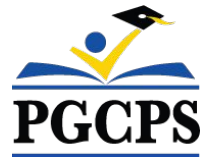




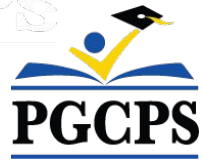
PGCPS . **ENGAGE . DESIGN . BUILD . COMMUNICATE** . PGCPS



HYATTSVILLE ELEMENTARY SCHOOL

PROJECT KICK-OFF MEETING | DECEMBER 21, 2023, 7:00 PM





Our Commitment

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



Agenda

- Team Introductions
- Schedule
- Preliminary Design
- Construction Logistics
- Q&A



Team Introductions



PHOENIX
INFRASTRUCTURE
ADVISORY AND INVESTMENT



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 McGhee
RMc
Principal-in Charge

Alena Skotar
RMc
Design Principal



Pete Cambell
ELLISDON FS
Director, P3 Pursuits

Brandon Kelley
USF
Vice President

Johnathan Bolden
RSC
President



Team Introductions

Hyattsville Elementary School

Dr. Richard T. McKee Jr, Principal

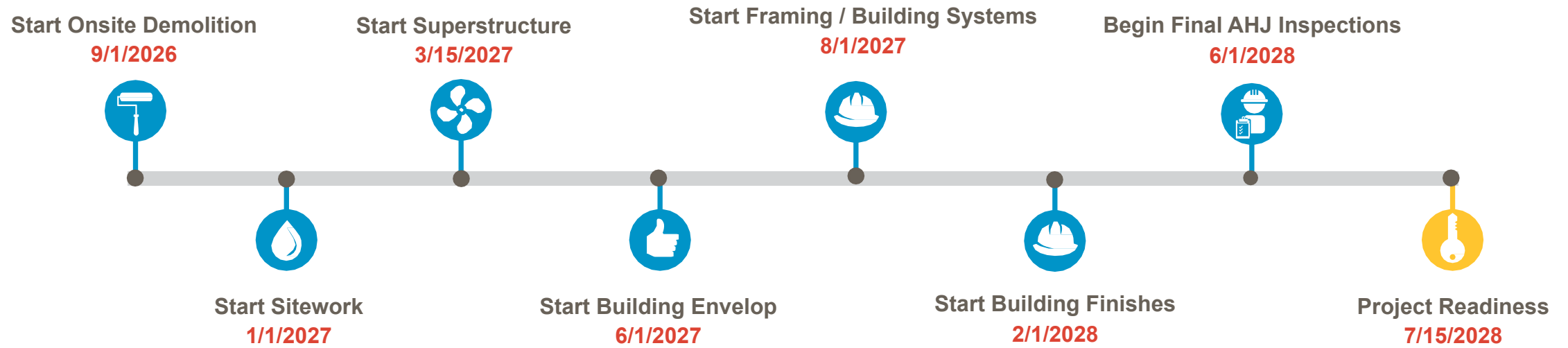
Blueprint Schools

- **Shawn Matlock**, *Director*
- **Herb Allen**, *Project Manager*
- **Loretta White**, *Advisor*
- **Erika Stephenson**, *Support*

PGCPS

- **Jason Washington**, *Associate Superintendent of Supporting Services*

Schedule Overview



Preliminary Site Plan

- New Curb Cut and Site Entrance from Jefferson Street
- New Driveway at the East Side
- Student Drop-off areas on the Private Roads
- Parking Garage
- Two Entrances – Student and Community
- Public Green Gathering Space
- Rooftop Playgrounds for the Community



Note: Design is subject to change



Preliminary First Floor Plan

- Garage
- Pre-K and K Classrooms have direct access to the Ground
- Dining Room at Arriving Level



Note: Design is subject to change

The Heart – Dining Room

DEPARTMENT LEGEND

ACADEMIC
ADMINISTRATION
BUILDING SERVICES
CIRCULATION
LEARNING
STUDENT DINING
SUPPORT



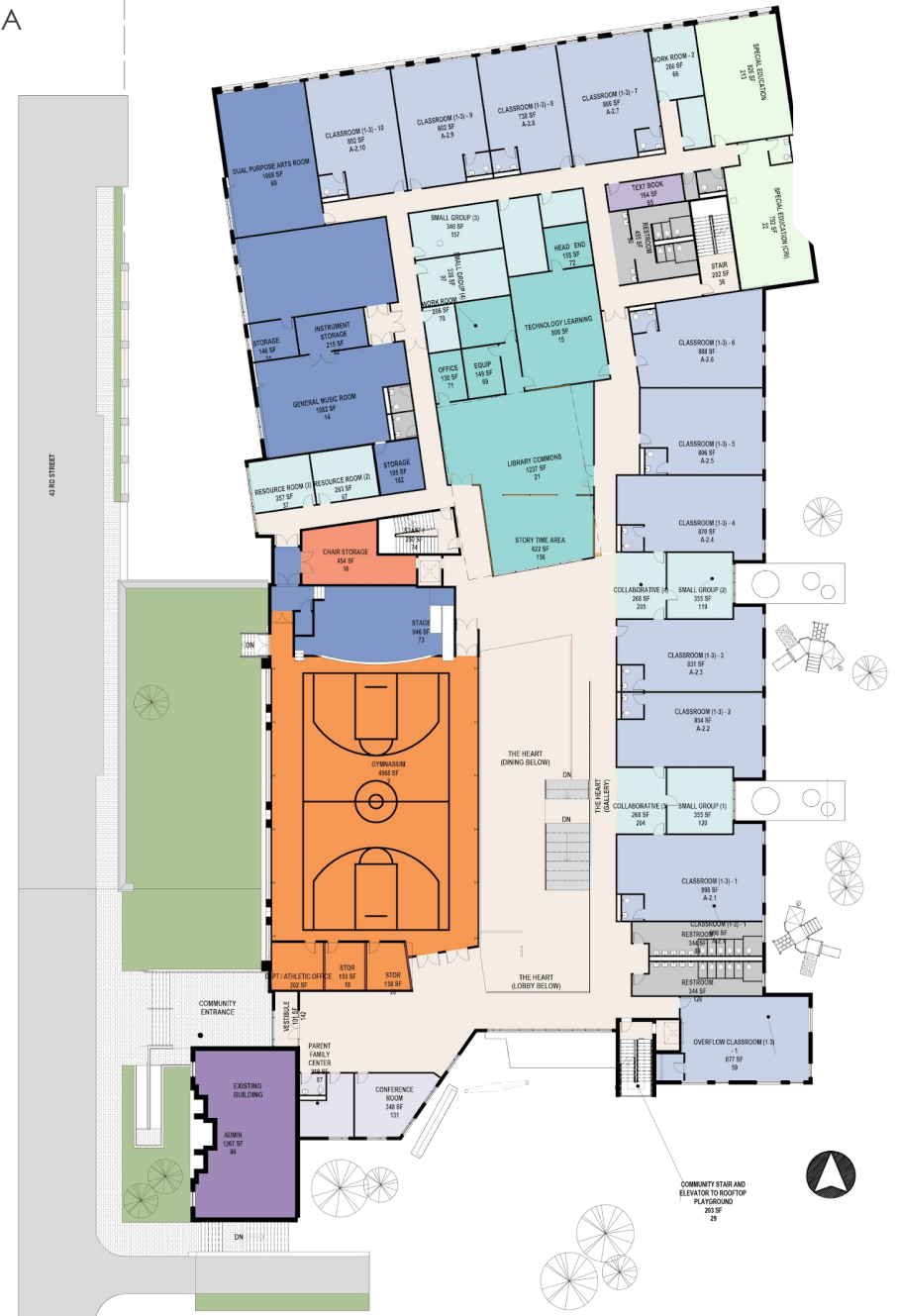


Preliminary Second Floor Plan

- Inviting **Media Center**
- **Gymnasium** with Stage for School and Community use
- **Collaboration Areas** are distributed between Classrooms
- **Performance Art** near of the Stage
- **Health Suite** at the Entrance

DEPARTMENT LEGEND

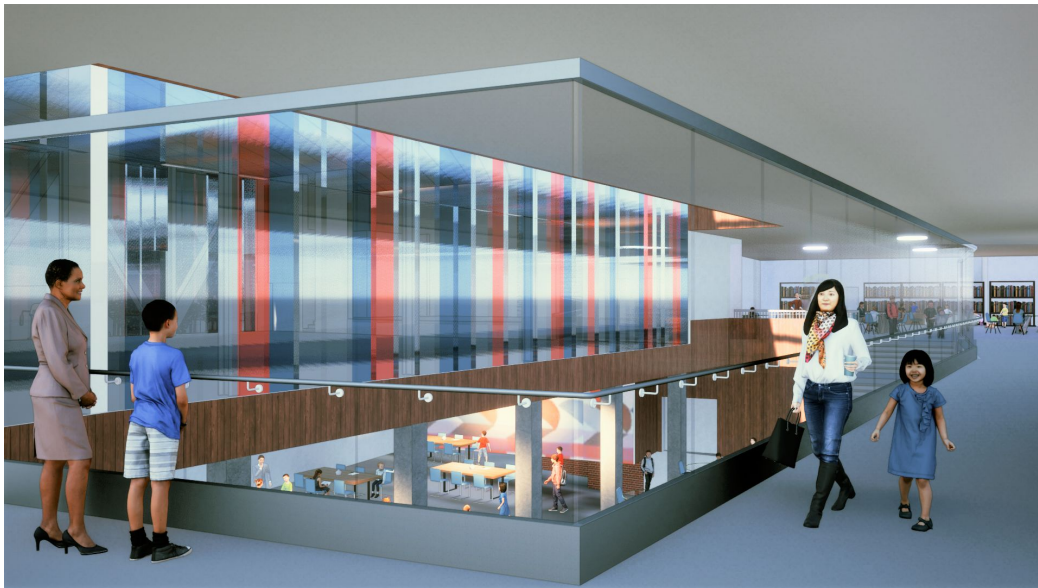
	ACADEMIC
	ADMINISTRATION
	CIRCULATION
	LEARNING
	MEDIA CENTER
	NURSE'S SUITE
	PERFORMING ARTS
	PHYSICAL EDUCATION
	SPECIAL EDUCATION
	STUDENT DINING
	STUDENT SERVICES
	SUPPORT



Note: Design is subject to change



Preliminary Third Floor Plan



Note: Design is subject to change

The Heart – Gallery

PROPOSED NET AREA – 57,660 SF
PROPOSED GROSS AREA – 80,721 SF

DEPARTMENT LEGEND

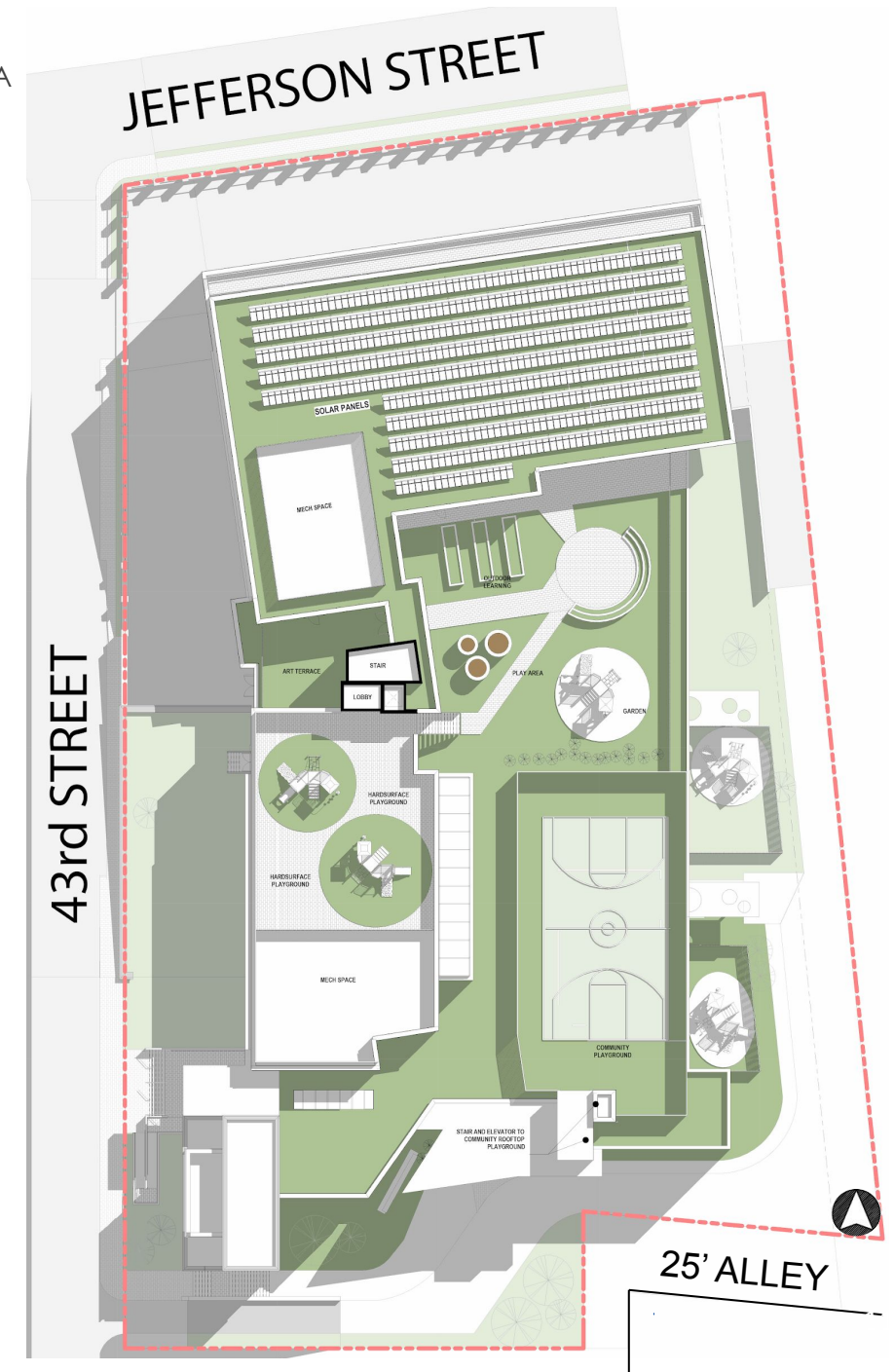
- ACADEMIC
- CIRCULATION
- LEARNING
- PHYSICAL EDUCATION
- VISUAL ART



Preliminary Roof Plan

- **Outdoor Education Zone** for engaging and interactive educational experience
- Integrated **Hard/Soft Surface Playground** for diverse recreational activities
- **Artistic Terrace** for Visual Art Classroom
- **Community Playground** with secured separated entrance
- **Solar Panels** integration for Sustainable Energy Generation

Note: Design is subject to change





Preliminary Community Entrance Elevation

Existing Conditions



Note: Design is subject to change



Preliminary Student Entrance Elevation

Existing Conditions



Note: Design is subject to change

Preliminary Pre-K and K Drop-off Area Perspective View

Existing Conditions



Preliminary Corner View From 43rd Street (Students Artwork)

Existing Conditions



Note: Design is subject to change



Preliminary Rooftop Playground



Note: Design is subject to change



Preliminary Axonometric View



Note: Design is subject to change

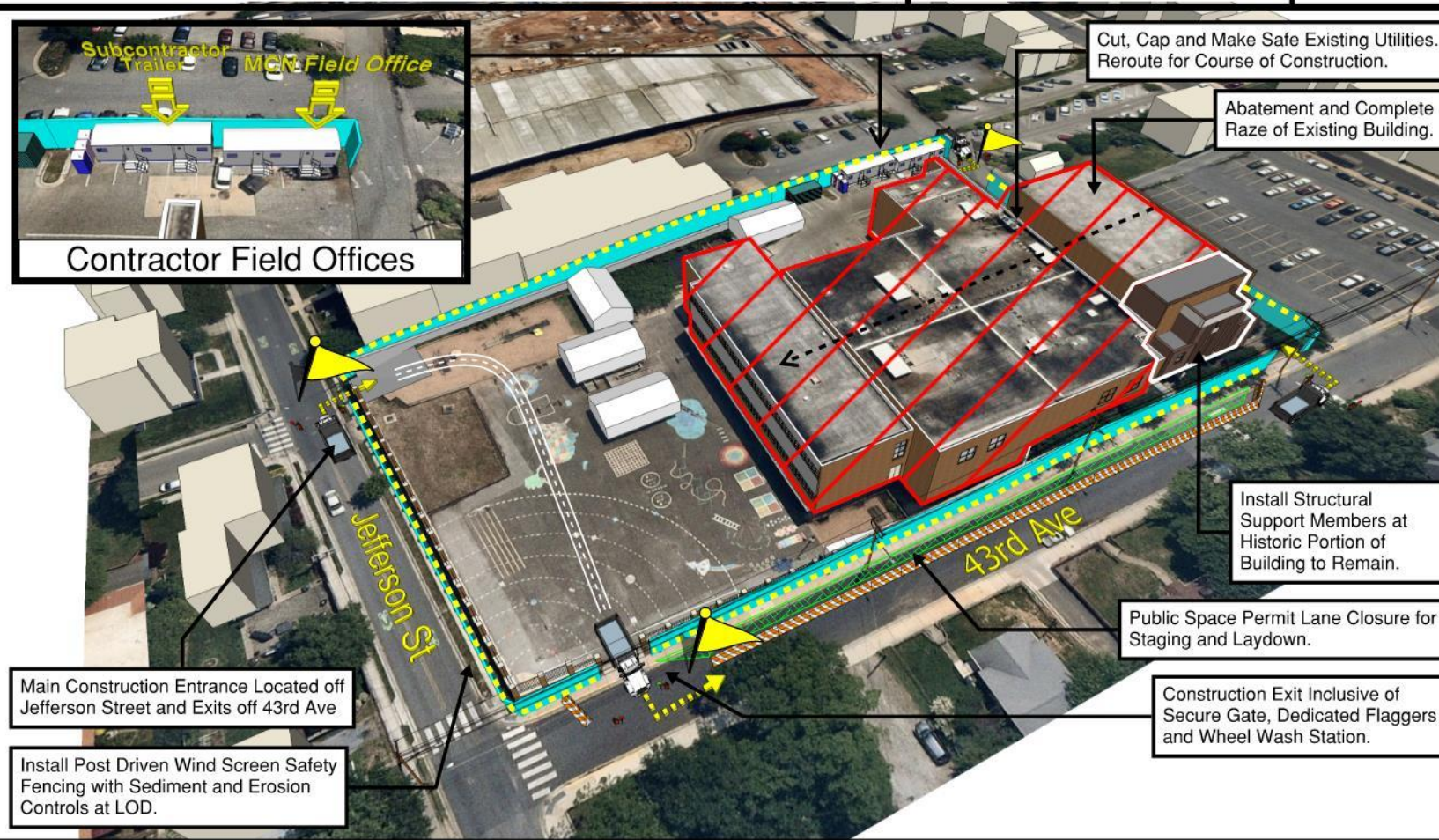
Hyattsville ES: New Building Logistic & Phasing Plan

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



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



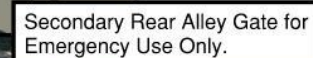
NTS

Sequence 2 - Excavation



September 2026 - March 2027

Page 2 of 4



Locate Existing Utilities. Cut, Make Safe, & Reroute for Temp Construction Use.

Temporary Staging and Laydown Are Prior to 43rd Avenue Lane Close

Staging and Laydown Area

Sheeting and Shoring Support of Excavation for
Sub Grade Parking Structure.

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

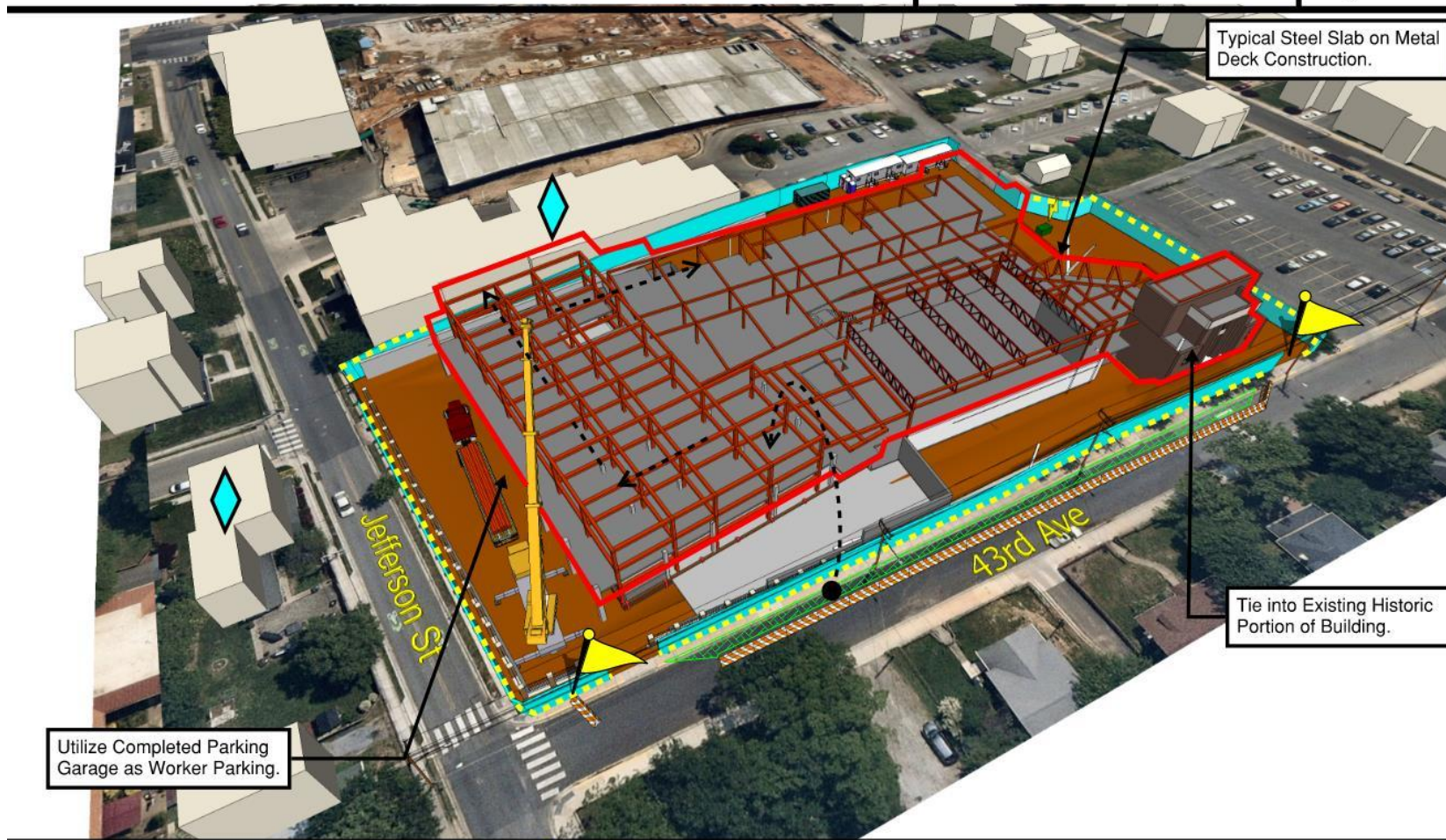
Hyattsville ES: New Building Logistic & Phasing Plan

Sequence 3 - Super Structure & Steel Erection



March 2027- December 2027

Page 3 of 4



Sequence 1 - Site Controls & Demolition

Sequence 2 - Excavation

Sequence 3 - Super Structure & Steel Erection

Sequence 4 - Final Site & Completion



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



Questions