

Memorandum

Date: December 8, 2025

To: David Russo, Superintendent
Courtney Whited, Business Manager/CSBO
Jim Caldwell, Director of Buildings and Grounds
Lincolnwood School District 74

CC: Athi Toufexis, Studio GC

From: Amy Thonn

Re: Lincoln Hall: Floor site walk

On October 22, 2025, members from Studio GC and Lincolnwood School District 74 conducted a walkthrough at Lincoln Hall School to review the soft floor spots observed by District personnel in various classrooms. Below is a summary of our observations.

The existing drawings from the 1940 building indicate a gypsum concrete over wood joists floor construction. While no structural concerns are evident, over time with the bending and shifting of the floor under load, the gypsum concrete is susceptible to cracking due to its inelasticity. The soft spots observed during our walkthrough were on the 2nd and 3rd floors. No spots were observed on the 1st floor.

Locations of these instances with notes are below:

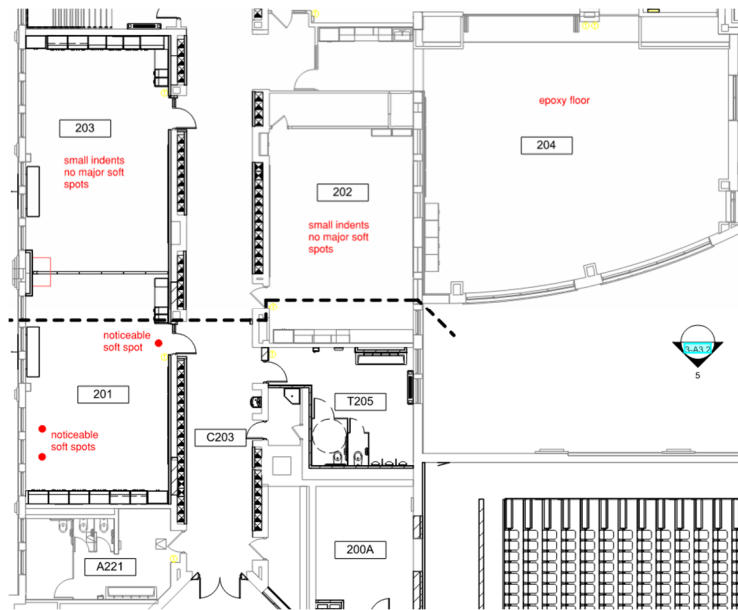


Image 1 - 2nd floor Lincoln Hall

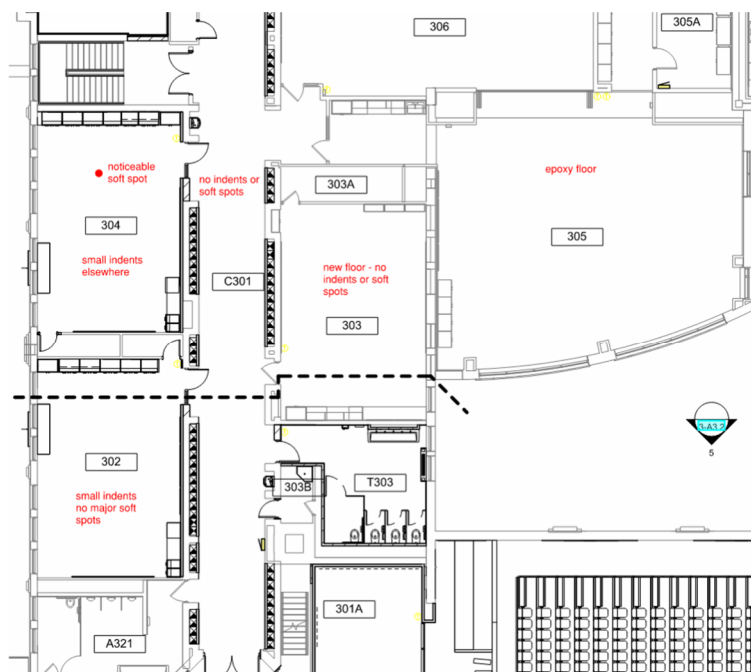


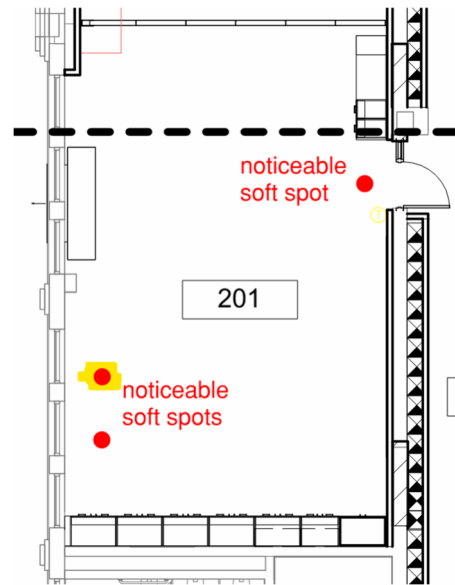
Image 2 - 3rd floor Lincoln Hall

When the carpet tile floor finish was pulled back on one of the spots on the 2nd floor, in Image 3 below, this spot was noted to have telegraphed through the full depth of the floor. It is recommended to repair and improve this floor slab condition by cutting back and removing the gypsum concrete floor slab between the wood joists and as wide as the nearest non-

flaking/cracking gypsum and infilling the removed area with additional wood framing supports below, plywood and a leveler to meet the elevation of the existing floor finish.



Image 3



Location of Image 3



Image 4 - Image 3 from below



Image 5

When observing these spots from below, Images 4 and 5, the wood joists appear to be in good condition and show no signs of cracking themselves or any moisture issues. It is recommended that below all the soft spots, additional wood framing supports be attached to the existing wood joists for additional reinforcement. This will assist with the sagging of the

gypsum concrete deck material. Alternatively, a more invasive solution would be a full-depth floor tear out and replacement with a plywood subfloor and leveler in the classrooms with any soft spots. It is recommended that this repair (either approach) be completed over a summer break in order to allow for adequate time and access.

Please do not hesitate to reach out with any questions.