
Summary: Lincoln Park Middle School is a three-story masonry building constructed in 2012 (189,137 sf).

Notable Deficiencies:

Site Projects: Parking lots need seal coating, patching, crack filling, and re-striping. Artificial turf is worn and should be considered for replacement within three years. A few sections of walk have settled creating trip hazards at entrances. Grinding should be done.

Building Envelope: Overall the exterior is in good condition. Caulking around windows and at expansion joints is starting to show signs of cracking and should be monitored.

Roofing Systems: The roof consists of a modified built-up roofing system, which should provide an addition 15-20 years of service life with proper maintenance. Garland Roofing is set to come out over the summer to inspect all roofs and create a maintenance and replacement schedule for the district.

Building Hardware & Equipment: The pool's main pump is leaking, which has caused a half inch of water to pool in the pit. The main pump and seals need to be replaced to fix this issue. The chemical system and UV sanitizer are nearing the end of their useful service life and will need replacement. There are some damaged toilet partitions and restroom accessories.

& Equipment:

Interior Surfaces: Most items are in very good condition except a few minor items like damaged walls, missing sealant at expansion joints in burnished block walls.

Mechanical Systems: All the equipment is from the initial construction of the building in 2012. A quantity of three identical 3.2 MMBtu high efficiency condensing boilers provide heat to the building. Domestic hot water is heated by a natural gas water heater (replaced in 2021) along with a Boiler Mate and a 140-gallon storage tank. All the ventilation systems were installed with dehumidification except for the gym, lockers, shop and kitchen. Original equipment schedules note these units are to have space for a future coil. Chilled water for dehumidification is provided by a 400-ton air cooled chiller located on the roof. The air handling unit for the Administration area has its own air-cooled condensing unit (DX) on the roof for its dehumidification coil.

Plumbing: Plumbing fixtures and valves are in good condition. The domestic water heater is nearing the end of its useful service life and will need replacement soon.

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Electrical: Many areas have been updated to LED to take advantage of being more efficient and longer lasting.

Life Safety / ADA Compliance: The fully addressable fire alarm system is in good condition.

<u>Component Ratings:</u>	Poor				Fair				Good	
Site:	1	2	3	4	5	6	7	8	9	10
Building Envelope:	1	2	3	4	5	6	7	8	9	10
Roofing Systems:	1	2	3	4	5	6	7	8	9	10
Building Hardware & Equipment:	1	2	3	4	5	6	7	8	9	10
Interior Surfaces:	1	2	3	4	5	6	7	8	9	10
Mechanical Systems:	1	2	3	4	5	6	7	8	9	10
Plumbing:	1	2	3	4	5	6	7	8	9	10
Electrical Systems:	1	2	3	4	5	6	7	8	9	10
Life Safety / ADA Compliance:	1	2	3	4	5	6	7	8	9	10

Considerations:

Below is an outlook of notable projects for consideration. This list is not intended to be a “comprehensive” or complete project list per facility, but rather to highlight the types of needs that were observed.

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|---|-----------|
| • Pool Filtration Replacement (2033) | \$156,573 |
| • Replace Boilers (2032) | \$380,031 |
| • Asphalt Maintenance and Repairs (2025-2031) | \$866,226 |
| • Replace Chiller (2030) | \$501,502 |
| • Add Dehumidification to AHU's (2026) | \$583,496 |
| • LED Upgrade (2029) | \$417,339 |
| • Fire Alarm System Upgrade (2033) | \$555,257 |
| • Artificial Turf Replacement (2024 & 2032) | \$701,000 |

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Photos:



Worn artificial turf



Drainage issue



Settled concrete





Needed pavement repairs



Scuffs on painted surfaces



Missing sealant

	
Damaged restroom partition	Leaking main pool pump