



2025 Quarter 4 Report Blueprint Schools Phase 1

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PGCPS BLUEPRINT SCHOOLS - PHASE 1

2025 QUARTER 4 REPORT

Table of Contents

Executive Summary | 3

Project Profiles | 4

Program Progress | 7

Building Maintenance and Operations | 7

Capitol Expenditures | 9

Closing Statement | 9

Appendix | 10

Capitol Expenditures Summary | 11

EXECUTIVE SUMMARY

Prince George's County Public Schools (PGCPS) has three primary issues to review in relation to Phase 1. The first relates to the impact of vandalism occurring at Phase 1 schools. Second, capital improvements are now required due to changes in enrollment and other needs. Finally, proposed changes to the PGCECP management group require consent from the Committee.

PGCPS has experienced a significant amount of vandalism at Phase 1 schools, primarily occurring in bathrooms where students, by policy, are unsupervised. While some of the damage is superficial, recent activities system-wide have resulted in significant damage due to flooding. As a result, the Office of Alternative Infrastructure Planning and Development has been required to implement changes to reduce the threat of further damage and has redirected funds from other budget areas to cover capital repairs.

To mitigate ongoing vandalism, PGCPS is now installing electric hand dryers in bathrooms to eliminate paper towels, consistent with a system-wide trend. Additionally, significant repairs to plumbing and sewage lines, casework, and flooring have been made as a result of the vandalism. Other capital expenditures not related to vandalism have also been necessary, including the addition of lockers at Hyattsville Middle School due to over-enrollment and the installation of gates to protect fields and limit unauthorized vehicle access.

In late October, PGCECP informed PGCPS of its intention to change its ownership group. Fengate and Gilbane will be transferring their ownership interest to BBGI. Before this transfer can occur, PGCPS and the Steering Committee must grant consent to the change in the ownership group. PGCPS has utilized its consultants and legal counsel to conduct due diligence activities and will provide the findings of that due diligence in executive session. Prior to the executive session, PGCECP and BBGI will provide a short presentation to introduce BBGI and explain the terms and basis of this transfer.

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
Neighborhoods: 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

Neighborhoods: Hyattsville, West Riverdale,
University Park

Address: 6001 42nd 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

Neighborhoods: 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
Neighborhoods: 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

Building Maintenance and Operations

So far in the 2024–25 school year, preventive maintenance activities provided by Honeywell, the Services and Operations & Maintenance contractor for Phase 1, continue to operate concurrently with existing facility operations, the resolution of HelpDesk tickets, and remedial repair work. All maintenance activities are documented and tracked within the computerized maintenance management system (CMMS) established and maintained by Honeywell, ensuring accurate recordkeeping and comprehensive oversight of service performance.

Upon reviewing the CMMS system, specifically the Honeywell QFM database, there is an accounting system that tracks maintenance and responses to events. Event tickets that are initiated are consistently resolved within the timelines and durations specified in the contract. Those that have not been responded to within the set timelines are being tracked and result in penalty deductions to delivery payments.

As of this reporting period, the remaining open events include:

- Additional work requests or contract modification requests that have not officially been approved by PGCPs–OAIPD.
- Events that are open due to the availability of replacement equipment, parts, and pieces.
- Events that are open and impacted by procurement-related matters associated with Honeywell's internal business operations.

Since the previous reporting period, the first two points have not affected the functional operation of vital building systems or school operations, though the third point continues to have an impact on building operations. In summary, issues with the building bell schedule and intercom systems are contributing to day-to-day school operations for faculty, staff, and students.

Nevertheless, quarterly preventive maintenance has been performed on all building systems, including compliance inspections for life-safety systems.

As part of the services period contract, Honeywell successfully repainted the interiors of all six schools, including student-accessible areas, for the start of the 2025–26 school year. As noted in the previous report, painting of administrative offices remains ongoing, with work being strategically performed during periods that will not disrupt day-to-day operations for school leadership, faculty, and staff.

As part of the master plan for decarbonization of our schools, PGCPs is integrating solar array technology into all six schools that commenced in the summer of 2025–26 through a collaborative contract arrangement with Standard Solar, who is responsible for design, installation, and maintenance of the systems. Since commencement, the progression of work has yielded the following:

- **Drew-Freeman Middle School:**
 - 2600 Brooks Dr, Suitland-Silver Hill, MD 20746
 - Modules 100%
 - Pad work: 100%
 - Project completion to date: 95%
 - Expected energization: 1/19/25
- **Hyattsville Middle School:**
 - 6001 42nd Ave, Hyattsville, MD 20781
 - Modules 100%
 - Pad work: 100% w/ shutdowns to be scheduled for 12/13/2025 for feeder terminations
 - Project completion: 95%
 - Expected energization: 12/26/26, roughly 7 days post remote check out
- **Colin L. Powell Academy (*previously Southern K-8*):**
 - 12200 Fort Washington Road, Fort Washington, MD 20744
 - Modules 80%
 - Project completion: 65%-70%
 - Expected energization: 12/19/25, which is likely to shift due to the underestimated time needed to traverse multiple rooftops.
- **Sonia Sotomayor Middle School at Adelphi (*previously Adelphi Middle School*):**
 - 8820 Riggs Road, Adelphi, MD 20783
 - Modules @ 75%
 - Project completion: 65%
 - Expected energization: 1/23/26
- **Kenmoor Middle School:**
 - 2501 Kenmoor Dr, Greater Landover, MD 20785
 - Modules: 75%
 - Project completion: 65%
 - Expected energization 2/6/2026
- **Walker Middle School:**
 - 800 Karen Blvd, Capitol Heights, MD 20783
 - AC conduit paths are installed, which will be followed by the installation of modules
 - Project completion: 25%
 - Expected Energization: 3/18/26

Although accommodating the installation concurrently with school operations has not been optimal, progress has been fruitful.

PGCPS's role also includes the day-to-day maintenance and upkeep of the schools, which includes custodial cleaning of building interiors and grounds maintenance, such as mowing and snow removal. Staffing issues continue to impact effectiveness and consistency.

To mitigate premature degradation of interior finishes and potentially building systems that could be impacted by cleaning, ongoing collaboration is occurring between PGCPs and Honeywell to identify minimum cleaning standards and requirements that will serve as standards for monthly inspections implemented for the 2025–26 school year, with the first assessments performed at the end of September. Results were marginal, with inadequate staffing identified as the primary finding, which continues to manifest in cleaning challenges. There is ongoing dialogue between PGCPs Building Services and PGCPs OAIPD regarding these issues.

The first Facilities Maintenance and O&M inspections to assess Honeywell’s operations are scheduled to occur prior to the winter break.

Capitol Expenditures

During this reporting period, PGCPs incurred several capital expenditures related to Phase 1 facilities that fell outside of the original project requirements. These modifications primarily addressed post-occupancy needs that emerged once the schools were operational, including district-required program features, accessibility adjustments, safety enhancements, and repairs or replacements tied to operational realities. In some instances, changes were driven by newly identified programmatic needs, such as increased enrollment, while others were required to support daily school operations or provide accommodations related to compliance.

A portion of these expenditures also relates to damages that necessitated capital-funded corrective work, including measures to deter vandalism, mitigate unauthorized use, or provide greater surveillance and supervision. Although these items were not included in the original Phase 1 project scope, they were necessary to ensure continued safe and effective facility operations. A detailed summary of these capital-funded modifications and associated costs is provided in the appendix at the end of this report.

CLOSING STATEMENT

The Office of Alternative Infrastructure and Planning Development, in collaboration with Honeywell and its partners, continues to strengthen operations, address deficiencies, and implement improvements across all Phase 1 schools. While challenges such as staffing shortages, equipment failures, and delayed permitting have required targeted responses, corrective actions are underway and yielding results. Preventive maintenance, incident resolution, and the integration of sustainable technologies, such as solar arrays, demonstrate the District’s commitment to both immediate performance and long-term resilience. Moving forward, PGCPs remains committed to accountability, transparency, and continuous improvement, ensuring that these schools deliver on their promise to provide safe, efficient, and high-quality learning environments for students, staff, and the broader community. Proposed changes in the ownership group of PGCECP are not expected to impact that commitment.

APPENDIX



P3 Capitol Expenitures Summary Report

Prince George's County Public Schools

Office of Alternative Infrastructure Planning and Development

Modification	Request Date	Submission Date	Proposal Amount	Award Date	Comments
2024-2025 School Year					
Push Button Bell @ Receiving Entrance (All Schools)	?	4/10/2024	\$ 6,897.00	6/4/2024	For kitchen staff to be made aware of food deliveries
Lockset @ Student Records Storage (All Schools)	?	4/10/2024	\$ 7,986.00	6/4/2024	District-wide requirement missed in project design
Lockset @ Nurse Office for Med Storage (CPA)	?	4/10/2024	\$ 1,331.00	6/4/2024	Tenant use dictated change provisions
Safe Installation (SSMS)	?	4/15/2024	\$ 235.95	6/4/2024	Post-construction FF&E installation
SPED Wing ADA Accessibility @ Sonia Sotomayor	4/12/2024	6/17/2024	\$ 12,713.75	6/25/2024	Design scope misaligned w/ school program use
Fire Alarm Pull Station Cover (KMS)	?	5/14/2024	\$ 281.00	6/4/2024	To mitigate accidental tripping by SPED student(s)
Playgrounds (CPA)	5/3/2024	7/3/2024	\$ 610,628.78	7/22/2024	Requirements missed during design/construction
Turf Field Fencing @ Hyattsville MS	5/9/2024	6/7/2024	\$ 61,265.60	?	To mitigate unauthorized use
Turf Field Fencing @ Sonia Sotomayor MS	5/9/2024	6/7/2024	\$ 88,279.40	?	To mitigate unauthorized use
Safe Installation (CPA)	?	6/17/2024	\$ 381.21	6/25/2024	Post-construction FF&E installation
Parking Lot Gates (WMMS, CPA)	6/11/2024	7/8/2024	\$ 8,969.55	?	Vehicular traffic control on grounds
Fiscal Year Total:			\$ 798,969.24		
2025-2026 School Year					
Classroom Tack Strips @ Phase 1~ P3 Schools	10/10/2025	10/29/2025	\$ 212,110.09	11/17/2025	To mitigate GWB damage
Wall-Mounted Hand Dryers @ Phase 1 ~ P3 Schools	10/19/2025	11/13/2025	\$ 140,112.84	11/17/2025	To mitigate malicious paper towel flushing contributing to sanitary clogs/backups
Additional Lockers @ Hyattsville MS	8/18/2025	8/22/2025	\$ 52,225.42	10/16/2025	Response to student overpopulation.
Alterations to Accomodate Lockers @ Hyattsville MS	10/10/2025	10/29/2025	\$ 4,329.28	11/17/2025	Provisions to selectively remove/demo wall-hung tackboards and duplex outlets in locations where new lockers will be installed.
Hyattsville MS Sanitary Back-up Remedial Repairs			\$ 184,720.00		Actual vandalism event that occurred in October 2025 where damages were imposed in one of the 2rd Floor restrooms, Science classroom, 1st Floor Heath Ctr. and Media Center.
Security Surveillance Augmentation @ Phase 1~ P3 Schools			\$ 20,800.00		Provisions to selectively relocate and add additional security cameras to supress restroom vandalism.
Fiscal Year Total:			\$ 614,297.63		
Cummulative Contract Total:			\$ 1,413,266.87		

\$ 133,161.54

\$ 102,382.94