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# HYATTSVILLE ELEMENTARY SCHOOL

Project Planning Committee Meeting #1 | October 27, 2025





## Agenda

- Team Introductions
- Design Updates
- Construction Update

# 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



**Bassem Boustany**  
MCN  
Principal

**Yonas Menji**  
MCN  
Lead Construction Manager

**Rick Munford**  
MCN  
Preconstruction Director

**Taylor Powell**  
MCN  
Project Manager



**Sean O'Donnell**  
PERKINS EASTMAN  
Design Process Executive In Charge & Lead Architect

**Omar Calderon**  
PERKINS EASTMAN  
Design Principal

**Jack Chin**  
PERKINS EASTMAN  
Project Manager



**Ronnie McGhee**  
RMc  
Principal-in Charge

**Elena Skotar**  
RMc  
Design Principal



**Pete Cambell**  
ELLISDON FS  
Director, P3 Pursuits

**Brandon Kelley**  
USF  
Vice President

**Johnathan Bolden**  
RSC  
President



**Mamo Assefa**  
Delon Hampton  
President

**Richard McGill**  
Delon Hampton  
Branch Manager



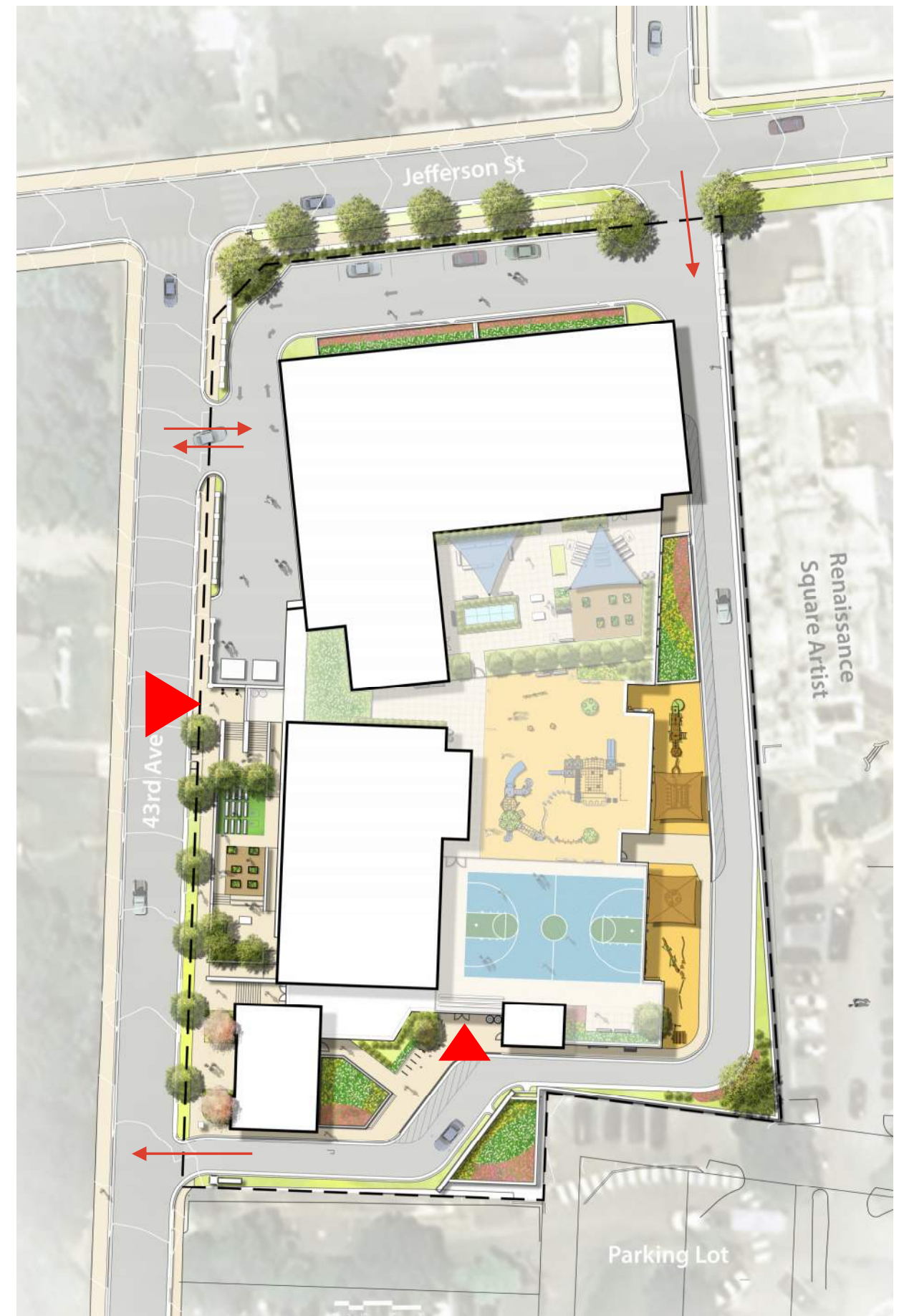
**Connie Fan**  
LSG  
Principal



**Jam Kendrick**  
TB&A  
Project Manager

# Proposed Site Plan

- New curb cut and site entrance from Jefferson Street
- Additional parking entry on 43<sup>rd</sup> Ave.
- All internal student drop-off
- Parking garage
- Internal service/trash
- Separated entrances – student and community
- Main entry plaza



Note: Design is subject to change

# First Floor Plan

- Garage
- PK/K have direct access to the Ground
- Dining Room at Arriving Level

**DEPARTMENT**

	A. ACADEMIC - CORE
	B. LEARNING
	C. ADMINISTRATION
	D. BUILDING SERVICES
	E. MEDIA CENTER
	J. STUDENT DINING
	PARKING
	SUPPORT



Note: Design is subject to change



# Second Floor Plan

- Inviting **Library**
- **Gymnasium** with Stage for School/Community use
- **Collaboration Areas** are distributed between Classrooms

**DEPARTMENT**

<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	A. ACADEMIC - CORE
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	B. LEARNING
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	C. ADMINISTRATION
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	D. BUILDING SERVICES
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	E. MEDIA CENTER
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	J. STUDENT DINING
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	PARKING
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span>	SUPPORT












Note: Design is subject to change

# Third Floor Plan

- Classrooms
- Music

## DEPARTMENT

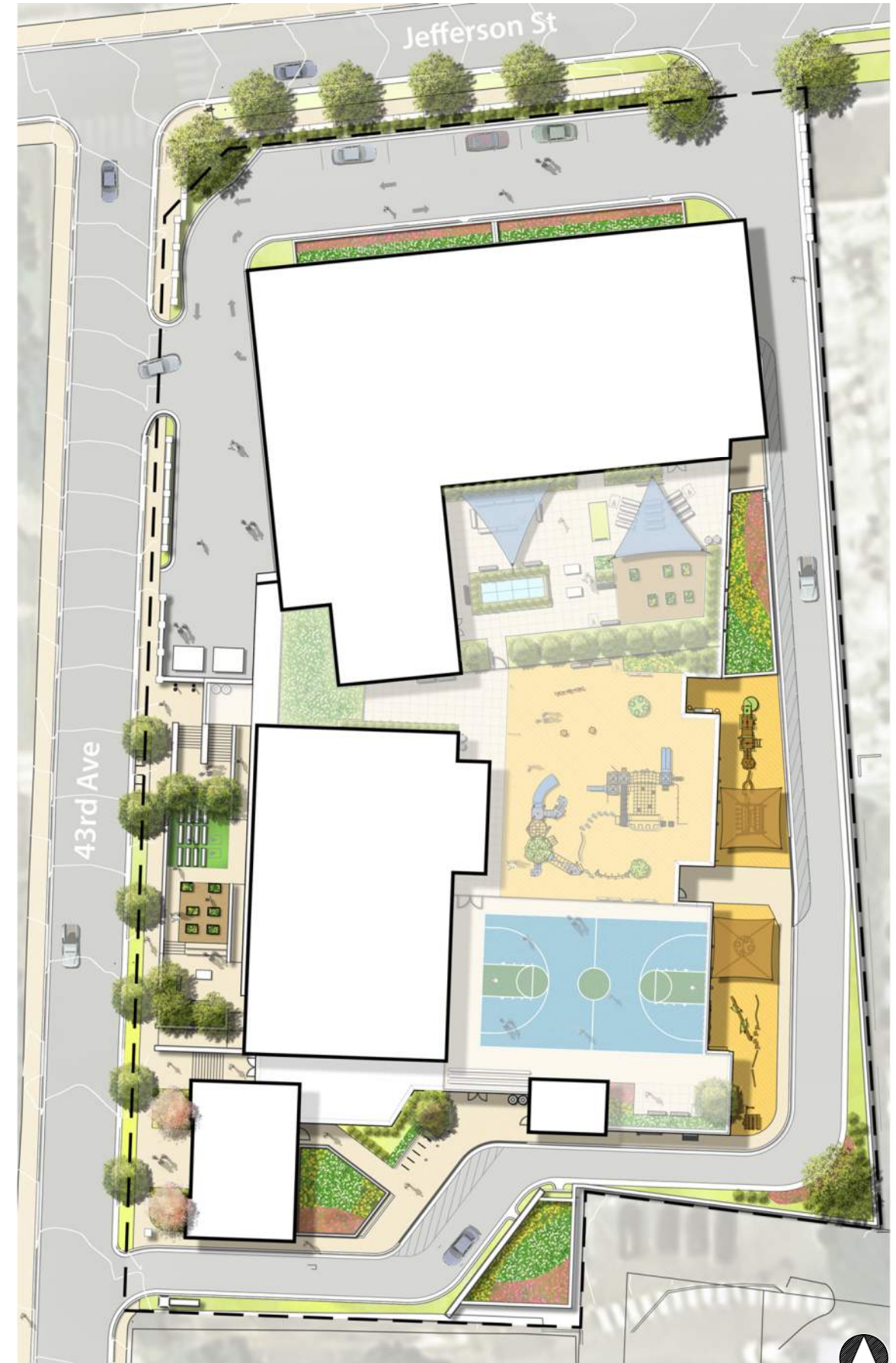
-  A. ACADEMIC - CORE
-  B. LEARNING
-  C. ADMINISTRATION
-  CIRCULATION
-  D. BUILDING SERVICES
-  E. MEDIA CENTER
-  J. STUDENT DINING
-  PARKING
-  SUPPORT



Note: Design is subject to change

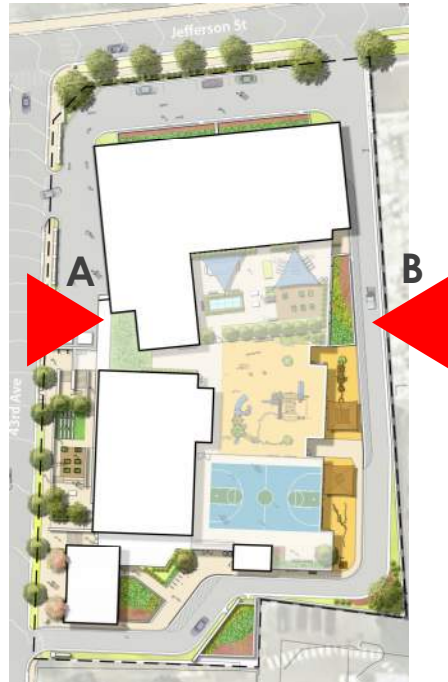
# Roof Plan

- **Outdoor Education Zone** for engaging and interactive educational experience
- Integrated **Hard/Soft Surface Playground** for diverse recreational activities
- Future **Solar Panels**



Note: Design is subject to change

# Building Elevations



# Building Elevations



Elevation A – South



Elevation B – Jefferson Street

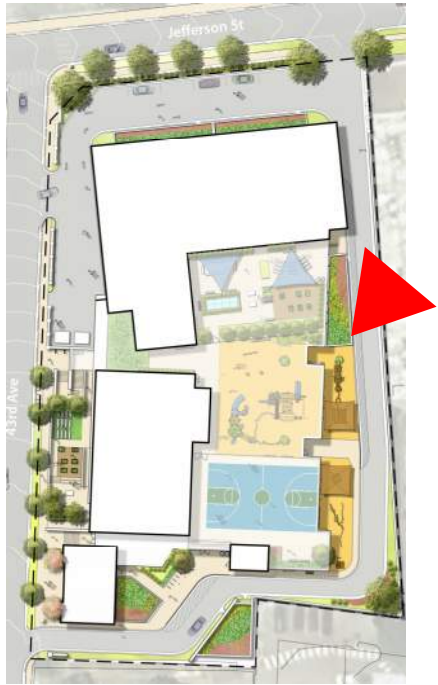


# Main Entrance View



Note: Design is subject to change

# Drop-Off View



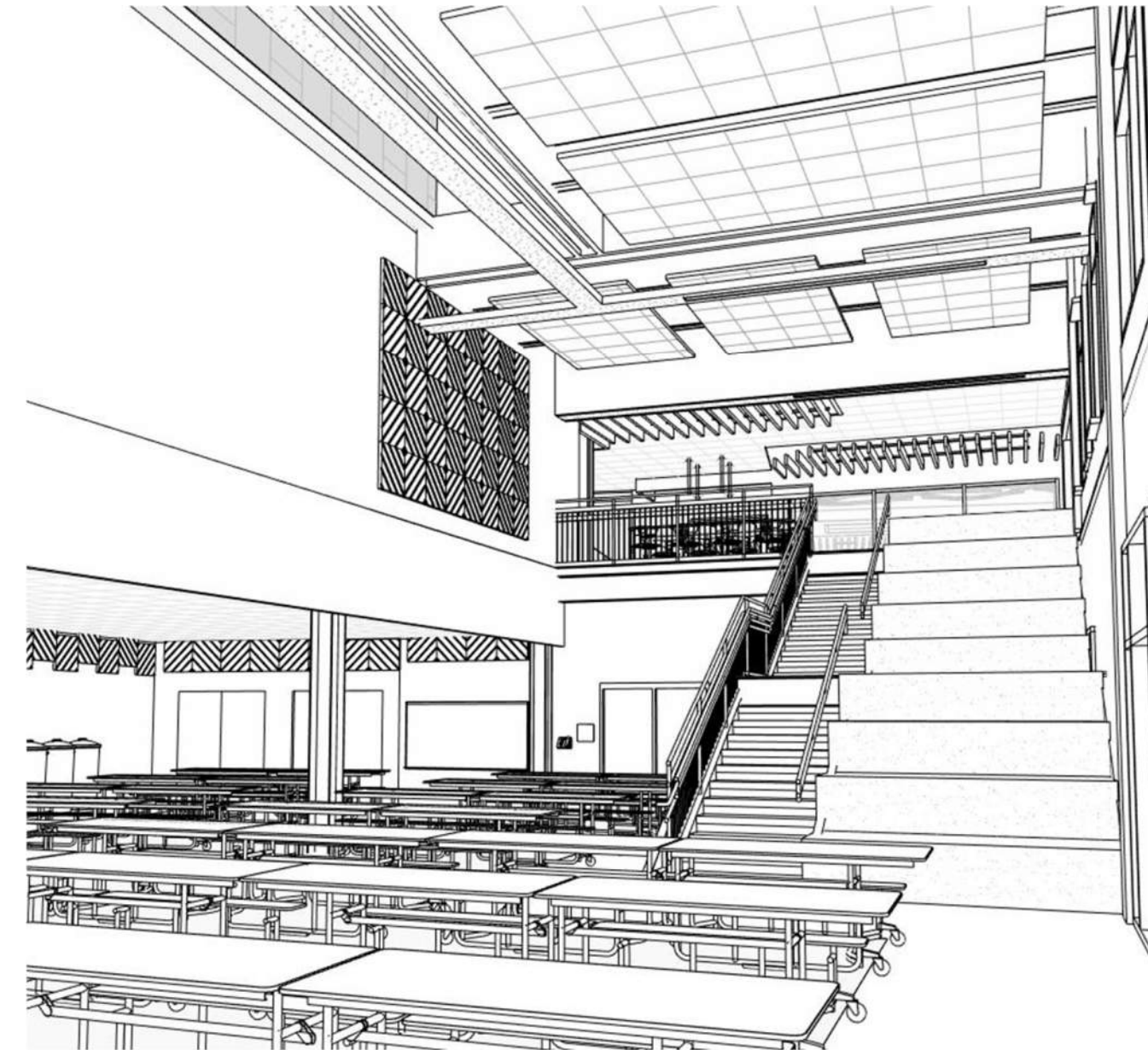
Note: Design is subject to change

# Rooftop Play Area View



Note: Design is subject to change

# Interior Views

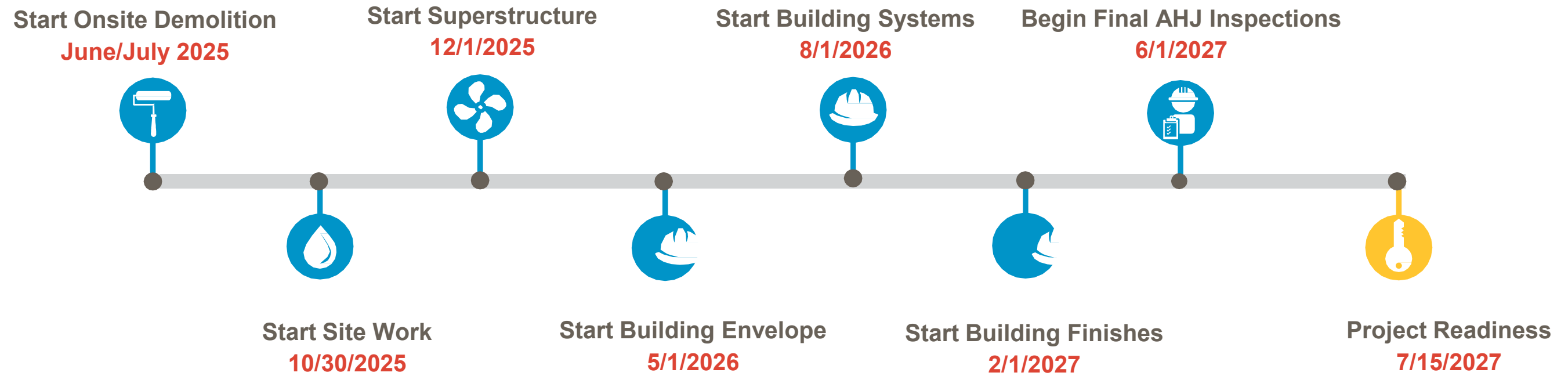


Heart of the School



Gymnasium / Performance Space

# Schedule Overview



## Permit & Construction Update:

### **Milestone list of approaching permits/construction:**

- Building Permit: targeted October 2025
- Building Raze: Targeted Completion Late October 2025
- Earthwork: Targeted Start-Late October 2025
- Building Concrete: Targeted Start – Late November 2025

# Site Logistics Plan:

## **1. Secure building and site from theft and vandalism:**

A six-foot-high chain link fence will be installed around the site limit to fully isolate the area under construction from all surrounding neighbors.

Full-time supervision will be provided while construction is on-going.

Provide proper site lighting.

Potentially provide private security 24/7 if deemed necessary.

## **2. Noise and dust control (During Work Inside Existing Building):**

All construction materials' deliveries and noisy operations will be limited to work hours only.

## **3. Subcontractor parking rules for this Project:**

All vehicles belonging to tradesmen working on the Project site will be registered with MCN Build

Tradesmen are subject to City of Hyattsville public parking rules and regulations

No parking will be allowed in area that results in the violation of public parking regulation or obstructs public/private roads and/or driveways.

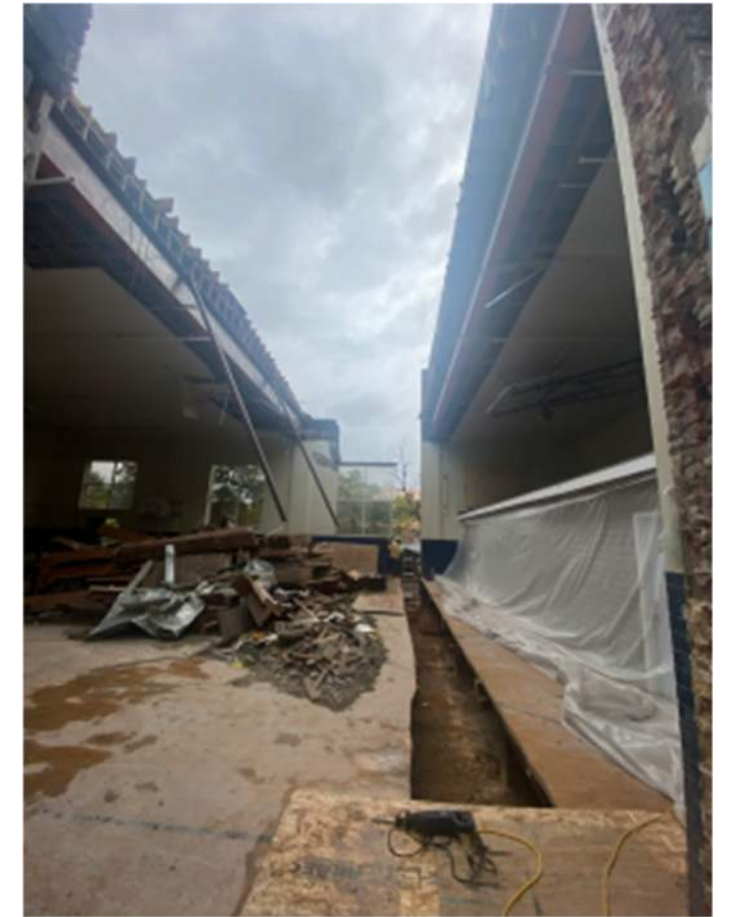
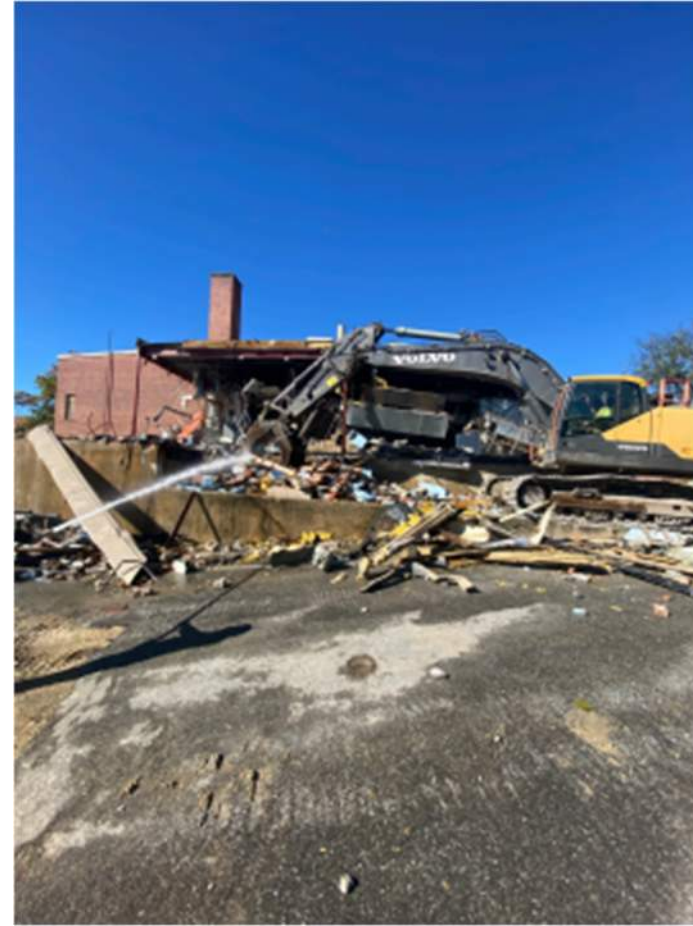
Prompt loading and unloading will occur for all deliveries. Delivery drivers will not idle while loading and unloading occurs and will depart immediately once loading/unloading has concluded.

In conclusion, MCN Build believes that our rigorous logistics and phasing plan coupled with our uncompromising safety, schedule and quality internal controls will secure a timely incident free project delivery to the quality standards expected by the project team.

## **4. Rodent mitigation**

*MCN will contract a licensed, professional pest management service to assess existing conditions at the site and subsequently to mitigate the presence of any pests displaced by or drawn to construction activities through the use of fully enclosed traps. Traps will be placed throughout the site and monitored weekly to control any potential pest issues that arise during the construction phase.*

# Progress Photos:



For more information, please contact:



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[pepblueprintschoolsp3.com](http://pepblueprintschoolsp3.com)

