

Providence School Building Committee

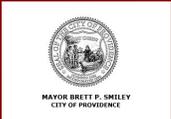
Capital School

Construction Briefing

Agenda

- **MWBE Update**
- **Construction updates**
 - Phase 2 projects
 - Phase 3 projects
- **Action Items**
 - Approval of the Mount Pleasant Early College and Career Academy (MPECCA) 60% Construction Documents
 - Approval of the Asa Messer/West Broadway PK-8 60% Construction Documents.
 - Approval of the Harry Kizirian PK-8 60% Construction Documents.

January 27, 2026



Providence
Schools



Action Items For The Committee:

- 1) **Approval of the Mount Pleasant Early College and Career Academy (MPECCA) 60% Construction Documents.** *The Providence School Building Committee approves the submission of the Mount Pleasant Early College and Career Academy (MPECCA) 60% Construction Documents to RIDE for approval and authorizes Agostini Construction and Perkins Eastman Architects to proceed with procurement.*
 - a) Link [here](#) for review

- 2) **Approval of the Asa Messer/West Broadway PK-8 60% Construction Documents.** *The Providence School Building Committee approves the submission of the Asa Messer/West Broadway PK-8 60% Construction Documents to RIDE for approval and authorizes Agostini/Studio JAED to proceed with procurement.*
 - a) Link [here](#) for review

- 3) **Approval of the Harry Kizirian PK-8 60% Construction Documents.** *The Providence School Building Committee approves the submission of the Harry Kizirian PK-8 60% Construction Documents to RIDE for approval and authorizes Dimeo/Studio JAED to proceed with procurement.*
 - a) Link [here](#) for review

MWBE Reporting

Project Name	Trade Contractor Amount to Date	Total MWBE Subcontractors Contract Amount to Date	MWBE Subcontractors	Contract Value	Total MWBE Subcontractors Percentage Amount	Contractor	State
Classical High School	\$ 22,791,364.09	\$ 4,725,730	<i>Advantage Glass</i> <i>Aldrich</i> <i>JMB Mechanical</i> <i>Jomar Painting</i> <i>Tavares</i> <i>JMB Mechanical</i>	\$1,529,527 \$7,200 \$1,155,000 \$260,720 \$260,720 \$618,283	21%	Agostini Bacon Construction	RI
Pleasant View Elementary	\$ 19,322,608.27	\$ 2,045,491.29	<i>Custom Drywall</i> <i>American Teleconnect Services</i> <i>JMB Mechanical</i> <i>Jomar Painting</i> <i>Custom Iron Works</i>	\$592,753 \$902,604 \$231,020.24 \$231,020.24 \$175,113	11%	Maron Construction	RI
Carl Lauro/Hopkins	\$4,605,500	\$397,360	<i>Jomar Painting</i> <i>Debnor Flooring</i> <i>M Neves</i>	\$353,000 \$18,000 \$26,360	9%	Maron Construction	RI
Fogarty PK-8 (Demo & Abatement Only)	\$ 941,233.66	\$ 56,633.68	A.A. Asbestos Abatement Co. Inc: <i>RCP Enterprises LLC Trucking</i> <i>Matthews Oil</i> <i>Supreme Safety, Inc.</i>	\$15,682 \$25,201.77 \$15,749.91	6%	Gilbane Building Company	RI

MWBE Reporting

Project Name	Trade Contractor Amount to Date	Total MWBE Subcontractors Contract Amount	MWBE Subcontractors	Contract Value	Total MWBE Subcontractors Percentage Amount	Contractor	State
Asa Messer Pre-K thru 8 (Demo and Abatement)	\$ 13,018,083	\$ 2,643,165	<i>American Environmental Inc.</i> <i>Marguerite Concrete Inc.</i> <i>Catalano Construction</i> <i>Shepard Steel Co. Inc.</i>	\$898,500 \$205,835 \$42,480 \$1,496,000	20.3%	Agostini Construction	RI
Mount Pleasant High School	\$3,424,955	\$2,843,421	<i>Tavares Rebars & Mesh</i> <i>American Environmental</i>	\$157,364 \$15,057 \$2,671,000	83%	Agostini Bacon Construction	RI
Lima Stuart	\$2,270,794	\$1,833,180	Pasquazzi is not an MBE but as indicated on their manpower report: Abatement (100% Minority Personnel) All work to date (73% Minority Personnel)	\$650,000 \$1,183,180	87%	Ahlborg	RI
Kizirian PK-8 Demo and Abatement	\$2,237,786	\$80,000	<i>American Environmental</i> <i>Cassie's Can</i> <i>Sitecon</i>	\$70,000 \$5,000 \$5,000	3%	Dimeo Construction	RI

MWBE Reporting

Project Name	Trade Contractor Amount to Date	Total MWBE Subcontractors Contract Amount	MWBE Subcontractors	MWBE Contract Value	Total MWBE Subcontractors Percentage Amount	Contractor	State
Spaziano Middle School	\$29,565,355	\$5,814,617.73	<i>Marguerite Concrete, Inc.</i>	\$60,527	20%	O&G Industries	CT/RI
			<i>Manafort Bros. Inc.</i>	\$422,126			
			<i>Dexter Masonry</i>	\$152,134			
			<i>Barber Firestop Systems LLC</i>	\$6,889			
			<i>Greenwood Industries, Inc.</i>	\$110,775			
			<i>Accurate Door & Window</i>	\$1,331,994			
			<i>H. Carr & Sons, LLC (Acoustical)</i>	\$57,800			
			<i>H. Carr & Sons, LLC (Drywall)</i>	\$257,800			
			<i>M. Frank Higgins & Co., Inc.</i>	\$819,000			
			<i>MacKenzie Service Corporation</i>	\$51,200			
			<i>Conn Acoustics, Inc.</i>	\$378,176			
			<i>Tavares LLC (Signage)</i>	\$33,680			
			<i>Tavares LLC (Specialties)</i>	\$578,600			
			<i>B&D Veterans Construction</i>	\$49,000			
<i>Delta Mechanical Contractors, LLC</i>	\$1,230,000						
<i>Rossi Electric Co.</i>	\$214,390						

Updates from Downes Construction

- **Phase two projects**

- Frank Spaziano MS
- Mary Fogarty PK-8 School
- Harry Kizirian PK-8 School

- **Phase three projects**

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

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)



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Project Overview:

- \$34.5M Budget (all in)
- 312 Student Enrollment Est
- Project Substantial Completion 2026
- Occupied School Adjacent

Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Project Update:

- Brick and roof top unit installation complete
- Sidewalks to the west, north and east poured.
- Metal panel and storefront glazing in progress.
- Tiling in bathrooms and hallways ongoing.
- Resilient flooring and lighting install started.

https://openspace.ai/projects/l_f_vQJ0S9WVubOu1tvKtQ

Click the above link for a virtual walkthrough of site progress on the Spaziano Middle School

Look Ahead :

- Preparing for elevator install
- Second floor loading dock to be closed at the end of the month

Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



Providence Schools



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Project Engagement:

- Family engagement meeting held 1/15
- The sessions provide the project team an opportunity to receive feedback from the end user, collaborate on design elements, and provide responses to end user questions



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Project Photos: South and East Elevations



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Project Photos: North and West Elevations



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track

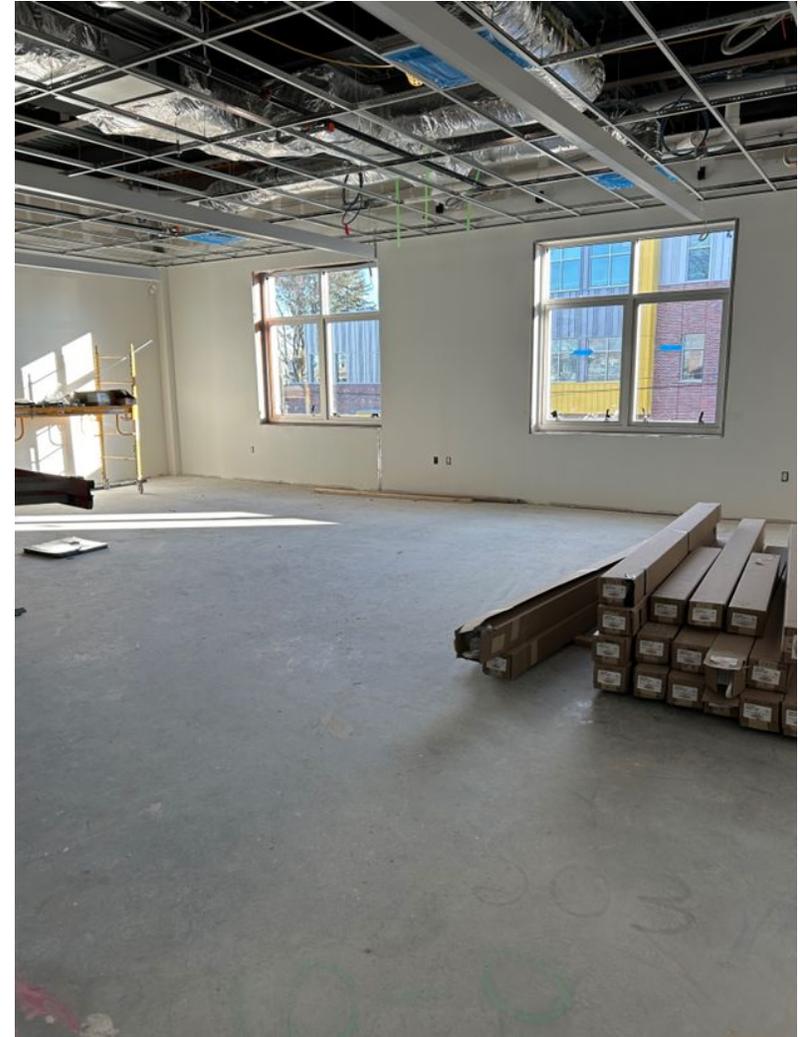


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Project Photos: Upper Level



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track

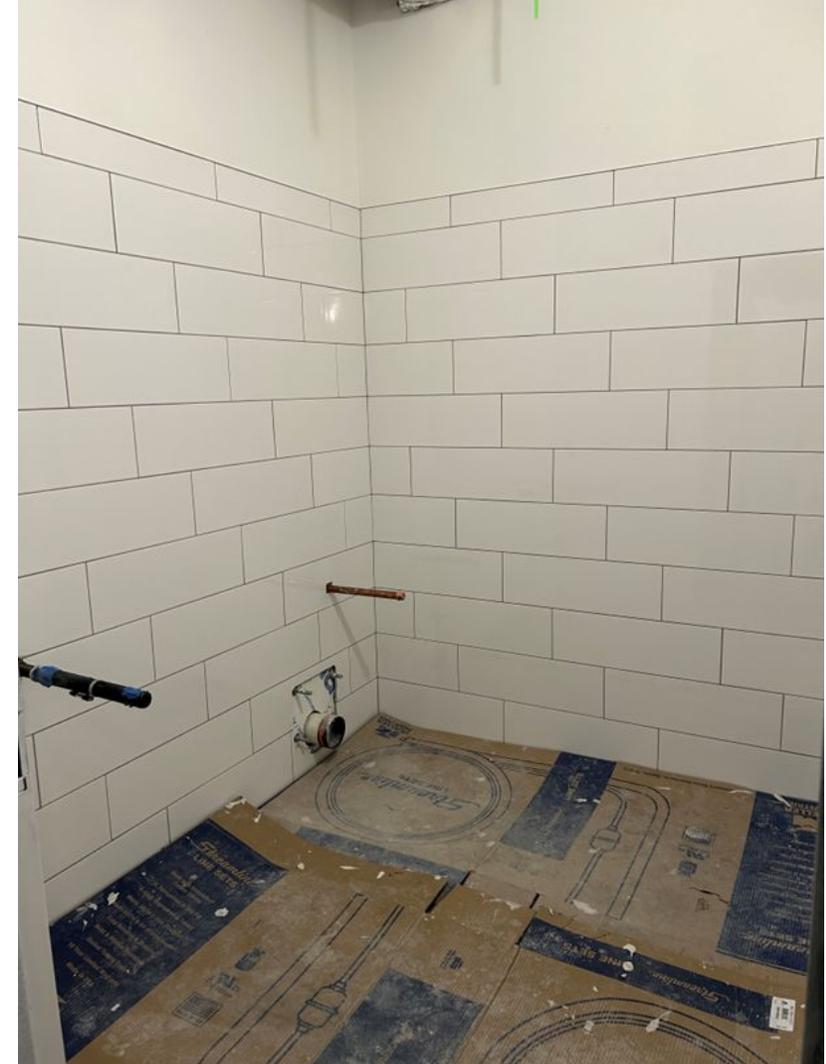
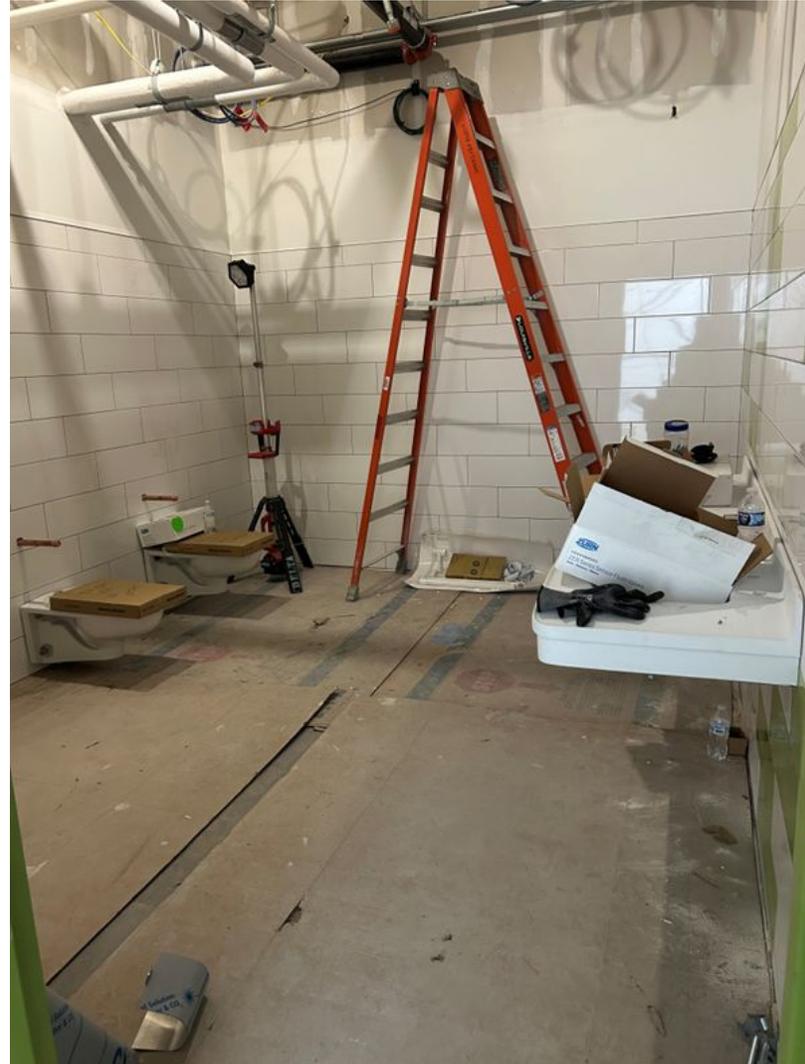


Providence Schools



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Project Photos: Restrooms



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



Providence Schools



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Project Photos: Main Level



Mary Fogarty PK-8

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



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Gilbane



Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



Providence
Schools



Gilbane



Project Overview:

- \$77.3 M Budget (all in)
- 858 Student Enrollment
- Project Substantial Completion Summer 2027
- New Construction

Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



Providence
Schools



Gilbane



Project Update:

- Early Bid packages released and submitted to RIDE
- Sewer work completed on 12/19/25
- Design Development is underway

Look Ahead:

- Design Development, MEP EBP, and Elevator EBP to be complete 1/30/26
- Rerouting of drain line to be complete 2/20/26

Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



Providence Schools

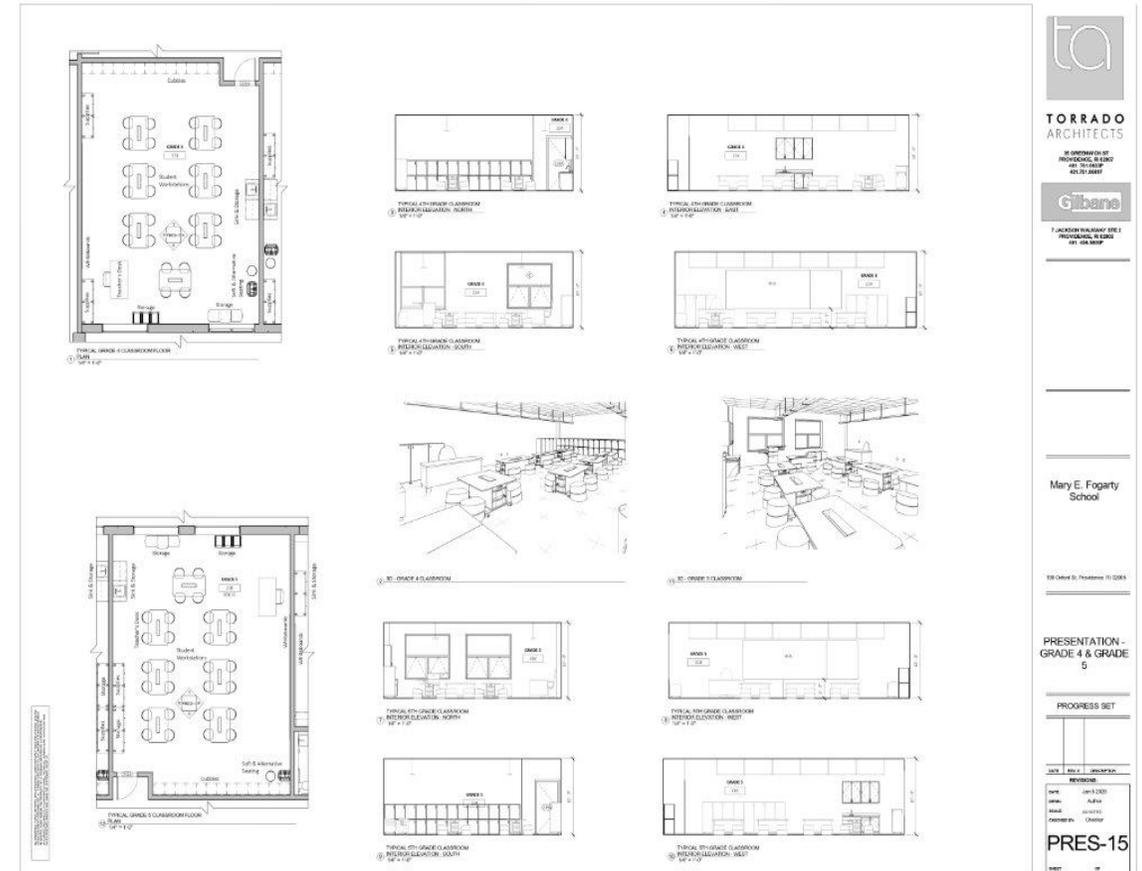


Gilbane



Project Engagement:

- End user engagement meetings have been set up for the beginning of February
- Project team to present typical plans and questionnaire
- The sessions provide the project team an opportunity to receive feedback from the end user, collaborate on design elements, and provide responses to end user questions



Mary Fogarty PK-8

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



Providence
Schools



Gilbane



Project Photos:



Harry Kizirian PK-8

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



Providence
Schools



STUDIO
JAED



Harry Kizirian PK-8

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



Providence
Schools



Project Overview:

- \$79.2 M Budget (all in)
- 858 Student Enrollment
- Project Substantial Completion Summer 2027
- New and Renovations Construction

Harry Kizirian PK-8

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



Providence
Schools



STUDIO
JAED

Project Update:

- Early Bid packages released and submitted to RIDE.
- Construction Document pricing documents submitted to contractor.
- RIDE Pre-submittal meeting for Design Development submission occurred. Response to RIDE comments submitted.
- Reconciliation of the Design Development Estimate has been completed.
- Demolition of the main building is complete. Abatement & select demolition in existing gym building is complete.

Look Ahead:

- End user engagement meetings to be scheduled with the school team
- Reconciliation meeting with the design build team on the construction pricing documents

Harry Kizirian PK-8

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



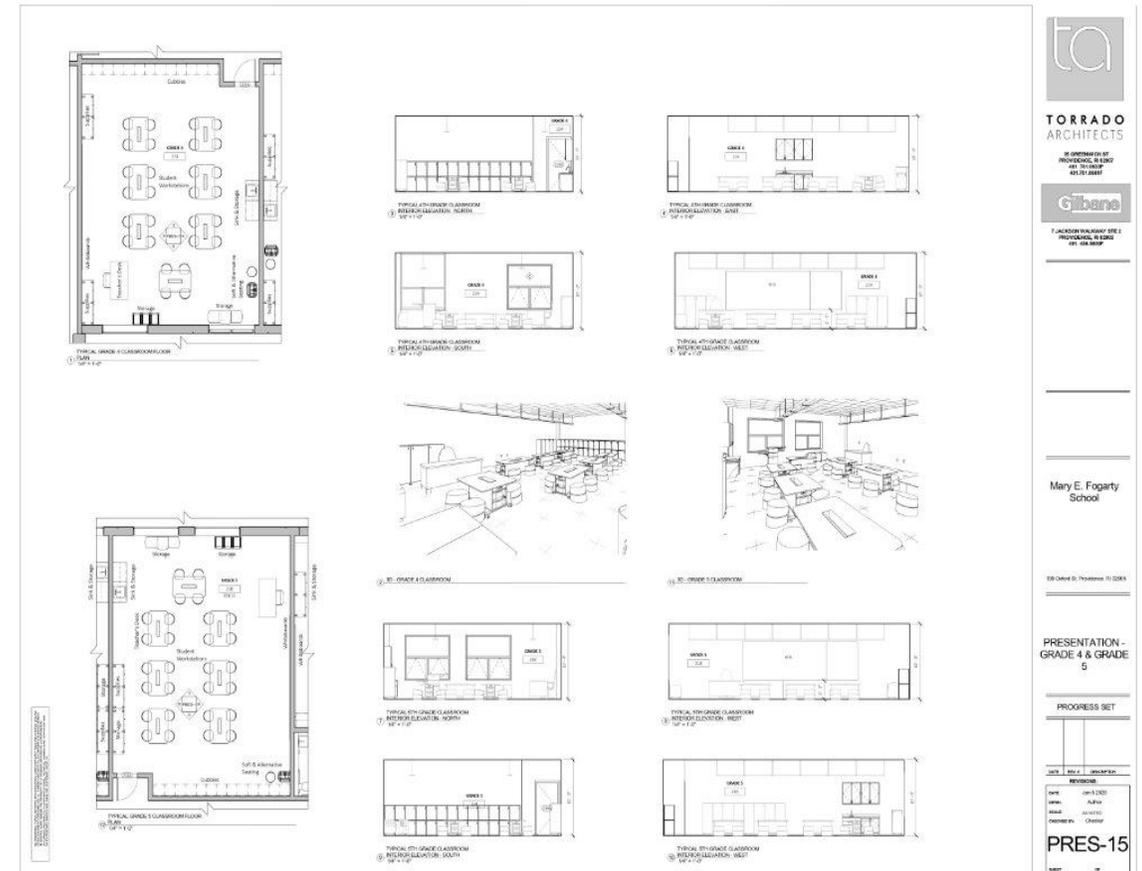
Providence Schools



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JAED

Project Engagement:

- End user engagement meetings have been set up for middle of February
- Project team to present typical plans and questionnaire
- The sessions provide the project team an opportunity to receive feedback from the end user, collaborate on design elements, and provide responses to end user questions



Harry Kizirian PK-8

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

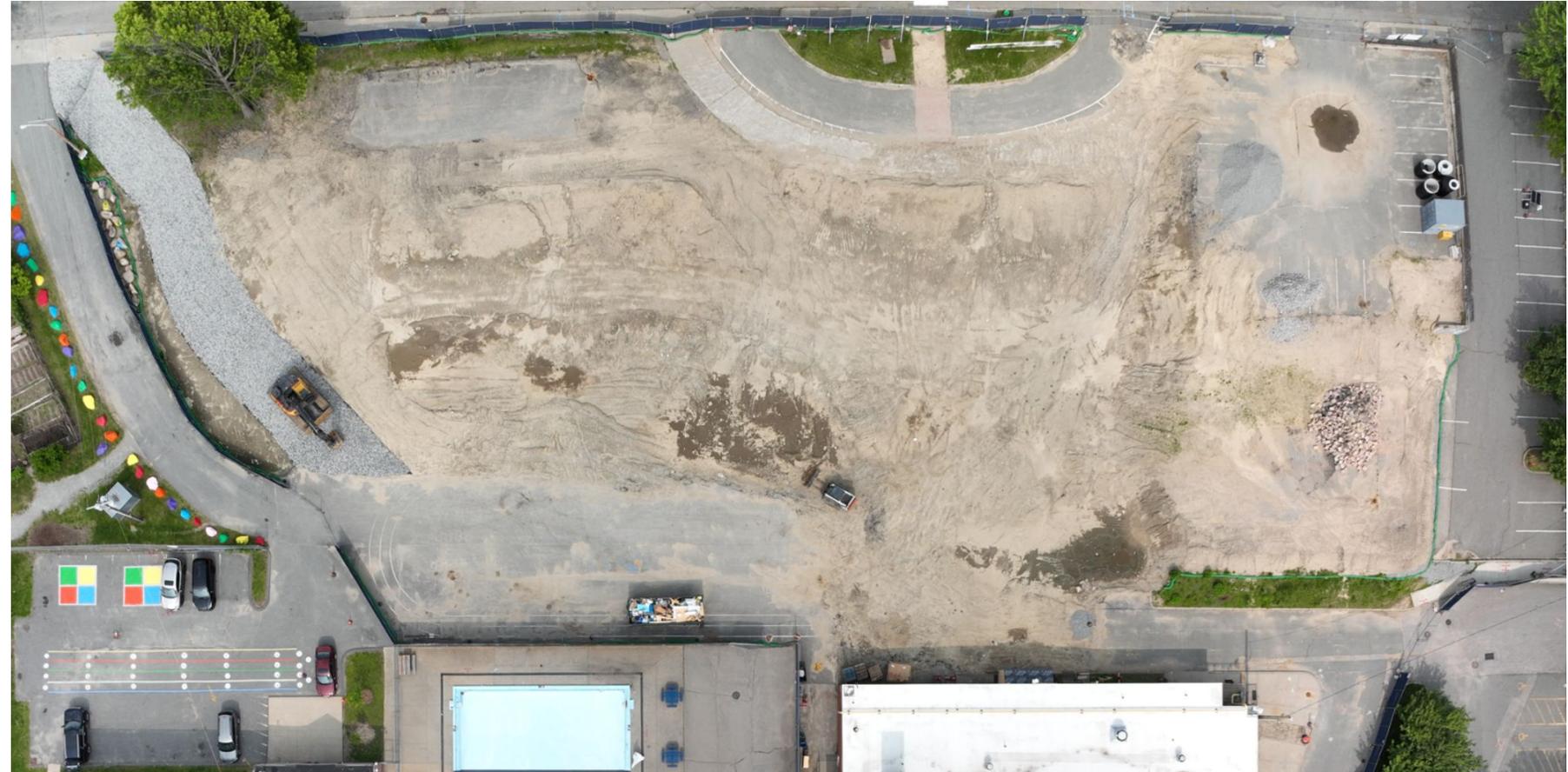
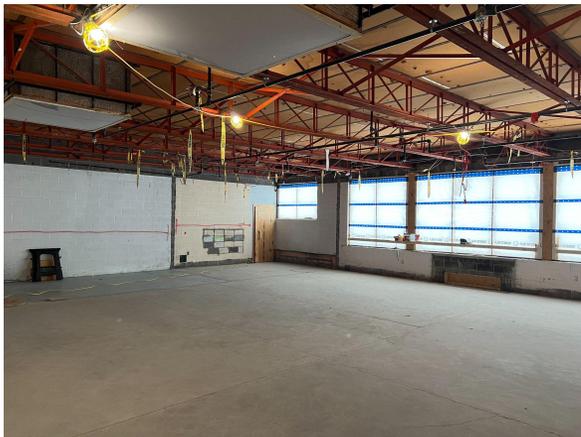


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Project Photos:



Harry Kizirian PK-8

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



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Schools



Project Photos:



Messer/West Broadway PK-8

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



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Schools



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JAED



Messer/West Broadway PK-8

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



Providence
Schools



STUDIO
JAED

Project Overview:

- \$84.5 M Budget (all in)
- 996 Estimate Student Enrollment
- Project Substantial Completion Summer 2027
- New Construction

Messer/West Broadway PK-8

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



Providence
Schools



STUDIO
JAED

Project Update:

- Early Bid packages released and submitted to RIDE
- Construction Document pricing documents submitted to contractor.
- Reconciliation of Design Development Estimate has been completed.
- RIDE Pre-submittal meeting for Design Development submission occurred.
- Schematic Design Package Comments have been addressed and resubmitted to RIDE.
- Engagement Meetings with staff from Asa Messer and West Broadway to review floor plans has been completed.
- Demolition of the existing building is complete. Site is being prepared for foundations.

Look Ahead:

- Reconciliation meeting with the design build team on the construction pricing documents

Messer/West Broadway PK-8

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



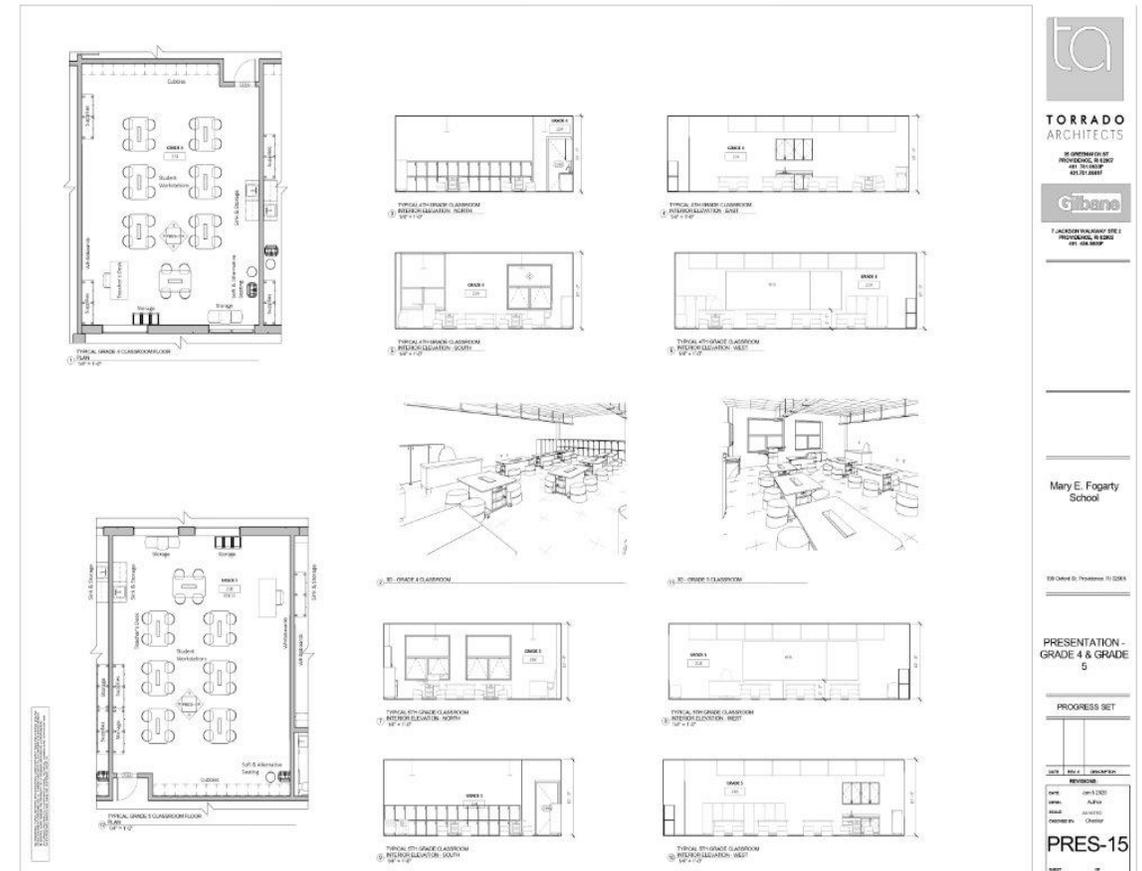
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Schools



STUDIO
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Project Engagement:

- End user engagement meetings are finished
- Project team to present typical plans and questionnaire
- The sessions provided the project team an opportunity to receive feedback from the end user, collaborate on design elements, and provide responses to end user questions



Messer/West Broadway PK-8

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

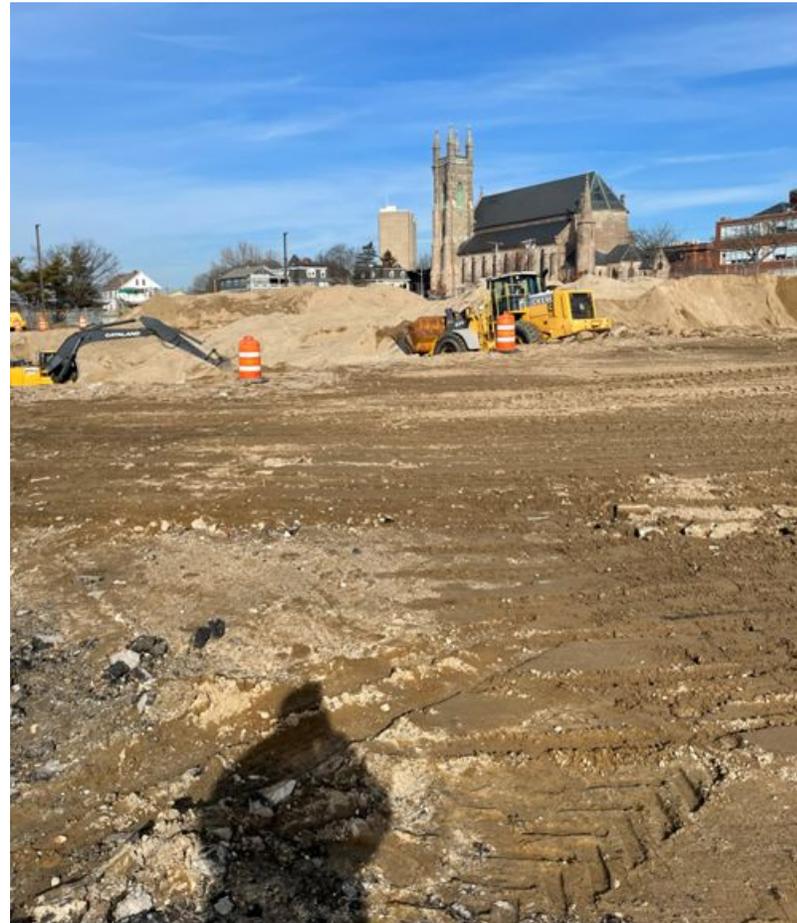


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Schools



STUDIO
JAED

Project Photos:



Messer/West Broadway PK-8

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



Providence
Schools



STUDIO
JAED

Project Photos:



Lima/Stuart PK-8

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



Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Overview:

- \$87M Budget (all in)
- 996 Estimate Student Enrollment
- Project Substantial Completion Summer 2027
- New Construction

Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Update:

- Early Bid packages released and submitted to RIDE.
- Demolition of the existing above ground structure has been completed.
- Removal of foundation and debris is ongoing.

Look Ahead:

- End user engagement meetings to be scheduled with the school team
- Reconciliation meeting with the design build team on the construction pricing documents

Lima/Stuart PK-8

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



Providence Schools

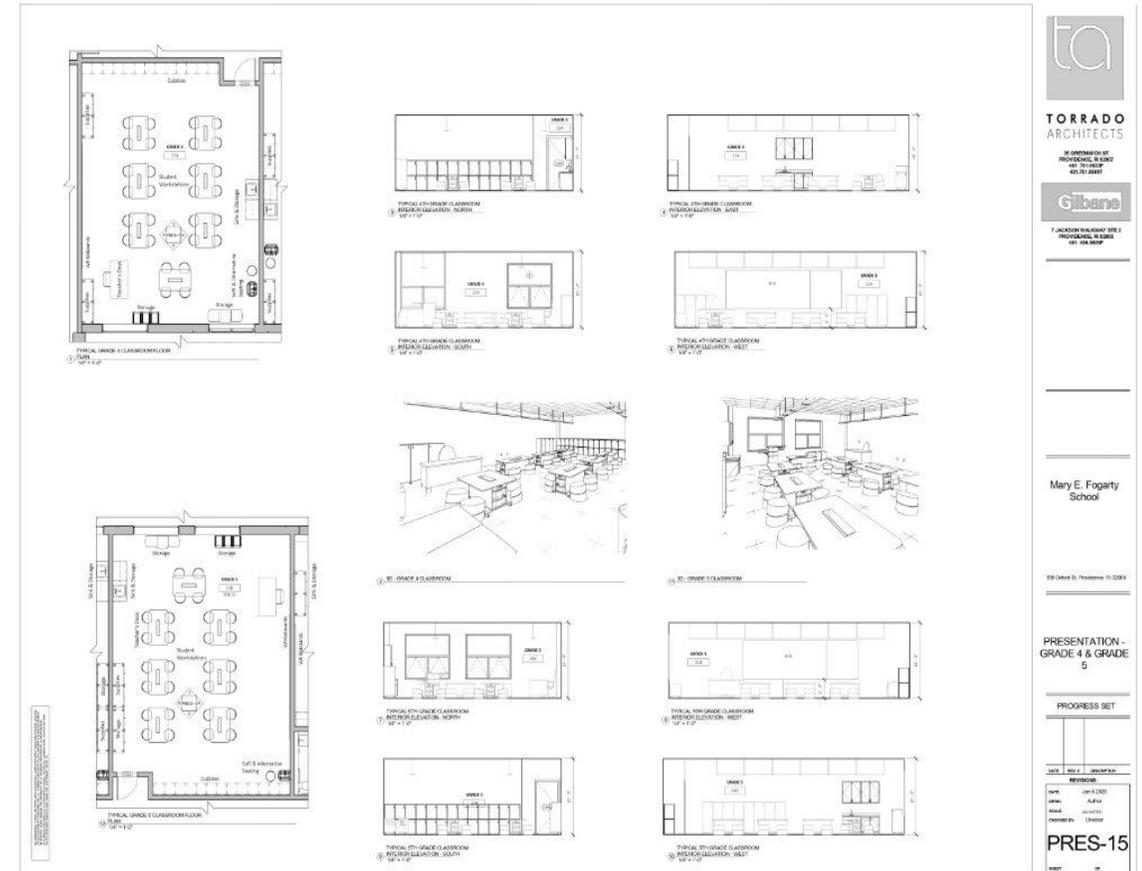


AHLBORG
CONSTRUCTION CORPORATION



Project Engagement:

- End user engagement meetings will be set up for mid to late February
- Project team to present typical plans and questionnaire
- The sessions provide the project team an opportunity to receive feedback from the end user, collaborate on design elements, and provide responses to end user questions



Lima/Stuart PK-8

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



Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Photos:



Lima/Stuart PK-8

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



Providence Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Photos:



Robert F. Kennedy PK-8

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



Providence
Schools



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Robert F. Kennedy PK-8

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



Providence
Schools



Tecton
ARCHITECTS



Project Overview

- \$77.7M Budget (all in)
- 858 Student Enrollment
- Project Substantial Completion Summer 2027
- New Construction

Robert F. Kennedy PK-8

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



Providence
Schools



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Project Update

- Technical Review meeting for design development with RIDE and PPSD will be held mid-March upon receipt of pricing (expected March 13th)
- Reconciliation of the Design Development Estimate will then be completed

Look Ahead

- End user engagement meetings to be scheduled with the school team late February/early March

Robert F. Kennedy PK-8

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



Providence Schools



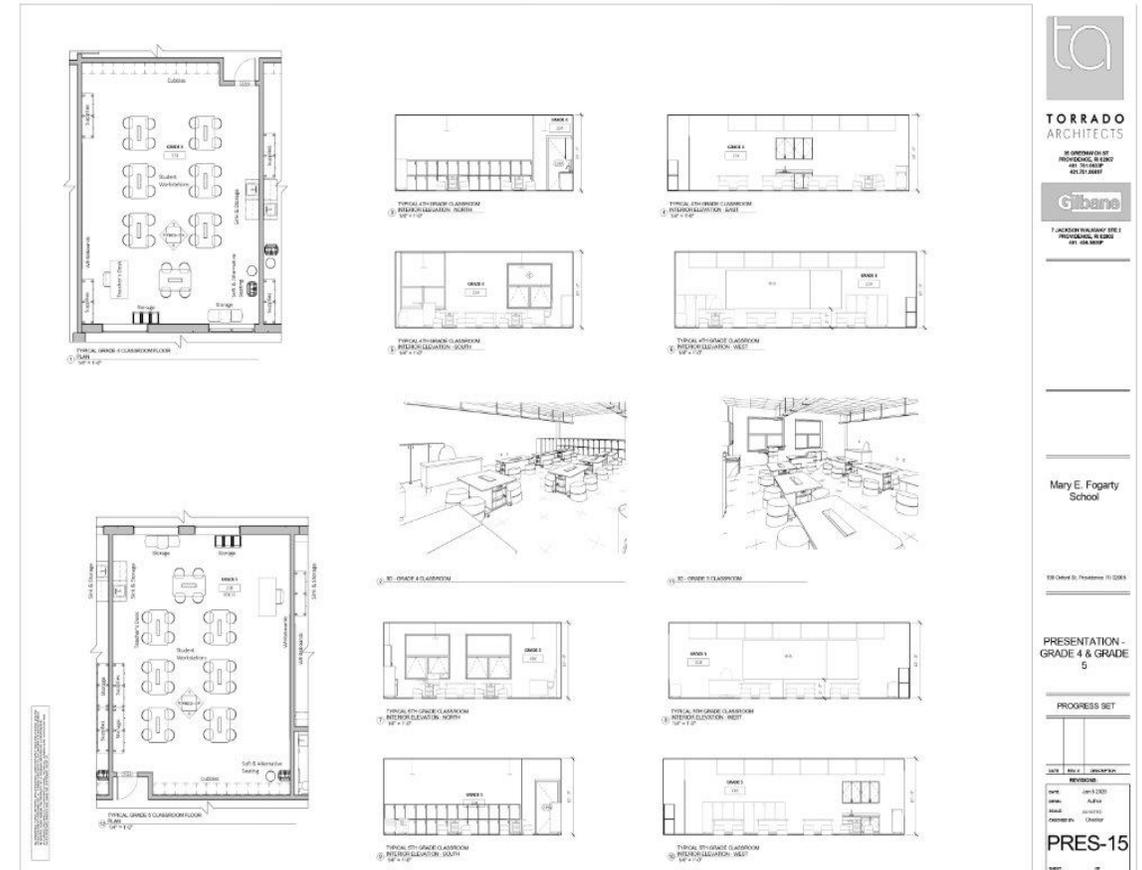
Tecton ARCHITECTS



OSG INDUSTRIES, INC.

Project Engagement

- Working with counselor to provide community update
- End user engagement meetings being scheduled
- Project team to present typical plans and questionnaire
- The sessions provide the project team an opportunity to receive feedback from the end user, collaborate on design elements, and provide responses to end user questions



Robert F. Kennedy PK-8

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



Providence
Schools



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OSG INDUSTRIES, INC.

Project Photos



Site fencing being installed

Mount Pleasant Early College and Career Academy

Grades 9-12



RIDE Rhode Island
Department
of Education



Providence
Schools



Agostini

PERKINS

EASTMAN



Mount Pleasant Early College and Career Academy

Grades 9-12



RIDE Rhode Island
Department
of Education



Providence
Schools



Agostini

PERKINS ————— EASTMAN

Project Overview

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

Mount Pleasant Early College and Career Academy

Grades 9-12



RIDE Rhode Island
Department
of Education



Providence
Schools



Agostini

PERKINS ————— EASTMAN

Project Update:

- Swing Space is ready to be utilized
- Temporary Kitchen is fully operational
- Ground floor North Renovation – Phase 1B in progress
- New Sewer line in progress

Look Ahead:

- Public Forum to be scheduled
- Waiting on RIDE's approval for responses to RIDE's DD Comments
- AE team is finalizing application for CPC final approval

Mount Pleasant Early College and Career Academy

Grades 9-12



RIDE
Rhode Island
Department
of Education



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Schools

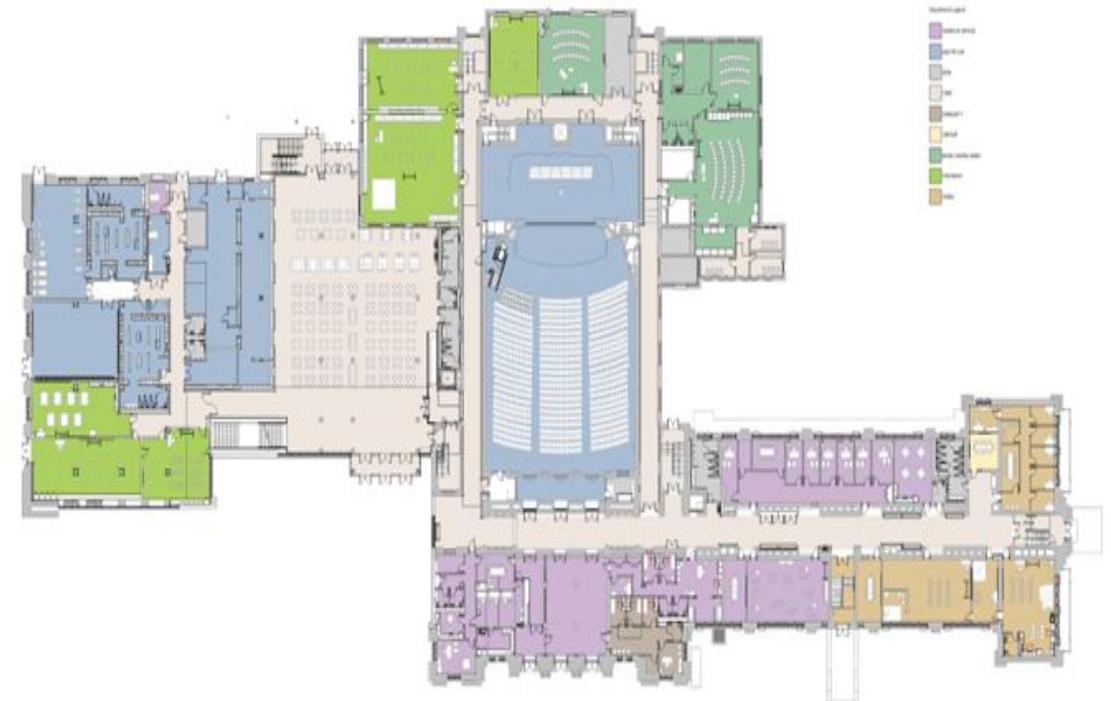


Agostini

PERKINS ————— EASTMAN

Project Engagement:

- Final Review of Plans scheduled for the last week of January
- Engaging PPSD for feedback for rebranding/redesign of school graphics
- Engaging PPSD feedback for power clarifications for Tech Areas



Mount Pleasant Early College and Career Academy

Grades 9-12



Providence Schools



Agostini

PERKINS

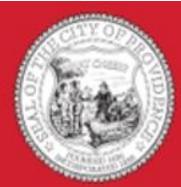
EASTMAN

Project Photos: Temporary Kitchen; Fully Operation



Mount Pleasant Early College and Career Academy

Grades 9-12



Providence Schools



Agostini

PERKINS ————— EASTMAN

Project Photos: Sewer Line Progress

