w/ black and white streaks VFT MASTIC (NOT OBSERVED)		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Room 100**

MATERIAL QUANTITY: **900**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **02/21/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	39A				
MATERIAL DESCRIPTION:	12"x12" Brown w/ black and white streaks VFT MASTIC (NOT OBSERVED)				
MATERIAL LOCATION:	Room 100				
MATERIAL QUANTITY:	900	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	40		
MATERIAL DESCRIPTION:	12"x12" tan w/ brown & white streaks VFT		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Lunchroom		
MATERIAL QUANTITY:	1600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	40		
MATERIAL DESCRIPTION:	12"x12" tan w/ brown & white streaks VFT		
MATERIAL LOCATION:	Lunchroom		
MATERIAL QUANTITY:	1600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	40A		
MATERIAL DESCRIPTION:	12"x12" Tan w/ brown & white VFT MASTIC		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Lunchroom		
MATERIAL QUANTITY:	1600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	40A				
MATERIAL DESCRIPTION:	12"x12" Tan w/ brown & white VFT MASTIC				
MATERIAL LOCATION:	Lunchroom				
MATERIAL QUANTITY:	1600	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	41		
MATERIAL DESCRIPTION:	MJP E/F/V on fiberglass pipe insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Basement Boys' toilet		
MATERIAL QUANTITY:	12	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:		DAMAGE UNITS:	FITTING
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	41		
MATERIAL DESCRIPTION:	MJP E/F/V on fiberglass pipe insulation		
MATERIAL LOCATION:	Basement Boys' toilet		
MATERIAL QUANTITY:	12	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:	0	DAMAGE UNITS:	FITTING

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	42		
MATERIAL DESCRIPTION:	12"x12" Tan VFT		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Assembly hall stage		
MATERIAL QUANTITY:	1300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	42		
MATERIAL DESCRIPTION:	12"x12" Tan VFT		
MATERIAL LOCATION:	Assembly hall stage		
MATERIAL QUANTITY:	1300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	42A		
MATERIAL DESCRIPTION:	12"x12" Tan VFT MASTIC		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Assembly hall stage		
MATERIAL QUANTITY:	1300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	42A		
MATERIAL DESCRIPTION:	12"x12" Tan VFT MASTIC		
MATERIAL LOCATION:	Assembly hall stage		
MATERIAL QUANTITY:	1300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	43		
MATERIAL DESCRIPTION:	Textured plaster		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Basement corridor from carpenter room - stockroom. Boys' and girls' toilets		
MATERIAL QUANTITY:	1600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	43		
MATERIAL DESCRIPTION:	Textured plaster		
MATERIAL LOCATION:	Basement corridor from carpenter room - stockroom. Boys' and girls' toilets		
MATERIAL QUANTITY:	1600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	44		
MATERIAL DESCRIPTION:	2'x4' Ceiling Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	1904 Building		
MATERIAL QUANTITY:	20000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	44		
MATERIAL DESCRIPTION:	2'x4' Ceiling Tile		
MATERIAL LOCATION:	1904 Building		
MATERIAL QUANTITY:	20000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	45		
MATERIAL DESCRIPTION:	Hard Plaster		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	1929 Building		
MATERIAL QUANTITY:	80000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	45		
MATERIAL DESCRIPTION:	Hard Plaster		
MATERIAL LOCATION:	1929 Building		
MATERIAL QUANTITY:	80000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	46		
MATERIAL DESCRIPTION:	Interior Brick Mortar		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE
MATERIAL LOCATION:	1904 Building
MATERIAL QUANTITY:	
DAMAGE QUANTITY:	
COMMENTS:	

MATERIAL UNITS: LF

DAMAGE UNITS: LF

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	46		
MATERIAL DESCRIPTION:	Interior Brick Mortar		
MATERIAL LOCATION:	1904 Building		
MATERIAL QUANTITY:		MATERIAL UNITS:	LF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	LF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	47		
MATERIAL DESCRIPTION:	Brown Linoleum Floor		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Room 105		
MATERIAL QUANTITY:	500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	47		
MATERIAL DESCRIPTION:	Brown Linoleum Floor		
MATERIAL LOCATION:	Room 105		
MATERIAL QUANTITY:	500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	48		
MATERIAL DESCRIPTION:	12" x 12" Beige + Tan VFT		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	Room 005, 004		
MATERIAL QUANTITY:	1100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	48		
MATERIAL DESCRIPTION:	12" x 12" Beige + Tan VFT		
MATERIAL LOCATION:	Room 005, 004		
MATERIAL QUANTITY:	1100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	49		
MATERIAL DESCRIPTION:	12" x 12" Beige + Tan Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 005, 004		
MATERIAL QUANTITY:	1100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	49		
MATERIAL DESCRIPTION:	12" x 12" Beige + Tan Mastic		
MATERIAL LOCATION:	Room 005, 004		
MATERIAL QUANTITY:	1100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	50		
MATERIAL DESCRIPTION:	Laminate Flooring		
HISTORICAL AHERA DAMAGE CATEGORY	6		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **MODERATE**

MATERIAL LOCATION: **Main office - 1904 Bldg**

MATERIAL QUANTITY: **600**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **02/21/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	50		
MATERIAL DESCRIPTION:	Laminate Flooring		
MATERIAL LOCATION:	Main office - 1904 Bldg		
MATERIAL QUANTITY:	600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	51		
MATERIAL DESCRIPTION:	Laminate Flooring		
HISTORICAL AHERA DAMAGE CATEGORY	6		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	MODERATE		
MATERIAL LOCATION:	306 A - 1929 Bldg		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	51		
MATERIAL DESCRIPTION:	Laminate Flooring		
MATERIAL LOCATION:	306 A - 1929 Bldg		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	E		
MATERIAL DESCRIPTION:	Aircell Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Engine Room (014A), Tank Room (014), Incinerator Room, & Playrooms (013, 004) - 1904**

MATERIAL QUANTITY: **725**

MATERIAL UNITS: **LF**

DAMAGE QUANTITY:

DAMAGE UNITS: **LF**

COMMENTS:

Inspector's Signature:



Date: **02/21/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	E				
MATERIAL DESCRIPTION:	Aircell Pipe Insulation				
MATERIAL LOCATION:	Engine Room (014A), Tank Room (014), Incinerator Room, & Playrooms (013, 004) - 1904				
MATERIAL QUANTITY:	725	MATERIAL UNITS:	LF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	LF		

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	F		
MATERIAL DESCRIPTION:	MJP E/F/V on Aircell Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **MODERATE**

MATERIAL LOCATION: **Engine Room (014A), Tank Room (014), Incinerator Room, & Playrooms (013, 004) - 1904**

MATERIAL QUANTITY: **60**

MATERIAL UNITS: **FITTING**

DAMAGE QUANTITY:

DAMAGE UNITS: **FITTING**

COMMENTS:

Inspector's Signature:



Date: **02/21/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	F		
MATERIAL DESCRIPTION:	MJP E/F/V on Aircell Pipe Insulation		
MATERIAL LOCATION:	Engine Room (014A), Tank Room (014), Incinerator Room, & Playrooms (013, 004) - 1904		
MATERIAL QUANTITY:	60	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:	0	DAMAGE UNITS:	FITTING

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	G		
MATERIAL DESCRIPTION:	Preform Pipe Run Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	1 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **1. Damaged or significantly damaged friable thermal system insulating ACBM**

DAMAGE REASON:	Delamination		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Engine Rm (014A), Tank Rm (014), Boiler Rm (015), Incinerator Rm (016) - 1904		
MATERIAL QUANTITY:	75	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:	damage located in Tank Room		

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	G				
MATERIAL DESCRIPTION:	Preform Pipe Run Insulation				
MATERIAL LOCATION:	Engine Rm (014A), Tank Rm (014), Boiler Rm (015), Incinerator Rm (016) - 1904				
MATERIAL QUANTITY:	75	MATERIAL UNITS:	LF		
DAMAGE QUANTITY:	10	DAMAGE UNITS:	LF		

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Repair Damaged ACM, Maintain in Good Condition

Management Planner's Signature: _____



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	H		
MATERIAL DESCRIPTION:	MJP E/F/V Block Joints		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Engine Rm(014A), Tank Rm(014), Boiler Rm(015), Incinerator Rm(016) - 1904		
MATERIAL QUANTITY:	3	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:		DAMAGE UNITS:	FITTING
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	H				
MATERIAL DESCRIPTION:	MJP E/F/V Block Joints				
MATERIAL LOCATION:	Engine Rm(014A), Tank Rm(014), Boiler Rm(015), Incinerator Rm(016) - 1904				
MATERIAL QUANTITY:	3	MATERIAL UNITS:	FITTING		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	FITTING		

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	J		
MATERIAL DESCRIPTION:	Tank Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:	Delamination		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Boiler Room (015) - 1904		
MATERIAL QUANTITY:	96	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	J		
MATERIAL DESCRIPTION:	Tank Insulation		
MATERIAL LOCATION:	Boiler Room (015) - 1904		
MATERIAL QUANTITY:	96	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	K		
MATERIAL DESCRIPTION:	Boiler Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	1 Damaged or significantly damaged friable thermal system insulating ACM		
HISTORICAL DAMAGE REASON:	Deterioration		
HISTORICAL RESPONSE ACTION:	Repair		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be 1. **Damaged or significantly damaged friable thermal system insulating ACM**

DAMAGE REASON:	Deterioration		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Boiler Room Boiler (015) - 1904		
MATERIAL QUANTITY:	725	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	K				
MATERIAL DESCRIPTION:	Boiler Insulation				
MATERIAL LOCATION:	Boiler Room Boiler (015) - 1904				
MATERIAL QUANTITY:	725	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	4	DAMAGE UNITS:	SF		

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Repair

Comments:

Repair Damaged ACM, Maintain in Good Condition

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	L		
MATERIAL DESCRIPTION:	Aircell Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 Damaged or significantly damaged friable thermal system insulating ACBM		
HISTORICAL DAMAGE REASON:	Previous Repair		
HISTORICAL RESPONSE ACTION:	Repair		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:	Previous Repair		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Engine Rm, Engineer's Office, Stairwell & Corridor, 1st, 2nd, & 3rd Floor Corridors, Bathroom Pipe Chases, Lunchroom- 1929		
MATERIAL QUANTITY:	665	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	L				
MATERIAL DESCRIPTION:	Aircell Pipe Insulation				
MATERIAL LOCATION:	Engine Rm, Engineer's Office, Stairwell & Corridor, 1st, 2nd, & 3rd Floor Corridors, Bathroom Pipe Chases, Lunchroom- 1929				
MATERIAL QUANTITY:	665	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Repair

Comments:

Management Planner's Signature:



Date: **03/26/2025**

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	M		
MATERIAL DESCRIPTION:	MJP E/F/V on Aircell Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Engine Rm, Engineer's Office, Stairhall & Corridor, 1st, 2nd, & 3rd Floor Corridors, Lunchroom, Storage Room, 010- 1929**

MATERIAL QUANTITY: **25** MATERIAL UNITS: **FITTING**

DAMAGE QUANTITY: DAMAGE UNITS: **FITTING**

COMMENTS:

Inspector's Signature:



Date: **02/21/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	M				
MATERIAL DESCRIPTION:	MJP E/F/V on Aircell Pipe Insulation				
MATERIAL LOCATION:	Engine Rm, Engineer's Office, Stairhall & Corridor, 1st, 2nd, & 3rd Floor Corridors, Lunchroom, Storage Room, 010- 1929				
MATERIAL QUANTITY:	25	MATERIAL UNITS:	FITTING		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	FITTING		

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: **03/26/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	N		
MATERIAL DESCRIPTION:	MJP on Fiberglass Pipes		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

This homogeneous area was reinspected and reassessed in accordance with Section 763.85 and 763.88 of AHERA and it's condition HAS NOT CHANGED when compared to the conditions of the last AHERA reinspection.

The current AHERA DAMAGE CATEGORY is determined to be **6. ACBM with the potential for damage**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 008 and 010		
MATERIAL QUANTITY:	20	MATERIAL UNITS:	FITTING
DAMAGE QUANTITY:		DAMAGE UNITS:	FITTING
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	Arturo Saenz		
SCHOOL NAME:	Beaubien School	REVIEW DATE:	3/26/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

HOMOGENEOUS AREA:	N				
MATERIAL DESCRIPTION:	MJP on Fiberglass Pipes				
MATERIAL LOCATION:	Rooms 008 and 010				
MATERIAL QUANTITY:	20	MATERIAL UNITS:	FITTING		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	FITTING		

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	53				
MATERIAL DESCRIPTION:	12"X12" Cream w/ Specs Mastic				
MATERIAL LOCATION:	Room 007				
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF		
MATERIAL CATEGORY:	MISC	FRIABLE:	No		
ASBESTOS TYPE:	Assumed				
DISTURBANCE POTENTIAL:	LOW	CONDITION:			
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage				
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:			
		DAMAGE REASON:			
		DAMAGE REASON:			
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		
COMMENTS:					

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22201** BUILDING ID: **2240**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Arturo Saenz**
SCHOOL NAME: **Beaubien School** REVIEW DATE: **3/26/2025**
ADDRESS: **5025 N Laramie Avenue** IDPH LICENSE NO: **100-11093**

HOMOGENEOUS AREA: **53**
MATERIAL DESCRIPTION: **12"X12" Cream w/ Specs Mastic**
MATERIAL LOCATION: **Room 007**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **03/26/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	57				
MATERIAL DESCRIPTION:	12"X12" Maroon w/ Specs Mastic				
MATERIAL LOCATION:	Room 007				
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF		
MATERIAL CATEGORY:	MISC	FRIABLE:	No		
ASBESTOS TYPE:	Assumed				
DISTURBANCE POTENTIAL:	LOW	CONDITION:			
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage				
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:			
		DAMAGE REASON:			
		DAMAGE REASON:			
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		
COMMENTS:					

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22201** BUILDING ID: **2240**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Arturo Saenz**
SCHOOL NAME: **Beaubien School** REVIEW DATE: **3/26/2025**
ADDRESS: **5025 N Laramie Avenue** IDPH LICENSE NO: **100-11093**

HOMOGENEOUS AREA: **57**
MATERIAL DESCRIPTION: **12"X12" Maroon w/ Specs Mastic**
MATERIAL LOCATION: **Room 007**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **03/26/2025**

Chicago Public Schools

Specialty Consulting, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22201** BUILDING ID: **2240**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **David Avila**
SCHOOL NAME: **Beaubien School** INSPECTION DATE: **2/21/2025**
ADDRESS: **5025 N Laramie Avenue** IDPH LICENSE NO: **100-11093**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **54**
MATERIAL DESCRIPTION: **12"X12" Light Gray w/ Specs VFT**
MATERIAL LOCATION: **Room 007**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **MODERATE** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Barely Reachable** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:



Date: **02/21/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22201** BUILDING ID: **2240**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Arturo Saenz**
SCHOOL NAME: **Beaubien School** REVIEW DATE: **3/26/2025**
ADDRESS: **5025 N Laramie Avenue** IDPH LICENSE NO: **100-11093**

HOMOGENEOUS AREA: **54**
MATERIAL DESCRIPTION: **12"X12" Light Gray w/ Specs VFT**
MATERIAL LOCATION: **Room 007**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **03/26/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	55				
MATERIAL DESCRIPTION:	12"X12" Light Gray w/ Specs Mastic				
MATERIAL LOCATION:	Room 007				
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF		
MATERIAL CATEGORY:	MISC	FRIABLE:	No		
ASBESTOS TYPE:	Assumed				
DISTURBANCE POTENTIAL:	LOW	CONDITION:			
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage				
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:			
		DAMAGE REASON:			
		DAMAGE REASON:			
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		
COMMENTS:					

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22201** BUILDING ID: **2240**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Arturo Saenz**
SCHOOL NAME: **Beaubien School** REVIEW DATE: **3/26/2025**
ADDRESS: **5025 N Laramie Avenue** IDPH LICENSE NO: **100-11093**

HOMOGENEOUS AREA: **55**
MATERIAL DESCRIPTION: **12"X12" Light Gray w/ Specs Mastic**
MATERIAL LOCATION: **Room 007**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **03/26/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	52		
MATERIAL DESCRIPTION:	12"X12" Cream w/ Specs VFT		
MATERIAL LOCATION:	Room 007		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	MODERATE	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22201** BUILDING ID: **2240**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Arturo Saenz**
SCHOOL NAME: **Beaubien School** REVIEW DATE: **3/26/2025**
ADDRESS: **5025 N Laramie Avenue** IDPH LICENSE NO: **100-11093**

HOMOGENEOUS AREA: **52**
MATERIAL DESCRIPTION: **12"X12" Cream w/ Specs VFT**
MATERIAL LOCATION: **Room 007**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **03/26/2025**

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	22201	BUILDING ID:	2240
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	David Avila		
SCHOOL NAME:	Beaubien School	INSPECTION DATE:	2/21/2025		
ADDRESS:	5025 N Laramie Avenue	IDPH LICENSE NO:	100-11093		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	56		
MATERIAL DESCRIPTION:	12"X12" Maroon w/ Specs VFT		
MATERIAL LOCATION:	Room 007		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	MODERATE	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Barely Reachable	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 02/21/2025

Chicago Public Schools

Specialty Consulting, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **22201** BUILDING ID: **2240**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **Arturo Saenz**
SCHOOL NAME: **Beaubien School** REVIEW DATE: **3/26/2025**
ADDRESS: **5025 N Laramie Avenue** IDPH LICENSE NO: **100-11093**

HOMOGENEOUS AREA: **56**
MATERIAL DESCRIPTION: **12"X12" Maroon w/ Specs VFT**
MATERIAL LOCATION: **Room 007**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area has been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendations.

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **03/26/2025**

APPENDIX B

Inspector and Management Planner Licenses



OCCUPATIONAL TRAINING & SUPPLY, INC.

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

David Avila

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 9/9/2022

Exam Date: 9/9/2022

Expiration Date: 9/9/2023

Certificate Number: BIR2209092141


Kathy DeSalvo, Director



OCCUPATIONAL TRAINING & SUPPLY, INC.

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

David Avila

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 9/10/2021

Exam Date: 9/10/2021

Expiration Date: 9/10/2022

Certificate Number: BIR2109101942

Kathy DeSalvo, Director



525-535 West Jefferson Street • Springfield, Ill

DAVID AVILA
2942 W VAN BUREN ST
CHICAGO, IL 60612



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 11093

ISSUED
4/30/2025

EXPIRES
05/15/2026

4/30/2025

DAVID AVILA
2942 W VAN BUREN ST
CHICAGO, IL 60612
Environmental Health



ASBESTOS PROFESSIONAL LICENSE ID NUMBER:

11093

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License

IDPH ILLINOIS DEPARTMENT OF PUBLIC HEALTH DEPARTMENT OF PUBLIC HEALTH		ASBESTOS PROFESSIONAL LICENSE		ENDORSEMENTS	TC EXPIRES
ID NUMBER 100 - 11093	ISSUED 4/30/2025	EXPIRES 05/15/2026		INSPECTOR	9/13/2025
DAVID AVILA 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health				PROJECT MANAGER AIR SAMPLING PROFESSIONAL	9/14/2025
Alteration of this license shall result in legal action This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.					

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

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OCCUPATIONAL TRAINING & SUPPLY, INC.
7233 S. Adams Street | Willowbrook, IL 60527 (630) 655-3900 | www.otssafety.com

2024

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that

David Avila

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. This course is accredited by the State of Wisconsin, Department of Health Services under ch. DHS 159, Wis. Admin. Code, The Illinois Department of Public Health and The Indiana Department of Environmental Management, under 326 IAC 18. Training was in accordance with requirements listed under EPA 40 CFR 763, Asbestos Hazard Emergency Response Act (AHERA) and TSCA Title II.

Location: 12304 75th Street
Kenosha, WI 53142

Certificate Number: BIRWI2409132631
Course Date: 9/13/2024
Exam Date: 9/13/2024
Expiration Date: 9/13/2025



Issue Date: 9/13/2024

Tyler Nicholson, Authorized Signer

Course Credit Hours: BIR WI 4 Hours



525-535 West Jefferson Street • Springfield, Illinois

DAVID AVILA
2942 W VAN BUREN ST
CHICAGO, IL 60612

2/28/2022



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 11093

ISSUED
2/28/2022

EXPIRES
05/15/2023

DAVID AVILA
2942 W VAN BUREN ST
CHICAGO, IL 60612

Environmental Health





ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 11093

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License

 ASBESTOS PROFESSIONAL LICENSE			ENDORSEMENTS	TC EXPIRES
ID NUMBER 100 - 11093	ISSUED 2/28/2022	EXPIRES 05/15/2023	INSPECTOR	9/10/2022
DAVID AVILA 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health			PROJECT MANAGER AIR SAMPLING PROFESSIONAL	9/11/2022
			Alteration of this license shall result in legal action This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.	

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

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525-535 West Jefferson Street • Springfield, Illinois



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 11093

ISSUED
4/8/2024

EXPIRES
05/15/2025

DAVID AVILA
2942 W VAN BUREN ST
CHICAGO, IL 60612

Environmental Health



DAVID AVILA
2942 W VAN BUREN ST
CHICAGO, IL 60612

4/8/2024


ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 11093

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License

IDPH ILLINOIS DEPARTMENT OF PUBLIC HEALTH PROTECTING HEALTH. IMPROVING LIVES.			ASBESTOS PROFESSIONAL LICENSE	ENDORSEMENTS	TC EXPIRES
ID NUMBER 100 - 11093	ISSUED 4/8/2024	EXPIRES 05/15/2025		INSPECTOR	9/15/2024
DAVID AVILA 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health				PROJECT MANAGER AIR SAMPLING PROFESSIONAL	9/16/2024
Alteration of this license shall result in legal action This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.					

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

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OCCUPATIONAL TRAINING & SUPPLY, INC.

Asbestos Building Inspector Refresher

Occupational Training & Supply, Inc. certifies that
Arturo Saenz

has successfully completed the Asbestos Building Inspector Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 11/1/2021

Exam Date: 11/1/2021

Expiration Date: 11/1/2022

Certificate Number: BIR2111012562


Kathy DeSalvo, Director



OCCUPATIONAL TRAINING & SUPPLY, INC.

Asbestos Management Planner Refresher

Occupational Training & Supply, Inc. certifies that
Arturo Saenz

has successfully completed the Asbestos Management Planner Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency response Act (AHERA) and TSCA Title II.

Course Date: 11/1/2021

Exam Date: 11/1/2021

Expiration Date: 11/1/2022

Certificate Number: MPR2111012583


Kathy DeSalvo, Director



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

ARTURO SAENZ
2942 W VAN BUREN ST
CHICAGO, IL 60612

7/8/2024

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 04019

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License

ASBESTOS PROFESSIONAL LICENSE			ENDORSEMENTS	TC EXPIRES
			INSPECTOR	5/6/2025
ID NUMBER	ISSUED	EXPIRES	MANAGEMENT PLANNER	5/6/2025
100 - 04019	7/8/2024	05/15/2025	AIR SAMPLING PROFESSIONAL	
ARTURO SAENZ 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health				
			Alteration of this license shall result in legal action This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.	

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

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OCCUPATIONAL TRAINING & SUPPLY, INC.

7233 S. Adams Street | Willowbrook, IL 60527 (630) 655-3900 | www.otssafety.com

2024

Asbestos Management Planner Refresher

Occupational Training & Supply, Inc. certifies that

Arturo Saenz

has successfully completed the Asbestos Management Planner Refresher course and has passed the competency exam with a minimum score of 70%. The course is accredited by the Illinois Department of Public Health and Indiana Department of Environmental Management for purposes of accreditation in accordance with EPA 40 CFR 763, Asbestos Hazard Emergency Response Act (AHERA) and TSCA Title II.

Course Date: 5/6/2024

Exam Date: 5/6/2024

Expiration Date: 5/6/2025

Certificate Number: MPR2405061823

Course Credit Hours: MPR 8 Hours

Kristina Miczek, Training Manager



525-535 West Jefferson Street • Springfield, Illinois

ARTURO SAENZ
2942 W VAN BUREN ST
CHICAGO, IL 60612

2/28/2022



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 04019

ISSUED
2/28/2022

EXPIRES
05/15/2023

ARTURO SAENZ
2942 W VAN BUREN ST
CHICAGO, IL 60612

Environmental Health



ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 04019

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License

IDPH ILLINOIS DEPARTMENT OF PUBLIC HEALTH PROTECTING HEALTH. IMPROVING LIVES			ENDORSEMENTS	TC EXPIRES
ASBESTOS PROFESSIONAL LICENSE			INSPECTOR	11/1/2022
ID NUMBER 100 - 04019	ISSUED 2/28/2022	EXPIRES 05/15/2023	MANAGEMENT PLANNER	11/1/2022
ARTURO SAENZ 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health			AIR SAMPLING PROFESSIONAL Alteration of this license shall result in legal action This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.	

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

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ARTURO SAENZ
2942 W VAN BUREN ST
CHICAGO, IL 60612



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 04019

ISSUED
4/30/2025

EXPIRES
05/15/2026

ARTURO SAENZ
2942 W VAN BUREN ST
CHICAGO, IL 60612
Environmental Health



ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 04019

Enclosed is your Asbestos Professional License. Please note the expiration date on the card and in the image depicted below.

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License

ASBESTOS PROFESSIONAL LICENSE			ENDORSEMENTS	TC EXPIRES
	ID NUMBER 100 - 04019	ISSUED 4/30/2025	INSPECTOR	5/6/2025
		EXPIRES 05/15/2026	MANAGEMENT PLANNER	4/2/2026
ARTURO SAENZ 2942 W VAN BUREN ST CHICAGO, IL 60612 Environmental Health			AIR SAMPLING PROFESSIONAL	
			Alteration of this license shall result in legal action This license issued under authority of the State of Illinois Department of Public Health This license is valid only when accompanied by a valid training course certificate.	

If you have any questions or need further assistance, contact the Asbestos Program at (217)782-3517 or fax (217)785-5897.

Our WEB address is: dph.illinois.gov/topics-services/environmental-health-protection/asbestos
EMAIL Address: dph.asbestos@illinois.gov

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Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that **Arturo Saenz**

*has on 4/2/25, in Springfield, Illinois,
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

Asbestos Management Planner Refresher Training

*as accredited by the State of Illinois and approved by the U.S.E.P.A. under 40 CFR 763 (AHERA)
and passed the associated examination with a score of 70% or higher*

Course Date: April 2, 2025

COURSE LENGTH: 4 HOURS

Examination Date: April 2, 2025

Expiration Date: April 2, 2026

Certificate Number: MPR/0560

William S. Williams

Training Program Manager, William S. Williams

2760 W. Jefferson Street, Springfield, Illinois ☐ 217.787.9800 ☐ www.ReliableEnv.com

APPENDIX C

Laboratory Accreditations

APPENDIX D

Laboratory Results

APPENDIX E

Chain of Custody Forms

Three-Year Reinspection Key to Terms

	CODE	KEY
MATERIAL		
	ACBM	Asbestos Containing Building Materials
MATERIAL CATEGORY		
	MISC	Miscellaneous
	SURF	Surfacing
	TSI	Thermal System Insulation
MATERIAL UNITS		
	LF	Linear Feet
	SF	Square Feet
	CF	Cubic Feet
DAMAGE TYPE		
	Loc	Localized
	Dist	Distributed