

Exceptional⁺



ANN ARBOR PUBLIC SCHOOLS

FALL 2017 UPDATE: PHYSICAL PROPERTIES AND SINKING FUND

Board of Education
October 18, 2017



Sinking Fund: 2017-18 Activities

- **Evaluation/Needs Assessment for each building with associated costs**
- **Attend to critical repairs**
 - roofs, windows, tuck-pointing
- **Repair building systems**
 - Fire Safety, HVAC, Electrical, Plumbing, Communication
- **Assess needs for additions to manage growth**



Identification of AAPS Critical Needs

- ✓ **Roofing:** Leaking, loose membrane/flashing, etc.
- ✓ **Infrastructure:** Crumbling and/or loose bricks, cracked walls, etc.
- ✓ **Exterior Doors:** Improperly fitting or shifted doors
- ✓ **Windows:** Leaking (wet or cold), loose, open/close improperly
- ✓ **HVAC:** Heating and Cooling
- ✓ **Electrical**
- ✓ **Plumbing**
- ✓ **Security System Upgrades**
- ✓ **Fire Alarm Upgrades**
- ✓ **Site Improvements**



Roof Full/Partial Replacement Critical Need

✓ A2 STEAM at
Northside

✓ Allen

✓ Angell

✓ Bach

✓ Balas

✓ Burns Park

✓ Eberwhite

✓ Haisley

✓ Huron

✓ Lakewood

✓ Pioneer

✓ Slauson



Preview of Potential Bid Recommendations

- ❑ Roof Emergency Repairs
- ❑ Facilities Condition Needs Assessment
- ❑ Parking Project
- ❑ Roof Consultation
- ❑ Tree Trimming
- ❑ Building and Grounds Security
- ❑ Emergency Maintenance Response
- ❑ Integrated Pest Management



Building Needs Assessment

Elemental Classifications



- **Foundations**
 - Standard or special foundations
- **Substructure**
 - Slab on grade
 - Basement excavation and walls
- **Superstructure**
 - Floor, roof, stair construction
- **Exterior Closure**
 - Exterior walls, doors, windows
- **Roofing**
- **Interior Construction**
 - Partitions, interior finishes, specialties
- **Conveying Systems**
- **Mechanical**
 - Plumbing
 - HVAC
 - Fire Protection
 - Special mechanical systems
- **Electrical**
 - Distribution
 - Lighting & power
 - Special electrical systems
- **General Conditions**
- **Fixed & Moveable Equipment**
 - Furnishings
 - Special construction
- **Equipment**
 - Fixed and moveable equipment
 - Furnishings
 - Special construction
- **Site Work**
 - Site preparation, improvements, utilities
 - Off-site work

Sinking Fund Millage Analysis

Projection of Estimated Revenue

Taxable Value Growth History

2012	\$7,452,814,496	
2013	7,479,430,305	0.36%
2014	7,652,751,248	2.32%
2015	7,834,337,614	2.37%
2016	8,325,182,115	6.27%
2017	8,606,541,927	3.38%
Average Growth		2.94%



Sinking Fund Millage Analysis

Projection of Estimated Revenue



Tax Year	FY End 6/30	Projected Taxable Value	Growth Rate	Mills Levied	Estimated Annual Revenue from Levy	Cumulative Collection	
2017	2018	\$8,612,610,494	3.38%	2.50	\$21,531,526	\$21,531,526	1 year
2018	2019	8,741,799,651	1.50%	2.50	21,854,499	43,386,025	2 years
2019	2020	8,872,926,646	1.50%	2.50	22,182,317	65,568,342	3 years
2020	2021	9,006,020,545	1.50%	2.50	22,515,051	88,083,393	4 years
2021	2022	9,141,110,854	1.50%	2.50	22,852,777	110,936,170	5 years
2022	2023	9,278,227,516	1.50%	2.50	23,195,569	134,131,739	6 years
2023	2024	9,417,400,929	1.50%	2.50	23,543,502	157,675,242	7 years
2024	2025	9,558,661,943	1.50%	2.50	23,896,655	181,571,896	8 years
2025	2026	9,702,041,872	1.50%	2.50	24,255,105	205,827,001	9 years
2026	2027	9,847,572,500	1.50%	2.50	<u>24,618,931</u>	230,445,932	10 years
TOTAL					\$230,445,932		