Providence School Building Committee Capital School Construction Briefing

Agenda

- Construction updates
 - Phase 2 projects
 - Phase 3 projects
- Action Items

September 30, 2025



Providence Schools







Updates from Downes Construction

Phase two projects

- Frank Spaziano MS → In construction
- Mary Fogarty PK-8 School → In schematic design
- Harry Kizirian PK-8 School → In schematic design

Phase three projects

- Mount Pleasant Early College & Career Academy (MPECCA) →
 In design development
- Robert F. Kennedy Pk-8 School → In schematic design
- Lima/Stuart Pk-8 School → In schematic design
- Asa Messer & W. Broadway PK-8 → In schematic design

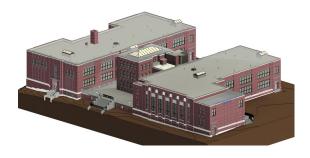


Project Update

School Name	Project Budget	Student Capacity	Completion Date
D'Abate Elementary School	\$22,000,000	365	Completed
Frank Spaziano Elementary School	\$44,000,000	684	Completed
George West Elementary School	\$525,000	601	Completed
Pleasant View Elementary School	\$22,555,431	418	Completed
Esek Hopkins Middle School	\$450,000	595	Completed
Nathanael Greene Middle School- Phase 1 Completed	\$2,000,000	772	Completed
Classical High School - Phase 1 completed	\$40,278,711	1113	Completed
Hope High School – Phase 1 completed	\$18,000,000	1135	Completed
Narducci Learning Center	\$30,500,000	700	Completed

School Name	Student Capacity	Completion Date
Construction		
Frank D Spaziano Middle School	312 (est)	Mid 2026
Design		
Messer/ W Broadway Pk-8 School	972 (est)	Summer 2027 (est)
Lima/Stuart PK-8 School	972 (est)	Summer 2027 (est)
Mt. Pleasant Early Career and College Academy	1000 (est)	Summer 2027(est)
RFK PK-8 * advanced to phase 3	858 (est)	Summer 2027 (est)
Harry Kizirian PK-8	858 (est)	Summer 2027 (est)
Mary Fogarty PK-8	858 (est)	Summer 2027 (est)







MWBE

	Trade	Total MWBE		Total MWBE		
		Subcontractors		Subcontractors	Contractor	State
	Amount	Contract Amount		Percentage		
Project Name	1 mount	Continue I miount	Subcontractors (Type of sub- State) - Contract Value	Amount		
r rojece r vame			Advantage Glass (Glass & Glazing - MA) - \$1,529,527.00			
			Aldrich (Plumbing Supplier for Delta - RI)- \$7,200			
			JMB Mechanical (HVAC Supplier for Delta - CT) - \$1.155,000			
			Jomar Painting (Painting - RI) - \$260,720.00			
			Tavares (Concrete - RI) - \$260,720		Agostini Bacon	
Classical High School	\$ 22,791,364.09	\$ 4,725,730.00	JMB Mechanical (HVAC Supplier for Delta - CT) - \$618,283	21%	Construction	RI
			Custom Drywall (Drywall - RI) - \$592,753			
			American Teleconnect Services (Telecommunications - MA) -			
			\$902,604			
			JMB Mechanical (Mechanical - CT) - \$231,020.24			
			Jomar Painting (Painting - RI) -\$231,020.24			
			Custom Iron Works (Metal Fabrication - MA) - \$175,113		Maron	
Pleasant View Elementary	\$ 19,322,608.27	\$ 2,045,491.29		11%	Construction	RI
			A.A. Asbestos Abatement Co., Inc. : (RCP Enterprises LLC			
			Trucking \$15,682) (Matthews Oil \$25,201.77) (Supreme Safety,			
Fogarty PK-8 (<i>Demo &</i>			Inc. \$15,749.91)		Gilbane Building	
Abatement Only)	\$ 941,233.66	\$ 56,633.68		6%	Company	RI
			American Environmental, Inc (Demo/Abatement) - \$1,797,000			
Asa Messer PreK thru 8					Agostini	
Demo and Abatement	\$ 1,797,000.00	\$ 898,500.00		50%	Construction	RI
			Jomar Painting (Painting- RI) - \$353,000.00			
			Debnor Flooring (Flooring)- RI- \$18,000.00		Maron	
Carl Laura/Hookins	\$ 4 605 500 00	\$ 397 360 00	M Neves (Site)- MA- \$26,360.00	9%	Construction	RI

MWBE cont'd

			Marguerite Concrete, Inc.(Concrete)- \$1,100,493			
			Manafort Bros. Inc.(Sitework)- \$2,814,175			
			Dexter Masonry(Masonry)- \$1,521,338			
			Barber Firestop Systems LLC(Firestopping)- \$137,777			
			Greenwood Industries, Inc.(Roofing)- \$1,107,750			
			Accurate Door & Window(Aluminum Entrances, Storefronts &			
			Translucent Panels)- \$1,331,994			
			H. Carr & Sons, LLC(Acoustical)- \$289,000			
			H. Carr & Sons, LLC(,Drywall)- \$1,289,000			
			M. Frank Higgins & Co., Inc.(Flooring & Tiling)- \$819,000			
			MacKenzie Service Corporation(Painting)- \$256,000			
			Conn Acoustics, Inc.(General Trades)- \$1,890,879			
			Tavares LLC(Signage)- \$30,618			
			Tavares LLC(Specialties)- \$526,000			
			B&D Veterans Construction(Final Cleaning)- \$49,000			
			"Delta Mechanical Contractors, LLC(COMBINATION BIDS - ,			
			Plumbing,,- HVAC &			
			- Fire Protection)- \$4,919,671"			
Spaziano Middle School	\$ 29,565,355.00	\$ 5.814.617.73	Rossi Electric Co.(Electrical &,- Communications)- \$3,898,000	20%	O&G Industries	СТ
Spaziano ividure Sensor	\$ 27,000,000.00	Ç 0,011,01/// 0		4070	Cuo maastres	
					Agostini Bacon	
Mount Pleasant Swing Space	\$ 439,454.00	\$ 157,364.00	Tavares (General Trades - RI) - \$157,364	36%	Construction	RI
			American Environmental (Demolition and Abatement - MA) -			
			\$2,227,786			
			Cassie's Can/Temp Toilets- \$5,000			
Kizirian PK-8 Demo and			Sitecon/Dumpsters - \$5,000		Dimeo	
Abatement	\$ 2,237,786.00	\$ 70,000.00		3%	Construction	RI



100% CD - FLOOR PLANS











Main Level

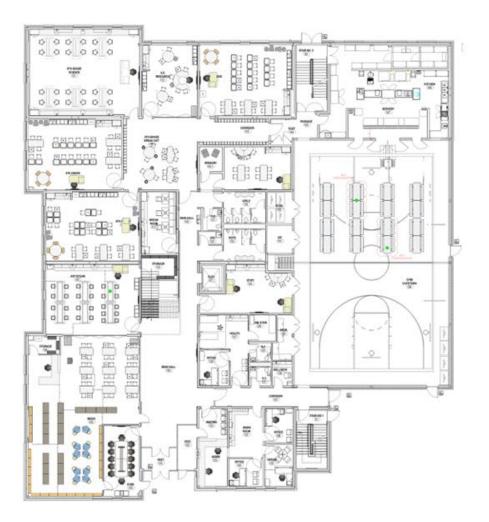
Upper Level

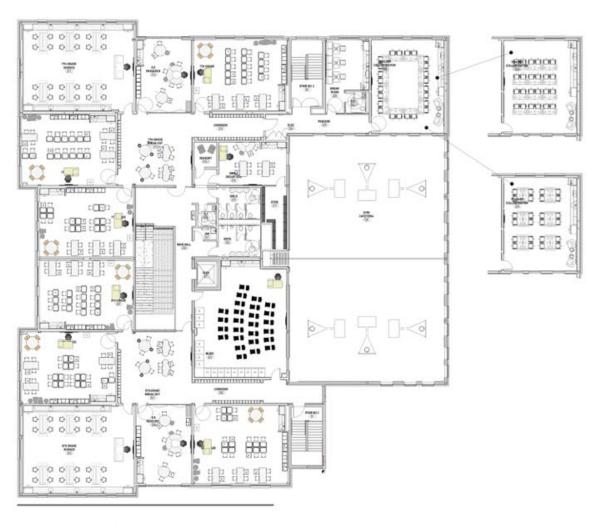
FURNITURE UPDATE











Main Level

Upper Level









North Elevation

Exterior sheathing, window blocking, AVB, and temporary windows are complete.. Brick veneer install is ongoing.

East Elevation

Brick veneer install in ongoing.











West Elevation

AVB is complete on the West.

South Elevation

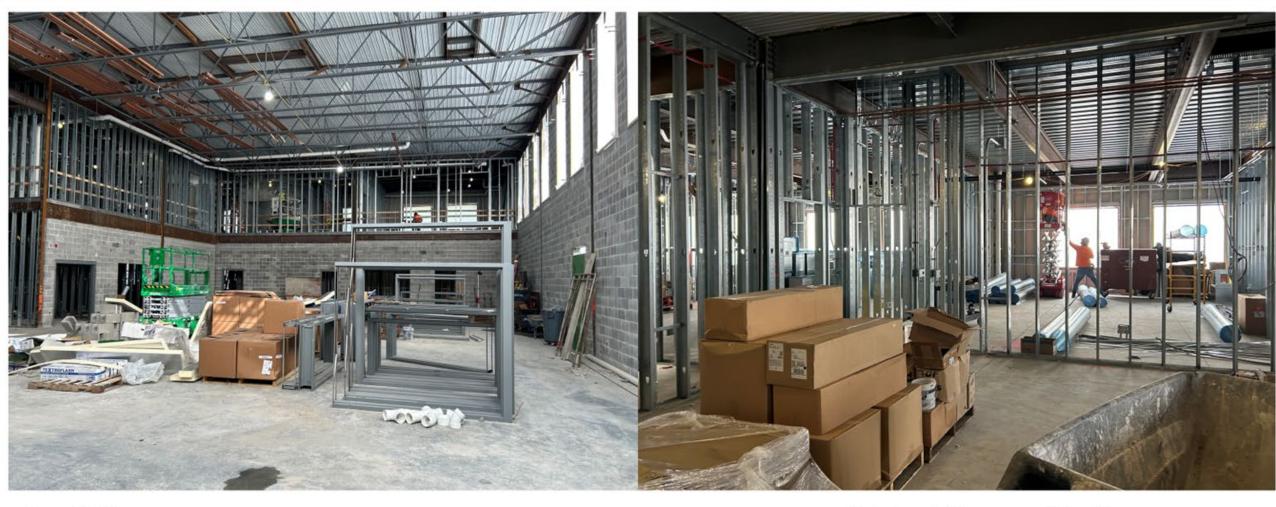
AVB is complete on the south. Brick work is moving to South elevation Stair #1. Temp doors and windows installed.











Gym / Café

Interior MEP rough-in install is ongoing.

Main Level Classrooms / Corridors

MEP rough-in continues in the upper level.





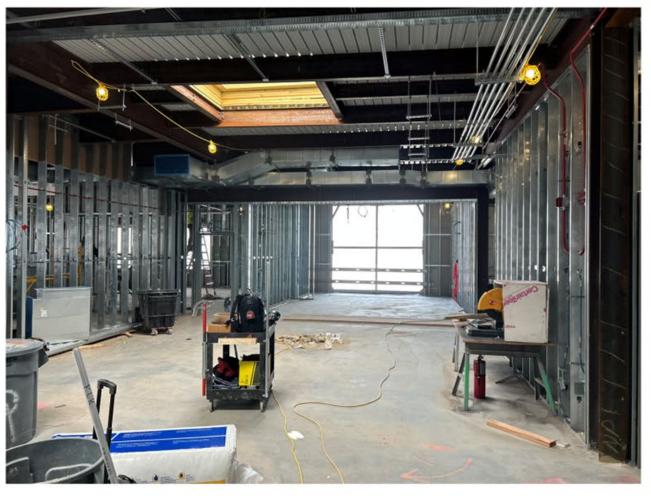




Upper-Level Interior

MEP rough-in continues, top of wall sheetrock install ongoing as well. Inwall inspections are scheduled followed by insulation and sheetrock. Upper-Level Interior

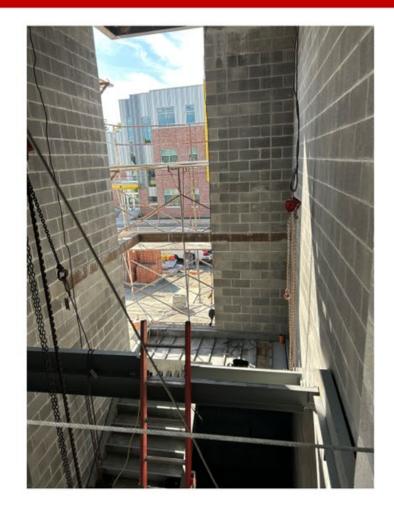
MEP rough-in continues, top of wall sheetrock install ongoing as well. Above ceiling mechanical work is ongoing.











Stair #1

Stair #1 steel install is ongoing.

Stair #2

Stair #2 install complete, and stair pans poured.







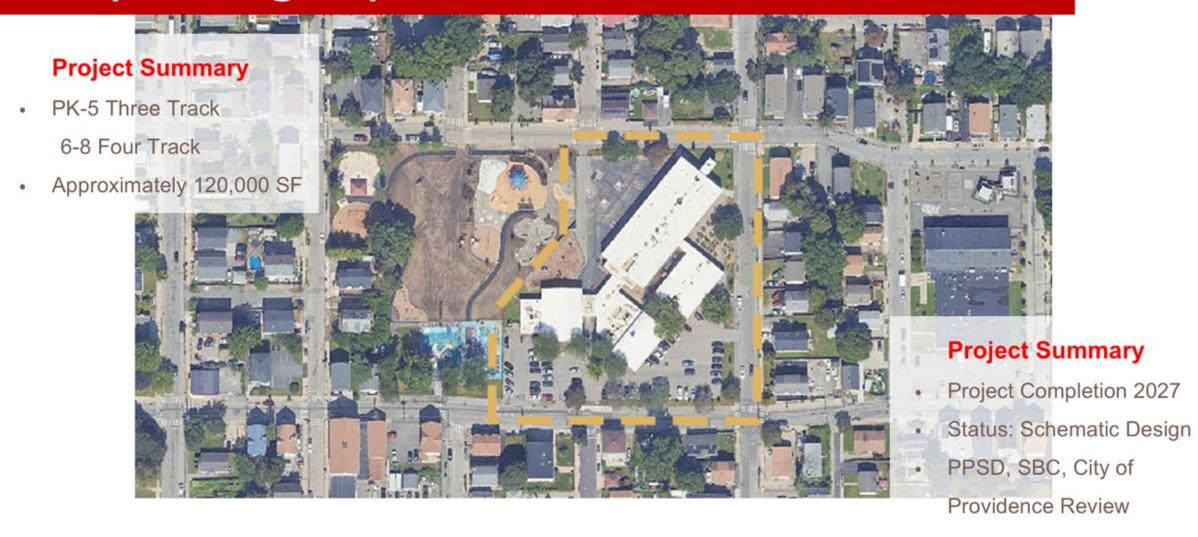














Schools









Project Update:

- Schematic Design has been submitted to RIDE for SD approval
- Value management exercises have been taking place
- Ongoing meetings have been held with PPSD and RIDE, focusing on topics such as:
 - Program
 - Mechanical systems
 - Coordination for submission to RIDE
- Ready to move on to Design Development











Front Elevation



MARY E. FOGARTY ELEMENTARY SCHOOL

PRE K - GRADE 5 | 3 TRACK

GRADE 6 - GRADE 8 | 4 TRACK



























































New Kizirian PK-8









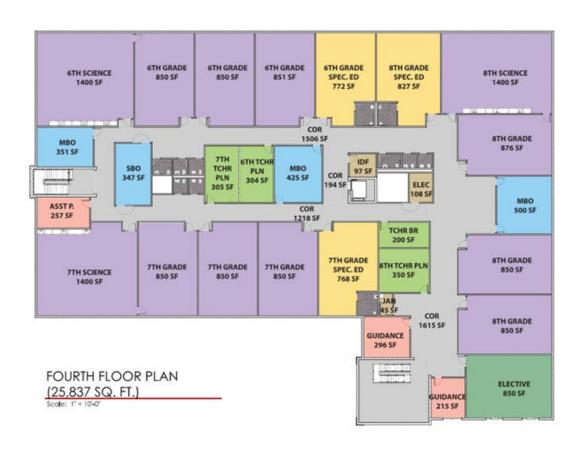






New Kizirian PK-8





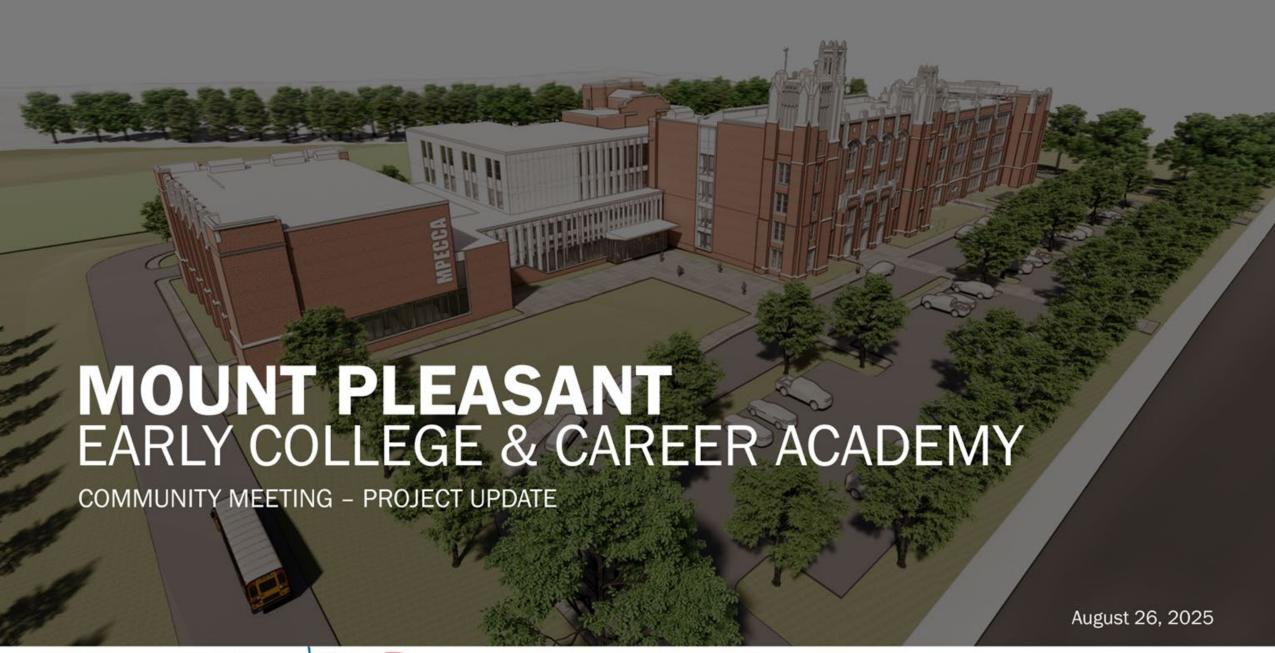






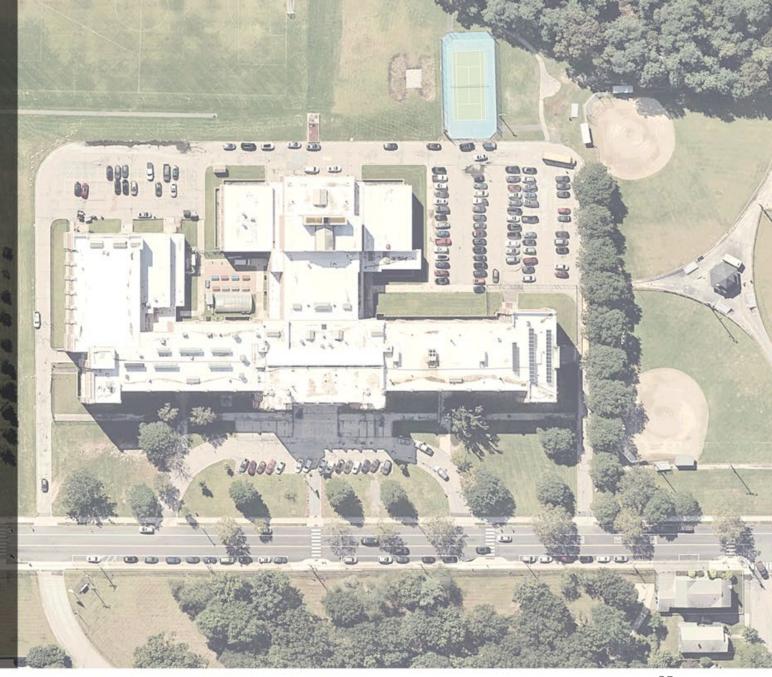






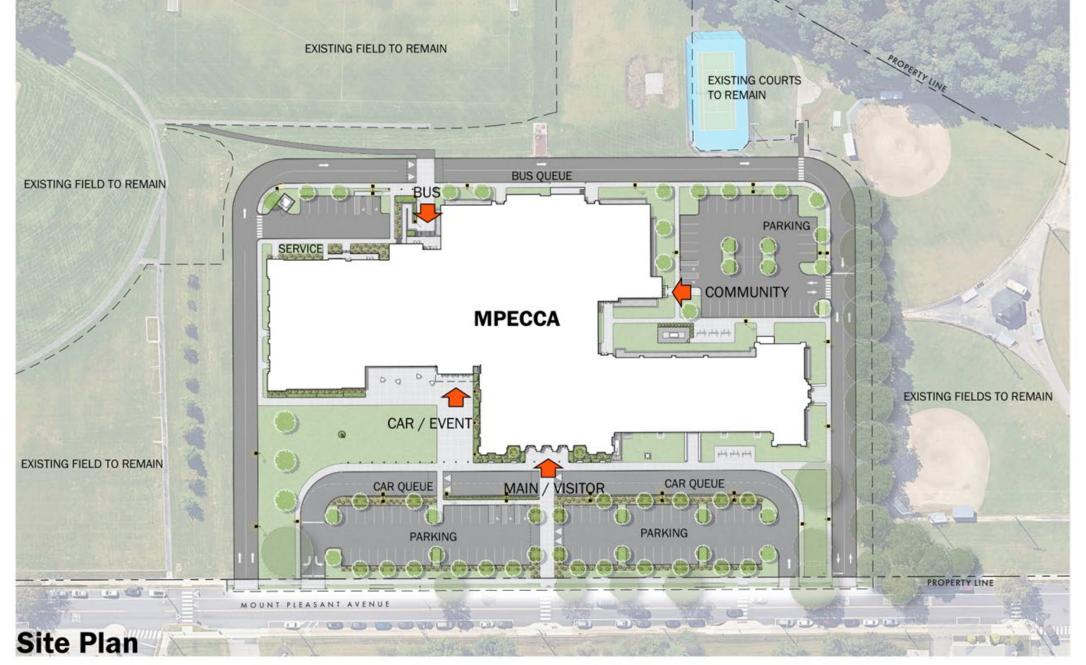
PROJECT OVERVIEW

- \$110M Budget (all in)
- 224,500 GSF +/-
- 1,000 Student Enrollment
- Project Completion 2027
- Occupied School / Phased Construction













PERKINS-











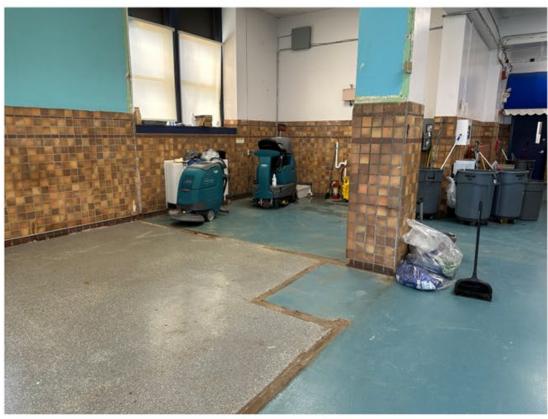


Swing Space Classrooms progress







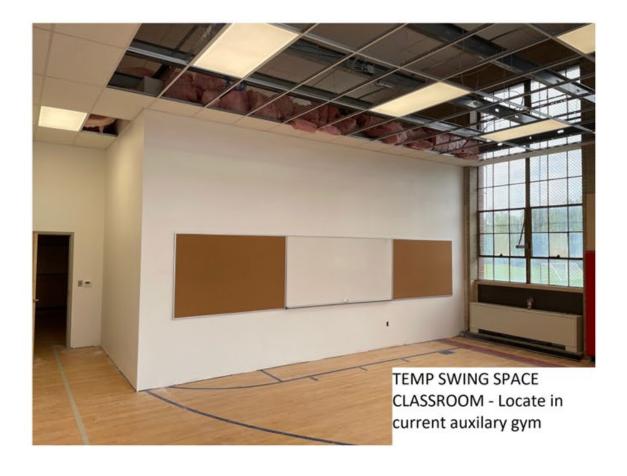


Temporary Kitchen progress







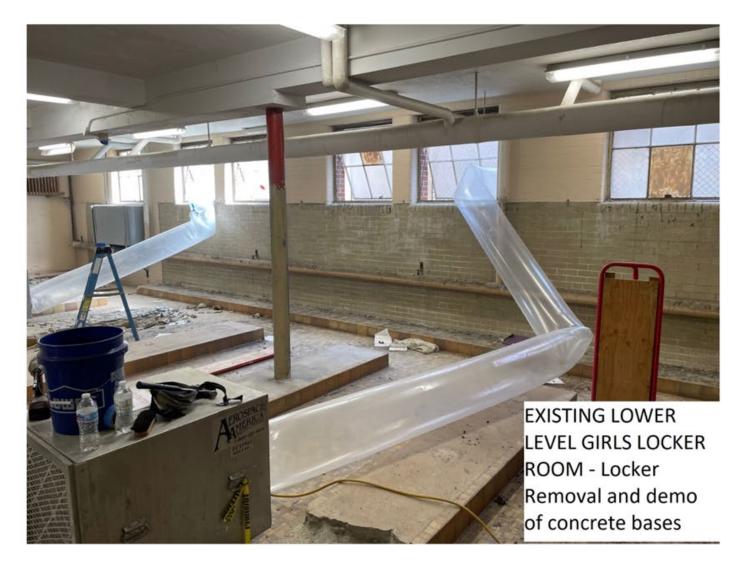




Swing Space Classrooms progress





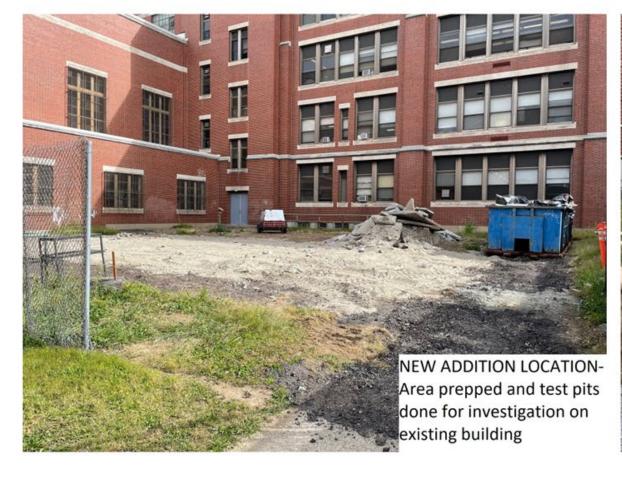




Lower Level Girl's Locker Room progress









Exterior Sitework progress



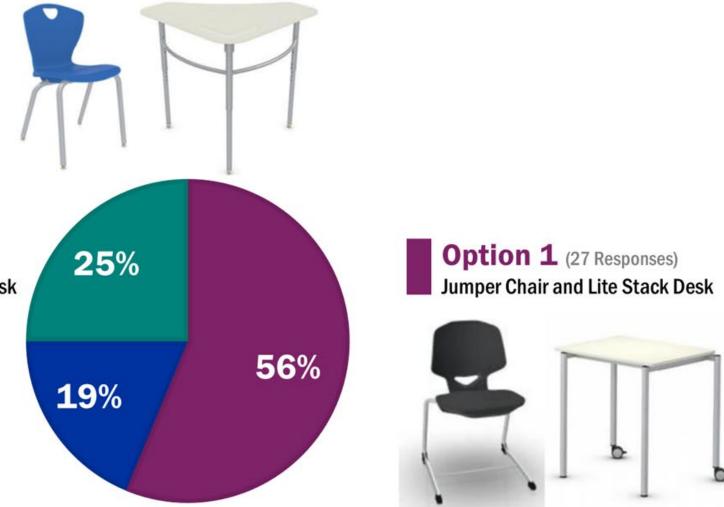


Furniture Survey

Option 3 (12 Responses)

Scholarcraft 2thrive Chair and Scholarcraft Kaleidoscope Triangle Desk

45 Survey Respondents

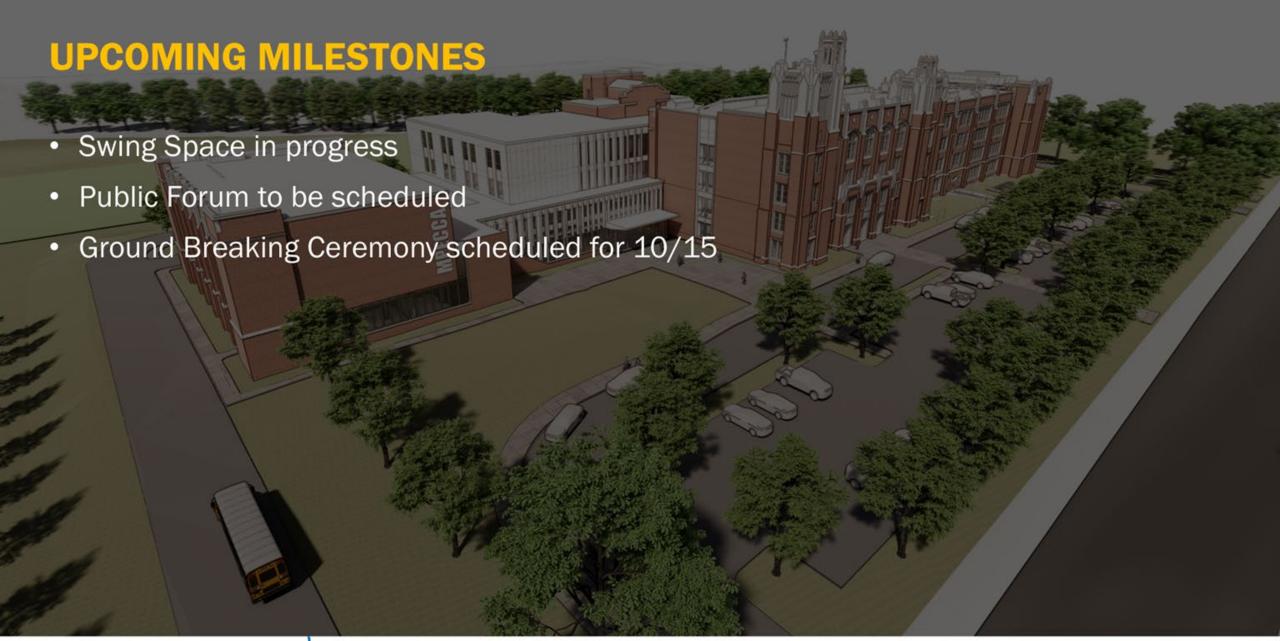


Option 2 (9 Responses)
KI Intellect Wave Chair and KI T

KI Intellect Wave Chair and KI Trapezoid Desk







ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL



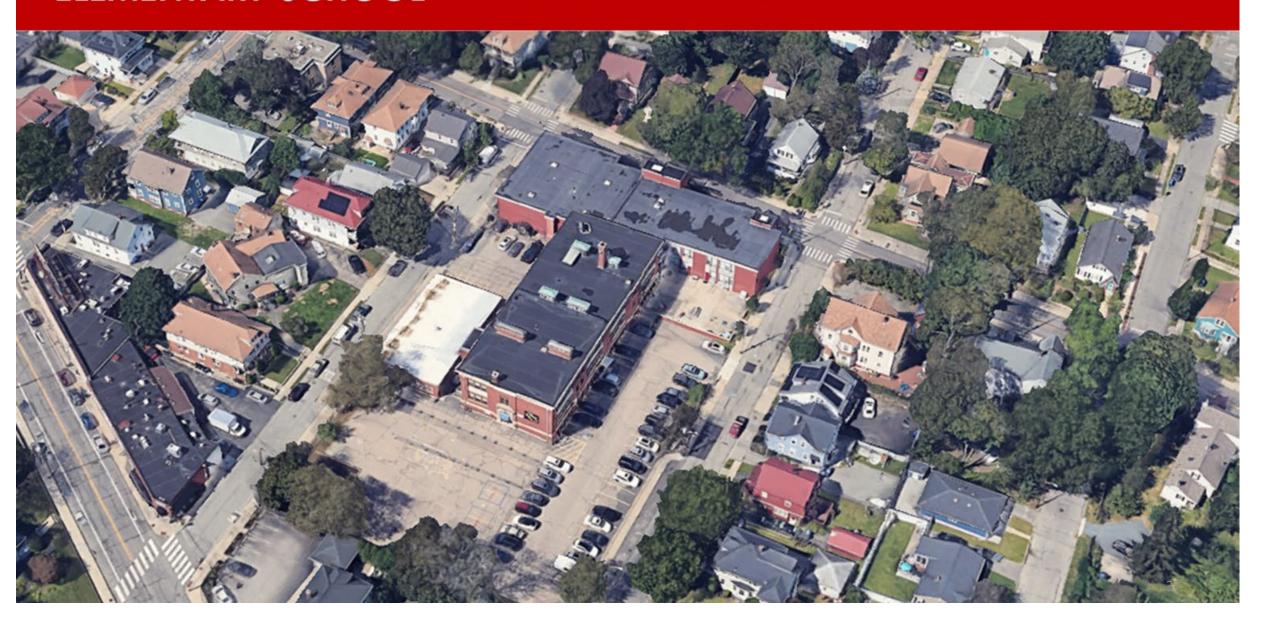








Tecton



ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL











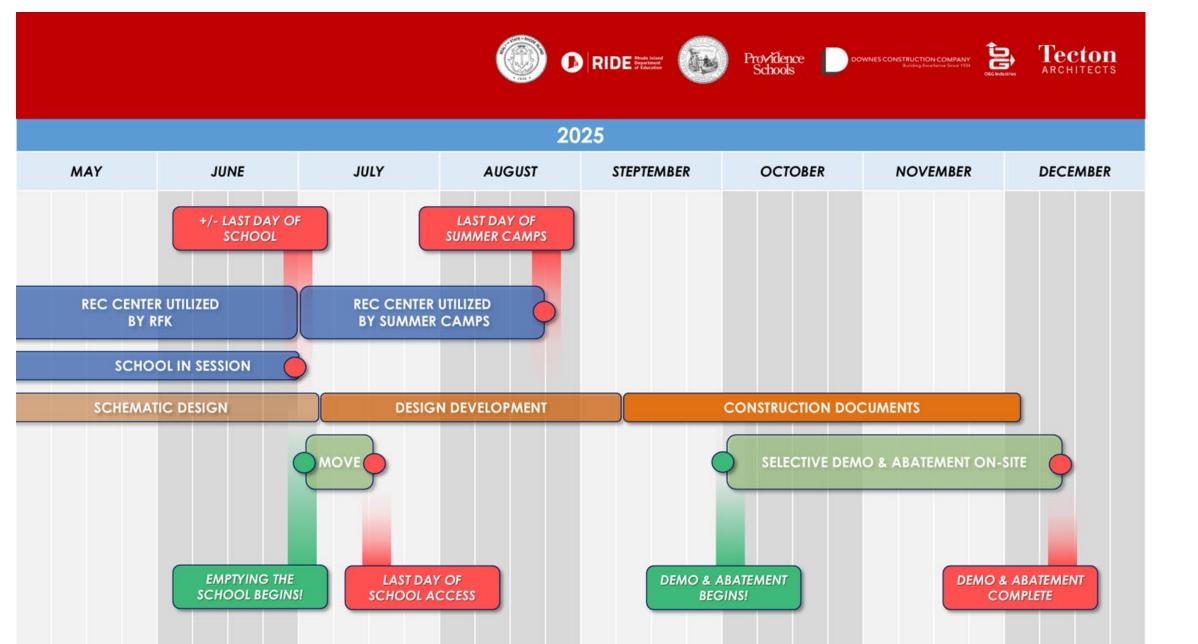




NEW PK-8

- 3-Track Elementary School
- 4-Track Middle School
- 858 Students
- 124,600 GSF, 4 Stories
- \$75,146,684 Total Project Cost
- Occupancy for 2027/28 Year





ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL













2025 JULY **AUGUST** STAFF FLOORPLAN REVIEW & PRINCIPAL & PPSD FLOORPLAN COMMENT **REVIEW & COMMENT** LOC: ZOOM LOC: ZOOM ... CONTINUED DESIGN REFINEMENT... COMMUNITY ENGAGEMENT W/ RIDE & PPSD FLOORPLAN REVIEW STAFF, PARENTS & NEIGHBORS LOC: RIDE OFFICES, LOC: MOUNT PLEASANT LIBRARY, PROVIDENCE, RI PROVIDENCE, RI 40

ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL



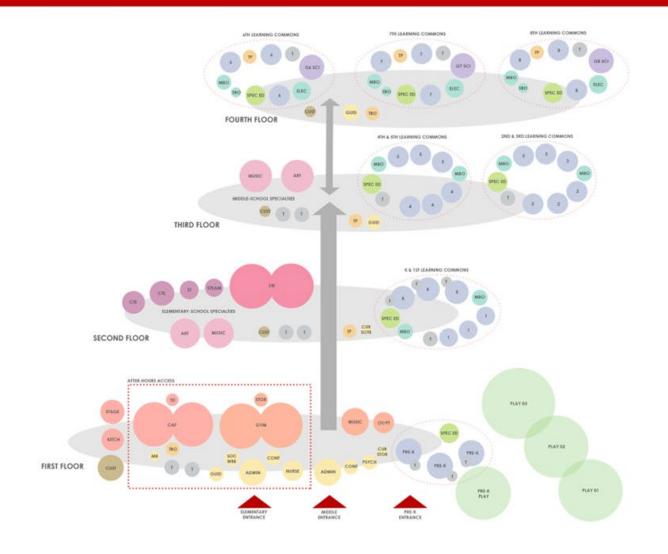












ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL













8TH LEARNING COMMONS 7TH LEARNING COMMONS **6TH LEARNING COMMONS FIRST FLOOR FOURTH FLOOR** THIRD FLOOR SECOND FLOOR PLAY 03 PLAY 02 FIRST FLOOR Å..... PLAY 01



ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL









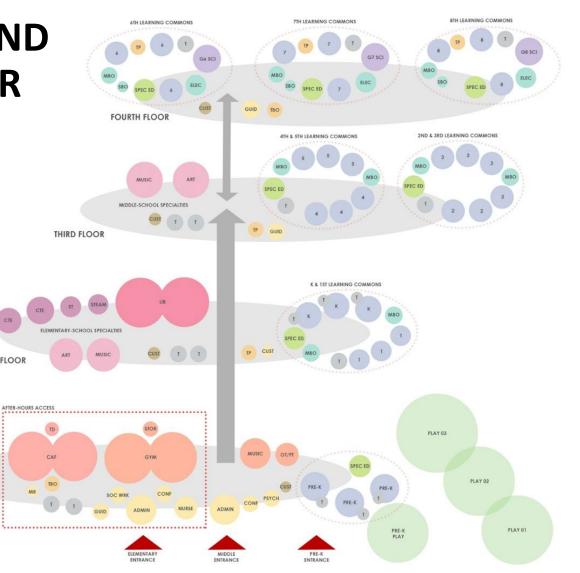




SECOND FLOOR

SECOND FLOOR

FIRST FLOOR





ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL







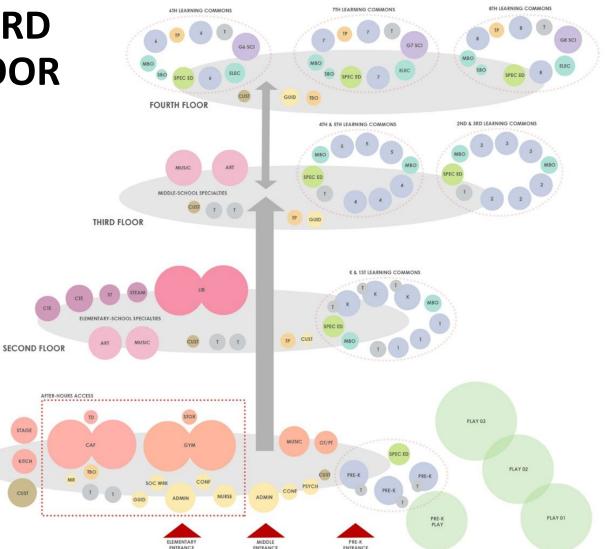






THIRD FLOOR

FIRST FLOOR





ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL











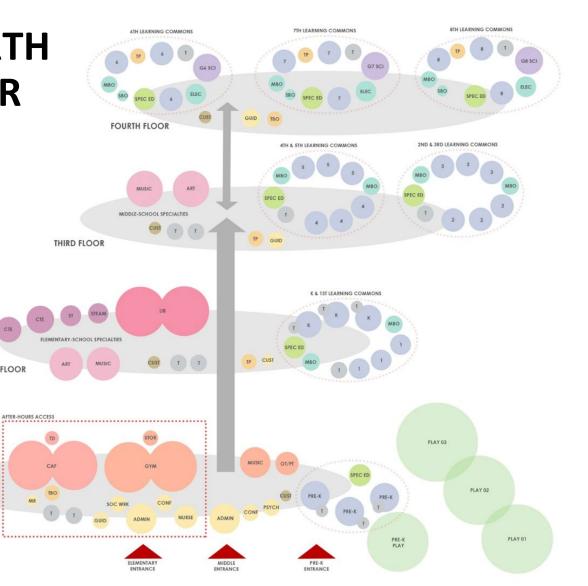




FOURTH FLOOR

SECOND FLOOR

FIRST FLOOR





Design Update:

- PK- 8 New 4 Track School
- Alfred Lima Elementary
 School Gilbert Stuart Middle
 School Lima Stuart
- Approximately 137,000 SF
- Schematic Design complete and under review
- DD to begin upon SD approval, including early bid packages
- Team is coordinating design elements and budget
- PPSD, SBC, and RIDE submissions, reviews and approvals on-going



Construction Update:

- Project Completion 2027
- Interior abatement complete,
 exterior abatement (windows
 & Coping) underway
- Demo to begin after exterior abatement and be complete by December 2025
- Early Bid Packages in process. See design updates.











Site Plan





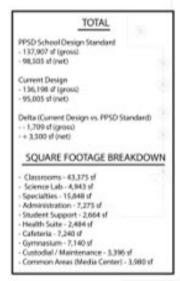






First Floor















Second Floor

SECOND FLOOR

- 38,900 sf (gross)
- -22,212 of (net)

SQUARE FOOTAGE BREAKDOWN

- Classrooms 14,283 sf
- Science Lab 856 sf
- Specialties 5,932 sf
- Administration 1,202 sf
- Student Support 0 sf
- Health Suite 0 sf
- Cafeteria 0 sf - Gymnasium - 0sf
- Custodial / Maintenance 795 sf
- Common Areas (Media Center) 0 sf

TOTAL

PPSD School Design Standard

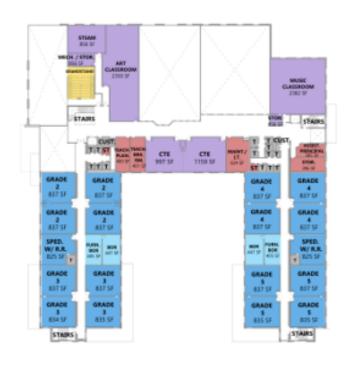
- 137,907 sf (gross)
- 98,505 sf (net)
- Current Design
- 136,198 sf (gross) - 95,005 sf (net)

Delta (Current Design vs. PPSD Standard)

- -- 1,709 sf (gross)
- + 3,500 sf (net)

SQUARE FOOTAGE BREAKDOWN

- Classrooms 43,375 sf
- Science Lab 4.943 sf
- Specialties 15,848 sf
- Administration 7,275 sf
- Student Support 2,664 sf
- Health Suite 2,484 sf
- Cafeteria 7,240 sf
- Gymnasium 7,140 sf
- Custodial / Maintenance 3,396 sf
- Common Areas (Media Center) 3,980 sf















Third Floor

THIRD FLOOR

38,518 sf (gross) 25,766 sf (net)

SQUARE FOOTAGE BREAKDOWN

- Classrooms 15,291 sf
- Science Lab 4/087 sf
- Specialties 2,596 sf
- Administration 2,413 sf
- Student Support 1,320 sf
- Health Suite 0 sf
- Cafeteria 0 of
- Cymnasium Osf
- Custodial / Maintenance 59 sf
- Common Areas (Media Center) 0 sf

TOTAL

PPSD School Design Standard - 137,907 sf (gross)

- 98,505 sf (net)

Current Design

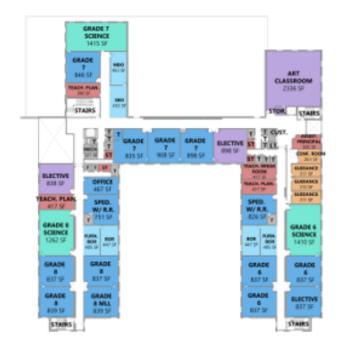
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- -Custodial / Maintenance 3,396 sf
- Common Areas (Media Center) 3,980 sf





SCIENCE LABS

CLASSROOMS

SHARED SPACES

CAFETERIA

MEDIA CENTER

ADMINISTRATION

ART / RESOURCE / TECH / STAGE

WELLNESS SUITE

PLAYGROUND

SERVICE

GYMNASIUM











Exterior Rendering











Interior Rendering



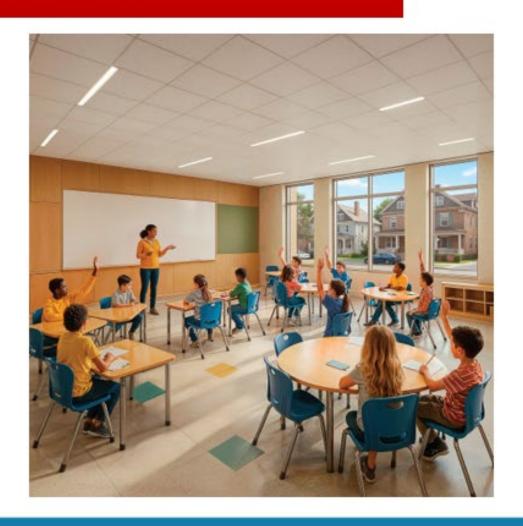








Interior Rendering











PK-Grade 8 | 4 Track















PK-Grade 8 | 4 Track













First Floor Plan









Second Floor Plan











Third Floor Plan









Fourth Floor Plan









PK-Grade 8 | 4 Track

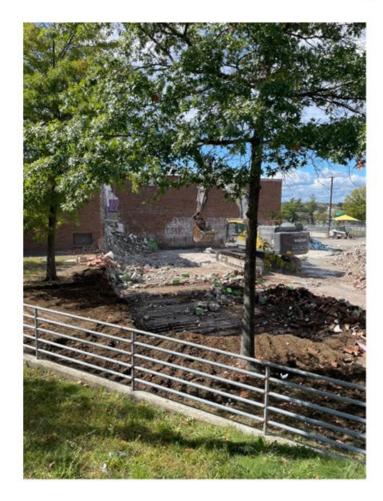




DEMOLITION OF THE 1990'S WING 61

PK-Grade 8 | 4 Track











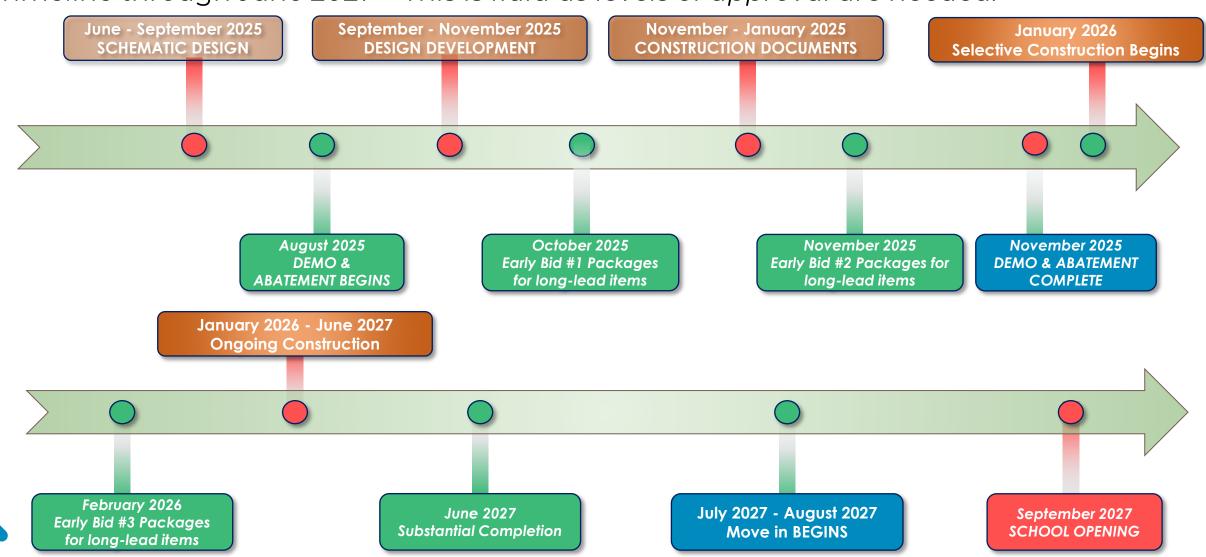






Reimagining Messer/West Broadway

Timeline through June 2027 → This is fluid as levels of approval are needed.



Action Item(s)

1. Approval of 2019 MOA (Amendment #5)

The Providence School Building Committee has reviewed Amendment #5 to the 2019 MOA and supports the proposed adjustments for submission to the Rhode Island Department of Education (RIDE) for consideration.

