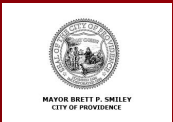


Providence School Building Committee

Capital School Construction Briefing

Agenda

- PPSD updates
 - Update on PPSD PK-8 School Design Standards - continued
 - Community Engagement Sessions
 - Swing Space updates & move management
- Construction updates
 - Phase 2 projects
 - Phase 3 projects



Providence
Schools



June 24, 2025

Updates from PPSD

- Update on PPSD PK-8 School Design

Standards - continued

- Community Engagement Sessions

- Swing Space updates & move

management



New PK-8 School Design Standards

Overview: With new funding opportunities and a strategic capital plan aligned with instructional programs, **transformational change** is happening.
Goal: **PPSD will have enough seats for all PPSD students to be in new or like-new facilities by 2030.**

Guiding Principles

To ensure that all PPSD PK-8 schools align with the district's educational mission and vision, the following principles serve as foundational design guidelines:

- **Minimum Space Allocation:** All PPSD PK-8 schools should provide a gross square foot per student that is comparable with other new construction projects across the state.
- **Three Schools Within a School:** Each PK-8 facility should be structured as three distinct, operationally independent schools: PK, Elementary, and Middle School.
- **Small Learning Communities (SLCs):** The design should center around Small Learning Communities (SLCs), ensuring they function as secure environments with minimal intermingling between different SLCs when circulating through the building or accessing communal areas.
- **Communal Spaces:** Large communal areas must be designed to support multiple SLCs while still maintaining physical separation.
- **Educational Space Standards:** No educational space may deviate below the PPSD minimum square foot standards identified in this document.

Document Overview

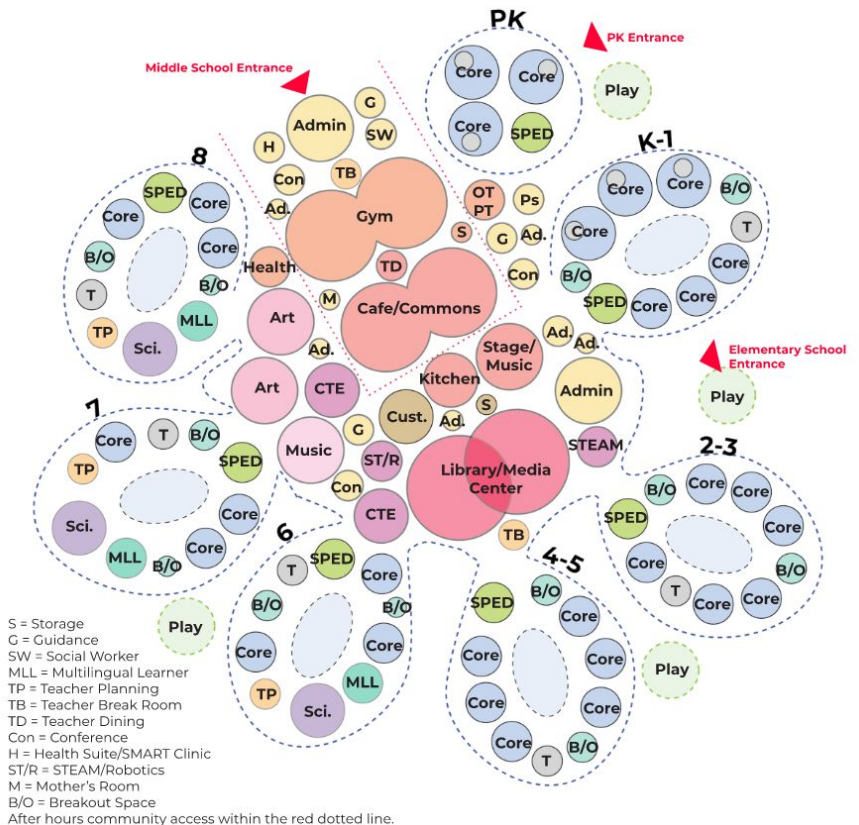
The sections of this document define key design parameters as follows:

- **Square Footage Comparison:** Provides a comparative analysis of square footage allocations in newly built Rhode Island schools.
- **Spatial Adjacency Diagram:** Illustrates critical adjacencies at the school level, with a focus on grade-level groupings.
- **Educational Specification:** Establishes room-level space standards and introduces common naming conventions for learning spaces.
- **Outdoor Spaces:** Defines parameters for outdoor learning and recreation, as well as site circulation requirements.

Spatial Adjacencies

The diagram below illustrates a model PK-8 school composed of seven Small Learning Communities (SLCs), each designed to accommodate grade-level groupings of PK, K-1, 2-3, 4-5 and then 6, 7, 8 each with its own SLC.

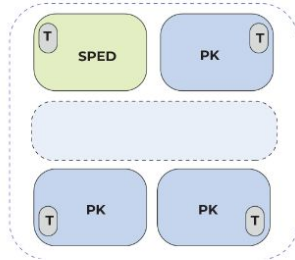
PK-8 Example School Diagram



New PK-8 School Design Standards Cont.

Overview: With new funding opportunities and a strategic capital plan aligned with instructional programs, **transformational change** is happening.
Goal: **PPSD will have enough seats for all PPCD students to be in new or like-new facilities by 2030.**

PK Small Learning Community

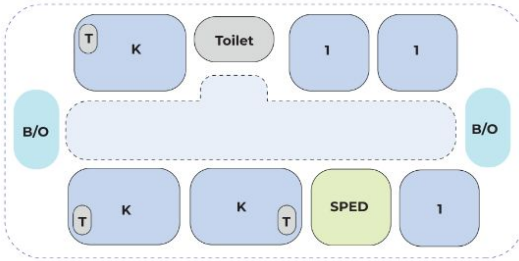


The Pre-Kindergarten has its own Small Learning Community due to its specific curricular and operational needs. The PK SLC would include the core classrooms, as well as a Special Education room clustered around a shared space.

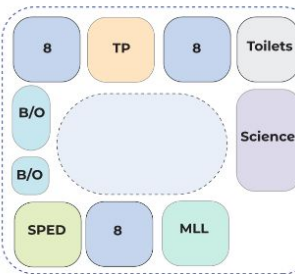
PPSD's preference at PK is for larger classrooms to accommodate learning centers rather than learning commons with direct access to outdoor play. PK spaces must be Bright Stars compliant. Bright Stars quality information sheets and other guidance can be found on their resources page: www.brightstars.org/resources

Elementary School Grades Small Learning Community

The elementary grade levels are grouped in pairs (grades K-1, grades 2-3, grades 4-5). Kindergarten classrooms are sized similar to Pre-Kindergarten to accommodate learning centers withing classrooms. Each grade pair shares breakout spaces, and toilets. There should be a minimum of one SPED room per grade pairing. The diagram shows an example of a 3-track school. Breakout spaces are medium-sized intervention rooms at a minimum of 500 sq ft. Design should seek opportunities to use hallways and other interstitial spaces for Learning Commons.



Middle School Grades Small Learning Community



At the middle school grade levels, each grade (6, 7, 8) has it's own Small Learning Community. Each SLC has 3 core classrooms (ELA, Math, Social Studies) a SPED room, teacher planning room, sheltered instruction room for multilingual learners, an oversized science classroom and toilets, along with 1 small breakout room and 1 mid-size resource room. The diagram shows an example of a SLC in a 4-track school. Design should seek opportunities to use hallways and other interstitial spaces for Learning Commons.

T = Toilet
TP = Teacher Planning
MLL = Multilingual Learner
B/O = Breakout Space
SPED = Special Education

06/12/2025 12:04:54 PM

No PK SPED classroom

Proposed PK-8 Program Classrooms	3 track PK-5, 4 track 6-8			4 track PK-8 Revised (6.12.25)		Diff.	RIDE Recommended	
Pre-K & Kindergarten (including toilet)	6	1,100	6,600	8	1,100	8,800	2,200	1,200
First Grade Classroom	3	850	2,550	4	850	3,400	850	950
Second Grade Classroom	3	850	2,550	4	850	3,400	850	950
Third Grade Classroom	3	850	2,550	4	850	3,400	850	950
Fourth Grade Classroom	3	850	2,550	4	850	3,400	850	950
Fifth Grade Classroom	3	850	2,550	4	850	3,400	850	950
Sixth Grade Classroom	3	850	2,550	3	850	2,550		950
Seventh Grade Classroom	3	850	2,550	3	850	2,550		950
Eighth Grade Classroom	3	850	2,550	3	850	2,550		950
Special Education	6	850	5,100	6	850	5,100		950
Mid-size Breakout Space	9	450	4,050	9	450	4,050		500
Small Breakout Space	3	300	900	3	300	900		-
MLL (Sheltered Instruction)	3	850	2,550	3	850	2,550		950
Elective classroom				1	850	850		950
Curriculum Storage	1	270	270	1.5	270	405		300
Subtotal	52	10,620	39,870	61	11,470	47,305	7,435	12,450
SCIENCE LAB								
Science Classroom	3	1,400	4,200	3	1,400	4,200		1,200
STEAM	1	850	850	1	850	850		950
Subtotal	3	2,250	5,050	3	2,250	5,050		2,150
SPECIALTIES								
Music Classroom (Band/Chorus)	2	2,430	4,860	2	2,430	4,860		2,700
Art Classroom (2D/3D)	2	2,290	4,580	2	2,290	4,580		2,550
CTE	2	1,080	2,160	2	1,080	2,160		1,200
OT/PT Storage	1	270	270	1	270	270		300
Subtotal	7	6,070	11,870	7	6,070	11,870		6,750
ADMINISTRATION								
Reception/ School Office	1.5	1,953	2,930	1.5	1,953	2,930		2,170
Principal's Office	1	300	300	1	300	300		-
Assistant Principal's Office	2	300	600	2	300	600		-
Office (other)	2	300	600	2	300	600		-
Staff Restroom	1	-	-	1	-	-		-
Conference Room	3	450	1,350	3	450	1,350		500
Teacher Planning (reduced from 7 to 3 - 1/MS team)	5	400	2,000	5	400	2,000		450
Teacher Break Room	2	400	800	2	400	800		450
Mothers' Room	1	200	200	1	200	200		-
Subtotal	19	4,303	8,780	19	4,303	8,780		3,570
STUDENT SUPPORT								
OT/PT	1	450	450	1	450	450		500
Psychologist	1	450	450	1	450	450		500
Social Worker	1	450	450	1	450	450		500
Guidance	3	250	750	3	250	750		750
Subtotal	6	1,600	2,100	6	1,600	2,100		2,250
HEALTH SUITE								
Health Office/SMART Clinic	1	1500	1,500	1	1500	1,500		510
Subtotal	1	1500	1500	1	1500	1500		510
CAFETERIA								
Cafeteria (revised to 3 servings, no PK)	1	3,900	3,900	1	4,680	4,680	780	5,800
Kitchen	1	1,840	1,840	1	1,840	1,840		2,050
Stage	1	1,440	1,440	1	1,440	1,440		1,600
Teacher Dining	1	400	400	1	400	400		450
Subtotal	4	7,580	7,580	4	8,360	8,360	780	9,900

Engagement for New Builds

1	Engagement Name	Form of Engagement	Status	School	Date Scheduled
2	Community Meeting for Engagement #1	In Person	Hosted	MPECCA	9/3/2024
3	Community Meeting for Engagement #2	In Person	Hosted	MPECCA	9/12/2024
4	School Building Committee	In Person	Hosted	All Schools	1/23/2025
5	Visioning for Program #1	In Person	Hosted	MPECCA	1/23/2025
6	MPECCA Walthrough for Theatre Space	In Person	Hosted	MPECCA	1/27/2025
7	Visioning for Program #2	In Person	Hosted	MPECCA	1/30/2025
8	Community Meeting for Engagement #3	In Person	Hosted	MPECCA	2/3/2025
9	Visioning for Focus Groups #1	In Person	Hosted	MPECCA	2/10/2025
10	Visioning for Focus Groups #2	In Person	Hosted	MPECCA	2/14/2025
11	Programming Confirmation Meeting	In Person	Hosted	Lima/Stuart	2/13/2025
12	Programming Confirmation Meeting	In Person	Hosted	Messer/ W. Bro...	2/13/2025
13	Programming Confirmation Meeting	In Person	Hosted	RFK	2/13/2025
14	Programming Meeting MPECCA (RIDE and District)	In Person	Hosted	MPECCA	2/19/2025
15	Programming Confirmation Meeting	In Person	Hosted	MPECCA	2/19/2025
16	Swing Space Conversation #1 w/school team and district	In Person	Hosted	MPECCA	2/25/2025
17	Swing Space Conversation #2 w/school team and district	In Person	Hosted	MPECCA	3/11/2025
18	MPECCA Programming and Space Need Alignment	In Person	Hosted	MPECCA	3/17/2025
19	Swing Space Conversation #3 w/school team and district	In Person	Hosted	MPECCA	3/21/2025

Engagement for New Builds

1	Tr Engagement Name	Form of Engagment	Status	School	Date Scheduled
20	SD Preliminary Review (RIDE and District)	In Person	Hosted	MPECCA	3/28/2025
21	MPECCA Final Programming Conversation	In Person	Hosted	MPECCA	4/2/2025
22	Swing Space Conversation #4 w/school team and district	In Person	Hosted	MPECCA	4/9/2025
23	SD Review and Budget Realignment (RIDE and District)	In Person	Hosted	MPECCA	4/14/2025
24	Swing Space Conversation #5 w/school team and district	In Person	Hosted	MPECCA	4/16/2025
25	Support Space Conversation	Virtual	Hosted	MPECCA	4/21/2025
26	School Building Committee	In Person	Hosted	All Schools	4/22/2025
27	Swing Space Conversation #6 w/school team and district	In Person	Hosted	MPECCA	4/23/2025
28	SD Review #3	In Person	Hosted	MPECCA	4/25/2025
29	Swing Space Conversation #7 w/school team and district	In Person	Hosted	MPECCA	5/1/2025
30	Swing Space Conversation #8 w/school team and district	In Person	Hosted	MPECCA	5/6/2025
31	Staff Engagment Focus Group	In Person	Hosted	Lima/Stuart	2/20/2025
32	Staff Meeting for Moving/Packing Engagment	In Person	Hosted	Messer/ W. Bro...	2/28/2025
33	Admin Meeting for Design Build Team Engagement Overview	In Person	Hosted	Messer/ W. Bro...	2/28/2025
34	Admin Meeting for Design Build Team Engagement Overview	In Person	Hosted	Messer/ W. Bro...	2/28/2025
35	Admin Engagement Overview Meeting	Virtual	Hosted	Lima/Stuart	3/3/2025
36	Admin Engagement Overview and Moves Meeting	In Person	Hosted	RFK	3/4/2025
37	Staff Engagment Focus Group	In Person	Hosted	RFK	3/10/2025

Engagement for New Builds

1	Engagement Name	Form of Engagment	Status	School	Date Scheduled	Time
38	Staff Meeting for Moving/Packing Engagment	In Person	Hosted	RFK	3/12/2025	8:30-9:00
39	Staff Engagment Focus Group	In Person	Hosted	Messer/ W. Bro...	3/14/2025	12-2:30
40	Family Engagement Focus Group	In Person	Hosted	Messer/ W. Bro...	3/17/2025	6:00-7:00
41	Family Engagement Focus Group	Virtual	Hosted	Messer/ W. Bro...	3/18/2025	12:30-1:30
42	Family Teacher Conference Design Build Team Tabling Engagement	In Person	Hosted	Messer/ W. Bro...	3/18/2025	4:00-5:30
43	Family Teacher Conference Design Build Team Tabling Engagement	In Person	Hosted	Messer/ W. Bro...	3/19/2025	5:00-6:00
44	Family Engagment Focus Group	In Person	Hosted	RFK	3/19/2025	6:00-7:00
45	Family Engagment Focus Group	Virtual	Hosted	Lima/Stuart	3/19/2025	6:00-7:00
46	Family Teacher Conference Design Build Team Tabling Engagement	In Person	Hosted	Lima/Stuart	3/20/2025	5:00-6:00
47	Family Focus Group Engagement	In Person	Hosted	Lima/Stuart	3/20/2025	6:00-7:00
48	Family Teacher Conference Design Build Team Tabling Engagement	In Person	Hosted	RFK	3/20/2025	3:45-6:00
49	Staff Engagement (Schematics)	In Person	Hosted	MPECCA	5/7/2025	2:30-3:30
50	SD Final Review #4	In Person	Hosted	MPECCA	5/22/2025	10:00 AM
51	Furniture Conversation	In Person	Hosted	MPECCA	6/10/2025	1:00 PM
52	Messer Staff Engagement	In Person	Hosted	Messer/ W. Bro...	6/10/2025	3:30

Engagement for New Builds

54	RFK Ward Meeting	In Person	Hosted	RFK	6/3/2025
55	MPECCA Community Meeting	In Person	Hosted	MPECCA	6/2/2025
56	Kizirian Staff Meeting	In Person	Hosted	Kizirian	6/11/2025
57	Kizirian Family Meeting	Virtual	Hosted	Kizirian	6/11/2025
58	Asa Messer Family Meeting	In Person	Hosted	Messer/ W. Bro...	6/17/2025
59	Asa Messer Family Meeting	In Person	Hosted	Messer/ W. Bro...	6/17/2025
60	MPECCA Community Meeting	Virtual	Hosted	MPECCA	6/17/2025
61	Fogarty Tabling Event	In Person	Hosted	Fogarty	6/18/2025
62	School Board Facilities Presentation	In Person	Hosted	All Schools	6/18/2025



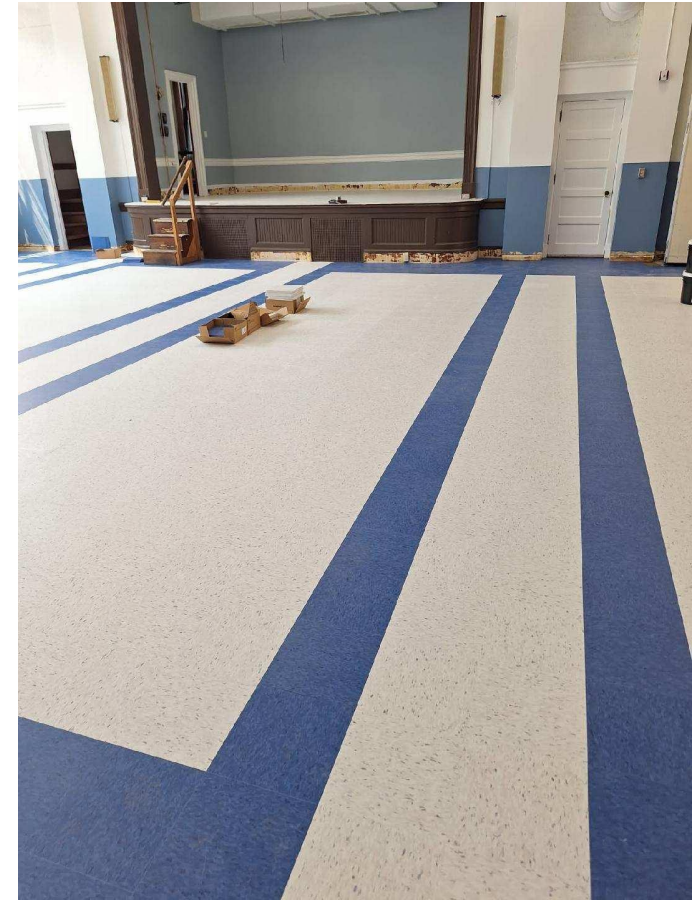
Swing Space Updates

- **Asa Messer @ Carl G. Lauro**
 - Academic year 2025-2026
 - Academic year 2026-2027
 - Academic year 2027-2028 → **NEW Build with W. Broadway**
- **Robert F. Kennedy @ Hopkins MS**
 - Academic year 2025-2026
 - Academic year 2026-2027
 - Academic year 2027-2028 → **NEW Build**



Swing Space: Lauro school building

Significant progress has been made, with additional work underway



Swing Space: Lauro school building

Significant progress has been made, with additional work underway

Completed

- Demolition and abatement
- Roof repairs
- Gymnasium improvements
- Inventory of fixtures in restrooms
- Cabling for new PA system
- Wall repairs in classrooms
- HVAC repairs & temperature controls

In Process/Upcoming

- Black top resurfacing & painting of games
- Finalizing painting
- Cafeteria improvements
- Window replacements (broken ones)
- Restroom repairs
- Radiator covers throughout the building
- Cleaning of playground
- Technology installation/setup

Swing Space: Lauro school building

What comes next?

Date	Item	Notes
June 27	Last day for staff & admin in Messer building	
June 30	Removal of network devices from Messer	Done by PPSD IT team
July 1	Third floor of Lauro completed and turned over to ABM for cleaning	
July 7	Messer building vacated; all items removed	
July 18	Lauro renovations substantially complete, and building turned over for cleaning	Minor work to continue throughout ex: install phones, clocks, whiteboards, setup tech
August 5	Lauro tour for families and faculty	
August 7	Staff able to come in building and begin setting up	
August 20	Messer BTS Bash for staff & families!	

Swing Space: Lauro school building

Questions from families

When we will know if we qualify for a bus to Lauro?

- The district plans to send transportation eligibility info in early July.

Can we tour the building before school starts?

- Yes! We are planning to tour Lauro on August 5.

What is the status of the potential co-location with Excel? If it occurs, what measures will be put in place to limit disruption during construction?

- Lease of the Lauro building is still under consideration by the Providence City Council
- If lease approved, minimizing disruption to Messer community is our top priority. Steps to minimize disruption include:
 - Creating physical separation between wings: 1) two walls separating Messer wing from other side; 2) negative pressure/air circulation to pull air away from Messer side
 - Air sampling and noise-vibration sensing equipment to identify any air/noise disturbances
 - Ensuring any major renovations take place during recess breaks and or summer time
 - Issue resolution mechanisms both at the building level and at the PPSD/City/City Council

Swing Space Updates

- **Asa Messer @ Carl G. Lauro**
 - Academic year 2025-2026
 - Academic year 2026-2027
 - Academic year 2027-2028 → **NEW Build with W. Broadway**
- **Robert F. Kennedy @ Hopkins MS**
 - Academic year 2025-2026
 - Academic year 2026-2027
 - Academic year 2027-2028 → **NEW Build**



Swing Space: Hopkins school building

Upcoming work for Kennedy at Hopkins

Completed

- 3rd FL ceiling replacements in hallway
- Loading area repavement & repairs
- Repairs on ramps for ease of access into the building
- Prep work completed in the media center room for RFK

In Process/Upcoming

- Replacement of ceiling tiles
- Playground for lower grades
- Roof repairs above auditorium
- Configuration of nurse suite
- Secured vestibule
- Technology installation/setup
- Furniture setup

Swing Space: Planning for Co-Location

We have worked to separate spaces in the school

- Kennedy classrooms located on ground floor (Kindergarten), first floor (Grade 1 and two grade 2 classrooms), and second floors (one Grade 2, Grade 3 and Grade 4)
- Hopkins classrooms located on third floor
- Shared use of cafeteria and music rooms though scheduled on different days/times
- Door to the kindergarten wing



Swing Space: Hopkins Building

What comes next?

Date	Item	Notes
June 27th	Last day for staff in RFK building	
July 11th	Kennedy building vacated; all items removed	Rec center remains open through summer
July 31st	Final cleanup of Kennedy building	No access beyond this point
Aug 1st	Hopkins renovations substantially complete, and building turned over for cleaning	
August 6/7 (tentative)	Tour of Hopkins building with Kennedy families	Potential for earlier tour based on your feedback
Aug 8th	Building open for staff to begin setting up	

Swing Space

Frequently asked questions

What is the expected impact to the rec center?

- Rec center to remain open through summer programming; shutdown for renovation in late August
- Will be included in building reconstruction/ renovation
- Rec center to provide before/after care at Hopkins

What is being done about traffic at the new building?

- Separate bell times will minimize the number of drop offs/pickups happening at the same time
- Additionally, we are working with the City's traffic engineer to proactively any potential challenges and solutions

What are district plans for ongoing communication?

- PPSD will mail orl backpack information home
- PPSD will use ParentSquare over the summer to provide updates
- PPSD and Downes will continue to update the project website



Updates from Downes Construction

- **Phase two projects**

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

- **Phase three projects**

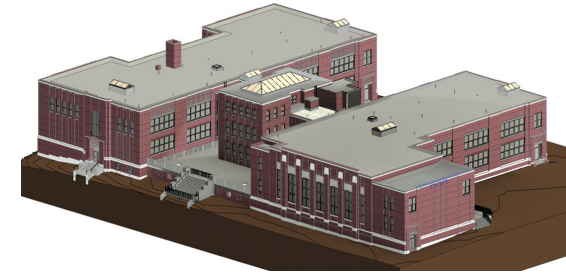
- Mount Pleasant Early College & Career Academy (MPECCA) → In design
- Robert F. Kennedy Pk-8 School → In design
- Lima/Stuart Pk-8 School → In design
- Asa Messer & W. Broadway PK-8 → In design



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)	Winter 2028 (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)



Previously projected summer 2026 completion **but now projecting summer 2027**

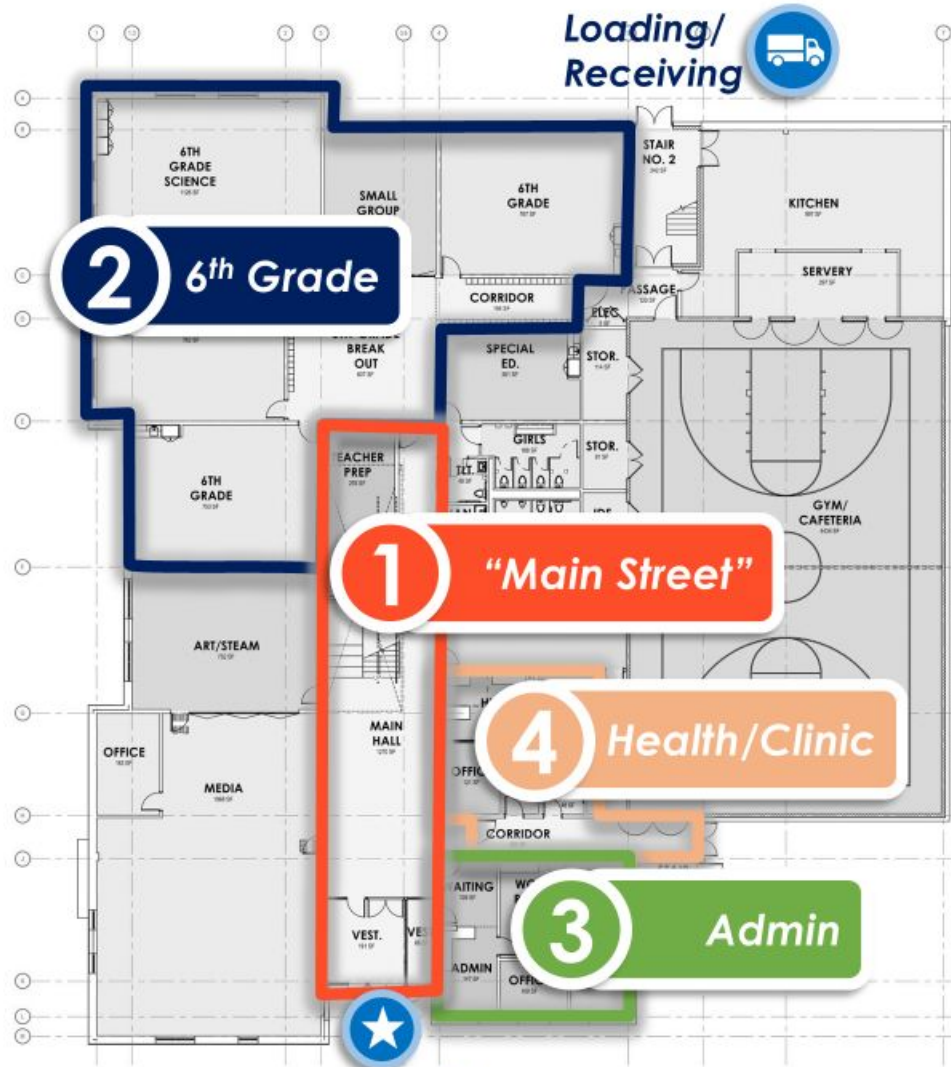
Project Update Cont.

Wondering? or what about?	We've done or believe...
How does this impact overall funding?	• We believe we will be able to use bond premium or a future round of bond funding to cover project enhancements. • We will share more information on funding at future meetings.
What's the impact on other projects in the district/city?	• Currently, we do not foresee delays with other projects currently underway (e.g., MPHS, Messer/West Broadway, Lima/Stuart, Kennedy). • With greater clarity on swing space and project timelines, we will be developing a revised swing space plan for future (phase 4) projects
What's the communication and engagement plan to inform the communities impacted by this shift?	• We have met with faculty members and hosted a zoom with family members yesterday to discuss the development around construction. • More sessions are being scheduled with families for the coming week.

Spaziano 6-8 Middle School

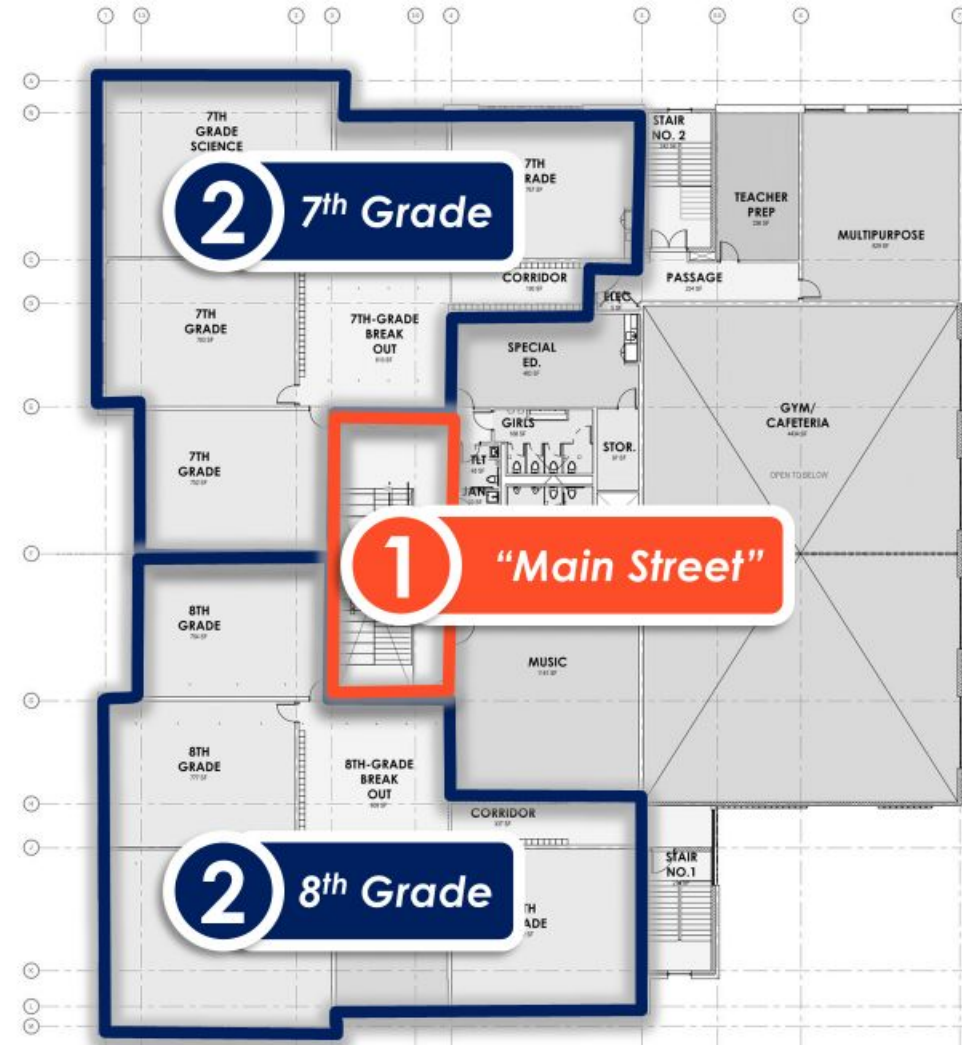


100% CD– Floor Plan Diagrams



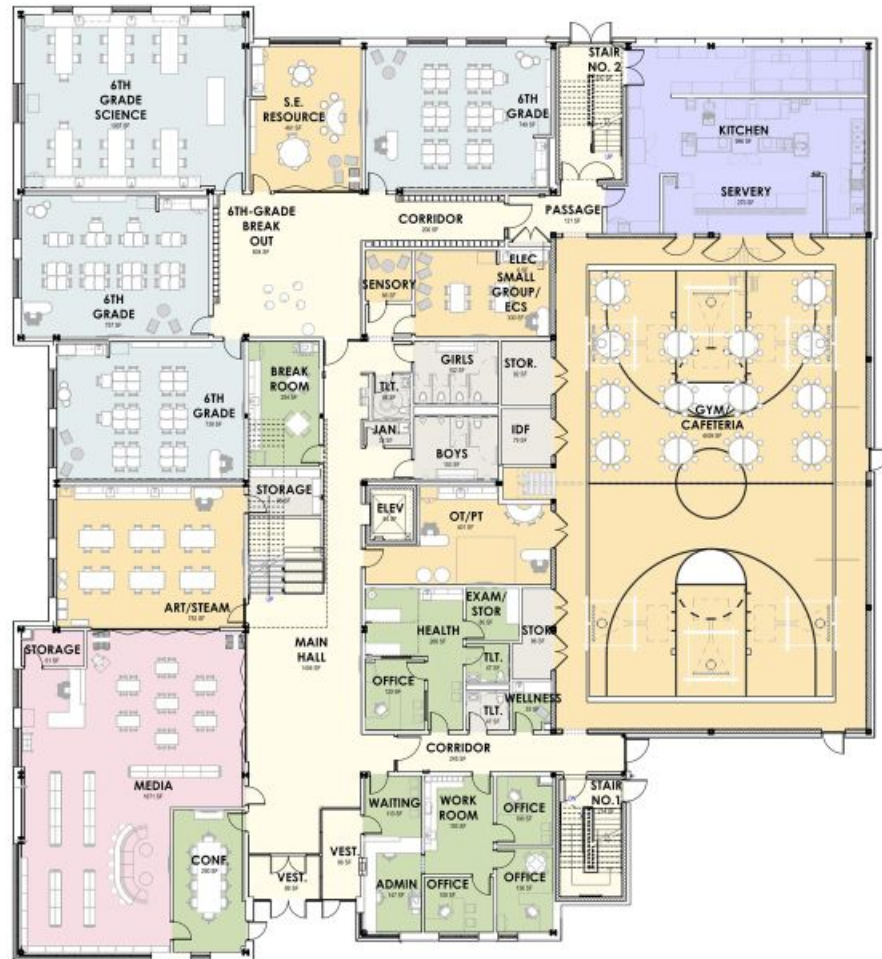
Main Level

Main Entry



Upper Level

Tecton
ARCHITECTS



Main Level



Upper Level

100% CD – View from Laban

Providence
Schools

Tecton
ARCHITECTS



CONSTRUCTION PROGRESS



Underground Sanitary and Storm piping installation and inspections are underway. Backfilling operations continue as other MEP underground layout and install takes place.

Steel erection was completed with the final beam topping off ceremony. Students and faculty signed the beam, and it was raised into place. This marks a major milestone in the construction of the new middle school.



CONSTRUCTION PROGRESS



Upper-Level Slab on Deck poured on Monday 5/19. This is another major milestone that will open work for new trades as we continue with construction.

CONSTRUCTION PROGRESS

Providence
Schools

Tecton
ARCHITECTS



CONSTRUCTION PROGRESS

Providence
Schools

Tecton
ARCHITECTS



Mary E. Fogarty School PK-8

Project Summary

- PK-5 Three Track
6-8 Four Track
- Approximately
120,000 SF



Project Summary

- Project Completion
2027
- Status: Conceptual
Design
- PPSD, SBC, City of
Providence Reviews



Providence
Schools



RIDE

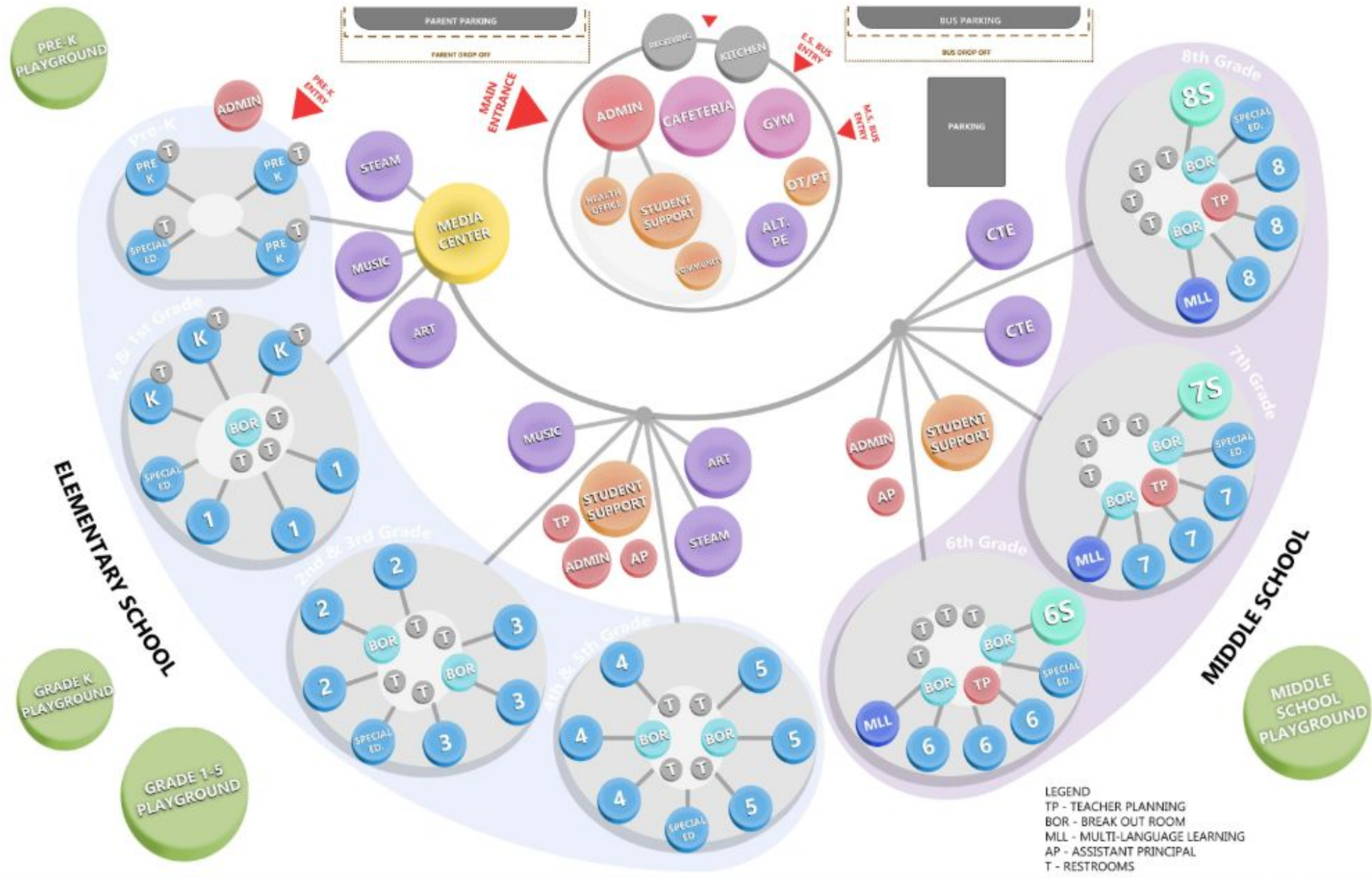
Rhode Island
Department
of Education

MARY E. FOGARTY ELEMENTARY SCHOOL
PRE K - GRADE 5 | 3 TRACK
GRADE 6 - GRADE 8 | 4 TRACK



DOWNES
CONSTRUCTION COMPANY





Providence
Schools



RIDE Rhode Island
Department of Education

MARY E. FOGARTY ELEMENTARY SCHOOL
PRE K - GRADE 5 | 3 TRACK
GRADE 6 - GRADE 8 | 4 TRACK



Gilbane

TORRADO
ARCHITECTS

ta

FIRST FLOOR

- 39,732 sf (gross)
- 34,603 sf (net)

SQUARE FOOTAGE BREAKDOWN

- Classrooms - 10,996 sf
- Science Lab - 0 sf
- Specialties - 4,623 sf
- Administration - 2,984 sf
- Student Support - 2,194 sf
- Health Suite - 1,291 sf
- Cafeteria - 6,876 sf
- Gymnasium - 5,362 sf
- Custodial / Maintenance - 467 sf
- Common Areas (Media Center) - 4,739 sf

- Classrooms - 10,996 sf
- Science Lab - 0 sf
- Specialties - 4,623 sf
- Administration - 2,984 sf
- Student Support - 2,194 sf
- Health Suite - 1,291 sf
- Cafeteria - 6,876 sf
- Gymnasium - 5,362 sf
- Custodial / Maintenance - 467 sf
- Common Areas (Media Center) - 4,739 sf

TOTAL

PPSD School Design Standard

- 123,339 sf (gross)
- 88,100 sf (net)

Current Design

- 122,117 sf (gross)
- 86,805 sf (net)

Delta (Current design vs. PPSD Standard)

- 1,222 sf (gross)
- 1,245 sf (net)

SQUARE FOOTAGE BREAKDOWN

- Classrooms - 39,963 sf
- Science Lab - 3,188 sf
- Specialties - 11,358 sf
- Administration - 7,387 sf
- Student Support - 3,168 sf
- Health Suite - 1,291 sf
- Cafeteria - 6,876 sf
- Gymnasium - 5,362 sf
- Custodial / Maintenance - 1,253 sf
- Common Area (M.C.) - 4,739 sf

- Classrooms - 39,963 sf
- Science Lab - 3,188 sf
- Specialties - 11,358 sf
- Administration - 7,387 sf
- Student Support - 3,188 sf
- Health Suite - 1,291 sf
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- Custodial / Maintenance - 1,253 sf
- Common Area (M.C.) - 4,739 sf



	SCIENCE LABS
	CLASSROOMS
	BREAK-OUT ROOMS
	CAFETERIA
	MEDIA CENTER
	ADMINISTRATION
	ART / STEAM / CTE / STAGE
	STUDENT SUPPORT / HEALTH OFFICE
	PLAYGROUND
	SERVICE
	GYMNASIUM

SECOND FLOOR

- 31,719 sf (gross)
- 22,431 sf (net)

SQUARE FOOTAGE BREAKDOWN

- Classrooms - 14,147 sf
- Science Lab - 988 sf
- Specialties - 4,597 sf
- Administration - 1,673 sf
- Student Support - 799 sf
- Health Suite - 0 sf
- Cafeteria - 0 sf
- Gymnasium - 0 sf
- Custodial / Maintenance - 223 sf
- Common Area - 0 sf

TOTAL

- PPSD School Design Standard
- 123,339 sf (gross)
- 88,100 sf (net)

- Current Design
- 122,117 sf (gross)
- 86,805 sf (net)

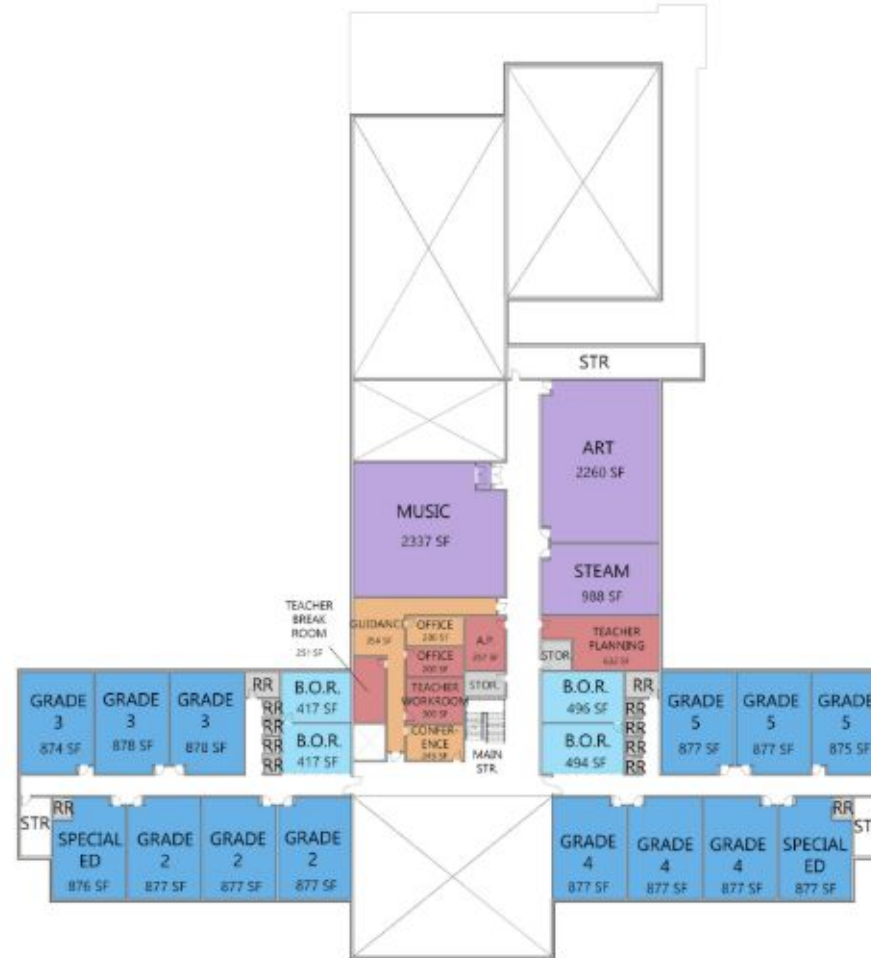
- Delta (Current design vs. PPSP Standard)
- -1,222 sf (gross)
- -1,245 sf (net)

SQUARE FOOTAGE BREAKDOWN

- Classrooms - 39,963 sf
- Science Lab - 3,188 sf
- Specialties - 11,358 sf
- Administration - 7,387 sf
- Student Support - 3,188 sf
- Health Suite - 1,291 sf
- Cafeteria - 6,876 sf
- Gymnasium - 5,362 sf
- Custodial / Maintenance - 1,253 sf
- Common Area (M.C.) - 4,739 sf

LEGEND

	SCIENCE LABS
	CLASSROOMS
	BREAK-OUT ROOMS
	CAFETERIA
	MEDIA CENTER
	ADMINISTRATION
	ART / STEAM / CTE / STAGE
	STUDENT SUPPORT / HEALTH OFFICE
	PLAYGROUND
	SERVICE
	GYMNASIUM



SECOND FLOOR

THIRD FLOOR

- 35,793 sf (gross)
- 24,642 sf (net)

SQUARE FOOTAGE BREAKDOWN

- Classrooms - 14,820 sf
- Science Lab - 4,200 sf
- Specialties - 2,138 sf
- Administration - 2,728 sf
- Student Support - 193 sf
- Health Suite - 0 sf
- Cafeteria - 0 sf
- Gymnasium - 0 sf
- Custodial / Maintenance - 361 sf
- Common Area - 0 sf

TOTAL

PPSD School Design Standard

- 123,339 sf (gross)
- 88,100 sf (net)

Current Design

- 122,117 sf (gross)
- 86,005 sf (net)

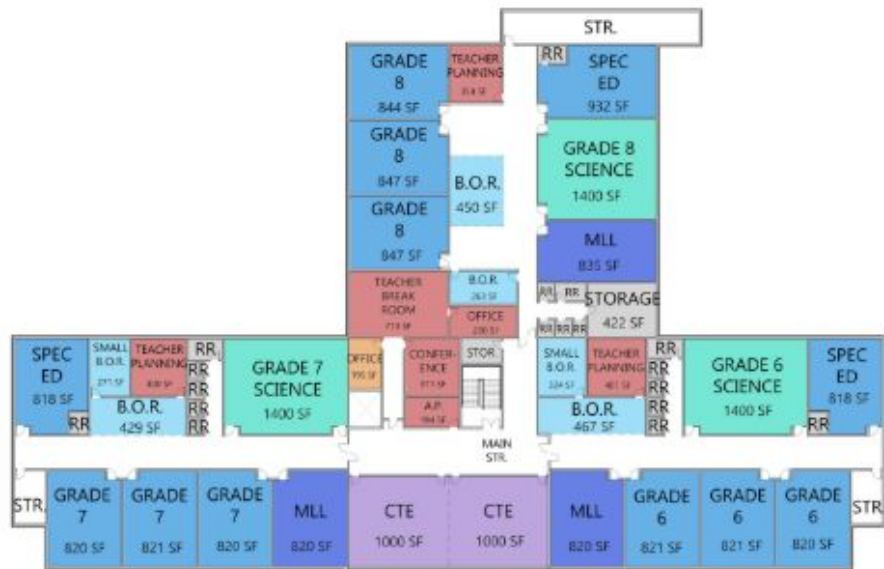
Delta (Current design vs. PPSD Standard)

- 1,222 sf (gross)
- 1,245 sf (net)

SQUARE FOOTAGE BREAKDOWN

- Classrooms - 39,963 sf
- Science Lab - 3,188 sf
- Specialties - 11,358 sf
- Administration - 7,387 sf
- Student Support - 3,188 sf
- Health Suite - 1,291 sf
- Cafeteria - 6,876 sf
- Gymnasium - 5,362 sf
- Custodial / Maintenance - 1,253 sf
- Common Area (M.C.) - 4,739 sf

SCIENCE LABS
CLASSROOMS
BREAK-OUT ROOMS
CAFETERIA
MEDIA CENTER
ADMINISTRATION
ART / STEAM / CTE / STAGE
STUDENT SUPPORT / HEALTH OFFICE
PLAYGROUND
SERVICE
GYMNASIUM



THIRD FLOOR

Harry Kizirian School

PK-Grade 5 | 3 Track
Grades 6-8 | 4 Track



Providence
Schools



DOWNES
CONSTRUCTION



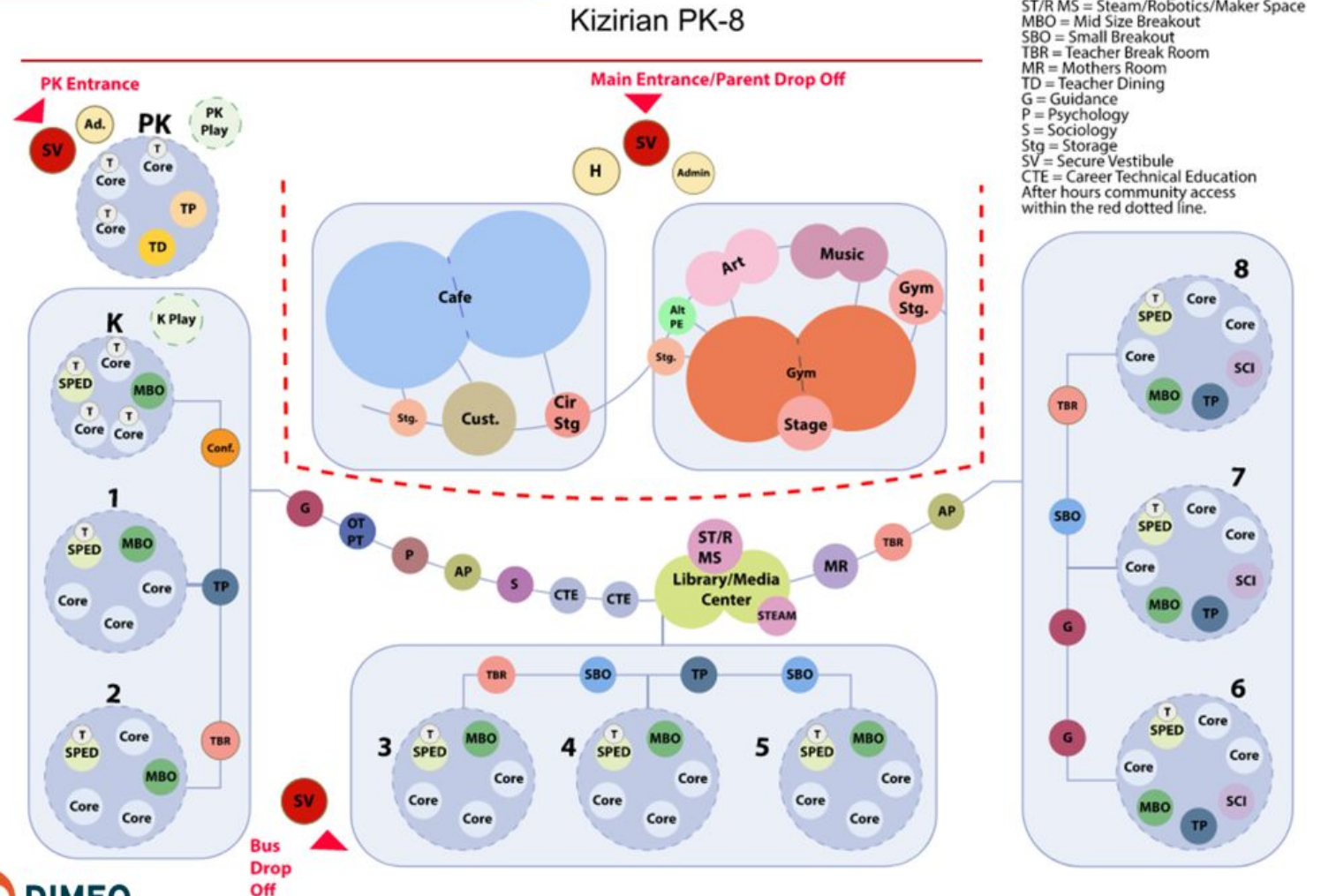
STUDIO
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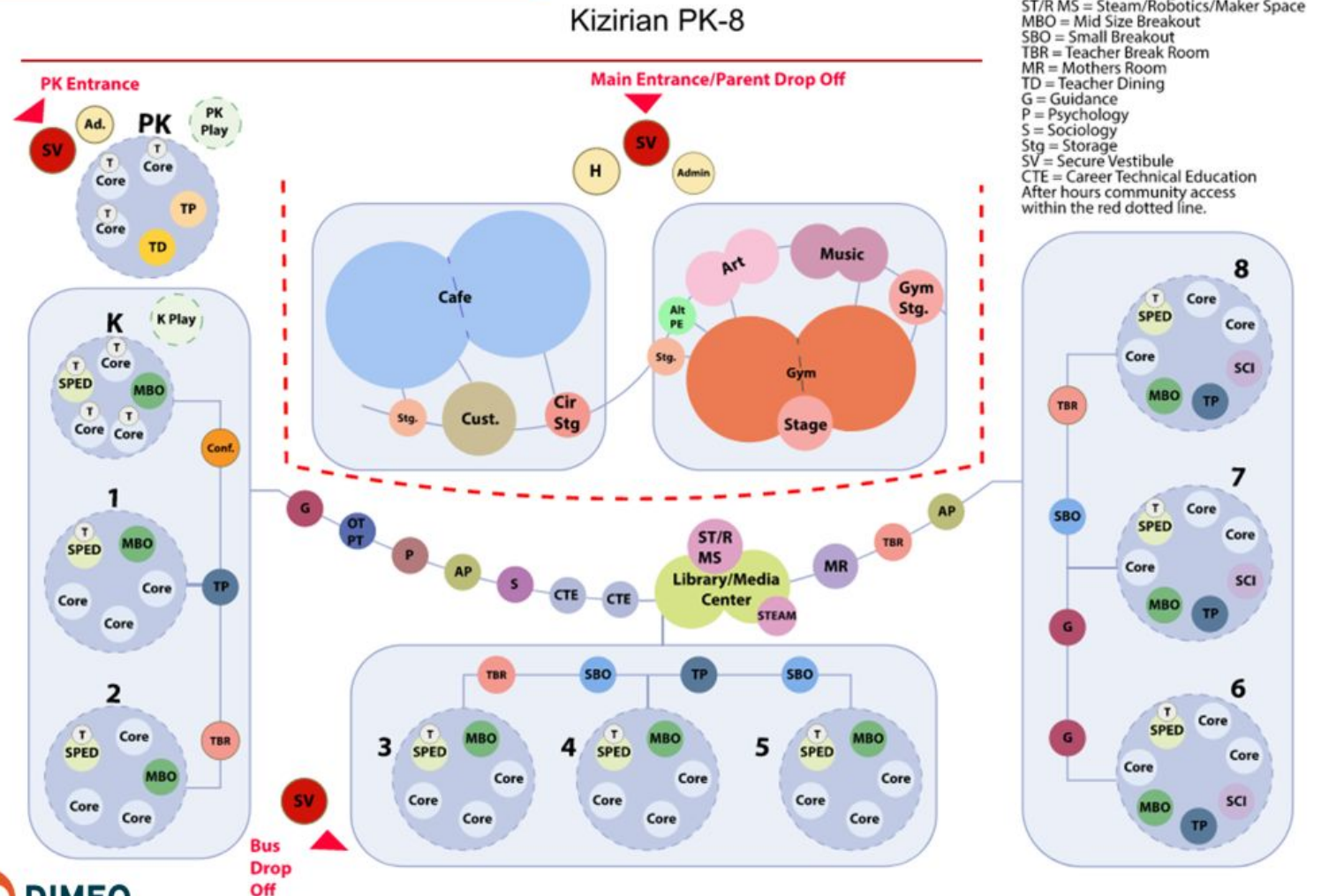
New Kizirian PK-8

Adjacency Diagram



New Kizirian PK-8

Adjacency Diagram



New Kizirian PK-8

First Floor Plan

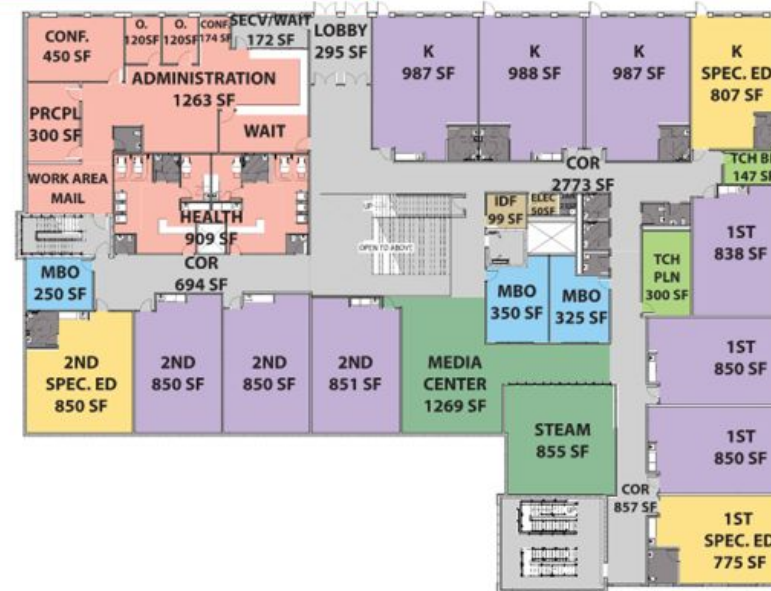


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New Kizirian PK-8

Second Floor Plan



SECOND FLOOR PLAN
(25,690 SQ. FT)

Scale: 1/16" = 1'-0"

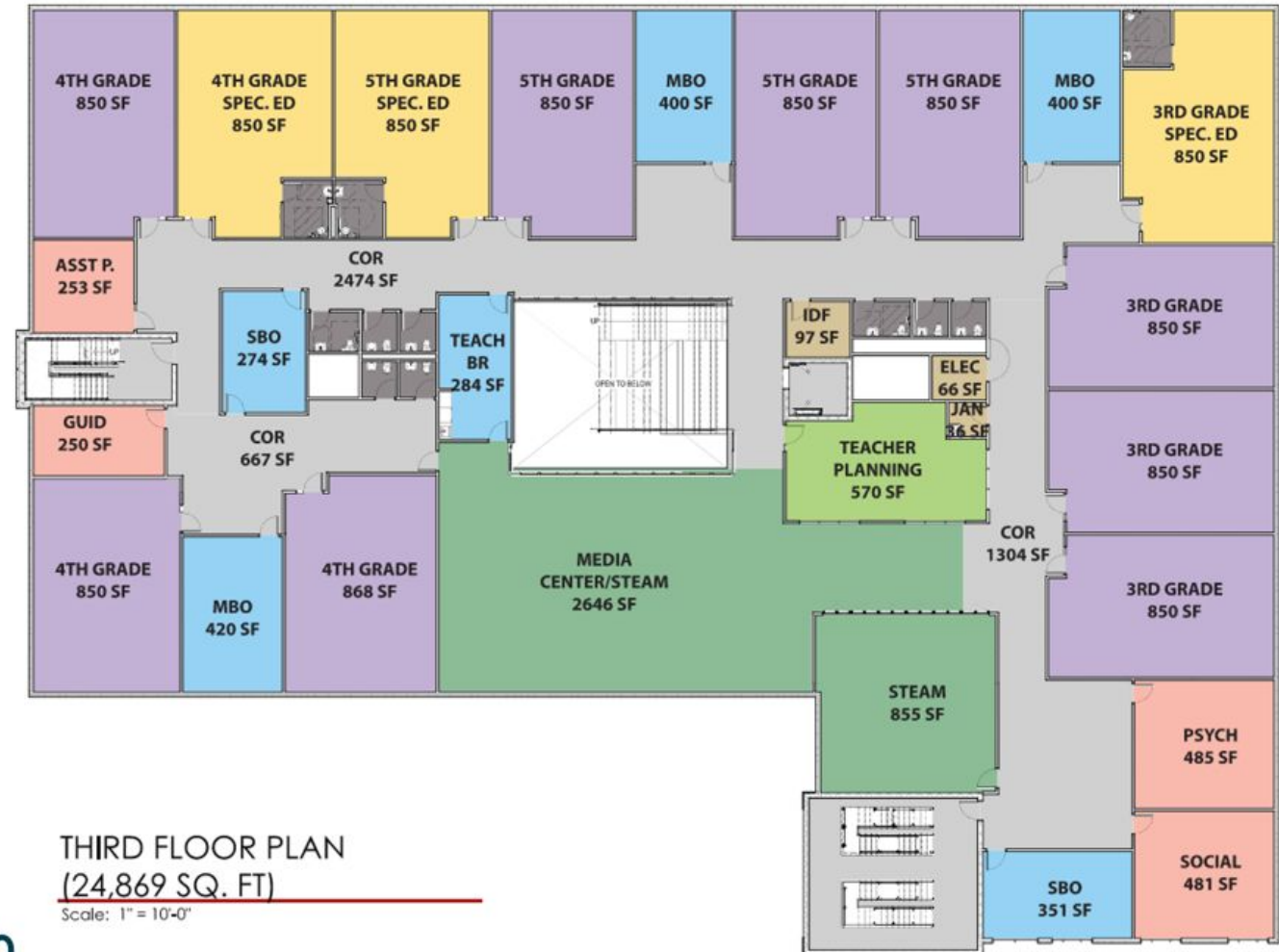


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New Kizirian PK-8

Third Floor Plan

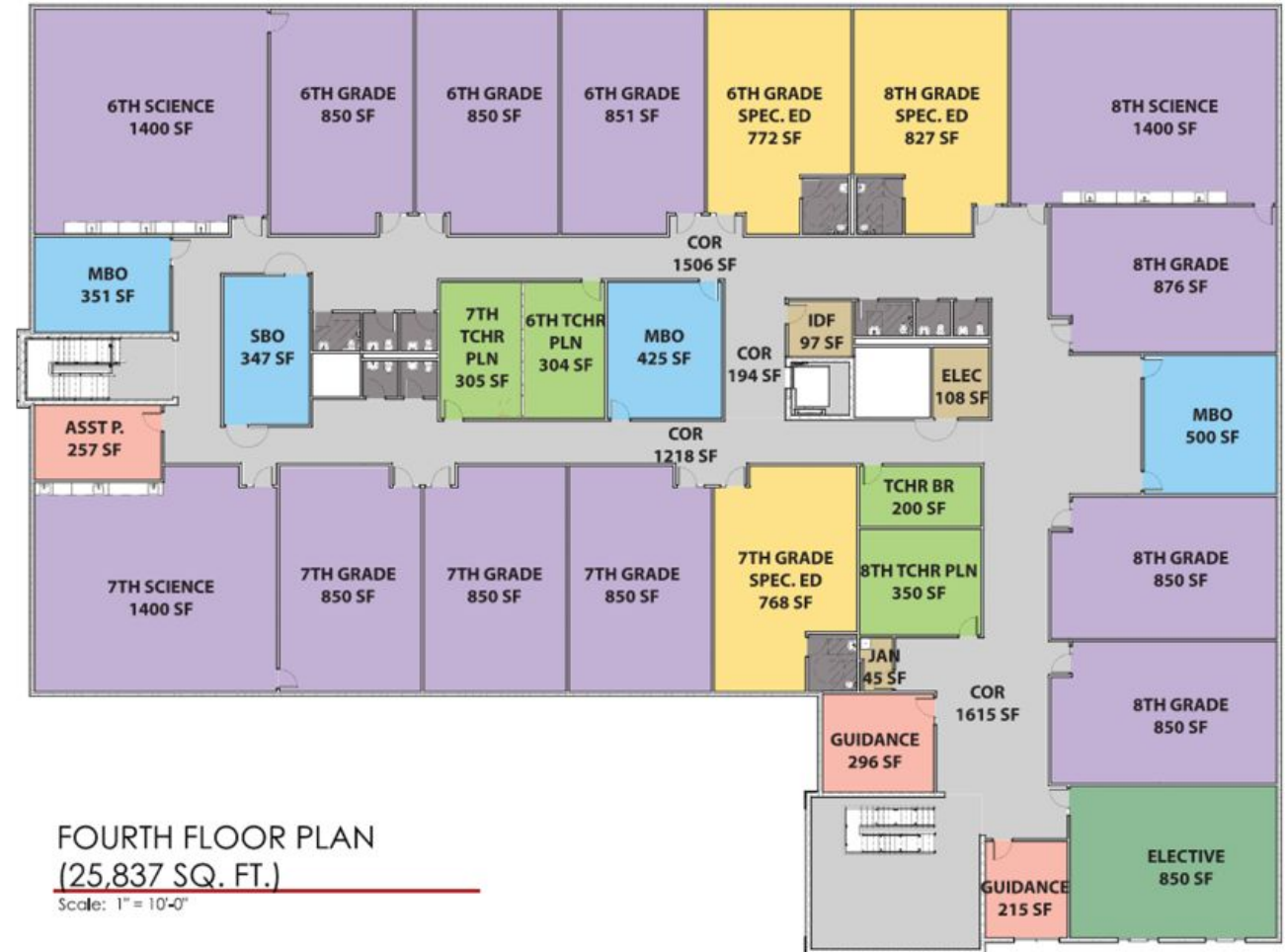


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New Kizirian PK-8

Fourth Floor Plan



FOURTH FLOOR PLAN
(25,837 SQ. FT.)

Scale: 1" = 10'-0"

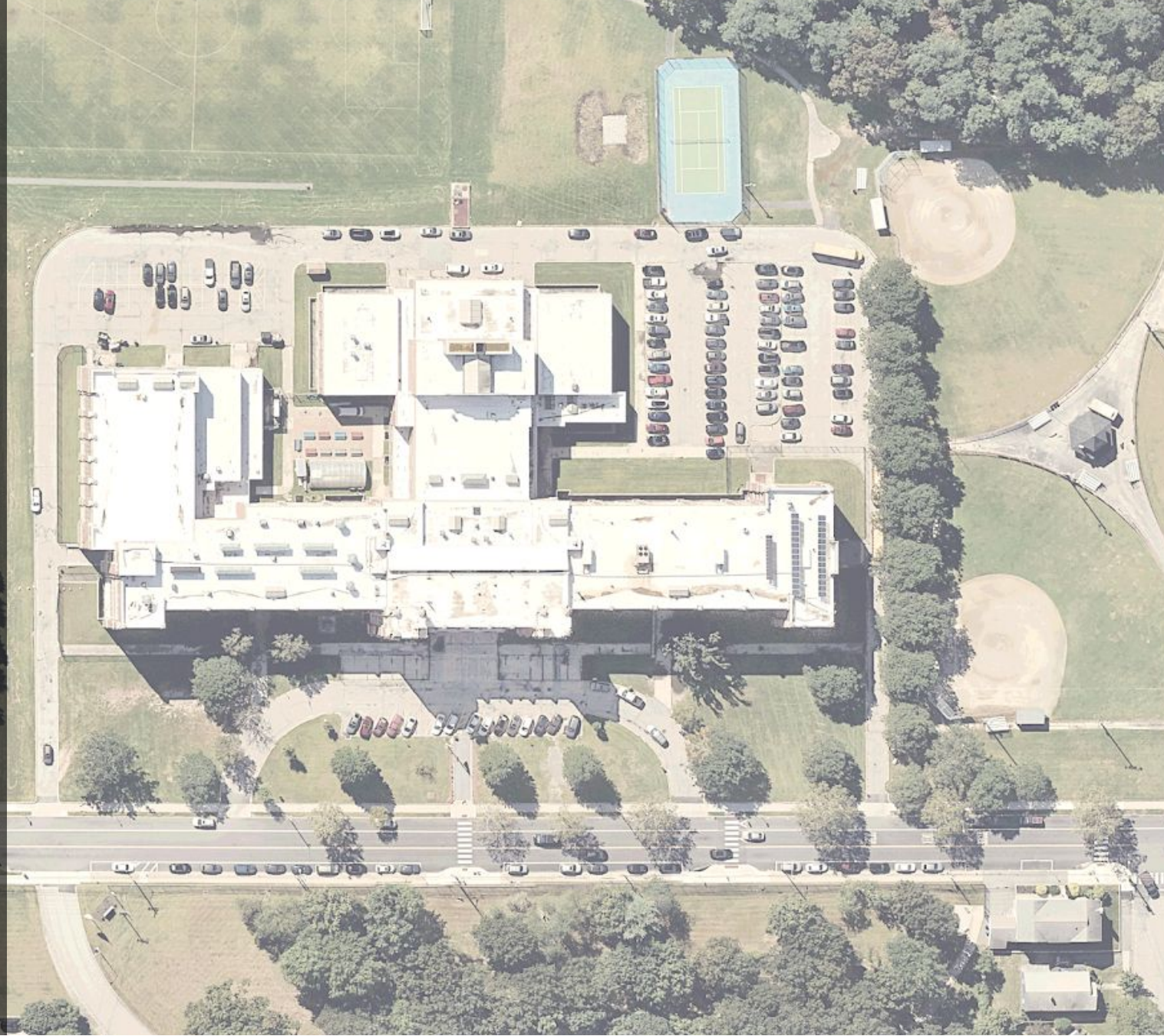


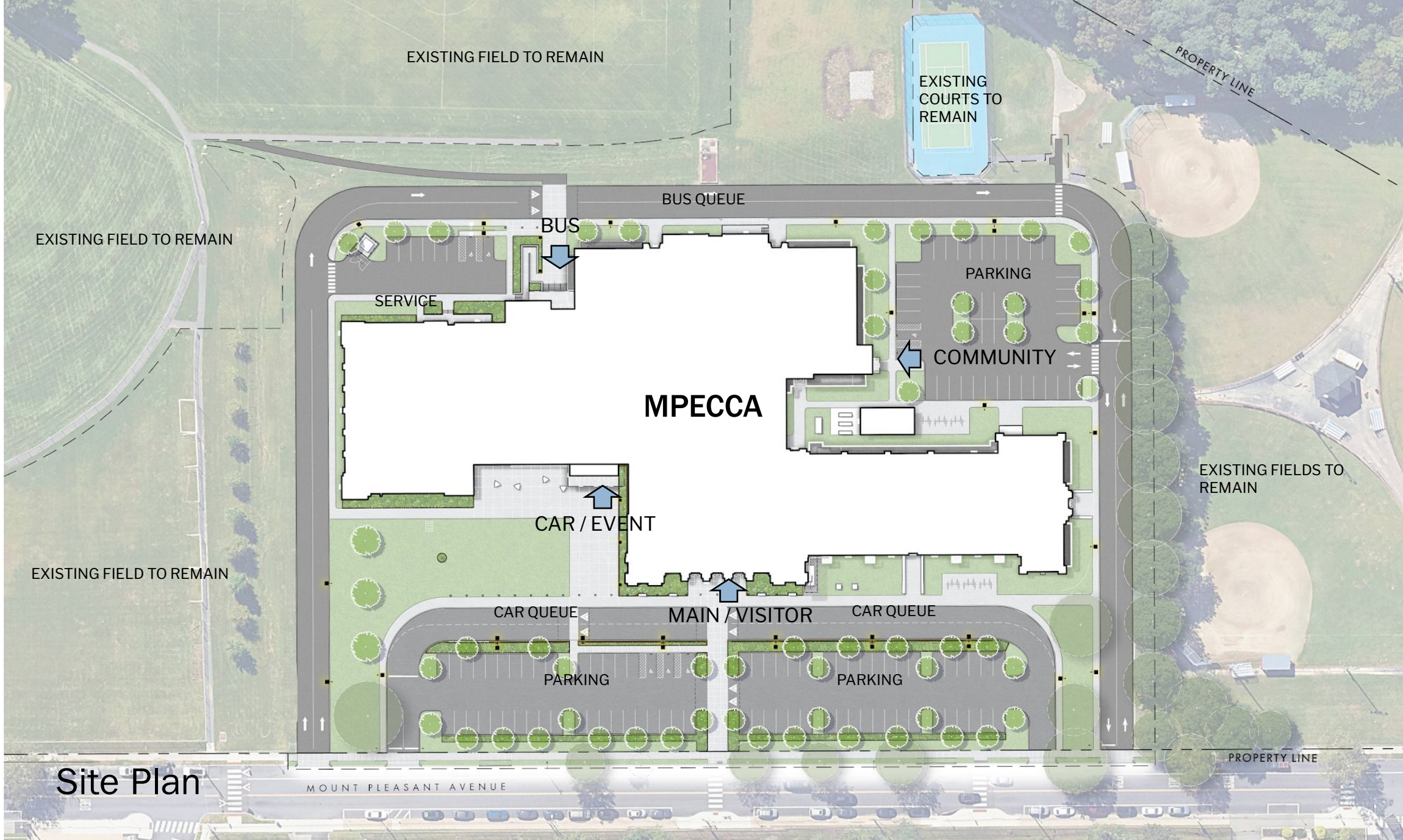
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PROJECT OVERVIEW

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







Commons View 1



Commons View 2



MOUNT PLEASANT AVE

Exterior View 1



MOUNT PLEASANT AVE

Exterior View 2



Exterior View 3



Exterior View 4



Exterior View 5



Exterior View 6

ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL



RIDE Rhode Island
Department
of Education



Providence
Schools



DOWNES CONSTRUCTION COMPANY
Building Excellence Since 1934



O&G Industries

Tecton
ARCHITECTS



ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL



RIDE
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Department
of Education



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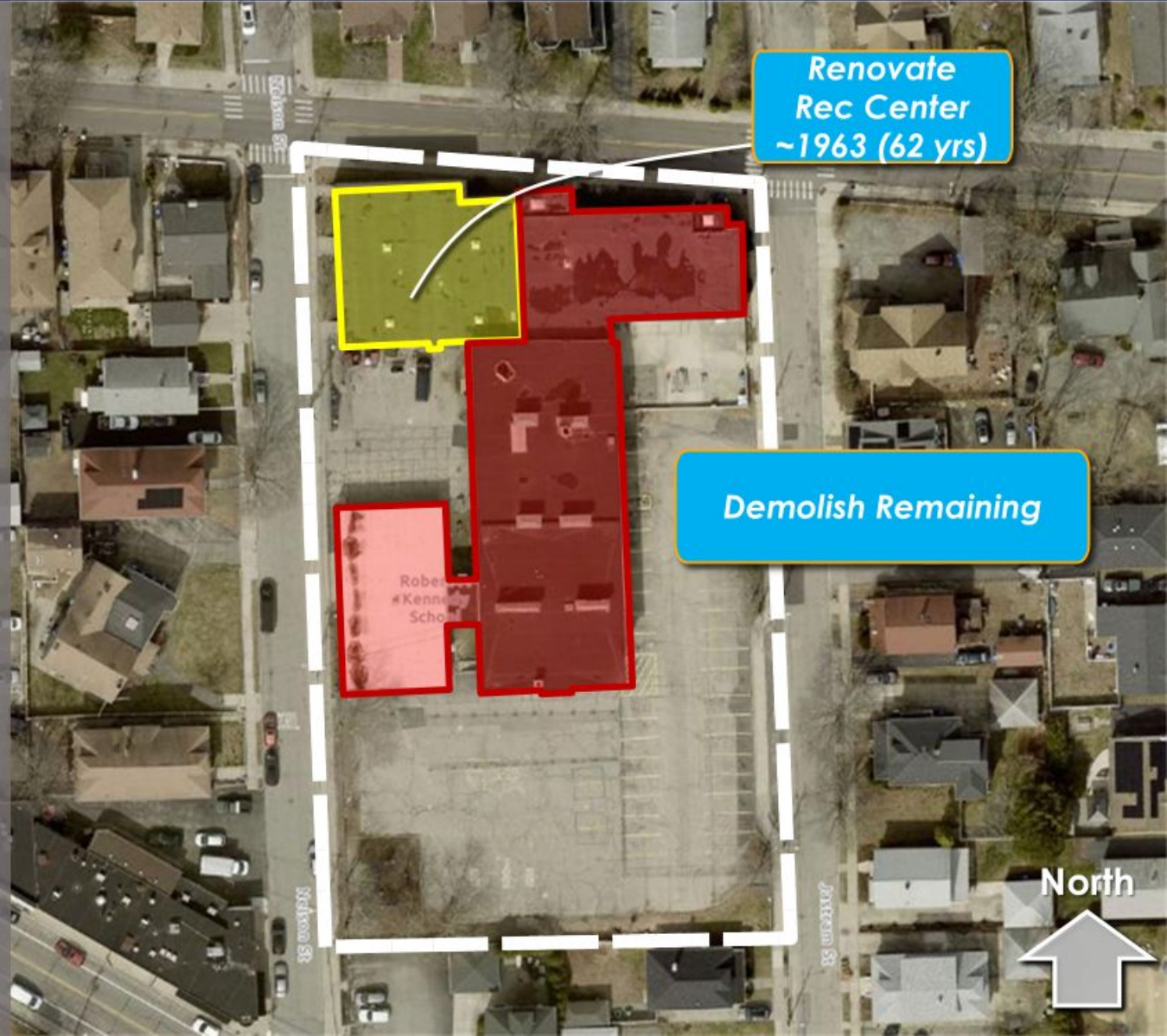
DOWNES CONSTRUCTION COMPANY
Building Excellence Since 1934



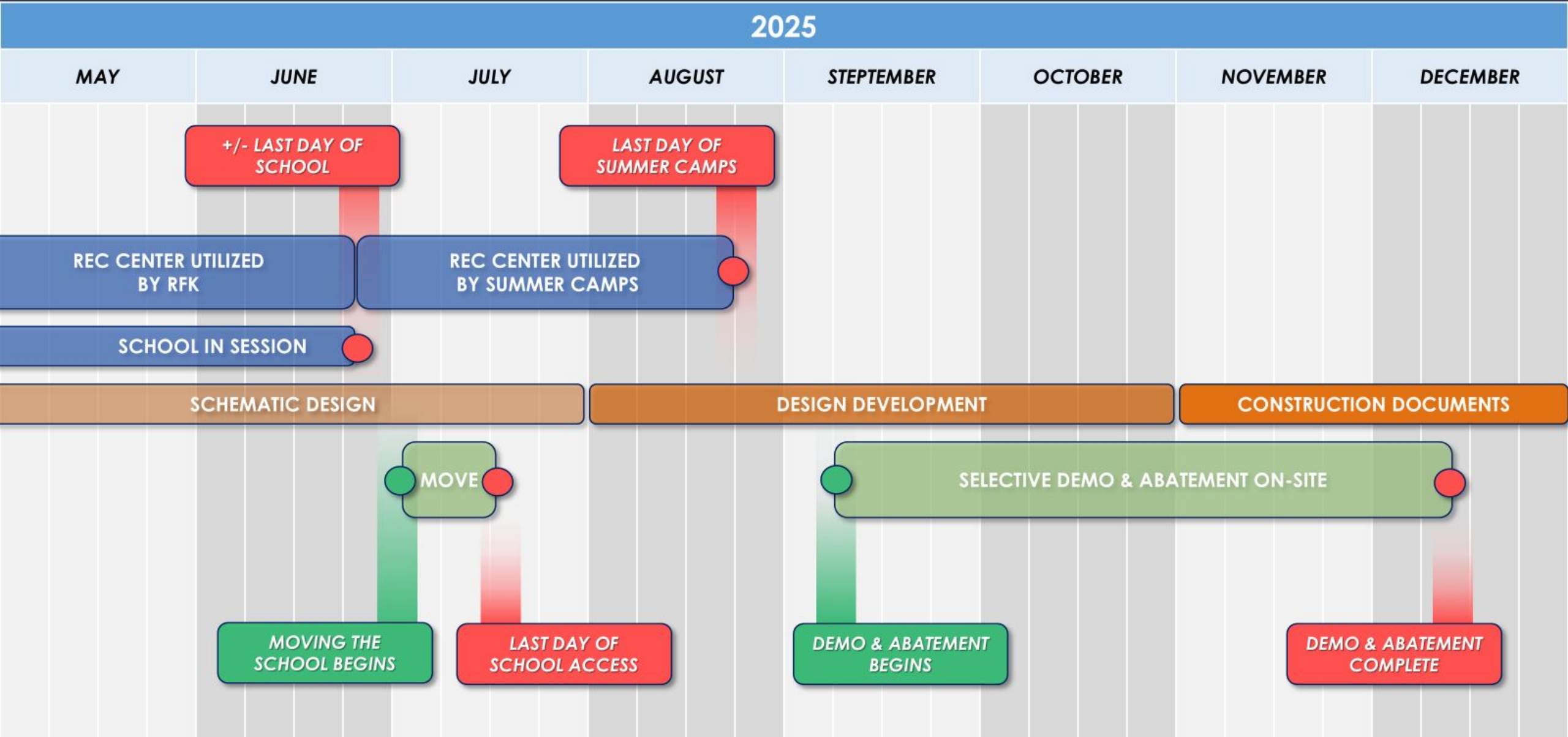
Tecton
ARCHITECTS

NEW PK-8

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



ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL





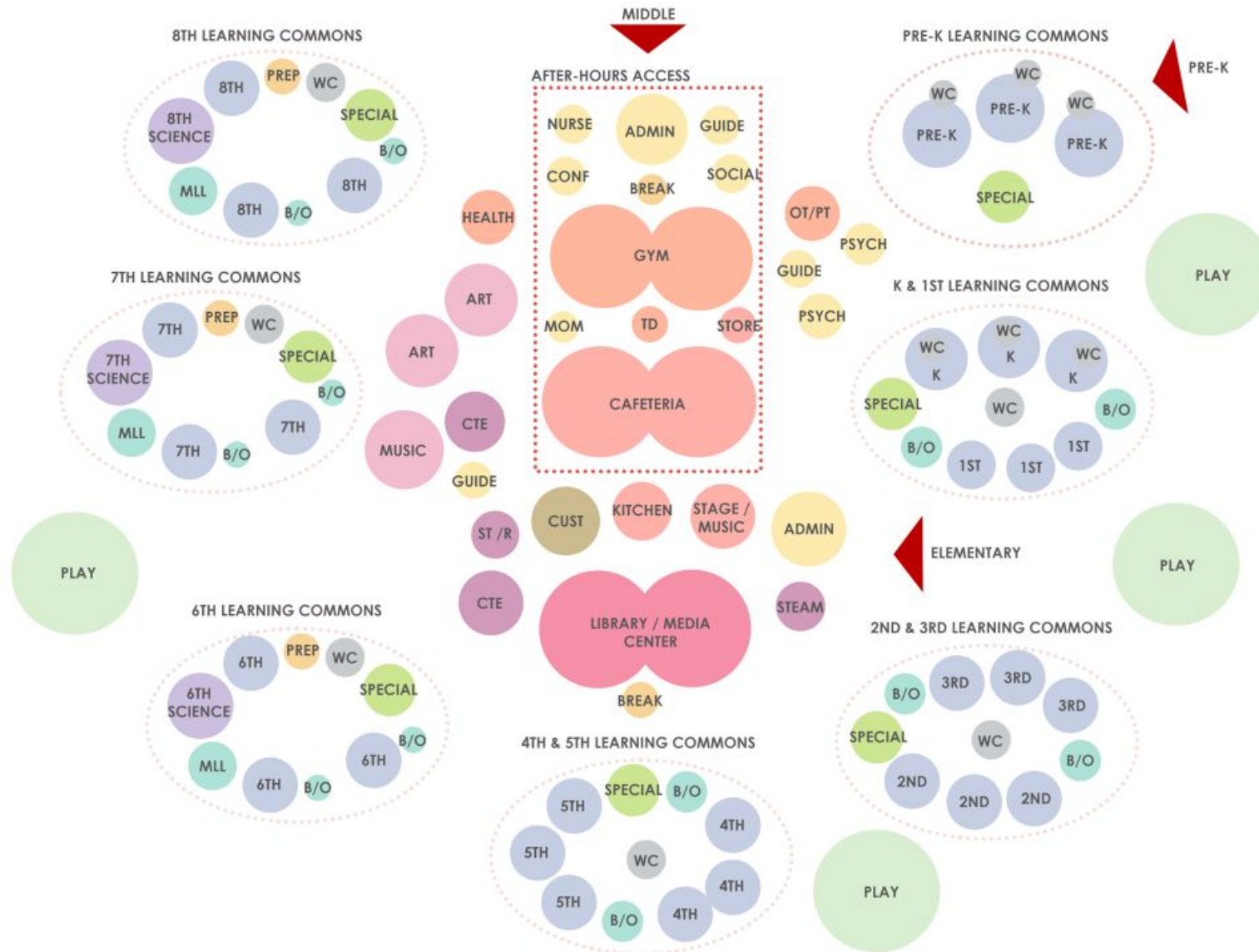
RIDE Rhode Island
Department
of Education

Providence
Schools

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Building Excellence Since 1934



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ARCHITECTS



ROBERT F KENNEDY PK-8 ELEMENTARY SCHOOL



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of Education

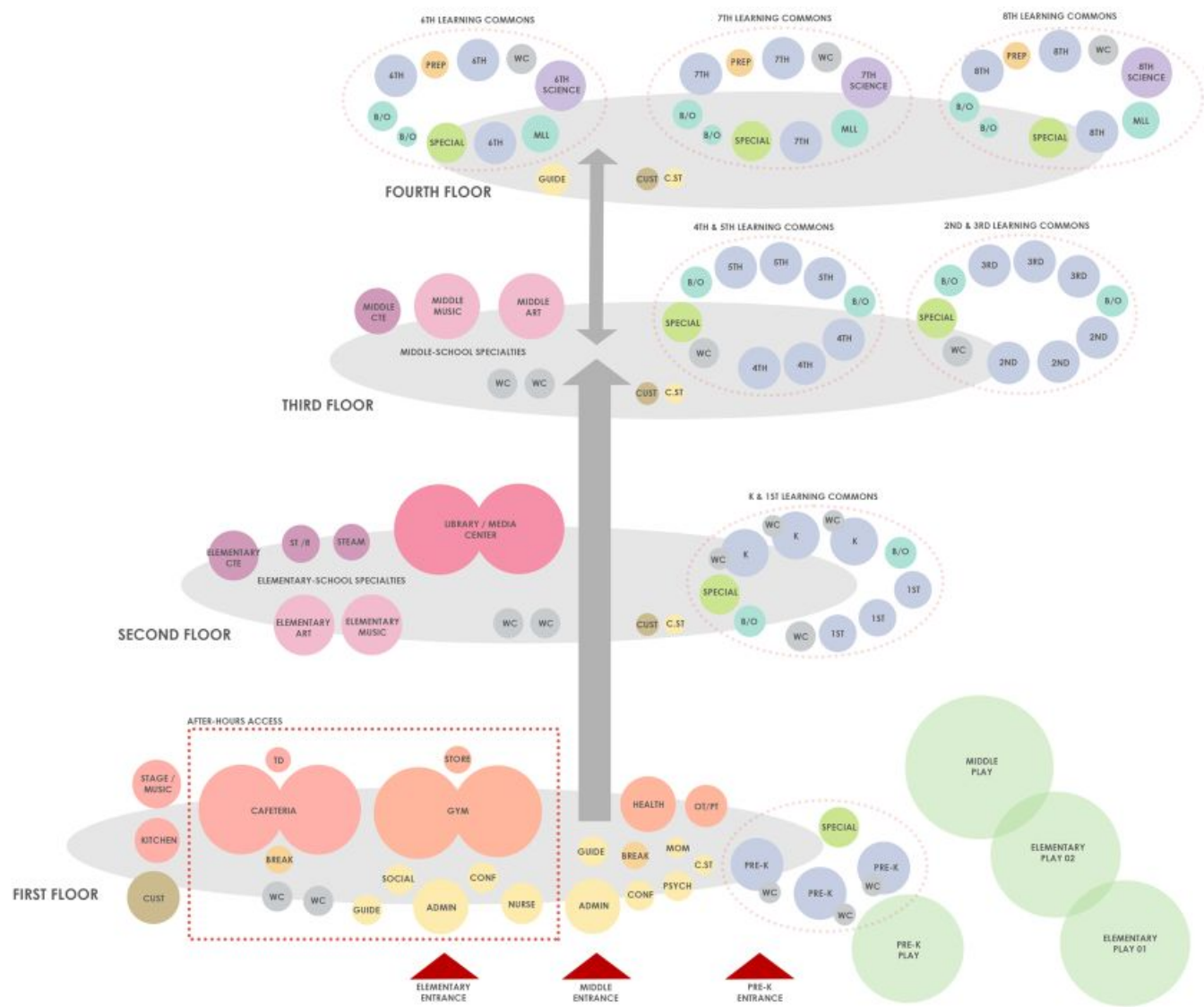


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Schools

DOWNES CONSTRUCTION COMPANY
Building Excellence Since 1934



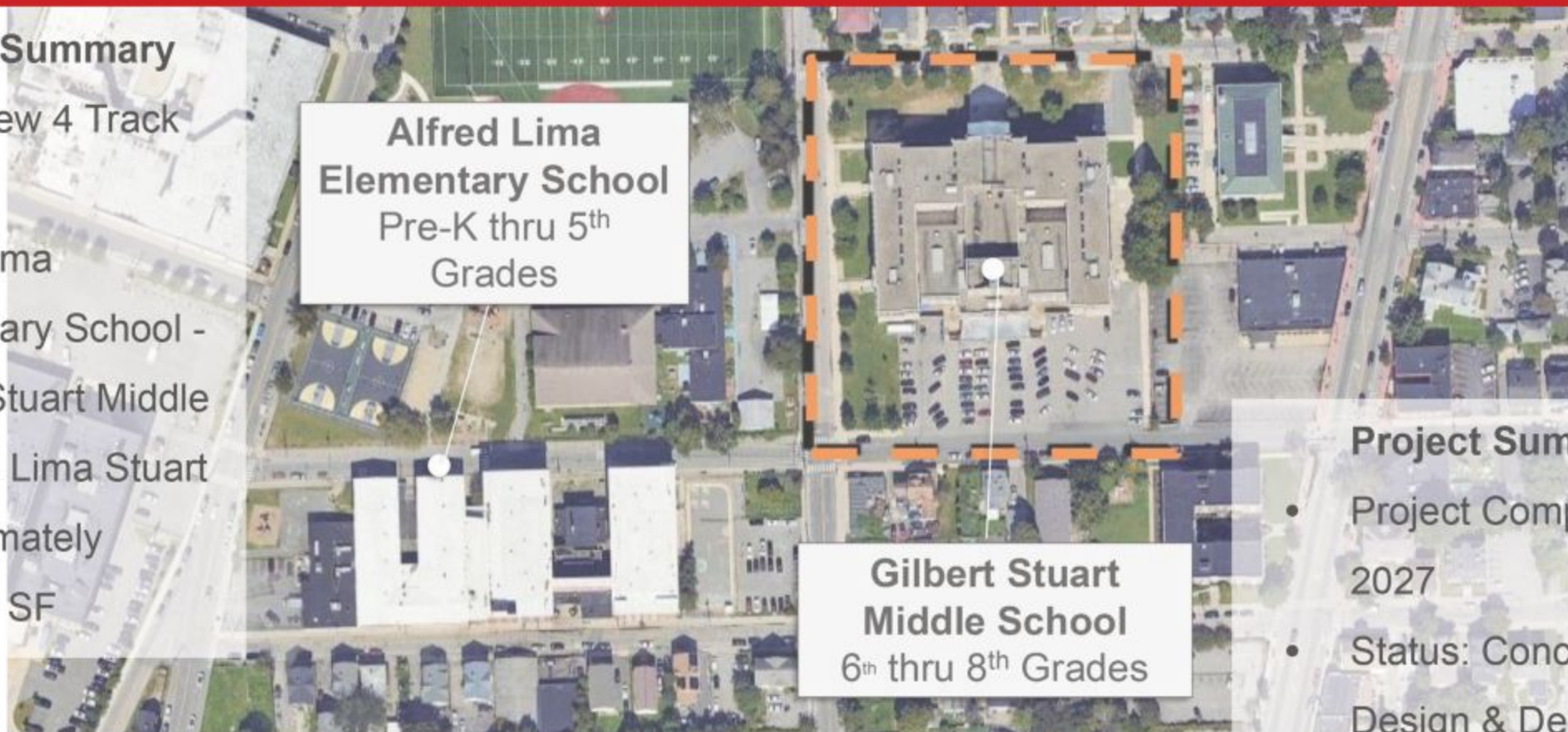
Tecton
ARCHITECTS



Lima Stuart School PK-8

Project Summary

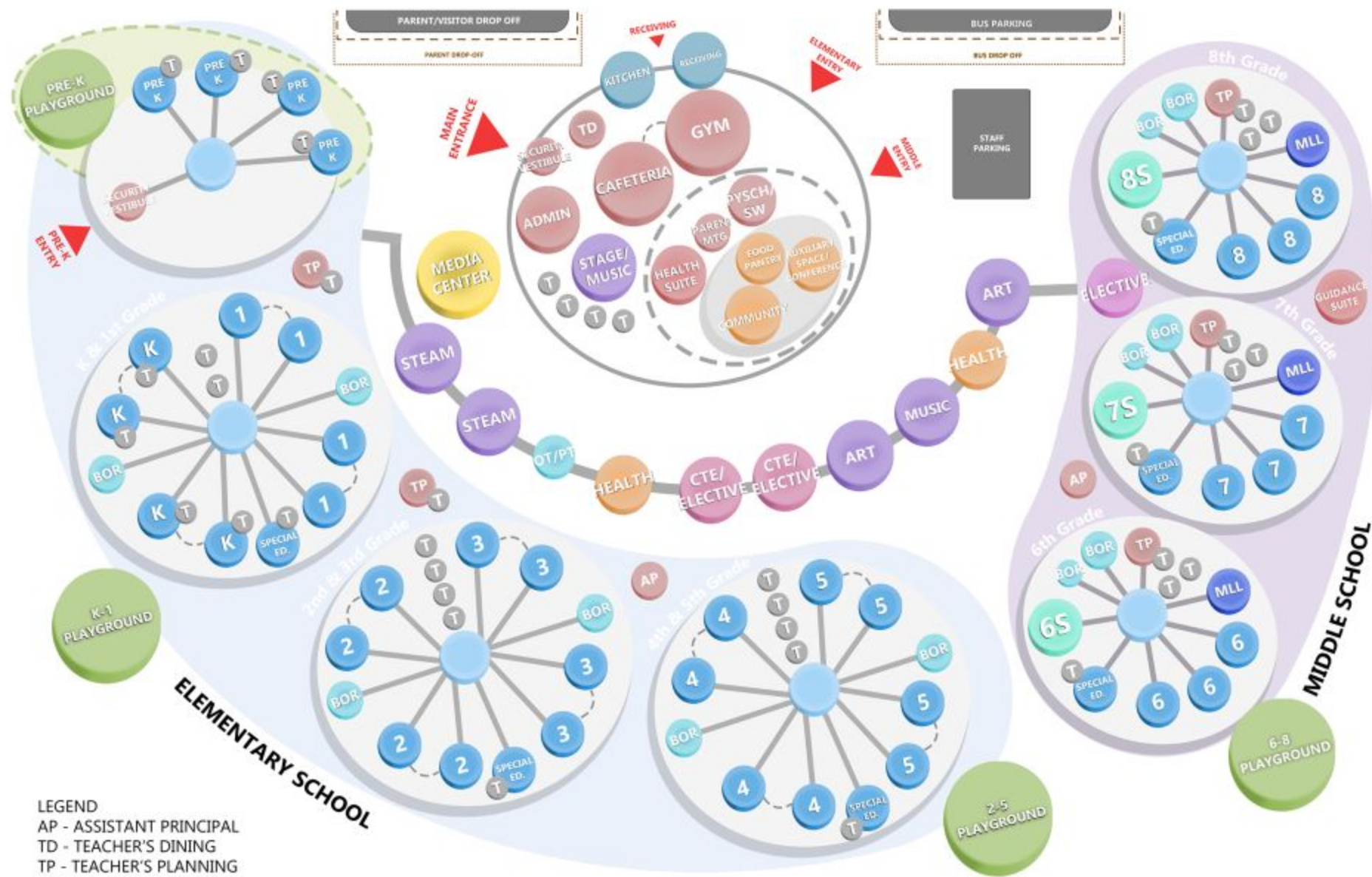
- PK- 8 New 4 Track School
- Alfred Lima Elementary School - Gilbert Stuart Middle School - Lima Stuart
- Approximately 136,000 SF



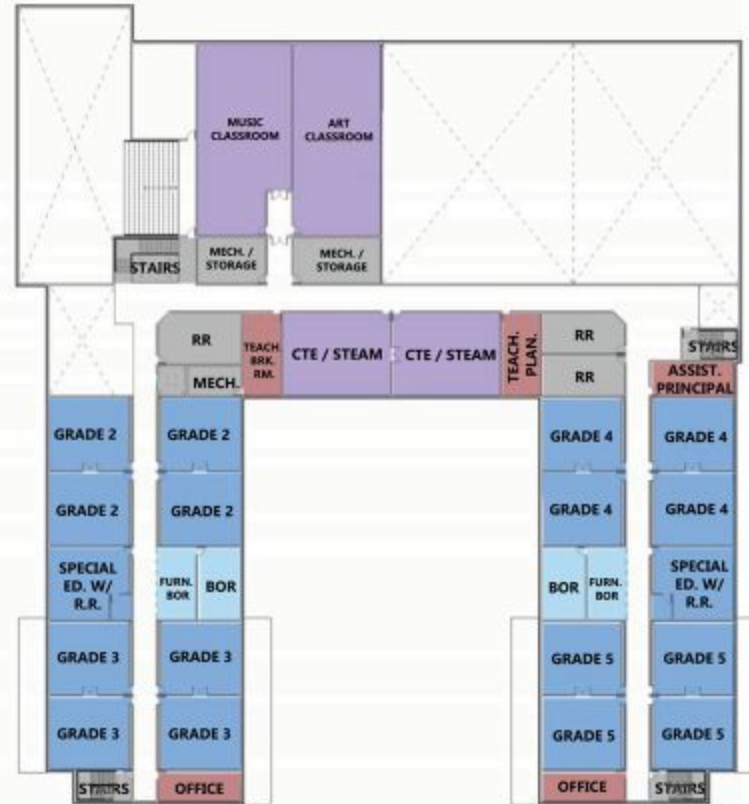
Project Summary

- Project Completion 2027
- Status: Conceptual Design & Demo Plans
- PPSD, SBC, City of Providence Reviews





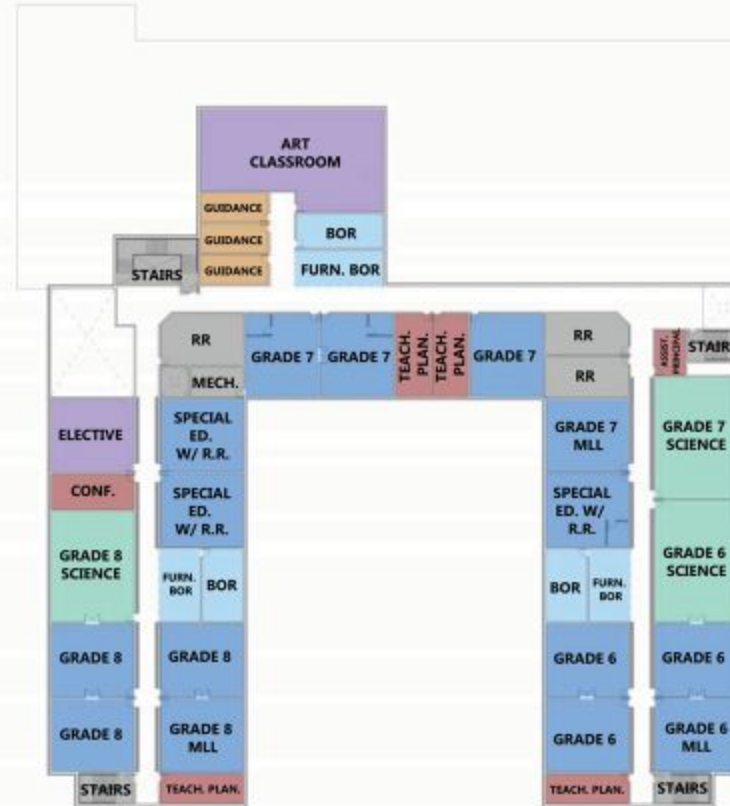




LEGEND

	SCIENCE LABS
	CLASSROOMS
	SHARED SPACES
	CAFETERIA
	MEDIA CENTER
	ADMINISTRATION
	ART / RESOURCE / TECH / STAGE
	WELLNESS SUITE
	PLAYGROUND
	SERVICE
	GYMNASIUM

SECOND FLOOR



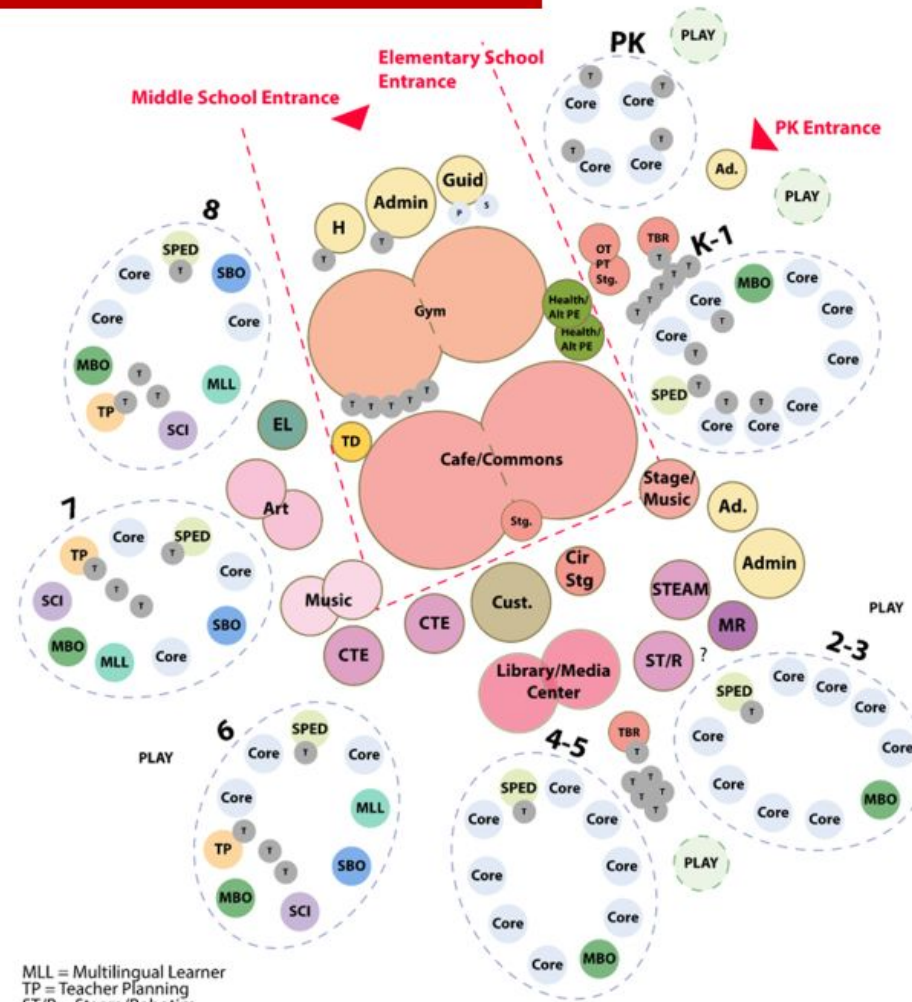
LEGEND

	SCIENCE LABS
	CLASSROOMS
	SHARED SPACES
	CAFETERIA
	MEDIA CENTER
	ADMINISTRATION
	ART / RESOURCE / TECH / STAGE
	WELLNESS SUITE
	PLAYGROUND
	SERVICE
	GYMNASIUM

THIRD FLOOR

New PK-8 Asa Messer/West Broadway

Adjacency Diagram



MLL = Multilingual Learner
 TP = Teacher Planning
 ST/R = Steam/Robotics
 MBO = Mid Size Breakout
 SBO = Small Breakout
 TBR = Teacher Break Room
 MR = Mothers Room
 TD = Teacher Dining
 EL = Elective
 After hours community access within the red dotted line.



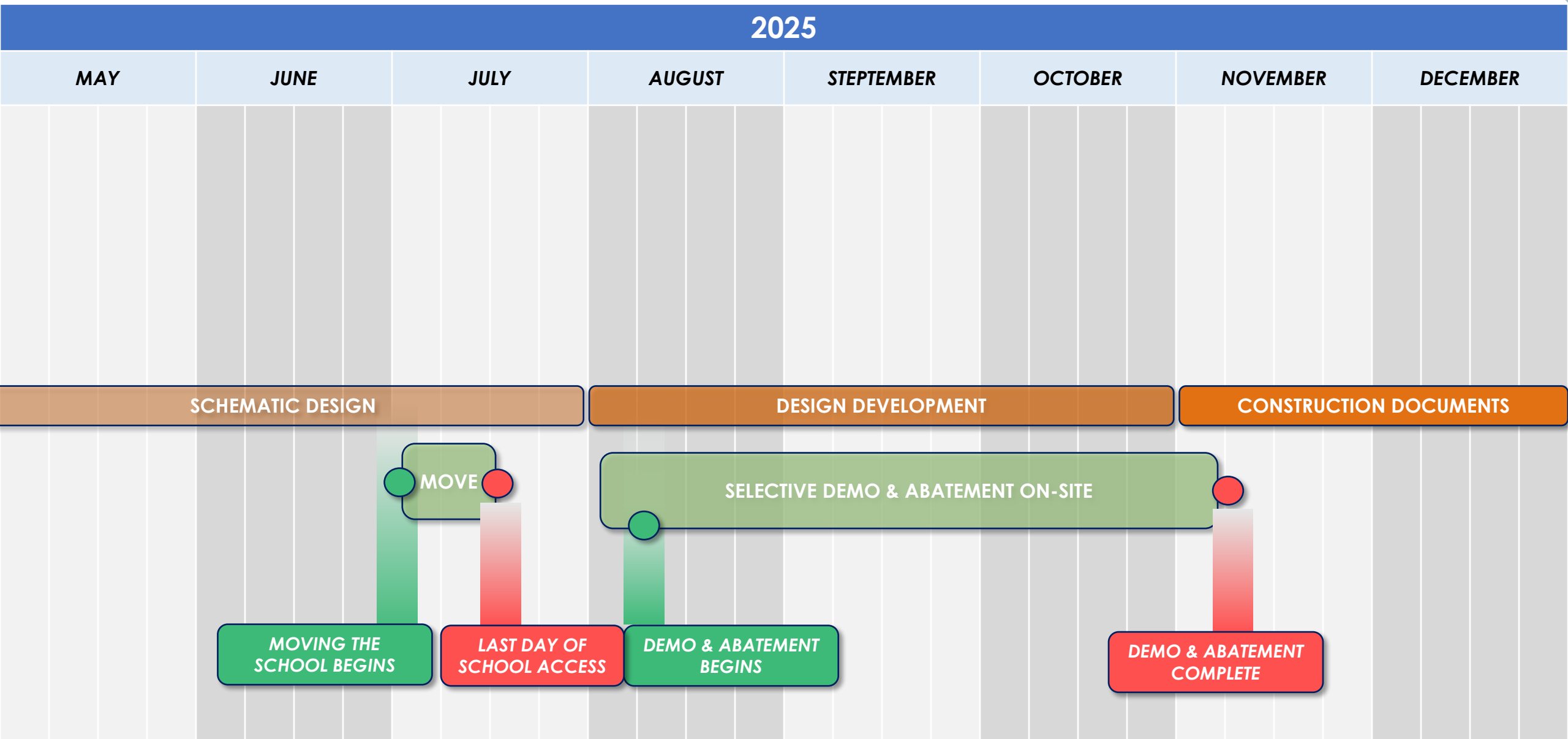
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Schools



STUDIO
JAED

Reimagining Messer & West Broadway's school building

Timeline through December 2025



Update for Messer/WB, RFK, and Lima/Stuart

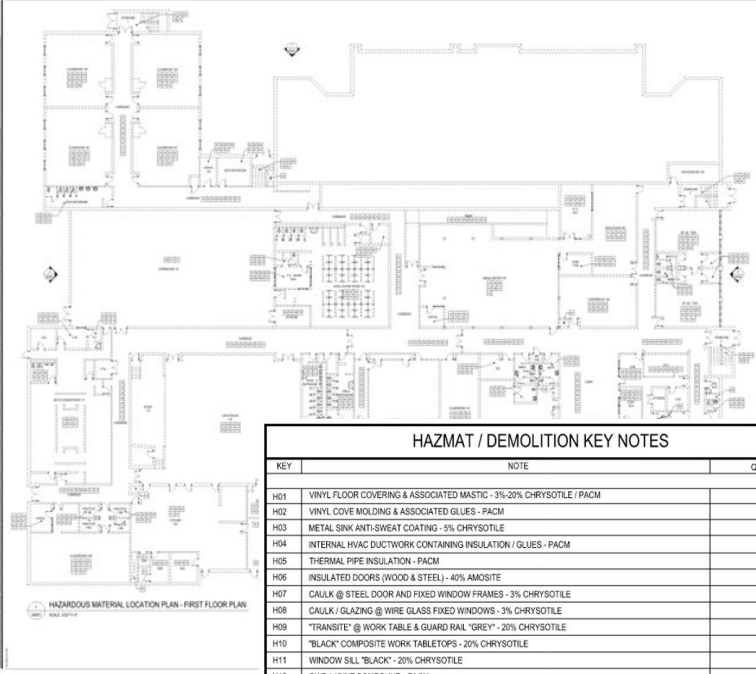
Projects being submitted for demolition and abatement

The links to drawings can be found:

📄 [Asa Messer](#)

📄 [Robert F Kennedy](#)

📄 [Gilbert Stuart](#)



HAZARDOUS MATERIAL LOCATION PLAN - FIRST FLOOR PLAN

HAZMAT / DEMOLITION KEY NOTES		
KEY	NOTE	QUANTITY
H01	VINYL FLOOR COVERING & ASSOCIATED MASTIC - 3%-20% CHRYSOTILE / PACM	
H02	VINYL COVE MOLDING & ASSOCIATED GLUES - PACM	
H03	METAL SINK ANTI-SWEAT COATING - 5% CHRYSOTILE	
H04	INTERNAL HVAC DUCTWORK CONTAINING INSULATION / GLUES - PACM	
H05	THERMAL PIPE INSULATION - PACM	
H06	INSULATED DOORS (WOOD & STEEL) - 40% AMOSITE	
H07	CAULK @ STEEL DOOR AND FIXED WINDOW FRAMES - 3% CHRYSOTILE	
H08	CAULK / GLAZING @ WIRE GLASS FIXED WINDOWS - 3% CHRYSOTILE	
H09	"TRANSITE" @ WORK TABLE & GUARD RAIL "GREY" - 20% CHRYSOTILE	
H10	"BLACK" COMPOSITE WORK TABLETOPS - 20% CHRYSOTILE	
H11	WINDOW SILL "BLACK" - 20% CHRYSOTILE	
H12	GWB / JOINT COMPOUND - PACM	
H13	"TAN" CAULK @ CMU EXPANSION JOINT - 3% CHRYSOTILE	±1,000 LINEAR FEET
H14	CEMENT BOARD @ FUMEHOODS - 20% CHRYSOTILE	
H15	CEMENT BOARD @ PLANTERS - 20% CHRYSOTILE	
H16	HVAC FLEX @ DUCT CONNECTOR - PACM	±100 LINEAR FEET
H17	TS @ GENERATOR EXHAUST PIPE - 10% CHRYSOTILE / 20% AMOSITE	
H18	THERMAL INSULATION @ GENERATOR EXHAUST - 20% AMOSITE	±15 LINEAR FEET
H19	STONE FLOOR TILE, GROUTS, FLOOR PAPER - PACM	
H20	"RED" FIRESTOP @ WALL / CEILING PENETRATIONS - PACM	
H21	"WHITE" CAULK @ CHIMNEY FLUE - 20% CHRYSOTILE	
H22	"TAN" PAPER / "BLACK" MASTIC @ COPPER FLASHING, EXTERIOR CMU WALLS (INTERSTITIAL SPACES IN WALLS AT WEEP HOLES, WINDOWS & DOOR FLASHING) - 5% CHRYSOTILE	
H23	EXTERIOR WATERPROOFING MASTIC AS APPLIED TO FOUNDATION WALL(S) / FOOTINGS, (BELOW GRADE) - PACM	
H24	"BLACK" WATERPROOFING MASTIC @ CMU WALL - 8% CHRYSOTILE	
H25	EXTERIOR ROOF TAR PAPER "BLACK" AND ROOFING MATERIAL @ ROOF AREA - 30% CHRYSOTILE / PACM	
H26	BURIED ACM PIPE BELOW GRADE, IN SOL OUTSIDE FOOTPRINT OF EXISTING STRUCTURE TO BE DEMOLISHED - PACM	

GENERAL DEMOLITION NOTES	
1.	EXISTING SCHOOL BUILDING AND ALL CONNECTORS TO BE RAZED TO THE GROUND. CONTRACTOR TO ENSURE THAT ALL UTILITIES AND OTHER SUPPLY LINES HAVE BEEN SHUT OFF AND CAPPED PRIOR TO START OF DEMOLITION. SANITARY SEWER SERVICE LATERALS SHALL BE CAPPED AND LABELED. INSPECTOR MUST SEE CAPS BEFORE COVERING. HAZARDOUS MATERIAL TO BE REMOVED ACCORDING TO ABATEMENT PLAN IN SPECIFICATIONS. ABATEMENT MEASURES TO BE IMPLEMENTED TO MINIMIZE IMPACT TO ADJACENT PROPERTIES. DUST CONTROL TO BE MAINTAINED AT ALL TIMES TO THE SATISFACTION OF THE CITY. COORDINATE W/ DIG SAFE AND MARK EASEMENTS AND UNDERGROUND UTILITIES.
2.	GC TO CONFIRM WITH OWNER ALL ITEMS TO BE SALVAGED HAVE BEEN REMOVED FROM BUILDINGS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION.
3.	THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL SCHOOL IS OUT AND THE REQUIRED PEDESTRIAN PROTECTION STRUCTURES ARE IN PLACE (PER THE INTERNATIONAL BUILDING CODE.)
4.	NON-BEARING EXTERIOR WALLS SHALL BE CUT DOWN TO A SAFE LEVEL BEFORE BEARING WALLS ARE REMOVED. NO FREE-STANDING WALLS WILL BE ALLOWED.
5.	GC TO PROVIDE AND IMPLEMENT A COMPREHENSIVE LOGISTICS PLAN OUTLINING LOCATIONS OF BARRICADES, SIGNAGE LOCATIONS AND MEASURES TO PREVENT UNAUTHORIZED ENTRY, AS WELL AS RE-ROUTING OF PEDESTRIAN AND VEHICULAR TRAFFIC. STAGING / STOCKPILING OF RUBBLE AND RECYCLABLE MATERIALS TO BE PROPERLY MANAGED AND SECURED FOR EVENTUAL LOADING AND TRANSPORT. ALL SIGNS TO CONTROL TRAFFIC IN THE PUBLIC STREETS AND RIGHTS OF WAY SHALL CONFORM TO THE REQUIREMENTS OF THE CITY.
6.	OFF-SITE TRACKING TO BE MITIGATED BY USE OF SHAKER PLATES AND/OR STREET SWEEPER.
7.	POWER, WATER, CABLE AND MAY OTHER UTILITY OR AGENCY AFFECTED BY THE DEMOLITION SHALL BE CONSULTED. OVERHEAD WIRING SHALL BE PROPERLY ADDRESSED.
8.	LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
9.	ALL WORK FOR PLANNED ASBESTOS RESPONSE ACTION WORK TO BE CONDUCTED IN ASSOCIATION WITH THIS PROJECT MUST BE DONE IN ACCORDANCE WITH ALL CURRENT: RIDOH ASBESTOS CONTROL REGULATION (215-RCR-50-15-1), USEPA - AHERA 40 CFR 763, USEPA - USEPA NESHAP 40 CFR PART 61, US OSHA 29 CFR 1926.1101 AND OSHA 29 CFR 1910.1001 (AS APPLICABLE) AND THE REQUIREMENTS OF THE RIDOH APPROVED PROJECT SPECIFICATION INCLUDING ALL REFERENCES TO APPLICABLE ASB16, ASB16A AND ASB16B FORMS, APPLICABLE ATTACHMENTS AND WAIVERS. AT NO TIME SHALL THE ASBESTOS CONTRACTOR OF THE GC FOR THIS PROJECT BE ALLOWED TO AMEND OR CHANGE THE REQUIREMENTS OF THIS SPECIFICATION WITHOUT THE WRITTEN APPROVAL OF THE BUILDING OWNER, DOWNES CONSTRUCTION CO. OR STUDIOJAE ARCHITECTS. REMOVAL REQUIREMENTS AS DEFINED BY THIS SPECIFICATION SHALL BE CONSIDERED CONTRACTUAL. NO ASSUMPTIONS, ALTERNATES OR REVISIONS TO WORK REQUIREMENTS SHALL BE CONSIDERED ACCEPTABLE BASE ON TESTING DATA AS REPORTED FOR THE DESIGN OF THIS SPECIFICATION.

Capital Revolving Fund 2025 Final

Name	Budget
Pleasant View Generator and Site Work	\$ 475,000.00
Mt Pleasant secured vestibule/auditorium doors/small gym	\$ 1,193,000.00
Laurel Hill- Fogarty swing work- Scholar	\$ 64,822.00
Hope AV	\$ 1,838,874.00
Hope- back of house	\$ 1,260,000.00
Laurel Hill-City Work- Parking Lot/Gate/Radiator	\$ 21,500.00
Lima chiller (only include 50% cost to district).	\$ 247,500.00
Greene gym floor/gym roof/ drop ceiling/ girls locker room	\$ 812,320.00
Delsesto-exterior repairs	\$ 237,261.00
Hope Retaining Wall	\$ 48,310.90
Economy	\$ 146,733.00
Rental for Lima Chiller	\$ 56,500.00
Professional Services (OPM and SJ)	\$ 250,000.00
	\$ 6,651,820.90

New dance room at HOPE HS



New Lima chiller being installed

Capital Revolving Fund 2026 Projection

Gym Restoration at Carnevale and striping at Kizirian @ Narducci	\$ 91,392.00
Delsesto MS and Classical- Roof Repairs	\$ 511,977.00
Radiator enclosures at Fogarty	\$ 13,500.00
Secure Vestibule (Young Woods and Reservoir) Exterior Lights	\$ 227,000.00
Security Vestibule Roger Williams	\$ 18,366.00
PCTA Handicap door push button (7 doors)	\$ 97,900.00
Classical Roof additional repairs	\$ 100,000.00
Carnevale Roof (Possibly a change order to Delsesto and Classical)	\$ 150,000.00
Hope High Additional Work	\$ 100,000.00
Greene Classroom Project	\$ 30,000.00
Sackett Classrooms for Aug. 15th	\$ 19,836.57
Insulation at George West	\$ 19,895.00
HOPKINS Sprinkler Deficiency	\$ 2,415.00
HOPE Fire Alarm Deficiency	\$ 58,076.00

Bldg. Envelope Repairs

This category addresses building envelope repairs such as, but not limited to masonry, water penetration, roof repairs, drainage caps etc. The purpose is to address any deficiencies that will improve the overall lifecycle of the facility and make the building more efficient.

MEP/Fire Protection Upgrades

This category focuses on upgrading key mechanical systems and fire protection equipment, such as HVAC, boilers, chillers, fire sprinklers, and detection devices. The goal is to address deficiencies, enhance the building's lifecycle, and improve safety for occupants.

Security Upgrades

This category focuses on improving overall safety and security of each facility for its occupants. Examples of this include but are not limited to creating secured vestibules to separate visitors from students and staff, improving outdoor lighting throughout the perimeter, addressing access control deficiencies etc.

Site Improvements

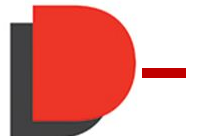
This category addresses site improvements to ensure the outdoors are safe for students, staff, and visitors. Examples include but are not limited to masonry repairs, repavement of parking lots, replacement of sidewalks, improvements to existing playground structures and or site, repairs to retaining walls, etc.

Minor Interior Construction/Renovations

This category focuses on addressing small scale construction improvements throughout a building to improve the overall quality of a facility. Examples include but are not limited to door/window repairs/replacements, flooring, building wide painting, creating food pantries spaces, addressing electrical upgrades etc.

Classroom Improvements

This category aims to enhance educational spaces for students and staff, including improved lighting, millwork repairs/replacement, ceiling updates, minor interior renovations, and upgrades to existing instructional spaces.



Capital Revolving Fund 2026 Projection

HOPE Migrate Fire Alarm Devices - Full Fix	\$ 373,680.00
WEST BROADWAY replace air compressor for fire alarm system	\$ 3,406.00
RESERVOIR Sprinkler Deficiency	\$ 2,365.00
Pleasant View Sewage	\$ 700,000.00
Concrete/sidewalk/parking lot repairs Reservoir	\$ 150,000.00
Concrete/sidewalk/parking lot repair Site Work Young Woods	\$ 150,000.00
Leak in Hopkins Auditorium	\$160,000
Professional Services (Architect and OPM)	\$250,000
Concrete/sidewalk/parking lot repair Site Work Carnevale	\$ 150,000.00
Emergency Funding	\$1,800,000.00
Total	\$5,179,808.57



MAYOR BRETT P. SMILEY
CITY OF PROVIDENCE

Providence
Schools

