

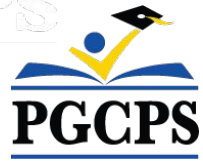
PGCPS . **ENGAGE . DESIGN . BUILD . COMMUNICATE** . PGCPS



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



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
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Bill Beschoner MCN Construction Process Executive in Charge	Bassem Boustany MCN Principal	Yonas Menji MCN Lead Construction Manager	Rick Munford MCN Preconstruction Director
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Sean O'Donnell PERKINS EASTMAN Design Process Executive In Charge & Lead Architect	Omar Calderon PERKINS EASTMAN Design Principal
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Ronnie McGhee RMc Principal-in Charge	Alena Skotar RMc Design Principal
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Pete Cambell ELLISDON FS Director, P3 Pursuits	Brandon Kelley USF Vice President	Johnathan Bolden RSC President
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Team Introductions

Hyattsville Elementary School

Dr. Richard T. McKee Jr, Principal

Blueprint Schools

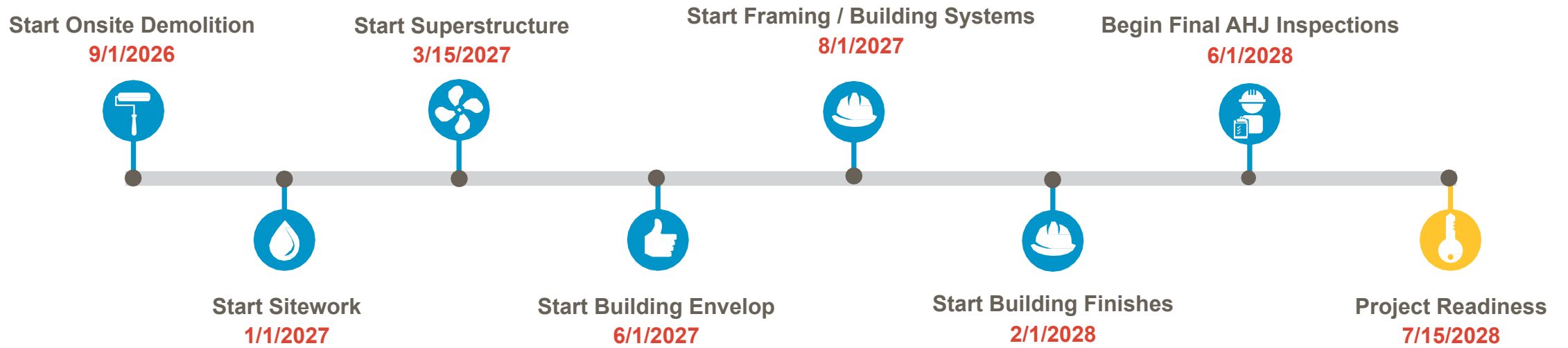
- **Shawn Matlock**, *Director*
- **Herb Allen**, *Project Manager*
- **Loretta White**, *Advisor*
- **Erika Stephenson**, *Support*

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- **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

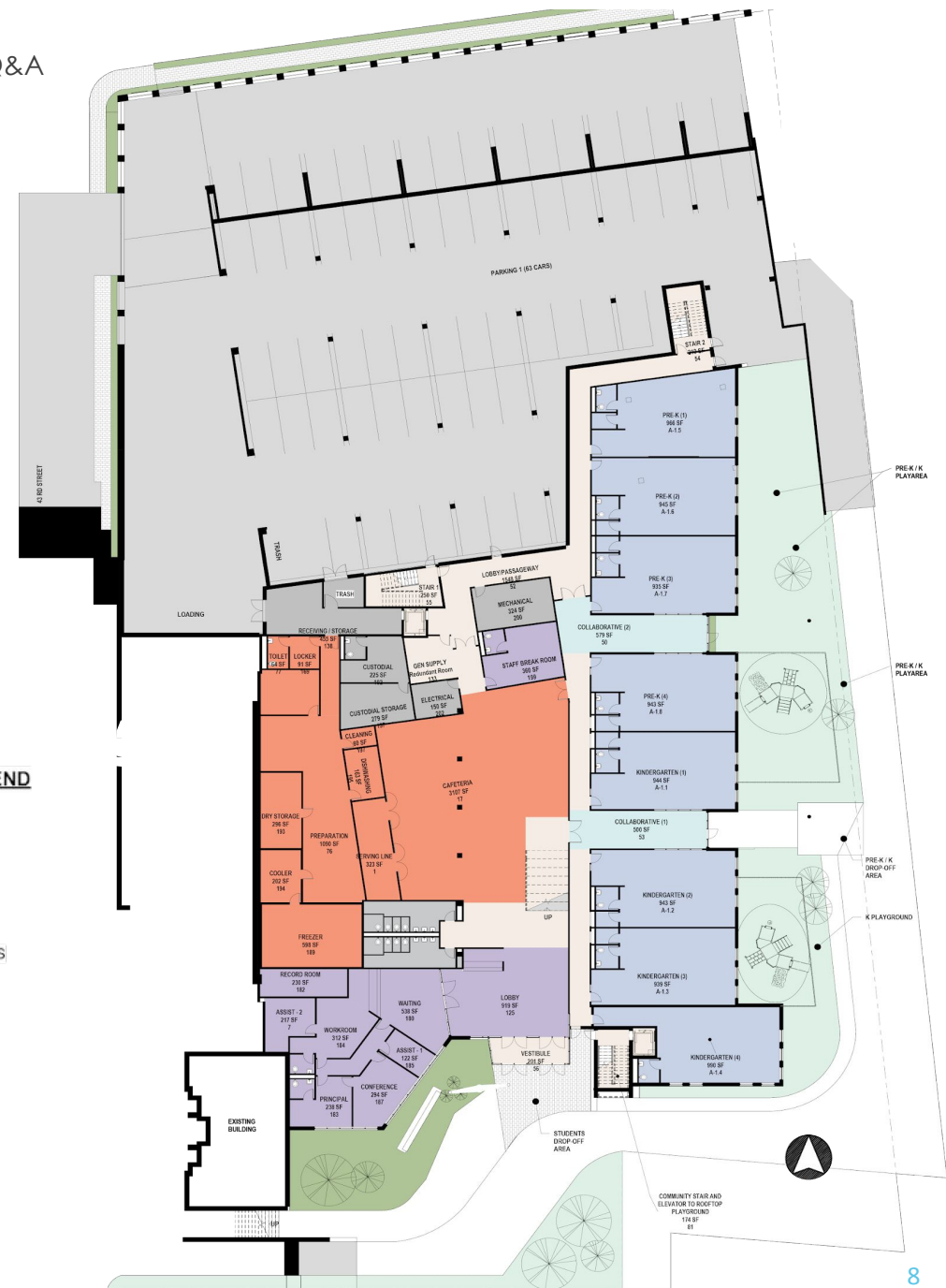


Note: Design is subject to change

The Heart – Dining Room

DEPARTMENT LEGEND

- ACADEMIC
- ADMINISTRATION
- BUILDING SERVICES
- CIRCULATION
- LEARNING
- STUDENT DINING
- SUPPORT



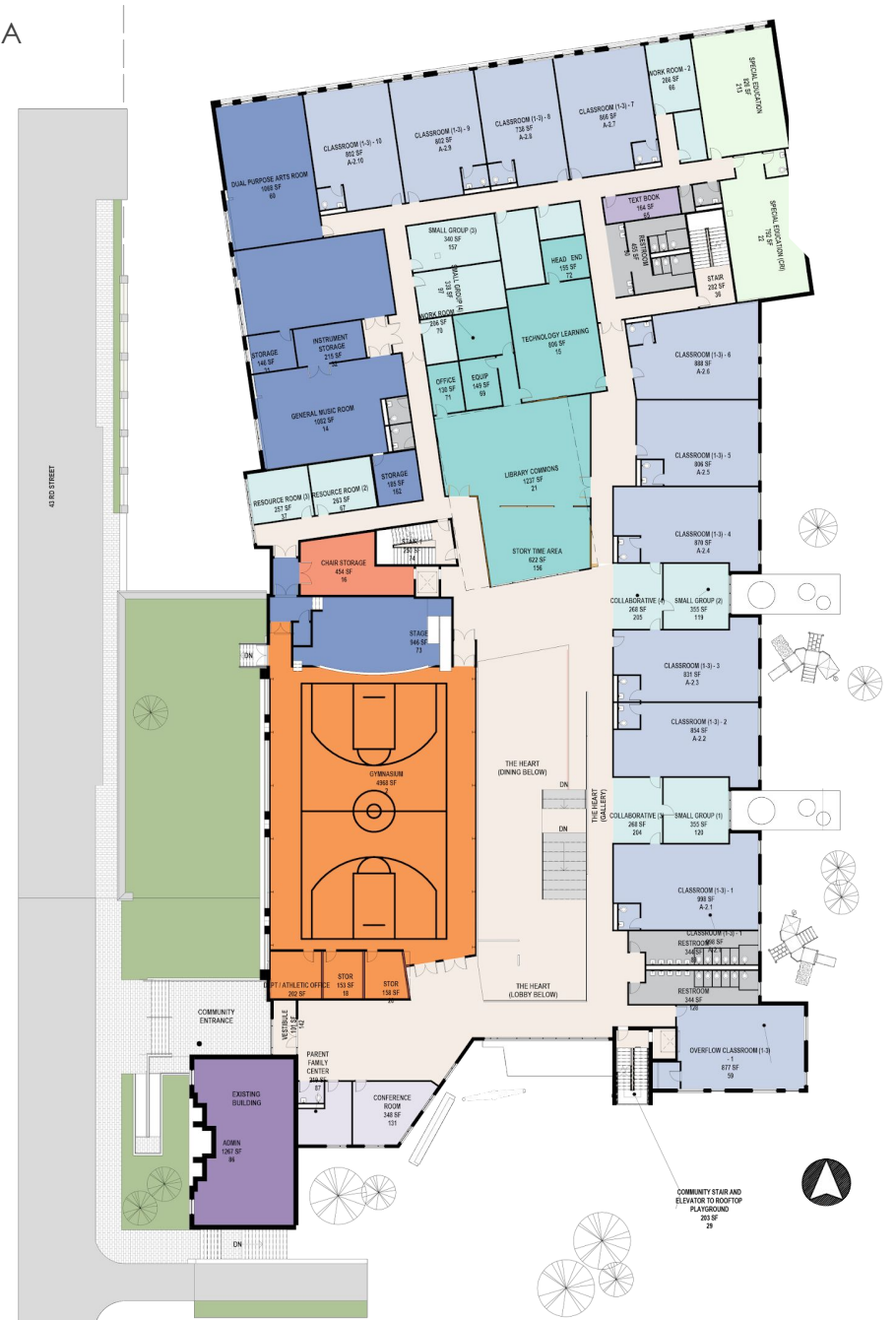


Preliminary Second Floor Plan

- 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

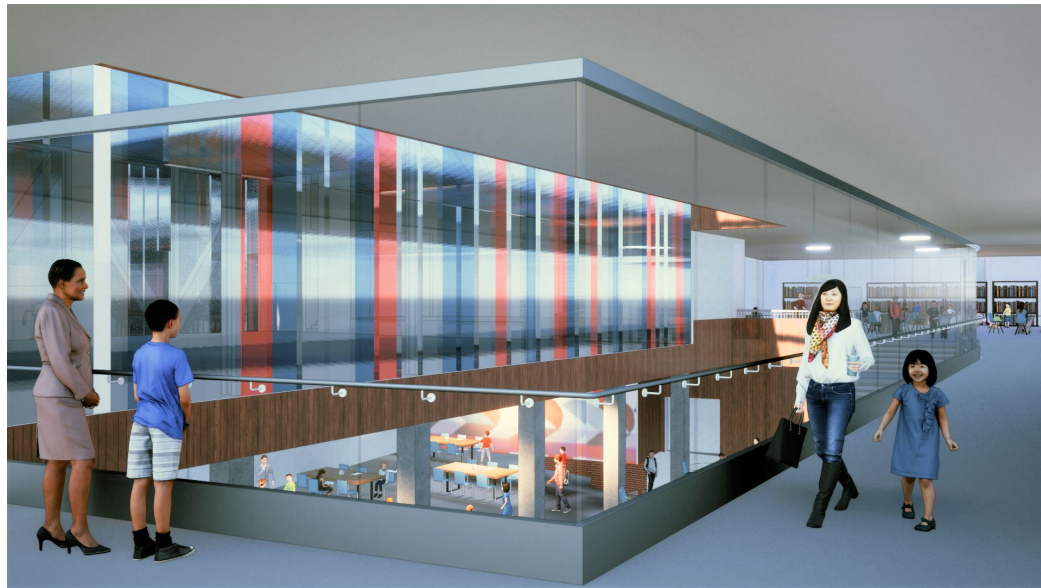
Preliminary Third Floor Plan



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

DEPARTMENT LEGEND

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



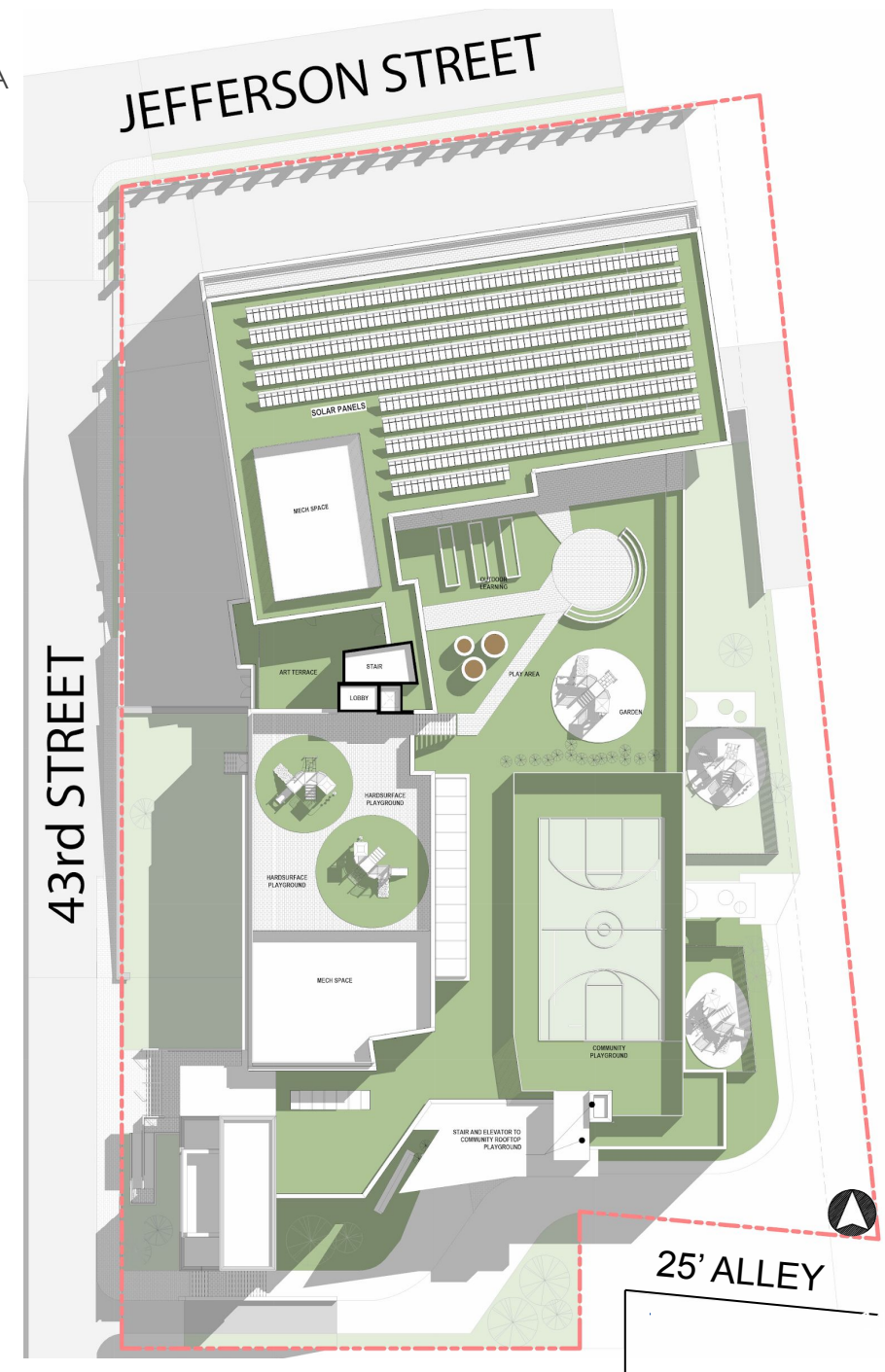
Note: Design is subject to change

The Heart – Gallery



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



Note: Design is subject to change



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

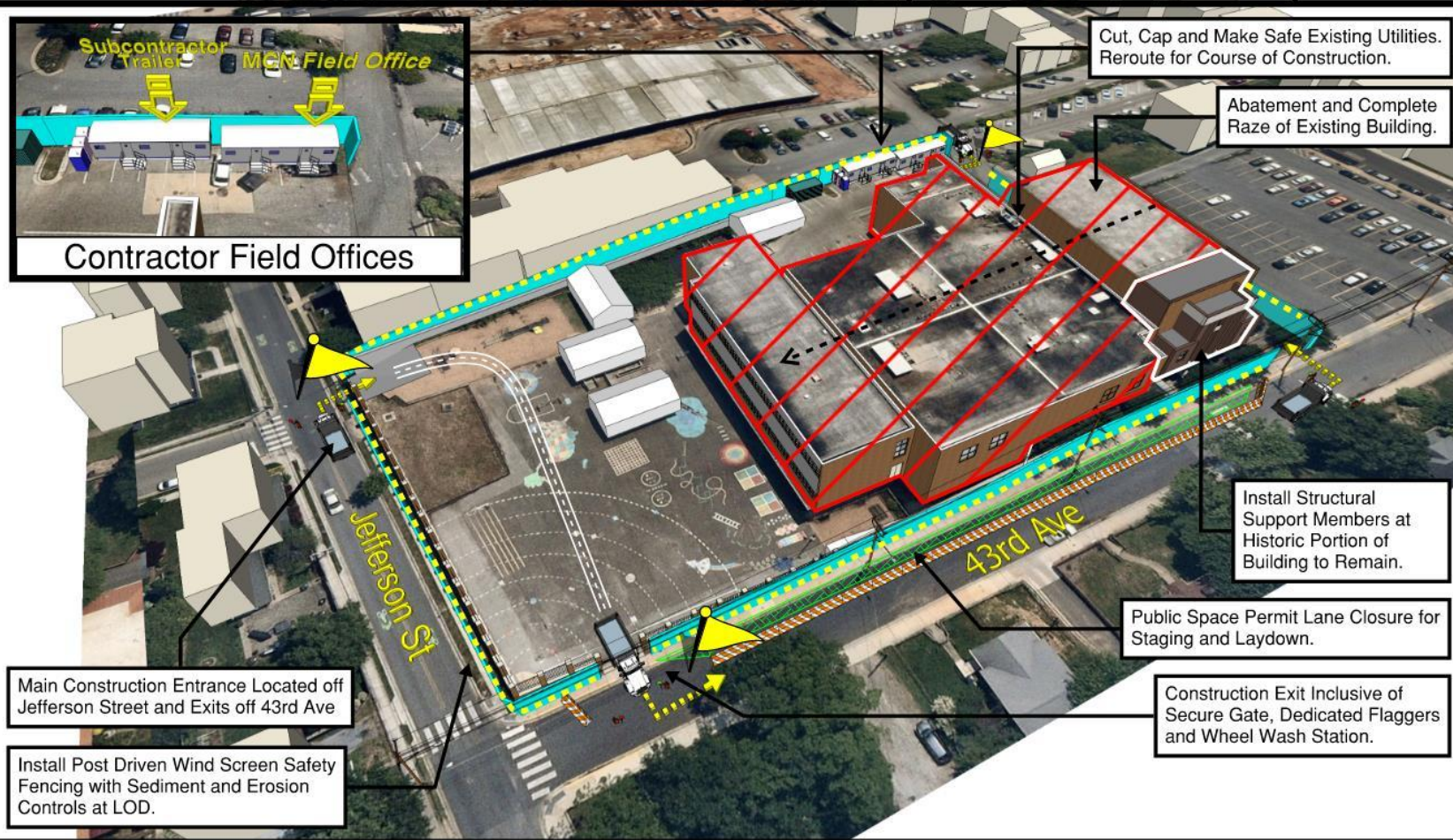
Hyattsville ES: New Building Logistic & Phasing Plan



August 2026 - September 2027

Page 1 of 4

Sequence 1 - Site Controls & Demolition



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

Sequence 2 - Excavation



September 2026 - March 2027

Page 2 of 4



Secondary Rear Alley Gate for Emergency Use Only.

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

Temporary Staging and Laydown Area 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

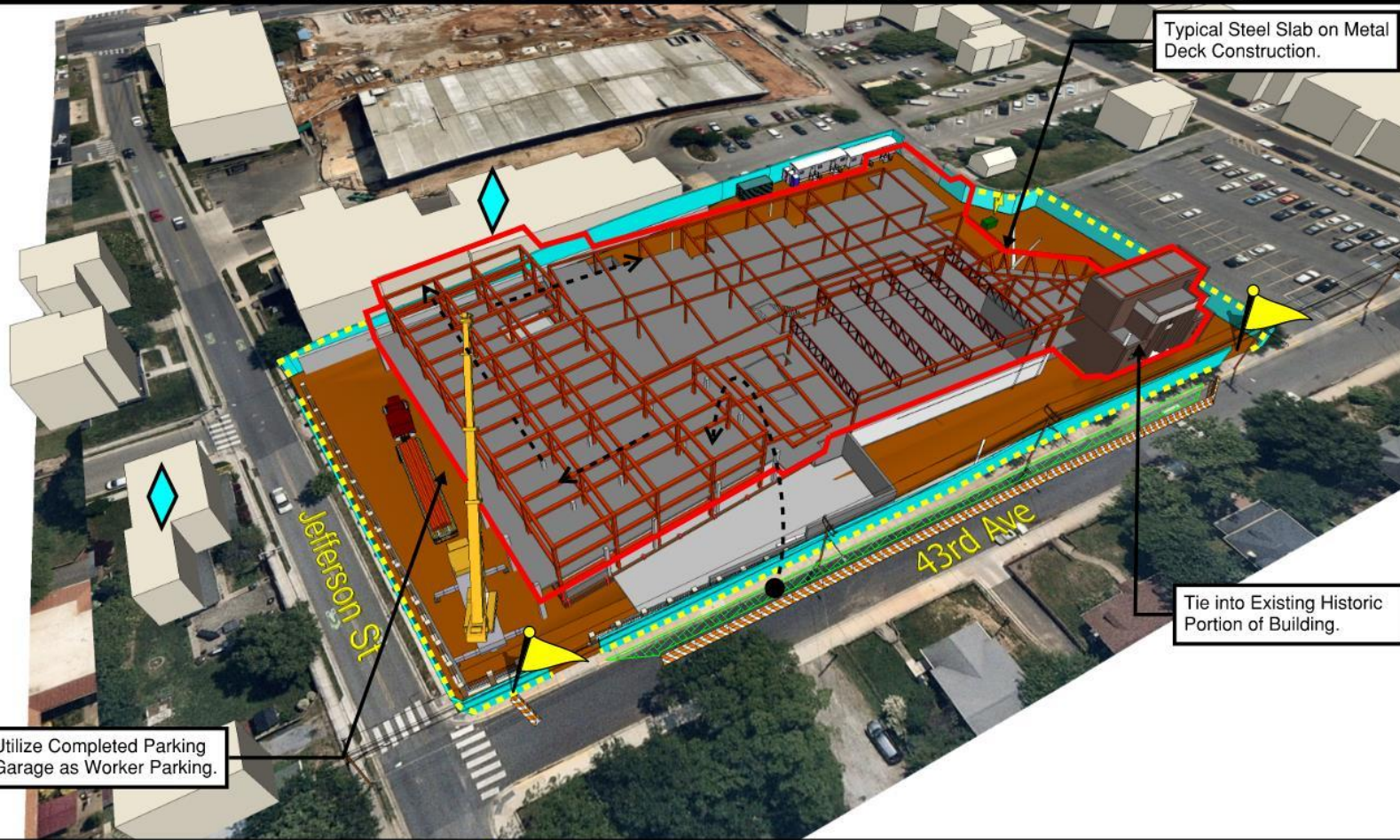
Hyattsville ES: New Building Logistic & Phasing Plan

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

- : 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



Questions