



Blueprint Schools Program Quarterly Report #2



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PGCPS Blueprint Schools

Quarterly Report #2

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EXECUTIVE SUMMARY

This quarter, the Blueprint Schools Program (the Program) advanced the designs of six school projects (five middle schools and one K-8 academy) through engagement with school-based staff and community stakeholders, successfully vacated and moved three schools in need of temporary space (swing space), convened community outreach town halls, and kicked-off construction with six monumental groundbreaking ceremonies.

We remain focused on delivering six high-quality 21st-Century schools within our timeline, all while proactively engaging Prince George's County's residents and business owners. We're clear about our responsibility to deliver excellent school facilities – our Prince George's County Public Schools (PGCPS) students simply cannot wait any longer.

Jason Washington, *Director*
Office of Alternative Infrastructure Planning and Development

INTRODUCTION

This Quarterly Report is an overview of program-wide design advancement and construction mobilization, which includes further refinement and development of school site plans. The report also outlines concentrated MBE/CBB/CBSB outreach efforts made to ensure maximum participation of qualified Prince George's County and Maryland State businesses. Included are highlights the Program's on-going community engagement and community investment activities and a Program Look-Ahead developed by Prince George's County Community and Education Partners (PGCECP).

PROJECT PROFILES

Adelphi Area Middle School
8820 Riggs Rd, Adelphi, MD 20783



Project Status: Design
Budget: \$68.1M
Neighborhood: Adelphi
Grade Configuration: 6-8
Capacity: 1,200
Square Footage: 144,800 sq. ft.
Principal: TBA

Superintendent: Dr. David G. Curry, Jr.;
County Council Rep: Deni Taveras (District 2); **State Legislative Rep:** Senator Malcolm Augustine, Delegate Diana Fennell, Delegate Wanika Fisher, Delegate Julian Ivey; **School Board Rep:** Pamela Boozer-Strother (District 3)

Drew-Freeman Middle School
2600 Brooks Dr., Hillcrest Heights, MD 20746



Project Status: Design
Budget: \$68.1M
Neighborhood: Suitland, Arnold Heights
Grade Configuration: 6-8
Capacity: 1,200
Square Footage: 144,800 sq. ft.
Principal: Dallas Lee

Superintendent: Dr. David G. Curry, Jr.;
County Council Rep: Rodney Streeter (District 7); **State Legislative Rep:** Senator Joanne Benson, Delegate Ereik Barron, Delegate Andrea Harrison, Delegate Jazz Lewis; **School Board Rep:** Kenneth Harris II (District 7)

Hyattsville Middle School

6001 42nd Ave, Hyattsville, MD 20781



Project Status: Design
Budget: \$73.6M
Neighborhood: Hyattsville, West Riverdale, University Park
Grade Configuration: 6-8
Capacity: 1,200
Square Footage: 162,610 sq. ft.
Principal: Chanita Stamper

Superintendent: Dr. David G. Curry, Jr.; **County Council Rep:** Deni Tavaras (District 2); **State Legislative Rep:** Senator Paul Pinsky, Delegate Anne Healey, Delegate Alonzo Washington, Delegate Nicole Williams; **School Board Rep:** Pamela Boozer-Strother (District 3)

Kenmoor Middle School

2501 Kenmoor Dr, Landover, MD 20785



Project Status: Design
Budget: \$68.4M
Neighborhood: Palmer Park, Kentland, Glen Garden
Grade Configuration: 6-8
Capacity: 1,200
Square Footage: 144,800 sq. ft.
Principal: Fadi Maha

Superintendent: Dr. David G. Curry, Jr.; **County Council Rep:** Jolene Ivey (District 5); **State Legislative Rep:** Senator Paul Pinsky, Delegate Anne Healey, Delegate Alonzo Washington, Delegate Nicole Williams; **School Board Rep:** Shayla Adams-Stafford (District 4)

Southern Area K-8 Academy

12200 Fort Washington Road, Fort Washington, MD 20744



Project Status: Design
Budget: \$106.2M
Neighborhood: Friendly
Grade Configuration: K-8
Capacity: 2,000
Square Footage: 233,865 sq. ft.
Principal: Kimberly Corprew (Potomac Landing ES), Leatriz D. Covington (Isaac Gourdine MS)
Superintendent: Dr. Kasandra G. Lassiter; **County Council Rep:** Monique Anderson-Walker (District 8); **State Legislative Rep:** Senator Obie Patterson, Delegate Veronica Turner, Delegate Kriselda Valderrama, Delegate Jay Walker;
School Board Rep: Edward Burroughs III and Sonya Williams

Walker Mill Middle School

800 Karen Blvd, Capitol Heights, MD 20743



Project Status: Design
Budget: \$69.5M
Neighborhood: Walker Mill
Grade Configuration: 6-8
Capacity: 1,200
Square Footage: 144,800 sq. ft.
Principal: Erin Cribbs
Superintendent: Dr. David G. Curry, Jr.; **County Council Rep:** Derrick Davis (District 6); **State Legislative Rep:** Senator Melony Griffith, Delegate Darryl Barnes, Delegate Nick Charles, Delegate Dereck Davis; **School Board Rep:** Belinda Queen (District 6)

PROGRAM PROGRESS

Notice to Proceed

PGCPS approved, via a Notice to Proceed on May 14, 2021, the advancement of the Program from Schematic Design (or 35% Construction Documents) to develop and refine 65% Construction Documents due at the end of July 2021. Through the collaboration of Program staff and Prince George's County Education & Community Partners, each school project design was modified to reflect the requirements and preferences of the District.

Mandatory Referral Process

As part of the design of each of school all six projects went through a Mandatory Referral (MR), culminating in an MR hearing before the Prince George's County Planning Board of the Maryland National Capital Park and Planning Commission. The MR hearings were held on May 20, 2021, for Hyattsville, Drew-Freeman School, and Kenmoor Middle Schools; on June 3, 2021 for Southern Area K-8 Academy and Walker Mill Middle School; and on July 1, 2021 for Adelphi Area Middle School. The Planning Board approved all applications with recommendations for our consideration (included as an appendix in this report).

Site Refinements

Parallel with design activities, the Program refined and updated project site plans and advanced permit packages for construction mobilization scheduled to start at the end of July 2021. One of these refinements, developed in response to discoveries in additional geotechnical reporting, included surcharging on the Southern Area K-8 Academy and Walker Mill Middle School sites. Surcharging is a process of adding additional soil, to sites with extreme settlement conditions, prior to the start of foundation work. This is a typical remediation plan for sites containing native soils. The refinement will not delay construction.

The Program continues planning discussions with the Department of Public Works and Transportation about Southern Area K-8 Academy off-site stormwater management conveyance solutions and aims to reach a final resolution this Fall to avoid impacts to the schedule.

Progress Checklist

To date, the Program has:

- ✓ Received approval of all six of the Department of Permitting, Inspection and Enforcement (DPIE) Site Development Stormwater Management Concept Plans.
- ✓ Completed design surveys for all six school sites.
- ✓ Conducted utility designation surveys for all six sites.
- ✓ Received traffic analysis and reports for all six sites.
- ✓ Submitted the following Joint Permit Applications (i.e., wetland mitigation plans) to Maryland Department of the Environment (MDE)
 - Kenmoor: January 26, 2021
 - Southern K-8: March 15, 2021
 - Walker Mill: April 9, 2021

Finally, as set forth in the Project Agreement, PGCPs has the obligation of handing over all project sites to the design-build team by July 15, 2021. PGCPs expedited the move of all three schools in need of relocation during construction, to conclude on July 6th, allowing the design-build team access to all sites a week earlier than scheduled.

Swing Space Plans

Hyattsville Middle School, Adelphi Elementary School and Drew-Freeman Middle School were relocated to allow for construction activities. Included below is a complete list of swing space plans:

<i>School</i>	<i>Plan</i>
Adelphi Area Middle School	For at least the next three academic years, Adelphi Elementary School will operate out of the old Cherokee Lane Elementary School.
Drew-Freeman Middle School	For the next two academic years, Drew-Freeman Middle School will operate out of Forestville High School.
Hyattsville Middle School	For the next two academic years, Hyattsville Middle School will operate out of three locations to accommodate academic and programmatic needs. - 6th grade students: Thomas Stone Elementary - 7th & 8th grade CPA students: Robert Goddard Montessori - 7th & 8th grade non-CPA students: Meadowbrook School
Kenmoor Middle School	Remaining on site during construction.
Southern Area K-8 Middle School	Remaining on site during construction.
Walker Mill Middle School	Remaining on site during construction.

Later this Summer, school PGCPs administration team members will distribute additional swing space information to impacted families to include: academic programing and governance, bell schedules, and transportation routes and times.

Look-Ahead

	<i>Adelphi Area</i>	<i>Drew-Freeman</i>	<i>Hyattsville</i>	<i>Kenmoor</i>	<i>Southern Area K-8 Academy</i>	<i>Walker Mill</i>
Site Fencing	7/12 - 7/16	Complete	Complete	Complete	7/19 - 8/9	Complete
Survey/LOD	7/16	Complete	Complete	Complete	7/19 - 8/9	Complete
Utility Disconnect	Complete	Complete	7/19/21	N/A	N/A	N/A
DPIE Preconstruction Meeting	Complete	Complete	Complete	Complete	Complete	Complete
Erosion and Sediment Control	7/26 - 7/30	7/26 - 7/30	7/26 - 7/30	7/26 - 7/30	7/26 - 8/20	7/26 - 7/30
Abatement	N/A		7/19 - Aug	N/A	N/A	N/A
Clearing/Grading	8/2 - Sept	7/19 - Aug	8/2 - Sept	8/2 - Sept	8/2/21 - Nov	8/2 - Sept
Building Demolition	7/26 - 8/30	8/2 - Sept	TBD	TBD	7/26 - 8/30	N/A

MBE/CBB/CBSB ENGAGEMENT

The Program has continued to engage Minority Business Enterprises, Community-Based Businesses, and Community-Based Small Businesses (MBE/CBB/CBSB) by sharing timely program updates and providing guidance to business owners on obtaining prequalification to bid on packages. These efforts are in place to ensure that the pool of prospective subcontractors properly reflect the County and Region's diversity and business capacity.

Outreach Events

To date, the program has conducted 10 outreach events that have attracted over 800 attendees and over 763 distinct MBE/CBB/CBSBs, including four matchmaking events that connected 136 MBE/CBB/CBSBs with over 160 companies expressing interest in bidding on packages.

Reporting

As we move into construction and the letting of contracts, our reporting system will show progress made toward the 30% minimum MBE/CBB/CBSB procurement requirement set forth in the Project Agreement. To ensure accountability and transparency, the Program has retained services of BTG, a third-party that will implement compliance software and compliance oversight of the program.

GROUNDBREAKINGS

On June 28-30, 2021, the Program held six distinct groundbreaking ceremonies in celebration of the start of construction. Students, principals, and program leaders welcomed guests and were followed by county and state officials, district executives, and School Board representatives. These celebrations reaffirmed the need and appreciation Prince George's County communities have for the acceleration of the modernized school buildings our students and teachers deserve. View Prince George's County Public Schools' Blueprint Schools Groundbreaking Ceremonies News Roundup [HERE](#).

Event Photos







COMMUNITY IMPACT

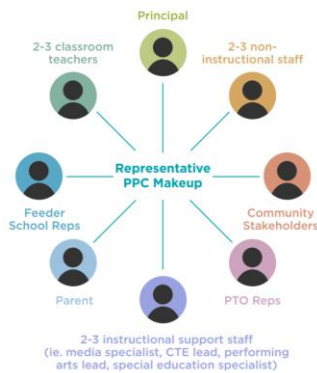
Town Halls



- ◆ Ongoing town halls are provided for each school community.
- ◆ Presentations include project and community impact updates.
- ◆ Participants' questions are addressed during the meeting.
- ◆ Follow-up materials/additional info can be found on the program website: www.pgcpsblueprintschools.com

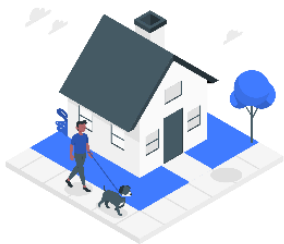
Click [HERE](#) to see a full list of town halls and other community outreach events.

Project Planning Committees (PPCs)



- ◆ PPC teams are representative of individual school communities, selected and led by school principals.
- ◆ PPCs use their community and school-based expertise to inform design and actively participate in each phase of the design-build period.
- ◆ A feedback loop provides opportunities for PPCs to provide guidance and support the advancement of the school design.

Community Investment Program



- ◆ PGCECP provides monthly MBE/CBB/CBSB outreach and pre-certification events.
- ◆ Community investment opportunities and program updates are shared at town halls, with the PPCs and on the program website.

Prince George's County Education and Community Partners is committed to leveraging this multi-school project to enhance the quality of life for the residents, workers, and communities of Prince George's County.

The Community Investment Program includes:

- Workforce Development
- Community Service and Amenity Plan
- Mentor – Protégé Program
- Internships and Apprenticeship Opportunities
- Scholarships and Education

Scholarships and Educational Opportunities Update



On May 20, 2021, Gilbane Construction & Partners presented PGCPs with the first installment of their 3-year scholarship funding commitment. PGCECP established a scholarship fund to support PGCPs high school students to attend Prince George's County Community College in the disciplines of design, engineering, and construction management. Additionally, the team will create apprenticeships/Internships that will be paid positions with documented paths to employment or educational programs.

COMMUNITY CONCERNS

While we have actively engaged each Blueprint Schools community and worked to address concerns and questions, additional outreach is needed in the Tantallon community regarding concerns residents have expressed over the Southern K-8 Academy, specifically: potential flooding, negative impacts to the onsite wetlands and increased traffic. Over the past year, PGCPs has engaged the community in 11 meetings to discuss the site selection, design approach, construction plans, traffic modifications and stormwater and wetland mitigation enhancements of the Southern K-8 site. However, concerns remain with some residents wanting to delay, move, or stop the project all together.

Here are specific steps the Program has taken to address the concerns:

Wetland Mitigation

Recognizing the importance of preserving as much of the natural character of the site as possible, both identified wetlands will remain on site and be maintained by the Program. To ensure that we are abiding by the appropriate standards, the Program applied for a joint permit (United States Army Corps of Engineers and Maryland Department of the Environment) for the site's Wetland Mitigation Plan on March 12, 2021. Approval is imminent.

Stormwater Management

During rain events, Tantallon residents have consistently experienced flooding and have expressed concern about the impact school construction and the eventual school will have on the frequency and magnitude of flooding.

PGCPS is working with program partners to address these stormwater concerns through modern stormwater management systems that will:

- (1) clean the stormwater of pollutants; and
- (2) store stormwater during significant downpours to reduce the flow and control the timing of when water leaves the site. Moreover, PGCPS and its program partners will demonstrate control of water from both 10-year and 100-year storm events.

Traffic Modifications:

Recognizing the impact the school will have on the existing traffic conditions of the community, the Program, as part of the construction, will expand East Swan Creek Road to allow for a dedicated turn lane into the property, thus significantly reducing traffic congestion around the school.

We look forward to continuing to engage and respond to concerns voiced by the communities and will work to create amenable solutions.

CLOSING STATEMENT

The Blueprint Schools Program has accomplished a remarkable amount in a short period of time and is committed to the delivery of all six schools by Summer 2023. Transitioning to the next phase of the program, we expect the pace and speed of implementation to increase and progress to soon be visible on all the school sites.

APPENDIX