

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

SECTION I

NAME OF SCHOOL DISTRICT: CHICAGO SCHOOL DIST 299
SCHOOL ID NUMBER: 14-016-2990-2382
SCHOOL NAME: O Keeffe School
ADDRESS OF SCHOOL: 6940 S. Merrill
CITY: Chicago, IL, 60649

DATE LAST THREE YEAR REINSPECTION WAS COMPLETED 9/7/2022

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

SECTION II (Please type or print)

PLEASE COMPLETE THE FOLLOWING FOR YOUR THREE YEAR REINSPECTION:

DATE REINSPECTION COMPLETED: 4/29/2025 ENROLLMENT 588
IDPH INSPECTOR LICENSE NUMBER: 100-21040
IDPH LICENSED INSPECTOR NAME (Please Print): Josh Herman
IDPH MP LICENSE NUMBER: 100-00349
IDPH LICENSED MANAGEMENT PLANNER NAME (Please Print): James Tuinenga

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


Signature of Designated Person

5/28/2025
Date

SECTION III

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

School building has been sold. Date of Sale: _____

School has been closed. Date closed: _____

School building has been demolished. Date: _____

School building is asbestos free since last reinspection: _____

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

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

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

THREE-YEAR REINSPECTION

CHICAGO SCHOOL DIST 299

O Keefe School

6940 S. Merrill
Chicago, IL, 60649

Unit: 24751
Building ID: 5180

IDPH ID Number: 14-016-2990-2382

REPORT DATE:

Wednesday, May 28, 2025

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

05/27/2025

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

Re: Chicago Public Schools - 2025 Three-Year Reinspections

Dear Mr. Culbertson:

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: 24751 Region: 05 IDPH ID: 14-016-2990-2382

School: O Keeffe School Building ID: 5180

Address: 6940 S. Merrill

Chicago, IL, 60649

Building Contact: Gavin, James

Contact Phone: 7737102054

Current Building Owners: Chicago Public Schools

Reinspection Date: 4/29/2025

Review Date: 05/27/2025

Inspector: Josh Herman

Inspector IDPH License: 100-21040

Management Planner: James Tuinenga

Management Planner IDPH License: 100-00349

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

Sincerely,
TEM Environmental, Inc.



James Tuinenga
100-00349

Environmental Notification to Occupants

To: Faculty, Staff and Parents
From: Chicago Public Schools
Date: May 28, 2025

RE: O Keeffe School, Unit 24751
6940 S. Merrill
Chicago, IL, 60649

Dear Faculty, Staff and Parents,

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

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

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

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SCHOOL AND INSPECTION INFORMATION

1. School Information

School: O Keeffe School
Address: 6940 S. Merrill
IDPH ID: 14-016-2990-2382
Contact: Gavin, James

Unit: 24751
Chicago, IL, 60649
Building ID: 5180
Phone: 7737102054

Region: 05

2. Description of Facility

Original Construction: 1925
Total Square Footage: 66238
Current Occupancy: 588

Additional Construction: 1936
No of Floors: 2

3. LEA Designated Person

Contact: Richard J.Schleyer
Address: 42 West Madison Street
Chicago, IL 60602

Phone: (773) 251-7074

4. Managing Environmental Consultant

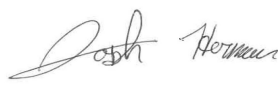
MEC: TEM Environmental, Inc.
Contact: Steven Geneser
Address 174 N. Brandon Drive
Phone: 630-790-0880

Fax: 630-790-0882

5. Inspector

Inspector Name: Josh Herman

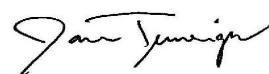
Inspector IDPH license # 100-21040
Reinspection Date: 4/29/2025

Signature: 
Date: 4/29/2025

6. Management Planner

Management Planner Name: James Tuinenga

Management Planner IDPH license # 100-00349

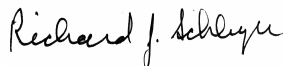
Signature: 
Date: 05/27/2025

7. Review Date: 05/27/2025

8. LEA Designated Person's Acknowledgement

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

Signature:



Date: 5/28/2025

Name: Richard J.Schleyer

II. EXECUTIVE SUMMARY

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

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

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

The inspector has determined the following:

A. The following HAs have changed assessment categories for Building 5180:

43	Lab Countertops
44	Multicolored Cermaic Tile Mural Grout
45	12"x12" Ceramic Floor Tile Grout
46	6"x6" Brown Cermaic Floor Tile Grout
47	Blackboards
48	Spray-on Insulation
49	12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile
49M	Mastic associated w/12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile

50	12"x12" Yellow Streaked Floor Tile
50M	Mastic associated w/12"x12" Yellow Streaked Floor Tile
51	24"x24" White w/Beige Streaks Floor Tile
51M	Mastic associated w/24"x24" White w/Beige Streaks Floor Tile
52	Chalkboards
NEW	Newly Installed Suspect ACM

B. The following new homogenous areas have been identified for Building 5180:

43	Lab Countertops
44	Multicolored Cermaic Tile Mural Grout
45	12"x12" Ceramic Floor Tile Grout
46	6"x6" Brown Cermaic Floor Tile Grout
47	Blackboards
48	Spray-on Insulation
49	12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile
49M	Mastic associated w/12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile
50	12"x12" Yellow Streaked Floor Tile
50M	Mastic associated w/12"x12" Yellow Streaked Floor Tile
51	24"x24" White w/Beige Streaks Floor Tile
51M	Mastic associated w/24"x24" White w/Beige Streaks Floor Tile
52	Chalkboards

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:

02	12"x12" Beige w/Brown Specks Floor Tile
100	12"x12" Blue Floor Tile NOT OBSERVED
100A	12"x12" Blue Floor Tile Mastic NOT OBSERVED
101	Tan Carpet Mastic
102	Plaster Walls and Ceilings
103	Decorative Plaster
104	Curtains
105	1'x1' Ceiling Tile
105A	1'x1' Ceiling Tile Mastic
106	2'x4' Ceiling Tiles
107	Insulation in Prefab walls
15	12"x12" Beige w/Brown Streaks Floor Tile
16	12"x12" Beige w/Brown Streaks Floor Tile Mastic
19	12"x12" Off-White Floor Tile
19A	12"x12" Off-White Floor Tile Mastic
21	Brown Carpet Mastic
22	Green Carpet Mastic NOT OBSERVED
23	Yellowish Green Carpet Mastic NOT OBSERVED
24	Ceramic Tile Grout
25	Terrazzo
26	Firebrick
27	Boiler Gaskets
28	Ceramic Tile Grout
29	12"x12" Brown Floor Tile
30	Terrazzo
31	12"x12" Blue Tile/Mastic
32	Black/Gray Carpet Mastic
33	Green Carpet Mastic NOT OBSERVED
34	12"x12" Purple/White Tile/Mastic
35	Gray/Brown Carpet Mastic NOT OBSERVED
36	12"x12" White w/Blue Specks NOT OBSERVED
37	Blue/Gray Carpet Mastic NOT OBSERVED
38	Red Carpet Mastic NOT OBSERVED
39	12"x12" White w/Beige Specks Floor Tile
40	12"x12" White w/Beige Specks Floor Tile Mastic
41	12"x12" Beige w/ White Specks Floor Tile
42	12"x12" Beige w/White Specks Floor Tile Mastic
43	Lab Countertops
44	Multicolored Cermaic Tile Mural Grout
45	12"x12" Ceramic Floor Tile Grout
46	6"x6" Brown Cermaic Floor Tile Grout
47	Blackboards

48	Spray-on Insulation
49	12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile
49M	Mastic associated w/12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile
50	12"x12" Yellow Streaked Floor Tile
50M	Mastic associated w/12"x12" Yellow Streaked Floor Tile
51	24"x24" White w/Beige Streaks Floor Tile
51M	Mastic associated w/24"x24" White w/Beige Streaks Floor Tile
52	Chalkboards
BB1	Black Baseboard
BB1A	Black Baseboard Mastic
BB2	Black Baseboard
BB2A	Black Baseboard Mastic
NEW	Newly Installed Suspect ACM
P	2 Hot Water Tanks (Non-Functioning) NOT OBSERVED
Q	Pipe Insulation

The following areas were deemed to be inaccessible:

10	9"x9" Tan w/Brown Specks Mastic Vinyl Floor Tile
17A	12"x12" Brown Vinyl Floor Tile Mastic NOT OBSERVED
19A	12"x12" Off-White Floor Tile Mastic
21	Brown Carpet Mastic
26	Firebrick
27	Boiler Gaskets
32	Black/Gray Carpet Mastic
40	12"x12" White w/Beige Specks Floor Tile Mastic
42	12"x12" Beige w/White Specks Floor Tile Mastic
BB1A	Black Baseboard Mastic
BB2A	Black Baseboard Mastic
G	Boiler and Tank Insulation
H	Aircell Duct Cover

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 Josh Herman, IDPH License # 100-21040. The Management Plan was updated by James Tuinenga, IDPH License # 100-00349. Inspector and Management Planner Licenses are included in Appendix B.

III. METHODOLOGY

Tasks performed on-site included the following:

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

IV. ABATEMENT HISTORY

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

Abatement Dates:

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 O Keeffe School Building 5180 Three-Year reinspection has been completed and response actions have been recommended for both friable and non-friable ACBM. A timely execution of the response actions recommended will enable the LEA and the Designated Person(s) to effectively manage the existing ACBM.

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

Table I
Inspector's Reinspection Findings

Chicago Public Schools

School O Keefe School Unit 24751 Building ID 5180

Address 6940 S. Merrill Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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
02	12"x12" Beige w/Brown Specks Floor Tile	16,910	SF	Rooms 215 & 217, 1st & 2nd Floor Corridors, Women's Washroom	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
10	9"x9" Tan w/Brown Specks Mastic Vinyl Floor Tile	420	SF	2nd Floor Adj. Office, Room 201	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
100	12"x12" Blue Floor Tile NOT OBSERVED	200	SF	Principal's Office	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
100A	12"x12" Blue Floor Tile Mastic NOT OBSERVED	200	SF	Principal's Office	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
101	Tan Carpet Mastic	1,000	SF	Main Office	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
102	Plaster Walls and Ceilings	30,000	SF	All Hallways and Classrooms	ASSUMED	MISC	N	DIST	20		No	ACBM with the potential for damage		LOW
103	Decorative Plaster	3,000	SF	Auditorium	ASSUMED	SURFACE	N	LOC	15		No	ACBM with the potential for damage		LOW
104	Curtains		SF	Auditorium	ASSUMED	MISC	Y	NONE	0		No	ACBM with the potential for damage		LOW
105	1'x1' Ceiling Tile	1,500	SF	Lunchroom	ASSUMED	MISC	Y	NONE	0		No	ACBM with the potential for damage		LOW
105A	1'x1' Ceiling Tile Mastic	1,500	SF	Lunchroom	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
106	2'x4' Ceiling Tiles	15,000	SF	Modular Building- All Areas	ASSUMED	MISC	Y	NONE	0		No	ACBM with the potential for damage		LOW
107	Insulation in Prefab walls	10,000	SF	Modular Building- Interior Walls	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
11	12"x12" Beige w/Brown Specks Mastic No ACBM			Room 215 & 217, 1st & 2nd Floor Corridors	NO_ACBM	MISC								
13	9"x9" Vinyl Floor Tile (36ADD) NOT OBSERVED													
14	9"x9" Vinyl Floor Tile Mastic NOT OBSERVED													
15	12"x12" Beige w/Brown Streaks Floor Tile	2,500	SF	Rooms 215 & 217, 1st Floor Corridors (Installed 1997) and 2nd floor	ASSUMED	MISC	N	DIST	0		No	ACBM with the potential for damage	3	LOW
16	12"x12" Beige w/Brown Streaks Floor Tile Mastic	2,500	SF	Rooms 215 & 217, 1st Floor Corridors (Installed 1997) and 2nd Floor	ASSUMED	MISC	N	DIST			No	ACBM with the potential for damage	5	LOW
17	12"x12" Brown Vinyl Floor Tile NOT OBSERVED	105	SF	Main Office	CHR	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
17A	12"x12" Brown Vinyl Floor Tile Mastic	200	SF	Main Office	CHR	MISC	N	NONE	0		No	ACBM with the		LOW

Chicago Public Schools

School O Keefe School Unit 24751 Building ID 5180

Address 6940 S. Merrill Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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
	NOT OBSERVED											potential for damage		
18A	12"x12" Orange Floor Tile Mastic ABATED			Main Office, Principal's Office, Kindergarten	ABATED	MISC								
19	12"x12" Off-White Floor Tile	1,200	SF	Room 112 & 220, Teachers' Lounge	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
19A	12"x12" Off-White Floor Tile Mastic	1,200	SF	Room 112 & 220, Teachers' Lounge	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
20	Green Carpet Mastic ABATED			Rooms 204 & 207	ABATED	MISC								
21	Brown Carpet Mastic	1,800	SF	Rooms 203 & 205	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
22	Green Carpet Mastic NOT OBSERVED			1971 Building- Rooms 119 & 125	ASSUMED	MISC					No			
23	Yellowish Green Carpet Mastic NOT OBSERVED			Rooms 120, 128, 222, 226, 228 & 227D	ASSUMED	MISC					No			
24	Ceramic Tile Grout	2,133	SF	All Washrooms (Original Building)	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
25	Terrazzo	5,783	SF	Hallways, Vestibule, Stairs and Platforms	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
26	Firebrick	200	SF	Incinerator	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
27	Boiler Gaskets	80	LF	Boilers	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
28	Ceramic Tile Grout	1,100	SF	1971 Building- All Washrooms	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
29	12"x12" Brown Floor Tile	2,968	SF	1971 Modular Building- 1st & 2nd Floor Hallways	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
29A	12"x12" Brown Floor Tile Mastic No ACBM			1971 Modular Building- 1st & 2nd Floor Hallways	NO_ACBM	MISC								
30	Terrazzo	1,000	SF	1971 Modular Building- Stairs & Landings, Hallway Trim & Faculty Lounge	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
31	12"x12" Blue Tile/Mastic	300	SF	Room 103	ASSUMED	MISC	N	LOC	2		No	ACBM with the potential for damage	3	LOW
32	Black/Gray Carpet Mastic	100	SF	Principal's Office	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
33	Green Carpet Mastic NOT OBSERVED			Rooms 122 and 127	ASSUMED	MISC					No			
34	12"x12" Purple/White Tile/Mastic	500	SF	Annex Building- Room 121	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW

Chicago Public Schools

School O Keeffe School Unit 24751 Building ID 5180

Address 6940 S. Merrill Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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
35	Gray/Brown Carpet Mastic NOT OBSERVED			Room 224	ASSUMED	MISC					No			
36	12"x12" White w/Blue Specks NOT OBSERVED			Rooms 124 & 126	ASSUMED	MISC					No			
37	Blue/Gray Carpet Mastic NOT OBSERVED			Rooms 220 & 225, and Teachers' Lounge	ASSUMED	MISC					No			
38	Red Carpet Mastic NOT OBSERVED			Rooms 221 & 223	ASSUMED	MISC					No			
39	12"x12" White w/Beige Specks Floor Tile	3,000	SF	Rooms 119, 120, 121, 125, 127, 128, 225, 226, 228	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
40	12"x12" White w/Beige Specks Floor Tile Mastic	3,000	SF	Rooms 119, 120, 121, 125, 127, 128, 225, 226, 228	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
41	12"x12" Beige w/ White Specks Floor Tile	800	SF	Modular Building-Lunchroom	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
42	12"x12" Beige w/White Specks Floor Tile Mastic	800	SF	Modular Building-Lunchroom	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
43	Lab Countertops	150	SF	Room 212	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
44	Multicolored Cermaic Tile Mural Grout	200	SF	1st Floor Office Hallway	ASSUMED	SURFACE	N	NONE	0		Yes	ACBM with the potential for damage		LOW
45	12"x12" Ceramic Floor Tile Grout	200	SF	Main Office	ASSUMED	SURFACE	N	NONE	0		Yes	ACBM with the potential for damage		LOW
46	6"x6" Brown Cermaic Floor Tile Grout	1,000	SF	Kitchen & Lunchroom	ASSUMED	SURFACE	N	NONE	0		Yes	ACBM with the potential for damage		LOW
47	Blackboards	2,000	SF	Throughout All Classrooms	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
48	Spray-on Insulation	200	SF	Boiler House-Electrical Room	ASSUMED	SURFACE	Y	NONE	0		Yes	ACBM with the potential for damage		LOW
49	12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile	784	SF	Modular Building-Room 225	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
49M	Mastic associated w/12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile	784	SF	Modular Building-Room 225	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
50	12"x12" Yellow Streaked Floor Tile	784	SF	Modular Building-Room 123	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
50M	Mastic associated w/12"x12" Yellow Streaked Floor Tile	784	SF	Modular Building-Room 123	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
51	24"x24" White w/Beige Streaks Floor Tile	1,600	SF	Modular Building-Lunchroom	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
51M	Mastic associated w/24"x24" White w/Beige Streaks Floor Tile	1,600	SF	Modular Building-Lunchroom	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the potential for damage		LOW
52	Chalkboards	1,200	SF	Modular Building-	ASSUMED	MISC	N	NONE	0		Yes	ACBM with the		LOW

Chicago Public Schools

School O Keeffe School Unit 24751 Building ID 5180

Address 6940 S. Merrill Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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
				All Classrooms								potential for damage		
BB1	Black Baseboard	126	LF	Room 115 (Kitchen)	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
BB1A	Black Baseboard Mastic	126	LF	Room 115 (Kitchen)	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
BB2	Black Baseboard	3,600	SF	Throughout 1971 Modular building	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
BB2A	Black Baseboard Mastic	3,600	SF	Throughout 1971 Modular Building	ASSUMED	MISC	N	NONE	0		No	ACBM with the potential for damage		LOW
C	Aircell Lagging NOT OBSERVED			Original Building- Unexcavated Crawlspace NW	CHR	TSI					No	Any remaining friable ACBM or friable suspect ACBM		
D	Aircell Joints NOT OBSERVED			Original Building- Unexcavated Crawlspace NW	CHR	TSI					No			
E	Cardbard Pipe Lagging ABATED			Abated 1996	ABATED	TSI								
F	Cardboard Joints ABATED 1996			Abated 1996	ABATED	TSI								
G	Boiler and Tank Insulation	2,800	SF	Boiler Room	CHR	TSI	Y	LOC	25		No	Damaged or significantly damaged friable thermal system insulating ACBM	3	LOW
H	Aircell Duct Cover	252	LF	Original Building- Unexcavated NW Crawlspace	CHR	TSI	Y	NONE	0		No	Any remaining friable ACBM or friable suspect ACBM		LOW
NEW	Newly Installed Suspect ACM			Installed After Implementation of Management Plan and After Renovations	ASSUMED	MISC		UNKNO WN			Yes	ACBM with the potential for damage		
P	2 Hot Water Tanks (Non-Functioning) NOT OBSERVED			Utility Room	ASSUMED	TSI					No			
Q	Pipe Insulation	260	LF	Four Fan Rooms, 4 Pipes	ASSUMED	TSI	Y	NONE	0		No	Any remaining friable ACBM or friable suspect ACBM		LOW

Chicago Public Schools

School O Keefe School Unit 24751 Building ID 5180

Address 6940 S. Merrill Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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

Reinspection Date 4/29/2025

Inspector Name Josh Herman

100-21040

5/15/2026

Inspector's IDPH License Number / Expiration Date

Inspector's Comments

HA Number:	Inspector Comments:
02	
10	
100	Not Observed 2025
100A	Not Observed 2025
101	
102	Some Damaged Plaster in Teachers' Lounge & Gym
103	Damaged Ceiling in Auditorium
104	
105	
105A	
106	
107	
11	
13	
14	
15	
16	
17	Not Observed 2025
17A	Not Observed 2025
18A	
19	
19A	
20	
21	

Chicago Public Schools

School O Keefe School **Unit** 24751 **Building ID** 5180

Address 6940 S. Merrill **Region** 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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

HA Number:	Inspector Comments:
22	Not Observed Multiple Years, including 2025
23	Not Observed Multiple Years, including 2025
24	
25	
26	
27	
28	
29	
29A	
30	
31	
32	
33	Not Observed Multiple Years, including 2025
34	
35	Not Observed Multiple Years, including 2025
36	Not Observed Multiple Years, including 2025
37	Not Observed Multiple Years, including 2025
38	Not Observed Multiple Years, including 2025
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	

Chicago Public Schools

School O Keefe School **Unit** 24751 **Building ID** 5180
Address 6940 S. Merrill **Region** 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Inspector's Reinspection Findings Table 1

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

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

HA Number:	Inspector Comments:
49M	
50	
50M	
51	
51M	
52	
BB1	
BB1A	
BB2	
BB2A	
C	Not Observed Multiple Years, including 2025
D	Not Observed Multiple Years, including 2025
E	
F	
G	
H	
NEW	
P	Not Observed Multiple Years, including 2025
Q	

Table II

Management Planner's Review

Chicago Public Schools

School O Keeffe School

Unit 24751

Building ID 5180

Address 6940 S. Merrill

Chicago, IL, 60649

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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
02	12"x12" Beige w/Brown Specks Floor Tile	16,910	SF	Rooms 215 & 217, 1st & 2nd Floor Corridors, Women's Washroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
10	9"x9" Tan w/Brown Specks Mastic Vinyl Floor Tile	420	SF	2nd Floor Adj. Office, Room 201	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
100	12"x12" Blue Floor Tile NOT OBSERVED	200	SF	Principal's Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
100A	12"x12" Blue Floor Tile Mastic NOT OBSERVED	200	SF	Principal's Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
101	Tan Carpet Mastic	1,000	SF	Main Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
102	Plaster Walls and Ceilings	30,000	SF	All Hallways and Classrooms	Assumed	MISC	No	20	SF	6 ACBM with the potential for damage	Repair
103	Decorative Plaster	3,000	SF	Auditorium	Assumed	SURFACE	No	15	SF	6 ACBM with the potential for damage	Repair
104	Curtains		SF	Auditorium	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
105	1'x1' Ceiling Tile	1,500	SF	Lunchroom	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
105A	1'x1' Ceiling Tile Mastic	1,500	SF	Lunchroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
106	2'x4' Ceiling Tiles	15,000	SF	Modular Building- All Areas	Assumed	MISC	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
107	Insulation in Prefab walls	10,000	SF	Modular Building- Interior Walls	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
11	12"x12" Beige w/Brown Specks Mastic No ACBM			Room 215 & 217, 1st & 2nd Floor Corridors	No ACBM	MISC					
13	9"x9" Vinyl Floor Tile (36ADD) NOT OBSERVED										
14	9"x9" Vinyl Floor Tile Mastic NOT OBSERVED										
15	12"x12" Beige w/Brown Streaks Floor Tile	2,500	SF	Rooms 215 & 217, 1st Floor Corridors (Installed 1997) and 2nd floor	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
16	12"x12" Beige w/Brown Streaks Floor Tile Mastic	2,500	SF	Rooms 215 & 217, 1st Floor Corridors (Installed 1997) and 2nd Floor	Assumed	MISC	No		SF	6 ACBM with the potential for damage	Follow O&M Plan
17	12"x12" Brown Vinyl Floor Tile NOT OBSERVED	105	SF	Main Office	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
17A	12"x12" Brown Vinyl Floor Tile Mastic NOT OBSERVED	200	SF	Main Office	Chrysotile	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
18A	12"x12" Orange Floor Tile Mastic ABATED			Main Office, Principal's Office, Kindergarten	Abated	MISC					
19	12"x12" Off-White Floor Tile	1,200	SF	Room 112 & 220, Teachers' Lounge	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
19A	12"x12" Off-White Floor Tile Mastic	1,200	SF	Room 112 & 220, Teachers' Lounge	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
20	Green Carpet Mastic ABATED			Rooms 204 & 207	Abated	MISC					
21	Brown Carpet Mastic	1,800	SF	Rooms 203 & 205	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
22	Green Carpet Mastic NOT OBSERVED			1971 Building- Rooms 119 & 125	Assumed	MISC					
23	Yellowish Green Carpet Mastic NOT OBSERVED			Rooms 120, 128, 222, 226, 228 & 227D	Assumed	MISC					
24	Ceramic Tile Grout	2,133	SF	All Washrooms (Original Building)	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
25	Terrazzo	5,783	SF	Hallways, Vestibule, Stairs and Platforms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School O Keeffe School

Unit 24751

Building ID 5180

Address 6940 S. Merrill

Chicago, IL, 60649

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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
26	Firebrick	200	SF	Incinerator	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
27	Boiler Gaskets	80	LF	Boilers	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
28	Ceramic Tile Grout	1,100	SF	1971 Building- All Washrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
29	12"x12" Brown Floor Tile	2,968	SF	1971 Modular Building- 1st & 2nd Floor Hallways	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
29A	12"x12" Brown Floor Tile Mastic No ACBM			1971 Modular Building- 1st & 2nd Floor Hallways	No ACBM	MISC					
30	Terrazzo	1,000	SF	1971 Modular Building- Stairs & Landings, Hallway Trim & Faculty Lounge	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
31	12"x12" Blue Tile/Mastic	300	SF	Room 103	Assumed	MISC	No	2	SF	6 ACBM with the potential for damage	Follow O&M Plan
32	Black/Gray Carpet Mastic	100	SF	Principal's Office	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
33	Green Carpet Mastic NOT OBSERVED			Rooms 122 and 127	Assumed	MISC					
34	12"x12" Purple/White Tile/Mastic	500	SF	Annex Building- Room 121	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
35	Gray/Brown Carpet Mastic NOT OBSERVED			Room 224	Assumed	MISC					
36	12"x12" White w/Blue Specks NOT OBSERVED			Rooms 124 & 126	Assumed	MISC					
37	Blue/Gray Carpet Mastic NOT OBSERVED			Rooms 220 & 225, and Teachers' Lounge	Assumed	MISC					
38	Red Carpet Mastic NOT OBSERVED			Rooms 221 & 223	Assumed	MISC					
39	12"x12" White w/Beige Specks Floor Tile	3,000	SF	Rooms 119, 120, 121, 125, 127, 128, 225, 226, 228	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
40	12"x12" White w/Beige Specks Floor Tile Mastic	3,000	SF	Rooms 119, 120, 121, 125, 127, 128, 225, 226, 228	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
41	12"x12" Beige w/ White Specks Floor Tile	800	SF	Modular Building- Lunchroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
42	12"x12" Beige w/White Specks Floor Tile Mastic	800	SF	Modular Building- Lunchroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
43	Lab Countetops	150	SF	Room 212	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
44	Multicolored Cermaic Tile Mural Grout	200	SF	1st Floor Office Hallway	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
45	12"x12" Ceramic Floor Tile Grout	200	SF	Main Office	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
46	6"x6" Brown Cermaic Floor Tile Grout	1,000	SF	Kitchen & Lunchroom	Assumed	SURFACE	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
47	Blackboards	2,000	SF	Throughout All Classrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
48	Spray-on Insulation	200	SF	Boiler House- Electrical Room	Assumed	SURFACE	Yes	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
49	12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile	784	SF	Modular Building- Room 225	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
49M	Mastic associated w/12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile	784	SF	Modular Building- Room 225	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan

Chicago Public Schools

School O Keeffe School

Unit 24751

Building ID 5180

Address 6940 S. Merrill

Chicago, IL, 60649

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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
50	12"x12" Yellow Streaked Floor Tile	784	SF	Modular Building- Room 123	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
50M	Mastic associated w/12"x12" Yellow Streaked Floor Tile	784	SF	Modular Building- Room 123	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
51	24"x24" White w/Beige Streaks Floor Tile	1,600	SF	Modular Building- Lunchroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
51M	Mastic associated w/24"x24" White w/Beige Streaks Floor Tile	1,600	SF	Modular Building- Lunchroom	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
52	Chalkboards	1,200	SF	Modular Building- All Classrooms	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
BB1	Black Baseboard	126	LF	Room 115 (Kitchen)	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
BB1A	Black Baseboard Mastic	126	LF	Room 115 (Kitchen)	Assumed	MISC	No	0	LF	6 ACBM with the potential for damage	Follow O&M Plan
BB2	Black Baseboard	3,600	SF	Throughout 1971 Modular bulding	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
BB2A	Black Baseboard Mastic	3,600	SF	Throughout 1971 Modular Building	Assumed	MISC	No	0	SF	6 ACBM with the potential for damage	Follow O&M Plan
C	Aircell Lagging NOT OBSERVED			Original Building- Unexcavated Crawlspace NW	Chrysotile	TSI				7 Any remaining friable ACBM or friable suspect ACBM	
D	Aircell Joints NOT OBSERVED			Original Building- Unexcavated Crawlspace NW	Chrysotile	TSI					
E	Cardbard Pipe Lagging ABATED			Abated 1996	Abated	TSI					
F	Cardboard Joints ABATED 1996			Abated 1996	Abated	TSI					
G	Boiler and Tank Insulation	2,800	SF	Boiler Room	Chrysotile	TSI	Yes	25	SF	1 Damaged or significantly damaged friable thermal system insulating ACBM	Repair
H	Aircell Duct Cover	252	LF	Original Building- Unexcavated NW Crawlspace	Chrysotile	TSI	Yes	0	LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan
NEW	Newly Installed Suspect ACM			Installed After Implementation of Management Plan and After Renovations	Assumed	MISC				6 ACBM with the potential for damage	Follow O&M Plan
P	2 Hot Water Tanks (Non-Functioning) NOT OBSERVED			Utility Room	Assumed	TSI					
Q	Pipe Insulation	260	LF	Four Fan Rooms, 4 Pipes	Assumed	TSI	Yes	0	LF	7 Any remaining friable ACBM or friable suspect ACBM	Follow O&M Plan

Chicago Public Schools

School O Keeffe School

Unit 24751

Building ID 5180

Address 6940 S. Merrill

Chicago, IL, 60649

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

Phone: 630-790-0880

Fax: 630-790-0882

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

Review Date	5/27/2025
Manager Planner Name	James Tuinenga
100-00349	5/15/2026
Manager IDPH License No/Expiration	

HA Number	Management Comments
02	
10	
100	
100A	
101	
102	Repair Response Action selective to areas of damage only
103	Repair reponse action selective to area of damage only
104	
105	
105A	
106	

Chicago Public Schools

School O Keeffe School

Unit 24751

Building ID 5180

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Chicago, IL, 60649

Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

Phone: 630-790-0880

Fax: 630-790-0882

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

HA Number	Management Comments
107	
11	
13	
14	
15	
16	
17	
17A	
18A	
19	
19A	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
29A	
30	
31	
32	
33	
34	

Chicago Public Schools

School O Keeffe School

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Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

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

HA Number	Management Comments
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
49M	
50	
50M	
51	
51M	
52	
BB1	
BB1A	
BB2	
BB2A	
C	
D	

Chicago Public Schools

School O Keeffe School

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Region 05

ASBESTOS REINSPECTION FINDINGS AND RECOMMENDATIONS

Management Planner's Review Table II

Managing Environmental Consultant (MEC) TEM Environmental, Inc.

174 N. Brandon Drive

Phone: 630-790-0880

Fax: 630-790-0882

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

HA Number	Management Comments
E	
F	
G	Repair response action selective to areas of damage only
H	
NEW	
P	
Q	

APPENDIX A

Assessment Sheets, Drawings and Photos

Chicago Public Schools

TEM Environmental, Inc.

2025 AHERA REINSPECTION

Chicago Public Schools

TEM Environmental, Inc.

2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	02		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Specks Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 215 & 217, 1st & 2nd Floor Corridors, Women's Washroom		
MATERIAL QUANTITY:	16910	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	02				
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Specks Floor Tile				
MATERIAL LOCATION:	Rooms 215 & 217, 1st & 2nd Floor Corridors, Women's Washroom				
MATERIAL QUANTITY:	16910	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **2nd Floor Adj. Office, Room 201**

MATERIAL QUANTITY: **420**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	10		
MATERIAL DESCRIPTION:	9"x9" Tan w/Brown Specks Mastic Vinyl Floor Tile		
MATERIAL LOCATION:	2nd Floor Adj. Office, Room 201		
MATERIAL QUANTITY:	420	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	100		
MATERIAL DESCRIPTION:	12"x12" Blue Floor Tile	NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM	with the potential for damage	
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Principal's Office		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Not Observed 2025		

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	100		
MATERIAL DESCRIPTION:	12"x12" Blue Floor Tile NOT OBSERVED		
MATERIAL LOCATION:	Principal's Office		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	100A		
MATERIAL DESCRIPTION:	12"x12" Blue Floor Tile Mastic	NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Principal's Office		
MATERIAL QUANTITY:	200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Not Observed 2025		

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 100A

MATERIAL DESCRIPTION: 12"x12" Blue Floor Tile Mastic NOT OBSERVED

MATERIAL LOCATION: Principal's Office

MATERIAL QUANTITY: 200 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	101		
MATERIAL DESCRIPTION:	Tan Carpet Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Main Office		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 101

MATERIAL DESCRIPTION: Tan Carpet Mastic

MATERIAL LOCATION: Main Office

MATERIAL QUANTITY: 1000

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	102		
MATERIAL DESCRIPTION:	Plaster Walls and Ceilings		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	All Hallways and Classrooms		
MATERIAL QUANTITY:	30000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Some Damaged Plaster in Teachers' Lounge & Gym		

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	102		
MATERIAL DESCRIPTION:	Plaster Walls and Ceilings		
MATERIAL LOCATION:	All Hallways and Classrooms		
MATERIAL QUANTITY:	30000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	20	DAMAGE UNITS:	SF

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


The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Repair Response Action selective to areas of damage only

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	103		
MATERIAL DESCRIPTION:	Decorative Plaster		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Auditorium		
MATERIAL QUANTITY:	3000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:	Damaged Ceiling in Auditorium		

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	103		
MATERIAL DESCRIPTION:	Decorative Plaster		
MATERIAL LOCATION:	Auditorium		
MATERIAL QUANTITY:	3000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	15	DAMAGE UNITS:	SF

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


The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Repair response action selective to area of damage only

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	104		
MATERIAL DESCRIPTION:	Curtains		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Auditorium**

MATERIAL QUANTITY: MATERIAL UNITS: **SF**

DAMAGE QUANTITY: DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	104		
MATERIAL DESCRIPTION:	Curtains		
MATERIAL LOCATION:	Auditorium		
MATERIAL QUANTITY:		MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	105		
MATERIAL DESCRIPTION:	1'x1' Ceiling Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Lunchroom		
MATERIAL QUANTITY:	1500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	105		
MATERIAL DESCRIPTION:	1'x1' Ceiling Tile		
MATERIAL LOCATION:	Lunchroom		
MATERIAL QUANTITY:	1500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	105A		
MATERIAL DESCRIPTION:	1'x1' Ceiling Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Lunchroom		
MATERIAL QUANTITY:	1500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUIDLING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **105A**
MATERIAL DESCRIPTION: **1'x1' Ceiling Tile Mastic**
MATERIAL LOCATION: **Lunchroom**
MATERIAL QUANTITY: **1500** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:  Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	106		
MATERIAL DESCRIPTION:	2'x4' Ceiling Tiles		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Modular Building- All Areas		
MATERIAL QUANTITY:	15000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	106		
MATERIAL DESCRIPTION:	2'x4' Ceiling Tiles		
MATERIAL LOCATION:	Modular Building- All Areas		
MATERIAL QUANTITY:	15000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	107		
MATERIAL DESCRIPTION:	Insulation in Prefab walls		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Modular Building- Interior Walls		
MATERIAL QUANTITY:	10000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	107				
MATERIAL DESCRIPTION:	Insulation in Prefab walls				
MATERIAL LOCATION:	Modular Building- Interior Walls				
MATERIAL QUANTITY:	10000	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	11		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Specks Mastic No ACBM		
HISTORICAL AHERA DAMAGE CATEGORY			
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:			
ASBESTOS TYPE:	No ACBM	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Room 215 & 217, 1st & 2nd Floor Corridors

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 11

MATERIAL DESCRIPTION: 12"x12" Beige w/Brown Specks Mastic No ACBM

MATERIAL LOCATION: Room 215 & 217, 1st & 2nd Floor Corridors

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:

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	13
MATERIAL DESCRIPTION:	9"x9" Vinyl Floor Tile (36ADD) NOT OBSERVED
HISTORICAL AHERA DAMAGE CATEGORY	
HISTORICAL DAMAGE REASON:	
HISTORICAL RESPONSE ACTION:	
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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION:

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 13

MATERIAL DESCRIPTION: 9"x9" Vinyl Floor Tile (36ADD) NOT OBSERVED

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA: 14

MATERIAL DESCRIPTION: 9"x9" Vinyl Floor Tile Mastic NOT OBSERVED

HISTORICAL AHERA DAMAGE CATEGORY

HISTORICAL DAMAGE REASON:

HISTORICAL RESPONSE ACTION:

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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION:

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 14

MATERIAL DESCRIPTION: 9"x9" Vinyl Floor Tile Mastic NOT OBSERVED

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	15		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Streaks Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:	Deterioration		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:	Deterioration		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 215 & 217, 1st Floor Corridors (Installed 1997) and 2nd floor		
MATERIAL QUANTITY:	2500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	15		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Streaks Floor Tile		
MATERIAL LOCATION:	Rooms 215 & 217, 1st Floor Corridors (Installed 1997) and 2nd floor		
MATERIAL QUANTITY:	2500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Streaks Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:	Physical Damage		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:	Physical Damage		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 215 & 217, 1st Floor Corridors (Installed 1997) and 2nd Floor		
MATERIAL QUANTITY:	2500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	16		
MATERIAL DESCRIPTION:	12"x12" Beige w/Brown Streaks Floor Tile Mastic		
MATERIAL LOCATION:	Rooms 215 & 217, 1st Floor Corridors (Installed 1997) and 2nd Floor		
MATERIAL QUANTITY:	2500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17		
MATERIAL DESCRIPTION:	12"x12" Brown Vinyl Floor Tile NOT OBSERVED		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Main Office**

MATERIAL QUANTITY: **105**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Not Observed 2025**

Inspector's Signature:



Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 17

MATERIAL DESCRIPTION: 12"x12" Brown Vinyl Floor Tile NOT OBSERVED

MATERIAL LOCATION: Main Office

MATERIAL QUANTITY: 105 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	17A		
MATERIAL DESCRIPTION:	12"x12" Brown Vinyl Floor Tile Mastic NOT OBSERVED		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Main Office**

MATERIAL QUANTITY: **200**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS: **Not Observed 2025**

Inspector's Signature:



Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 17A

MATERIAL DESCRIPTION: 12"x12" Brown Vinyl Floor Tile Mastic NOT OBSERVED

MATERIAL LOCATION: Main Office

MATERIAL QUANTITY: 200 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	18A	
MATERIAL DESCRIPTION:	12"x12" Orange Floor Tile Mastic ABATED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Abated	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Main Office, Principal's Office, Kindergarten

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 18A

MATERIAL DESCRIPTION: 12"x12" Orange Floor Tile Mastic ABATED

MATERIAL LOCATION: Main Office, Principal's Office, Kindergarten

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	19		
MATERIAL DESCRIPTION:	12"x12" Off-White Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 112 & 220, Teachers' Lounge		
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	19		
MATERIAL DESCRIPTION:	12"x12" Off-White Floor Tile		
MATERIAL LOCATION:	Room 112 & 220, Teachers' Lounge		
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	19A		
MATERIAL DESCRIPTION:	12"x12" Off-White Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 112 & 220, Teachers' Lounge		
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	19A				
MATERIAL DESCRIPTION:	12"x12" Off-White Floor Tile Mastic				
MATERIAL LOCATION:	Room 112 & 220, Teachers' Lounge				
MATERIAL QUANTITY:	1200	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	20	
MATERIAL DESCRIPTION:	Green Carpet Mastic ABATED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Abated	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Rooms 204 & 207

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 20

MATERIAL DESCRIPTION: Green Carpet Mastic ABATED

MATERIAL LOCATION: Rooms 204 & 207

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:

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	21		
MATERIAL DESCRIPTION:	Brown Carpet Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 203 & 205		
MATERIAL QUANTITY:	1800	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 21

MATERIAL DESCRIPTION: Brown Carpet Mastic

MATERIAL LOCATION: Rooms 203 & 205

MATERIAL QUANTITY: 1800

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	22	
MATERIAL DESCRIPTION:	Green Carpet Mastic NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Assumed	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: 1971 Building- Rooms 119 & 125

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 22

MATERIAL DESCRIPTION: Green Carpet Mastic NOT OBSERVED

MATERIAL LOCATION: 1971 Building- Rooms 119 & 125

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	23	
MATERIAL DESCRIPTION:	Yellowish Green Carpet Mastic NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Assumed	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Rooms 120, 128, 222, 226, 228 & 227D

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 23

MATERIAL DESCRIPTION: Yellowish Green Carpet Mastic NOT OBSERVED

MATERIAL LOCATION: Rooms 120, 128, 222, 226, 228 & 227D

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	Ceramic Tile Grout		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	All Washrooms (Original Building)		
MATERIAL QUANTITY:	2133	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	24		
MATERIAL DESCRIPTION:	Ceramic Tile Grout		
MATERIAL LOCATION:	All Washrooms (Original Building)		
MATERIAL QUANTITY:	2133	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Hallways, Vestibule, Stairs and Platforms		
MATERIAL QUANTITY:	5783	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 25

MATERIAL DESCRIPTION: Terrazzo

MATERIAL LOCATION: Hallways, Vestibule, Stairs and Platforms

MATERIAL QUANTITY: 5783

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

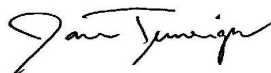
In accordance with Sections 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act (AHERA) the LEA must select a management planner to review the results of the inspection and assessment and recommend appropriate response actions. The original inspection of the above identified homogeneous area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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

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

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 26

MATERIAL DESCRIPTION: Firebrick

MATERIAL LOCATION: Incinerator

MATERIAL QUANTITY: 200

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	27		
MATERIAL DESCRIPTION:	Boiler Gaskets		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Boilers		
MATERIAL QUANTITY:	80	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 27

MATERIAL DESCRIPTION: Boiler Gaskets

MATERIAL LOCATION: Boilers

MATERIAL QUANTITY: 80

MATERIAL UNITS: LF

DAMAGE QUANTITY: 0

DAMAGE UNITS: LF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	28		
MATERIAL DESCRIPTION:	Ceramic Tile Grout		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1971 Building- All Washrooms		
MATERIAL QUANTITY:	1100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 28

MATERIAL DESCRIPTION: Ceramic Tile Grout

MATERIAL LOCATION: 1971 Building- All Washrooms

MATERIAL QUANTITY: 1100

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1971 Modular Building- 1st & 2nd Floor Hallways		
MATERIAL QUANTITY:	2968	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	29		
MATERIAL DESCRIPTION:	12"x12" Brown Floor Tile		
MATERIAL LOCATION:	1971 Modular Building- 1st & 2nd Floor Hallways		
MATERIAL QUANTITY:	2968	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	29A	
MATERIAL DESCRIPTION:	12"x12" Brown Floor Tile Mastic No ACM	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	No ACM	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: 1971 Modular Building- 1st & 2nd Floor Hallways

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 29A

MATERIAL DESCRIPTION: 12"x12" Brown Floor Tile Mastic No ACBM

MATERIAL LOCATION: 1971 Modular Building- 1st & 2nd Floor Hallways

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:

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	30		
MATERIAL DESCRIPTION:	Terrazzo		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	1971 Modular Building- Stairs & Landings, Hallway Trim & Faculty Lounge		
MATERIAL QUANTITY:	1000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 30

MATERIAL DESCRIPTION: Terrazzo

MATERIAL LOCATION: 1971 Modular Building- Stairs & Landings, Hallway Trim & Faculty Lounge

MATERIAL QUANTITY: 1000 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	31		
MATERIAL DESCRIPTION:	12"x12" Blue Tile/Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:	Deterioration		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:	Deterioration		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 103		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	31		
MATERIAL DESCRIPTION:	12"x12" Blue Tile/Mastic		
MATERIAL LOCATION:	Room 103		
MATERIAL QUANTITY:	300	MATERIAL UNITS:	SF
DAMAGE QUANTITY:	2	DAMAGE UNITS:	SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	32		
MATERIAL DESCRIPTION:	Black/Gray Carpet Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Principal's Office		
MATERIAL QUANTITY:	100	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 32

MATERIAL DESCRIPTION: Black/Gray Carpet Mastic

MATERIAL LOCATION: Principal's Office

MATERIAL QUANTITY: 100 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	33	
MATERIAL DESCRIPTION:	Green Carpet Mastic NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Assumed	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Rooms 122 and 127

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 33

MATERIAL DESCRIPTION: Green Carpet Mastic NOT OBSERVED

MATERIAL LOCATION: Rooms 122 and 127

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:

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	34		
MATERIAL DESCRIPTION:	12"x12" Purple/White Tile/Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:			
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Annex Building- Room 121		
MATERIAL QUANTITY:	500	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 34

MATERIAL DESCRIPTION: 12"x12" Purple/White Tile/Mastic

MATERIAL LOCATION: Annex Building- Room 121

MATERIAL QUANTITY: 500 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	35	
MATERIAL DESCRIPTION:	Gray/Brown Carpet Mastic NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Assumed	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Room 224

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 35

MATERIAL DESCRIPTION: Gray/Brown Carpet Mastic NOT OBSERVED

MATERIAL LOCATION: Room 224

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	36	
MATERIAL DESCRIPTION:	12"x12" White w/Blue Specks NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Assumed	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Rooms 124 & 126

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 36

MATERIAL DESCRIPTION: 12"x12" White w/Blue Specks NOT OBSERVED

MATERIAL LOCATION: Rooms 124 & 126

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:

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	37	
MATERIAL DESCRIPTION:	Blue/Gray Carpet Mastic NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Assumed	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Rooms 220 & 225, and Teachers' Lounge

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 37

MATERIAL DESCRIPTION: Blue/Gray Carpet Mastic NOT OBSERVED

MATERIAL LOCATION: Rooms 220 & 225, and Teachers' Lounge

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	38	
MATERIAL DESCRIPTION:	Red Carpet Mastic NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Assumed	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Rooms 221 & 223

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 38

MATERIAL DESCRIPTION: Red Carpet Mastic NOT OBSERVED

MATERIAL LOCATION: Rooms 221 & 223

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:

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	39		
MATERIAL DESCRIPTION:	12"x12" White w/Beige Specks Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 119, 120, 121, 125, 127, 128, 225, 226, 228		
MATERIAL QUANTITY:	3000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	39				
MATERIAL DESCRIPTION:	12"x12" White w/Beige Specks Floor Tile				
MATERIAL LOCATION:	Rooms 119, 120, 121, 125, 127, 128, 225, 226, 228				
MATERIAL QUANTITY:	3000	MATERIAL UNITS:	SF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	40		
MATERIAL DESCRIPTION:	12"x12" White w/Beige Specks Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Rooms 119, 120, 121, 125, 127, 128, 225, 226, 228		
MATERIAL QUANTITY:	3000	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 40

MATERIAL DESCRIPTION: 12"x12" White w/Beige Specks Floor Tile Mastic

MATERIAL LOCATION: Rooms 119, 120, 121, 125, 127, 128, 225, 226, 228

MATERIAL QUANTITY: 3000

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	41		
MATERIAL DESCRIPTION:	12"x12" Beige w/ White Specks Floor Tile		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Modular Building- Lunchroom		
MATERIAL QUANTITY:	800	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 41

MATERIAL DESCRIPTION: 12"x12" Beige w/ White Specks Floor Tile

MATERIAL LOCATION: Modular Building- Lunchroom

MATERIAL QUANTITY: 800 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	42		
MATERIAL DESCRIPTION:	12"x12" Beige w/White Specks Floor Tile Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL: **LOW**

MATERIAL LOCATION: **Modular Building- Lunchroom**

MATERIAL QUANTITY: **800**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY:

DAMAGE UNITS: **SF**

COMMENTS:

Inspector's Signature:



Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: 42

MATERIAL DESCRIPTION: 12"x12" Beige w/White Specks Floor Tile Mastic

MATERIAL LOCATION: Modular Building- Lunchroom

MATERIAL QUANTITY: 800 MATERIAL UNITS: SF

DAMAGE QUANTITY: 0 DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	BB1		
MATERIAL DESCRIPTION:	Black Baseboard		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 115 (Kitchen)		
MATERIAL QUANTITY:	126	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: BB1

MATERIAL DESCRIPTION: Black Baseboard

MATERIAL LOCATION: Room 115 (Kitchen)

MATERIAL QUANTITY: 126

MATERIAL UNITS: LF

DAMAGE QUANTITY: 0

DAMAGE UNITS: LF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	BB1A		
MATERIAL DESCRIPTION:	Black Baseboard Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Room 115 (Kitchen)		
MATERIAL QUANTITY:	126	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	BB1A				
MATERIAL DESCRIPTION:	Black Baseboard Mastic				
MATERIAL LOCATION:	Room 115 (Kitchen)				
MATERIAL QUANTITY:	126	MATERIAL UNITS:	LF		
DAMAGE QUANTITY:	0	DAMAGE UNITS:	LF		


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	BB2		
MATERIAL DESCRIPTION:	Black Baseboard		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout 1971 Modular building		
MATERIAL QUANTITY:	3600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: BB2

MATERIAL DESCRIPTION: Black Baseboard

MATERIAL LOCATION: Throughout 1971 Modular building

MATERIAL QUANTITY: 3600

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	BB2A		
MATERIAL DESCRIPTION:	Black Baseboard Mastic		
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	No

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Throughout 1971 Modular Building		
MATERIAL QUANTITY:	3600	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: BB2A

MATERIAL DESCRIPTION: Black Baseboard Mastic

MATERIAL LOCATION: Throughout 1971 Modular Building

MATERIAL QUANTITY: 3600

MATERIAL UNITS: SF

DAMAGE QUANTITY: 0

DAMAGE UNITS: SF


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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	C	
MATERIAL DESCRIPTION:	Aircell Lagging NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY	7 ACBM with potential for significant damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Chrysotile	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 **7. Any remaining friable ACBM or friable suspect ACBM**

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Original Building- Unexcavated Crawlspace NW**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS: **Not Observed Multiple Years, including 2025**

Inspector's Signature:



Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keefe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: C

MATERIAL DESCRIPTION: Aircell Lagging NOT OBSERVED

MATERIAL LOCATION: Original Building- Unexcavated Crawlspace NW

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	D	
MATERIAL DESCRIPTION:	Aircell Joints NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Chrysotile	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Original Building- Unexcavated Crawlspace NW

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: D

MATERIAL DESCRIPTION: Aircell Joints NOT OBSERVED

MATERIAL LOCATION: Original Building- Unexcavated Crawlspace NW

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	E	
MATERIAL DESCRIPTION:	Cardbard Pipe Lagging ABATED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Abated	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Abated 1996

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: E

MATERIAL DESCRIPTION: Cardbard Pipe Lagging ABATED

MATERIAL LOCATION: Abated 1996

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	F	
MATERIAL DESCRIPTION:	Cardboard Joints ABATED 1996	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Abated	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Abated 1996

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: F

MATERIAL DESCRIPTION: Cardboard Joints ABATED 1996

MATERIAL LOCATION: Abated 1996

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

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

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:	Deterioration		
DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Boiler Room		
MATERIAL QUANTITY:	2800	MATERIAL UNITS:	SF
DAMAGE QUANTITY:		DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: **G**

MATERIAL DESCRIPTION: **Boiler and Tank Insulation**

MATERIAL LOCATION: **Boiler Room**

MATERIAL QUANTITY: **2800**

MATERIAL UNITS: **SF**

DAMAGE QUANTITY: **25**

DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

Repair

Comments:

Repair response action selective to areas of damage only

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	H		
MATERIAL DESCRIPTION:	Aircell Duct Cover		
HISTORICAL AHERA DAMAGE CATEGORY	7 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Chrysotile	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be **7. Any remaining friable ACBM or friable suspect ACBM**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Original Building- Unexcavated NW Crawlspace		
MATERIAL QUANTITY:	252	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: H

MATERIAL DESCRIPTION: Aircell Duct Cover

MATERIAL LOCATION: Original Building- Unexcavated NW Crawlspace

MATERIAL QUANTITY: 252 MATERIAL UNITS: LF

DAMAGE QUANTITY: 0 DAMAGE UNITS: LF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	NEW	
MATERIAL DESCRIPTION:	Newly Installed Suspect ACM	
HISTORICAL AHERA DAMAGE CATEGORY	6 ACBM with the potential for damage	
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:	Follow O&M Plan	
ASBESTOS TYPE:	Assumed	FRIABLE:

RESULTS OF REINSPECTION AND REASSESSMENT

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

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

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: **Installed After Implementation of Management Plan and After Renovations**

MATERIAL QUANTITY: MATERIAL UNITS:

DAMAGE QUANTITY: DAMAGE UNITS:

COMMENTS:

Inspector's Signature:



Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA:	NEW				
MATERIAL DESCRIPTION:	Newly Installed Suspect ACM				
MATERIAL LOCATION:	Installed After Implementation of Management Plan and After Renovations				
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: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	P	
MATERIAL DESCRIPTION:	2 Hot Water Tanks (Non-Functioning) NOT OBSERVED	
HISTORICAL AHERA DAMAGE CATEGORY		
HISTORICAL DAMAGE REASON:		
HISTORICAL RESPONSE ACTION:		
ASBESTOS TYPE:	Assumed	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 .

DAMAGE REASON:

DISTURBANCE POTENTIAL:

MATERIAL LOCATION: Utility Room

MATERIAL QUANTITY:

MATERIAL UNITS:

DAMAGE QUANTITY:

DAMAGE UNITS:

COMMENTS: Not Observed Multiple Years, including 2025

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: P

MATERIAL DESCRIPTION: 2 Hot Water Tanks (Non-Functioning) NOT OBSERVED

MATERIAL LOCATION: Utility Room

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:

Comments:

Management Planner's Signature:



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (REASSESSMENT)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keeffe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM PREVIOUS INSPECTION

HOMOGENEOUS AREA:	Q		
MATERIAL DESCRIPTION:	Pipe Insulation		
HISTORICAL AHERA DAMAGE CATEGORY	7 Any remaining friable ACBM or friable suspect ACBM		
HISTORICAL DAMAGE REASON:			
HISTORICAL RESPONSE ACTION:	Follow O&M Plan		
ASBESTOS TYPE:	Assumed	FRIABLE:	Yes

RESULTS OF REINSPECTION AND REASSESSMENT

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

The current AHERA DAMAGE CATEGORY is determined to be **7. Any remaining friable ACBM or friable suspect ACBM**

DAMAGE REASON:

DISTURBANCE POTENTIAL:	LOW		
MATERIAL LOCATION:	Four Fan Rooms, 4 Pipes		
MATERIAL QUANTITY:	260	MATERIAL UNITS:	LF
DAMAGE QUANTITY:		DAMAGE UNITS:	LF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	MANAGEMENT PLANNER:	James Tuinenga		
SCHOOL NAME:	O Keeffe School	REVIEW DATE:	5/27/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

HOMOGENEOUS AREA: Q

MATERIAL DESCRIPTION: Pipe Insulation

MATERIAL LOCATION: Four Fan Rooms, 4 Pipes

MATERIAL QUANTITY: 260 MATERIAL UNITS: LF

DAMAGE QUANTITY: 0 DAMAGE UNITS: LF

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

The RESPONSE ACTION recommendation is:

Follow O&M Plan

Comments:

Management Planner's Signature: _____



Date: 05/27/2025

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keeffe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **43**
MATERIAL DESCRIPTION: **Lab Countertops**
MATERIAL LOCATION: **Room 212**
MATERIAL QUANTITY: **150** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **43**
MATERIAL DESCRIPTION: **Lab Countertops**
MATERIAL LOCATION: **Room 212**
MATERIAL QUANTITY: **150** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keeffe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **46**
MATERIAL DESCRIPTION: **6"x6" Brown Cermaic Floor Tile Grout**
MATERIAL LOCATION: **Kitchen & Lunchroom**
MATERIAL QUANTITY: **1000** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **SURFACE** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **46**
MATERIAL DESCRIPTION: **6"x6" Brown Cermaic Floor Tile Grout**
MATERIAL LOCATION: **Kitchen & Lunchroom**
MATERIAL QUANTITY: **1000** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keefe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **51M**
MATERIAL DESCRIPTION: **Mastic associated w/24"x24" White w/Beige Streaks Floor Tile**
MATERIAL LOCATION: **Modular Building- Lunchroom**
MATERIAL QUANTITY: **1600** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: **04/29/2025** _____

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **51M**
MATERIAL DESCRIPTION: **Mastic associated w/24"x24" White w/Beige Streaks Floor Tile**
MATERIAL LOCATION: **Modular Building- Lunchroom**
MATERIAL QUANTITY: **1600** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keefe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **45**
MATERIAL DESCRIPTION: **12"x12" Ceramic Floor Tile Grout**
MATERIAL LOCATION: **Main Office**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **SURFACE** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **45**
MATERIAL DESCRIPTION: **12"x12" Ceramic Floor Tile Grout**
MATERIAL LOCATION: **Main Office**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keefe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **48**
MATERIAL DESCRIPTION: **Spray-on Insulation**
MATERIAL LOCATION: **Boiler House- Electrical Room**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **SURFACE** FRIABLE: **Yes**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **48**
MATERIAL DESCRIPTION: **Spray-on Insulation**
MATERIAL LOCATION: **Boiler House- Electrical Room**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keefe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	49M				
MATERIAL DESCRIPTION:	Mastic associated w/12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile				
MATERIAL LOCATION:	Modular Building- Room 225				
MATERIAL QUANTITY:	784	MATERIAL UNITS:	SF		
MATERIAL CATEGORY:	MISC	FRIABLE:	No		
ASBESTOS TYPE:	Assumed				
DISTURBANCE POTENTIAL:	LOW	CONDITION:			
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage				
ACCESSIBILITY:	Within Reach	DAMAGE REASON:			
		DAMAGE REASON:			
		DAMAGE REASON:			
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF		
COMMENTS:					

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **49M**
MATERIAL DESCRIPTION: **Mastic associated w/12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile**
MATERIAL LOCATION: **Modular Building- Room 225**
MATERIAL QUANTITY: **784** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keeffe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **47**
MATERIAL DESCRIPTION: **Blackboards**
MATERIAL LOCATION: **Throughout All Classrooms**
MATERIAL QUANTITY: **2000** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **47**
MATERIAL DESCRIPTION: **Blackboards**
MATERIAL LOCATION: **Throughout All Classrooms**
MATERIAL QUANTITY: **2000** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keefe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **49**
MATERIAL DESCRIPTION: **12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile**
MATERIAL LOCATION: **Modular Building- Room 225**
MATERIAL QUANTITY: **784** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **49**
MATERIAL DESCRIPTION: **12"x12" Black w/White Spotted & 12"x12" Gray-streaked Floor Tile**
MATERIAL LOCATION: **Modular Building- Room 225**
MATERIAL QUANTITY: **784** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME:	Chicago Public Schools	UNIT NUMBER:	24751	BUILDING ID:	5180
CITY/STATE:	Chicago, Illinois	AHERA INSPECTOR:	Josh Herman		
SCHOOL NAME:	O Keefe School	INSPECTION DATE:	4/29/2025		
ADDRESS:	6940 S. Merrill	IDPH LICENSE NO:	100-21040		

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA:	50		
MATERIAL DESCRIPTION:	12"x12" Yellow Streaked Floor Tile		
MATERIAL LOCATION:	Modular Building- Room 123		
MATERIAL QUANTITY:	784	MATERIAL UNITS:	SF
MATERIAL CATEGORY:	MISC	FRIABLE:	No
ASBESTOS TYPE:	Assumed		
DISTURBANCE POTENTIAL:	LOW	CONDITION:	
AHERA DAMAGE CATEGORY:	6 ACBM with the potential for damage		
ACCESSIBILITY:	Within Reach	DAMAGE REASON:	
		DAMAGE REASON:	
		DAMAGE REASON:	
DAMAGE QUANTITY:	0	DAMAGE UNITS:	SF
COMMENTS:			

Inspector's Signature:



Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **50**
MATERIAL DESCRIPTION: **12"x12" Yellow Streaked Floor Tile**
MATERIAL LOCATION: **Modular Building- Room 123**
MATERIAL QUANTITY: **784** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keefe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **51**
MATERIAL DESCRIPTION: **24"x24" White w/Beige Streaks Floor Tile**
MATERIAL LOCATION: **Modular Building- Lunchroom**
MATERIAL QUANTITY: **1600** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **51**
MATERIAL DESCRIPTION: **24"x24" White w/Beige Streaks Floor Tile**
MATERIAL LOCATION: **Modular Building- Lunchroom**
MATERIAL QUANTITY: **1600** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keefe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **44**
MATERIAL DESCRIPTION: **Multicolored Cermaic Tile Mural Grout**
MATERIAL LOCATION: **1st Floor Office Hallway**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **SURFACE** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: **04/29/2025**

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **44**
MATERIAL DESCRIPTION: **Multicolored Cermaic Tile Mural Grout**
MATERIAL LOCATION: **1st Floor Office Hallway**
MATERIAL QUANTITY: **200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keeffe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **52**
MATERIAL DESCRIPTION: **Chalkboards**
MATERIAL LOCATION: **Modular Building- All Classrooms**
MATERIAL QUANTITY: **1200** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** MANAGEMENT PLANNER: **James Tuinenga**
SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

HOMOGENEOUS AREA: **52**
MATERIAL DESCRIPTION: **Chalkboards**
MATERIAL LOCATION: **Modular Building- All Classrooms**
MATERIAL QUANTITY: **1200** MATERIAL UNITS: **SF**
DAMAGE QUANTITY: **0** DAMAGE UNITS: **SF**

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

The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.
2025 AHERA REINSPECTION

Inspector Assessment Form (New Homogeneous Area)

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
CITY/STATE: **Chicago, Illinois** AHERA INSPECTOR: **Josh Herman**
SCHOOL NAME: **O Keefe School** INSPECTION DATE: **4/29/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

INFORMATION FROM CURRENT INSPECTION

HOMOGENEOUS AREA: **50M**
MATERIAL DESCRIPTION: **Mastic associated w/12"x12" Yellow Streaked Floor Tile**
MATERIAL LOCATION: **Modular Building- Room 123**
MATERIAL QUANTITY: **784** MATERIAL UNITS: **SF**
MATERIAL CATEGORY: **MISC** FRIABLE: **No**
ASBESTOS TYPE: **Assumed**
DISTURBANCE POTENTIAL: **LOW** CONDITION:
AHERA DAMAGE CATEGORY: **6 ACBM with the potential for damage**
ACCESSIBILITY: **Within Reach** DAMAGE REASON:
DAMAGE QUANTITY: **0** DAMAGE REASON:
DAMAGE UNITS: **SF**
COMMENTS:

Inspector's Signature:  _____ Date: 04/29/2025

Chicago Public Schools

TEM Environmental, Inc. 2025 AHERA REINSPECTION

Management Planner Review Form

LEA NAME: **Chicago Public Schools** UNIT NUMBER: **24751** BUILDING ID: **5180**
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SCHOOL NAME: **O Keeffe School** REVIEW DATE: **5/27/2025**
ADDRESS: **6940 S. Merrill** IDPH LICENSE NO: **100-21040**

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MATERIAL QUANTITY: **784** MATERIAL UNITS: **SF**
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The RESPONSE ACTION recommendation is:

COMMENTS:

Management Planner's Signature: _____



Date: **05/27/2025**

Chicago Public Schools

TEM Environmental, Inc.

2025 AHERA REINSPECTION

APPENDIX B

Inspector and Management Planner Licenses



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

JOSH R HERMAN
5121 N MONITOR AVE
CHICAGO, IL 60630

5/23/2025

ASBESTOS PROFESSIONAL LICENSE ID NUMBER: 21040

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

COPY OF THE ASBESTOS PROFESSIONAL LICENSE

Front of License

Back of License



**ASBESTOS
PROFESSIONAL
LICENSE**

ID NUMBER
100 - 21040

ISSUED
5/23/2025

EXPIRES
05/15/2026

JOSH R HERMAN
5121 N MONITOR AVE
CHICAGO, IL 60630
Environmental Health



ENDORSEMENTS

INSPECTOR

TC EXPIRES

7/19/2025

Alteration of this license shall result in legal action
This license issued under authority of the State of Illinois
Department of Public Health
This license is valid only when accompanied by a valid
training course certificate.

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

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

PROTECTING HEALTH. IMPROVING LIVES
Nationally Accredited by PHAB

Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that

James Tuinenga

*has on 2/2/22, in Springfield, Illinois,
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

Asbestos Building Inspector Refresher Training

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

Course Date: February 2, 2022

COURSE LENGTH: 4 HOURS

Examination Date: February 2, 2022

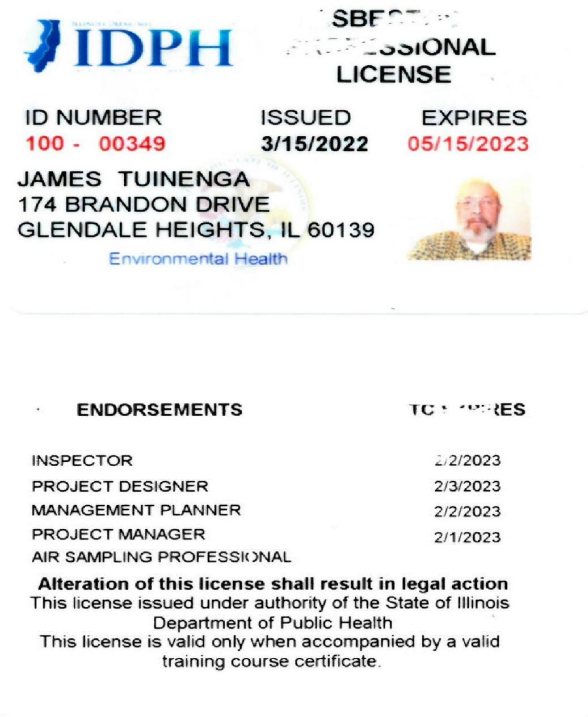
Expiration Date: February 2, 2023

Certificate Number: BIR/1013

William S. Williams

Training Program Manager, William S. Williams

4211 Westgate Drive, Springfield, Illinois ☐ 217.787.9800 ☐ 217.787.9801 FAX ☐ www.ReliableEnv.com



Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that

James Tuinenga

*has on 2/02/22, in Springfield, Illinois,
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

Asbestos Management Planner Refresher Training

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

Course Date: February 2, 2022

COURSE LENGTH: 4 HOURS

Examination Date: February 2, 2022

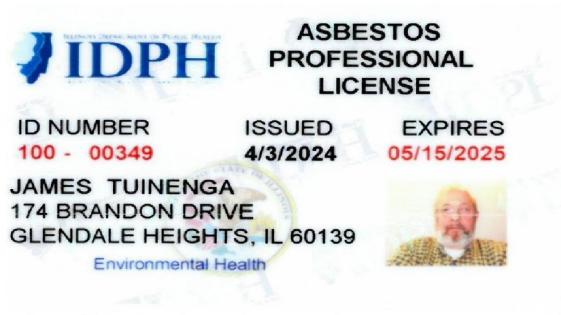
Expiration Date: February 2, 2023

Certificate Number: MPR/0458

William S. Williams

Training Program Manager, William S. Williams

4211 Westgate Drive, Springfield, Illinois ☐ 217.787.9800 ☐ 217.787.9801 FAX ☐ www.ReliableEnv.com



ENDORSEMENTS	TC EXPIRES
INSPECTOR	1/31/2025
PROJECT DESIGNER	2/1/2025
MANAGEMENT PLANNER	1/31/2025
PROJECT MANAGER	1/30/2025
AIR SAMPLING PROFESSIONAL	
Alteration of this license shall result in legal action	
This license issued under authority of the State of Illinois	
Department of Public Health	
This license is valid only when accompanied by a valid	
training course certificate.	

Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that

James Tuinenga

*has on 2/5/25, in Springfield, Illinois,
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

Asbestos Building Inspector Refresher Training

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

Course Date: February 5, 2025

COURSE LENGTH: 4 HOURS

Examination Date: February 5, 2025

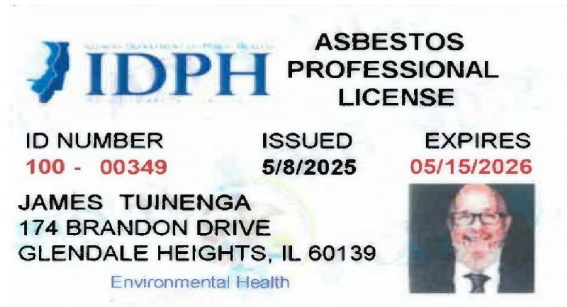
Expiration Date: February 5, 2026

Certificate Number: BIR/1227

William S. Williams

Training Program Manager, William S. Williams

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



ENDORSEMENTS	TC EXPIRES
INSPECTOR	2/5/2026
PROJECT DESIGNER	2/6/2025
MANAGEMENT PLANNER	2/5/2026
PROJECT MANAGER	2/4/2026
AIR SAMPLING PROFESSIONAL	
Alteration of this license shall result in legal action	
This license issued under authority of the State of Illinois	
Department of Public Health	
This license is valid only when accompanied by a valid	
training course certificate.	

Reliable
Environmental
Solutions, Inc. **RES**

This is to certify that **James Tuinenga**

*has on 2/5/25, in Springfield, Illinois,
completed the requirements for asbestos accreditation under Section 206 of TSCA Title II*

Asbestos Management Planner Refresher Training

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

Course Date: February 5, 2025

COURSE LENGTH: 4 HOURS

Examination Date: February 5, 2025

Expiration Date: February 5, 2026

Certificate Number: MPR/0546

William S. Williams

Training Program Manager, William S. Williams

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

APPENDIX C

Laboratory Accreditations

APPENDIX D

Laboratory Results

APPENDIX E

Chain of Custody Forms

Three-Year Reinspection Key to Terms

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