



## Blueprint Schools Program Quarterly Report #3



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County Executive

# PGCPS Blueprint Schools

## Quarterly Report #3

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## EXECUTIVE SUMMARY

While the primary purpose of the Blueprint Schools Program is to design, build, and maintain high-performing, high quality, technologically advanced schools, the Program is also focused on making long-lasting economic impacts in Prince George's County. Throughout the modernization process, Blueprint Schools Program is accelerating contract opportunities for minority and community-based businesses, providing jobs, internships, and apprenticeships for residents, and launching a community asset initiative that includes the delivery of programs and/or collaborative projects designed by and uniquely made for each school's community.

BTG, a third-party compliance firm, has been selected by the Program to develop reporting software that accurately documents and assesses progress made towards the required minimum 30% of eligible procurement dollars to MBEs and local and small businesses. Included in this report is our first quarterly MBE metric of program compliance towards this aggressive goal, as set forth in the Project Agreement. These measures of accountability further support our commitment to providing all stakeholders transparent and thorough communication about Blueprint Schools community investments.

In September, led by Gilbane Building Company, the Program launched its inaugural Blueprint Schools Mentor-Protege Cohort. Through a rigorous application process, 15 companies, a majority of which are Prince George's County-based, were selected to participate in the unique eight-week program. The Cohort discusses subject matters such as bonding, projections, estimating, accounting, and partnering. In addition to identifying and discussing national and regional trends, participants learn about local procurement opportunities, including those available within Prince George's County Public Schools and the District's Department of Capital Programs. The Program is working closely with Capital Programs, Purchasing, and Supply Services to identify additional opportunities that cohort companies could compete for and utilize to build capacity and expertise.

Finally, as part of Blueprint Schools commitment to ensuring that each school reflects the dynamism and character of its surrounding community, a Community Asset Program (CAP) is being launched. CAP is a collaborative initiative developed to provide each school with personalized and unique assets. These assets could range from personalized programs for the school and surrounding community to physical assets like exercise equipment, public art, a greenhouse, or walking paths directly on site. Funding for six projects, one per school, will be allocated from the project budget and can be supplemented by grants or other funding sources that may be available. The process will be guided by Project Planning Committees (PPC), schools' selected Blueprint representatives, ensuring that CAP project planning and implementation is inclusive and truly reflective of their communities.

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. Also included are highlights of the Program's on-going community investment activities, an overview of the recently executed swing space process, and a Program Look-Ahead developed by Prince George's County Community and Education Partners (PGCECP).

## PROJECT PROFILES

### Adelphi Area Middle School



**Project Status:** Construction  
**Neighborhood:** Adelphi  
**Address:** 8820 Riggs Rd,  
Adelphi, MD 20783  
**Grade Configuration:** 6-8  
**Capacity:** 1,200  
**Square Footage:** 144,800 sq. ft.  
**Principal:** TBA

**Area 2 Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Vice-Chair Deni Taveras (District 2)

**State Legislative Representatives:**

- Senator Malcolm Augustine
- Delegate Diana Fennell
- Delegate Wanika Fisher
- Delegate Julian Ivey

**School Board Representative:**

- Pamela Boozer-Strother (District 3)

### Drew-Freeman Middle School



**Project Status:** Construction  
**Neighborhood:** Suitland,  
Arnold Heights  
**Address:** 2600 Brooks Dr.,  
Hillcrest Heights, MD 20746  
**Grade Configuration:** 6-8  
**Capacity:** 1,200  
**Square Footage:** 144,800 sq. ft.  
**Principal:** Dallas Lee

**Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Rodney Streeter (District 7)

**State Legislative Representatives:**

- Senator Joanne Benson
- Delegate Erek Barron
- Delegate Andrea Harrison
- Delegate Jazz Lewis

**School Board Representative:**

- Kenneth Harris II (District 7)

## PROJECT PROFILES *(continued)*

### Hyattsville Middle School



**Project Status:** Construction

**Neighborhood:** Hyattsville,  
West Riverdale, University Park

**Address:** 6001 42<sup>nd</sup> Ave.,  
Hyattsville, MD 20781

**Grade Configuration:** 6-8

**Capacity:** 1,200

**Square Footage:** 162,610 sq. ft.

**Principal:** Chanita Stamper

**Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Deni Taveras (District 2)

**State Legislative Representatives:**

- Senator Paul Pinsky
- Delegate Anne Healey
- Delegate Alonzo Washington
- Delegate Nicole Williams

**School Board Representative:**

- Pamela Boozer-Strother (District 3)

### Kenmoor Middle School



**Project Status:** Construction

**Neighborhood:** Palmer Park, Kentland,  
Glenarden

**Address:** 2501 Kenmoor Dr., Landover, MD  
20785

**Grade Configuration:** 6-8

**Capacity:** 1,200

**Square Footage:** 144,800 sq. ft.

**Principal:** Maha Fadli

**Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Jolene Ivey (District 5)

**State Legislative Representatives:**

- Senator Paul Pinsky
- Delegate Anne Healey
- Delegate Alonzo Washington
- Delegate Nicole Williams

**School Board Representative:**

- Shayla Adams-Stafford (District 4)

## PROJECT PROFILES *(continued)*

### Southern Area K-8 Academy



**Project Status:** Construction  
**Neighborhood:** Tantallon,  
Fort Washington  
**Address:** 12200 Fort Washington Rd.,  
Fort Washington, MD 20744  
**Grade Configuration:** K-8  
**Capacity:** 2,000  
**Square Footage:** 233,865 sq. ft.  
**Principal:** TBD

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter
- Dr. David G. Curry, Jr.

**County Council Representative:**

- Monique Anderson-Walker (District 8)

**State Legislative Representatives:**

- Senator Obie Patterson
- Delegate Veronica Turner
- Delegate Kriselda Valderrama
- Delegate Jay Walker

**School Board Representative:**

- Sonya Williams (District 9)

### Walker Mill Middle School



**Project Status:** Construction  
**Neighborhood:** Walker Mill  
**Address:** 800 Karen Blvd.,  
Capital Heights, MD 20743  
**Grade Configuration:** 6-8  
**Capacity:** 1,200  
**Square Footage:** 144,800 sq. ft.  
**Principal:** Erin Cribbs

**Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Derrick Davis (District 6)

**State Legislative Representatives:**

- Senator Melony Griffith
- Delegate Darryl Barnes
- Delegate Nick Charles
- Delegate Dereck Davis

**School Board Rep:**

- Belinda Queen (District 6)
- Shayla Adams-Stafford (District 4)

## PROGRAM PROGRESS

### *Design Updates*

#### **Notice to Proceed**

PGCPS approved, via a Notice to Proceed in August, the advancement of the Program from Design Development (or 65% Construction Documents) to develop and refine 95% Construction Documents due at the end of December 2021. Through the collaboration of Program staff and Prince George's County Education & Community Partners, each school project design was developed to reflect the requirements and preferences of the district. Advanced designs for specialized spaces such as STEAM and science labs and media centers progressed and color palettes, inspired by nature (see figure 1) were explored for each of the six schools.

Figure 1



Image courtesy of Stantec.

#### **Site Refinements**

Parallel with design development activities, the Program refined and updated project site plans and advanced permit packages for construction which began at the end of July 2021.

### *Construction Progress*

Construction activities have commenced on all six school sites. Gilbane is leading the construction effort with a leadership team consisting of Michael Ricketts, Senior Project Executive (P3 Program), Brian Malanchuk, Senior Project Executive (Construction), and Jumanne Smith, Construction Executive. Each site also has its own lead Project Executive: Christian Broyles for Adelphi, Drew-Freeman, Kenmoor, and Walker Mill; and Arland Knipe for Hyattsville and Southern Area K-8.



Communication methods have been established to provide stakeholders with ongoing construction updates and means of contacting the team with questions and/or concerns. For instance, *Blueprint Schools News & Updates*, a monthly newsletter launched by the Program in July, is made available on the program website, [www.pgcpsblueprintschools.com](http://www.pgcpsblueprintschools.com), and distributed via email throughout all six school communities. Each issue includes updates on completed and upcoming construction activities. Furthermore, a general ‘construction inquiry’ sign that includes a phone number and email address is prominently placed at each construction site for community members’ reference.

***Construction Updates by Site***

***Adelphi Area Middle School***



Activity	Progress	30-Day Look-Ahead
Site perimeter surveying	Completed	<ul style="list-style-type: none"> <li>• Laying of concrete building foundations to begin</li> <li>• Under slab plumbing and electrical work to begin</li> <li>• Demolition of existing building slab and foundations in progress</li> <li>• Building pad grading in progress</li> </ul>
Site fencing	Completed	
Installation of sediment ponds on site	Completed	
Tree clearing	Completed	
Demolition of existing school	Completed	

**Drew-Freeman Middle School**



Activity	Progress	30-Day Look-Ahead
Site perimeter surveying	Completed	<ul style="list-style-type: none"> <li>• Rough grading of the site and existing building demolition to continue</li> <li>• Installation of onsite haul road/crane pad</li> <li>• Laying of concrete building foundations to begin</li> <li>• Stripping of topsoil, rough grading of site, and existing building demolition in progress</li> </ul>
Site fencing	Completed	
Interior building abatement	Completed	
Interior building demolition	Completed	
Installation of erosion and sediment control measures	Completed	

**Hyattsville Middle School**



Activity	Progress	30-Day Look-Ahead
Site perimeter surveying	Completed	<ul style="list-style-type: none"> <li>• Laying of concrete building foundations to begin</li> <li>• Under slab plumbing and electrical work to begin</li> <li>• Demolition of the existing school in progress</li> <li>• Clearing and grading for the building pad ongoing</li> </ul>
Site fencing	Completed	
Interior building abatement	Completed	
Installation of erosion and sediment control measures	Completed	

**Kenmoor Middle School**



Activity	Progress	30-Day Look-Ahead
Site perimeter surveying	Completed	<ul style="list-style-type: none"> <li>• Importing and exporting of dirt for the building pad to be completed</li> <li>• Laying of concrete building foundations to begin</li> <li>• Under slab plumbing and electrical work to begin</li> <li>• Clearing &amp; grading of building pad underway</li> <li>• Installation of temporary site roads and a worker parking area in progress</li> </ul>
Site fencing	Completed	
Installation of temporary electricity to the site	Completed	
Installation of erosion and sediment control measures	Completed	

**Southern Area K-8**



Activity	Progress	30-Day Look-Ahead
Site perimeter surveying	Completed	<ul style="list-style-type: none"> <li>• Excavation of sediment trap</li> <li>• Completion of the mass clearing of the site</li> <li>• Completion of the hauling of fallen trees</li> <li>• Importing of dirt for the building pad to begin</li> <li>• Mass clearing of the site and the hauling off of fallen trees and debris in progress</li> </ul>
Site fencing	Completed	
Site clearing	Completed	
Installation of erosion and sediment control measures	Completed	
Installation of temporary site electrical power	Completed	

**Walker Mill**



Activity	Progress	30-Day Look-Ahead
Site perimeter surveying	Completed	<ul style="list-style-type: none"> <li>● Stripping of topsoil to be completed</li> <li>● Importing of dirt for the building pad to begin</li> <li>● Tree removal to begin</li> <li>● Stripping of topsoil and rough grading of site in progress</li> </ul>
Site fencing	Completed	
Installation of erosion and sediment control measures	Completed	
Installation of temporary site electrical power	Completed	
Construction of site sediment trap	Completed	

**SWING SPACE LOGISTICS**

Swing logistics refers to the planning and processes that facilitate the relocation of school communities to allow for the new construction or major renovation of a school in its existing location. A relocation is not always required if a site is large enough to accommodate the existing school to remain in place while the new facility is built on another area of the same site, or if the new facility is being built on a new site not currently occupied.

The Phase I Blueprint Schools package required the relocation of Drew-Freeman Middle School, Hyattsville Middle School, and Adelphi Elementary School (to be replaced by a new Adelphi area middle school) to allow for the demolition of the existing facilities and the construction of the new schools. Walker Mill Middle School and Kenmoor Middle School populations were able to remain in place while their new schools are being built on the existing sites, and the Southern Area K-8 is a new school where no school currently exists, therefore not requiring swing space. While only three of the six Blueprint Schools in Phase I required offsite swing, the logistics required to move those three schools this summer resulted in eight (primary and collateral) moves, impacting a total of 11 different schools and their communities.

The relocation logistics for the three primary schools required multiple moves to be coordinated and executed in only five months once the final receiving schools and the program and grade bands to be relocated to each were defined.

**Adelphi Middle School** – 8820 Riggs Rd, Adelphi, MD 20783 – Adelphi Elementary School was relocated to accommodate a new Adelphi Middle School in its location.

- Adelphi Elementary School, moved to:
  - Cherokee Lane Elementary School – 9000 25th Ave, Adelphi, MD 20783, and

- o The Judy Center at Cool Spring Elementary School – 8908 Riggs Rd, Adelphi, MD 20783
- Cherokee Lane Elementary School, while awaiting the completion of its new school through the PGCPS Capital Projects Program, moved to
  - o St. Marks Church – 7501 Adelphi Rd, Hyattsville, MD 20783

**Hyattsville Middle School** – 6001 42nd Ave #1522, Hyattsville, MD 20781, moved to the:

- Robert Goddard Montessori School building – 9850 Good Luck Rd, Seabrook, MD 20706,
- Meadowbrook Elementary School building – 3501 Moylan Dr, Bowie, MD 20715, and
- Thomas S. Stone Elementary School (portable classrooms) – 4500 34th St., Mt. Rainier, MD 20712

**Drew-Freeman Middle School** – 2600 Brooks Dr, Suitland, MD 20746, moved to the:

- Forestville High School building – 7001 Beltz Dr #4635, Forestville, MD 20747
- Central High School – (in swing at Forestville High School) returned to:
  - o their newly modernized Central High School – 200 Cabin Branch Rd, Capitol Heights, MD 20743

The relocation of Adelphi Elementary and Hyattsville Middle required coordination with the receiving schools’ administrations.

In the compressed time frame allotted for these moves, all pertinent PGCPS departments were engaged to provide input and specialized move services including Building Services, Capital Programs, Environmental, Warehouse, Title One, Food Service, Library/Media, Enrollment, Student Records, Audio Visual, Internet Technology, Plant Operations, and Transportation to ensure that the master move schedule could be met. Through the combined efforts of these departments, and those of HH Logistics Planning, LLC and PJ Relocators, LLC who tirelessly and expertly executed the master move sequence, all schools impacted by these swing efforts were able to open on September 8th and resume in-person learning in the 2021-22 School Year.

The cost of such an extensive move process, not only in terms of the moves themselves, but encompassing such things as the addition of modular classrooms, the preparation of the receiving swing spaces, temporary storage capacity in c-containers, and the need for interim and staged moves is not insignificant. We are in the process of reviewing final costs to be incorporated into the final program costs.

***Future swing planning considerations***

Future swing logistics plans within PGCPS would benefit if informed by the lessons learned during this process as well as an expanded timeline to plan and execute the swing plan. A comprehensive white paper on the step-by-step development of a master swing planning strategy utilizing industry knowledge, lessons learned from Phase 1, and drawing on the expertise of all PGCPS departments is underway to inform future swing logistics.

## COMMUNITY IMPACT

### *Community Investment: 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 reflects 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. As of October 6, the Program has spent approximately \$60.5 million, of which approximately \$33.8 million has been procured from MBE/CBB/CBSB firms (55.1%), well above our minimum (30%) requirement.

### *Mentor-Protege Cohort*

In August, Prince George's County Education and Community Partners (PGCECP), in conjunction with Prince George's County Public Schools, announced the launch of the Blueprint Schools Mentor Protégé Cohort. Through this program minority and county-based businesses have an opportunity to develop and broaden their industry skills as well as gain first-hand insight on working with Gilbane Building Company. While several business training programs exist, this program focuses on practical matters such as exactly what's needed to successfully gain and complete projects with Gilbane.

Eight, two-hour weekly sessions facilitated by Gilbane and other subject matter experts guide participants in developing relationships through knowledge sharing. Each session is split into two parts; the first hour is devoted to educating participants on a topic from a national perspective. The second hour consists of breakout sessions in which participants engage with Gilbane team members from Washington, D.C., Maryland, and Virginia to cover topics from a regional perspective.

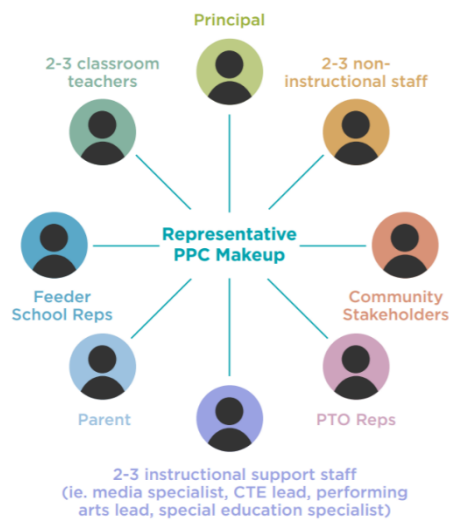
Session topics include:

- Introduction to Gilbane/Prequalification
- Winning Work
- Managing for Success
- Mitigating Risk
- Developing Financial Strength
- Leveraging Technology
- Business Development & Networking

Additionally, participants learn how to do business with PGCPs Capital Improvement Program (CIP), the Chief Executive Officer and Prince George's County's Board of Education's plan to fund capital projects during the fiscal year. Through the CIP, educational facilities are planned, designed, renovated, and constructed based on the prioritization of needs established in the Educational Facility Master Plan (EFMP).

Through a rigorous application process, 15 companies, a majority of which are Prince George's County-based, were selected to participate in the unique Blueprint Schools Mentor-Protege Cohort.

### ***Project Planning Committees (PPCs): Community Asset Program***



Project Planning Committees continue to play a critical role as representatives of the school community, overseeing and providing feedback on the design of each Blueprint School.

PPCs are embarking on a new role with the launch of the Blueprint Schools Community Asset Program (CAP). CAP is a collaborative initiative developed to provide each school with personalized and unique assets.

The CAP program will include six community investment projects (one per school) – led by the Project Planning Committees of each Blueprint School. Each CAP project will have its own share of funding from the project budget that can be supplemented by grants or other funding sources that may be available. Potential examples of these projects could be outdoor fitness equipment, public art, greenhouses, unique wayfinding signage, and/or community programming.

Over the coming months, Blueprint Schools will work with the PPCs to shepherd these projects from ideas to implementation, thus creating dynamic enhancements for each of these state-of-the-art educational environments.

### ***Community Outreach and Engagement***

As construction activities move forward, we are committed to responding promptly and effectively with community concerns as they are raised. Specifically:

#### ***Southern K-8 Academy:***

- **Infrastructure Working Group:** Prompted by the activism and positive engagement of the Tantallon community regarding concerns residents have expressed over potential flooding, negative impacts to the onsite wetlands, and increased traffic, County Executive Alsobrooks established an Infrastructure Working Group. The work group consists of government agency leaders and community stakeholders that discuss and understand the County's

infrastructure short to long-term plans to address these significant issues. The Infrastructure Working Group kick-off meeting was held in September and will meet monthly going forward.

- **Blueprint Schools Monthly Meetings:** To further ensure engagement and responsiveness to concerned residents within this area, the Program will host monthly meetings for Tantallon community stakeholders providing updates on construction progress. Each meeting will include a Q&A session where community members can ask questions and express concerns that Program staff and construction partners will respond to.

#### ***Hyattsville Middle School:***

- After receiving a report of vibrations to a home caused by construction activities on the Hyattsville Middle School site, the Program team met with the impacted homeowner. The Program team examined the issue and is developing swift responses and next steps.

## **CLOSING STATEMENT**

As we move into Fall, the Blueprint Schools Program is proceeding as anticipated. In addition to (i) advancing the designs of all six schools; (ii) continuing to work with local permitting and regulatory agencies to secure required permits and approvals necessary to continue construction activities in earnest; (iii) providing each school's Project Planning Committee updates on their school's design and to introduce the Community Asset Program; and (iv) launching the Blueprint Program Mentor-Protege Cohort, the Program is staying true to its core mission of delivering first-class educational facilities to our students, parents, staff, and communities in 2023.

## **APPENDIX**