



EMG
Corporate Headquarters
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

Executive Summary

December 17, 2018

Via Email: lauzzanae@aaps.k12.mi.us

Emile Lauzzana, AIA, LEED AP
Executive Director, Physical Properties
Ann Arbor Public Schools
2555 South State Street
Ann Arbor, MI 48104
Office: (734) 994-8118

Dear Mr. Lauzzana:

In January of 2018 EMG Corporation was engaged to perform Facility Condition Assessments of the facilities listed below. The assessments were performed from January through April and final reports were delivered at the end of May.

As a part of the walk-through survey, the assessment team surveyed 100% of each facility's interior and common areas. In addition, EMG surveyed the exterior and grounds, including the building exterior, roofs, sidewalk/pavement, and athletic fields (if applicable). The assessment team interviewed the building maintenance staff about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements.

The facility condition assessment focused on the following prime building system components:

- Structural Frame + Building Envelope
- Wall Evaluation
- Roofing (Non-Invasive Visual)
- Plumbing
- Heating
- Air-Conditioning + Ventilation
- Electrical
- Elevators + Vertical Transportation
- Life Safety + Fire Protection
- Interior Elements

It is EMG's opinion that the facilities were found to be in overall good to fair condition and have had an adequate level of maintenance over the past few years. However, without substantial upfront investment, many of the schools Facility Condition Index (Immediate and short term needs / replacement value of the facility) will fall into the 'poor' rating within a few years. Not only is EMG



recommending the repair and replacement of equipment, components, and finishes over the 20 year term; but the installation of items such as full sprinkler systems and central air conditioning as well.

The list of facilities assessed:

Slauson Middle School	Preschool & Family Center (Balas II & III)
Burns Park Elementary	Track Building
Angell Elementary	Field Building
Forsythe Middle School	Ticket Building
Wines Elementary	Huron High School
Pattengill Elementary	A2 Tech/Stone/Pathways
Dicken Elementary	Scarlett Middle School
Bryant Elementary	Lakewood Elementary
Lawton Elementary	Freeman Elementary
Tappan Middle School	Mitchell Elementary
Thurston Elementary	King Elementary
Storage Building	Community High School
Storage Building	Carpenter Elementary
Transportation -Main Bldg	Bach Elementary
Pittsfield Elementary	Baseball Building
Skyline High School	Grounds Building
Balas Administration Building	Track Building
Allen Elementary	Field House Building
Clague Middle School	Holloway Building
Abbott Elementary	Pioneer High School
Logan Elementary	Eberwhite Elementary
Haisley Elementary	Mack Elementary
Northside Elementary	

60.1% of all costs identified relate to assets that need to be replaced due to life-cycle, 32.2% of the total costs are associated with modernization projects, and 7.9% of the costs are life-safety items.

Thank you for the opportunity to work on this project for you. If you should have any questions or comments, please let me know.

Sincerely,
Andy Hupp
Program Manager