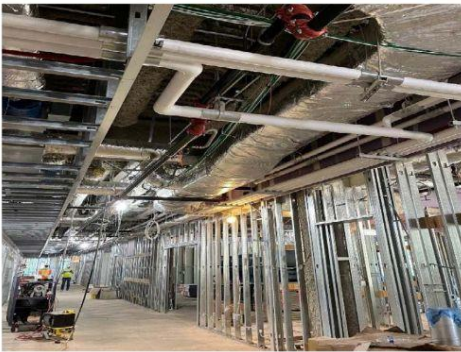




## Blueprint Schools Program Quarterly Report #7 September 2022



[www.pgcpsblueprintschools.com](http://www.pgcpsblueprintschools.com)



Angela D. Alsobrooks  
County Executive

# PGCPS Blueprint Schools

## Quarterly Report #7

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## EXECUTIVE SUMMARY

As another dynamic school year begins, the Blueprint Schools Program (the “Program”) has completed its second full summer of construction. On-site work including installing underground utilities, laying foundations, and erecting each of the schools has been the primary focus. Moving into fall, a bulk of the construction activity will take place inside each school building in addition to some off-site improvements.

Construction activities conducted this past summer on each site have surfaced some existing and previously unknown land conditions. While not unexpected, these challenges had to be handled in real-time to keep the Program moving forward. Unfortunately, these land conditions impacted the Program’s construction schedule, including target delivery/occupancy dates. As noted in the project agreement, unless a Relief Event has been determined, Prince George's County Education and Community Partners (PGCECP) is required to deliver all schools by the “occupancy date” (July 15, 2023). However, should a relief event be determined, PGCECP shall be granted sufficient relief to satisfy its delivery obligations. Since such an event has occurred, the following has been confirmed:

- All six (6) schools will be open for learning during the 2023 - 2024 school year.
- Four (4) schools, Hyattsville, Kenmoor, Adelphi, and Drew-Freeman Middle Schools, will be ready by the July 15, 2023 occupancy date.
- Because of additional site remediation activities, Walker Mill Middle School’s delivery date has been changed to August 2023.
- Because of additional time needed to perform site remediation activities on the site, Colin L. Powell Academy, will not be ready until late fall 2023.

The Program has always aimed at meeting its targeted Summer 2023 delivery schedule for all Blueprint Schools. So, the impact on the schedule is a major setback for the Program. PGCECP, however, is doing all it can to ensure no additional impacts on Blueprint Schools project schedules.

The transformation of each school site has been inspiring and the result of an immense amount of hard work conducted by both internal and external partners. We continue to be vigilant in ensuring the Program remains on schedule and that each school building is ready for students, staff, and communities in the 2023-2024 academic year.

Jason Washington, Director  
*Office of Alternative Infrastructure Planning and Development*

## PROJECT PROFILES

### Adelphi Middle School



**Project Status:** Construction

**Neighborhood:** Adelphi

**Address:** 8820 Riggs Rd,  
Adelphi, MD 20783

**Grade Configuration:** 6-8

**Capacity:** 1,200

**Square Footage:** 144,800 sq. ft.

**Principal:** TBA

**Area 2 Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Vice-Chair Deni Taveras (District 2)

**State Legislative Representatives:**

- Senator Malcolm Augustine
- Delegate Diana Fennell
- Delegate Wanika Fisher
- Delegate Julian Ivey

**School Board Representative:**

- Pamela Boozer-Strother (District 3)

### Drew-Freeman Middle School



**Project Status:** Construction

**Neighborhood:** Suitland,  
Arnold Heights

**Address:** 2600 Brooks Dr.,  
Hillcrest Heights, MD 20746

**Grade Configuration:** 6-8

**Capacity:** 1,200

**Square Footage:** 144,800 sq. ft.

**Principal:** Dallas Lee

**Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Rodney Streeter (District 7)

**State Legislative Representatives:**

- Senator Joanne Benson
- Delegate Erik Barron
- Delegate Andrea Harrison
- Delegate Jazz Lewis

**School Board Representative:**

- Kenneth Harris II (District 7)

**PROJECT PROFILES** *(continued)*

**Hyattsville Middle School**



**Project Status:** Construction  
**Neighborhood:** Hyattsville, West Riverdale, University Park  
**Address:** 6001 42<sup>nd</sup> Ave., Hyattsville, MD 20781  
**Grade Configuration:** 6-8  
**Capacity:** 1,200  
**Square Footage:** 162,610 sq. ft.  
**Principal:** Chanita Stamper

**Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Deni Taveras (District 2)

**State Legislative Representatives:**

- Senator Paul Pinsky
- Delegate Anne Healey
- Delegate Alonzo Washington
- Delegate Nicole Williams

**School Board Representative:**

- Pamela Boozer-Strother (District 3)

**Kenmoor Middle School**



**Project Status:** Construction  
**Neighborhood:** Palmer Park, Kentland, Glenarden  
**Address:** 2501 Kenmoor Dr., Landover, MD 20785  
**Grade Configuration:** 6-8  
**Capacity:** 1,200  
**Square Footage:** 144,800 sq. ft.  
**Principal:** Maha Fadli

**Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Jolene Ivey (District 5)

**State Legislative Representatives:**

- Senator Paul Pinsky
- Delegate Anne Healey
- Delegate Alonzo Washington
- Delegate Nicole Williams

**School Board Representative:**

- Shayla Adams-Stafford (District 4)

**PROJECT PROFILES** *(continued)*

**Colin L. Powell K-8 Academy**



**Project Status:** Construction  
**Neighborhood:** Tantallon,  
 Fort Washington  
**Address:** 12200 Fort Washington Rd.,  
 Fort Washington, MD 20744  
**Grade Configuration:** K-8  
**Capacity:** 2,000  
**Square Footage:** 233,865 sq. ft.  
**Principal:** TBD

**Associate Superintendents:**

- Dr. Kasandra G. Lassiter
- Dr. David G. Curry, Jr.

**County Council Representative:**

- Edward Burroughs (District 8)

**State Legislative Representatives:**

- Senator Obie Patterson
- Delegate Veronica Turner
- Delegate Kriselda Valderrama
- Delegate Jay Walker

**School Board Representative:**

- Sonya Williams (District 9)

**Walker Mill Middle School**



**Project Status:** Construction  
**Neighborhood:** Walker Mill  
**Address:** 800 Karen Blvd.,  
 Capital Heights, MD 20743  
**Grade Configuration:** 6-8  
**Capacity:** 1,200  
**Square Footage:** 144,800 sq. ft.  
**Principal:** Erin Cribbs

**Associate Superintendent:**

- Dr. David G. Curry, Jr.

**County Council Representative:**

- Derrick Davis (District 6)

**State Legislative Representatives:**

- Senator Melony Griffith
- Delegate Darryl Barnes
- Delegate Nick Charles
- Delegate Dereck Davis

**School Board Rep:**

- TBD

## PROGRAM PROGRESS

### *Construction Progress*

Construction activities continue at all six school sites. The Program has published thirteen issues of the Blueprint Schools News & Updates newsletter and continues to disseminate construction activity notices as needed throughout each impacted community.

### *Construction Updates by Site*

#### *Adelphi Area Middle School*



Activity	Progress	30-Day Look-Ahead
MEPF hangers and interior wall layout building sectors 2A and 2B.	Completed	<ul style="list-style-type: none"> <li>Interior stud wall framing and MEP ceiling rough-in on level 2 of building sector 1B is ongoing.</li> <li>Installation of exterior wall panels on level 2 of building sectors 1A and 1B is ongoing.</li> <li>Installation of the site underground utilities to continue.</li> <li>Detailing of TPO roofing to continue.</li> <li>Installation of exterior windows and interior door frames is ongoing.</li> <li>MEP in-wall rough-in in building sectors 1A and 1B.</li> </ul>
Spray fireproofing in building sectors 1B and 2B.	Completed	
Underground site stormwater infrastructure at and sanitary piping installation at parking lot area.	Completed	
Installation of exterior wall panels building sectors 1A, 1B, and 2G.	Completed	
Installation and pouring of concrete stair tread infills at stairs 2 and 3.	Completed	

**Drew-Freeman Middle School**



Activity	Progress	30-Day Look-Ahead
Installation of roof panels in building sectors 1B and 2K.	Completed	<ul style="list-style-type: none"> <li>One-sided drywall installations in sectors 1A and 1B are ongoing.</li> <li>Spray fireproofing of ceiling lath system on level 2 of building sector 1A is ongoing.</li> <li>Exterior window installations in building sector 1A and level 2 of building sector 1B are ongoing.</li> <li>Installation of stairs 1 and 3 is ongoing.</li> <li>Wall blocking installations in building sector 1A and level 2 of building sector 1B are ongoing.</li> </ul>
Site underground water utility piping to the building.	Completed	
Installation of exterior brick in building sectors 1A and 1B.	Completed	
Installation of secondary exterior steel, window framing, and exterior wall panels in building sectors 1A and 1B.	Completed	
Drywall top-out at main corridors in building sector 1A.	Completed	

**Hyattsville Middle School**

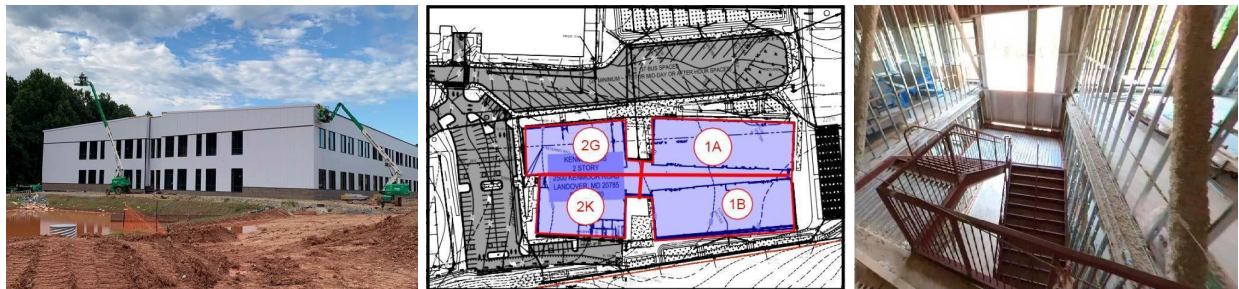


Activity	Progress	30-Day Look-Ahead
Elevator shaft top out at building sector 1B.	Completed	<ul style="list-style-type: none"> <li>MEP, sprinkler, and telecom overhead rough-in testing and insulation is ongoing.</li> <li>Installation of exterior metal panels to be completed.</li> </ul>



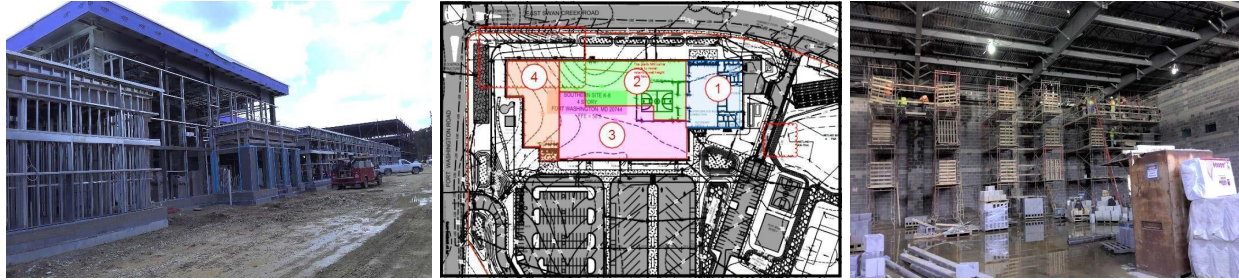
Trim out and flashing exterior metal wall panels at building sectors 1A and 2K.	Completed	<ul style="list-style-type: none"> <li>Exterior window installation at building sectors 1B and 2G to begin.</li> <li>Grading of bus loop and lower lot to begin.</li> <li>Gas tie-in at north end of site to begin.</li> <li>Wall close-ins and interior door frame installation at level 1 of building sector 1A to begin.</li> </ul>
Interior stud wall framing and top out drywall at building sectors 1A and 1B.	Completed	
Entrance canopy framing and blocking.	Completed	
Window installation and caulking at building sector 1A.	Completed	

**Kenmoor Middle School**



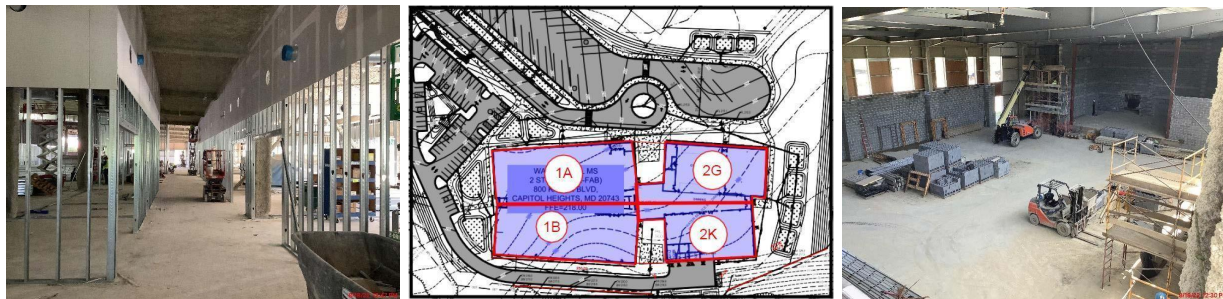
Activity	Progress	30-Day Look-Ahead
Site underground sanitary utility piping.	Completed	<ul style="list-style-type: none"> <li>Wall close-in inspections and hanging of drywall in building sector 1 are ongoing.</li> <li>Overhead MEP rough-in on level 2 of building sector 2 is ongoing.</li> <li>In-wall electrical rough-ins in building sectors 1A and 2B are ongoing.</li> <li>Door frame delivery is expected.</li> <li>Chiller, transformer, and generator pad installation is ongoing.</li> <li>Installation of storm lines MH 24, MH 25, and MH 27 to begin.</li> <li>Stair 3 installation to begin.</li> <li>IMP wall panels and storefront installation to be completed.</li> </ul>
Installation of roof panels in building sector 2G.	Completed	
Construction of storefront on south and east elevation of building.	Completed	
Spray fireproofing in all building sectors.	Completed	
TPO roof installation in all building sectors.	Completed	

**Southern Area K-8**



Activity	Progress	30-Day Look-Ahead
All concrete slab on grade.	Completed	<ul style="list-style-type: none"> <li>Interior stud wall framing in building sector 2 to begin.</li> <li>Concrete slab on metal deck at the 3-story tower is ongoing.</li> <li>Installation of insulated metal wall panels is ongoing.</li> <li>Spray fireproofing and overhead MEP rough-in in the 4-Story Tower is ongoing.</li> <li>Curb and gutter construction for parking lots and access road areas is ongoing.</li> </ul>
Overhead MEP rough-in in building sectors 1 and 2.	Completed	
Roofing at building sectors 1 and 2.	Completed	
Construction of site retaining wall.	Completed	
Steel erection, metal decking and detailing of the 3-story tower and west entrance.	Completed	

**Walker Mill**



Activity	Progress	30-Day Look-Ahead
Installation of roof panels at building sectors 1A and 2G.	Completed	<ul style="list-style-type: none"> <li>Spray fireproofing, interior stud wall framing, and overhead MEP rough-in on level 2 of building sector 1A to begin.</li> <li>Installation of underground site utilities throughout the project site is ongoing.</li> <li>Hanging of one side drywall on level 1 of building sector 1A to begin.</li> <li>Installation of windows in building sector 2 to begin.</li> <li>Installation of door frames in building sector 1 to begin.</li> <li>Installation of soil nail retaining wall to continue.</li> </ul>
Installation of exterior brick at all building sectors.	Completed	
Installation of WSSC water main division valve on Karen Blvd.	Completed	
Spray fireproofing building Sector 1B and Sector 2K.	Completed	
Installation of stair 2.	Completed	

## **COMMUNITY IMPACT**

### ***MBE Performance Update***

The Program remains dedicated to fulfilling the goal of awarding 30% of construction contracts to minority business enterprises (MBE). As of last month, the Program has reached 92.57% of our MBE target equaling \$118,975,681.28.

### ***Mentor-Protégé Program***

Over the last three months, the Prince George's County Blueprint Schools Mentor Protégé Program held monthly workshops to assist protégés with scaling their businesses. The emphasis of the workshops was on increasing company capacity through the addition of new products and services and pursuing new clients. The program worked with these firms on a more intimate level, providing business coaching and making supportive services recommendations when appropriate.

The first workshop was held on June 28th with a focus on Business Development and Execution. The following protégés attended:

- Glinda Jackson, Jackson Management Group
- Kevin Lisenby, BCS Supply and Services, LLC
- Kurjuan Kirkpatrick, Sentel Construction & Remodeling, LLC
- Jon Hogans, Advanced Custom Builders
- Dwight Deloatch, H&B Services
- Emmalyne Head, Southern Belle Cleaner.

The content for the workshops gave small businesses a greater sense of how to execute their business development and selling strategy. The topics included lead generation, qualification, prospect engagement, proposal development, creating new lines of business, and identifying the ideal customers for each company. The Gilbane team also made recommendations to protégés in the areas such as market segmentation, business development staffing, and business structure.

Lastly, the program held a workshop during which the protégés delivered “shark tank” like presentations to a Gilbane team panel. The panel provided feedback after each twenty-minute session.

### ***Blueprint Schools Program Website***

The Program website continues to be an effective source of information and news for both internal and external stakeholders. It has received, over the last three months, 2,300+ visitors and 5,000 page views. The website contains a variety of information including project updates, procurement forecasts, outreach events, Steering Committee information, community meeting presentations, and links to Blueprint Schools News & Updates. School profile pages include FAQs, site maps, resources, downloads, and other project information.

### ***Blueprint Schools Program Newsletter***

The *Blueprint Schools News & Updates* newsletter continues to serve as a great resource to stakeholders for program updates, construction updates, and Community Investment Program

highlights. To date, thirteen issues have been released to 780 subscribers with an average open rate of 50.7%.

## **COMMUNITY CONCERNS**

### ***Adelphi Middle School***

On the south end of the property, eight adjoining homeowners on Saratoga Drive were issued Cease and Desist Notices to vacate Prince George's County Board of Education property. Each homeowner has personal property that encroaches on the school's property, impacting potential construction activities. PGCPs conducted three (3) community town halls with the neighbors to discuss the matter and addressed all questions and concerns.

### ***Colin L. Powell Academy***

Based upon the failure of on-site erosion and sediment controls after the significant rainstorms on August 10, 2022, the Department of Permitting, Inspections, and Enforcement (DPIE) issued a stop work order on Monday, August 15, 2022 for the site. The order required Gilbane to address failures of its controls while also working with DPIE on its on-site plan going forward to prevent any additional control failures. The stop work order was lifted on Friday, August 19, 2022. Gilbane will accelerate its curb and gutter work to start redirecting stormwater into the drainage and catch basin that has been installed onsite. Additionally, the Program met with DPIE to discuss the controls that were installed and to ensure that we were/are in compliance with all standards and regulations. This matter will be addressed further in the September 16, 2022 Alliance Meeting with community leaders.

## **CLOSING STATEMENT**

As we shift from Summer to Fall, we have less than a year when the first schools will be delivered. There is much work to be done, but our commitment stays absolutely the same: delivering dynamic, world-class facilities for School Year 2023-2024.

## APPENDIX