



# 2025 Quarter 2 Report Blueprint Schools Phase 1

June 2025



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# PGCPS Blueprint Schools - Phase 1

## 2025 Quarter 2 Report

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## EXECUTIVE SUMMARY

The Phase 1 schools continue to benefit from strong support and oversight from Prince George's County Education & Community Partners (PGCECP), who meet biweekly with Prince George's County Public Schools (PGCPS) to monitor operations. In collaboration, PGCPS and PGCECP have implemented minor capital improvements and are planning several additional upgrades this summer to enhance both the schools' appearance and align the facilities with the District's Climate Change Action Plan.

All outstanding construction-related issues have been resolved, and PGCECP has completed the necessary corrective measures. In recognition of delays, PGCECP has agreed to a \$30,000 reduction in its next Availability Payment. Responsibility for field maintenance has transitioned fully to PGCPS.

This summer, Honeywell, the operations and maintenance (O&M) provider for Phase 1 schools, will repaint all six schools, and PGCPS Building Services will conduct deep cleaning and floor waxing to prepare for the new school year. Additionally, Standard Solar is scheduled to install rooftop solar panels as part of ongoing sustainability efforts.

Finally, the Office of Alternative Infrastructure and Program Delivery (OAIPD) is partnering with Brailsford & Dunlavey to conduct a comprehensive climate study at each school. The study will assess the functionality of the buildings and the school community's satisfaction with their modernized or newly constructed facility. The data collected from this effort will provide valuable insights into the facility experience and the integrity of these new buildings. Findings will be presented at the next Steering Committee meeting.

*Shawn Matlock*

*Director, Office of Alternative Infrastructure Planning and Development*

## PROJECT PROFILES

### Sonia Sotomayor Middle School at Adelphi



**Project Status:** Complete  
**Neighborhood:** Adelphi  
**Address:** 8820 Riggs Rd, Adelphi, MD 20783  
**Grade Configuration:** 6-8  
**Capacity:** 1,200  
**Square Footage:** 144,800 sq. ft.  
**Principal:** Dr. Leroy Alicea-Cabassa

**Associate Superintendent:**  
 • Dr. Ameila Coleman  
**County Council District 2**  
**State Legislative District 47**  
**School Board District 3**

### Drew-Freeman Middle School



**Project Status:** Complete  
**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:** Natasha Kyler

**Associate Superintendent:**  
 • Dr. Ameila Coleman  
**County Council District 7**  
**State Legislative District 24**  
**School Board District 7**

## PROJECT PROFILES *(continued)*

### Hyattsville Middle School



**Project Status:** Complete  
**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. Ameila Coleman

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

### Kenmoor Middle School



**Project Status:** Complete  
**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:** Rebecca Turner

**Associate Superintendent:**

- Dr. Ameila Coleman

**County Council District 5**  
**State Legislative District 24**  
**School Board District 4**



## PROJECT PROFILES *(continued)*

### Colin L. Powell Academy



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

**Associate Superintendents:**

- Dr. Ameila Coleman

**County Council District 8**  
**State Legislative District 26**  
**School Board District 8**

### Walker Mill Middle School



**Project Status:** Complete  
**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. Ameila Coleman

**County Council District 6**  
**State Legislative District 25**  
**School Board District 6**

## PROGRAM PROGRESS

### Operations

Prince George's County Education & Community Partners (PGCECP) continues to deliver building maintenance services for the six Phase 1 schools. No major operational failures have been reported.

In accordance with contractual requirements, interior painting will be completed at each school this summer. As a result, these buildings will be unavailable for summer programming. This biannual painting ensures that all interior surfaces are maintained in good condition.

Additionally, PGCPs and PGCECP are collaborating on a stakeholder survey to gather feedback on facility conditions and identify areas for improvement. This input will inform future maintenance planning and service enhancements.

### Building Maintenance

As the 2024–25 school year concludes, daily maintenance operations have shown marked improvement compared to the start of Fall 2023. Honeywell has transitioned from reactive ticket-based service responses to more proactive and efficient issue resolution.

The Honeywell QFM system logs and tracks maintenance events. The majority of service tickets are resolved within the timeframes outlined in the contract. Outstanding tickets typically fall into two categories: additional work/contract modification requests awaiting PGCPs–OAIPD approval and delays due to parts or equipment availability. It's critical to note that none of the unresolved tickets currently affect the core operation of building systems or overall school functioning.

This summer, comprehensive quarterly preventive maintenance will be conducted across all building systems, including mandatory inspections of elevators, boilers, fire alarms, and sprinkler systems.

As part of the District's sustainability goals, PGCPs will begin installation of rooftop solar arrays at each school through a partnership with Standard Solar. The project, governed by a finalized Power Purchase Agreement (PPA), includes design, installation, and long-term maintenance. System commissioning is targeted for fall 2025.

PGCPs remains responsible for custodial services and grounds maintenance, including mowing and snow removal. Staffing shortages since building occupancy have impacted service consistency. To address potential risks to building systems and finishes, PGCPs is collaborating with Honeywell to establish clear minimum cleaning standards. Monthly inspections are planned for implementation in the 2025–26 school year.

### **Capital Improvements**

Several capital improvements are underway to enhance school safety, usability, and security. PGCECP has installed fencing at Sonia Sotomayor Middle School at Adelphi and Hyattsville Middle School to address unauthorized use of the turf fields by adult soccer teams. Management of these fields will transition to the Maryland-National Capital Park and Planning Commission (MNCPPC) under an existing memorandum of understanding with the County and PGCPs.

To improve site access and traffic circulation, PGCECP has also been directed to install new gates at Colin Powell Academy and Walker Mill Middle School. In addition, PGCECP has completed the installation of playgrounds at Colin Powell Academy.

This summer, all uncovered interior surfaces at the six Phase 1 schools will be repainted. PGCPs Building Services will take this opportunity to perform deep cleaning and floor waxing, with work coordinated closely with Honeywell to avoid scheduling conflicts and ensure timely completion.

Standard Solar will begin installing rooftop solar panels this summer, based on telemetry studies conducted in January. The work will be scheduled to coincide with planned power outages, and coordination with PGCECP and PGCPs remains ongoing to support a smooth installation process.

### **CLOSING STATEMENT**

The Office of Alternative Infrastructure and Planning Development is very satisfied with PGCECP and Honeywell's performance in Phase 1. We are diligently working to improve that performance and our stakeholders' experiences in the buildings.