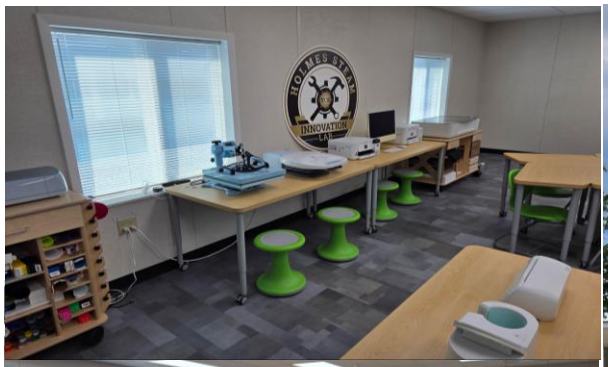
CASE STUDY

Client: City of Ypsilanti, MI

Holmes Elementary School

Permanent Modular Classroom Addition



As part of a larger campus renovation and expansion of its STEM programming, Holmes STEM Elementary School needed permanent instructional space to accommodate enrollment needs and support students for the upcoming school year. Triumph Modular delivered a five-module, 4,835-square-foot permanent addition designed to serve up to 120 students through a single-source, turnkey delivery approach.

Designed to integrate seamlessly with the existing school, the permanent modular addition featured a matching brick façade that created a cohesive campus appearance. Inside, carpet and acoustic ceiling systems helped create a quieter, more comfortable learning environment, while durable finishes were selected to withstand daily use. Exterior rooftop HVAC units were selected to provide efficient, reliable, year-round comfort for students and staff.

From site preparation and below-grade piers to modular installation, utility connections, and integration with the existing school, Triumph coordinated the details required to turn a complex expansion need into a finished, campus-connected learning environment. The scope also included fire protection, water, sewer, and electrical tie-ins, as well as a covered, vented breezeway and ramp system.

The project required responsive problem-solving as site conditions evolved. Winter moratorium restrictions affected the original transportation schedule, while the elevation difference between the existing parking lot and the building connection created emergency-egress, drainage, and playground-access challenges. Triumph coordinated revisions to the civil plan, including a new drainage system and catch basin, and incorporated access doors at both ends of the breezeway to help resolve these conditions.

By adapting to evolving site conditions and coordinating solutions for drainage, emergency access, and the building connection, Triumph ensured that the project objectives and the customer's expectations were met. The completed space was ready for the first day of the 2026 school year. Teachers, students, and school committee members responded enthusiastically to their new learning space, particularly to how quickly the addition came together over the summer.

Project Details

Location
Ypsilanti, MI

Square Feet
4,835

Modular Units
5

Factory Partner
Whitley South