

draft

ANN ARBOR PUBLIC SCHOOLS
LEAD. CARE. INSPIRE.



ANN ARBOR PUBLIC SCHOOLS

Thurston Elementary School Neighbor Update

2024

Bernerd Rice, Assistant Superintendent
Capital Programs and Physical Properties

Jason Bing, Director
Capital Programs

Stephanie Corona, Project Executive
Gilbane Building Company

Kevin Stansbury, Project Design Manager
Gilbane Building Company

AGENDA

Capital Program Background

- AAPS Capital Program and 2019 Bond Objectives
- Site-Related Commitments
- Phase 2 Capital Program Plan

Project Update

- Project Timeline
- 21st Century Schools
- Schematic Site Plans

Q/A

AAPS Capital Program – Objective



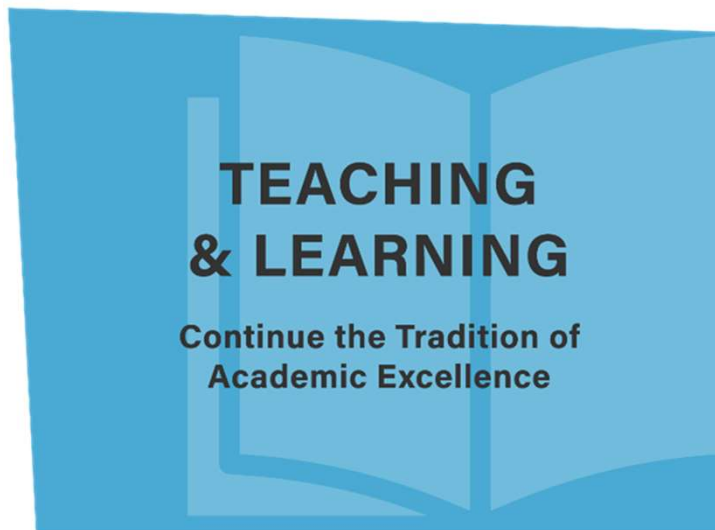
To transform the student learning experience with the goal of providing for the health, safety, and well-being **of all students** in high-quality, equitable, and environmentally sustainable schools

2019 Bond – Areas of Focus

2019 BOND PREPARING FOR THE FUTURE



2019 BOND - Renewal & Re-envision



- Upgrade classrooms and labs
- Improve natural light, air quality, sound
- Enhance performing arts spaces
- Replace musical instruments
- Add social / emotional support areas for counselors, nurses, tutors and speech therapists
- Create STEAM / Makerspace labs
- Address projected growth in student enrollment and overcrowding while maintaining class size
- Collaborative, project-based spaces in all schools
- Build upon long-standing environmental education program with new curricula and instructional models



2019 BOND - Renewal & Re-envision

- Add secure entry vestibules
- Upgrade surveillance cameras and access systems
- Ensure safe drinking water and air quality
- Cook healthy local food in the cafeterias
- Install school gardens
- Enhance playgrounds and athletic facilities
- Upgrade parking lots

SAFETY, HEALTH & WELL-BEING

Focus on Development of
the Whole Child

2019 BOND - Renewal & Re-envision

- Add new classroom devices / equipment to support curriculum goals
- Refresh devices and equipment to stay current over next 15-20 years
- Renovate media centers to support digital learning and collaboration
- Continue bus fleet replacement schedule reduce repair costs, stay up-to-date on efficiency improvements, and promote bus fleet safety
- Provide improved custodial, information technology, public address, and audio/visual support spaces

EFFICIENT & EFFECTIVE SUPPORT SYSTEMS & SERVICES

**Continue Technology &
Transportation Replacement and
Renewal**

2019 BOND - Renewal & Re-envision

SUSTAINABLE & ENVIRONMENTALLY RESPONSIBLE INFRASTRUCTURE

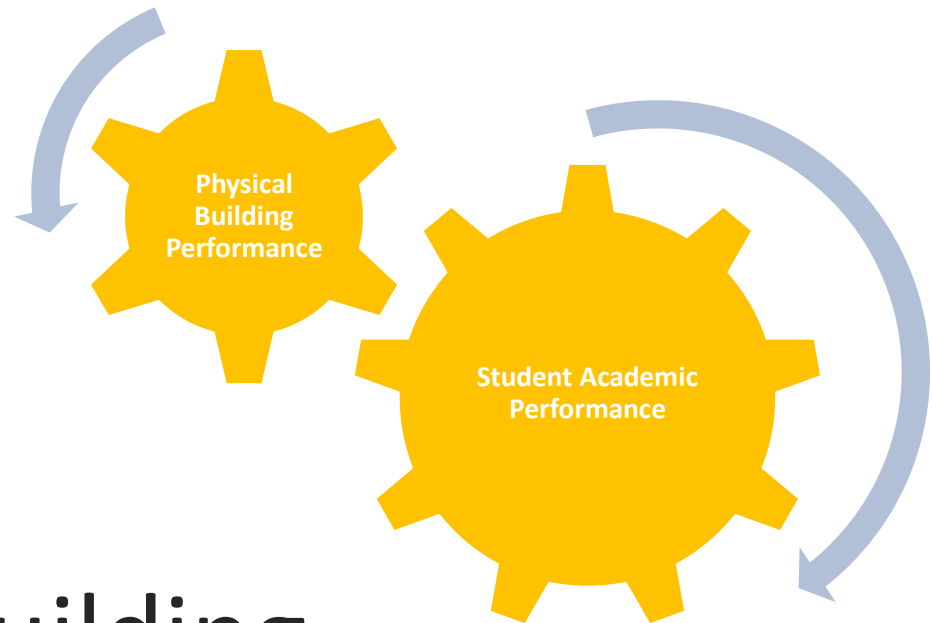
Create Resilient Schools
for Climate Change

- Prepare schools to adapt to climate change
- Chart a course for carbon neutrality
- Utilize interior and exterior finishes that are long-lasting and require minimal maintenance and replacement
- Install dimmable LED lighting
- Install renewable solar & geothermal energy sources
- Increase recycling and composting



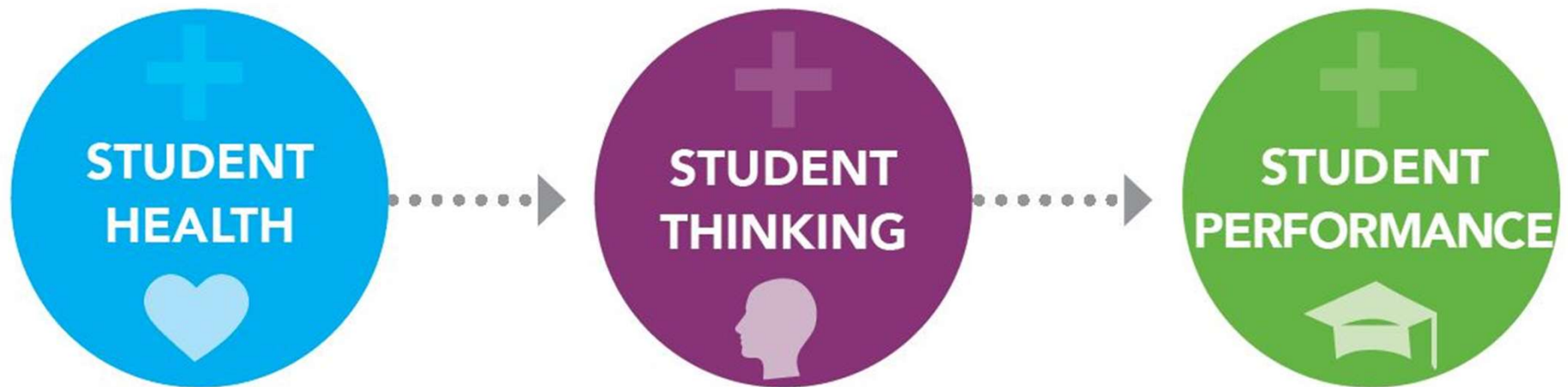
Linking Academic Performance with

Physical Building Performance



'Healthy Buildings for Health', Harvard T.H. Chan School of Public Health

“Schools for Health: Foundations for Success”



www.schools.forhealth.org

'How School Buildings Influence Student Health, Thinking, and Performance'

Research Overview – How Students:

Thurston Elementary Neighbor
Update | 2024

HEAR

BREATHE

SEE

FEEL

**THINK
AND
LEARN**

Source: “The Impact of School Buildings on Student Health and Performance: A Call for Research”
<http://www.usgbc.org/Docs/Archive/General/Docs18534.pdf>

Phase 2 Capital Program – Site-Related Goals

To ensure safe and secure schools as centers of the community

To prepare our schools to adapt to climate change and act as centers of neighborhood resiliency and, when feasible, to maintain critical life-support conditions in the event of extended power loss, heating fuel or water

To improve school grounds to provide separation of pedestrian, bicycle, car, and bus traffic

Phase 2 Capital Program – Site-Related Goals

To provide opportunities for all students to enjoy physical activity in formal and informal settings

To continue improvement of playgrounds; including age-appropriate equipment, ADA / universal design equipment, and spaces for unstructured, creative play

To continue improvement of sports fields and to repair and modernize playgrounds. To replace or improve elementary 'black top' spaces

Phase 2 Capital Program – Site-Related Goals

To provide opportunities for students to engage in on-site gardening and food production

To support construction and maintenance of school gardens that include a dedicated water source and outdoor shaded classrooms

To create bio-diverse ecologies on school grounds that support local ecosystems and manage storm water. Promote bio-diversity and healthy sites



Phase 2 Capital Program Plan

School	Phase 1				Phase 2						Phase 3	
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031/2040	
Pathways to Success (13)				Planning	New Construction (Staging Not Required)							
New Mitchell Elementary				Planning	New Construction (Staging Not Required)							
Dicken Elementary (3)				Planning	New Construction (Staging Not Required)							
New Logan Elementary (8)				Planning	New Construction (Staging Not Required)							
Thurston Elementary (18)				Planning	New Construction (Staging Not Required)							
Slauson Middle School (16)				Prep	Major Modernization (Staging Not Required)							
New Middle School Natatorium				Planning	New Construction							
Lakewood Elementary (9)				Planning	New Construction (Staging Not Required)							
New Lawton Elementary				Planning	New Construction (Staging Not Required)							
Old Mitchell Elementary (2)							Stages Prep Stages Burns Park	Summer	Stages Angell	Summer	Stages Pittsfield	
Burns Park Elementary (4)					Planning	Major Mod. (Stages at Old Mitchell or TBD)						
Old Logan Elementary (8)							Stages Prep	Stages King	Conversion to Preschool			
King Elementary (10)						Planning	New Construction (Stages at Old Logan)					
New Wines Elementary						Planning	New Construction (Staging Not Required)					
Angell Elementary (6)							Planning	Major Mod. (Stages at Old Mitchell or TBD)				

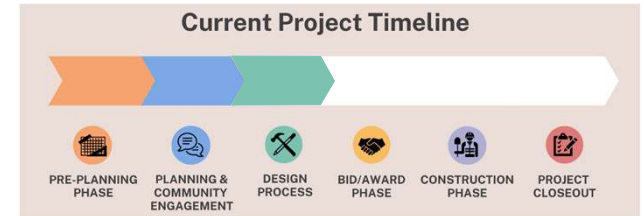
Phase 2 Capital Program Plan, con't

School / Building	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031/2040	
Old Lawton Elementary (21)								Staging Prep	Stages Eberwhite	Summer	Stages Bach	
Eberwhite Elementary (7)							Planning	Major Modernization (Stages at Old Lawton)				
Bach Elementary (15)							Planning	Major Modernization (Stages at Old Lawton)				
Old Wines Elementary (5)								Staging Prep	Stages A2 STEAM	Summer	Stages Abbot	Summer
A2 STEAM K8 (11)							Planning	Major Modernization (Stages at Old Wines)				
Carpenter Elementary (1)							Planning	New Construction (Staging Not Required)				
Pittsfield Elementary (20)							Planning	New Construction (Stages at Old Mitchell)				
New Preschool (at Old Logan)							Planning	Major Mod.				
Abbot Elementary (22)							Planning	New Construction (Stages at Old Wines)				
Pattengill Elementary (29)								Planning	Major Modernization (Staging Not Required)			
Bryant Elementary (30)								Planning	Major Modernization (Staging Not Required)			
Allen Elementary (31)								Planning	Major Modernization (Staging Not Required)			
Haisley Elementary (28)								Planning	Major Modernization (Staging at Old Wines)			
A2 Open K8 (26)								Planning	Major Modernization (Staging at Old Wines)			
	Phase 1				Phase 2					Phase 3		





Timeline



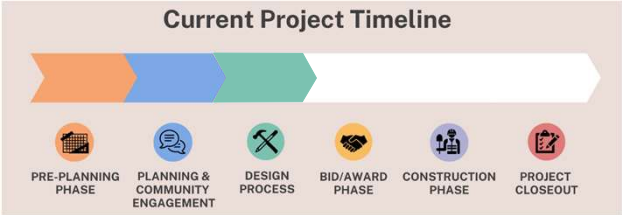
Engagements to develop the Project Program began with the School Community in March 2023. The process then moved through a phase where the Program was translated into rough building blocks and vetted for conformity.

Groundbreaking for Thurston is expected as early as Spring, 2025. The new school is expected to be occupied in Fall, 2027, after which Old Thurston will be deconstructed and demolished and any remaining site amenities will be constructed

Engagements

- 3/15/2023 Weekly Meetings Begin
- 3/24/2023 Visioning Workshop
- 4/12/2023 Staff Engagement
- 4/27/2023 Visioning Workshop
- 5/3/2023 Staff Engagement
- 5/15/2023 Weekly Meetings End
- 5/23/2023 Integrated Design Workshop
- 6/5/2023 Community Division Round Robin
- 7/12/2023 Food Service and Transportation Departmental Engagement
- 7/12/2023 PLTW Round Robin
- 7/21/2023 Food Service Round Robin
- 7/21/2023 Safety and Security Round Robin
- 8/1/2023 Arts and Music Round Robin
- 8/9/2023 Science Round Robin

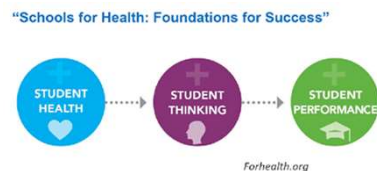
- 9/13/2023 Sustainability Workshop
- 9/15/2023 School Leadership Update
- 9/19/2023 Teaching and Learning Support Services Round Robin
- 9/27/2023 Staff Engagement
- 9/29/2023 Community Engagement (Parents, Students, Staff)
- 10/6/2023 Staff Mapping Workshop
- 10/11/2023 Staff Engagement
- 5/10/2024 Staff Mapping
- 6/7/2024 Thurston Nature Center
- 8/21/2024 Food Service
- 9/3/2024 Thurston Nature Center
- 9/26/2024 Thurston Neighbor Update





Why Thurston Elementary School Now?

- Extensive capital needs identified in the Facilities Condition Assessment (FCA)
- Elementary building age of 61 years
- Enrollment pressures focused at elementary in the Northeast Sector
- The biggest impact can be made by focusing on the youngest learners
- Improvements to the learning environment is a proven way to have the greatest impact on the youngest learners



Research Overview – How Students:



Facilities Condition Assessment (FCA)

Thurston's Facilities Conditions Assessment (FCA) scored the facility's condition as 'poor' in 2018.

An FCA is a **life cycle engineering analysis** of the condition of a facility in terms of age, design, construction methods, and material.

It identifies **needed infrastructure investments and risks associated** with continued deferral of maintenance and replacement investments.

It uses these categories:

- Excellent = New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
- Good = Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
- Fair = Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
- Poor** = Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.

What does the FCA Suggest?

To transform Thurston from ‘poor’ to ‘good’ condition, it would be necessary to entirely replace the mechanical, electrical, plumbing, fire alarm, and technology infrastructure, plus overhaul insulation and weather barriers in our exterior walls, replace all exterior doors, windows, cladding, and roofing, plus replace interior finishes as well as amenities such as doors, cabinetry, etc.

This significant investment would represent a major disruption to the operations of the school but **does not address our obligation to transform the student experience**, nor would it attain an ‘excellent’ condition.

What does an FCA not address?

Modernizing the Facility. This includes improvements such as:

- New Teaching and Learning Space Types
- Safety and Security Infrastructure
- Support Services Spaces
- Inclusivity
- Occupant Wellness and Health
- Indoor / Outdoor Connections
- Etc.

Or any of the following conditions:

- Utilization
- Building Size
- Emergency Responder Access
- Site Circulation Improvements
- Stormwater Management Improvements
- Future-proofing
- Etc.



21st Century Schools

New AAPS schools will be designed as human-centric 21st Century learning environments

These are agile learning environments which encourage exploration and collaboration, with ample support spaces

Schools continue to provide more space per student to improve how instruction is delivered and received

What are 21st-Century Schools?

They are state-of-the-art, student-centric, flexible, sustainable facilities, adding much needed support and break-out spaces.

Because of this, these buildings are larger than our existing schools are for the same enrollments.

Sites for these schools are expected to accommodate all daily parking and drop-off / pick-up traffic needs in addition to improved Outdoor Classrooms, play amenities, and Gardens.



Thurston Elementary Conditions Today



One Classroom became five spaces for Instruction, Student Support, and Storage

Thurston Elementary Conditions Today



Library Resource and Book Room became spaces for Instruction and Student Support

Thurston Elementary Conditions Today



Teacher's Lounge and Workroom became Student Support Spaces



Thurston Elementary Conditions Today



Stage became Book Room

Thurston Elementary Conditions Today



Stage became Music Classroom

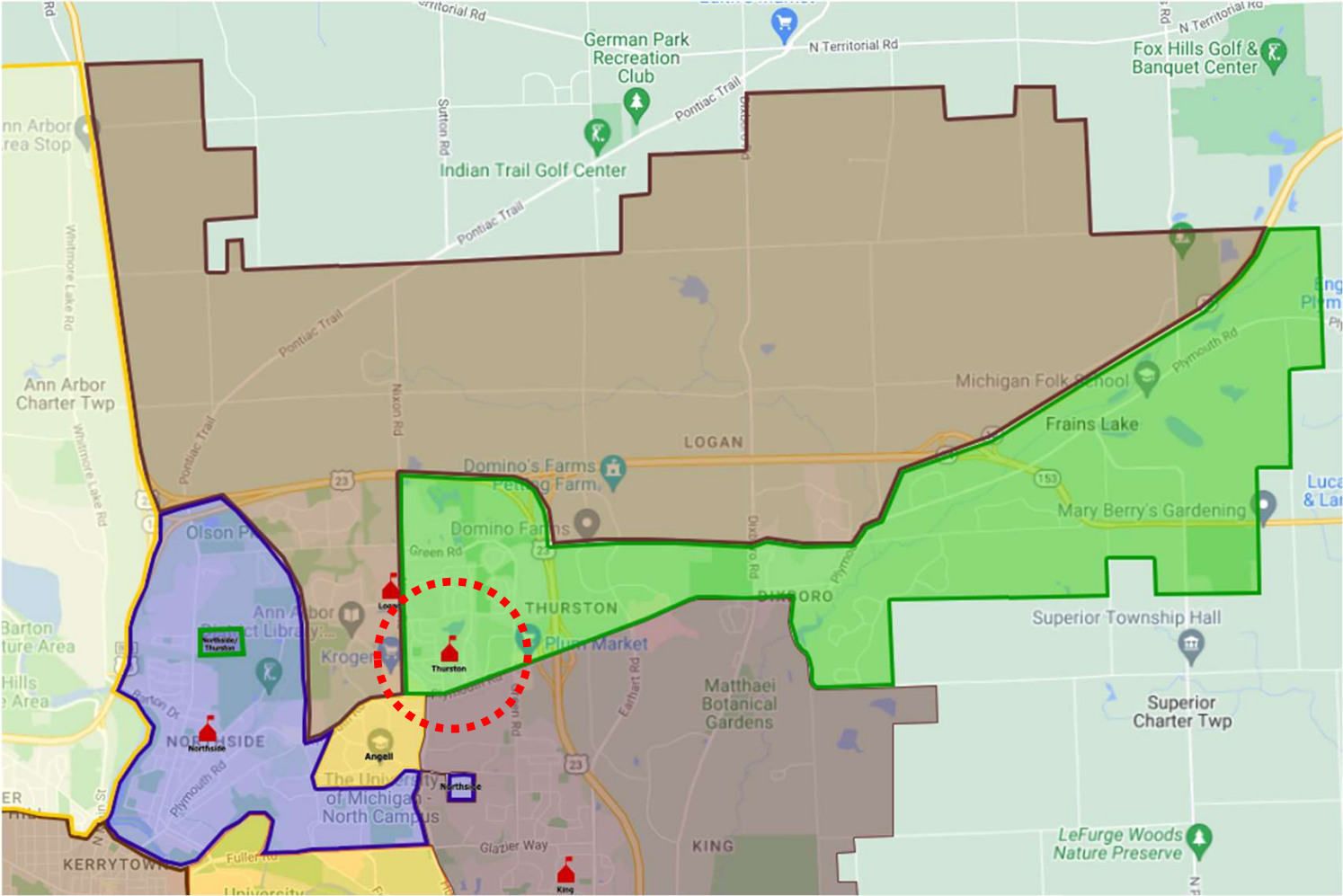
Thurston Elementary Conditions Today



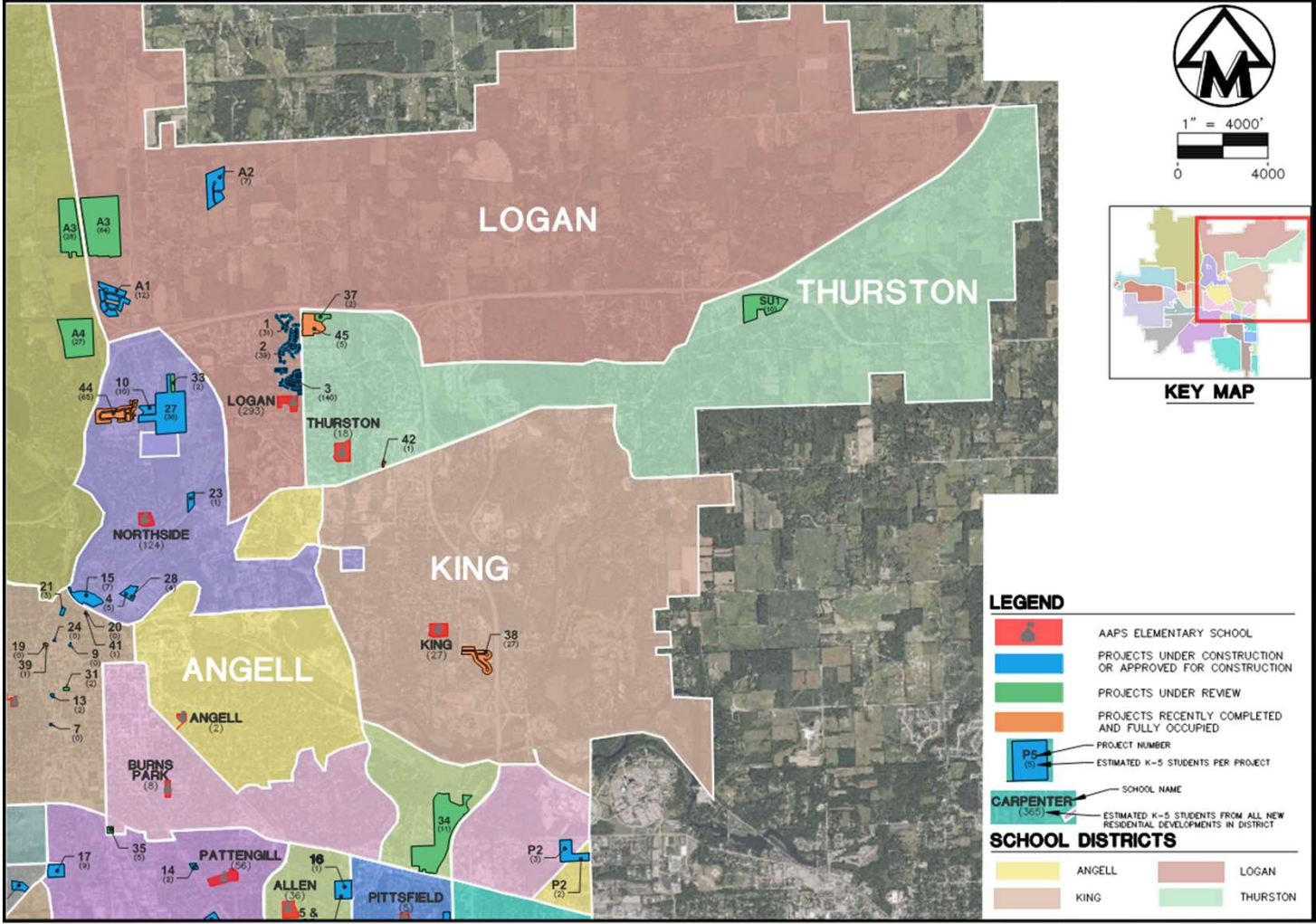
Cafeteria Scenes



Thurston Attendance Boundary



Thurston Development Pressures



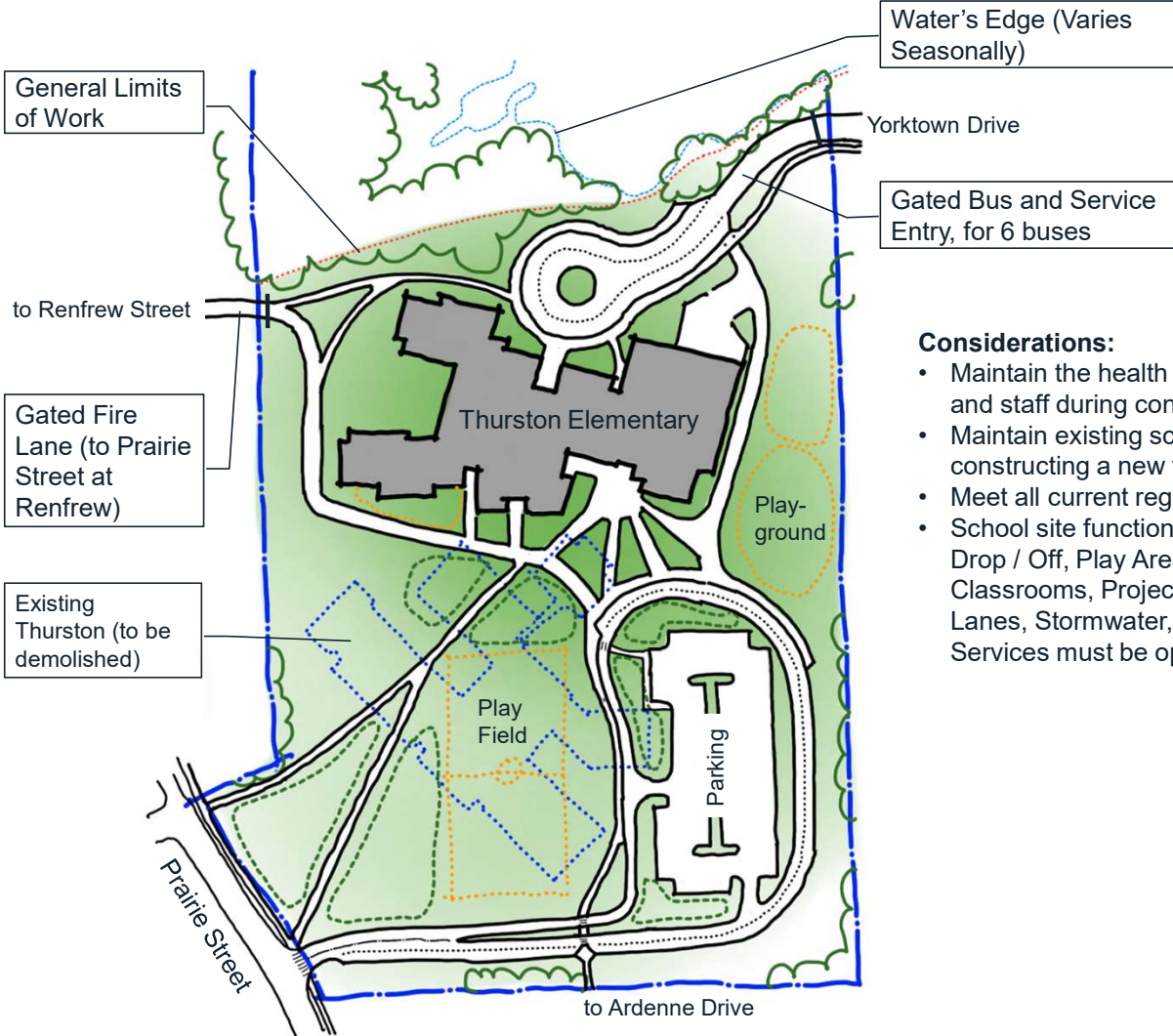
Excerpt from 2023 Midwestern Consulting Development Study



Thurston Elementary Aerial



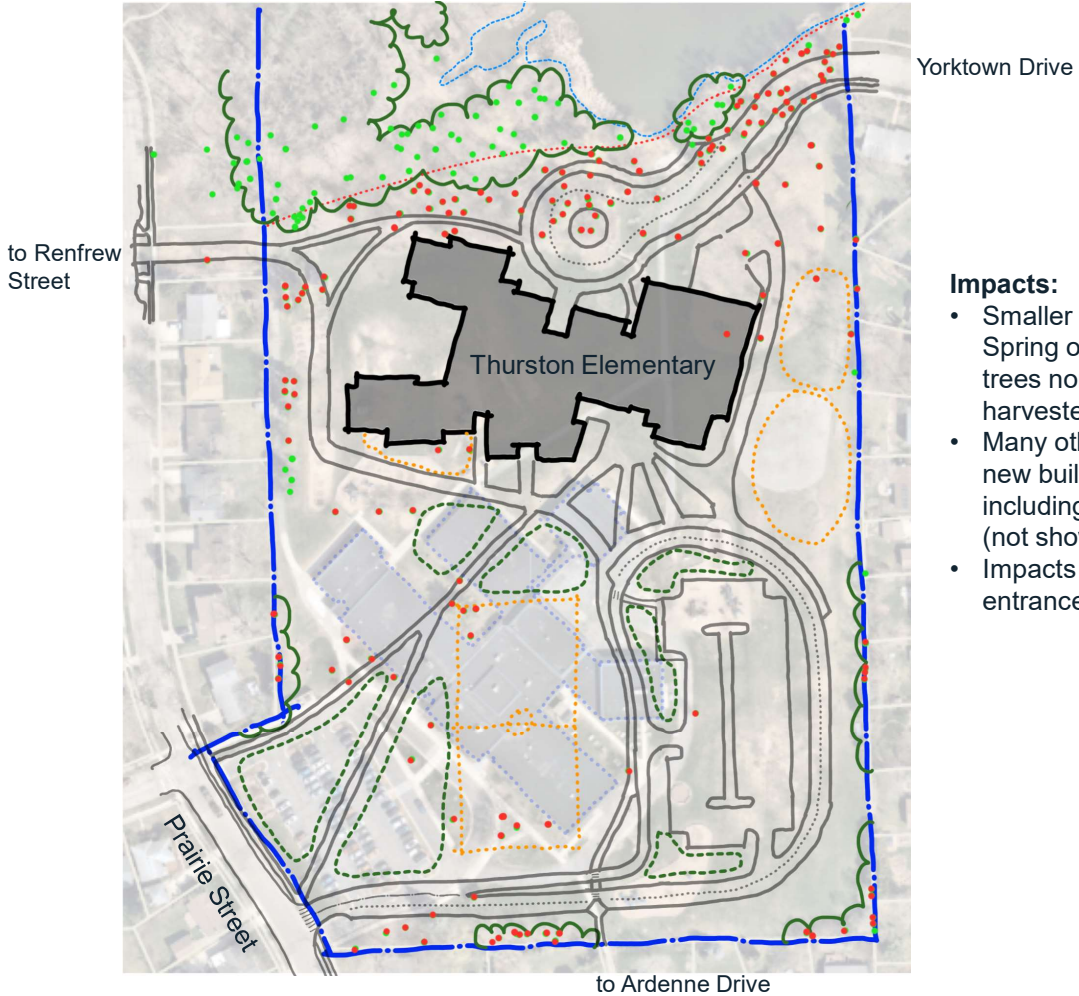
Thurston Site Plan, July 2024



Considerations:

- Maintain the health and safety of all students and staff during construction.
- Maintain existing school operations while constructing a new facility.
- Meet all current regulatory requirements.
- School site functions, including Pick-Up / Drop / Off, Play Areas, Garden, Outdoor Classrooms, Project Terraces, Parking, Fire Lanes, Stormwater, and Utilities and Services must be optimized.

Thurston Site Plan, July 2024 (Tree Impacts)

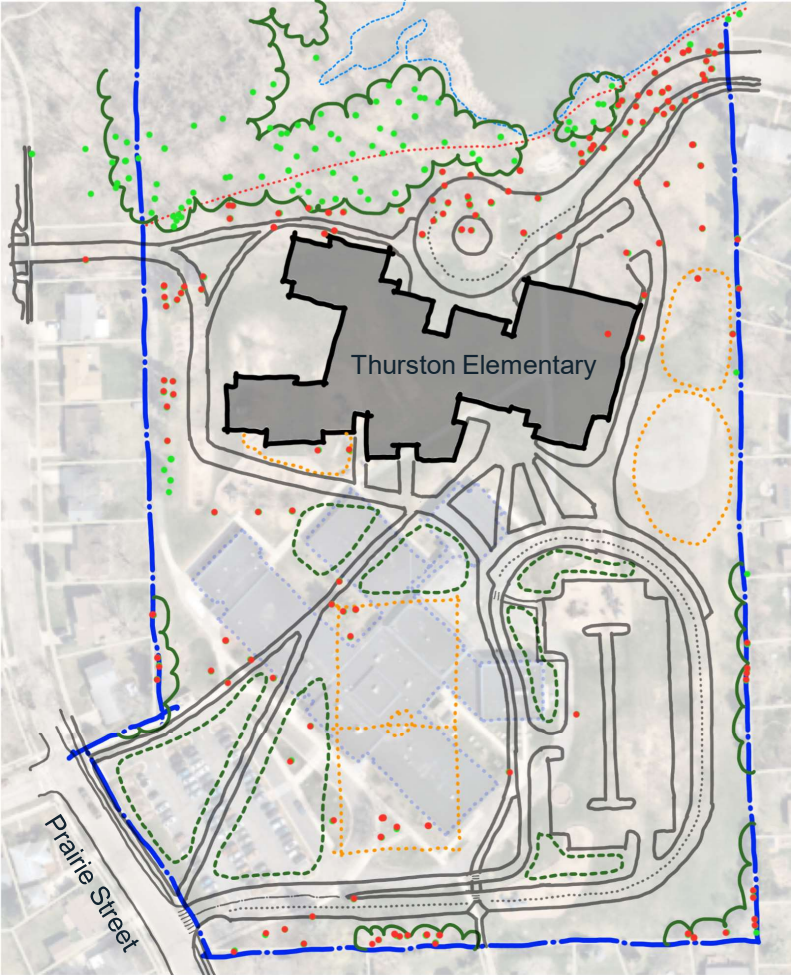


Impacts:

- Smaller trees can be transplanted Winter / Spring of 2025 and between 76 and 81 other trees north of the new building will be felled / harvested.
- Many other trees on campus, south of the new building, will also be felled / harvested, including those which are less than 6" dbh (not shown to the left).
- Impacts 0.02 acre Wetland Buffer at new entrance from Yorktown Drive.

Thurston – Conceptual Site Plan, Alt. 1

to Renfrew Street



Yorktown Drive

Considerations:

- Compresses the Bus Entrance Plaza.

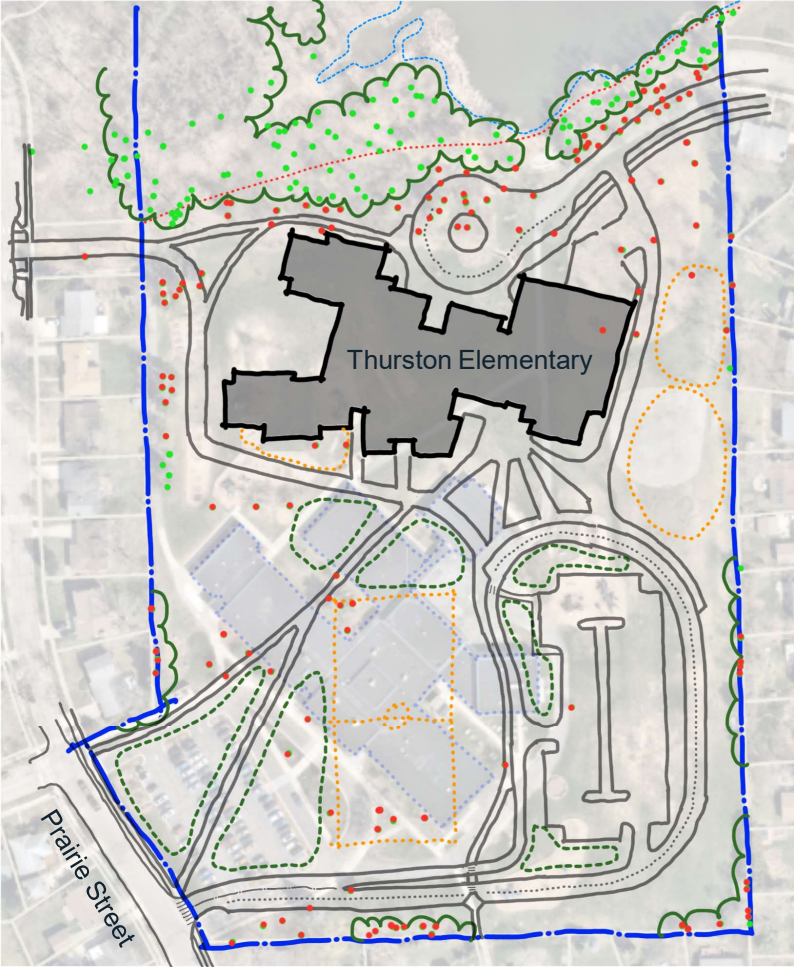
Impacts:

- Between 9 and 12 trees north of the new building will remain unaffected, as compared to original conceptual plan.
- All else remains the same.

to Ardenne Drive

Thurston – Conceptual Site Plan, Alt. 2

to Renfrew Street



Yorktown Drive

Considerations:

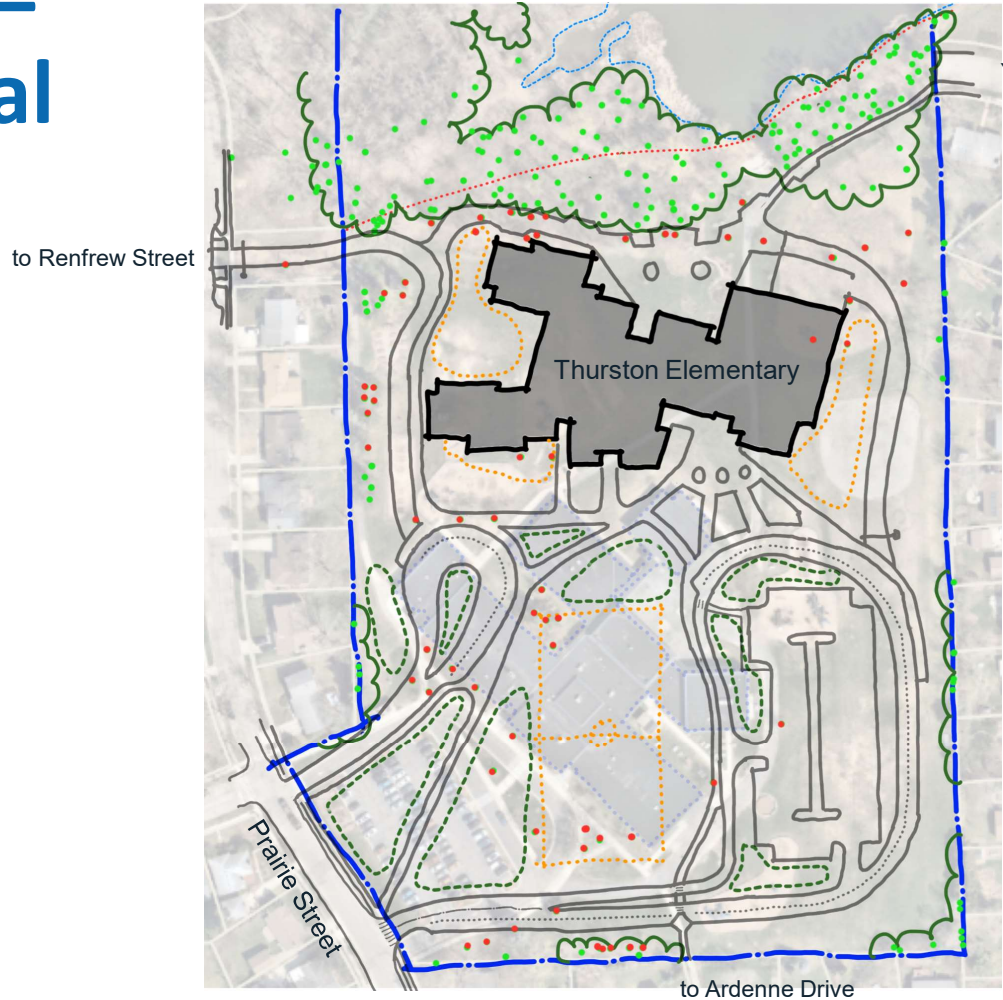
- Requires acquisition of neighboring residence on Yorktown Drive.

Impacts:

- Between 9 and 11 trees north of the new building will remain unaffected, as compared to original conceptual plan.
- Note: Alternates 1 and 2 could be combined, resulting in between 18 and 23 trees north of the new building remaining unaffected, as compared to original conceptual plan.
- All else remains the same.

to Ardenne Drive

Thurston – Conceptual Site Plan, Alt. 3



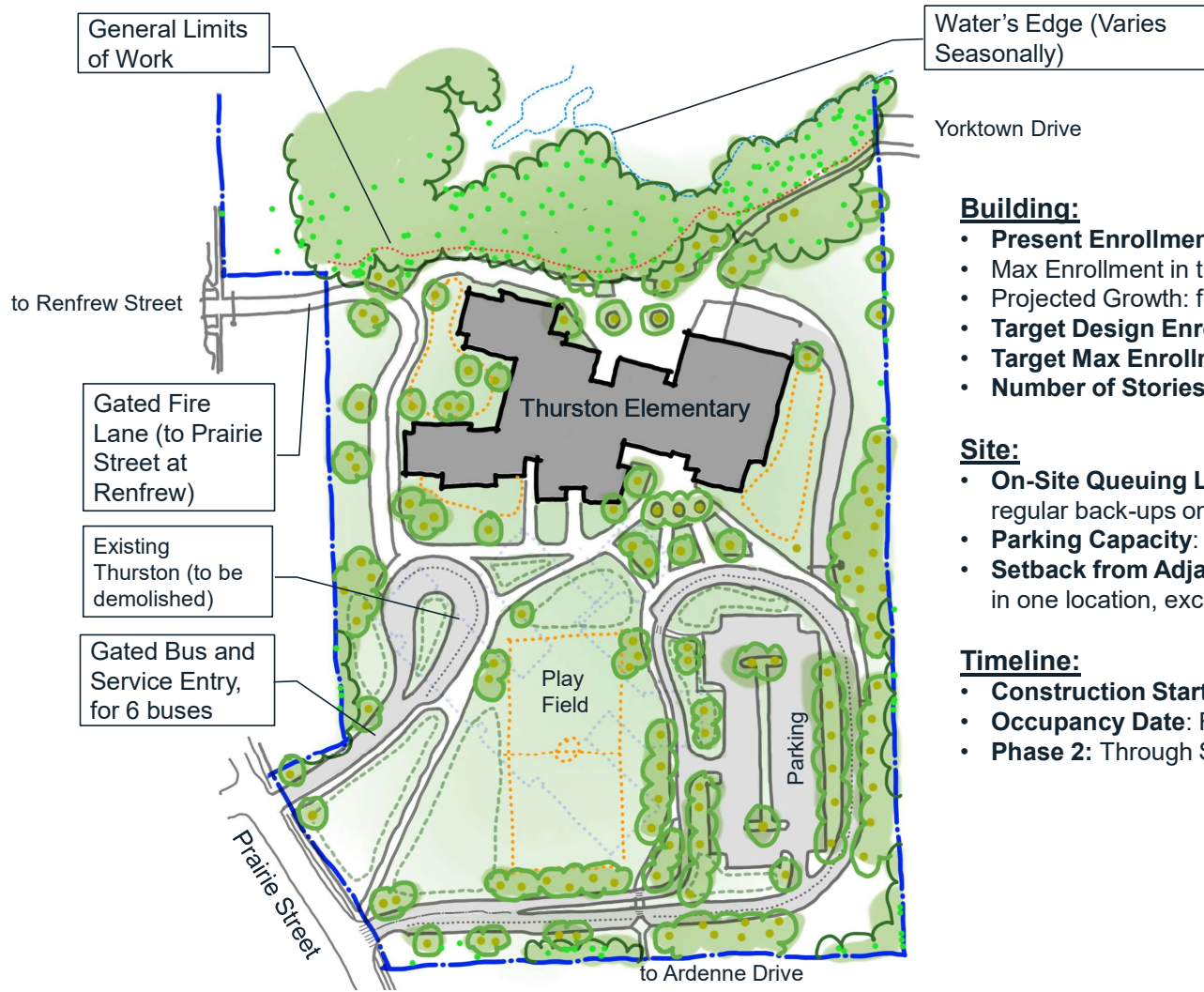
Considerations:

- Moves Bus Entrance south of the new building, requiring temporary bus access for a year, and placing access to the school for bus riders at a greater distance than in the original conceptual plan.
- Moves Service Drive access to the Parent Drop-Off Loop, increasing vehicle traffic near Play Areas.
- Creates a Fire Lane to the north of the new building, which will double as a Community Space.

Impacts:

- Between 50 and 55 trees north of the building remain unaffected, as compared to July, 2024 conceptual plan.
- Reduces, and may eliminate, 0.02 acre Wetland Buffer impact

Thurston Site Plan, Today



Building:

- **Present Enrollment:** 525
- **Max Enrollment in the Past Decade:** 526
- **Projected Growth:** fewer than 20 Students
- **Target Design Enrollment:** 552, plus 2 pK
- **Target Max Enrollment:** 624, plus 2 pK
- **Number of Stories:** 2

Site:

- **On-Site Queuing Length:** Sized to avoid regular back-ups on adjoining streets.
- **Parking Capacity:** Staff plus Visitors
- **Setback from Adjacent Residences:** ~80' in one location, exceeding 100' elsewhere.

Timeline:

- **Construction Start:** Spring, 2025
- **Occupancy Date:** Fall, 2027
- **Phase 2:** Through Spring, 2028

Thurston Site Plan, Exemplar Imagery



ANN ARBOR PUBLIC SCHOOLS
LEAD. CARE. INSPIRE.



Thank You!

Please visit the Bond Website or use this QR Code
to subscribe for regular updates

<https://a2schoolsbond.org>

