



Capital Programs Annual Report – 2023/2024

Ann Arbor Public Schools

Ann Arbor, Michigan

December 20, 2024

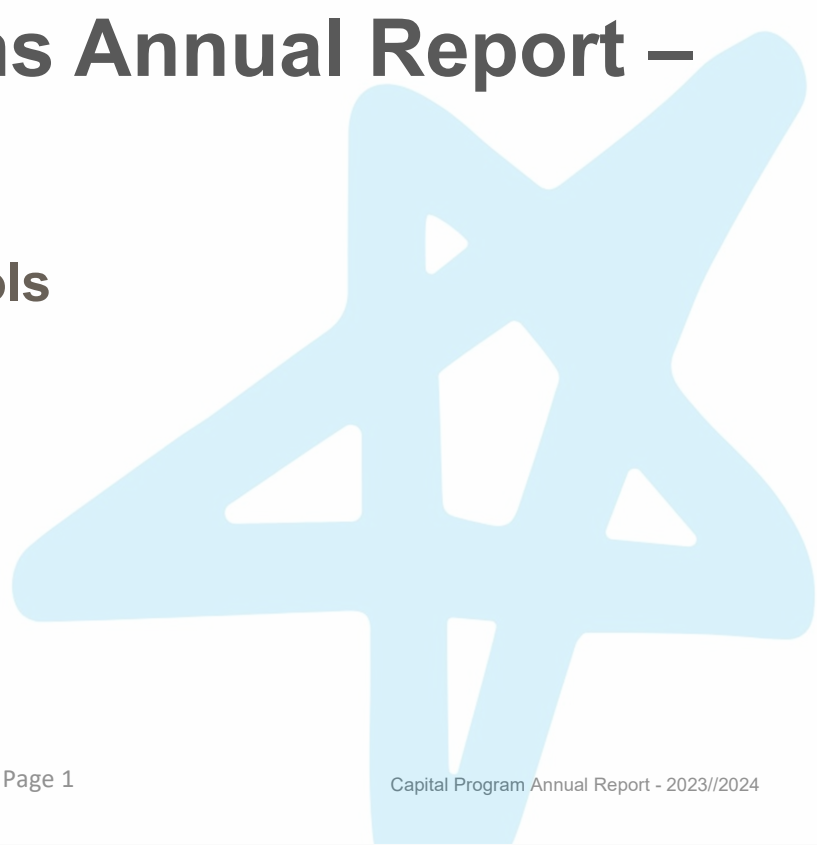




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Executive Summary

We are pleased to present the 2024 Capital Program Annual Report, which provides a summary of the work achieved to date in the improvement of the Ann Arbor Public School (AAPS) facilities. This team has been charged **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.** This is the vision of the Capital Program and the commitment made to the Ann Arbor community.

Since the passage of the 2019 Bond, the focus of the Capital Program has been on Phase 1 early work (years 1-6), which has **addressed immediate needs**, provided **stabilization of school building infrastructure**, and has **improved classroom environments**, concentrating on the needs outlined in the Facilities Condition Assessment (FCA). The FCA is a life-cycle engineering analysis of the condition of the AAPS facilities in terms of age, design, construction methods, and materials. It included calculations of useful life, identified needed infrastructure investments and risks associated with continued deferral of maintenance and replacement investments.

A significant part of this early work has been providing air conditioning to school buildings to provide more comfortable learning environments. Additionally, updating lighting systems with high performance solutions that reduce energy consumption, provide dimming capabilities and end user control, and installation of window treatments to reduce glare in classrooms.

Furthermore, AAPS has invested in other infrastructure needs identified in the FCA, including roof replacements and upgrades, rooftop solar arrays, paving, elevator, and stormwater improvements, and two large scale geothermal systems to promote electrification and building decarbonization.

With each capital improvement project over the last year and since the passage of the Bond, AAPS continues to keep the promises and commitments made to our students, staff, and community. Thank you to the Ann Arbor community for their support of our students and families and this generational investment in Ann Arbor Public Schools

- Capital Program Team

2023 / 2024

FAST FACTS

69

average age of AAPS school buildings

5

number of schools 100 years old in 2023

26

number of projects in 2024

107

number of projects since 2021

6

number of major projects in planning & preconstruction

36

school buildings that have received Improvements to date

\$296 Million

capital expenditures to date

History of Bond & Sinking Fund

The Ann Arbor Public Schools (AAPS) serves the city of Ann Arbor and parts of eight surrounding townships (Ann Arbor, Lodi, Northfield, Pittsfield, Salem, Scio, Superior and Webster townships) covering 125 square miles. AAPS is responsible for 36 buildings with more than 3.4 million square feet on 723 acres. AAPS buildings have an average age of over 67 years, with an average built year of 1956.

The Ann Arbor Public School community values a quality education for every child. AAPS students perform at academically high levels, are taught by high-performing teachers, enjoy quality programs, and are supported by engaged parents and the community.

As stewards of 36 buildings AAPS houses more than 17,000 children and 2,700 staff and is responsible to provide, restore and prepare schools for this and future generations.

On November 5, 2019, voters in the Ann Arbor Public Schools approved a bond to upgrade school facilities and sites, enhance existing building security, and provide upgraded and sustainable learning environments throughout our district. The bond program scope is based on a comprehensive facility assessment conducted by independent architects and engineers to assess the current and future building needs in our district.

The voters approved a \$1 Billion bond and these resources will 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.

The Sinking Fund millage was approved by voters in 2017 to provide critical needed repairs and capital improvements in areas such as roofs, paving, heating and cooling, playgrounds, water quality, technology, additions, athletics, and other repairs and improvements. AAPS capital improvement plan incorporates the renewal of the Sinking Fund millage in 2026 and 2036.

2023 / 2024

FAST FACTS

1

Largest bond passed since 1994.
2nd largest in Michigan history

\$1 Billion

Bond passed by voters in 2019

125

Square miles covered by school District

36

Number of school buildings in the
AAPS District

17,000

of students in AAPS District

2,700

of staff in AAPS District

8

of townships served by
AAPS District

FAST FACTS

Bond vs Sinking Fund—What is the Difference?

Sinking Fund is a millage levied in Michigan dedicated to support the repair and construction of school buildings. The Sinking Fund is a pay-as-you-go method for building repairs and projects. The district does not pay interest on the money used.

Bonds are voted on and required to be approved by the taxpayers by simple majority at an election. The taxpayers approve an amount to be borrowed, not the millage. After the taxpayers approve the bond proposal the district can proceed to issue the bonds which are then sold. The district collects the funds from the sale of the bonds and uses these funds for all the capital improvements. The district will levy a debt millage to its taxpayers and collect the taxes to pay back the bondholders, plus interest.

On November 5, 2019, voters approved

ANN ARBOR PUBLIC SCHOOLS BONDING PROPOSAL

Shall the Public Schools of the City of Ann Arbor, County of Washtenaw, Michigan, borrow the principal sum of not to exceed One Billion Dollars (\$1,000,000,000) and issue its general obligation unlimited tax bonds for the purpose of defraying the cost of making the following improvements: constructing additions to and/or remodeling School District buildings, including safety and security improvements, classrooms, laboratories, kitchens, performing arts and pool facilities, and solar, geothermal and other renewable energy improvements; acquiring and/or constructing buildings in the School District, including elementary, middle and high schools; equipping, furnishing, reequipping and refurnishing buildings in the School District, including the acquisition of school buses and musical instruments; acquiring and installing instructional technology equipment in the School District; and acquiring, improving and developing sites, including athletic fields, facilities, structures, parking and playgrounds, in the School District?

The debt millage levy required to retire all bonds of the School District currently outstanding and proposed by this ballot proposal is estimated to be at or below 4.10 mills. The estimated millage to be levied in 2020 to service this issue of bonds is 1.99 mills (\$1.99 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds of this issue is 3.49 mills (\$3.49 per \$1,000 of taxable value). The bonds will be issued in multiple series, payable in the case of each series in not to exceed 22 years from the date of issue of such series.

(Under State law, bond proceeds may not be used to pay teacher or administrator salaries, routine maintenance or repair costs or other School District operating expenses.)

On May 2, 2017, voters approved

PUBLIC SCHOOLS OF THE CITY OF ANN ARBOR

PROPOSAL TO REPLACE SINKING FUND MILLAGE

This proposal would replace and extend the authority last approved by voters in 2013 and which expires with the 2019 levy for the Public Schools of the City of Ann Arbor to levy a sinking fund millage. This proposal would allow the use of proceeds of the millage for all purposes previously permitted by law as well as newly authorized security improvements.

As a replacement of existing authority, shall the Public Schools of the City of Ann Arbor, County of Washtenaw, Michigan, be authorized to levy 2.50 mills (\$2.50 per \$1,000 of taxable valuation) to create a sinking fund for the purpose of the construction or repair of school buildings, including school security improvements, and the improvement and development of sites and, to the extent permitted by law, for other purposes, including, but not limited to, the acquisition and installation of furnishings and equipment, by increasing the limitation on the amount of taxes which may be imposed on taxable property in the School District for a period of ten (10) years, being the years 2017 to 2026, inclusive? It is estimated that 2.50 mills (\$2.50 per \$1,000 of taxable valuation) would raise approximately \$20,193,874 in the first year that it is levied.

(Under state law, sinking fund proceeds may not be used to pay teacher or administrator salaries.)

The 4 Focus Areas of the Bond Program

The bond proposal outlined the following AAPS goals:

1. **Teaching & Learning** – *Continue the Tradition of Academic Excellence*
2. **Safety, Health & Well-being** – *Focus on Development of the Whole Child*
3. **Sustainable and Environmentally Responsible Infrastructure** – *Create Resilient Schools for Climate Change*
4. **Efficient and Effective Support Systems and Services** – *Continue Technology & Transportation Replacement and Renewal*

The Bond is designed to replace the prior Technology Bond to ensure sustained technology, buses, equipment, furniture, and musical instruments.

2019 BOND PREPARING FOR THE FUTURE



The 4 Focus Areas of the Bond Program

GOAL	TEACHING & LEARNING <i>Continue the Tradition of Academic Excellence</i>
KEY THEMES	<ul style="list-style-type: none"> • Support flexible and engaging learning environments that promote collaboration, hands-on, inquiry-based learning, whole and small group instruction, and appropriate accommodations for all students • Expand opportunities for applied learning such as STEAM, CTE, coding, and robotics • Build upon long-standing environmental education program with new curricula and instructional models • Continue our work to create universally designed and inclusive learning environments • Support blended and online virtual learning • Enable co-teaching between core classroom teachers and support staff for a vibrant and effective multi-tiered system of support • Support multiple educational models including early learning, virtual learning, adult learning, and community college • Maintain smaller class sizes for an effective teaching and learning environment • Continue to enhance opportunities for music and art education • Update environments to include: natural light, air quality, sound • Ensure quality learning environments in every classroom
SUPPORTING INFRASTRUCTURE	<ul style="list-style-type: none"> • Upgrade all classrooms to update lighting, thermal, acoustical and air quality environments with more user/teacher control • Create STEAM/Makerspaces in all schools • Improve support spaces, amenities, and equipment for music and the arts • Continue flexible furniture purchases for art, music, science and other learning spaces • Address current and projected student enrollment by providing additional space in schools, particularly elementary schools at or near capacity • Improve and create spaces for one-on-one and small group activities including: project-based learning, counseling, tutoring, speech therapy, nursing and others • Provide spaces, equipment and furnishing for music and the arts, including improved performance spaces • Provide spaces that are customized to meet the identified social, emotional and physical needs of students • Provide additional storage for student personal items • Create updated Career & Technical Education (CTE) environments, including life management studios at all high schools • Upgrade classrooms and office space at Freeman Environmental Education Center to ensure accessibility for all AAPS students
GOAL	SAFETY, HEALTH & WELL-BEING <i>Focus on Development of the Whole Child</i>
KEY THEMES	<ul style="list-style-type: none"> • Ensure safe and secure schools as centers of the community • Ensure safe drinking water and quality air • Provide healthy local food in the cafeterias • Provide opportunities for students to engage in on-site gardening and food production • Enhance food security for vulnerable populations • Provide opportunities for all students to enjoy physical activity in formal and informal settings • Repair and modernize playgrounds and athletic facilities, renovating and expanding where needed
SUPPORTING INFRASTRUCTURE	<ul style="list-style-type: none"> • Create secure school entrances that provide for access control and secure entry • Install monitoring devices on all exterior doors • Update and modernize security camera systems, adding cameras as needed • Improve school grounds to provide separation of pedestrian, bicycle, car and bus traffic • Continue updating water systems and air distribution systems for maximum air and water quality • Replace or improve fire protection/sprinkler systems in all schools • Designate and/or construct gender neutral restrooms • Expand and renovate elementary and middle school kitchens to allow healthy “scratch” cooking and more variety • Provide improved lighting, updated equipment for enhanced line flow, and other improvements for dining environments (multi-purpose rooms and cafeterias) • Support construction and maintenance of school gardens that include a dedicated water source and outdoor shaded classrooms • Provide space for emergency food programs • Replace or improve elementary “black top” spaces and basketball hoops • Continue improvement of sports fields including baseball, softball, soccer and others • Continue improvement of playgrounds; including age appropriate equipment, ADA/universal design equipment, and spaces for unstructured, creative play

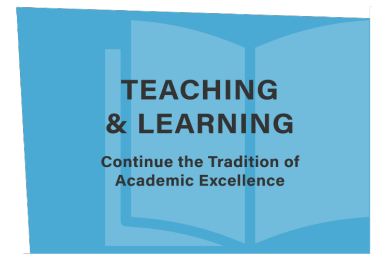
The 4 Focus Areas of the Bond Program

GOAL	Sustainable & Environmentally Responsible INFRASTRUCTURE <i>Create Resilient Schools for Climate Change</i>
KEY THEMES	<ul style="list-style-type: none"> • Create optimized learning environments based on best practice and research to utilize natural and artificial light, ensure fresh air free from pollutants, maintain classroom temperature, and optimize acoustics for maximum cognitive function and productivity. • Prepare our schools to adapt to climate change and act as centers of neighborhood resiliency and to maintain critical life-support conditions in the event of extended power loss, heating fuel or water • Chart a course for carbon neutrality • Create a culture that supports recycling and composting • Promote bio-diversity and healthysites • Utilize interior and exterior finishes that are long-lasting and require minimal maintenance and replacement • Utilize the Freeman Environmental Education Center for demonstration of sustainable grounds practices that tie to Environmental Education programming
SUPPORTING INFRASTRUCTURE	<ul style="list-style-type: none"> • Renovate all classrooms with modern systems that provide human-centric lighting, thermal, and acoustic environments with user/teacher control • Design building systems for disaster resilience and passive survivability including provisions for backup power • Install solar energy systems • Utilize more efficient electric heating and cooling systems including geothermal/ground-source heat pumps and variable refrigerant flow • Install dimmable LED lighting • Upgrade bus fleet with more fuel-efficient vehicles as new technology advancements allow • Create spaces in schools for the collection of recyclables and compost materials and exterior collection points for service providers • Create bio-diverse ecologies on school grounds that support local ecosystems and manage storm water • Specify durable long life-cycle materials, equipment and finishes with low to no toxicity • Install water management systems, gardens, and other grounds projects at the Freeman Environmental Education Center

GOAL	Efficient and Effective SUPPORT SYSTEMS & SERVICES <i>Continue Technology and Transportation Replacement & Renewal</i>
KEY THEMES	<ul style="list-style-type: none"> • Provide appropriate technology for our students to develop the skills and attributes they need to meet their individual goals • Ensure our teachers are supported with appropriate classroom technology • Transform media centers to support digital learning and collaborative pedagogy • Provide needed spaces for custodial and other building support services
SUPPORTING INFRASTRUCTURE	<ul style="list-style-type: none"> • Continue regularly scheduled laptop replacement program • Add new state-of-the-art classroom devices / equipment to support curriculum goals • Renovate media centers to support digital learning and collaboration • Continue bus fleet replacement schedule to reduce repair costs and promote bus fleet safety • Provide improved custodial, information technology, public address, and audio/visual support spaces

The 4 Focus Areas of the Bond Program

- 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



- 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



- 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



- 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



Capital Improvement Projects

Phase 1 – Early work was the beginning of a plan, stemming from the Facilities Condition Assessment (FCA), to maintain the AAPS’s facilities in good condition, which will be ongoing through all phases. The following is a list of projects completed or in the process of work.

Air Conditioning and LED Lighting – Completed:

- Angell Elementary School
- Ann Arbor Open
- Ann Arbor STEAM
- Bach Elementary School
- Burns Park Elementary School
- Carpenter Elementary School
- Clague Middle School
- Community High School
- Dicken Elementary School
- Eberwhite Elementary School
- Forsythe Middle School
- Lakewood Elementary School
- Lawton Elementary School
- Mitchell Elementary School
- Pioneer HS Selective LED Lighting School
- Pioneer Theater Lighting Upgrade
- Pittsfield Elementary School
- Scarlett Middle School
- Tappan Middle School
- Transportation Building
- Wines Elementary

Air Conditioning and LED Lighting - In Progress:

- Abbot Elementary School (complete in summer 2025)
- Haisley Elementary School (complete in summer 2025)

2023-2024

FAST FACTS

26

projects completed at 20 schools over 78 days (June 10 – Aug 27)

107,313

square feet of roof replacements

97,787

square feet of roof coating improvements

350,000

square feet of ceiling tile replacement

2,464,615 SF

of A/C provided at 24 schools



Capital Improvement Projects



Abbot Elementary – Air Conditioning & LED Lighting



Abbot Elementary - Additional LED Lighting Upgrades



Abbot Elementary – Air Conditioning & LED Lighting



Abbot Elementary – Air Conditioning & LED Lighting



Ann Arbor Open - Power Upgrades



Capital Improvement Projects



A2 STEAM - Air Conditioning and Rooftop Unit Upgrades

A2 STEAM - Power Upgrades



Capital Improvement Projects



Clague Middle School - Air Conditioning and LED Lighting, Power Upgrade



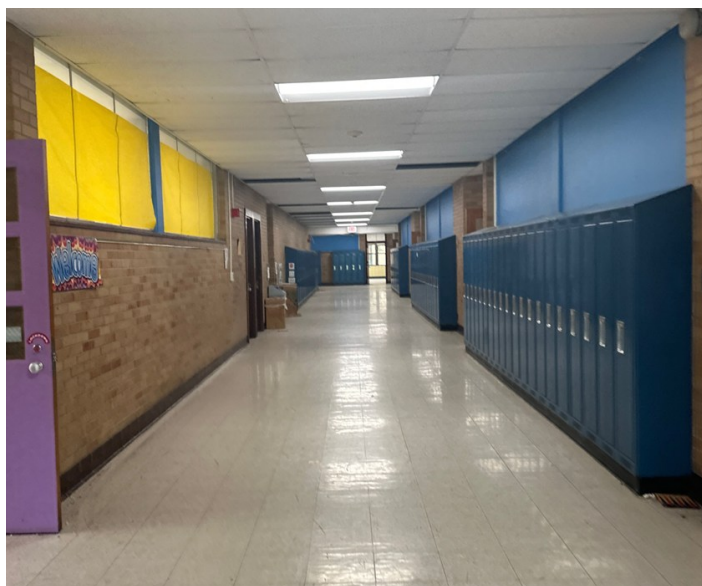
Capital Improvement Projects



Forsythe Middle School
Air Conditioning and LED Lighting
Upgrades

Capital Improvement Projects

Haisley Elementary School – Air Conditioning and Lighting Improvements



Capital Improvement Projects

Theater Rigging Improvements - Completed:

Clague Middle School
Forsythe Middle School
Huron High School
Pioneer High School Schreiber and Little Theaters
Scarlett Middle School
Slauson Middle School

Elevator Improvements - Completed:

Burns Park Elementary
Clague Middle School
Community High School
Huron High School
Scarlett Middle School
Tappan Middle School

Playground Projects - Completed:

A2 STEAM
Eberwhite Elementary School
Bryant Elementary
Pittsfield Elementary - Preschool Playground
Lakewood Elementary - Preschool Playground
Westerman Preschool Natural Play Area

Paving - Completed:

Allen Elementary School
Bach Elementary School
Dickens Elementary School
Haisley Elementary School
Huron High School
Logan (Patch/Repair)
Pattengill (Patch/Repair)
Pittsfield (Patch/Repair)
Tappan Middle School
Wines (Patch/Repair)



Huron High School - Paving Improvements



Tappan Middle School Paving

Capital Improvement Projects



Tappan Middle School - Paving
and Site Improvements



Tappan Middle School - Paving and Fencing

Capital Improvement Projects

Roofing Improvements – Completed:

Abbot Elementary School
Bryant Elementary
Carpenter Elementary
Clague Middle School
Eberwhite Elementary
Huron High School
King Elementary
Lawton Elementary School
Mitchell Elementary
Pattengill Elementary
Pioneer High School
Scarlett Middle School
Skyline High School
Tappan Middle School
Transportation Building
Westerman Preschool



Clague Middle School - Roof Replacement



Eberwhite Elementary - Roof Replacement



Clague Middle School - Roof Replacement



Skyline High School - Roof Coating

Capital Improvement Projects

Solar Projects - Completed:

Ann Arbor STEAM
Bryant Elementary
Earhart Administration Building
Forsythe Middle School
Haisley Elementary
Huron High School
Pattengill Elementary
Pioneer High School
Scarlett Middle School
Skyline High School
Tappan Middle School



Earhart Administration - Solar Array



Skyline High School —Solar Array

Capital Improvement Projects

Storm Water Improvements - Completed:

Bach Elementary Storm Water Pipe Replacement
Carpenter Stormwater Repair
Lawton Elementary South Lawn Drainage Improvements
Skyline Stormwater & Irrigation
Thurston Elementary Storm Water Repair at Pond



Lawton Elementary - South Lawn Drainage Improvements

Capital Improvement Projects

Building Façade Improvements:

- Huron High School Emergency Brick Repair
- Huron High School Greenhouse Repair
- Scarlett Middle School Exterior Column Repair
- Scarlett Middle School Emergency Façade Repair
- Skyline Envelope Improvements
- Tappan Masonry Parapet Restoration



Huron High School - Storm Damage Façade Repair

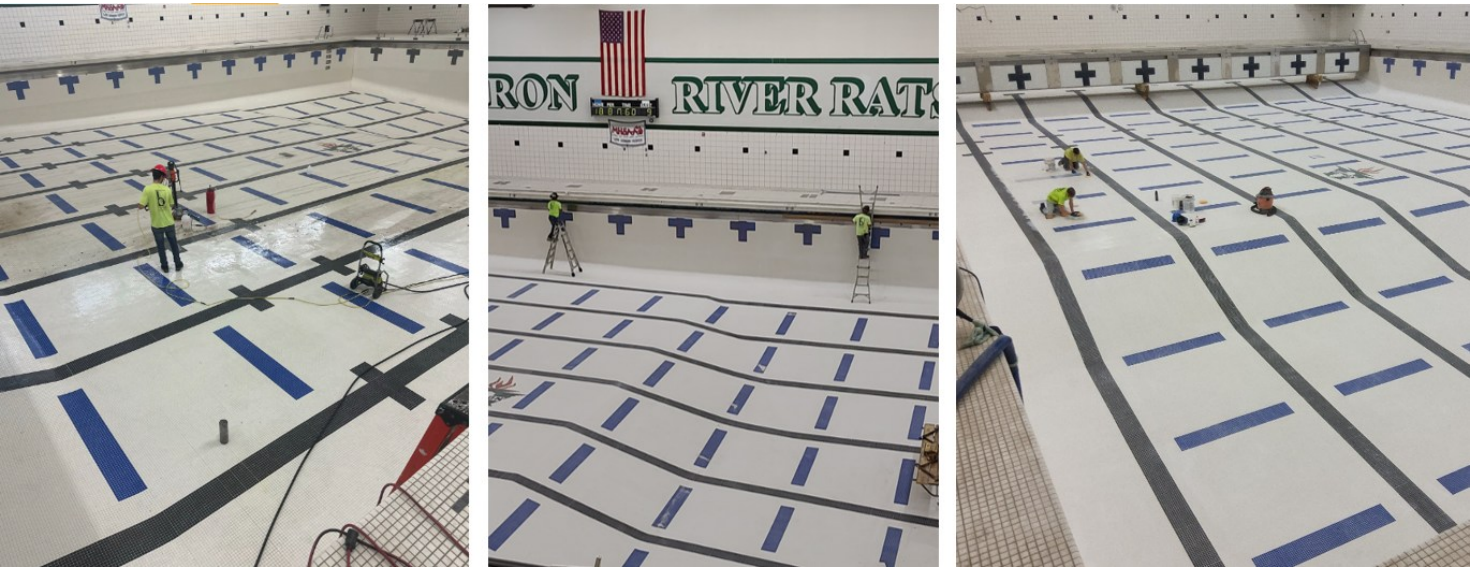


Capital Improvement Projects

Other Improvement Projects:

Ann Arbor Open New Band & Choir Rooms
Art, Music, & Science Furnishings & Equipment
Athletic Field Improvements
Boiler and heating system improvements
Ceiling Tile Replacement
Clague Middle School entry improvements
Converted underutilized spaces into classrooms
Community High School new storage rooms
Community High School new boiler room access to maintain equipment
Community High School - Café Improvements
Freeman Environmental Center new fire alarm system
Huron High School Depository Box Replacement
Huron High School - monorail for pool improvements
Huron High School - food service equipment
Huron High School - Pool Improvements
Lakewood - New Preschool Room
Nixon Road Property - Demolition of Existing Structures
Pioneer High School Theater & Lighting Improvements
Pioneer High School Auto Lab Improvements
Pioneer High School Solar Equipment Screen Wall
Pioneer Bleacher Stabilization
Pittsfield Elementary - New Preschool Room
Scarlett Middle School social/emotional spaces
Scarlett Middle School - Collaboration spaces
Scarlett Middle School - 3 new classrooms & student service center
Scarlett Middle School - restroom renovations (in progress)
Tappan New Vestibule at Main Entrance
Tappan Middle School - Cafeteria Stair improvements
Stone School Road building structure demolition
New window shades
Clock and PA System Improvements
Safe Drinking Water
Tappan Middle School cross corridor door replacement
Transportation Center Fuel System Improvements
Transportation Center Electric Bus Charging
Music room acoustical improvements at Clague, Forsythe and Scarlett Middle Schools
District Wide - Building Controls Management System Improvements
Enhanced Ventilation & Filtration System
Hydration Stations and Touchless Fixtures
Shade Tree Program
Scarlett Middle School - Walk-In Refrigeration
Carpenter Elementary - Server Line Improvements
King Elementary - Server Line Improvements
Mitchell Elementary - Server Line Improvements
Pioneer HS Café & Cafeteria Improvements
Huron HS Cafeteria Serving Improvements
Kitchen Equipment Upgrades
Electric Bus Charging Station Infrastructure

Capital Improvement Projects



Huron High School - Pool Improvements, Tile Repair

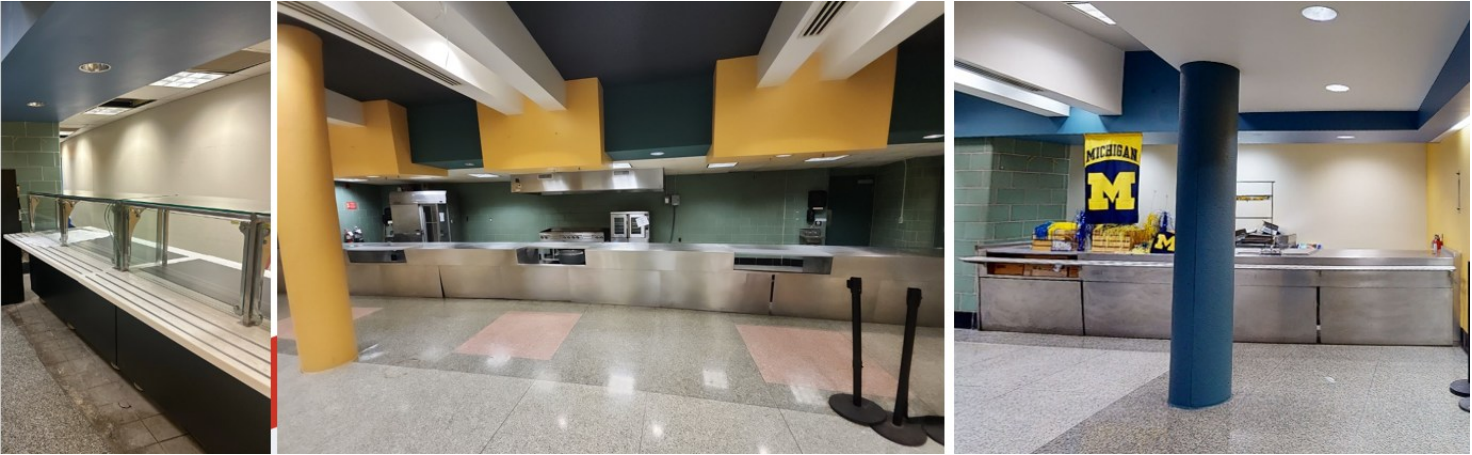


Huron High School - Pool Improvements, New Pool Pumps and Electrical Transformer



Huron High School - Pool Monorail System to Service Pool Deck and Pool Mechanical Room

Capital Improvement Projects



Huron High School - Food Serving Equipment and Electrical Upgrade



Huron High School - Greenhouse Repairs

Capital Improvement Projects



Stone School Road - Structure Demolition

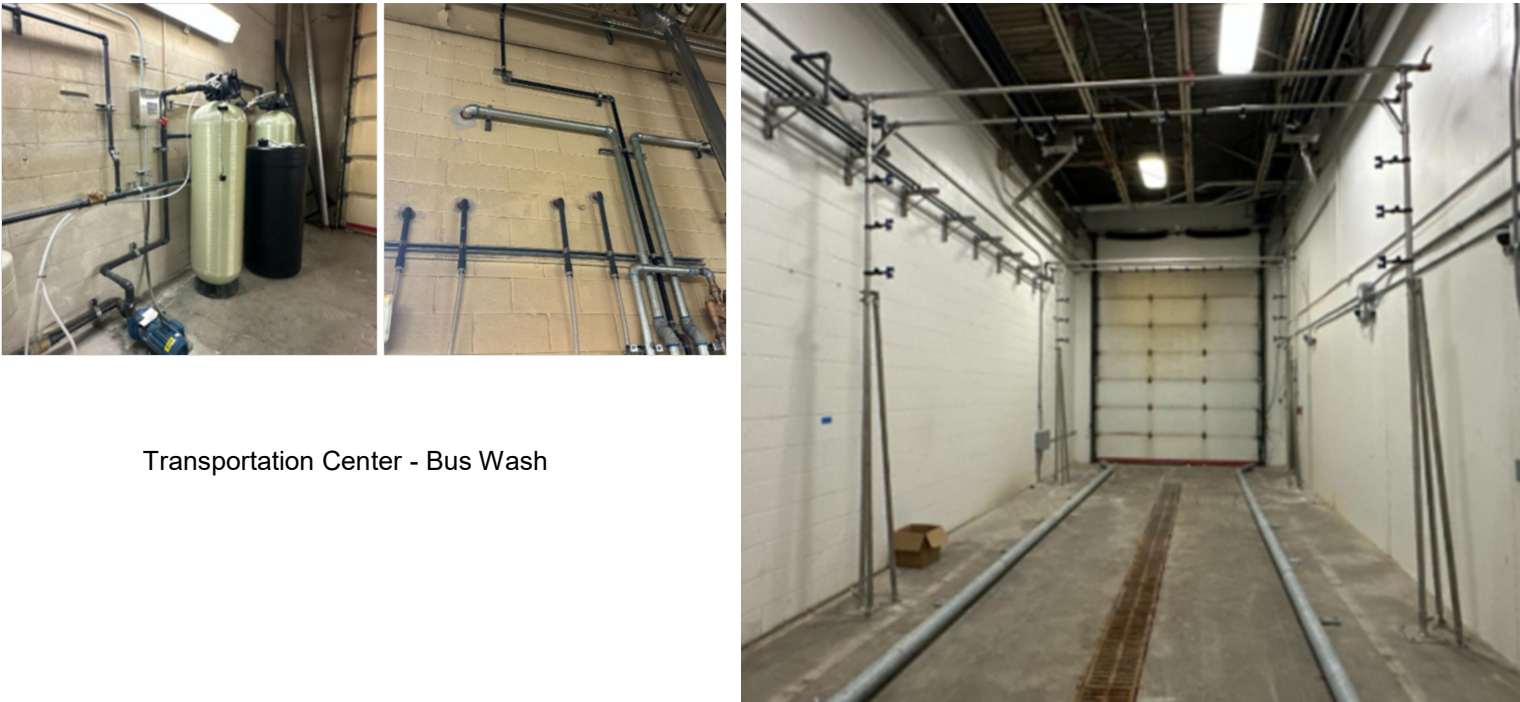


Tappan Middle School - Cafeteria Stair Improvements

Capital Improvement Projects



Tappan Middle School - Cafeteria Stair Improvements



Transportation Center - Bus Wash

Capital Improvement Projects



Transportation Center - Underground Fuel Tank Removal

Individual Project Highlights

New Mitchell Elementary School

FAST FACTS

Grades: Preschool — 5th

Project Status: Public Bidding and Award

Anticipated Start of Construction: Spring 2025

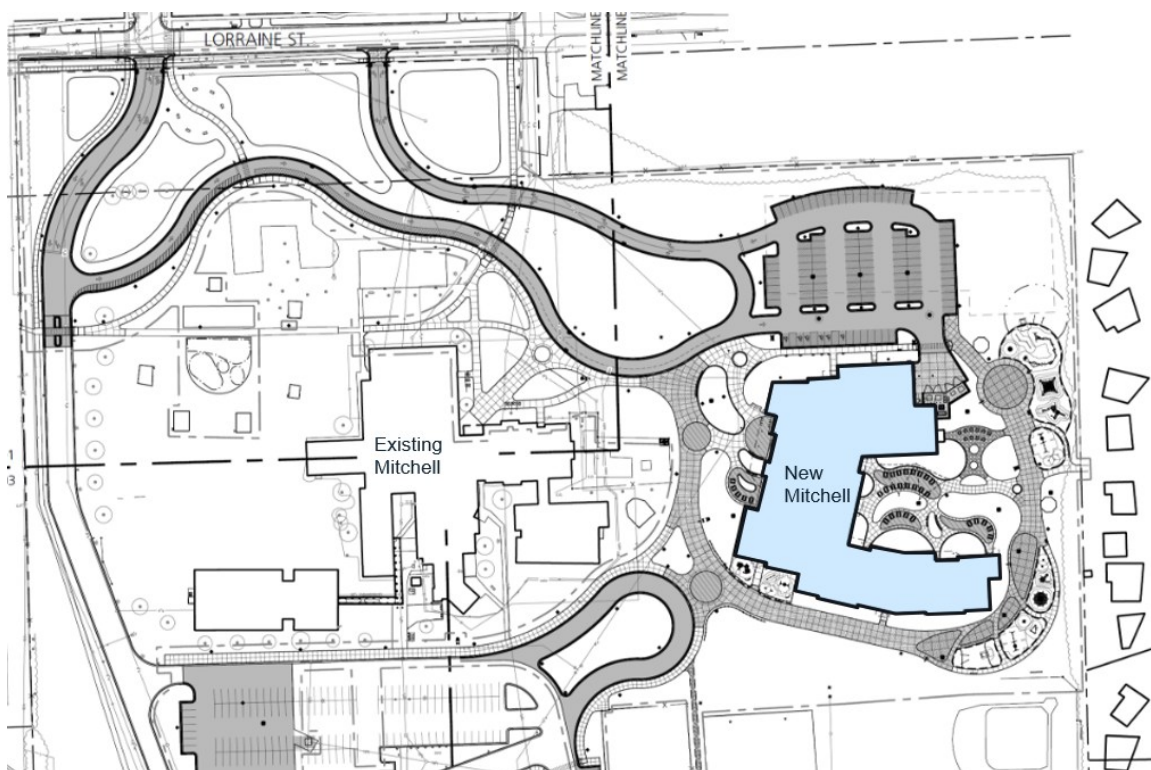


Scope of Work

New Mitchell will be a new two-story, 4-section, Preschool - 5th grade, IB School, located adjacent to existing Mitchell, which will remain in use as a Staging Location after New Mitchell is occupied.

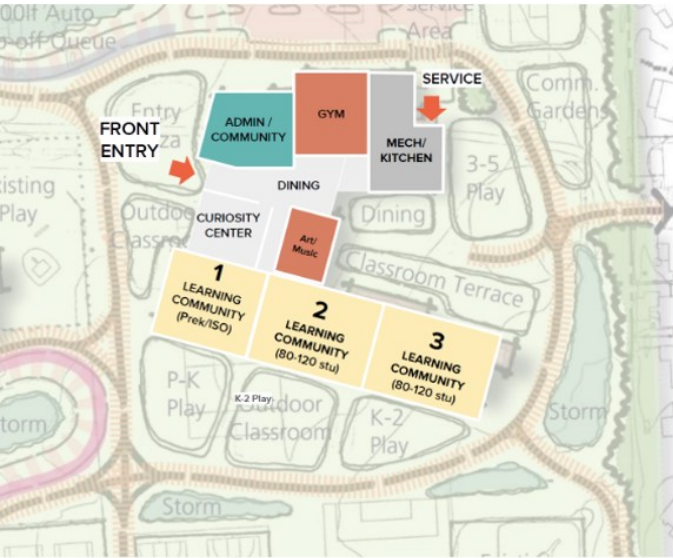
The Architectural Team for this project is Neumann / Smith with Fielding International.

Old Mitchell will become a staging location after construction of New Mitchell is completed.



New Mitchell Elementary Site Plan

New Mitchell Elementary School



First Floor Schematic



Second Floor Schematic



Main Entry Views



New Mitchell Elementary School



Project Courtyard View



Café View



Learning Commons View

New Dicken Elementary School

FAST FACTS

Grades: Currently Young 5 - 5th

Project Status: Public Bidding and Award

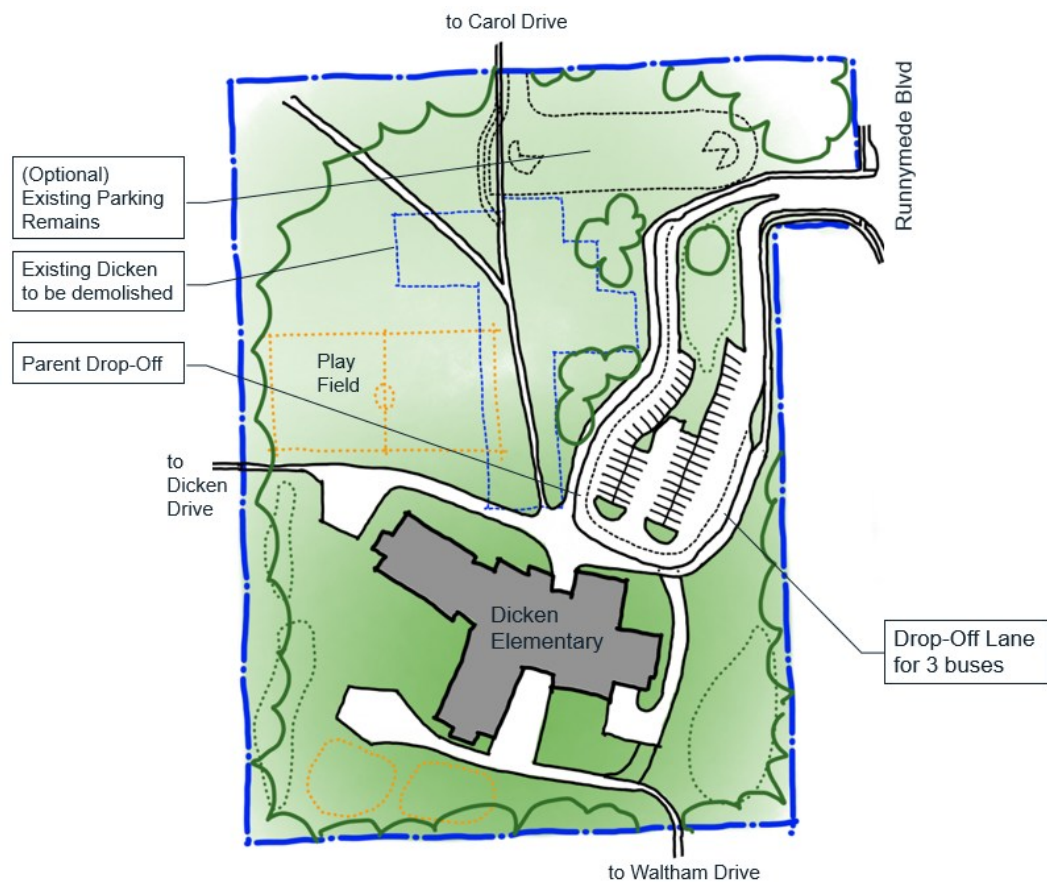
Anticipated Start of Construction: Summer 2025



Scope of Work

New Dicken Elementary will be a new two-story, 2.5 sections, Preschool - 5th grade, located adjacent to the existing school.

The Architectural Team for this project is DLR Group with Wightman.



Proposed Site Plan

New Dicken Elementary



Main Entry View



Learning Commons



Café and Gathering Stair

Individual Project Highlights

New Logan Elementary School

FAST FACTS

Grades: Currently Young 5 - 5th Grade

Project Status: Public Bidding and Award

Anticipated Start of Construction: Summer 2025



Scope of Work

New Logan Elementary will be a new two-story, 4-section, Preschool - 5th grade, located on the Clague campus.

The Architectural Team for this project is Stantec Architecture with Fielding International



Proposed Site Plan

New Logan Elementary School



Main Entry View



Preschool Playground



Classroom Wings

New Logan Elementary School



Project Courtyard

Individual Project Highlights

New Thurston Elementary School

FAST FACTS

Grades: Preschool - 5th

Project Status: Public Bidding and Award

Anticipated Start of Construction: Summer 2025



Scope of Work

New Thurston Elementary will be a new two-story, 4-section, Preschool - 5th grade, located adjacent to the existing school.

The Architectural Team for this project is Stantec Architecture with Fielding International



Proposed Site Plan

New Thurston Elementary School



Main Entry Overview



Main Entry View



Classroom Wing View

New Thurston Elementary School



Preschool Playground
and Classroom Wing



Project Courtyard

Individual Project Highlights

Slauson - Major Modernization

FAST FACTS

Grades: 6th—8th

Project Status: Construction Document Phase

Anticipated Start of Construction: Summer 2025



Scope of Work

Slauson Middle School will have a major modernization with additions in support of the program and site improvements.

The Architectural Team for this project is Quinn Evans with Fielding International



Capital Program Sustainability Update

Rooftop Solar Arrays

Completed

- Pattengill Elementary (110 kW) – 2020
- Haisley Elementary (112 kW) – 2021
- A2 STEAM at Northside (150 kW) – 2021
- Forsythe Middle School (150 kW) - 2021
- Huron High School (133 kW) – 2021
- Bryant Elementary (150 kW) – 2022
- Pioneer High School (150 kW) – 2022
- Westerman Preschool (150 kW) - 2022
- Tappan Middle School (199 kW) - 2023
- Scarlett Middle School (199 kW) - 2023
- Earhart Building (135 kW) - 2024
- Skyline High School (191 kW) - 2024

1.8 MW (AC output) of solar

In 2024, will be the equivalent to offsetting carbon of:

- **996 acres of forest to sequester carbon emissions; or**
- **1,921,000 pounds of coal burned; or**
- **274 homes annual electricity usage**

Geothermal Electrical Heating and Cooling

- Clague Middle School
- Forsythe Middle School
- New Dicken Elementary (in planning)
- New Logan Elementary (in planning)
- New Mitchell Elementary (in planning)
- New Thurston Elementary (in planning)
- Slauson Middle School (in planning)

FAST FACTS

1,803

kilowatts of rooftop solar have been installed to date

8,556

light fixtures replaced with high efficiency LED fixtures

25%

average annual electrical reduction per building from installation of LED lighting

\$300,000

anticipated annual savings per year from solar

8%

anticipated AAPS annual electric consumption saving from solar

238

of geothermal vertical bores drilled to support high performance mechanical HVAC systems

121,240

lineal feet of vertical bore piping installed

Capital Program Communications

SCHOOL COMMUNITY ENGAGEMENT

7/14/2022	Safety & Security Pre-Engagement	All
7/14/2022	Transportation & Food Service Pre-Engagement	All
7/15/2022	Building Services Pre-Engagement	All
7/15/2022	Physical Plant Pre-Engagement	All
7/15/2022	Physical Properties Pre-Engagement	All
7/18/2022	Instructional Technology & Information Services Pre-Engagement	All
7/18/2022	Teaching & Learning Pre-Engagement	All
8/4/2022	Safety & Security Engagement	Mitchell
8/8/2022	Teaching & Learning Engagement	Mitchell
8/10/2022	Food Service Department Engagement	Mitchell
8/10/2022	Technology Department Engagement	Mitchell
8/17/2022	Programming Review Engagement	Mitchell
8/22/2022	Leadership Engagement	Mitchell
9/20/2022	Teaching & Learning / Safety & Security Departmental Engagements	Mitchell
9/28/2022	Food Service & Technology	Mitchell
10/10/2022	1st External Stakeholder Meeting	Mitchell
10/11/2022	1st External Stakeholder Meeting	Mitchell
10/18/2022	Teaching & Learning / Safety & Security Departmental Engagements	Mitchell
10/25/2022	Food Service & Technology Upcoming Engagements	Mitchell
1/10/2023	Project Kick-Off	Dicken
1/10/2023	Project Kick-Off	Slauson
1/11/2023	Project Kick-Off	Dicken
1/11/2023	Project Kick-Off	Logan
1/11/2023	Landscape and Traffic Engagement	Mitchell
1/12/2023	Food Service Standards	All
1/12/2023	Mechanical Systems Engagement	Mitchell
1/17/2023	Teaching and Learning Alignment Workshop #3	All
1/17/2023	Building Leadership Focus Group, Full Staff Update, and School Community Town Hall	Mitchell
1/17/2023	Community Engagement	Mitchell
1/18/2023	Building Leadership Engagement	Mitchell
1/18/2023	Community Engagement	Mitchell
1/18/2023	Parent Engagement	Mitchell
1/18/2023	Special Education Engagement	Mitchell
1/18/2023	U of M Partnership Review	Mitchell
1/23/2023	Structural Systems and WBLCA Workshop	Mitchell
1/25/2023	Transportation Departmental Engagement	Mitchell
1/26/2023	Teaching and Learning Alignment Workshop #4	All
1/27/2023	School Design Advisory (DAT) Introductions	Slauson
2/2/2023	School Design Advisory (DAT) Introductions	Dicken
2/3/2023	School Design Advisory (DAT) Introductions	Thurston
2/6/2023	Transportation Engagement	Mitchell
2/6/2023	Weekly DAT Workshops begin	Slauson

Capital Program Communications

SCHOOL COMMUNITY ENGAGEMENT

2/10/2023	School Design Advisory (DAT) Introductions	Logan
2/13/2023	WBLCA Workshop	Mitchell
2/14/2023	Weekly School Leadership Meetings begin	Logan
2/21/2023	Weekly School Leadership Meetings begin	Thurston
3/2/2023	Teaching and Learning Engagement	Slauson
3/6/2023	Visioning Workshop	Logan
3/7/2023	Sustainability Workshop	Dicken
3/8/2023	Visioning Workshop	Thurston
3/13/2023	Trustee Tours	Mitchell
3/16/2023	Teaching and Learning Alignment Workshop #5	All
3/17/2023	Weekly School Leadership Meetings begin	Dicken
3/22/2023	School Pedagogy Workshop	Dicken
3/22/2023	Staff Engagement	Logan
3/24/2023	Visioning Workshop	Thurston
4/6/2023	Teaching and Learning Alignment Workshop #6	All
4/11/2023	Visioning Workshop	Logan
4/12/2023	Staff Engagement	Thurston
4/13/2023	Safety and Security and Curriculum Workshops	Dicken
4/13/2023	Neighborhood Update	Mitchell
4/25/2023	Staff Mapping	Logan
4/26/2023	Staff Engagement	Logan
4/27/2023	Teaching and Learning Alignment Workshop #7	All
4/27/2023	Visioning Workshop	Thurston
5/3/2023	Staff Engagement	Thurston
5/4/2023	Teaching and Learning Alignment Workshop #8	All
5/9/2023	Design / Culture Workshop	Dicken
5/9/2023	Safety and Security and Transportation Departmental Engagement	Dicken
5/15/2023	Weekly Meetings end	Dicken
5/15/2023	Weekly Meetings end	Logan
5/15/2023	CHPS Workshop	Mitchell
5/15/2023	Weekly Meetings end	Slauson
5/15/2023	Weekly Meetings end	Thurston
5/23/2023	Integrated Design Workshop	Logan
5/23/2023	Integrated Design Workshop	Thurston
5/24/2023	Staff Engagement	Dicken
5/25/2023	School Leadership Check-In	Mitchell
6/5/2023	Community Division Round Robin	Dicken
6/5/2023	Community Division Round Robin	Logan
6/5/2023	Community Division Round Robin	Mitchell
6/5/2023	Community Division Round Robin	Slauson
6/5/2023	Community Division Round Robin	Thurston
6/12/2023	Sustainability Workshop	Mitchell
6/26/2023	Stormwater Management Review	Dicken
6/27/2023	Stormwater Management Review	Mitchell
7/5/2023	Arts and Music Update	All
7/12/2023	Food Service and Transportation Departmental Engagement	Dicken

Capital Program Communications

SCHOOL COMMUNITY ENGAGEMENT

7/12/2023	PLTW Round Robin	Dicken
7/12/2023	Food Service and Transportation Departmental Engagement	Logan
7/12/2023	PLTW Round Robin	Logan
7/12/2023	Transportation Departmental Engagement	Logan
7/12/2023	PLTW Round Robin	Mitchell
7/12/2023	Food Service and Transportation Departmental Engagement	Slauson
7/12/2023	PLTW Round Robin	Slauson
7/12/2023	Food Service and Transportation Departmental Engagement	Thurston
7/12/2023	PLTW Round Robin	Thurston
7/21/2023	Food Service Round Robin	Dicken
7/21/2023	Safety and Security Round Robin	Dicken
7/21/2023	Food Service Round Robin	Logan
7/21/2023	Safety and Security Round Robin	Logan
7/21/2023	Food Service Round Robin	Mitchell
7/21/2023	Safety and Security Round Robin	Mitchell
7/21/2023	Food Service Round Robin	Slauson
7/21/2023	Safety and Security Round Robin	Slauson
7/21/2023	Food Service Round Robin	Thurston
7/21/2023	Safety and Security Round Robin	Thurston
8/1/2023	Arts and Music Round Robin	Dicken
8/1/2023	Arts and Music Round Robin	Logan
8/1/2023	Arts and Music Round Robin	Mitchell
8/1/2023	Arts and Music Round Robin	Slauson
8/1/2023	Arts and Music Round Robin	Thurston
8/9/2023	Science Round Robin	Dicken
8/9/2023	Science Round Robin	Logan
8/9/2023	Science Round Robin	Mitchell
8/9/2023	Science Round Robin	Slauson
8/9/2023	Science Round Robin	Thurston
8/11/2023	Food Service Standards Departmental Engagement	All
8/11/2023	School Leadership Update	Logan
8/25/2023	School Leadership Update	Slauson
8/31/2023	School Leadership Update	Dicken
9/7/2023	Safety and Security Departmental Engagement	Mitchell
9/12/2023	School Leadership Update	Logan
9/13/2023	Sustainability Workshop	Logan
9/13/2023	Sustainability Workshop	Thurston
9/15/2023	School Leadership Update	Thurston
9/18/2023	Instructional Technology & Information Services Departmental Engagement	Mitchell
9/19/2023	Teaching and Learning Support Services Round Robin	Dicken
9/19/2023	Teaching and Learning Support Services Round Robin	Logan
9/19/2023	Teaching and Learning Support Services Round Robin	Mitchell
9/19/2023	Teaching and Learning Support Services Round Robin	Slauson
9/19/2023	Teaching and Learning Support Services Round Robin	Thurston
9/26/2023	CHPS Workshop	Mitchell

Capital Program Communications

SCHOOL COMMUNITY ENGAGEMENT

9/27/2023	Staff Engagement	Thurston
9/28/2023	Community Engagement (Parents, Students, Staff)	Logan
9/29/2023	Community Engagement (Parents, Students, Staff)	Thurston
10/2/2023	Community Engagement (Parents, Students, Staff)	Dicken
10/6/2023	Staff Mapping Workshop	Thurston
10/11/2023	Principal Update	Mitchell
10/11/2023	Staff Engagement	Thurston
10/19/2023	Instructional Technology & Information Services Departmental Engagement	Mitchell
10/25/2023	Staff Engagement	Logan
11/8/2023	Staff Engagement	Slauson
11/16/2023	Food Service Departmental Engagement	Slauson
2/6/2024	Visioning and Patterns	Lakewood
2/6/2024	Visioning and Patterns	Lawton
2/22/2024	Visioning and Patterns	Lawton
2/28/2024	All Staff Workshop	Lawton
3/13/2024	All Staff Workshop	Lakewood
3/19/2024	Guiding Principals and Building Review	Lakewood
4/4/2024	Guiding Principals and Building Review	Lawton
4/15/2024	Parent Engagement	Lakewood
4/15/2024	Student Engagement	Lakewood
4/17/2024	All Staff Workshop	Lawton
4/17/2024	Parent Engagement	Lawton
4/17/2024	Student Engagement	Lawton
4/29/2024	Final Review of Engagement Findings	Lakewood
4/29/2024	Final Review of Engagement Findings	Lakewood
5/1/2024	Staff Design Update	Dicken
5/1/2024	All Staff Workshop	Lakewood
5/2/2024	Library Group	Dicken
5/7/2024	Playground (AAPS Grounds)	Dicken
5/8/2024	Dicken Finishes (AAPS Custodial)	Dicken
5/10/2024	Slauson Specials	Slauson
5/10/2024	Staff Mapping	Thurston
5/15/2024	Lawton Staff Mapping	Lawton
5/15/2024	Final Review of Engagement Findings	Lawton
5/15/2024	Slauson Staff Mapping	Slauson
5/17/2024	Playground (AAPS Grounds)	Dicken
5/23/2024	City of Ann Arbor - Nixon Road Meeting	Logan
5/24/2024	City Meeting (Water and Sanitary)	Dicken
5/28/2024	Mitchell Finishes	Mitchell
5/30/2024	City of Ann Arbor Meeting (Stormwater)	Dicken
6/5/2024	Dicken DAT Meeting	Dicken
6/7/2024	Thurston Nature Center	Thurston
6/17/2024	Audio Visual - (Instructional Technology & Information Services)	Mitchell
6/25/2024	Logan Nixon Road Meeting (City)	Logan
7/17/2024	Food Service	Slauson
7/18/2024	Slauson Phasing Planning Session	Slauson
8/19/2024	Lawton Leadership	Lawton
8/20/2024	City of Ann Arbor Nixon Road Meeting	Logan

Capital Program Communications

SCHOOL COMMUNITY ENGAGEMENT

8/21/2024	Instructional Technology & Information Services Meeting	Dicken
8/21/2024	Food Service	Logan
8/21/2024	Food Service	Thurston
8/23/2024	Lawton Leadership	Lawton
9/3/2024	Thurston Nature Center	Thurston
9/9/2024	Neighbor Update	Dicken
9/10/2024	Lakewood DAT	Lakewood
9/10/2024	Lakewood Staff Gallery Walk-thru	Lakewood
9/10/2024	Neighbor Update	Lakewood
9/10/2024	Student Engagement	Lakewood
9/11/2024	Playground (AAPS Grounds)	Dicken
9/16/2024	Slauson Neighbor Update	Slauson
9/18/2024	Lawton Leadership	Lawton
9/18/2024	Lawton Student Engagement	Lawton
9/18/2024	Lawton Staff Meeting	Lawton
9/23/2024	Lawton Neighbor Update	Lawton
9/24/2024	Logan Neighbor Update	Logan
9/26/2024	Thurston Neighbor Update	Thurston
10/15/2024	Lawton DAT	Lawton

Capital Program Communications

Professional Associations Engagements

American Institute of Architects
Washtenaw Contractors Association
Associated General Contractors of Michigan
Michigan Minority Supplier Development Council

Professional Conferences Engagements

MSBO – Michigan Schools Business Officials – April & October Events
AGC of Michigan Committee Events

Local, State & National Plan Rooms Engagements

BidNet
Construction Association of Michigan
Builders Exchange of Michigan
Building Connected
Demand Star

Websites

www.a2schoolbond.org
www.a2schools.org

Capital Program Financial Update

**TOTAL CAPITAL PROGRAM
PROJECT EXPENDITURES**
\$250,665,439

**Cumulative
Bond Fund**
\$222,262,494
88.67%



**Cumulative
Sinking Fund**
\$28,392,945
11.33%

Capital Program Investments by Fund - Cumulative

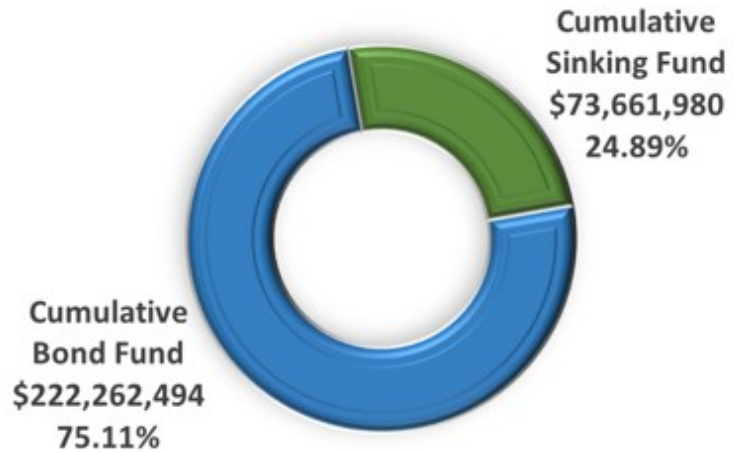
Capital Program Funding Source	Expenditures FY24	Expenditures FY20-23	Total Cumulative Expenditures	% Total
Bond Fund	\$61,920,296	\$160,342,198	\$222,262,494	88.67%
Sinking Fund	\$1,818,613	\$26,574,332	\$28,392,945	11.33%
Total All Capital Program	\$63,738,909	\$186,916,530	\$250,655,439	100%

Bond Fund Projects	FY24	FY20-FY23	Total	% Total
Construction	\$42,946,427	\$103,058,225	\$146,004,652	65.69%
Professional Fees	\$10,567,130	\$20,622,953	\$31,190,083	14.03%
IT Infrastructure	\$966,282	\$4,615,966	\$5,582,248	2.51%
Theatre Improvements	\$737,721	\$2,357,424	\$3,095,145	1.39%
Land	\$0	\$1,058,196	\$1,058,196	0.48%
Legal, Permits Other Fees	\$27,421	\$2,219,766	\$2,247,187	1.01%
Site Improvements	\$1,733,313	\$2,305,421	\$4,038,734	1.82%
Solar Installations	\$1,027,860	\$315,217	\$1,343,077	0.60%
Roofing	\$1,909,547	\$123,223	\$2,032,770	0.91%
Furniture, Fixtures and Equipment	\$1,255,295	\$3,818,729	\$5,074,024	2.28%
Buses	\$749,300	\$2,876,048	\$3,625,348	1.63%
Building Acquisition	\$0	\$16,971,030	\$16,971,030	7.64%
Total Bond Fund Projects	\$61,920,296	\$160,342,198	\$222,262,494	100%

Sinking Fund Projects	FY24	FY20-FY23	Total	% Total
Construction	\$149,950.15	\$7,320,363	\$7,470,313	26.31%
Professional Fees	\$162,910.11	\$1,504,989	\$1,667,899	5.87%
Theatre Improvements	\$1,443.44	\$2,412,469	\$2,413,912	8.50%
Land	\$0.00	\$636,183	\$636,183	2.24%
Legal, Permits Other Fees	\$0.00	\$31,422	\$31,422	0.11%
Site Improvements	\$64,355.20	\$7,303,264	\$7,367,619	25.95%
Solar Installations	\$10,000.00	\$1,321,835	\$1,331,835	4.69%
Roofing	\$1,429,953.94	\$6,043,807	\$7,473,761	26.32%
Total Sinking Fund Projects	\$1,818,613	\$26,574,332	\$28,392,945	100%

Capital Program Financial Update

**TOTAL CAPITAL PROGRAM
EXPENDITURES
\$295,924,474**



Capital Program Investments by Category – Cumulative

Capital Program Expenditures FY20-FY24				
Expense Category	Bond Fund	Sinking Fund	Total	% Total
Construction	\$146,004,652	\$7,470,313	\$153,474,965	62%
Professional Fees	\$31,190,083	\$1,667,899	\$32,857,982	13%
IT Infrastructure	\$5,582,248	not allowed	\$5,582,248	2%
Theatre Improvements	\$3,095,145	\$2,413,912	\$5,509,057	2%
Land	\$1,058,196	\$636,183	\$1,694,379	1%
Legal, Permits Other Fees	\$2,247,187	\$31,422	\$2,278,609	1%
Site Improvements	\$4,038,734	\$7,367,619	\$11,406,353	5%
Solar Installations	\$1,343,077	\$1,331,835	\$2,674,912	1%
Roofing	\$2,032,770	\$7,473,761	\$9,506,531	4%
Furniture, Fixtures and Equipment	\$5,074,024	not allowed	\$5,074,024	2%
Buses	\$3,625,348	not allowed	\$3,625,348	1%
Building Acquisitions	\$16,971,030	\$0	\$16,971,030	7%
Totals By Fund	\$222,262,494	\$28,392,945	\$250,655,439	100%

Capital Improvement Program	
Four Year Cumulative Total Investments 7/1/2020 - 6/30/2024	
Bond Funds	\$222,262,494
Sinking Funds	\$28,392,945
SubTotal Capital Investment	\$250,655,439
Ongoing Repairs from Sinking Funds	\$45,269,034.89
Cumulative Total Investments	\$295,924,474

Capital Program Property Acquisitions

Property acquisition play an important role in meeting the commitments of the capital program. During the course of due diligence to date, the following property acquisitions were deemed to provide the most value to the District.

Previous Acquisitions

3700 Earhart Road Property This acquisition fulfills a critical District need for additional space in the northeast sector for District and Community functions dedicated to professional dedicated office, meeting, and community space.

Total Acres: 16.64

Purchase Amount: \$17,000,000

Closing Date: 12/5/2022



2862 Stone School Road Property is located adjacent to the existing Pathways to Success Academic Campus. This strategic property acquisition will be utilized for the new building, scheduled for a construction start in 2024.

Total Acres: 2.65

Purchase Amount: \$965,000

Closing Date: 12/2/2021



Capital Program Property Acquisition Update

Previous Acquisitions

2600 Nixon Road is located adjacent to the existing Clague Middle School campus. This strategic property acquisition will be utilized for a new elementary school building, schedule for construction start in 2025.

Total Acres: 1.760

Purchase Amount: \$850,000

Closing Date: 2/22/2019



2700 Nixon Road is located adjacent to the existing Clague Middle School campus. This strategic property acquisition will be utilized for a new elementary school building, schedule for construction start in 2025.

Total Acres: 1.285

Purchase Amount: \$707,472

Closing Date: 2/18/2020



2081 Ellsworth Road is located adjacent to Bryant Elementary School. This strategic property acquisition will be utilized to support future capital improvements.

Total Acres: 3.454

Purchase Amount: \$637,500

Closing Date: 9/15/2020



Upcoming Major School Project Planning

School	Phase 1				Phase 2					
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Burns Park Elementary (4)						Planning	Major Mod. (Stages at Old Mitchell or TBD)			
King Elementary (10)						Planning	New Construction (Stages at Old Logan)			
New Wines Elementary						Planning	New Construction (Staging Not Required)			

Engagements for Burns Park Elementary, King Elementary, and New Lawton Elementary will begin in Winter 2025

Thank you to the Ann Arbor Community for
the support of this work.



For more information on the
AAPS Capital Program
please visit:
www.a2schoolsbond.org