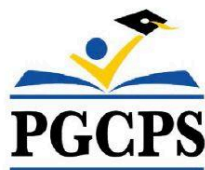




# Blueprint Schools Phase 1 - 2024 Quarter 4 Report

December 2024



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# PGCPS Blueprint Schools - Phase 1

## 2024 Quarterly Report #4

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## EXECUTIVE SUMMARY

Phase 1 has experienced some growing pains over the first year and a half of operations. However, PGCECP and PGCPs have handled them without any significant disruptions. Initially, PGCPs tried to adapt to the size of the new middle schools, so we made staffing adjustments. PGCECP's maintenance provider, Honeywell, has been working to overcome issues with communication both technically and with PGCPs personnel.

Our joint effort has led to personnel changes, both locally and in Canada. Mr. Brian Hussan has taken over as project executive for Honeywell. Honeywell is replacing its Director of Facilities Management for the Phase 1 Blueprint Schools; we expect to receive the new candidate's name by the start of 2025. We are actively working with our IT department to resolve technical issues related to CMMS to allow PGCPs to receive information from the Honeywell system.


Response to issues has generally been within contract parameters. As we are moving out of construction warranty periods, Honeywell is adjusting its responses. Due to construction-related issues, maintenance of all the fields has not yet been transferred to PGCPs. PGCPs expects to assume full responsibility for the fields in the spring of 2025.

In compliance with the Climate Change Action Plan, PGCPs entered into a PPA with Standard Solar to install solar panels on the roofs of the six Phase 1 schools. The projects are currently in design and permitting. We expect installation to occur over the summer break.

*Shawn Matlock*

*Director, Office of Alternative Infrastructure Planning and Development*

## PROJECT PROFILES

Sonia Sotomayor Middle School at Adelphi	
	
<p><b>Project Status:</b> Complete</p> <p><b>Neighborhood:</b> Adelphi</p> <p><b>Address:</b> 8820 Riggs Rd, Adelphi, MD 20783</p> <p><b>Grade Configuration:</b> 6-8</p> <p><b>Capacity:</b> 1,200</p> <p><b>Square Footage:</b> 144,800 sq. ft.</p> <p><b>Principal:</b> Dr. Leroy Alicea-Cabassa</p>	<p><b>Associate Superintendent:</b></p> <ul style="list-style-type: none"> <li>• Dr. Ameila Coleman</li> </ul> <p><b>County Council District 2</b></p> <p><b>State Legislative District 47</b></p> <p><b>School Board District 3</b></p>

Drew-Freeman Middle School	
	
<p><b>Project Status:</b> Complete</p> <p><b>Neighborhood:</b> Suitland, Arnold Heights</p> <p><b>Address:</b> 2600 Brooks Dr, Hillcrest Heights, MD 20746</p> <p><b>Grade Configuration:</b> 6-8</p> <p><b>Capacity:</b> 1,200</p> <p><b>Square Footage:</b> 144,800 sq. ft.</p> <p><b>Principal:</b> Natasha Kyler</p>	<p><b>Associate Superintendent:</b></p> <ul style="list-style-type: none"> <li>• Dr. Ameila Coleman</li> </ul> <p><b>County Council District 7</b></p> <p><b>State Legislative District 24</b></p> <p><b>School Board District 7</b></p>



**PROJECT PROFILES** *(continued)*

<b>Hyattsville Middle School</b>	
	
<p><b>Project Status:</b> Complete</p> <p><b>Neighborhood:</b> Hyattsville, West Riverdale, University Park</p> <p><b>Address:</b> 6001 42<sup>nd</sup> Ave., Hyattsville, MD 20781</p> <p><b>Grade Configuration:</b> 6-8</p> <p><b>Capacity:</b> 1,200</p> <p><b>Square Footage:</b> 162,610 sq. ft.</p> <p><b>Principal:</b> Chanita Stamper</p>	<p><b>Associate Superintendent:</b></p> <ul style="list-style-type: none"> <li>• Dr. Ameila Coleman</li> </ul> <p><b>County Council District 2</b></p> <p><b>State Legislative District 22</b></p> <p><b>School Board District 3</b></p>

<b>Kenmoor Middle School</b>	
	
<p><b>Project Status:</b> Complete</p> <p><b>Neighborhood:</b> Palmer Park, Kentland, Glenarden</p> <p><b>Address:</b> 2501 Kenmoor Dr., Landover, MD 20785</p> <p><b>Grade Configuration:</b> 6-8</p> <p><b>Capacity:</b> 1,200</p> <p><b>Square Footage:</b> 144,800 sq. ft.</p> <p><b>Principal:</b> Rebecca Turner</p>	<p><b>Associate Superintendent:</b></p> <ul style="list-style-type: none"> <li>• Dr. Ameila Coleman</li> </ul> <p><b>County Council District 5</b></p> <p><b>State Legislative District 24</b></p> <p><b>School Board District 4</b></p>

**PROJECT PROFILES** *(continued)*

<b>Colin L. Powell Academy</b>	
	
<p><b>Project Status:</b> Complete</p> <p><b>Neighborhood:</b> Tantallon, Fort Washington</p> <p><b>Address:</b> 12200 Fort Washington Rd., Fort Washington, MD 20744</p> <p><b>Grade Configuration:</b> K-8</p> <p><b>Capacity:</b> 2,000</p> <p><b>Square Footage:</b> 233,865 sq. ft.</p> <p><b>Principal:</b> Nina Lattimore</p>	<p><b>Associate Superintendents:</b></p> <ul style="list-style-type: none"> <li>● Dr. Kasandra G. Lassiter</li> <li>● Dr. Ameila Coleman</li> </ul> <p><b>County Council District 8</b></p> <p><b>State Legislative District 26</b></p> <p><b>School Board District 8</b></p>

<b>Walker Mill Middle School</b>	
	
<p><b>Project Status:</b> Complete</p> <p><b>Neighborhood:</b> Walker Mill</p> <p><b>Address:</b> 800 Karen Blvd., Capital Heights, MD 20743</p> <p><b>Grade Configuration:</b> 6-8</p> <p><b>Capacity:</b> 1,200</p> <p><b>Square Footage:</b> 144,800 sq. ft.</p> <p><b>Principal:</b> Erin Cribbs</p>	<p><b>Associate Superintendent:</b></p> <ul style="list-style-type: none"> <li>● Dr. Ameila Coleman</li> </ul> <p><b>County Council District 6</b></p> <p><b>State Legislative District 25</b></p> <p><b>School Board District 6</b></p>

## **PROGRAM PROGRESS**

### **Additional Construction and Change Orders**

The opening and occupancy of all six schools have highlighted the need for additional improvements and construction items. At Colin L. Powell Academy, the Program determined that an additional playground is needed to accommodate the first through fifth-grade students. Initially, the design only called for one (1) playground to accommodate the pre-k level students. However, upon new consideration, the Program and the school have agreed that two playgrounds should be constructed for the other elementary students. The Program received a preliminary quote from PGCPs' playground vendor, Gametime, and has engaged PGCECP to determine additional maintenance costs and next steps. Gametime began construction earlier in the fall and is expected to be completed in the spring.

At Sonia Sotomayor Middle School at Adelphi, PGCECP constructed an ADA ramp at the end of the parking lot. PGCPs determined that an additional ramp was needed at that location to ease access for the school's regional program students. PGCPs has also requested that the Program add filters to the water fountains and bubblers in all of the new facilities. Though filters were included in the maintenance budget for each school, they were not required by the educational specifications. The Program has confirmed with PGCECP that adding the filters is a manageable upgrade.

PGCPs and the Program have concluded a Power Purchase Agreement with SSI SCHOOL LANE SOLAR, LLC, which will add solar panels on the roofs of each of our new P3 buildings. There will be no direct capital cost to PGCPs or added cost to the overall project.

Finally, due to excessive and unauthorized adult use of our artificial turf fields at Sonia Sotomayor and Hyattsville Middle Schools, PGCPs requested that fencing with lockable gates be erected around those fields. PGCPs received numerous complaints from community members and neighbors. This was not casual play. In some cases, unauthorized adult soccer tournaments were conducted at the fields. In addition, because of the lack of access to facilities, adults littered the fields with alcohol bottles and waste. PGCECP completed the fences in October, and PGCPs expects the problem to be resolved with additional signage and increased police surveillance.

## **PHASE 1 PROJECT AGREEMENT**

### **Amendment 1 to the Project Agreement**

Per the Program's earlier reports, several change orders were included in the project agreement, and a budget was established to compensate for the agreed-upon change orders. Some of those change orders, roughly \$8 million, were paid as a direct cash payment. Others are being financed and paid overtime by refinancing the Availability Payment. Amendment 1 was executed, and it included all of the resolved change orders. The Availability Payment has been refinanced.

## **CLOSING STATEMENT**

The Office of Alternative Infrastructure and Planning Development held a listening session with all of the principals to discuss lessons learned and improve operations by reviewing performance last year. We are using that feedback to improve operations and communication. The new arrangement requires training and dialog with our staff and community partners. The Program progresses forward so that our students will continue to thrive in these new facilities.