

EFTF Meeting – 12/21/23

Attendees:

- Jack Chin (Perkins Eastman, project manager)
- Ronnie McGhee (Perkins Eastman)
- Shawn Matlock (PGCPS)
- Jason Washington (PGCPS)
- Taylor Powell
- Pamela Boozer-Strother
- Kathy Dixon (Dixon Architecture)
- Rick Mumford
- Yonas Menji
- Brandon Kelley (Services)
- Jeremy Ebie (Phoenix Infrastructure)
- Taylor Powell (MCN)
- *Dan Broder
- *Justine Christianson
- *Kat Schooley
- City of Hyattsville

Hyattsville Elementary School Project Kickoff

Agenda:

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

Investment/Development Partners

- Plenary
- Phoenix Infrastructure – operating partner
- Ellis Don Capital

Construction Partners:

- Perkins Eastman (architect/design)
- R. McGhee & Associates (construction logistics)
- MCN (construction manager)

Maintenance Team: (Ellisdon FS) Pete Cambell, (USF) Brandon Kelley, (RSC) Johnathan Bolden

Schedule Overview

9/1/26 – Start onsite Demolition

1/1/27 – Start sitework

3/15/27 – Start superstructure

6/1/27 – start building envelope

8/1/27 – Start framing/building systems

2/1/28 – Start building finishes

6/1/28 – Final AHJ Inspections

7/15/28 – Project Readiness

Prelim Site Plan

- New curb cut and site entrance from Jefferson St
- New driveway at 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

Wanted to create as much green space and community space as possible. Maintain site lines and safety.

Preliminary First Floor

- Student entrance on the south side of building (facing St. Jerome's parking lot)
- PK has play areas directly outside of classrooms on ground (30' deep green space)
- Student drop off along PK rooms
- Enter into 2 story cafeteria space
- Collab spaces between classrooms

Preliminary Second Floor Plan

- Public entrance off of 43rd avenue (direct access to Media and Gym for public events)
- Media Center – centralized
- Gym with storage for school and community use
- Performance Art near Stage (facing west side along 43rd)
- Maintain historically significant portion of building (Admin/Nurse suite)
- Collab areas between classroom groupings

Preliminary Third Floor

- Play areas
- Upper grades
- Visual Art
- Public access stair to rooftop playground space

Preliminary Roof plan

- Outdoor education zone
- Hard/soft surface playground
- Artistic terrace for visual art classroom
- Community playground with secured separated entrance
- Solar panels

Car drop off will be separated from PK play areas with fencing

Much of existing retaining wall will be kept – some parts replaced

Construction Logistics

- Full site fencing
- Width of 43rd will be reduced to one lane
- Walking path maintained along Jefferson and 43rd
 - o Measures will be implemented for security and minimizing dust/debris
- Biweekly update to community will be provided from MCN via PGCPs

Questions/Answers:

- Traffic study starting now – will report back on those results (would impact one way or two way driving traffic on 43rd)
- Underground parking designated for staff/faculty, maybe a couple for visitors
- Will there be music spaces? – yes, spaces required by ed spec will be provided
- Is retention of the historic building required? “mitigating element” – could be torn down
- Public access to play spaces on the roof? Given HMS field popularity and complaints of use and trash left on site
- Noise control during construction? Vibration and noise monitoring devices will be set up – they will meet an industry standard
- Pedestrian safety during construction on 43rd? Every intersection will be manned by a person to direct traffic. 43rd will be open to traffic during construction
- Where will students walking/biking/scootering enter the school?
- There will not be enough parking underground for every event – still need to rely on community for use of parking areas
 - o Canvas apartments will have 100 public parking spaces located adjacent to the school site

Swing Space

- Plan is in 2026 to utilize Robert Goddard as the swing space for the elementary school for 2 years. Summer 2026 is when HES will be vacated to begin abatement and demo of the school. There will be enough space for all HES students at Robert Goddard.
- Anticipating 600-650 SRC (smaller than usual, standard school is ~850)
 - o 3PK classrooms instead of 4