

**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:**  
**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**

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:

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:      Region: 02      IDPH ID:

School:      Building ID:

Address:

Building Contact: Bink, Michael      Contact Phone: 7737102712

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 (312) 319-7575

Sincerely,  
Specialty Consulting, Inc.



## **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 C: Laboratory Accreditations
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## SCHOOL AND INSPECTION INFORMATION

## 1. School Information

School: Unit: Region: 02  
Address:  
IDPH ID: Building ID:  
Contact: Bink, Michael Phone: 7737102712

## 2. Description of Facility

Original Construction: 1894 Additional Construction: 1953  
Total Square Footage: 33297 No of Floors: 3  
Current Occupancy:

### 3. LEA Designated Person

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

#### 4. Managing Environmental Consultant

MEC: Specialty Consulting, Inc.  
Contact: Jigar Shah  
Address 2942 W. Van Buren Street  
Chicago, IL, 60612  
Phone: (312) 319-7575 Fax: (312) 319-7580

## 5. Inspector

Inspector Name:

Signature:  
Date:

Inspector IDPH license #  
Reinspection Date:

## 6. Management Planner

Management Planner Name:

Signature:  
Date:

Management Planner IDPH license #

**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: Richard J. Schleyer

Signature:

Date: \_\_\_\_\_

## Init :

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

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# Chicago Public Schools

**School** Andersen Elementary **Unit** 29101 **Building ID** 2060  
**Address** 1148 North Honore Street **Region** 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Inspector's Reinspection Findings Table 1

**Managing Environmental Consultant (MEC)** Specialty Consulting, Inc.

2942 W. Van Buren Street Chicago, IL, 60612  
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
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# Chicago Public Schools

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Reinspection Date **5/27/2025**

Inspector Name **David Avila**

**100-110935/15/2026**

Inspector's IDPH License Number / Expiration Date

#### Inspector's Comments

<b>HA Number:</b>	<b>Inspector Comments:</b>
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**Table II**  
**Management Planner's Review**

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# Chicago Public Schools

**School** Andersen Elementary

**Unit** 29101

**Building ID** 2060

**Address** 1148 North Honore Street

Chicago, IL, 60622

**Region** 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)** Specialty Consulting, Inc.

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
	Aircell Pipe Insulation	400	LF	Boiler Room, Unfinished Pipe Spaces, Lunchroom, Air Tunnel, Fan Rooms and the Basement Corridor - 1953	Chrysotile	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	Boiler Insulation	150	SF	Boiler Room - 1953	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Aircell Pipe Insulation	1,000	LF	Air Tunnels and Unexcavated Areas - 1953	Chrysotile	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	MJP E/F/V on Aircell Pipe Insulation	110	FITTING	Air Tunnels and Unexcavated Areas - 1953	Chrysotile	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
	Boiler Gasket	30	LF	Boiler Room - 1953	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	Cardboard Pipe Insulation	500	LF	Boiler Room, Toilet Chases and Air Tunnels - 1953	Assumed	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	MJP E/F/V on Cardboard Pipe Insulation	61	FITTING	Boiler Room, Toilet Chases and Air Tunnels - 1953	Chrysotile	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
	MJP E/F/V on Fiberglass Pipe Insulation	40	FITTING	Boiler Room and Air Tunnels - 1953	Chrysotile	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
	MJP E/F/V on Fiberglass Pipe Insulation - Abated			Toilet Chases - 1961 - Abated	Abated	TSI					
	12"x12" Tan w/ White Streaks Floor Tile	5,800	SF	Rooms 320-324 and 220, and the 3rd Floor Corridor	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9"x9" Yellow Floor Tile - Abated			1st and 2nd Floor Corridors - 1953 - Abated	Abated	MISC					
	12"x12" Tan w/ Red Streaks Floor Tile	4,900	SF	Rooms 109, 111, 113, 114, 116, 211, 212, 213, 214, 215, 217 - 1953 Bldg	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Tan w/ Brown Floor Tile	4,250	SF	1961 Bldg.: Rooms 203, 201, 204, 205, 208, & 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9"x9" Yellow Floor Tile Mastic - Abated			1st and 2nd Floor Corridors - 1953 - Abated	Abated	MISC					
	12"x12" Tan w/ Red Streaks Floor Tile Mastic	4,900	SF	Rooms 109, 111, 113, 114, 116, 211, 212, 213, 214, 215, 217 - 1953 Bldg	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9"x9" Tan Floor Tile	5,350	SF	1961 Bldg.: Rooms 206, 202, 102, (103, 104 - not observed), 108, 105, 108, 109 Tol., 108 Storage.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9"x9" Tan Floor Tile Mastic	5,600	SF	1961 Bldg.: Rooms 206, 202, 102, (103, 104 - not observed), 108, 105, 108, 109 Tol., 108 Storage.	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Tan w/ Brown Streaks Floor Tile Mastic	4,250	SF	1961 Bldg.: Rooms 203, 201, 204, 208, & 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

**School** Andersen Elementary

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## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

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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
	Counter Top Linoleum (Not Observed)			1953 Bldg.: Room 210 (Not Observed)		MISC					
	Counter Top Linoleum Mastic (Not Observed)			1953 Bldg.: Room 210 (Not Observed)	Assumed	MISC					
	Interior Window Caulk	2,400	LF	1953 Bldg.: Throughout	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	Exterior Window Glaze	2,400	LF	1953 Bldg.: Throughout	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	MJP E/F/V on Aircell Pipe Insulation	50	FITTING	Boiler Room, Unfinished Pipe Spaces, Lunchroom, Air Tunnel, Fan Rooms and the Basement Corridor - 1953	Chrysotile	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
	Exterior Window Caulk	2,400	LF	1953 Bldg.: Throughout	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	Interior Window Caulk	3,600	LF	1961 Bldg.: Throughout	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	Exterior Window Glaze	3,600	LF	1961 Bldg.: Throughout	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	Exterior Window Caulk	3,600	LF	1961 Bldg.: Throughout	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	Hard Plaster	60,000	SF	1953 Bldg.: Throughout	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Hard Plaster	90,000	SF	1961 Bldg.: Throughout	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Yellow Floor Tile (ABATED 8/11/08)			1953 Bldg.: 1st, & 2nd Floor Corridors	Abated	MISC					
	12"x12" Yellow Floor Tile Mastic (ABATED 8/11/08)			1953 Bldg.: 1st, & 2nd Floor Corridors	Abated	MISC					
	12"x12" White w/ Red & Black Streaks Floor Tile	3,250	SF	1953 Bldg.: Main Office, Rooms 116, 214, 114, 216, 218A, 218, 212	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" White w/ Red & Black Streaks Floor Tile Mastic	3,250	SF	1953 Bldg.: Main Office, Rooms 116, 214, 114, 216, 218A, 218, 212	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Brown w/ Dark Brown Streaks Floor Tile (REMOVED)			1953 Bldg.: Rooms 110, & 210	Abated	MISC					
	12"x12" Brown w/ Dark Brown Streaks Floor Tile Mastic (REMOVED)			1953 Bldg.: Rooms 110, & 210	Abated	MISC					
	12"x12" Peach Floor Tile (REMOVED)			1953 Bldg.: Cafeteria	Abated	MISC					
	12"x12" Peach Floor Tile Mastic (REMOVED)			1953 Bldg.: Cafeteria	Abated	MISC					
	12"x12" Rust Floor Tile (NOT OBSERVED)			1953 Bldg.: Teacher's Lunchroom (NOT OBSERVED)	Abated	MISC					
	12"x12" Rust Floor Tile Mastic (NOT OBSERVED)			1953 Bldg.: Teacher's Lunchroom (NOT OBSERVED)	Chrysotile	MISC					
	12"x12" Sand Floor Tile	750	SF	1961 Bldg.: Room 207	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Sand Floor Tile Mastic	750	SF	1961 Bldg.: Room 207	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Tan Floor Tile	1,400	SF	1961 Bldg.: Rooms 205, 105	Assumed	MISC		0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Tan Floor Tile Mastic	1,400	SF	1961 Bldg.: Rooms 205, 105	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

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	9"x9" Yellow Floor Tile Mastic (ABATED 8/11/08)			1961 Bldg.: 1st & 2nd Floor Corridors	Abated	MISC					
	1'x1' Wave Pattern Ceiling Tile	3,000	SF	1953 Bldg.: Teacher lunchroom in Basement	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Light Pink Floor Tile (REMOVED)			1953 Bldg.: 1st Floor Corridor by Gym (REMOVED)	Abated	MISC					
	12"x12" Light Pink Floor Tile Mastic (REMOVED)			1953 Bldg.: 1st Floor Corridor by Gym (REMOVED)	Abated	MISC					
	12"x12" Light Yellow Floor Tile (NOT OBSERVED)			1st Floor Corridor Near Water Fountain (NOT OBSERVED)	Assumed	MISC					
	12"x12" Light Yellow Floor Tile Mastic (NOT OBSERVED)			1st Floor Corridor Near Water Fountain (NOT OBSERVED)	Assumed	MISC					
	12" x 12" White with Multicolor Specks Floor Tile	3,200	SF	1953 Bldg - 1st and 2nd Floor Corridors, 112, Rooms 115, 209B, Main Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" White with Multicolor Specks Floor Tile Mastic	3,200	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Orange with Streaks Floor Tile	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Orange with Streaks Floor Tile Mastic	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Yellow with Streaks Floor Tile	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Yellow with Streaks Floor Tile Mastic	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Blue with Streaks Floor Tile	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Blue with Streaks Floor Tile Mastic	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Green with Streaks Floor Tile	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Green with Streaks Floor Tile Mastic	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Purple with Streaks Floor Tile	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Purple with Streaks Floor Tile Mastic	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Red Floor Tile	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Red Floor Tile Mastic	384	SF	1953 Bldg - 1st and 2nd Floor Corridors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Cream with White Specks Floor Tile	200	SF	1961 Bldg - Room 104	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Cream with White Specks Floor Tile	200	SF	1961 Bldg - Room 104	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9" x 9" Brown with Brown and White Specks Floor Tile	25	SF	1961 Bldg - Room 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	9" x 9" Brown with Brown and White Specks Floor	25	SF	1961 Bldg - Room 103	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

**School** Andersen Elementary

**Unit** 29101

**Building ID** 2060

**Address** 1148 North Honore Street

Chicago, IL, 60622

**Region** 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)** Specialty Consulting, Inc.

2942 W. Van Buren Street  
Chicago, IL, 60612

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
	Tile Mastic										
	12" x 12" Brown with White and Brown Specs Floor Tile	1,600	SF	1961 Bldg - Rooms 101, 105	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Brown with White and Brown Specs Floor Tile Mastic	1,600	SF	1961 Bldg - Rooms 101, 105	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" White with Multicolored Specks Floor Tile	300	SF	1953 Bldg - Room 115	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" White with Multicolored Specks Floor Tile Mastic	300	SF	1953 Bldg - Room 115	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Brown with White, Tan and Grey Specks Floor Tile	2,500	SF	1953 Bldg - Rooms 110 and 210, and Cafeteria & Teacher's Lunchroom in Basement Rm 207 --1961 Bldg	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Brown with White, Tan and Grey Specks Floor Tile Mastic	550	SF	1953 Bldg - Rooms 110 and 210, and Cafeteria & Teacher's Lunchroom in Basement Rm 207 --1961 Bldg	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Beige with White Specs Floor Tile	12	SF	1961 Bldg - Room 108	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Beige with White Specs Floor Tile	12	SF	1961 Bldg - Room 108	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Maroon Carpet Mastic	150	SF	1961 Bldg - Room 209A	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Grey Coating under Sink	30	SF	Rooms 101, 103, 105, 110 and 112	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Light Green Vinyl Trip Tread	100	SF	2nd and 3rd Floor E and W Stairwells	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Orange with Multicolored Specks Floor Tile	2,500	SF	E and W Stairwells, Basement by Lunchroom and NW Main Lobby Corridor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Orange with Multicolored Specks Floor Tile Mastic	2,500	SF	E and W Stairwells, Basement by Lunchroom and NW Main Lobby Corridor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light Gray w/ Specks VFT	900	SF	Room 120 & Room 124 - Bldg 1894	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light Gray w/ Specks Mastic	900	SF	Room 120 & Room 124 - 1894 Bldg	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Black w/ White Specks VFT	240	SF	Janitor Room 3rd, 2nd, 1st Floors - Bldg 1894	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Black w/ White Specks Mastic	45	SF	Janitor Room 3rd, 2nd, 1st Floors - Bldg 1894	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light Beige w/ White Specks VFT	1,700	SF	Room 1 & Corridor Outside of Room 1,	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

**School** Andersen Elementary

**Unit** 29101

**Building ID** 2060

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Chicago, IL, 60622

**Region** 02

## ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

### Management Planner's Review Table II

**Managing Environmental Consultant (MEC)** Specialty Consulting, Inc.

2942 W. Van Buren Street  
Chicago, IL, 60612

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
				Room B-2 - Bldg 1894							
	12" x 12" Light Beige w/ White Specks Mastic	1,700	SF	Room 1 & Corridor Outside of Room 1, Room B-2 - Bldg 1894	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Carpet Mastic (Blue Carpet)	800	SF	Main Office, Principal's Office - Bldg 1953	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Terrazzo	500	SF	1961 - Middle Staircase & Stair Wall	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Carpet Mastic (Multi-color Carpet Tile)	1,000	SF	Library (218)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light Blue w/ white specks VFT	28	SF	Room 222 - 1894 Building	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light Blue w/ white specks VFT Mastic	28	SF	Room 222 - 1894 Building	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Patch 12" x 12" Floor Tile	150	SF	Rooms 320, 321, 223, 224, 222, 221, 123	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Patch 12" x 12" Floor Tile Mastic	150	SF	Rooms 320, 321, 223, 224, 222, 221, 123	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light Blue w/ white specks VFT	900	SF	Room 107 - 1961 Building	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light Blue w/ white specks VFT & Mastic	900	SF	Room 107 - 1961 Building	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2' x 2' Pinhole Ceiling Tile	2,000	SF	1st Floor Corridor - 1961 Building	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light Blue w/ white specks VFT	216	SF	Room 213 - 1953 Building	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light Blue w/ white specks VFT Mastic	216	SF	Room 213 - 1953 Building	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Beige w/Brown Streaks Floor Tile	2,300	SF	Rooms 220, 020, 021, and Basement Corridor - 1894 Addition	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Beige w/Brown Streaks Floor Tile Mastic	2,300	SF	Rooms 220, 020, 021, and Basement Corridor - 1894 Addition	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Spray-On Insulation	80	SF	Elevator Machine room	Assumed	SURFACE	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Drywall System	500	SF	Throughout Addition 1851	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	1'x1' Fissured Ceiling Tile	1,600	SF	3rd Fl Teacher's Toilet, Closet in rooms 324, 223, 224, 123, 124, 120, 121	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2'x4' Fissured Ceiling Tile	80	SF	Breezeway Office	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2'x2' Fissured Ceiling Tiles	800	SF	Room: B2	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	1'x1' Ceiling Tile hole pattern	1,040	SF	1st Fl lobby 1953 Addition, Library (218), Kitchen	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Anti-slip Multi-color Floor Tile	2,100	SF	Northeast Stairwell landing on 1st & 3rd Floors, Breezeway leading to primary building	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Anti-slip Multi-color Floor Tile Mastic	2,100	SF	Northeast Stairwell landing on 1st & 3rd	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

# Chicago Public Schools

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**Region** 02

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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
				Floors, Breezeway leading to primary buildings							
	2'x4' Fissured Ceiling Tile	1,900	SF	1st Fl Corridor - 1961 Addition	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Light Gray w/Gray Specks Floor Tile	2,100	SF	Rooms: 323, 120, 124	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Light Gray w/ Gray Specks Floor Tile Mastic	2,100	SF	Rooms: 323, 120, 124	Assumed	MISC	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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**Managing Environmental Consultant (MEC)** Specialty Consulting, Inc.

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

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

Review Date	06/19/2025
Manager Planner Name	Arturo Saenz
100-04019	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments

## APPENDIX A

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### Assessment Sheets, Drawings and Photos

# Chicago Public Schools

Specialty Consulting, 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: **Water**

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: **05/27/2025**

# Chicago Public Schools

Specialty Consulting, 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: 06/19/2025

**Chicago Public Schools**

**Specialty Consulting, Inc.**

***2025 AHERA REINSPECTION***

## APPENDIX B

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### Inspector and Management Planner Licenses































































































































































































































































































































































































































































## APPENDIX C

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### **Laboratory Accreditations**

## APPENDIX D

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### Laboratory Results

## APPENDIX E

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### Chain of Custody Forms

## 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