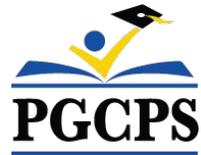


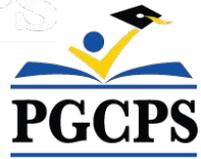
PGCPS . PARTICIPAR. DISEÑAR. CONSTRUIR. COMUNICAR. PGCPS



ESCUELA PRIMARIA HYATTSVILLE

REUNIÓN DE INICIO DEL PROYECTO | 21 DE DICIEMBRE DE 2023, 7:00 P. M.





Nuestro compromiso

PGCPS está comprometido a trabajar rápidamente para ofrecer entornos de aprendizaje seguros, de última generación y sostenibles para nuestros estudiantes, maestros y comunidades.



Agenda

- Presentaciones del equipo
- Cronograma
- Diseño preliminar
- Logística de la construcción
- Preguntas y respuestas



Presentaciones del equipo



Jeff Barr
PLENARY
Registered Representative

Hafeez Habib
PLENARY
Equity Members' Lead Project Manager

Brett Sullivan
PLENARY
Associate

Adam Dunn
PLENARY
Assistant Project Manager

Jeremy Ebie
PHOENIX
Equity Members' Project Manager

Rob Summers
PHOENIX
Operating Partner

Peter Bullen
ELLISDON CAPITAL
Senior Director



Bill Beschoner
MCN
Construction Process Executive in Charge

Bassem Boustany
MCN
Principal

Yonas Menji
MCN
Lead Construction Manager

Rick Munford
MCN
Preconstruction Director



Sean O'Donnell
PERKINS EASTMAN
Design Process Executive In Charge & Lead Architect

Omar Calderon
PERKINS EASTMAN
Design Principal



Ronnie Watkins
RMc
Director encargado

Bena Skotar
RMc
Director de diseño



Pete Cambell
ELLISDON FS
Director, P3 Pursuits

Brandon Kelley
USF
Vice President

Johnathan Bolden
RSC
President



Presentaciones del equipo

Escuela Primaria Hyattsville

Dr. Richard T. McKee Jr, director

Escuelas modelo

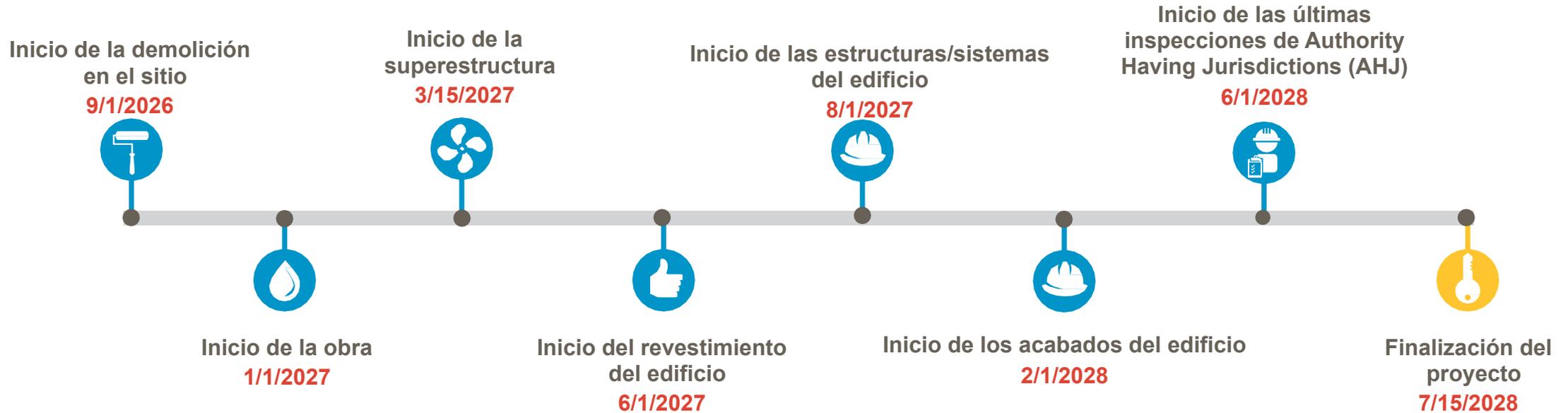
- **Shawn Matlock**, *director*
- **Herb Allen**, *administrador de proyectos*
- **Loretta White**, *asesora*
- **Erika Stephenson**, *personal de apoyo*

PGCPS

- **Jason Washington**, *superintendente adjunto de servicios de apoyo*



Descripción general del cronograma





Plano preliminar del sitio

- Nuevo diseño en la acera y entrada al sitio desde Jefferson Street.
- Nueva entrada en el lado este.
- Áreas para dejar a los estudiantes en las calles privadas.
- Edificio de estacionamiento.
- Dos entradas: estudiantes y la comunidad
- Espacio público verde para encuentros.
- Parques infantiles en la azotea para la comunidad.



Nota: El diseño está sujeto a cambios.





Plano preliminar del primer piso

- Estacionamiento
- Los salones de clases de prekínder y kínder tienen acceso directo al primer piso.
- Comedor en el nivel de llegada



Nota: el diseño está sujeto a cambios.

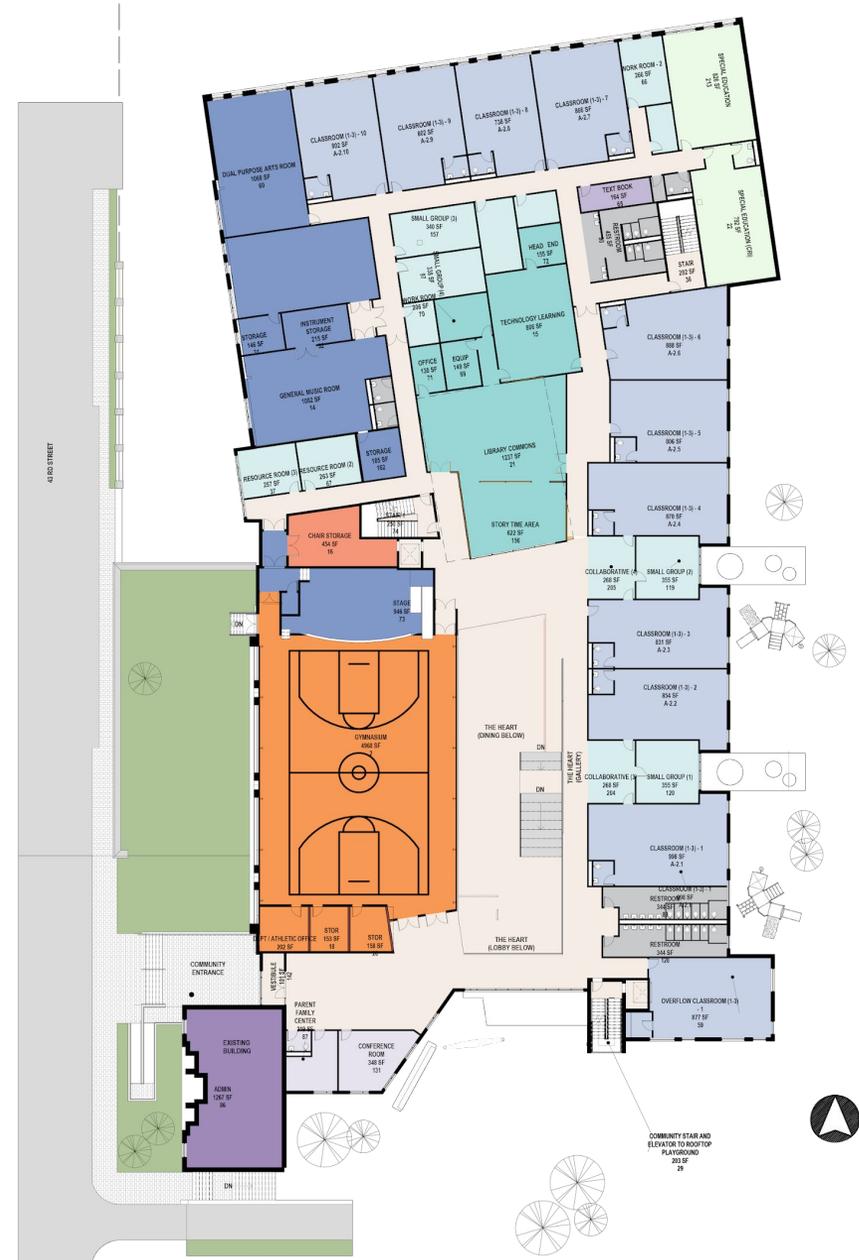
El centro: comedor

Plano preliminar del segundo piso

- **Centro multimedia** llamativo.
- **Gimnasio** con escenario para uso escolar y comunitario.
- Las **áreas de colaboración** están distribuidas entre los salones de clases.
- **Artes escénicas** cerca del escenario.
- **Cuarto de enfermería** en la entrada

DEPARTMENT LEGEND

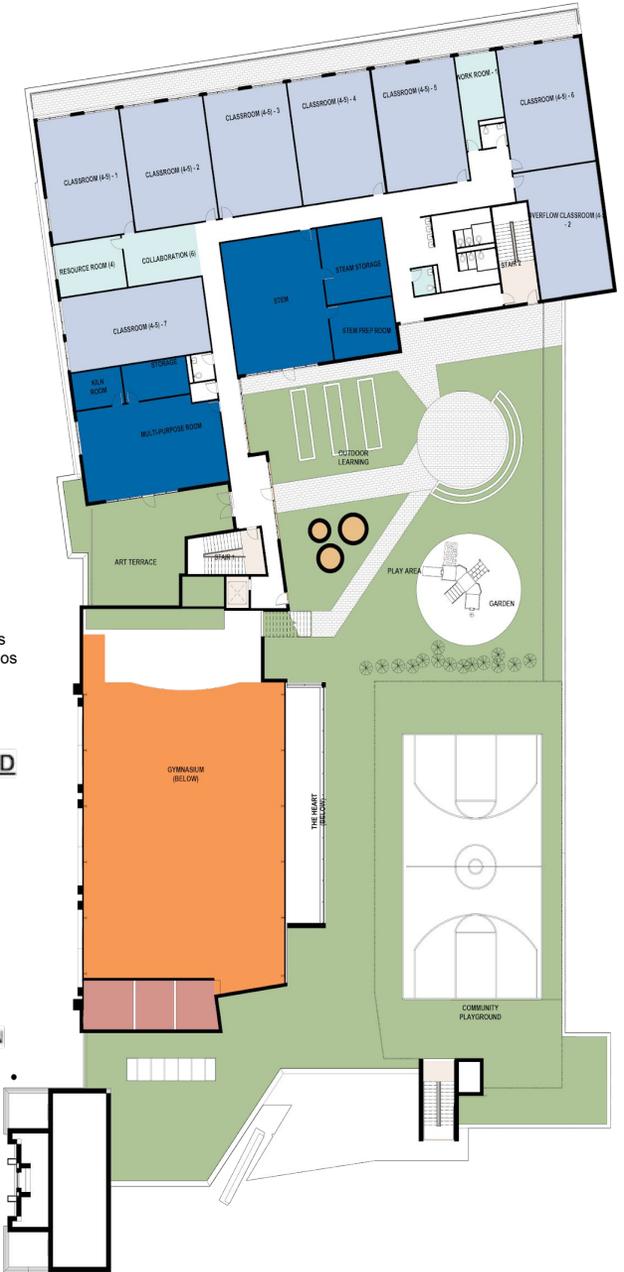
| | |
|---|--------------------|
|  | ACADEMIC |
|  | ADMINISTRATION |
|  | CIRCULATION |
|  | LEARNING |
|  | MEDIA CENTER |
|  | NURSE'S SUITE |
|  | PERFORMING ARTS |
|  | PHYSICAL EDUCATION |
|  | SPECIAL EDUCATION |
|  | STUDENT DINING |
|  | STUDENT SERVICES |
|  | SUPPORT |



Nota: el diseño está sujeto a cambios.



Plano preliminar del tercer piso



ÁREA NETA PROPUESTA: 57,660 pies cuadrados
 ÁREA BRUTA PROPUESTA: 80,721 pies cuadrados



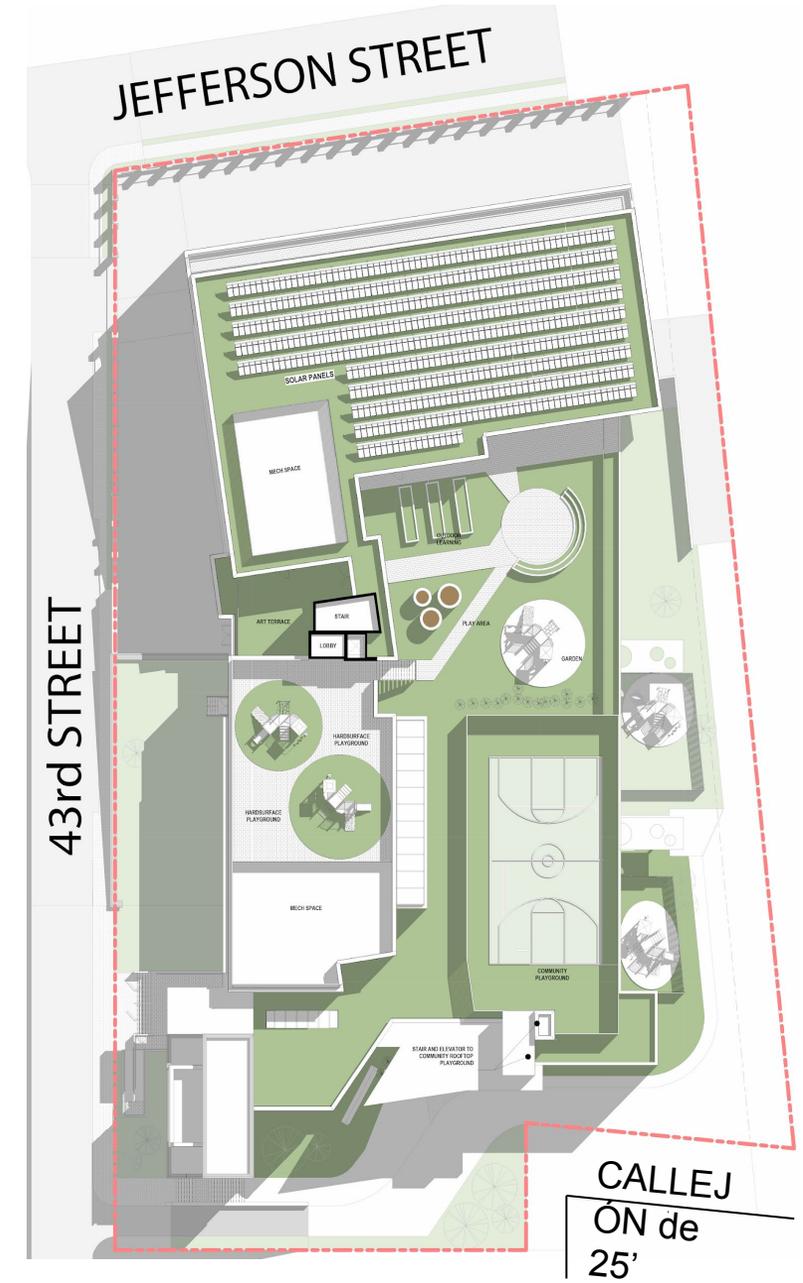
Nota: el diseño está sujeto a cambios.

El centro: la galería



Plano preliminar de la azotea

- **Zona de educación al aire libre** para una experiencia educativa atractiva e interactiva.
- **Zona de juegos integrada de superficie dura/blanda** para diversas actividades recreativas.
- **Terraza artística** para el salón de artes visuales.
- **Área de juego comunitario** con entrada separada segura.
- Integración de **paneles solares** para la generación de energía sostenible.





Plan preliminar de elevación a la entrada

Condiciones existentes

Comunitaria



Plan preliminar de elevación de la entrada

Condiciones existentes



Nota: el diseño está sujeto a cambios.



Vista perspectiva preliminar del área de llegada de prekínder y

kínder

Condiciones existentes





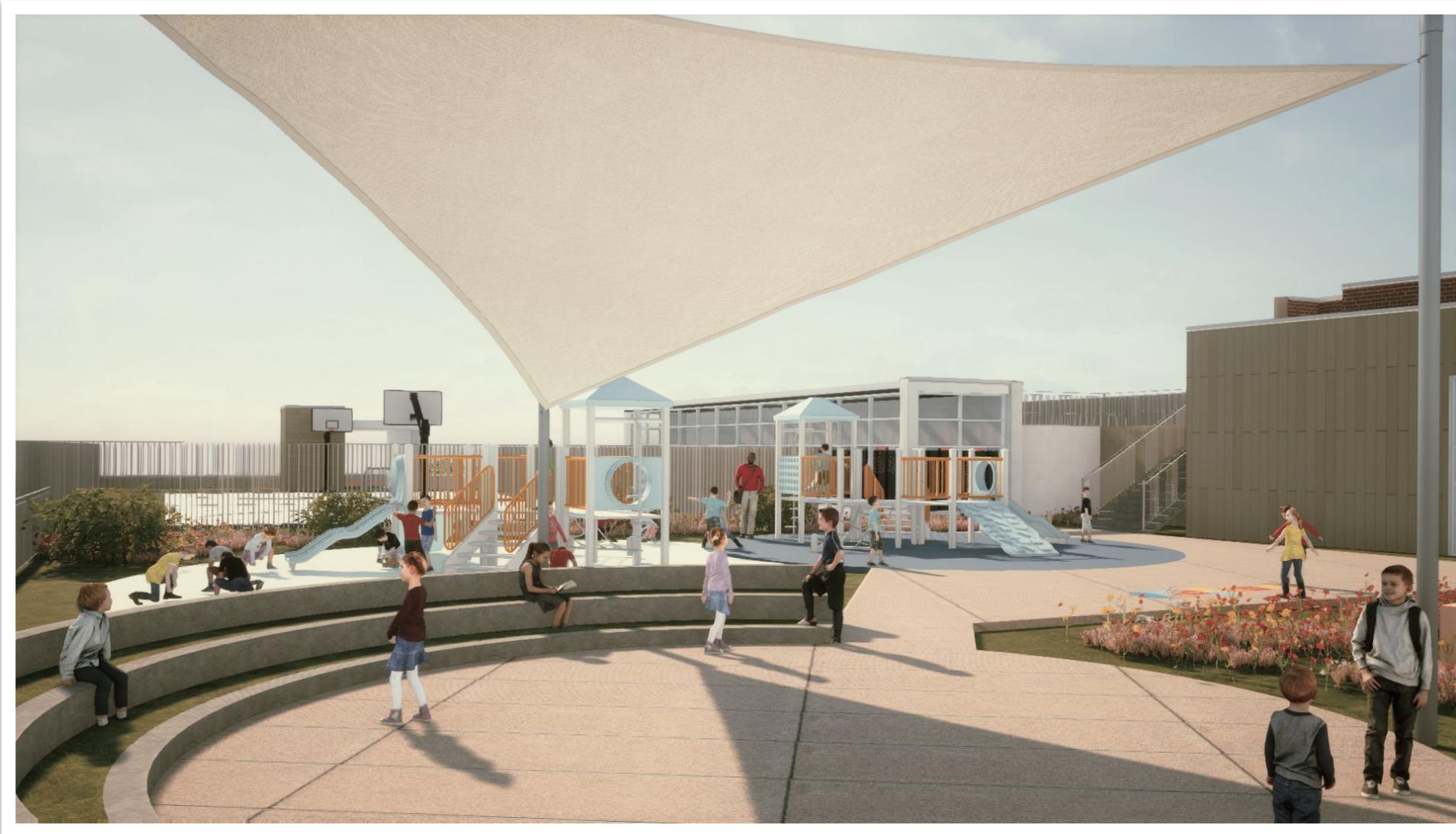
Vista preliminar de la esquina desde la calle 43 (obras de arte de los estudiantes)

Condiciones existentes





Area de juego preliminar en la azotea



Nota: el diseño está sujeto a cambios.



Vista axonométrica preliminar



Nota: el diseño está sujeto a cambios.

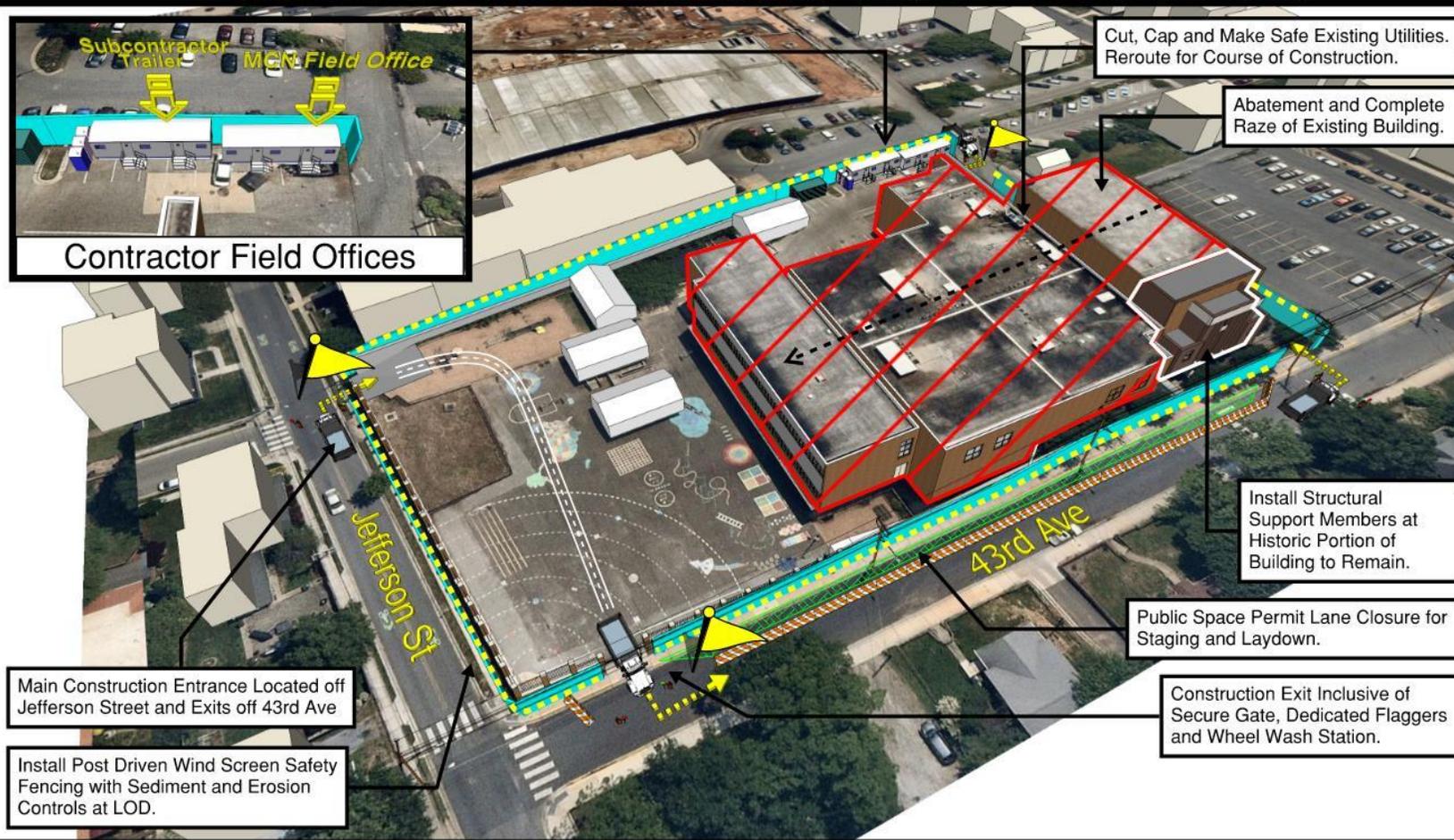
Hyattsville ES: New Building Logistic & Phasing Plan



Sequence 1 - Site Controls & Demolition

August 2026 - September 2027

Page 1 of 4



Sequence 1 - Site Controls & Demolition

- Sequence 2 - Excavation
- Sequence 3 - Super Structure & Steel Erection
- Sequence 4 - Final Site & Completion

- : Dedicated Flaggers
- : Vibration & Settlement Monitors

Due to the constrained location of the site, maintaining control and ensuring access will be crucial. To address this, MCN proposes the construction of an earth ramp egress entry gate off Jefferson St., which will provide an exit onto N 43rd Ave. Partial lane closure on 43rd Ave. will be necessary for activities such as crane picks, overhead electrical line work, and staging. These measures are designed to manage site access effectively and ensure the safe execution of construction operations



NTS

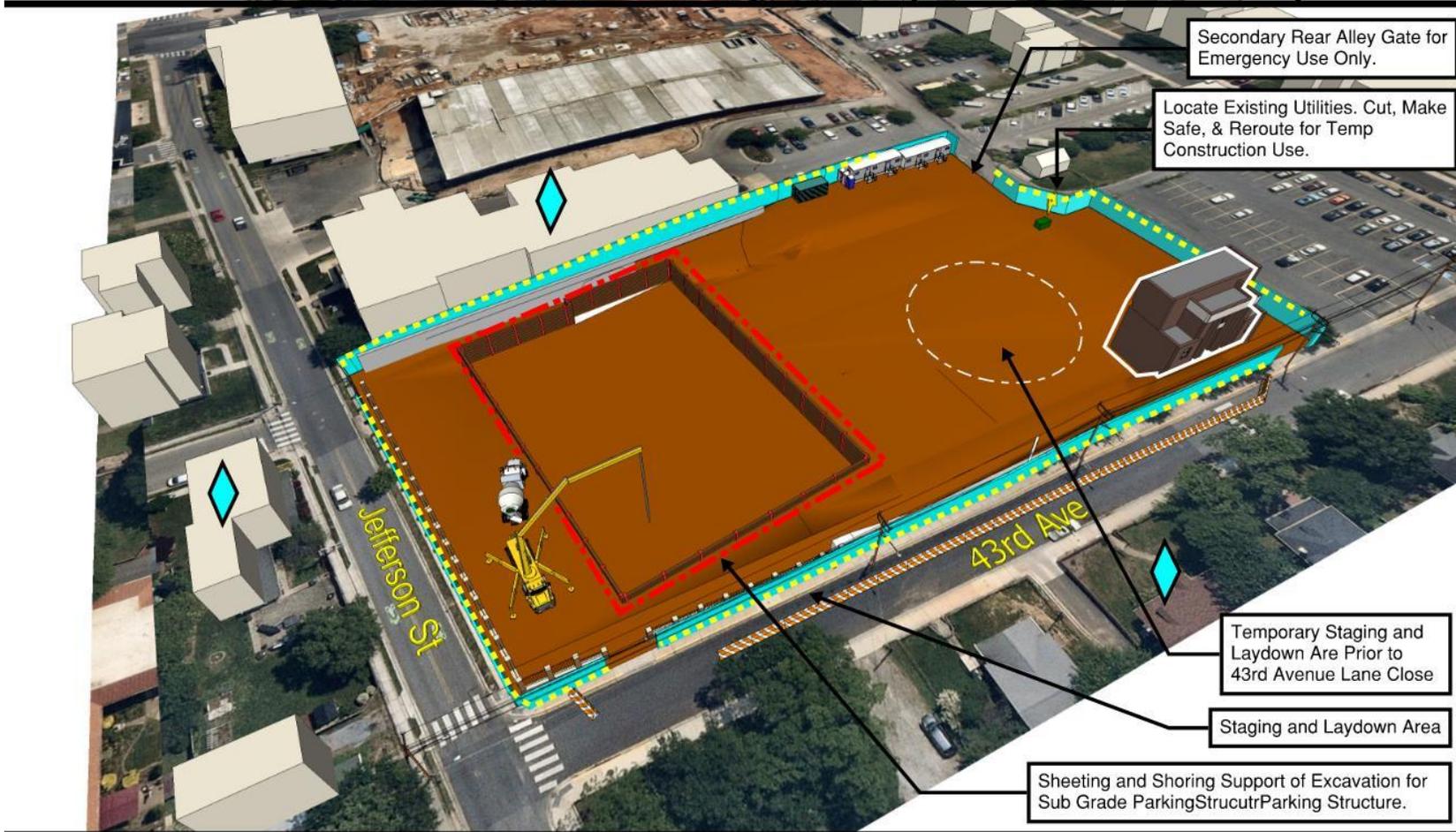
Hyattsville ES: New Building Logistic & Phasing Plan



September 2026 - March 2027

Page 2 of 4

Sequence 2 - Excavation



Sequence 1 - Site Controls & Demolition

Sequence 2 - Excavation

Sequence 3 - Super Structure & Steel Erection

Sequence 4 - Final Site & Completion

: Dedicated Flaggers

: Vibration & Settlement Monitors

Once the selective demolition of the existing school building is completed, MCN will proceed with excavation, utilizing sheeting and shoring techniques to provide support for the subgrade parking garage. The layback method will be employed for the remaining areas. Special attention will be given to the historic portion of the building, ensuring it is protected throughout the entire construction process. Structural supports will be added to maintain the integrity and safety of this significant section.



NTS

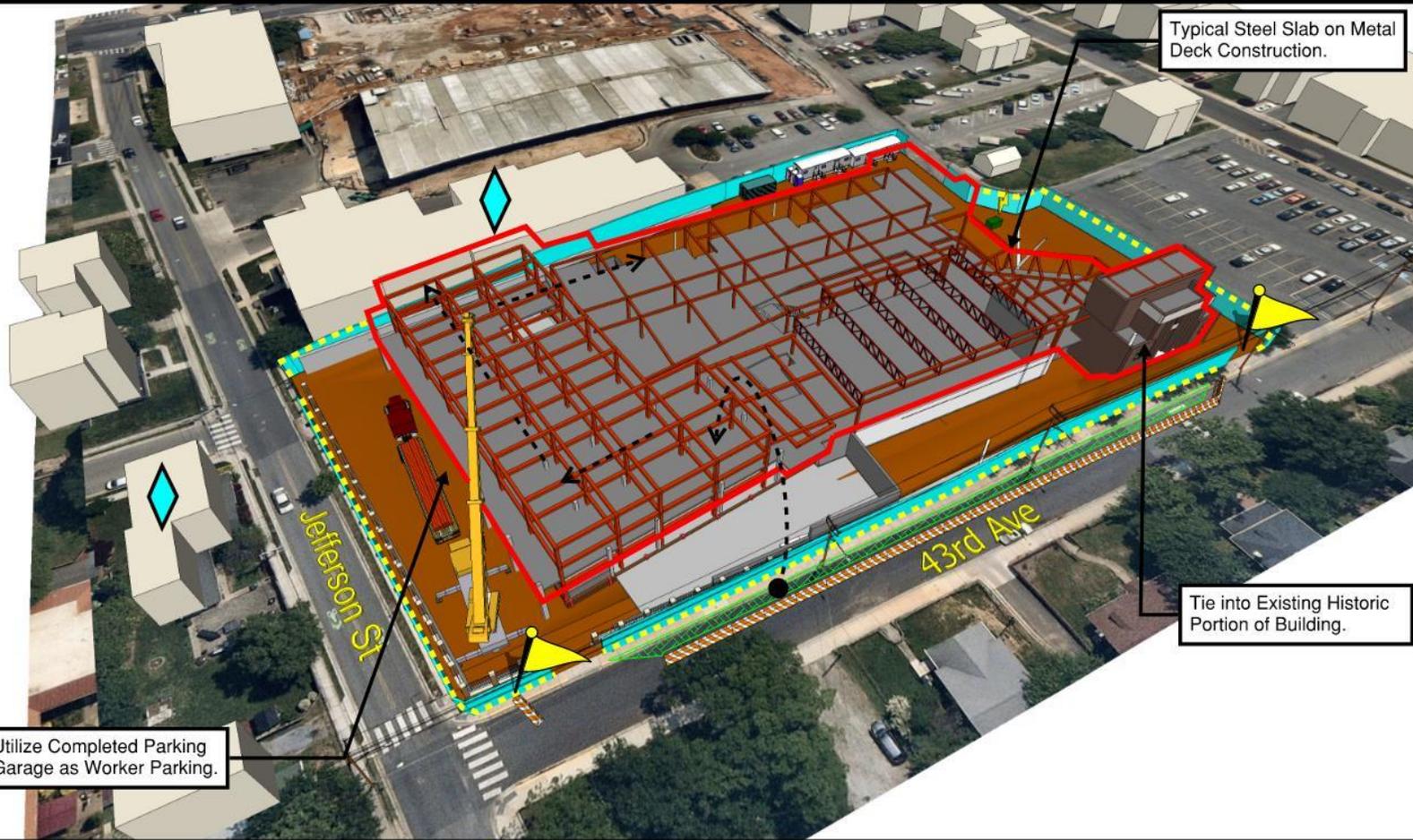
Hyattsville ES: New Building Logistic & Phasing Plan



March 2027- December 2027

Page 3 of 4

Sequence 3 - Super Structure & Steel Erection



Sequence 1 - Site Controls & Demolition

Sequence 2 - Excavation

Sequence 3 - Super Structure & Steel Erection

Sequence 4 - Final Site & Completion

- : Dedicated Flaggers
- : Vibration & Settlement Monitors

Building structural components will be picked from 43rd Ave. and installed, progressing in a clockwise direction. Once the cast in place concrete foundation is installed, the rest of the building will be constructed using the conventional steel slab on metal deck construction method. Special attention will be given to seamlessly integrating the cast in place construction components with both the existing historic portion and the ongoing steel construction, ensuring a cohesive and unified structure.



NTS

Hyattsville ES: New Building Logistic & Phasing Plan



Sequence 4 - Final Site & Completion

January 2028- June 2028

Page 4 of 4



- Sequence 1 - Site Controls & Demolition
- Sequence 2 - Excavation
- Sequence 3 - Super Structure & Steel Erection I
- Sequence 4 - Final Site & Completion**

-  : Dedicated Flaggers
-  : Vibration & Settlement Monitors

After the completion of the building enclosure, the remaining major portion of the interior construction will commence. Workers will be parking in the parking garage during this phase. Once the tower crane is no longer necessary, the closure of 43rd Ave. will be required. The interior construction and final site work will progress simultaneously and be completed together.



NTS

Preguntas