

**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**

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

Re: Chicago Public Schools - Three-Year Reinspections

Dear Mr.Culbertson:

TEM Environmental, Inc. , Managing Environmental Consultant (MEC), conducted the Three-Year Reinspections and performed management plan updates for the Chicago Public Schools (CPS) facilities in Region 5, 6 Elementary Schools. Please update your records with the following information.

School District: 299	Unit:	Region: 06	IDPH ID:
School:			Building ID:
Address:			

Building Contact: Kenzinger, Michael      Contact Phone: 3126170187

Current Building Owners: Chicago Public Schools

Reinspection Date:

Review Date:

Inspector: \_\_\_\_\_ Inspector IDPH License: \_\_\_\_\_  
 Management Planner: \_\_\_\_\_ Management Planner IDPH License: \_\_\_\_\_

If you have any questions or comments, please contact us at 630-790-0880

Sincerely,  
TEM Environmental, Inc.

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 .

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- Appendix D: Laboratory Results
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## SCHOOL AND INSPECTION INFORMATION

### 1. School Information

School: \_\_\_\_\_ Unit: \_\_\_\_\_ Region: 06  
Address: \_\_\_\_\_  
IDPH ID: \_\_\_\_\_ Building ID: \_\_\_\_\_  
Contact: Kenzinger, Michael Phone: 3126170187

### 2. Description of Facility

Original Construction: 1953 Additional Construction: 1961,1961,1961  
Total Square Footage: 57071 No of Floors: 1  
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.

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### **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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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.

### **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.

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

---

**School** Neil School **Unit** 24651 **Building ID** 5060  
**Address** 8555 S Michigan Avenue **Region** 06

### Inspector's Reinspection Findings Table 1

174 N. Brandon Drive Glendale Heights, IL, 60139

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

[illegible]

# Chicago Public Schools

School Neil School Unit 24651 Building ID 5060

Address 8555 S Michigan Avenue 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 <b><u>4/16/2025</u></b>
Inspector Name <b><u>Josh Herman</u></b>
<b><u>100-210405/15/2026</u></b>
Inspector's IDPH License Number / Expiration Date

#### Inspector's Comments

HA Number:	Inspector Comments:
NEW	

**Table II**

**Management Planner's Review**

---

# Chicago Public Schools

**School**   Neil School  
**Address**   8555 S Michigan Avenue

**Unit**   24651  
Chicago, IL, 60619

**Building ID**   5060  
**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
	Gray Marbled Linoleum NOT OBSERVED				Assumed	MISC					
	Gray Marbled Linoleum Mastic NOT OBSERVED				Assumed	MISC					
	12x12 Dark Brown w/Specks Floor Tile			Faculty Lounge, Room 131, near Room 120	No ACBM	MISC					
	12x12 Off-White w/Gray Specks Floor Tile	4,000	SF	Rooms 116, 126, 140 Office, Principal's Office, Teachers' Lounge	No ACBM	MISC	No	50	SF		
	12x12 Tan w/Streaks Floor Tile	450	SF	Room 108	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Gray-Blue w/Streaks Floor Tile	150	SF	Room 108 Closet	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Light Brown w/Specks Floor Tile			Room 136	No ACBM	MISC					
	12x12 Medium Brown w/Specks Floor Tile	700	SF	Office, Office Toilets, Principal's Office & Room 138	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Yellow w/Brown Floor Tile	1,080	SF	Nurse's office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Beige w/Red & Green Floor Tile NOT OBSERVED	1,000	SF	Hydrotheraphy Record Room	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Beige w/Gray Streaks Floor Tile	1,000	SF	Room 132	Chrysotile	MISC	No	0	SF	5 ACBM with potential for significant damage	Follow O&M Plan
	12x12 White w/Brown & Green Specks Floor Tile	3,500	SF	Rooms 131, 134, 136, 137, 138, 142	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Gray w/Green Streaks Floor Tile NOT OBSERVED			Rooms 110, 114, 122, 124, 126, 130 and 134		MISC					
	12x12 Gray w/Dark Gray Streaks Floor Tile NOT OBSERVED	3,050	SF	Lunchroom, Kitchen & Kitchen Office	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White w/Brown Specks Floor Tile			Faculty and Teachers' Lounge, Corridors, Special Need Restroom, Nurse's Office, Hydrotherapy Record Room	No ACBM	MISC					
	12x12 Medium Blue w/Streaks Floor Tile NOT OBSERVED	1,350	SF	Rooms 67-101, Attendant's Room, and Entry	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Dark Brown w/Specks Floor Tile Mastic	120	SF	Faculty Lounge Rooms, Room 131, and near Room 120	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White w/Gray Specks Floor Tile Mastic	1,500	SF	Principal's Office, Teachers' Lounge, Room 126 (Assistant Principal's Office)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Tan w/Streaks Floor Tile Mastic	150	SF	Room 108	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Gray-Blue w/Streaks Floor Tile Mastic			Rooms 105, 107, 108 and 109	No ACBM	MISC					
	12x12 Light Brown w/Specks Floor Tile Mastic NOT	500	SF	Room 136	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

**School**   Neil School  
**Address**   8555 S Michigan Avenue

**Unit**   24651  
Chicago, IL, 60619

**Building ID**   5060  
**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
	OBSERVED										
	12x12 Medium Brown w/Specks Floor Tile Mastic NOT OBSERVED	700	SF	Office, Principal's Office, and Room 138, Main Office Toilet	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Yellow w/Brown Floor Tile Mastic	100	SF	Nurse's Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Beige w/Red & Green Floor Tile Mastic NOT OBSERVED	1,000	SF	Hydrotherapy Record Room	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Beige w/Gray Streaks Floor Tile Mastic NOT OBSERVED	1,000	SF	Room 132	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 White w/Brown & Green Specks Floor Tile Mastic NOT OBSERVED	3,500	SF	Rooms 131, 134, 136, 137, 138, 142	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Gray w/Green Streaks Floor Tile Mastic NOT OBSERVED	0	SF	Rooms 110, 114, 122, 124, 126, 130 and 134	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Gray w/Dark Gray Streaks Floor Tile Mastic NOT OBSERVED	3,050	SF	Lunchroom, Kitchen & Kitchen Office	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White w/Brown Specks Floor Tile Mastic	18,000	SF	Faculty and Teachers' Lounges, Corridors, Special Needs' Restroom, Nurse's Office, Hydrotherapy Record Room	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Medium Blue w/Streaks Floor Tile Mastic NOT OBSERVED	5,000	SF	Rooms 67-101, 142, 144, 146, Attendant Room and Entry	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Pink Floor Tile NOT OBSERVED	40	SF	Engineer's Office	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Tan w/Streaks Floor Tile NOT OBSERVED	40	SF	Engineer's Office, Nurse's Storage	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Beige w/Gray Floor Tile NOT OBSERVED	1,530	SF	Center South Corridor	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Yellow Floor Tile NOT OBSERVED	600	SF	Room 106	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Red Floor Tile NOT OBSERVED	600	SF	Room 106	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Light Green w/Streaks Floor Tile NOT OBSERVED	35	SF	Room 6F-101 toilet	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Dark Green w/Streaks Floor Tile NOT OBSERVED	180	SF	Room 135	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Pink Floor Tile Mastic NOT OBSERVED	40	SF	Engineer's Office	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Tan-Streaked Floor Tile Mastic NOT OBSERVED	40	SF	Engineer's Office	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Beige w/Grey Streaks Floor Tile Mastic NOT OBSERVED	1,530	SF	Center South Corridor	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

**School**   Neil School  
**Address**   8555 S Michigan Avenue

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Chicago, IL, 60619

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## 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

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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
	12x12 Tan w/Brown Streaks Floor Tile Mastic NOT OBSERVED	600	SF	Room 106	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Brown w/ Dark Brown Specs Floor Tile Mastic NOT OBSERVED	600	SF	Room 106	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Light Green w/Streaks Floor Tile Mastic NOT OBSERVED	35	SF	Room 6F-101 Toilet	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Dark Green w/Streaks Floor Tile Mastic NOT OBSERVED	180	SF	Room 135	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White w/Brown Streaked Floor Tile	8,500	SF	1961 Building- Rooms 101, 103, 141, 143, 145, (2) Corridors	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White w/Gray Streaks Floor Tile	2,100	SF	Rooms 100 and 102	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White w/Brown Streaks Floor Tile Mastic	8,500	SF	1961 Building- Rooms 101, 103, 141, 143, 145, (2) Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White w/Gray Streaks Floor Tile Mastic	2,100	SF	Rooms 100 & 102	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Incinerator Door ABATED			Boiler Room- Incinerator	Abated	MISC					
	Fire Brick ABATED			Boiler Room- Boilers	Abated	MISC					
	Black Vinyl Baseboard NOT OBSERVED			Rooms 112, 114, 116, 118, 120, 128, 130 - 132, 134, 136 & 137		MISC					
	Black Vinyl Baseboard Adhesive NOT OBSERVED			Rooms 112, 114, 116, 118, 120, 128, 130, 131, 132, 134, 136, and 137		MISC					
	Insulation in Firedoors	8	EA	Throughout	Assumed	TSI	No	0	EA	6 ACBM with the potential for damage	Follow O&M Plan
	Pink w/Streaks Linoleum No ACBM			Room 104 Storage	No ACBM	MISC					
	Pink w/Streaks Linoleum Mastic No ACBM			Room 104 Storage	No ACBM	MISC					
	Transite Panels	600	SF	Rooms 104 - 109	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	White Acoustical Ceiling	6,500	SF	Rooms 101-103, Hydrotherapy, Petreatment, Shower, and Pressing Room	Assumed	MISC	Yes	0	SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
	White Acoustical Ceiling Substrate	6,500	SF	Rooms 101-103, Hydrotherapy, Petreatment, Shower, and Pressing Room	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Plaster Acoustical Ceiling	8,000	SF	Rooms 101, 141, 143, 145 (2) Corridors, and Entry	Assumed	SURFACE	Yes	10	SF	7 Any remaining friable ACBM or friable suspect ACBM	Repair
	Plaster Acoustical Ceiling Substrate	8,000	SF	Rooms 101, 141, 143, 145, 2 Corridors, and Entry	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

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## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

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	Plaster Ceiling Finish Coat	1,550	SF	Rooms 100, 101, 102, 103, 141, 143, and 145	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Counter Tops	300	SF	Rooms 105, 106, 107, 128, 130, 131, 132, and 137	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Counter Top Mastic No ACBM			Rooms 128, 131, 132, 137	No ACBM	MISC					
	Ceiling Plaster Finish Coat	150	SF	Engineer's Office in Boiler Room	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Ceiling Plaster Finish Coat	150	SF	Stage Area in Gym	Assumed	TSI	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2'x2' White Ceiling Tile	2,500	SF	Transportation Office, Main Lobby, Corridor	Assumed	MISC	Yes	0	SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
	2'x4' White Ceiling Tile	5,000	SF	Corridor, 104, 105, 106, 107, and 109	Assumed	MISC	Yes	0	SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
	1'x1' Ceiling Tile	20,000	SF	Room 108, 110, 112, 114, 116, South Corridor, Gym, Library, Main Office, Principal's Office, Throughout West Wing	Assumed	MISC	Yes	0	SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
	1x1 Ceiling Tile Mastic	20,000	SF	Throughout	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Carpet Mastic	800	SF	Library and Principal's Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Orange Floor Tile NOT OBSERVED	150	SF	Room 104 Bathroom and Entry to Bathroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9x9 Orange Floor Tile Mastic NOT OBSERVED	150	SF	Room 104 Bathroom and Entry to Bathroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Red Floor Tile	2,500	SF	Rooms 104, 105, 106, 107 and 109	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Red Floor Tile Mastic	2,500	SF	Rooms 104, 105, 106, 107 and 109	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Blue Floor Tile	2,000	SF	Rooms 104, 105, 107 and 109	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Blue Floor Tile Mastic	2,000	SF	Rooms 104, 105, 107 and 109	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Peach Floor Tile	4,000	SF	Room 110, 114, 130 and 135	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Peach Floor Tile Mastic	4,000	SF	Room 110, 114, 130 and 135	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Salmon Floor Tile	4,250	SF	Kitchen, Lunchroom, Lunchroom Office, and Teachers' Lounge, Room 135, Receiving	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Salmon Floor Tile Mastic	4,250	SF	Kitchen, Lunchroom, Lunchroom Office, and Teachers Lounge, Room 135, Receiving	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Taupe Floor Tile	1,000	SF	Room 112	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan



# Chicago Public Schools

School Neil School

Unit 24651

Building ID 5060

Address 8555 S Michigan Avenue

Chicago, IL, 60619

Region 06

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

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	12x12 Taupe Floor Tile Mastic	1,000	SF	Room 112	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Tan w/Brown Streaks Floor Tile	1,500	SF	Rooms 142, 144 and 146	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Tan w/Brown Streaks Floor Tile Mastic	1,500	SF	Rooms 142, 144 and 146	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Red Carpet Adhesive NOT OBSERVED			Library, Room 118		MISC					
	Light Brown Carpet Adhesive	140	SF	Principal's Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2'x4' White Smooth Ceiling Tile	1,320	SF	Northwest Corridor	Assumed	MISC	Yes	0	SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
	Brown Mosaic Ceramic Tile Grout	2,000	SF	Exits: 1, 2, 7, 8, and All Boys' and Girls' Washrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Brown Mosaic Ceramic Tile Adhesive	2,000	SF	Exits: 1, 2, 7, 8, and All Boys' and Girls' Washrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Red Ceramic Tile Grout	210	SF	Exits 4, 5 and 6	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Red Ceramic Tile Adhesive	210	SF	Exits 4, 5 and 6	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 White w/Brown Streaks Floor Tile	120	SF	Engineer's Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 White w/Brown Streaks Floor Tile Mastic	120	SF	Engineer's Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Yellow Vinyl Floor Tile	350	SF	Room 106	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Yellow Vinyl Floor Tile Mastic	350	SF	Room 106	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Multi Colored Carpet Mastic ABATED			Library	Abated	MISC					
	12x12 Cream w/Tan Streaks Vinyl Floor Tile	500	SF	Room 128	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Cream w/Tan Streaks Vinyl Floor Tile Mastic	500	SF	Room 128	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White w/Tan Streaks Vinyl Floor Tile	2,000	SF	Rooms 122, 124, 126, 144 & 146	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Off-White w/Tan Streaks Vinyl Floor Tile Mastic	2,000	SF	Rooms 122, 124, 126, 144 & 146	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Light Yellow Floor Tile	800	SF	Nurse's Quiet Room, Nurse Supervisor's Office, Nurse's Lockers	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12x12 Light Yellow Floor Tile Mastic	800	SF	Nurse's Quiet Room, Nurse Supervisor's Room, Nurse's Lockers	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2"x2" Ceramic Tile Grout	750	SF	1961 Addition- Boys' & Girls' Washrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Joints in Fiberglass Piping ABATED 8/24/2007			Behind Walls and Above Ceilings in Inaccessible Areas of the Building	Abated	TSI					
	Aircell Pipe Insulation ABATED 8/24/2007			Behind Walls and Above Ceilings in Inaccessible Areas of the Building	Abated	TSI					
	Joints on Aircell Piping Runs ABATED 8/24/2007			Behind Walls and Above Ceilings in	Abated	TSI					

# Chicago Public Schools

**School**   Neil School  
**Address**   8555 S Michigan Avenue

**Unit**   24651  
Chicago, IL, 60619

**Building ID**   5060  
**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
				Inaccessible Areas of the Building							
	Cardboard Pipe Insulation NOT OBSERVED			1955 Building- Crawlspace, Basement Boiler Room		TSI					
	Joints on Cardboard Piping Runs NOT OBSERVED	60	LF	1955 Building- Crawlspace	Chrysotile	TSI	Yes	0	LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
	Boiler Jackets ABATED 8/24/2007			Boiler Room	Abated	TSI					
	Mag Block Pipe Insulation ABATED 8/24/2007			Behind Walls and Above Ceilings in Inaccessible Areas of the Building	Abated	TSI					
	Joints on Magblock Pipe ABATED 8/24/2007			1955 Building- Boiler Room, Basement, Crawlspace	Abated	TSI					
	Joints on Fiberglass Piping Runs NOT OBSERVED	160	LF	1961 Addition- Crawlspace, Pipe Chases	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		0		6 ACBM with the potential for damage	Follow O&M Plan
	Large Boiler Gasket ABATED 8/24/2007			Large Boiler	Abated	TSI					
	Small Boiler Gasket ABATED 8/24/2007			Small Boiler	Abated	TSI					
	Magblock Tank Insulation ABATED 8/24/07			Boiler Room, Basement	Abated	TSI					
	Gym Fan Cloth Expansion Joint (Vibration Joint) NOT OBSERVED			Basement		MISC					
	Duct Insulation NOT OBSERVED	180	SF	1955 Building- West and South Crawlspace	Chrysotile	TSI	Yes	0	SF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan

# Chicago Public Schools

**School**   Neil School  
**Address**   8555 S Michigan Avenue

**Unit**   24651  
Chicago, IL, 60619

**Building ID**   5060  
**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	04/20/2025
Manager Planner Name	James Tuinenga
100-00349	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
	Repair responsse action selective to area of damage only

# 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: **04/16/2025**

# 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: 04/20/2025

# Chicago Public Schools

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

## Inspector Assessment Form (New Homogeneous Area)

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 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: **Not Reachable** DAMAGE REASON:  
DAMAGE QUANTITY: DAMAGE REASON:  
DAMAGE UNITS:  
COMMENTS:

Inspector's Signature:



Date: **04/16/2025**

# 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: 04/20/2025



# 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