

Prince George's County Public Schools Blueprint Schools Program - Phase 1

Category: Educational Facilities

Project Location: Prince George's County, MD



- **Project Purpose:** Prince George's County Public Schools sought to replace aging, overcrowded facilities in underserved communities with extensive maintenance backlogs. Their goal was to deliver modern educational facilities with an accelerated schedule and to provide long-term facility maintenance over 30 years which would free up PGCP's maintenance staff to work on other facilities and guarantee these buildings would last for year to come. By bundling design, construction, and facility management under a single entity, the package of new, modern schools was delivered in just under three years.

The public-private partnership allowed the County to retain ownership of the package of schools while making an annual availability payment for 30 years. The project team sought to achieve economies of scale by developing three prototype school designs with common elements and with an eye towards minimized maintenance and lifecycle interventions. Pre-engineered elements such as structural steel allowed for a further expedited design, fabrication, and erection schedule. The package of schools were constructed simultaneously.

PGCP's sought to leverage the project for the benefit of public education, as well as for the community. The project set out an ambitious 30% MBE goal, with 20% of those contracts going to certified CBB firms. The program exceeded these goals by awarding 34.8% of contracts to MBE firms, nearly half of which were also CBB firms. Gilbane partnered with Prince George's County Community College to contribute \$60,000 to 30 students over three years. Blueprint Schools also created a \$1 MM endowed fund to support students and educators, along with student internships, mentoring opportunities, and apprenticeships, as part of PGCP's Alternative Construction Finance Program. Additionally, the team

was involved in the local community on several levels throughout the project, including PTA support with fundraiser and coat, book, food drives, and community volunteer activities.

- **Project Impact:** This program not only benefited students and staff by creating positive learning environments, it also had a direct impact on the greater Prince George’s County community. The program was a major economic driver, creating 3,000+ new jobs and awarding 34.8% of contracts to minority and community-based businesses. The design-builder also conducted community service events, including food drives, Toys for Tots, and sponsorship of local activities. The program also awarded scholarships to 30 local students.

At the ribbon cutting ceremony, when asked why they appreciate the new school a student replied, “I’m so appreciative of the new school because it’s so much more than what we’ve had for the past couple of years. I feel really happy that we have this nice school.”

Based on the success of Blueprint Schools Phase 1 Prince George’s County has embarked on a Phase 2 project to construct 8 new schools for the county.

- **Project Processes/Innovation:** Designing and constructing 6 schools simultaneously created challenges for the design-build team. To meet the demanding schedule, we had to be innovative in our design and construction techniques. We developed a prototype design for 4 of the 6 schools and incorporated the same design elements including classroom sizes, learning stairs, bathroom designs and mechanical designs. Construction elements included prefabricated electrical panels, teaching walls and lighting and switching runs. Plumbing for the bathrooms included prefabricated carriers for sinks and toilets. The structural steel was a pre-engineered structural system that used common elements that were repeated and bolted together in the field expediting the erection of the buildings.

Client/Owner: Prince George's County Public Schools

Is this the Owners first design-build project? Yes

Design-Build Team	
Design-Build Firm	<ul style="list-style-type: none"> • Gilbane Building Company
General Contractor	<ul style="list-style-type: none"> •
Architect	<ul style="list-style-type: none"> • Stantec • Arel Architects • KDA
Engineer	<ul style="list-style-type: none"> • Setty & Associates, LTD

	<ul style="list-style-type: none"> • Floura Teeter • Leuterio Thomas, LLC
Specialty Contractors:	<ul style="list-style-type: none"> • Gilbane Development Company • Fengate Capital Management, LLC • Honeywell Building Solutions • Corenic Construction • WarrenBuilds
Owner Advisor	<ul style="list-style-type: none"> • Jones Lang LaSalle

Contracted Start Date: 12/1/2020

Actual Start Date: 1/1/2021

Contracted Completion Date: 7/15/2023		Actual Completion Date: 2023-11-08	
Initial Contracted Project Cost: 452		Initial Budget Ceiling: 500	
GMP (If Applicable):		Actual (Final) Project Cost: 485.5	

- **What best describes the Design-Build Entity's structural arrangement?** Contractor Led
- **What procurement approach was used?** Best-Value
- **What Contract Format was used?** Lump Sum (or Fixed Price)