



**DEPARTMENT OF
CAPITAL PROGRAMS**
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

PHYLLIS E. WILLIAMS ELEMENTARY SCHOOL 9601 PRINCE PLACE

SPANISH IMMERSION

Project Update Meeting
March 12, 2025





**DEPARTMENT OF
CAPITAL PROGRAMS**
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

MEETING LOGISTICS



Servicios De Interpretación

Interpreting Services

On a Computer

At the bottom of the Screen will be an interpretation globe. Click that globe and then select Spanish.

En una Computador

En la parte baja de la pantalla habrá un globo de interpretación. Haga clic en ese globo y seleccione “Spanish.”

On a Mobile Device

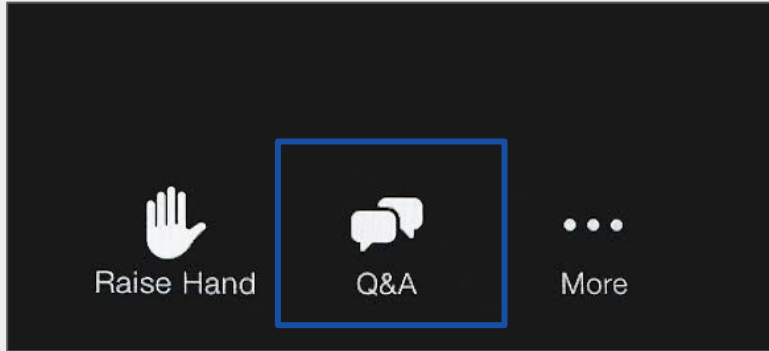
At the bottom of the screen, tap the ellipses icon on the bottom right (...). Tap “Language Interpretation.” Tap “Spanish.”

En un Dispositivo Móvil

En la parte baja de la pantalla, toca el icono de ellipses en la parte baja derecha (...). Toque “Language Interpretation.” Toque “Spanish.”



Questions During the Meeting



We value your input.

- Please type your questions/comments in the Q&A area of Zoom.
- Questions and answers from this town hall will be posted on the school's project page at bit.ly/DCP-PEWSI.



Our Commitment

PGCPS is committed to delivering safe, state-of-the-art, and sustainable learning environments for our students, teachers, and communities.

Our Approach

Through the work of our traditional Capital Improvement Program and the nation's first Public School P3 Design-Build-Maintain approach, otherwise known as the Blueprint Schools Program, we're on track to have delivered over 30 new or modernized school facilities within a 15-year span.

AGENDA



**DEPARTMENT OF
CAPITAL PROGRAMS**
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS



Agenda

01. Team Introductions
02. Project Scope Review
03. Project Timeline
04. Construction Update
05. Move Management
06. Q&A



**DEPARTMENT OF
CAPITAL PROGRAMS**
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

INTRODUCTIONS

Introductions



Dr. Charoscar Coleman
Chief Operating Officer



Jason Washington
*Associate Superintendent of
Supporting Services*



Shayla Jackson
*Director
Department of Capital Programs*



Cynthia Rodgers
*Principal
Phyllis E. Williams Spanish Immersion*



Will Smith
*Project Management Supervisor
Department of Capital Programs*

Introductions



Rexie Fernando
Project Manager
Department of Capital Programs



Keba Baldwin
Director
Office of Transportation



Tony Spruill
Supervisor
Office of Transportation



Dr. Kasandra Lassiter
Associate Superintendent of Area 1
Schools



Darryl Evans
Instructional Director - Area 1
Schools



Dave Jenkins
Project Manager
Fresh Air Concepts, LLC



**DEPARTMENT OF
CAPITAL PROGRAMS**
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

PROJECT SCOPE



Project Scope

Phase 1

The replacement of the Phyllis E. Williams building's HVAC system, improvement to the building envelope, replacement of exterior doors and windows, ceiling replacement, lighting and electrical upgrades, update to the fire alarm system, sprinkler system, and interior architectural upgrades. Additional scope includes, exterior parking control, replacing existing administration floor finishes, and retracing of newly installed hydronic lines to the chiller. Interior painting proposal is still pending for review and approval.

Phase 2

Potomac Electric Power Company (PEPCO) upgrade. Replacement of electrical switchgear, transformer, and electrical line from the transformer to the building.



**DEPARTMENT OF
CAPITAL PROGRAMS**
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

PROJECT TIMELINE

Project Timeline

November 2022	Planning/Permitting
April - July 2023	Procurement of General Contractor
Sept - Oct 2023	Award of Contract
December 2023	Construction Starts
April 2025	Substantial Completion Phase 1
April/May 2025	Begin Move Logistics
Summer 2025	Substantial Completion Phase 2
Summer 2025	Move Back to PEWSI Building

CONSTRUCTION UPDATES



**DEPARTMENT OF
CAPITAL PROGRAMS**
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS



Construction Updates

Major Work Completed

- Structural steel framing and supports.
- Automatic sprinkler systems.
- Hydronic heating and cooling distribution piping.
- Duct air leakage testing of all air distribution systems.
- Gravity ventilators.
- Interior and exterior LED lighting fixture installation.
- Roof mounted and in-line exhaust systems.

Work In Progress

- Replacement of the exterior doors and windows.
- Hydronic testing variable air volume terminal units.
- Chemical cleaning, flushing and filling of the hydronic heating and cooling distribution piping.
- Digital, addressable fire detection systems.
- Programming and commissioning of the new interior and exterior LED lighting.
- Final connections and point-to-point testing of the automatic temperature controls.
- Mechanical piping and duct insulation and identification.



Delivery of HVAC Units

Construction Updates

Upcoming Activities and Milestones

- Closed-loop water treatment of the hydronic heating and cooling systems.
- Startup and commissioning of the new HVAC systems and automatic temperature controls.
- Automatic sprinkler system testing and inspections per National Fire Protection Agency (NFPA) 13.
- Digital, addressable fire detection system testing and inspections per NFPA 72.
- Interior painting and ceramic tile repairs.
- Carpet tile and cove base replacement within the administrative offices.
- Detailed cleaning.



Variable Air Volume Terminal Unit

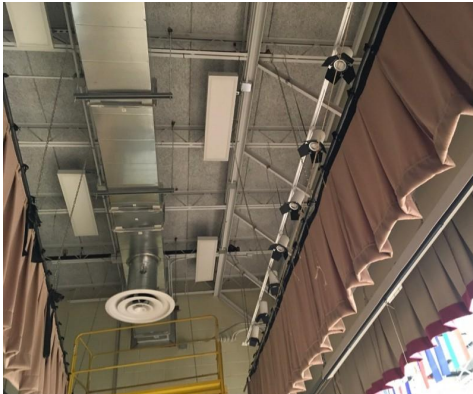
Construction Updates



Cafeteria Air Distribution,
LED Lighting and Sprinkler
System



Smoke Partition (*NFPA
101 Requirement*)



Stage Air Distribution and
LED Lighting



Corridor Ceiling Assembly
and LED Lighting

Construction Updates



New, Packaged Rooftop Unit



Roof Mounted Exhaust Fans,
Gravity Vents, And Safety Rails



New, Packaged Rooftop Unit



Kitchen Outside Air System

Construction Updates



Digital, Addressable Fire Detection Panels



Structural Steel Supports for Roof Mounted Equipment



Structural Steel Framing for Penthouse Equipment

Construction Updates



Hydronic Heating/Cooling Distribution Piping and Pump Stations



Hydronic Heating/Cooling Distribution Piping and Air Handling Units



Roof Mounted Hydronic Cooling Distribution Piping



**DEPARTMENT OF
CAPITAL PROGRAMS**
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

MOVE MANAGEMENT

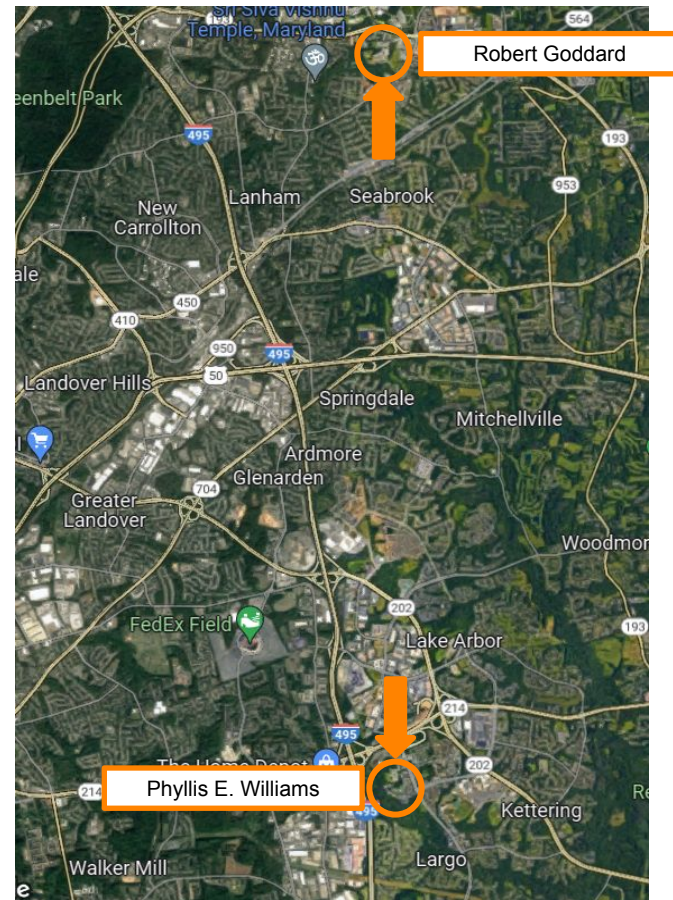
Move Timeline & Process

Move Vendor Selection	Move Planning	Packing of Robert Goddard	Vendor Move to PEWSI
March	April - June	May - June	Complete by July 15

- The Department of Capital Programs is requesting proposals from qualified moving companies.
- The selected moving company will work with school leadership to plan and manage the move.
- Coordination meetings have been held with key departments, including Transportation, Pupil Accounting, Food & Nutrition, and Academics, to ensure a smooth transition.
- PEWSI staff will pack up the current school in coordination with the moving company.
- PEWSI leadership has reviewed the new space and will create a detailed move plan, including a to/from list (e.g., Teacher Y moves from Room 2 to Room 12).

Transportation

- The bell schedule will remain the same after the move back to PEWSI (9:30 AM - 3:40 PM).
- Students who are eligible for transportation and whose families have not opted out will be assigned accordingly.
- The Non Transportation Zone (walkzone) will be reinstated.
- Transportation assignments for SY 25-26 will be provided 2-3 weeks prior to the start of school.



Academics

- The relocation of Phyllis E. Williams back to its original site will not disrupt learning.
- The Division of Academics is preparing the necessary approvals for the before and aftercare program.
- If your child uses private daycare or before/aftercare, please have the provider contact the school.
- Phyllis E. Williams will not offer a pre-kindergarten program next school year.
- Parents should update their contact information in Synergy to receive any summer updates about the move.



School Announcements

New Marquee Installed!

Our new marquee is up and ready to keep the school community informed with important updates, events, and announcements.



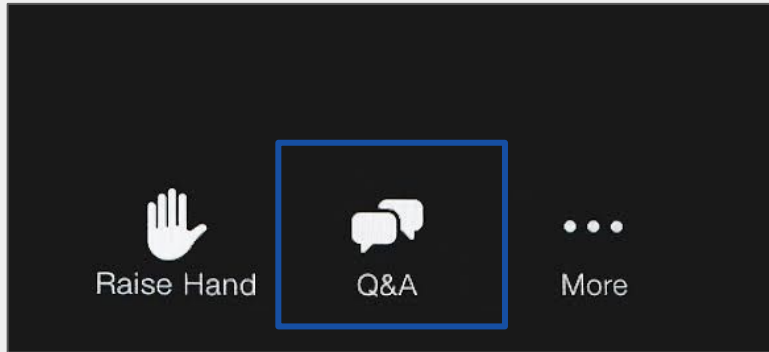
QUESTIONS



**DEPARTMENT OF
CAPITAL PROGRAMS**
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS



Question & Answer



- Please type your questions/comments in the Q&A area of Zoom.
- Questions and answers from this town hall will be posted on the Phyllis E. Williams project page at bit.ly/DCP-PEWSI.
- If you have additional questions, please email them to capital.programs@pgcps.org.

Project Information & Documentation

Phyllis E. Williams Spanish Immersion



Series	Funding Detail	Project Type	Budget	Anticipated	Current Semester	Project Manager
Construction	Construction	Capital Construction	\$10,000,000	2023-2024	2023-2024	John DeWitt

School Information

Project	Address	Neighborhood	Elementary	County District	State Legislative District
Phyllis E. Williams	8000 Peachtree Lakes Parkway, NE 26101	Phyllis E. Williams	Phyllis E. Williams	County District 6	State Legislative District 6

Project Timeline



Project Scope

The major renovation of Phyllis E. Williams Spanish Immersion (PEWSI) consists of the replacement of the building structure, replacement of the building envelope, replacement of the interior and exterior walling, replacement of the roof, replacement of the exterior and interior finishes, and replacement of the mechanical, electrical, and plumbing systems.

News & Announcements

- The Phyllis E. Williams expansion project is eligible for the January 2024 award of the Department of Public Programs renovation fund. The project website is the resource [here](#).
- The Phyllis E. Williams expansion project is eligible for the December 2023 award of the Department of Public Programs renovation fund. The project website is the resource [here](#).

Project Updates

- June 2024
- April 2024
- February 2024
- November 2023

Documents & Presentations

Project Update Meeting - 10/10/2024 - [View](#) - [Download](#) - [View](#) - [Download](#) - [View](#) - [Download](#)

Project Update Meeting - 10/10/2024 - [View](#) - [Download](#) - [View](#) - [Download](#)

Project Update Meeting - 10/10/2024 - [View](#) - [Download](#) - [View](#) - [Download](#)

Meeting Information Meeting - 10/10/2024 - [View](#) - [Download](#) - [View](#) - [Download](#)

Questions and answers from this town hall will be posted on the Phyllis E. Williams project page at bit.ly/DCP-PEWSI.

THANK YOU

Contact Us

capital.programs@pgcps.org

