

**ILLINOIS DEPARTMENT OF PUBLIC HEALTH  
AHERA THREE YEAR REINSPECTION  
ASBESTOS PROGRAM  
SCHOOL INFORMATION FORM**

## **THREE-YEAR REINSPECTION**

Unit:  
Building ID:

IDPH ID Number:

**REPORT DATE:**

**Prepared for:**  
**Chicago Public Schools**  
**42 W. Madison Street**  
**Chicago, IL 60602**

**Prepared by:**  
**TEM Environmental, Inc.**

174 N. Brandon Drive  
Glendale Heights, IL, 60139  
Phone 630-790-0880  
Fax 630-790-0882

**DO NOT REMOVE FROM SCHOOL**  
**REQUIRED BY FEDERAL LAW**

Jan Teneige

## **Environmental Notification to Occupants**

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

RE: , Unit

Dear Faculty, Staff and Parents,

This letter is to notify you that the asbestos three year re-inspection has been completed at , 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 , 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 , the designated Local Education Authority's Designated Person at .

## **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: \_\_\_\_\_ Unit: \_\_\_\_\_ Region: 06  
Address: \_\_\_\_\_  
IDPH ID: \_\_\_\_\_ Building ID: \_\_\_\_\_  
Contact: Rupert, Maurice Phone: 7737102608

### 2. Description of Facility

Original Construction: 1929 Additional Construction:  
Total Square Footage: 101627 No of Floors: 3  
Current Occupancy:

### 3. LEA Designated Person

Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: 42 West Madison Street  
Chicago, IL 60602


### 4. Managing Environmental Consultant

MEC: TEM Environmental, Inc.  
Contact: Steven Geneser  
Address 174 N. Brandon Drive  
Glendale Heights, IL, 60139  
Phone: 630-790-0880 Fax: 630-790-0882

### 5. Inspector

Inspector Name: \_\_\_\_\_


Inspector IDPH license #  
Reinspection Date:

Signature:   
Date:

### 6. Management Planner

Management Planner Name: \_\_\_\_\_

Management Planner IDPH license #

Signature:   
Date:

### 7. Review Date:

### 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:   
Name: \_\_\_\_\_ Date: \_\_\_\_\_

Unit :

Building:

## II. EXECUTIVE SUMMARY

was retained by the Chicago Public Schools (CPS) to perform a three-year asbestos reinspection of the . This inspection was conducted in accordance with the United States Environmental Protection Agency (USEPA) Asbestos Hazard Emergency Response Act (AHERA) part 763.85 (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 :

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



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:

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 , IDPH License # . The Management Plan was updated by , IDPH License # . 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.

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### **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 Building 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.

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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 Building 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.

### **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:

### **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 Building 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.

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Tasks performed on-site included the following:

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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:

### **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 Building 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.

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Abatement Dates:

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**Table I**  
**Inspector's Reinspection Findings**

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# Chicago Public Schools

**School** Dixon School **Unit** 22971 **Building ID** 3040

**Address** 8306 S.St. Lawrence **Region** 06

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** TEM Environmental, Inc.

174 N. Brandon Drive Glendale Heights, IL, 60139

Phone: 630-790-0880 Fax: 630-790-0882

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

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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
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# Chicago Public Schools

**School** Dixon School **Unit** 22971 **Building ID** 3040

**Address** 8306 S.St. Lawrence **Region** 06

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** TEM Environmental, Inc.

174 N. Brandon Drive Glendale Heights, IL, 60139

Phone: 630-790-0880 Fax: 630-790-0882

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

Reinspection Date **3/9/2025**

Inspector Name **Curtis Cannon**

**100-039765/15/2026**

Inspector's IDPH License Number / Expiration Date

### Inspector's Comments

**HA Number:**

**Inspector Comments:**

**Table II**

**Management Planner's Review**

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# Chicago Public Schools

**School**    Dixon School  
**Address**    8306 S.St. Lawrence

**Unit**    22971  
Chicago, IL, 60619

**Building ID**    3040  
**Region**    06

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)**    TEM Environmental, Inc.

174 N. Brandon Drive  
Glendale Heights, IL, 60139

Phone:    630-790-0880

Fax:    630-790-0882

### *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
	12"x12" Tan & Green Floor Tile	630	SF	Room 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Mastic associated w/12"x12" Tan & Green Floor Tile	630	SF	Room 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	4" Brown Baseboard	120	LF	Room 103	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	4" Brown Baseboard Adhesive	120	LF	Room 103	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	2'x4' Sand Textured Ceiling Tile	1,860	SF	Throughout 1, 2, 3	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2'x4' Drywall-like Ceiling Tile	600	SF	Kitchen	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Drywall	14,000	SF	1st, 2nd & 3rd Floor Elevator Lobbies; 1st, 2nd & 3rd Floor Corridors by Washrooms; Room 302, Lunchroom & Gym	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Drywall Joint Compound/Tape	14,000	SF	1st, 2nd & 3rd Floor Elevator Lobbies; 1st, 2nd & 3rd Floor Corridors by Washrooms; Room 302, Lunchroom & Gym	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Chalkboard/Whiteboard Adhesive	360	LF	Throughout Classrooms	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	9"x9" Light Brown Floor Tile	150	SF	Kitchen Storage	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Mastic associated w/9"x9" Light Brown Floor Tile	150	SF	Kitchen Storage	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Peach Floor Tile	1,000	SF	Cafeteria	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Green Floor Tile Mastic	900	SF	3rd Floor Hallways	Chrysotile	MISC	No	5	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Light Beige Floor Tile Mastic	900	SF	3rd Floor Hallways	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Off-White Floor Tile Mastic	100	SF	Room 100 (Tiled Over), Vault & Storage Closet	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Red Floor Tile Mastic- (Under the Carpet)	160	SF	Central and East Engineer's Office (Boiler Room)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Mastic associated w/12"x12" Peach Floor Tile	1,000	SF	Cafeteria	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2" Ceramic Floor Tile Grout & Bedding	660	SF	1st, 2nd & 3rd Floor Washrooms Throughout	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Green Floor Tile	900	SF	3rd Floor Hallways	Chrysotile	MISC	No	5	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Light Beige Floor Tile	900	SF	3rd Floor Hallways	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Off-White Floor Tile	100	SF	Vault & Storage Closet	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Red Floor Tile- (Under the Carpet)	160	SF	Central and East Engineer's Office (Boiler Room)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Light Green Linoleum Sheetting			Room 213	No ACBM	MISC					

# Chicago Public Schools

**School**    Dixon School  
**Address**    8306 S.St. Lawrence

**Unit**    22971  
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**Building ID**    3040  
**Region**    06

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)**    TEM Environmental, Inc.

174 N. Brandon Drive  
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Phone:    630-790-0880

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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
	4" Ceramic Wall Tile Grout & Bedding	660	SF	1st, 2nd & 3rd Floor Washrooms Throughout	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Light Tan w/Brown Speckles Floor Tile	4,450	SF	1st Floor N Central Hallway, Room 106, 2nd Floor Hallway, East, Central West Engineer's Restroom (Boiler)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Dark Beige w/Brown Streaks Floor Tile	3,800	SF	1st Floor North, South, Central, Hallways, Room 106 (Kitchen)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White Floor Tile	750	SF	Rooms 106 (Cafeteria), 101 & 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Cobalt Blue Floor Tile	2,500	SF	1st Floor Main Office, Room 104 (Library) & Assembly Hall	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Black Floor Tile	640	SF	Room 100	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Teal Floor Tile NOT OBSERVED	70	SF	Room 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Purple Floor Tile NOT OBSERVED			Room 103	Assumed	MISC					
	12x12 Burgundy Floor Tile	135	SF	Room 209 (Teacher's Office)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	1'x2' Ceramic Floor Tile	50	SF	Gym Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2"x4" Ceramic Floor Tile Bedding	50	SF	Gym Office	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2"x4" Ceramic Floor Tile Grout	50	SF	Gym Office	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Cream Roll Flooring w/Cut-out Design	1,100	SF	Room 213- Library	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Light Tan w/Brown Speckles Floor Tile Mastic	4,450	SF	1st Floor N Central Hallway, Room 106, 2nd Floor Hallway, East, Central West Engineer's Restroom (Boiler)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Dark Beige w/Brown Streaks Floor Tile Mastic	3,800	SF	1st Floor North and South Hallways	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White Floor Tile Mastic NOT OBSERVED	750	SF	Rooms 106 (Cafeteria), 101 & 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Cobalt Blue Floor Tile Mastic	2,500	SF	1st Floor Main Office, Room 104 (Library) & Assembly Hall	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Black Floor Tile Mastic	640	SF	Room 100	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Teal Floor Tile Mastic NOT OBSERVED	70	SF	Room 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Purple Floor Tile Mastic NOT OBSERVED			Room 103	Assumed	MISC					
	12x12 Burgundy Floor Tile Mastic	135	SF	Room 209 (Teacher's Office)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Light Green Linoleum Sheeting Mastic			Room 213	No ACBM	MISC					
	12"x12" Red & White Floor Tile	200	SF	Storage Room across from Room 208	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Mastic associated w/12"x12" Red & White Floor	200	SF	Storage Room across from Room 200	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

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HA Num	Material Description	Material Quantity	Material Units	Material Location	Asbestos Type	Material Category	Friable	Damage Quantity	Damage Units	Damage Category	Response
	Tile										
	2x2 Tectum Ceiling Tile	3,000	SF	Gym (Not Readily Accessible)	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2x4 White Pinholed Ceiling Tile NOT OBSERVED			Hallways and Classrooms	No ACBM	MISC					
	2x4 White ACT w/Pindots NBOT OBSERVED			1st, 2nd & 3rd Floor Hallways and Classrooms	No ACBM	MISC					
	Dark Brown Vinyl Mopboard			Room 101, Restroom, 213 & 106	No ACBM	MISC					
	Black Vinyl Mopboard			Room 100 Conference Room, Hallway, Classroom 101	No ACBM	MISC					
	Dark Brown Vinyl Mopboard Mastic			Rooms 101, Restroom, 213 & 106	No ACBM	MISC					
	Black Vinyl Mopboard Mastic			Room 100 Conference Room, Hallway, Classroom 101	No ACBM	MISC					
	Light Green Carpet Mastic			Main Office Store Room	No ACBM	MISC					
	Burgundy Carpet Mastic			Main Principal's Office, Hallway & Conference Room, Health Education Office	No ACBM	MISC					
	Purple Carpet Mastic NOT OBSERVED			2nd Floor Women's Teachers' Restroom	No ACBM	MISC					
	Dark Green Carpet Mastic			Engineer's West Office	No ACBM	MISC					
	Gray Carpet Mastic	100	SF	Central, East, Engineer's Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Plaster	80,000	SF	Throughout School	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Terrazzo	15,000	SF	Hallway Border and Stairwells, and Music Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Blue Carpet Mastic	1,500	SF	Rooms 101, 102 & 104	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Brown Carpet Mastic	500	SF	Room 212	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Blue Vinyl Floor Tile	3,700	SF	Assembly Hall, 1st, 2nd & 3rd Floor Elevator Corridor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Tan Vinyl Floor Tile NOT OBSERVED	300	SF	3rd Floor Hallway	Assumed	MISC		0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Tan Vinyl Floor Tile Mastic NOT OBSERVED	300	SF	3rd Floor Hallway	Assumed	MISC		0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Green Vinyl Floor Tile	450	SF	3rd Floor Hallway, 2nd Floor Storage Room	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Green Vinyl Floor Tile Mastic	450	SF	3rd Floor Hallway, 2nd Floor Storage Room	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Newer 12"x12" Blue & Light Brown Floor Tile	500	SF	2nd & 3rd Floor Elevator Lobbies	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

**School** Dixon School  
**Address** 8306 S.St. Lawrence

**Unit** 22971  
Chicago, IL, 60619

**Building ID** 3040  
**Region** 06

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)** TEM Environmental, Inc.

174 N. Brandon Drive  
Glendale Heights, IL, 60139

Phone: 630-790-0880

Fax: 630-790-0882

### *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
	Mastic associated w/Newer 12"x12" Blue & Light Brown Floor Tile	500	SF	2nd & 3rd Floor Elevator Lobbies	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	All Inaccessible TSI Insulation		LF	Throughout Building- behind walls, in chases and basement/attic crawlspaces	Assumed	MISC	No		LF	6 ACBM with the potential for damage	Follow O&M Plan
	Boiler Insulation ABATED			Boiler Room	Abated	TSI					
	Tank Insulation ABATED			Boiler Room, Pump Room	Abated	TSI					
	Joint Insulation Associated w/Fiberglass Insulated Piping	20	LF	Basement, 2nd Floor Women's Restroom Pipe Chase	Chrysotile	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	Aircell Pipe Insulation ABATED			Throughout Basement and 1st Floor	Abated	TSI					
	Aircell Pipe Insulation	30	LF	Crawlspace	Assumed	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Yellow Floor Tile Mastic NOT OBSERVED	330	SF	Field House	Assumed	MISC		0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Cardboard Pipe Insulation NOT OBSERVED			Throughout Building	No ACBM	TSI					
	Aircell Duct Insulation	1,700	SF	Unexcavated Areas in Basement	Chrysotile	TSI	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Boiler Gaskets ABATED			Basement Boiler Room on Boiler Doors	Abated	TSI					
	Joint Insulation Associated w/Aircell Insulated Piping ABATED			Throughout Basement and 1st Floor	Abated	TSI					
	Joint Insulation Associated w/Cardboard Insulated Piping NOT OBSERVED	700	LF	Throughout Building	Chrysotile	TSI	Yes	0	LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
	Newly Installed Suspect ACM			Installed After Implementation of Management Plan and After Renovations	Assumed	MISC				6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

**School**    Dixon School  
**Address**    8306 S.St. Lawrence

**Unit**    22971  
Chicago, IL, 60619

**Building ID**    3040  
**Region**    06

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)**    TEM Environmental, Inc.  
  
174 N. Brandon Drive  
Glendale Heights, IL, 60139

Phone:    630-790-0880                      Fax:    630-790-0882

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

Review Date	03/24/2025
Manager Planner Name	James Tuinenga
100-00349	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments

# APPENDIX A

## Assessment Sheets, Drawings and Photos

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# Chicago Public Schools

TEM Environmental, Inc.  
**2025 AHERA REINSPECTION**

## Inspector Assessment Form (REASSESSMENT)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: BUIDLING ID:  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR:  
SCHOOL NAME: INSPECTION DATE:  
ADDRESS: IDPH LICENSE NO:

---

## INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:  
MATERIAL DESCRIPTION:  
HISTORICAL AHERA DAMAGE CATEGORY **ACBM with the potential for damage**  
HISTORICAL DAMAGE REASON:  
HISTORICAL RESPONSE ACTION: **Follow O&M Plan**  
ASBESTOS TYPE: FRIABLE:

---

## 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 . **ACBM with the potential for damage**

DAMAGE REASON:  
DISTURBANCE POTENTIAL:  
MATERIAL LOCATION:  
MATERIAL QUANTITY: MATERIAL UNITS:  
DAMAGE QUANTITY: DAMAGE UNITS:  
COMMENTS:

Inspector's Signature:



Date: **03/09/2025**

# Chicago Public Schools

TEM Environmental, Inc.  
**2025 AHERA REINSPECTION**

## Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: BUIDLING ID:  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER:  
SCHOOL NAME: REVIEW DATE:  
ADDRESS: IDPH LICENSE NO:

---

HOMOGENEOUS AREA:

MATERIAL DESCRIPTION:

MATERIAL LOCATION:

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

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: 03/24/2025



# Chicago Public Schools

TEM Environmental, Inc.  
**2025 AHERA REINSPECTION**

## Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: BUILDING ID:  
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR:  
SCHOOL NAME: INSPECTION DATE:  
ADDRESS: IDPH LICENSE NO:

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## INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:  
MATERIAL DESCRIPTION:  
MATERIAL LOCATION:  
MATERIAL QUANTITY: MATERIAL UNITS:  
MATERIAL CATEGORY: FRIABLE:  
ASBESTOS TYPE:  
DISTURBANCE POTENTIAL: CONDITION: **No Damage**  
AHERA DAMAGE CATEGORY: **ACBM with the potential for damage**  
ACCESSIBILITY: **Within Reach** DAMAGE REASON:  
DAMAGE QUANTITY: DAMAGE REASON:  
DAMAGE UNITS:  
COMMENTS:

Inspector's Signature:



Date: **03/09/2025**

# Chicago Public Schools

## TEM Environmental, Inc. 2025 AHERA REINSPECTION

### Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: BUILDING ID:  
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER:  
SCHOOL NAME: REVIEW DATE:  
ADDRESS: IDPH LICENSE NO:

HOMOGENEOUS AREA:

MATERIAL DESCRIPTION:

MATERIAL LOCATION:

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

---

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: **03/24/2025**

# APPENDIX B

## Inspector and Management Planner Licenses

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# APPENDIX C

## Laboratory Accreditations

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# APPENDIX D

## Laboratory Results

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# APPENDIX E

## Chain of Custody Forms

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## Three-Year Reinspection Key to Terms

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