



To: Parents, Employees, Parent/Teacher Organizations, and Building Occupants  
From: Bradley Sexton, Asbestos Program Manager  
Ned Lauver, Director of Operations  
Subject: AHERA Asbestos Management Plan Annual Notification  
Date: 1/9/26

In compliance with the United States Environmental Protection Agency (US-EPA), this communication serves as annual notification to inform parents, employees, parent/teacher organizations and other building occupants of Avon Lake City School's Asbestos Hazard Emergency Response Act (AHERA) Asbestos Management Plan program. Copies of the plan are maintained at the district office, as well as in the main office at each building. Those interested in reviewing the plan may contact the Asbestos Program Manager to schedule an appointment.

The following asbestos-related activities have occurred within the last year:

- Bradley Sexton, Asbestos Program Manager, attended an 8-hour Asbestos Building & Site Representative Course through Training Services International in July of 2025.
- An AHERA Three-Year Reinspection was conducted by MCM Services in November of 2024. Asbestos-containing building materials were reported to be in good condition with no areas of damage.
- An AHERA Periodic (Six-Month) Surveillance was conducted by Freeman Environmental in June of 2025. Asbestos-containing building materials were reported to be substantially in good condition with some areas of isolated damage.
- Precision Environmental Co. was contracted in response to damaged areas of material identified during the previous periodic surveillance. The work was performed in October of 2025 and was monitored by Freeman Environmental. The work included:
  - Avon Lake High School – Pipe insulation was removed from a pipe trench in the basement mechanical room.
  - Avon Lake High School – Pipe insulation was removed from the PAC scene shop.
  - Avon Lake High School – Coating on a metal corrugated wall was scraped and stabilized with encapsulant in Mechanical Room 3.
  - Learwood Middle School – Select pipe fittings were wrapped with a re-wettable canvas as a preventative measure.





# Avon Lake City Schools

Director of Operations - Dr. Ned Lauver

The following asbestos-related activities are planned to occur in the next year:

- An AHERA 6-month Periodic Surveillance is now in progress and another is scheduled for June 2026. The next Three-Year Reinspection is not required until November 2027.
- Newly hired custodial and maintenance staff will receive two-hour asbestos awareness training.

It is the intention of the Avon Lake City Schools to comply with all federal and state asbestos regulations and to take whatever steps are necessary to ensure students and employees a healthy and safe environment in which to learn and work. We will continue to keep you informed of our AHERA compliance.

Sincerely,

Bradley Sexton  
Maintenance / Asbestos Program Mgr.  
(440) 933-6210  
[Bradley.Sexton@alcsoh.org](mailto:Bradley.Sexton@alcsoh.org)

Dr. Ned W. Lauver  
Director of Operations  
(440) 933-6210 x1512  
[Ned.Lauver@alcsoh.org](mailto:Ned.Lauver@alcsoh.org)



440-933-6210



175 Avon Belden Road Avon Lake, OH 44012



[www.avonlakecityschools.org](http://www.avonlakecityschools.org)