



Hyattsville Middle School Construction Update Meeting | October 17, 2022 Questions & Answers

Will there be staff restrooms on all floors?

Yes.

Please repeat the opening date for the new school.

July 15th for teachers, staff, and students will occupy at the start of the school year.

Will tours be possible for students and the community before the official opening date?

Potentially, the project team needs to ensure nothing delays construction. However, the team does anticipate doing tours before July 15th with select groups or individuals.

Will the parking lot be easily accessible with the bus lot also located in the front of the building?

There will be a separate area for car drop-off from the bus lane.

What plans are there for use of the solar panels?

The building does have the capability for solar panels. The project team is currently reviewing solar to determine the best method for procurement.

Will the rooms that use music, like the dance studio, band, and orchestra room, be soundproofed in any way?

Band and Choral Rooms are designed to AC1, which is the highest noise suppression standard in the building.

What is the size of the multipurpose field?

It will be a youth soccer field size. 160 feet X 235 feet.

Will there be multiple sinks in the art rooms?

There are multiple sinks in the visual arts area.

Will there be metal detectors or other security screening space?

The program can't speak to the security screening but can speak to the security features of the building. Fencing is in place along the perimeter to direct all guests and visitors to the front of the school. This is designed to help the administration with visibility. There is also a secure vestibule that operates when school is in session. The vestibule locks so all guests and visitors must pass through the front office to access the rest of the building.

How close is the field to the houses on Oglethorpe, and is there a protective barrier/net?

The field is set back significantly from the houses. Right now, there is no protective net or barrier.

Will the water fountains be usable in the school?

Yes. The water fountains will also have water bottle fill stations.

Was there a possibility of the county purchasing the land with the house located near the front of the multipurpose field?

No.

Will lockers be on each floor?

They will be on the top three floors of the academic towers.

How will the fence be maintained during the maintenance phase to avoid a similar field security situation that Northwestern High School is dealing with?

As part of the scope of Honeywell's work, they must maintain the space. The maintenance and asset management plan does include a replacement schedule for items such as fencing. There will be two types of fencing (chain and privacy) butting up to 43rd Ave. All of this is the responsibility of Honeywell to maintain.

Will there be single-user or multi-gender bathrooms?

There will be gender-neutral bathrooms throughout the building and a bank of gender bathrooms next to the gym and cafeteria.

Will this become a voting location again under the PPP?

The p3 model of the school will not affect any operational uses for the school. The team expects the school will be used as it was previously.

Why didn't PGCPs try to acquire the houses so that we could utilize every inch of space needed since there is a tight space?

We are utilizing the properties that PGCPs owns. This is consistent with what has been done in other public-private partnerships, not wanting to get into the acquisition of additional property to avoid delays and the conflicts that exist when there's not full ownership of the underlying property on which the asset will be built.

What is the flood risk of the property?

The stormwater is engineered and sized for the anticipated rain the site is expected to receive. The site is designed for a 100-year storm, so the onsite structures can retain the water before it is discharged into the standard stormwater system that is under the streets. The building itself is raised slightly above grade. Everything is designed to enter into the stormwater system and planting beds.

Not sure if you can answer this, but will this school become a swing space for other schools with the new larger capacity?

No, this is not the anticipated use for the school going forward.

What is the projected student enrollment for 2023-2024?

The school was designed to accommodate approximately 950 students, but please reach out to pupil accounting for projected enrollment numbers.

Will all classrooms have windows?

Yes.

What stormwater systems are in place?

There are a couple of different systems. There are drains from the hard surfaces that go into a rain garden or landscaped areas. Water collected from the surface goes into a landscaped zone. Below the landscaped zone are gravel, filtered papers, and pipes. Those pipes then go into a stormwater retention system. Then, that stormwater retention system discharges into the city stormwater drain system.

What is the parking lot capacity?

Approximately 110 parking spaces and 27 bus spaces.

Will there be bike racks available to staff and students?

There are bike racks installed in the front. They are available for anyone to use.

How will air quality be monitored?

There's a building automation system that monitors CO2 as well as temperature, humidity, and various functions to maintain a safe building. The air filtration system in the building is MERV13 filters, which is the highest-level filtration system to eliminate pathogens virus transmission. Additionally, there are electronic air filtration systems in high occupancy areas such as the restrooms to eliminate pathogens and the spread of viruses.

Will each room have its own temperature control?

Yes.

What mold prevention steps are in place?

The air filtration systems and automation systems will aid in mold remediation.

Will there be "Columbine locks" on the doors so teachers can lock them from the inside to provide a safeguard in the event of an active shooter?

Yes. All rooms will have a lock button inside the room. Once pushed, the system will lock and cannot be opened from the outside or overridden without a key.

Will the custodial and maintenance staff be PGCPs employees or external contractors?

Routine cleaning and custodial work will be done by PGCPs staff. Major mechanical upkeep, painting, and long-term maintenance upkeep will be done by Honeywell staff.

Will the exterior doors lock automatically upon closing? Or sound an alarm if left propped?

Yes. There will be electronic door holds on exterior doors. Depending on what door, they will be set with alarms for if there is egress out or someone trying to enter through those doors.

What if we do not meet the opening date?

The project team is confident it will meet the opening date.