



# Blueprint Schools Phase 2 - 2025 Quarter 1 Report

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# PGCPS Blueprint Schools - Phase 2

## 2025 Quarterly Report #1

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## EXECUTIVE SUMMARY

Progressive Education Partners, LLC (PEP) has submitted the 95% Construction Drawings and received rough and fine grading permits. They have commenced site work and construction activities at the Group A schools and Robert Frost K-8, the first three of the eight schools scheduled for delivery under this program. PGCPs has organized the schools into three delivery groups (A, B, and C), each with specific School Occupancy Readiness dates as outlined below:

| School                                    | Group/Scheduled School Occupancy Readiness Date | Estimated Sq Ft | Description  |
|---|---|-----------------|--|
| Margaret Brent Elementary School          | A (July 2026)                                   | 101,586         | Demolition of off-site Glenridge Elementary School and construction of new Margaret Brent Elementary School  |
| Templeton Elementary School               |   | 107,905         | Demolition of existing on-site Templeton Elementary School and construction of new Templeton Elementary School   |
| Hyattsville Elementary School             | B (July 2027)                                   | 113,000         | Demolition of existing Hyattsville Elementary School and construction of new Hyattsville Elementary School   |
| Robert Frost Area K-8 School              |   | 230,778         | Demolition of the existing on-site Robert Frost Elementary School, demolition of existing off-site Charles Carroll Middle School, demolition of existing off-site Carrollton Elementary School, and construction of new Robert Frost Area K-8 School |
| Fairwood Elementary School                |   | 82,462          | Demolition of existing off-site Woodmore Elementary School and new construction of Fairwood Elementary School  |
| Brandywine Area K-8 School <sup>(1)</sup> |   | 194,476         | Demolition of existing on-site Gwynn Park Middle School, demolition of off-site existing Brandywine Elementary School, and construction of new Brandywine Area K-8 School  |
| James E. Duckworth Elementary School      | C (July 2028)                                   | 92,221          | Demolition of existing on-site James E. Duckworth Elementary School and construction of new James E. Duckworth Elementary School.  |
| Springhill Lake Elementary School         |   | 104,608         | Demolition of existing Springhill Lake Elementary School and construction of new Springhill Lake Elementary School   |

PEP and Prince George's County Public Schools (PGCPS) have been collaborating with the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE), the Washington Suburban Sanitary Commission (WSSC), the Maryland-National Capital Park and Planning Commission (MNCPPC), and other permitting agencies since the start of the Exclusive Negotiating Agreement (ENA) period to facilitate permitting and design processes. PEP has provided the 95% Construction Drawings for Margaret Brent Elementary School, Templeton Elementary School, and Robert Frost K-8 School. These drawings are currently under review by Kathy Dixon Architects (PGCPS Design Consultant), the Interagency Commission on School Construction (IAC), and an Independent Engineer. The reviewers have submitted their comments, and PEP's architects are adjusting the drawings. Additionally, PEP has submitted the 65% Drawings for the Group B Schools, which are also undergoing review. PGCPS and PEP have conducted community meetings for the remaining schools and are now waiting to schedule the mandatory referral hearings. PGCPS has submitted two draft documents and additional materials to the IAC to prepare our annual report for the State Legislature, as required by the four-party Memorandum of Understanding (MOU). Additionally, the County has transferred funds to the IAC fund, and the IAC is collaborating with PGCPS to transfer both State and County funds into the escrow account.

Prince George's County Government and the Library Department have agreed to terms for an easement across the library property to allow bus access onto the Margret Brent Elementary School site. As part of this agreement, PEP will make improvements to the library grounds to improve drainage and improve the entrance to the library property.

While PEP and PGCPS have been working well together, a dispute arose over who is responsible for paying for enhanced stormwater required by DPIE. The cost is estimated to be \$890,000.00. Each party is looking to different sections of the Contract to argue which party is required to cover the additional cost, and this dispute will likely go to arbitration.

Generally, all activities under the Program work as intended by the MOU and the Contract. To improve our responsiveness and performance between PGCPS and Prince George's County Government, my office requests approval of a resolution amending the MOU, establishing a process for approving change orders under \$750,000.

*Shawn Matlock*

*Director, Office of Alternative Infrastructure Planning and Development*

## PROJECT PROFILES

### Margaret Brent Elementary School



**Project Status:** Construction  
**Neighborhood:** New Carrollton  
**Address:** 5816 Lamont Terrace, New Carrollton, MD 20784  
**Grade Configuration:** PK - 5  
**Capacity:** TBD  
**Square Footage:** TBD  
**Principal:** TBD

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter

**County Council District:** 3  
**State Legislative District:** 22  
**School Board District:** 2

### Templeton Elementary School



**Project Status:** Construction  
**Neighborhood:** Riverdale Park  
**Address:** 6001 Carters Ln, Riverdale Park, MD 20737  
**Grade Configuration:** PK - 5  
**Capacity:** TBD  
**Square Footage:** TBD  
**Principal:** Amy Robinson

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter

**County Council District:** 3  
**State Legislative District:** 47A  
**School Board District:** 4



**PROJECT PROFILES (continued)**

**Hyattsville Elementary School**



**Project Status:** Design  
**Neighborhood:** Hyattsville, West Riverdale, University Park  
**Address:** 5311 43rd Avenue, Hyattsville, MD 20781  
**Grade Configuration:** PK - 5  
**Capacity:** TBD  
**Square Footage:** TBD  
**Principal:** Dr. Richard T. McKee Jr.

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter

**County Council District:** 2  
**State Legislative District:** 22  
**School Board District:** 3

**Robert Frost Area K-8 School**



**Project Status:** Construction  
**Neighborhood:** New Carrollton  
**Address:** 6419 85th Ave, New Carrollton, MD 20784  
**Grade Configuration:** PK - 5  
**Capacity:** TBD  
**Square Footage:** TBD  
**Principal:** TBD

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter
- Dr. Ameila Coleman

**County Council District:** 3  
**State Legislative District:** 22  
**School Board District:** 2

**PROJECT PROFILES** *(continued)*

**Fairwood Elementary School**



**Project Status:** Design  
**Neighborhood:** Bowie  
**Address:** 13250 Fairwood Pkwy, Bowie, MD 20720  
**Grade Configuration:** PK - 5  
**Capacity:** TBD  
**Square Footage:** TBD  
**Principal:** TBD

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter

**County Council District:** 6  
**State Legislative District:** 24  
**School Board District:** 5

**Brandywine Area K-8 School**



**Project Status:** Design  
**Neighborhood:** Brandywine  
**Address:** 8000 Dyson Rd, Brandywine, MD 20613  
**Grade Configuration:** PK - 8  
**Capacity:** TBD  
**Square Footage:** TBD  
**Principal:** TBD

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter
- Dr. Ameila Coleman

**County Council District:** 9  
**State Legislative District:** 27B  
**School Board District:** 9



**PROJECT PROFILES** *(continued)*

**James E. Duckworth Elementary School**



**Project Status:** Design  
**Neighborhood:** Beltsville, Calverton  
**Address:** 11201 Evans Trail, Beltsville, MD 20705  
**Grade Configuration:** PK - 5  
**Capacity:** TBD  
**Square Footage:** TBD  
**Principal:** Dr. Selena Swilling

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter

**County Council District:** 1  
**State Legislative District:** 21  
**School Board District:** 1

**Springhill Lake Elementary School**



**Project Status:** Design  
**Neighborhood:** Greenbelt, Hollywood  
**Address:** 6060 Springhill Drive, Greenbelt, MD 20770  
**Grade Configuration:** PK - 5  
**Capacity:** TBD  
**Square Footage:** TBD  
**Principal:** Trena Wilson

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter

**County Council District:** 4  
**State Legislative District:** 22  
**School Board District:** 2



## **PROGRAM PROGRESS**

### ***Phase 2 Construction Progress***

Construction activities are progressing at the first set of schools: Margaret Brent ES., Templeton ES, and Robert Frost K-8. Interior demolition, abatement, and razing of existing buildings have been completed at Templeton and Robert Frost. Geo-pier installation and building pad grading are completed at Margaret Brent. Site storm and sanitary works are underway at all three schools, whereas foundation work is about to commence at Margaret Brent and Templeton.

95% of the Design Development documents for Margaret Brent ES, Tempelton ES, and Robert Frost K-8 have been delivered. 65% of the Design Development packages have also been delivered for Brandywine K-8, Hyattsville ES, and Fairwood ES. Permit applications and review processes are in progress, with the design-build team working closely with the permitting agencies to meet target dates.

### ***Construction Updates by Site***

#### **Margaret Brent Elementary School**



At the Margaret Brent Elementary School site, MCN Build, the general contractors for Phase 2, have completed the installation of erosion and sediment controls and the installation of geo-piers. Geothermal wells and laterals and building pad grading have also been completed. Site grading and installation of site utilities are underway, as well as the layout for the building foundation. Upcoming activities through June 2025 will include constructing the building foundation; installing the underground mechanical, electrical, and plumbing (MEP), below-grade masonry, and waterproofing; and installing masonry shafts and structural steel.

## Templeton Elementary School



At the Templeton Elementary School site, MCN Build has completed abatement, interior demolition, and razing, or complete demolition, of the existing building. Installation of site utilities is in progress. Additionally, building pad and site grading are underway. Upcoming activities at this site through June 2025 include construction of the geothermal wells, pouring of the building foundation, construction of the building foundation, installation of underground MEP, below-grade masonry and waterproofing, and installation of masonry shafts and structural steel.

## Robert Frost K-8 School



Finally, at the Robert Frost K-8 School site, asbestos abatement, interior demolition, and razing of the existing building have been completed. Site grading, installation of site utilities, construction of geothermal wells, and the relocation of the existing stormwater and WSSC lines are underway. Upcoming activities through June 2025 include building pad and site grading, pouring and constructing the building foundation, installing underground MEP, and below-grade masonry and waterproofing.

## Hyattsville Elementary School

PGCPS has initiated the planning process to temporarily relocate Hyattsville Elementary School to St. Mark's this summer. They are currently coordinating the logistics of this move with the school's faculty, staff, and the supporting departments of the District. Previously, St. Mark's was used during Phase 1 to accommodate Cherokee Lane Elementary School, while Sonia Sotomayor Middle School

at Adelphi was under construction, providing valuable experience in relocating a school community to this facility. The Hyattsville Elementary School community will remain at St. Mark's for two years during their construction phase.

**Change to MOU Resolution**

Phase 2 differs from Phase 1 because Prince George's County will bear all financial responsibility for change orders. Additionally, there has been no clear process for approving change orders, as they can only be submitted to the Steering Committee, which meets quarterly. This schedule is insufficient for making timely decisions that could impact overall timelines. Consequently, Prince George's County and PGCPs staff convened and established a new process. This allows designated officials from each entity to review and approve change orders under \$750,000. The Department of Capital Programs has the authority to approve change orders up to a lesser amount for each project. Given that a change order may affect multiple schools, we require a higher approval threshold.

The Office of Alternative Infrastructure, Planning, and Development requests that the Steering Committee approve the following resolution regarding the approval of Phase 2 change orders under \$750,000. The resolution reads as follows:

RESOLUTION OF THE STEERING COMMITTEE DELEGATING APPROVAL

AUTHORITY FOR CERTAIN CHANGE ORDERS

FOR THE BLUEPRINT SCHOOLS PHASE 2 PROJECT

WHEREAS, the Board of Education of Prince George's County ("PGCPs") and Progressive Education Partners LLC (the "Developer") entered into the Project Agreement for the Design, Build, Finance, and Maintenance of Prince George's County Public Schools Alternative Construction Financing Package 2 dated as of July 24, 2024 (as amended, the "Phase 2 Project Agreement"); and

WHEREAS, prior to the execution of the Phase 2 Project Agreement, PGCPs, Prince George's County (the "County"), the Interagency Commission on School Construction (the "IAC"), and the Maryland Stadium Authority (the "MSA") entered into the Memorandum of Understanding with Respect to the Public-Private Partnership for the Design, Construction, Financing, and Maintenance of Prince George's County Public Schools Alternative Construction Financing Package 2 (the "Phase 2 MOU"); and

WHEREAS, the Phase 2 MOU sets forth the rights and obligations of PGCPs, the County, the IAC, and the MSA in connection with the Phase 2 Project and established a steering committee comprised of the County Executive or designee, the Chair of the County Council or designee, and PGCPs' Superintendent or designee (the "Steering Committee"); and

WHEREAS, the Phase 2 Project Agreement requires any Design-Build Change to the Design-Build Work for the Phase 2 Project that PGCPs wishes to make or accept to be done through a written Change Order; and



WHEREAS, pursuant to the Phase 2 MOU, the Steering Committee is required to review and approve execution of any Change Orders for the Phase 2 Project; and

WHEREAS, to streamline the Change Order approval process, the Steering Committee wishes to delegate its approval authority for Change Orders below a certain threshold amount (as defined herein), to a specified group of County and PGCPS employees; and

NOW, THEREFORE, be it resolved by the Steering Committee as follows:

1. Definitions. All defined terms used herein and not otherwise defined herein shall have the respective meanings given to them in the Phase 2 Project Agreement.

2. Delegation of Authority for Change Orders Below the Threshold Amount. The Steering Committee hereby delegates approval authority for approval of any Change Orders below Seven Hundred and Fifty Thousand Dollars (\$750,000) (the “Threshold Amount”) to the County’s Deputy Chief Administrative Officer for Government Operations or designee (the “County Delegee(s)”) and PGCPS’ Associate Superintendent of Supporting Services or Director of the Office of Alternative Infrastructure, Planning, and Development (collectively, the “PGCPS Delegees”, and, together with the County Delegee(s), the “PGCPS and County Delegees”).

3. Approved Change Orders Below the Threshold Amount. To the extent a Change Order below the Threshold Amount is approved by the PGCPS and County Delegees, such approval shall be documented in writing, and PGCPS’ Superintendent or the Superintendent’s designee is conferred with the authority to execute the Change Order. The PGCPS Delegees shall report any Change Orders approved by the PGCPS and County Delegees to the Steering Committee at its next meeting.

4. Inaction or Disapproval of Change Orders Below the Threshold Amount. To the extent the PGCPS and County Delegees do not reach agreement or disapprove of a proposed Change Order, PGCPS shall have the option to bring the proposed Change Order to the Steering Committee for its consideration.

5. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

## **CLOSING STATEMENT**

PGCPS and PGCECP are working well in the Phase 1 schools and are working to improve the stakeholder experience in those buildings. Phase 2 is off to a good start. PGCPS and PEP continue to work very well together as construction proceeds on the first three schools. PGCPS is also working with the county and state to ensure compliance with the four-party MOU.