



Blueprint Schools Phase 1 - 2024 Quarter 3 Report

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County Executive

PGCPS Blueprint Schools - Phase 1

2024 Quarterly Report #3

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EXECUTIVE SUMMARY

Now that the Blueprint Schools Program (the Program) has delivered the first six (6) schools to their communities and has entered the Services Period, it has two primary goals: ensuring that current operations allow education in these facilities to continue unimpeded by any system failures and that the facilities are maintained at the highest levels, preserving them for more than 50 years of effective use. This approach to asset management and life-cycle maintenance will allow Prince George's County Public Schools (PGCPS) to utilize industry best practices and serve as the foundation for the revision of its internal life-cycle maintenance program. A large part of that process is adjusting and improving the building based on the needs recognized through its use.

Once the facilities were occupied, the Program identified several areas that required further improvement to enhance the efficiency, comfort, and safety of the staff and students. Prince George's County Education & Community Partners (PGCECP) and PGCPS will continue to collaborate to make these improvements and alterations over the next few years, with work beginning on these improvements this summer. In addition, we will continue to gather input from faculty and staff at each school to add or modify equipment and practices.

Shawn Matlock

Director, Office of Alternative Infrastructure Planning and Development

PROJECT PROFILES

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

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

PROJECT PROFILES *(continued)*

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

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

PROJECT PROFILES *(continued)*

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

Walker Mill Middle School	
	
<p>Project Status: Construction - Phase 2</p> <p>Neighborhood: Walker Mill</p> <p>Address: 800 Karen Blvd., Capital Heights, MD 20743</p> <p>Grade Configuration: 6-8</p> <p>Capacity: 1,200</p> <p>Square Footage: 144,800 sq. ft.</p> <p>Principal: Erin Cribbs</p>	<p>Associate Superintendent:</p> <ul style="list-style-type: none"> ● Dr. Ameila Coleman <p>County Council District 6</p> <p>State Legislative District 25</p> <p>School Board District 6</p>

PROGRAM PROGRESS

Construction Progress

All six schools have completed major construction activities and mural installations, with only minor punch list repairs continuing. At Walker Mill, Phase 2 of the project, which includes the demolition of the old school building and the construction of the athletic fields, has been substantially completed. In July 2024, PGCECP anticipated the completion of regrading, seeding, and plantings around the site and fields at all locations. However, the fields still require additional remediation, which has been documented after a walkthrough.

At Walker Mill, the current sidewalk along Karen Blvd. was demolished and replaced by PGCECP, and curb repair was completed. Additionally, connecting sidewalks along the soccer fields were poured. At the main parking lot, milling, overlay, striping, and signage installation have mostly been completed. Bike racks were installed at the baseball fields, and finally, the silt and diversion fence were removed.

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 PGCP's playground vendor, Gametime, and has engaged PGCECP to determine additional maintenance costs and next steps. Gametime has not yet started work.

At Sonia Sotomayor Middle School at Adelphi, PGCECP constructed an ADA ramp at the end of the parking lot. PGCP determined that an additional ramp was needed at that location to ease access for the school's regional program students. PGCP 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.

Finally, PGCP and the Program are concluding 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 PGCP or added cost to the overall project.

Because of contractual issues, work has been delayed. The Program expects construction to begin in spring 2025 and be completed that same year. All disputed change orders have been resolved.

PHASE 1 PROJECT AGREEMENT

Amendment 1 to the Project Agreement

Per the Program's earlier reports, several change orders were on the project agreement, and a budget was established for compensating 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 will be paid overtime through a refinancing of the Availability Payment. Amendment 1 was executed, and it included all of the resolved change orders. The Availability Payment has been refinanced.

CLOSING STATEMENT

Now that the Program has fulfilled its promise of delivering six new schools, we will begin operating and maintaining these facilities to the highest standards possible. PGCECP has been working to publish Standard Operating Procedures ("SOPs") for uGCPS and staff use. The Office of Alternative Infrastructure and Planning Development will be holding a listening session with all of the principals to get lessons learned and improve the operations by reviewing performance last year. Success will require communication, coordination, and cooperation between the organizations part of this historical P3 partnership. The Program looks forward to watching our students thrive with the completion of Phase 1 and continuing efforts through Phase 2.