

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2022 Legislative Session**

Resolution No. CR-122-2022  
Proposed by Council Member Hawkins  
Introduced by Council Members Hawkins, Turner, Streeter, Franklin, Harrison, Taveras,  
Medlock, and Glaros  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 18, 2022

**RESOLUTION**

1 A RESOLUTION concerning

2 Confirmation of Support for the Prince George's County Public School System Blueprint  
3 Schools Phase II Taskforce Recommendation

4 For the purpose of confirming the County Council's support for the Prince George's County  
5 Public Schools Blueprint Schools Phase II Taskforce recommendation for 1) the six selected  
6 schools; 2) the affordability threshold; and 3) the general anticipated terms of the Project  
7 Agreement.

8 WHEREAS, on September 22, 2022, the Prince George's County Board of Education  
9 accepted the recommendation of the Chief Executive of the Prince George's County Public  
10 School System and the Blueprint Schools Phase II Taskforce of the Blueprint Schools Phase II  
11 Package ("Phase II Package") and general terms for the Phase II Package under a Public-Private  
12 Partnership Model as referenced in Attachment 1; and

13 WHEREAS, pursuant to Section 126 of Division II, Title 4, Subtitle 1 of the Education  
14 Article of the Annotated Code of Maryland permits county boards of education, with the  
15 approval of the county governing body, to utilize certain "alternative financing methods" in order  
16 to "finance or to speed delivery of, transfer risks of, or otherwise enhance the delivery of public  
17 school construction."; and

18 WHEREAS, under subsection (a)(2)(iii) of Section 126 of Division II, Title 4, Subtitle 1  
19 of the Education Article of the Annotated Code of Maryland, one such "alternative financing  
20 method" is "public-private partnership agreements, in which a county board contracts with a  
21 county revenue authority or a private entity for the acquisition, design, construction,

1 improvement, renovation, expansion, equipping, or financing of a public school, and may  
2 include provisions for cooperative use of the school or an adjacent property and generation of  
3 revenue to offset the cost of construction or use of the school.”; and

4 WHEREAS, the approved 20-year Educational Facilities Master Plan (“EFMP”), Cycle 1  
5 (as amended in FY 2021) establishes the Blueprint for PGCPS to ensure adequate educational  
6 facilities are provided to meet the needs of Prince George’s County Public Schools’ 134,000  
7 students and nearly 22,000 full- and part-time employees, adopting the use of Alternative  
8 Construction Financing (ACF) to deliver school facilities in the timeliest and most cost-effective  
9 manner possible, while guaranteeing life-cycle asset performance; and

10 WHEREAS, initiated by Built to Learn of 2020, Blueprint Schools Phase 2 (“Phase II”)  
11 will include state funds to support the implementation of another bundle of schools utilizing a  
12 public-private partnership to deliver upon PGCPS’ promise of delivering quality, state-of-the-art  
13 schools to replace and/or consolidate aging and debilitating schools; and

14 WHEREAS, to advance consideration of alternative construction financing options, in  
15 November 2021, the County Council of Prince George’s County, Maryland (County Council),  
16 approved Resolution No. CR 131-2021, establishing a Phase II P3 Alternative Financing School  
17 Infrastructure Work Group (Work Group) and Task Force for the purpose of supporting,  
18 encouraging and establishing a work group to explore a Phase II Public-Private Partnership  
19 Alternative Financing School Infrastructure Program for public school construction and  
20 replacement projects in Prince George’s County; and

21 WHEREAS, the Work Group is comprised of representatives from the Office of the  
22 County Executive, the County Council and Prince George’s County Public Schools (PGCPS);  
23 and

24 WHEREAS, utilizing the existing Cycle I schools set forth in the EFMP as the bedrock  
25 for any determination of potential schools into Phase II, the Work Group engaged both technical  
26 and financial advisors to undertake due diligence and evaluate a wide spectrum of potential  
27 finance and delivery options, concluding that the delivery of a bundle of six schools under a  
28 design-build-finance-maintain structure would accelerate the delivery of critical new  
29 infrastructure from over 17 years to three years, while likewise reducing costs and guaranteeing  
30 that the schools would meet prescribed performance standards over a designated term; and

1           WHEREAS, the Work Group reported to the Task Force that established the criteria for  
2 selection of the Phase II Package. The Task Force consisted of elected representatives from the  
3 Board of Education, the State House and Senate Delegations, and County Council, along with  
4 appointed members from PGCPS, the County and County Council, the Interagency Commission  
5 on School Construction and Maryland Stadium Authority; and

6           WHEREAS, in the coming months, PGCPS, in cooperation with the Work Group will  
7 issue a Request for Qualifications. Interested bidders will then submit their Statement of  
8 Qualifications. Upon selection of the top three or four bidders, an RFP will be issued to select the  
9 bidders. A preferred partner will be selected through the RFP process; and

10           WHEREAS, the annual affordability threshold for term of this Project Agreement  
11 (anticipated 30 years (after up to 3 year design/build period)) is \$15 million from PGCP, \$10  
12 million from the County, in addition to the State contribution of \$25 million; and

13           WHEREAS, the final Phase II Package recommendation from the Task Force is as  
14 follows:

- 15           • Margaret Brent Elementary School
- 16           • James E. Duckworth Regional School
- 17           • Hyattsville Elementary School
- 18           • Springhill Lake Elementary School
- 19           • Brandywine Area K-8 Academy
- 20           • Robert Frost K-8 Academy

21           NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
22 County, Maryland, that the County Council confirms their support for the Prince George's  
23 County Public Schools Blueprint Schools Phase II Taskforce recommendation for 1) the six  
24 selected schools; 2) the affordability threshold; and 3) the general anticipated terms of the Project  
25 Agreement.

Adopted this 18<sup>th</sup> day of October, 2022.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council