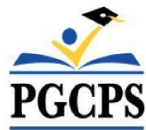


Blueprint Schools Program Quarterly Report #4 December 2021



www.pgcpblueprintschools.com



Angela D. Alsobrooks
County Executive

PGCPS Blueprint Schools

Quarterly Report #4

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EXECUTIVE SUMMARY

Over the past year, the award-winning¹ Blueprint Schools Program has proven to be among the most unique and expedient K-12 infrastructure initiatives in the nation. Through the program, Prince George's County Public Schools (PGCPS) is able to address a myriad of issues, from overcrowding to deterioration of facilities, in record timing, delivering long-overdue modernized educational facilities by 2023, with a 30-year site and facility maintenance agreement from the contract partner. Moreover, PGCPS and Prince George's County Education & Community Partners' (PGCEP) commitment to leveraging opportunities for residents through contract opportunities, jobs, community assets, scholarships, and more has a reciprocal effect in our communities with all efforts culminating in the completion of dynamic school buildings our Prince George's County Public School students deserve.

Over the past year, Blueprint Schools has:

- Concurrently advanced on all six (6) schools, architectural designs through 95% construction documents, and the mobilization of construction.
- Presented in over 50 community meetings, released five (5) monthly newsletters and four (4) quarterly reports.
- Contributed \$1 million in unrestricted funds to the Excellence in Education Foundation for Prince George's County Public Schools students.
- Awarded over \$49.7 million to date to certified minority-owned firms, progressing towards meeting the total 30% utilization requirement.
- Established a business mentor-protége program with 15 MBEs of which 12 are based in Prince George's County.

We are positioned and ready to do even more in 2022. At the start of the year, the Program's focus will pivot from design to construction and the initial implementation of the long-term maintenance plan. Our primary focus will continue to be delivering high-quality schools, on time, and with as little disruption to the community as possible.

Jason Washington, Director
Office of Alternative Infrastructure Planning and Development

PROJECT PROFILES

¹ IJGlobal ESC Social Infra Deal of the Year, Americas; IJGlobal Editor's Choice North America Overall Winner

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	
	
<p>Project Status: Construction Neighborhood: Hyattsville, West Riverdale, University Park Address: 6001 42nd Ave., Hyattsville, MD 20781 Grade Configuration: 6-8 Capacity: 1,200 Square Footage: 162,610 sq. ft. Principal: Chanita Stamper</p>	<p>Associate Superintendent:</p> <ul style="list-style-type: none"> ● Dr. David G. Curry, Jr. <p>County Council Representative:</p> <ul style="list-style-type: none"> ● Deni Taveras (District 2) <p>State Legislative Representatives:</p> <ul style="list-style-type: none"> ● Senator Paul Pinsky ● Delegate Anne Healey ● Delegate Alonzo Washington ● Delegate Nicole Williams <p>School Board Representative:</p> <ul style="list-style-type: none"> ● Pamela Boozer-Strother (District 3)

Kenmoor Middle School	
	
<p>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</p>	<p>Associate Superintendent:</p> <ul style="list-style-type: none"> ● Dr. David G. Curry, Jr. <p>County Council Representative:</p> <ul style="list-style-type: none"> ● Jolene Ivey (District 5) <p>State Legislative Representatives:</p> <ul style="list-style-type: none"> ● Senator Paul Pinsky ● Delegate Anne Healey ● Delegate Alonzo Washington ● Delegate Nicole Williams <p>School Board Representative:</p> <ul style="list-style-type: none"> ● Shayla Adams-Stafford (District 4)

PROJECT PROFILES *(continued)*

Southern Area K-8 Academy	
	
<p>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</p>	<p>Associate Superintendents:</p> <ul style="list-style-type: none"> ● Dr. Kasandra G. Lassiter ● Dr. David G. Curry, Jr. <p>County Council Representative:</p> <ul style="list-style-type: none"> ● Monique Anderson-Walker (District 8) <p>State Legislative Representatives:</p> <ul style="list-style-type: none"> ● Senator Obie Patterson ● Delegate Veronica Turner ● Delegate Kriselda Valderrama ● Delegate Jay Walker <p>School Board Representative:</p> <ul style="list-style-type: none"> ● Sonya Williams (District 9)

Walker Mill Middle School	
	
<p>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</p>	<p>Associate Superintendent:</p> <ul style="list-style-type: none"> ● Dr. David G. Curry, Jr. <p>County Council Representative:</p> <ul style="list-style-type: none"> ● Derrick Davis (District 6) <p>State Legislative Representatives:</p> <ul style="list-style-type: none"> ● Senator Melony Griffith ● Delegate Darryl Barnes ● Delegate Nick Charles ● Delegate Dereck Davis <p>School Board Rep:</p> <ul style="list-style-type: none"> ● Belinda Queen (District 6) ● Shayla Adams-Stafford (District 4)

PROGRAM PROGRESS

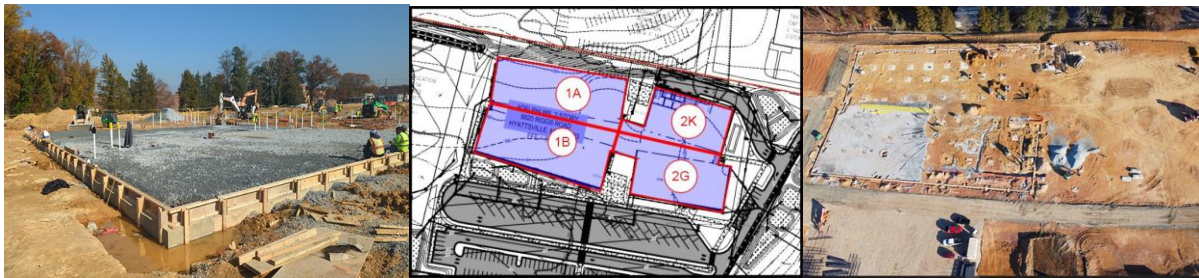
Construction Progress

Construction activities have commenced on all six school sites. Gilbane Construction Company is leading efforts with a 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 ongoing construction updates and means of contacting the Program with questions and concerns. *Blueprint Schools News & Updates*, a newsletter launched by the Program in July, is made available on the program website, www.pgcpsblueprintschools.com, and distributed, monthly, via email to all six school communities. Each issue includes updates on completed and upcoming construction activities. Furthermore, a general 'construction inquiry' sign, with Gilbane team phone and email contact information, is prominently placed at each construction site for community members to reference.

Construction Updates by Site

Adelphi Area Middle School



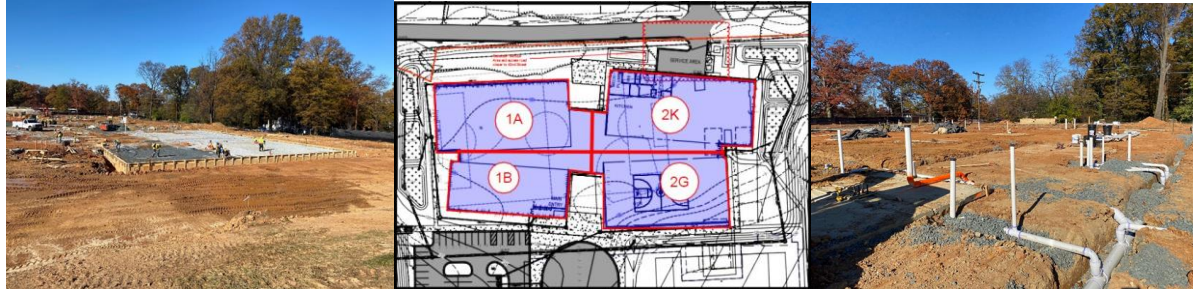
Activity	Progress	30-Day Look-Ahead
Demolition of existing building slab and foundations	Completed	<ul style="list-style-type: none"> ● Pouring concrete building foundations at building Wing 2K is ongoing. ● Pouring concrete slab on grade at Classroom Wing 1A to begin. ● Continue to rough in under slab utilities at Wings 1A & 2K is ongoing.
Grading of site for building pad and laydown areas	Completed	
Concrete building foundations and under slab utilities at Classroom Wing 1B	Completed	
Site laydown areas	Completed	
Structural steel decking and steel trusses deliveries	Completed	
Site access roads	Completed	

Drew-Freeman Middle School



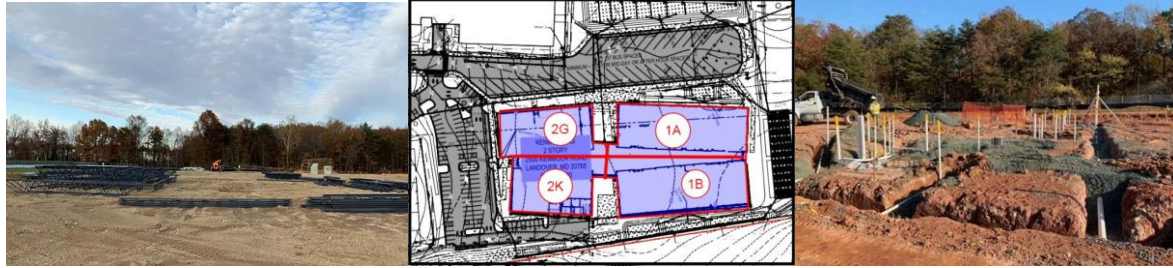
Activity	Progress	30-Day Look-Ahead
Phases I and II of existing building demolition	Completed	<ul style="list-style-type: none"> Concrete building foundations at Gym Wing 2G to continue. Existing building demolition Phase III to be completed. Rough in under slab plumbing and electrical at Gym Wing 2G is ongoing. Pouring of concrete slabs on grade at Classroom Wings 1A & 1B to begin.
Stripping of topsoil and grading of building footprint	Completed	
Filling of North side of building pad with imported dirt	Completed	
Classroom Wing 1A foundation footings, walls, and piers	Completed	
Installation of onsite haul road/crane pad	Completed	

Hyattsville Middle School



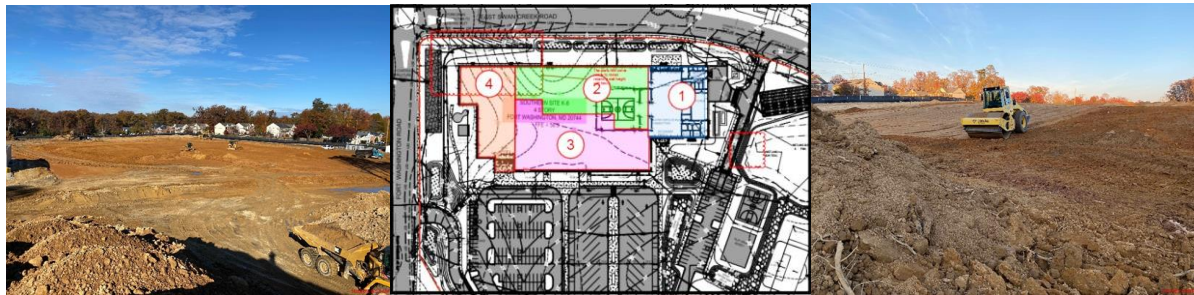
Activity	Progress	30-Day Look-Ahead
Clearing and grading of new building pad	Completed	<ul style="list-style-type: none"> Installation of under slab utilities at building Wings 2K & 1A to continue. Pouring of concrete building foundations at Wings 2G & 1B to continue. Slab on grade concrete pours at building Wings 2K & 1A is ongoing. Structural steel deliveries to begin.
Installation of new fence and erosion controls at Oliver Street	Completed	
Demolition of existing school	Completed	
Pouring of concrete foundations at building Wings 2K & 1A	Completed	
Installation of underground electrical duct bank	Completed	

Kenmoor Middle School



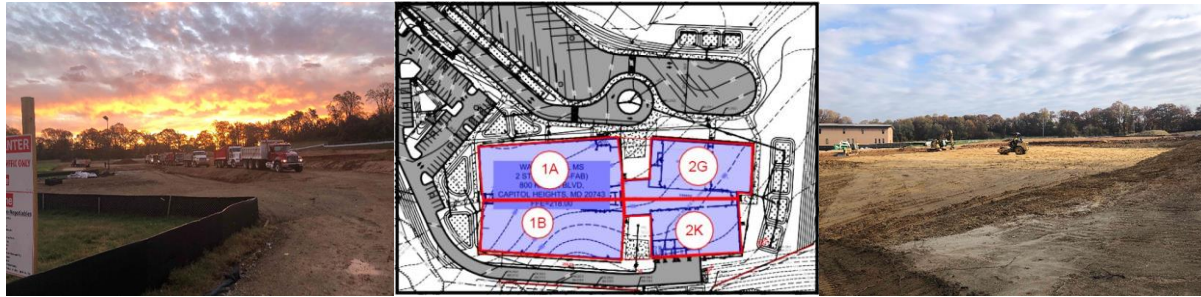
Activity	Progress	30-Day Look-Ahead
Cutting and hauling-off to establish rough grading at building pad sector 1	Completed	<ul style="list-style-type: none"> All site clearing at the site perimeter and temporary storm piping installation to be completed. Rough in under-slab utilities in Wings 2K,1B, and 1A to be completed. Pouring of concrete slab on grade at Wings 2K,1B, and 1A to begin. Concrete foundations at Classroom Wing 1A to be completed. Concrete foundations at Gym Wing 2G to begin.
Temporary construction parking area	Completed	
Concrete trade contractor mobilized and first rebar delivery received.	Completed	
Installation of site access roads, material laydown area, and crane roads	Completed	
Delivery of all structural steel deck and joists completed.	Completed	
Delivery of Classroom Wings 1A and 1B and Kitchen Wing 2K infill structural steel columns and beams	Completed	
Building foundations in Kitchen Wing 2K	Completed	

Southern Area K-8



Activity	Progress	30-Day Look-Ahead
Excavation of sediment trap and clearing of building pad completed.	Completed	<ul style="list-style-type: none"> Pouring of concrete foundations at East side to begin. Installation of underground utilities under concrete footings to begin. Surcharge and settlement of building pad to begin. Installation of stone for site laydown areas to begin. Pepco installation of service for temporary power to be completed.
Installation of diversion fence, berm, and swale completed.	Completed	
Installation of construction trailer pad	Completed	
Filling of building pad with imported dirt completed at East side	Completed	

Walker Mill



Activity	Progress	30-Day Look-Ahead
Imported fill for surcharge/settlement at building pad	Completed	<ul style="list-style-type: none"> • Surcharge and settlement at building pad Wing 2G and 2K to be completed. • Pouring of concrete foundations at Classroom Wings 1A and 1B to begin. • Stripping soil at building pad Wing 2G and 2K to begin. • Installation of site access roads and laydown areas to begin.
Temporary power to construction entrance for security camera and wheel wash station	Completed	
Stripping of surcharge soil and preparing of building pad for concrete foundations at Classroom Wings 1A and 1B	Completed	
Tree removal at SW corner of site	Completed	
Installation of site haul road and laydown areas	Completed	

COMMUNITY IMPACT

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.

To date, PGCPEP has hosted 11 MBE/CBB/CBSB outreach events, including five matchmaking events, that have attracted 860+ attendees and 763+ distinct businesses and connected 136 MBE/CBB/CBSBs with over 160 companies expressing interest in bidding on packages.

MBE/CBB/CBSB Procurement Report

Progress made toward the 30% minimum MBE/CBB/CBSB procurement requirement as outlined in the Project Agreement is being monitored by BTG, a third-party company. As of November 30, 2021, the Program has awarded approximately \$196 million in contracting dollars, of which approximately \$49 million has been procured from MBE/MBE/CBSB firms. Over 25 MBE/MBE County-Based Businesses have been awarded contracts.

Mentor-Protégé Program

The Blueprint Schools Mentor Protégé Program, a partnership program of Prince George’s County Education & Community Partners (PGCECP) and Prince George’s County Public Schools (PGCPS) is underway with a great amount of participation from local businesses. As shared in the Blueprint Schools Program Quarterly Report #3, the program provides minority and county-based businesses access to

financial, technical, and management training from Gilbane subject matter experts over eight, two-hour weekly sessions. This program increases local businesses' exposure to the industry as well as opportunities to receive contracts or subcontracts.

The following firms are participating in the first cohort and completed the training portion of the program on November 16, 2021. They have been assigned mentors and will be invited to participate in additional training courses in 2022.

- Bengal Engineers
- Bright Horizon Ventures d/b/a Banneker Ventures
- Celsue Construction Services, Inc.
- Clean Sweep
- Conquest Solutions
- Global Consulting, Inc.
- HQ Financial
- J.D. Clark Professional Services
- Janus Contractors
- Josy Properties DBA Karmic
- KB Squared Technologies
- KOBA & Associates, LLC
- Lewis Custom Wiring, Inc.
- Minority Environmental Solutions and Services
- Ready Temps USA, Inc.

School Naming

Two of the six schools within the Program are not replacements for existing schools and will need to be officially named. The Program is following Prince George's County Public Schools' Administrative Procedure 3500 process for naming schools. To that end, committees are being established for both the Adelphi Area Middle School and Southern K-8 Area Academy to develop an inclusive process of developing recommendations for names with emphasis on each community's unique characteristics and culture.

Blueprint Schools Program Newsletter

In July the Program launched its inaugural *Blueprint Schools News & Updates* newsletter. Each issue includes program updates, construction updates, and Community Investment Program highlights. To date, five issues have been released to over 740 subscribers with an average open rate of 48.6%.

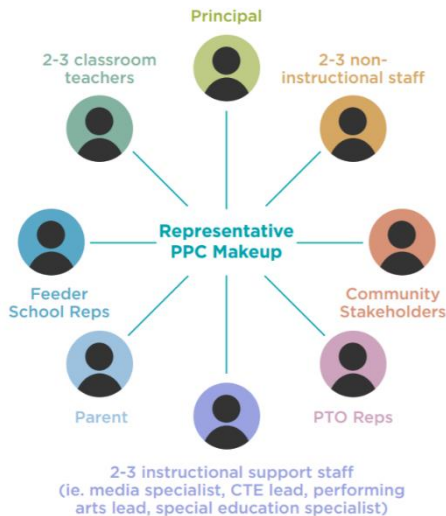
The Blueprint Schools Program's Communications and Public Engagement team is currently undergoing a major email contact solicitation effort in all six school communities to increase the number of people who receive Blueprint Schools Program information. The solicitation of these email addresses, through direct-mail service, placement of door hangers, and in-person (socially distanced) conversations will broaden the Program's newsletter reach as well as the ability to send timely construction activity notifications.

Blueprint Schools Program Website

The Program website continues to be an effective source of information and news for both internal and external stakeholders. It has received, over the last three months, 2,000+ visitors and 5,000 page views. The website contains a variety of information including project updates, procurement forecasts, outreach events, Steering Committee information, community meeting presentations, and

links to *Blueprint Schools News & Updates*. School profile pages include FAQs, site maps, resources, downloads, and other project information.

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.

As part of the Blueprint Schools Community Asset Program (CAP), each PPC is developing a process for developing 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 Concerns

As construction activities have commenced we are committed to providing space for community members to voice their concerns and ensuring our team responds in a timely and effective manner.

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 Alsbrooks established an Infrastructure Working Group. The working 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 meets monthly.
- **Blueprint Schools Monthly Meetings:** To further ensure engagement and responsiveness to concerned residents within the Tantallon area, the Program has initiated monthly meetings with the Tantallon Alliance for Greater County Transparency, a community group made up of members of the various Tantallon groups/associations. In this meeting, we

provide community stakeholders updates on construction progress and an open Q&A session between participants and members of the Program team.

CLOSING STATEMENT

As anticipated, The Blueprint Schools Program continues to move along an ambitious timeline, making a significant impact in Prince George's County. The Program is staying true to its core mission of delivering first-class educational facilities to our students, parents, staff, and communities by 2023.

APPENDIX