

EFTF Meeting 5/16/24

Attendees:

Jason Washington (PGCPS)

Shawn Matlock (PGCPS)

Kathy Dixon (KDA)

Sam Denes

Joanne Waszczak

Amy Parker

Justine Christianson

Kat Schooley

Dan Broder

City of Hyattsville

Meeting minutes approved.

PGCPS presentation:

UPDATE (Jason Washington)

Last met in December (initial design presented), as of Monday, full construction package has been submitted to IAC (they need to approve contract, project agreement, so they can start reviewing the package). PGCPS negotiating 4 party MOU (to get state money). At the last legislative session, county made a commitment to match local portion of P3 (\$37M/year). State will add \$27M. Affordability went from \$64M (\$10M by county, \$27M by PGCPS, \$27M by state) up to \$70M (interest rates are still high and costs are still escalated) -splits as \$42M county, \$27M State. Stadium Authority is the state funder (the bank) who will put funds in to the P3 fund each year. PG County will also contribute to this fund. MOU will outline whether its invested or bonded. IAC will provide oversight over how much money was spent, where it went, etc. State would run comparisons with other traditionally funded schools to see whether the overall costs are cheaper/more expensive.

MOU to be finalized in the next week: County council, School board, IAC, Stadium authority must all agree. Legislation changed the contribution and who was making the contribution, so those details are being worked out.

Trying to be done ahead of June 13 IAC meeting – if everything stays on track, financial close would be mid-August. Current construction schedule would then start on August 15.

PGCPS is focusing on the finance piece and working with the developer to cut costs to lock in availability payment (the number that has to be under \$70M). Once that's done, design-build period would start.

How can the EFTF help achieve that deadline?

Board has to call a special session to approve the MOU. They approved the affordability increase. Will eventually need council approval – having folks push for immediate approval by council will be helpful.

PGCPS currently working on comments received by IAC.

DESIGN (Shawn Matlock)

- HES was originally supposed to be delivered in 2028 (group C), it has been moved up to group B and will be delivered in 2027. Design will really kick off October 2024 and submitting permits. Currently have a bi-weekly meeting with DPIE and work through issues regularly.
- Expect to apply and receive raze permit in early 2025.
- July 2027, ready for occupancy
- Kathy Dixon and team are reviewing preliminary design from developer/architect to make sure they're meeting ed specs requirements. KDA will be providing oversight during construction and working with Arcadis (also doing construction oversight).

QUESTIONS

What has the engagement been with the staff and parents and getting input on the design?

- A couple of community engagement meetings. Principals have been instructed to create planning committees (PPC). Goal is to have 2 meetings per year.

Amy Parker

- Is there a mechanism in place to provide updates to families of the community?
 - o There's a general outline of what the building is intended to look like based upon the limitations of the site and PGCPS is trying to provide a lot of things that are not currently present (like parking).
 - o PGCPS will have a website up to communicate information to everyone with updates to design. Currently still early in the process – much energy still on group A buildings.
- Sustainability goals?
 - o Climate Transaction Plan (available on the school website) requires buildings to limit or eliminate fossil fuels completely. Site is too small for geothermal but will be pursuing solar. Building will be LEED Silver (required). Might not be net zero but want to get as close to zero fossil fuels. Looking at a very efficient building skin. Looking at roofs to put more green/water retention. School will operate under some of the new programs (more composting, etc.) Building materials will need to meet certain standards and responsibly sourced to meet project requirements.

- Example of changes: low flow faucets and water fixtures (counter to what normally happens in standard buildings) – so standards needed to be rewritten. The project planning committees are intended to have community, PTA, lots of groups, not just internal staff. Expect kickoff session at the beginning of school.

Joanne W

- There are residents that want to contribute to the design (playspace, historic elements, etc). How can folks express their interest in joining the planning committee?
 - Let PGCPSS know as well as principal. Target number is 11-12 people (need representatives)
- How is parking going?
 - Garage will not impact schedule. Preliminary design will provide “ample parking” for existing staff as well as some visitor parking. Currently looking at separate entrances for staff vs visitors (security access). PPC would discuss things like access and safety.
 - Dr. Niki Newman-Brown – gathering info on security
 - Hyattsville Police chief should be involved in this discussion
- Swing space?
 - When all the swing space is confirmed, transportation will take that into account.
 - There are 3 schools that will be swinging next year that are being factored into transportation planning. PGCPSS wants to be proactive about it.
- Bell time for swing space? Will HES move back to 8:30 to account for bussing to swing space? Jason Washington will seek answers and give to Dan.

Justine Christianson

- Swing was originally at Robert Goddard, has that changed?
 - PGCPSS to give final answer at the end of the month. St. Mark’s is still under consideration. Need to finalize details and make a determination in the next week or so.

This project does not interrupt the regular CIP money that the state gives us, this is in addition to that normal contribution.

MOU and PA agreements will be on blueprint website (all contracts and presentations there).

Fields: real grass vs fake grass? PGCPSS is learning a lot about turf fields. Climate change action plan asks for grass fields where possible. HTG grass (used by golf courses) is a type they’re looking at (heavy play resistant)- but it takes time to grow it. Looking at safer infills and safer padding for turf fields to reduce worries about run off. Developer is responsible for care of those fields and PGCPSS has communicated desire to use safer products. Standing MOU with MNCPPC – they will eventually take over and maintain all PGCPSS fields (and they have a preference). Moving forward, PGCPSS is looking at grass first. Where they know they’re going to get heavy play

Traffic study timeline? Grades and site access determined if garage is generally pinned down?

- Traffic study planned for fall 2024 that will roll into design development stage. Same subcontractor that Gilbane used. Will also do a pedestrian safe pathway study.

Shawn Matlock expressed thanks for support of P3 and building construction plans and the folks from Hyattsville that speak at meetings.