



Blueprint Schools Program Steering Committee Meeting Minutes

September 14,, 2022

Start Time - 6:00 pm

Attendance

<i>Name</i>	<i>Affiliation</i>	<i>Name</i>	<i>Affiliation</i>	<i>Name</i>	<i>Affiliation</i>
Chair Calvin S. Hawkins	Council Chair, PG County Council	Jason Washington	Director, OAIPD	Brandey McDonald	Fengate
Mychael Dickerson	Chief of Staff, PG County Public Schools	Brittney Bennett	Brailsford & Dunlavey, Inc.		
Erica Berry-Wilson	Chief of Staff, DCAO for Health, Human Services and Education	Michael Ricketts	Gilbaine		

Call to Order:

Called to order by Brittney Bennett: “Welcome to the 2022 third quarter Blueprint Schools Steering Committee Meeting, I will hand it over to Chair Calvin Hawkins to call the meeting to order.”

Chair Hawkins calls the public meeting to order.

Meeting Logistics:

- Spanish interpretation access
- ASL interpretation – occurs simultaneously.
- Q&A function – disabled
- Questions can be submitted on the program website: www.pgcpsblueprintschools.com
- Public comments - will be called on in the order in which you signed up

Roll call for all attendees takes place.

Steering Committee moves to:

- Chair Hawkins moves to approve the quarter two (June 8th) steering committee meeting minutes. Erica Berry-Wilson seconded. All Steering Committee members voted in favor with no opposition or abstention.





- Chair Hawkins moves to approve the 9/14/2022 steering committee meeting agenda. Mychael Dickerson seconded. All Steering Committee members voted in favor with no opposition or abstention.

Director Report

[See Attached](#)

Q&A:

Committee:

Erica Berry Wilson asks: "I know you said we wouldn't have a final figure with regard to the unknown land conditions that we had to address for each of the schools, but how is that going to affect the amount of availability payments for PGCPs and the county? Will that increase the share that we would actually have to pay or what the expectation was? Can you talk about that a little bit as far as the impact on the cost?"

Mr. Washington responds: "At the end, there will be a master change order with one master amount that we will come back to the steering committee to have approved, at which point, as directed within the project agreement (PGCECP), at our direction, we can either pay cash lump sum or we'll have to finance that difference. Whatever that change order amount is, that will be financed and built into the existing availability payment. That difference, whatever that difference is, will be part of the out year CIP budget. It will not impact the county's contribution. It will be built into the out year CIP budgets. I've had conversations with Director Matlock about this already and that's how it will be handled. The county's contribution is locked at 15 million for the next 30 years. That is not changing. We, PGCPs, handles all of the escalation and we would also handle and have to address the delta that's needed. That will be built into availability payment as we go forward."

Erica Berry-Wilson adds: "So although I know you talked about it being budgeted in the CIP out years, because I know normally the CIP request would be made to the county as well, but the thought is that the county still would not have to contribute anything additional even if the school system is increasing their CIP out your budget."

Mr. Washington responds: "Correct. So it will be part of the budgeted allocation for ACF. And our request at the CIP is not going to be adjusted based upon what the delta will be. It will be an allotment and an alignment within the existing CIP budget."

Erica Berry-Wilson asks: "You mentioned some delays, particularly Walker Mill and the Colin Powell Academy. I know Colin Powell, you said November, then I think Walker Mill sometime mid to late August. What then is the plan with regard to the students? Are the students going to still stay in their swing space and then will they be





moving into the new school mid year or you will just be waiting until school year 24/25 to move them in? How does that work?"

Mr. Washington responds: "Walker Mill, the school is expected to be ready well before school starts and they will just be moving in, going across the street. They will start the year in the new school. The July 15th date is optimal, of course, but the school year doesn't begin until the end of August. And so we will have time. And the expectation is that those students will move into the new Walker Mill at the beginning of the year. As it relates to Colin L. Powell. Specifically, since the school does not exist, the current students at Potomac Landing and Isaac Gourdine will stay at their current school until November 20th, which would be that Monday before Thanksgiving. We are anticipating that we would move into the new facility over the Thanksgiving break. And that Monday after Thanksgiving, all students at Isaac Gourdine and all students at Potomac Landing will move into Colin L. Powell and finish out that first academic quarter in the Colin L. Powell facility. We plan on maximizing and using every new facility when it becomes available."

Mychael Dickerson adds: "I want everyone to understand that because we have time to plan that transition in November. While not ideal, we'll be able to do it because we'll be able to plan with the different school staff and administration."

Chair Calvin Hawkins asks: "Can you give a little update on the MBE. Compliance and engagement with CBB, as well as how you engage in the MBE. So far on this project?"

Michael Ricketts responds: "Over the course of the project, we did a number of outreach events in the community, targeting specifically Prince George's county based businesses and minority based businesses. And in our mind, they were one of the same. So far, I think, as Jason mentioned, we're about 92% of our goal. But we expect all of our current projections based on subcontractors and trades that have been awarded or are about to be awarded, we will meet the 30% requirement by the county. As the project goes forward, more people come online."

Chair Calvin Hawkins asks: "To ensure that the pictures and videos that we saw last month do not happen again, what is the team doing to address those very serious issues?"

Mr. Washington responds: "I can say we apologize and apologize to the community. The system failed. They were overwhelmed. It was five and a half inches of rain that came, but nonetheless, it happened. And the Gilbain team went to work addressing the concerns. Part of that work was meeting, actually with DPIE and really laying out exactly what they were looking for, what more we can do, and from a posture of if we need to do more, if there's anything else that we can be doing to ensure that doesn't happen again. But specific actions on the site, I can defer to Brandey and Mike to talk about any additional erosion and sediment controls."





Mr. Ricketts adds: “We work very closely with the inspectors after those events in mid August to improve some of the sediment erosion control around the site, to stabilize some of the dirt. And that paid off. We had a really heavy rain event on Monday evening and we got some more photographs from the community. But the county inspectors came over and they were very pleased with how the stormwater retention systems were working and how they were mitigating the runoff. So it seems like the improvements that we made with DPIE and the erosion inspectors really paid off to minimize this. Every week that goes by, the sites get more stabilized, so these concerns are going to go away probably by November. We really will not be in a situation where we'll have any type of stormwater runoff issues from the site because all of our systems will be in place by then.”

Chair Hawkins asks: “Under the consent agenda item that "not to exceed design build change order", can you explain a little bit about that?”

Mr. Washington responds: “As I alluded to earlier, there are going to be costs that will be associated with accepting our responsibility for additional site impacts, but also owner directed changes. There have been owner directed changes that have directly impacted the cost. Those owner directed changes have really dealt with changing of state requirements, changing of technical and educational requirements to ensure that the schools that will be delivered have all of the same design elements and the same FFE and equipment and everything as the regular CIP schools that were designed later in that process. And so that's what the "consent or the design Build change order" is about. It's 5% of the financing. So it's a \$25 million. As I said before, we do not know that the final number, but just based upon the current change order log, we wanted to make sure that there was some flexibility built in so that we wouldn't need to come back to the steering committee unless there was something additional that happened that we would have to explain further. We would have to come back with the definitive amount before it's approved anyway. And so while this gives us that ability to work within the 25 million, it still needs to be approved so that it can be an amendment to the project agreement and so that final number would need to be approved. That's the thinking behind it. This is separate, and I want to be clear. There's another parallel track of force majeure that's being addressed and handled with purchasing. Those are direct cost impacts associated with covid related expenses and changes that will be handled through the Purchasing Department and Director, Keith Stewart. Ours are focused solely within the design and the construction aspects that we can control and that we are able to address through that design build change order. It's just to allow for that and to understand that there will be some cost responsibility from PGCPs.”

Public Comments:

There are no public comments at this time.

Non-Agenda Items:

- Chair Hawkins moves to approve the Design Bill Change Order. Mychael Dickerson seconded. All Steering Committee members voted in favor with no opposition or abstention.





Next Steering Committee Meeting:

TBD

Meeting Adjourns:

Chair Hawkins motions to adjourn the meeting. Meeting adjourned

