

# PGCPS Blueprint Schools Phase II Project



Americas

Education

Prince George's County Public Schools (PGCPS) has more than 130,000 students and 22,000 employees, and many existing facilities require substantial maintenance upgrades. The Blueprint Schools Phase 2 project will see the construction of eight (8) new school facilities grouped into three (3) separate bundles. Schools selected as part of the Phase 2 project have been identified either due to the current condition of the existing school or due to population growth within the surrounding community.

The scope of the project includes:

- Design and construction of eight (8) schools throughout the County with three staggered completion dates across a four-year construction period.
- Demolition of eleven (11) existing school facilities.
- Maintenance and rehabilitation for each school throughout the 30-year term.

## Project facts

### Location

Prince George's County,  
Maryland

### Client

Prince George's County  
Public Schools (PGCPS)

### Value (NPV)

US \$800 million

### Consortium

Progressive Education  
Partners (PEP)

### Plenary Americas' role

Lead developer

Equity investor

Financial advisor

### Equity Investors

EllisDon Capital

Phoenix Infrastructure

### Design Builder

MCN Build

### Lead Designer

Perkins Eastman

### Operations & Maintenance

EllisDon Facilities

US Facilities

RSC Electrical and Mechan-  
ical

### Financial close date

August 2024

### Contract terms

32 years, DBFOM

### Project website

[https://www.pepblue-  
printschoolsp3.com/](https://www.pepblue-printschoolsp3.com/)

### Awards

- North America Social In-  
frastructure Deal of the  
Year (Proximo, 2025)



## Sustainability features

Weaving sustainability, a key criterion specified by PGCPS, into the designs is critical. Most of the schools are being designed to be Net Zero Ready (NZR) with the goal of achieving Net Zero Energy (NZE) once photo-voltaic panels are added, should PGCPS elect to do so. The Net Zero strategy features highly efficient geothermal heating and cooling systems.

High performance building envelopes will reduce energy consumption and help provide exceptional thermal comfort.

Healthy materials will improve indoor air quality and rainwater management features, including storage tanks and bioretention planters, will reduce runoff from storms and improve water quality. Electric vehicle chargers will be provided to encourage more sustainable transportation for teachers and other staff.

By committing to sustainable materials management and procurement, an estimated minimum of 75 percent of construction waste will be diverted from landfills. The schools will pursue LEED v4 BD+C: Schools certification.

## Design features

The new schools will focus on creating inviting, healthy, and safe environments that support PGCPS's educational mission: Designing campuses that instill a civic presence, foster a sense of pride, and establish the school as the center of its surrounding community, and creating flexible, accessible, and comfortable environments conducive to effective teaching and learning.

A "Civic Entrance" at each school creates a prominent and inviting gateway that serves as a focal point and establishes a sense of identity for the school. Dedicated community (and after-hours) entrances are provided adjacent to the large gathering spaces in each school, providing convenient and direct access for events such as basketball games, community meetings or school events. Pervasive natural light and views and excellent acoustics will create an inviting learning ambiance and enhance students' ability to learn.

## Innovations

This project was financed using taxable municipal bonds that were designated as Sustainability Bonds due to the project's alignment with ICMA's Green Bond Principles, as a result of the project's net zero readiness and carbon reduction efforts, and Social Bond Principles, as a result of the benefits the project has on marginalized communities. Alignment with each set of guidelines is a requirement under ICMA's Sustainability Bond Guidelines.

## MBE/DBE & local economic impacts

During both the design-build and operating phases PEP is required to satisfy minimum priority subcontracting requirements with minority business enterprises (MBE). Thirty percent (30%) of the contract value is required to be paid to MBEs, provided that (a) a minimum of eight percent (8%) of the contract value is attributed to contracts with African-American owned businesses, (b) a minimum of eleven percent (11%) of the contract value is attributed to contracts with women-owned businesses, and (c) a good faith effort is used to attribute twenty percent (20%) of the thirty percent (30%) of the contract value expected for MBE contracts is attributed to contracts with county-based minority business entities.

## Community benefits

The equity members of the PEP team have developed the Community Equity Investment Program where the Prince George's County community is given a unique opportunity to invest into the Blueprint Schools Phase II project.

The Community Equity Investment Program is a "first-of-its-kind" program in the public-private partnership market and allows community members to take part in

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crowdfunding investments through the InfraShares platform. InfraShares will act as the interface and manage all communications between the project team and the investors.

The anticipated preliminary offering period is June 2026 – June 2027. The anticipated subsequent offering period is January 2028 – Project Readiness.

**KEY BENEFITS:**

- Opportunity to invest in local community
- Local and minority engagement to large infrastructure projects
- Return on investments with the same economic returns as the developer