

223 West Jackson Boulevard
Suite 1200
Chicago, IL 60606
Phone: 312 253 3400

MEMORANDUM

DATE: September 15, 2022

TO: Lincolnwood SD 74
Board of Education Facilities Committee

FROM: Athi Toufexis, AIA, ALEP, LEED-AP

RE: Lincoln Hall Large Group Instruction Room 205

In August 2022, we visited room 205 at Lincoln Hall to review anticipated room usage and school programming of the space with Lincoln Hall Principal Mark Atkinson and Business Manager Courtney Whited. Based upon our conversations on site, this room was originally intended to be used as a shared Large Group Instruction room adjacent to the STEM Lab room 204. In recent years, this room has needed to serve as a typical assigned classroom space. In its function as a full-time classroom, there have been complaints of noise infiltration from and to the STEM lab, which is creating distractions to the learning environments in both classrooms.

Below is a summary of various modifications that can be considered to room 205 to improve the learning environment.

Item 1: Flooring

The existing flooring in room 205 is a hard surface vinyl tile product. Typical classrooms in Lincoln Hall have a kinetex composite floor finish (J+J Flooring, Pattern: Umbra Stripe II Plank 1820, Color: Shadow Stripe 1789) that has a greater noise reduction coefficient than vinyl tile. This floor surface aids in absorbing sounds within the classroom and decreasing reverberation and noise. Adding carpet or kinetex floor finish to room 205 will help soften and absorb sound and noise from inside the room, but it won't dampen any of the sound transmission from the adjacent STEM lab.

There are two approaches to modifying the existing floor finish:

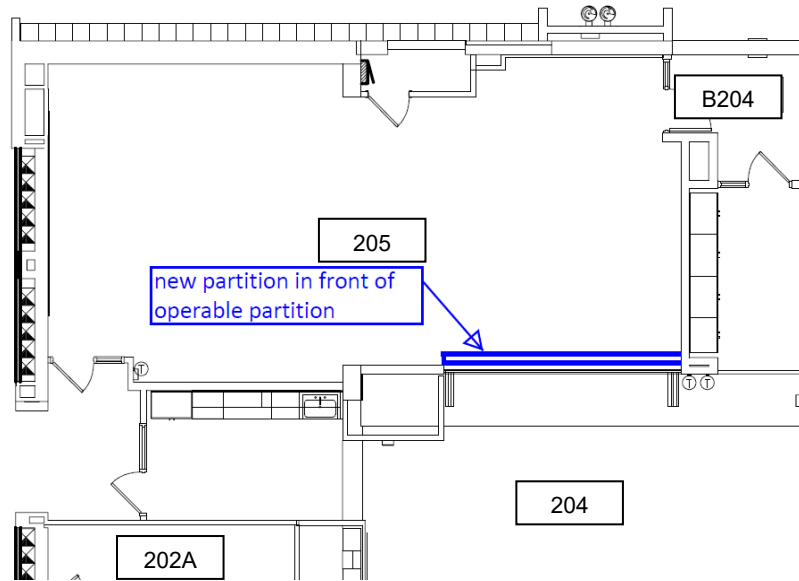
- Option 1: Leave the existing vinyl tile in place and add a floating carpet floor installation on top of the existing flooring. The new floating floor would be installed with adhesive dots at the corners of tiles. The carpet tile selections available for a floating floor would not match the existing classrooms. The District would need to select a new carpet tile pattern that may look similar to existing classroom kinetex flooring, but will not match.
 - Pros:
 - Least cost impact
 - Fast installation – work could likely occur during a non-attendance day
 - Ability to remove carpet in future if room is converted back to large group instruction space and hard surface flooring is desired because of frequency of wet/messy classroom activities
 - Cons:

- Ramp up threshold will be required at (2) classroom doors to accommodate the additional floor finish thickness
- Classrooms doors may need to be undercut to accommodate additional thickness
- Dot installation can be problematic with tile corners popping up, especially under rolling loads
- Floor finish would be different material and pattern than other existing classrooms.
- Potential cost impact: \$4,500
- Option 2: Remove existing vinyl floor finish and install new kinetex floor finish with full-spread adhesive.
 - Pros:
 - Reduces transition at classroom doors
 - Most secure and permanent installation that won't curl or peel at the corners.
 - Cons:
 - If usage or room changes in future and hard surface flooring is desired again, it will require replace the kinetex flooring and installing new hard surface flooring
 - More time required for this demo, prep and install – work would have to be done over a school break
 - Floor finish would be same material and pattern/color as other existing classrooms.
 - Potential cost impact: \$9,000

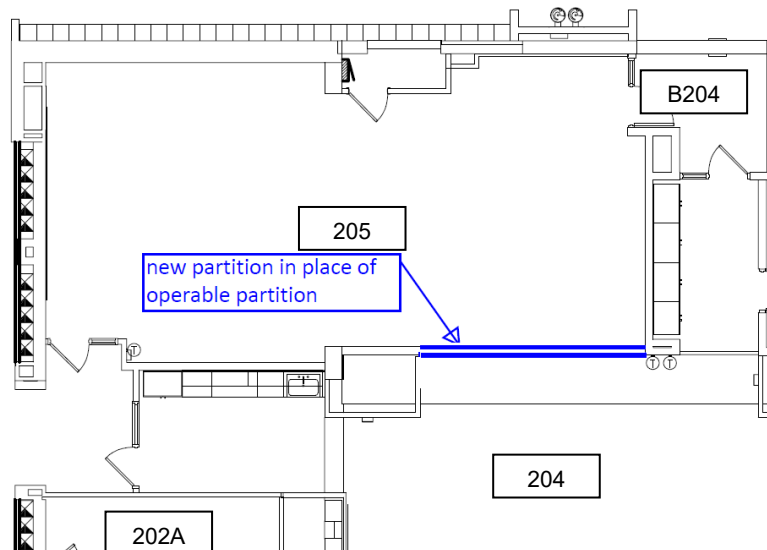
Item 2: Operable glass partition

The operable glass partition that separates the 2 spaces is the weakest link for sound transmission between the two rooms. There are various approaches to improvements at this item:

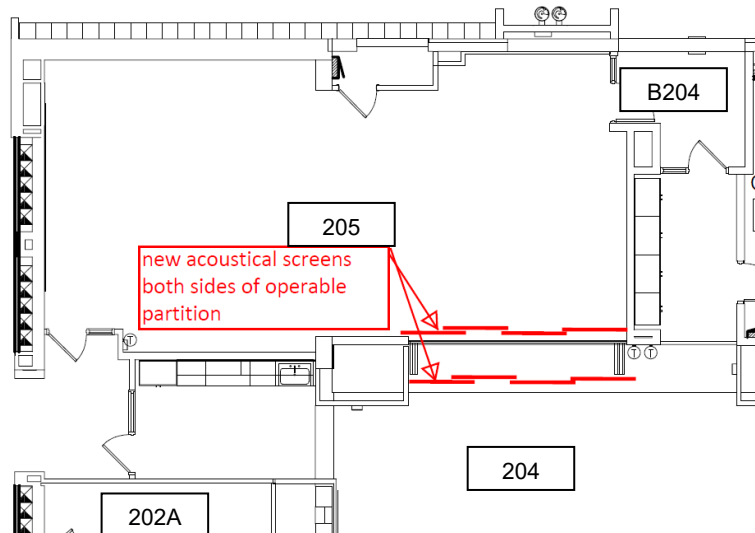
- Option 1: If rooms 205 and 204 will be used as two distinct and separate rooms for the foreseeable future, install a drywall+metal stud+sound batt insulation partition on the room 205 room side which would decommission the operable partition without removing it.
 - Pros:
 - The additional partition will greatly decrease noise transmission between the two rooms, similar to other intermediate partitions between classrooms
 - Partition could function as a temporary installation and could be removed in the future to make the operable partition accessible if the two rooms start functioning as interconnected spaces again
 - Cons:
 - Signage or hardware changes at operable glass partition should be considered to prevent people from using partition.
 - High premium costs for small scope of work
 - Potential cost impact: \$8,500



- - Option 2: If rooms 205 and 204 will be used as two distinct and separate rooms for the foreseeable future, remove and salvage the existing operable glass partition. In its place, install a drywall+metal stud+sound batt insulation+drywall partition.
 - Pros:
 - The additional drywall partition will greatly decrease noise transmission between the two rooms, similar to other intermediate partitions between classrooms
 - Steel beam could remain in place to facilitate reinstatement of operable glass partition in the future.
 - Cons:
 - Space on site would need to be found to store the operable glass partition
 - High premium costs for small scope of work
 - Potential cost impact: \$10,000



- Option 3: Leave existing operable glass partition in place and install ceiling hung acoustical screens on both sides of the partition. A picture of that type of screen system is included below for reference; there are endless colors and lots of perforation (or solid) patterns that could be considered. The addition of these panels could help absorb some of the noise in each room before it can pass through the operable glass partition to the other room.
 - Pros:
 - Fast installation – can be scheduled for a non-attendance day
 - Can maintain operation of operable glass partition
 - Panels can easily be removed in future
 - Cons:
 - Less of an improvement in noise transmission than Options 1 & 2
 - Potential cost impact: \$13,000 for one room/side; \$26,000 for both rooms/sides



Item 3: Partition above the operable glass partition

The drywall partition above the ceiling and above the operable glass partition is a metal framed partition, but only had drywall on one side. This is also contributing to higher sound transmission between the two spaces. I recommend adding sound batt insulation and a layer of gypsum board on



the room 204 side to improve the sound transmission between the two rooms if any of the Item 2 modifications are selected.

- Potential cost impact: \$4,000

We look forward to further discussing the above findings with the Facilities Committee at an upcoming meeting. Thank you.