



Hazardous Materials Survey

for

Public Building Commission of Chicago
Richard J. Daley Center, Room 200
50 West Washington Street
Chicago, Illinois 60602

at

Department of Water Management
Operations Facility - DOW 04029
4825 W. Lawrence Avenue
Chicago, Illinois 60630

October 14, 2025
TEM Project 77496

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APPENDIX A HAZWOPER Certification

1 EXECUTIVE SUMMARY

TEM Environmental, Inc. (TEM), retained JHF Consulting Inc. (JHF), to perform a Miscellaneous Hazardous Materials survey of material that may exist at the Department of Water Management Operations Facility (DWM) located at 4825 West Lawrence Avenue, Chicago, IL. There are two buildings on-site scheduled for demolition: Department of Water Garage Building and adjacent Streets and Sanitations Office Building.

The site visit and inspection for both buildings were performed on September 18, and September 24, 2025, by Ms. Mona Rogers with 8 Hour HAZWOPER certified professional. The project involves a survey of hazardous materials prior to demolition activities. The following hazardous and non-hazardous materials were identified as listed in section 4.0:

- Universal waste
- Oil staining at various locations
- Hazardous and non-hazardous materials

2 BACKGROUND

The previous commercial usage of the site was identified as Mayfair Lumber. JHF reviewed documents from the Illinois Emergency Management Agency (IEMA) website and Illinois Environmental Protection Agency (IEPA) document explorer website. A Hazardous Materials Incident Report was reported on the IEMA website that identified a leak of gasoline, diesel, and heating oil from underground storage tanks (USTs) on May 24, 1999. The leak was reported as “very little” and result of “old age”. A No Further Remediation (NFR) Letter dated February 25, 2020, was issued by IEPA. The NFR refers to the remediation of the site as a result of the release for the USTs and that all remediation objectives were met and there are no land use limitations.

3 OBJECTIVES

JHF inspected the site area and two buildings where renovation/demolition activities will take place, for hazardous (and non-hazardous) materials such as Polychlorinated Biphenyls (PCB) containing components, mercury-containing components, chemicals, and other hazardous

(and non- hazardous) materials that require removal prior to initiation of renovation activities. The survey included locations, estimated volumes, CAS registry numbers, quantities and types of materials, results of the survey, limitations and recommendations.

4 SITE SURVEY RESULTS

JHF inspected the site and identified the following conditions and concerns:

1. Based on the information reported from IEMA and IEPA as discussed above, JHF inspected the site for any indications of USTs on the site and any indications of past contamination on surface areas. Except for surface staining, there was no visual evidence of the existence of the previously mentioned USTs.
2. JHF identified the following materials normally referred to as “Universal Waste” that must be disposed as a separate waste stream and cannot be included in normal construction debris.

WATER DEPARTMENT BUILDING

Warehouse

Material Description	Quantity	CAS
Exit Signs (containing Tritium)	2	10028-17-8
Emergency Lights (Battery Pack)	1	NA
Water Fountain (if contains CFCs)	1	NA

Office

Material Description	Quantity	CAS
High Intensity Mercury Vapor Lights	16	7439-97-6
Exit Signs (If applicable)	3	NA
Emergency Lights (Battery Pack)	5	NA

Small Storage Room

Material Description	Quantity	CAS
Light Fixture (PCB Ballasts if applicable)	3	1336-36-3
Fluorescent Bulbs	6	7439-97-6
Exit Signs (If applicable)	2	NA
Thermostat (Mercury)	1	7439-97-6

STREETS AND SANITATION BUILDING

Middle Office

Material Description	Quantity	CAS
Light Fixture (PCB Ballasts if applicable)	21	1336-36-3
Fluorescent Bulbs	42	7439-97-6
Exit Signs (If applicable)	2	NA
Emergency Lights (Battery Pack)	1	NA
Fire Extinguishers	2	NA

Corridor

Material Description	Quantity	CAS
Light Fixture (PCB Ballasts if applicable)	5	1336-36-3
Fluorescent Bulbs	5	7439-97-6
Exit Signs (If applicable)	2	NA
Emergency Lights (Battery Pack)	1	NA

Locker Room

Material Description	Quantity	CAS
Light Fixture (PCB Ballasts if applicable)	9	1336-36-3
Fluorescent Bulbs	18	7439-97-6
Exit Signs (If applicable)	2	NA
Emergency Lights (Battery Pack)	2	NA

Exterior

Material Description	Quantity	CAS
Emergency Lights (Battery Pack)	7	NA

3. JHF identified the following hazardous and non-hazardous materials:

Material Description	Quantity	Location	CAS
Oil Stains	20 Locations	Various	Unknown petroleum substances
Compressor Oil	5 gallons	Warehouse	74869-22-0
Propane cylinders	3	Warehouse Storage Room	74-98-6
Gasolene contaminated containers	6	Warehouse	8006-61-9
Lubriplate Lubricant	2-55-gal drums	Warehouse	N/A
Portland Cement	100 80-lb bags	Warehouse	65997-15-1
Salt Pile	~4,000 CY	Yard	7781-84-9

5 LIMITATIONS

This hazardous materials survey for the areas around the Department of Water Garage Building and adjacent Streets and Sanitations Office Building were based on information gathered and observed at the time of the site visit and was performed according to accepted inspection and assessment techniques. The conclusions expressed in this report are reasonably representative of the subject property. JHF Consulting Inc makes no warranty; expressed or implied, except that the services have been performed in accordance with generally accepted environmental assessment practices in effect at the time of the site survey.

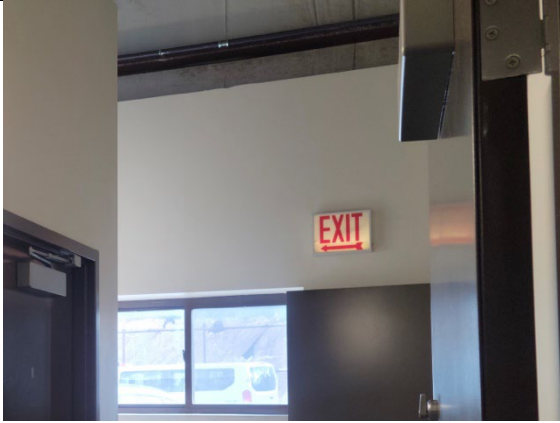
This report and any and all information or materials produced or discovered in connection with the performance of this environmental assessment are privileged and confidential and for the sole use of TEM or its representatives.

Prepared by:

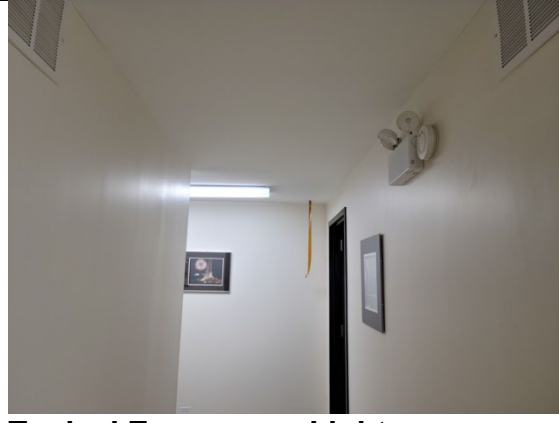
JHF Consulting Inc.

John H Fenn, Project Manager

6 PHOTOS



Typical Exit Sign



Typical Emergency Light



Typical Light Fixture



Sodium Vapor Lights



Thermostat



Salt Pile



Typical Oil Stain



Compressor oil



Propane



Gasolene Containers



Lubriplate Lubricant



Portland Cement

APPENDIX A

HAZWOPPER Certification



CERTIFICATE OF COMPLETION

This certifies that

Mona Rogers

has successfully completed the course
HAZWOPER 8 hr Annual Refresher



Course Duration
8.0



Completion Date
03/05/2025

Samantha Montalbano, Chief Operating Officer

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

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This certifies that the person named below
has successfully completed the

Mona Rogers
HAZWOPER 8 hr Annual Refresher

Samantha Montalbano, Chief Operating Officer

03/05/2025
Completion date

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