

**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: Pierce, John Contact Phone: 7737096913

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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SCHOOL AND INSPECTION INFORMATION

1. School Information

School: Unit: Region: 02
Address:
IDPH ID: Building ID:
Contact: Pierce, John Phone: 7737096913

2. Description of Facility

Original Construction: 1973 Additional Construction:
Total Square Footage: 135210 No of Floors: 2
Current Occupancy:

3. LEA Designated Person

Contact: **42 West Madison Street** Chicago, IL 60602 Phone: **(312) 555-1234**

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:

Inspector IDPH license #
Reinspection Date:

Signature:
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

Name: _____

Data:

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.
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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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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.

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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.
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Table I
Inspector's Reinspection Findings

Chicago Public Schools

School Douglass Middle Academy **Unit** 41061 **Building ID** 6630
Address 543 N. Waller Avenue **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

School Douglass Middle Academy **Unit** 41061 **Building ID** 6630
Address 543 N. Waller Avenue **Region** 02

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

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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

Reinspection Date 3/12/2025
Inspector Name Allizon Brooks
100-187905/15/2026
Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
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Table II
Management Planner's Review

Chicago Public Schools

School Douglass Middle Academy

Unit 41061

Building ID 6630

Address 543 N. Waller Avenue

Chicago, IL, 60644

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
	Drywall Joint Compound			Throughout (See Hatching Maps)	No ACBM						
	Aircell Pipe Insulation	400	LF	Crawlspaces, Basement and First Floor	Chrysotile	TSI	Yes	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x16" Acoustic Ceiling Tile			Room 225, Swimming Pool, Activity Center, 1st floor art room, 245 band room & associated rooms	No ACBM						
	Carpet Mastic			Throughout (See Hatching Maps)	No ACBM						
	12"x12" Gray VFT	15,000	SF	Throughout (See Hatching Maps)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	MJP E/F/V on Fiberglass Pipe Insulation	380	FITTING	Mechanical Room, Washroom Pipe Chases, 1st & 2nd Flr Storage Rms, Pool Equipment Area	Assumed	TSI	Yes	0	FITTING	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Gray VFT Mastic	15,000	SF	Throughout (See Hatching Maps)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Sand VFT	2,500	SF	1st Floor Southwest Hallway, Gym storage, office, entry vestibules, gym stair landings, and 1st floor corridor by gym entrance doors	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Sand VFT Mastic	2,500	SF	1st Floor Southwest Hallway, gym storage, office, entry vestibules, gym stair landings, and 1st floor corridor by gym entrance	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Green VFT	9,100	SF	Throughout (See Hatching Maps)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Green VFT Mastic	9,100	SF	Throughout (See Hatching Maps)	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Textured Plaster			Room 183, 245, 211 D, 108D, electric room 1st floor	No ACBM						
	12"x12" White w/ Grey VFT	9,000	SF	First Floor Hall Outside Room 109, 1st Floor Attendance Office and Second Floor Corridor, game room 411D, 1st floor counselors office & entry vestibules	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" White w/ Grey VFT Mastic	9,000	SF	First Floor Hall Outside Room 109, 1st Floor Attendance Office and Second Floor Corridor, game room 411D, 1st floor counselors office & entry vestibules	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2' x 4' Fissured Ceiling Tile	200,000	SF	Throughout School	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Black Vinyl Baseboard	30,000	SF	Throughout School	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School Douglass Middle Academy

Unit 41061

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Address 543 N. Waller Avenue

Chicago, IL, 60644

Region 02

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
	Black Vinyl Baseboard Mastic	30,000	SF	Throughout School	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Red Terrazzo	1,000	SF	Stairways to 2nd Floor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Gray Speckled VFT	2,100	SF	Rooms 242C, 411D, 413D	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Gray Speckled VFT Mastic	2,100	SF	Rooms 242C, 411D, 413D	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Yellow Speckled VFT	1,000	SF	Main Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Yellow Speckled VFT Mastic	1,000	SF	Main Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Brown Speckled VFT	20	SF	Main Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12"x12" Brown Speckled VFT Mastic	20	SF	Main Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	Black Sink Undercoating	50	SF	Rooms 116A, 116B, 116D, 316A	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	White Sink Undercoating	20	SF	Kitchen (Room 168) / Homemaking Lab	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2' x 4' Black Soundproof Ceiling Tile	10,000	SF	Activity Center	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" White w/tan specks VFT	700	SF	2nd floor rooms: 120A, 121A, 122A, 123A, 124A, 125A, 126A, 204B, 205B, 206B, 207B, 208B, 209B, 210B, 321C, 322C, 323C, 324C, 325C, 326C, 327C, 420D, 421D, 422D, 423D, 424D, 425D, 426D	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" White w/ tan specks VFT Mastic	700	SF	2nd floor rooms: 120A, 121A, 122A, 123A, 124A, 125A, 126A, 204B, 205B, 206B, 207B, 208B, 209B, 210B, 321C, 322C, 323C, 324C, 325C, 326C, 327C, 420D, 421D, 422D, 423D, 424D, 425D, 426D	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" White w/black specks VFT	1,000	SF	1st floor community room, Office storage (under carpet)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" White w/black specks VFT Mastic	1,000	SF	1st floor community room, office storage (under carpet)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Off-white w/white and olive green specks VFT	300	SF	Main Office Public area	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Off-white w/white and olive green specks VFT Mastic	300	SF	Main office public area	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light beige w/streaks VFT	350	SF	1st floor room 413D storage, 1st floor hall by 113C, 1st floor lockers sec. C, Rm 116D 1st floor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School Douglass Middle Academy

Unit 41061

Building ID 6630

Address 543 N. Waller Avenue

Chicago, IL, 60644

Region 02

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

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	12" x 12" Light beige w/streaks VFT Mastic	350	SF	1st floor room 413D storage, 1st floor hall by 113C, 1st floor lockers sec. C, Rm 116D 1st floor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Beige w/brown, light tan, and white streaks VFT	400	SF	1st floor room 413D storage, room 116D storage	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Beige w/brown, light tan, and white streaks VFT Mastic	400	SF	1st floor room 413D storage, room 116D storage	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light gray w/tan & white specks VFT	400	SF	1st floor room 116D	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Light gray w/tan & white specks VFT Mastic	400	SF	1st floor Room 116D	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Black w/white specks VFT (Replacement tile)	32	SF	1st floor halls by girls toilet sec. C, corridor near main office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	12" x 12" Black w/white specks VFT (Replacement tile) Mastic	32	SF	1st floor hall by girls toilet sec. C, corridor near main office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
	2' x 4' Ceiling tile w/pinholes	900	SF	1st floor room 116D	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

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Review Date	03/26/2025
Manager Planner Name	Arturo Saenz
100-04019	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments

APPENDIX A

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:

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: **03/12/2025**

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: 03/26/2025

Chicago Public Schools

Specialty Consulting, Inc.

2025 AHERA REINSPECTION

APPENDIX B

Inspector and Management Planner Licenses

APPENDIX C

Laboratory Accreditations

APPENDIX D

Laboratory Results

APPENDIX E

Chain of Custody Forms

Three-Year Reinspection Key to Terms

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