

Providence School Building Committee

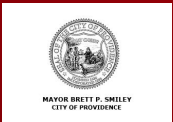
Capital School

Construction Briefing

Agenda

- **MWBE Update**
- **Construction updates**
 - Phase 2 projects
 - Phase 3 projects
- **Action Items**
 - Approval of the Robert F. Kennedy Design Development Documents

February 24, 2026



Providence
Schools



Updates from Downes Construction

- **Phase two projects**

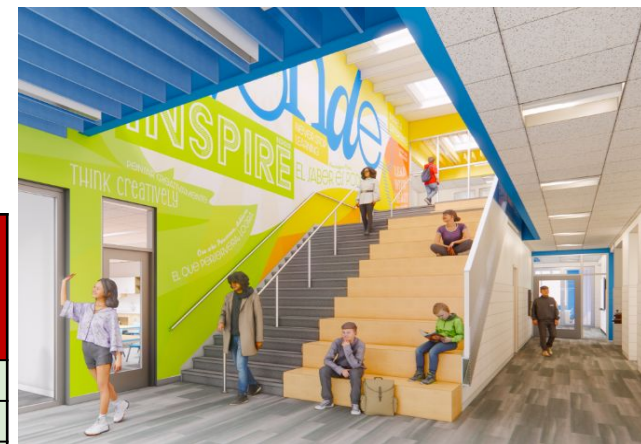
- Frank Spaziano MS
- Mary Fogarty PK-8 School
- Harry Kizirian PK-8 School

- **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)



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
Fogarty PK-8 (Demo & Abatement Only)	\$ 941,233.66	\$ 56,633.68	<i>A.A. Asbestos Abatement Co. Inc:</i> <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
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</i> <i>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	\$12,903,704	\$571,158	<i>American Environmental</i> <i>Cassie's Can</i> <i>Sitecon</i> <i>JL Marshall</i>	\$70,000 \$42,969 \$46,189 \$412,000	4.4%	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	Marguerite Concrete, Inc.	\$60,527	20%	O&G Industries	CT/RI
			Manafort Bros. Inc.	\$422,126			
			Dexter Masonry	\$152,134			
			Barber Firestop Systems LLC	\$6,889			
			Greenwood Industries, Inc.	\$110,775			
			Accurate Door & Window	\$1,331,994			
			H. Carr & Sons, LLC (Acoustical)	\$57,800			
			H. Carr & Sons, LLC (Drywall)	\$257,800			
			M. Frank Higgins & Co., Inc.	\$819,000			
			MacKenzie Service Corporation	\$51,200			
			Conn Acoustics, Inc.	\$378,176			
			Tavares LLC (Signage)	\$33,680			
			Tavares LLC (Specialties)	\$578,600			
			B&D Veterans Construction	\$49,000			
Delta Mechanical Contractors, LLC	\$1,230,000						
Rossi Electric Co.	\$214,390						

Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



Providence
Schools



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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:

- Exterior hardscapes are completed on all elevations except the South
- Operable window and curtain wall glazing installation is continuing
- Interior finishes are progressing on the Main and Upper Level.

Look Ahead :

- Preparing for elevator install
- Permanent Power work
- Remaining finishes



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: Upper Level



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track

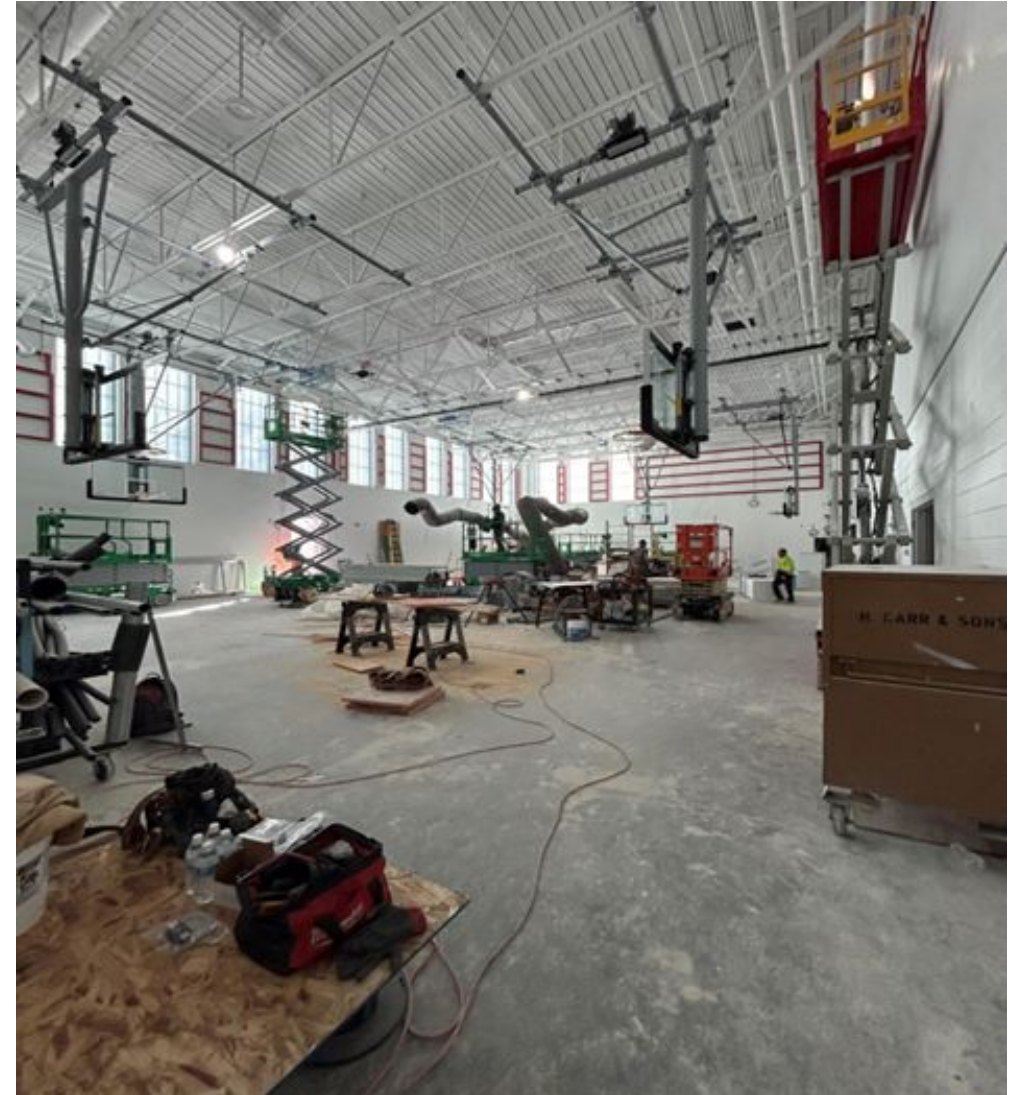
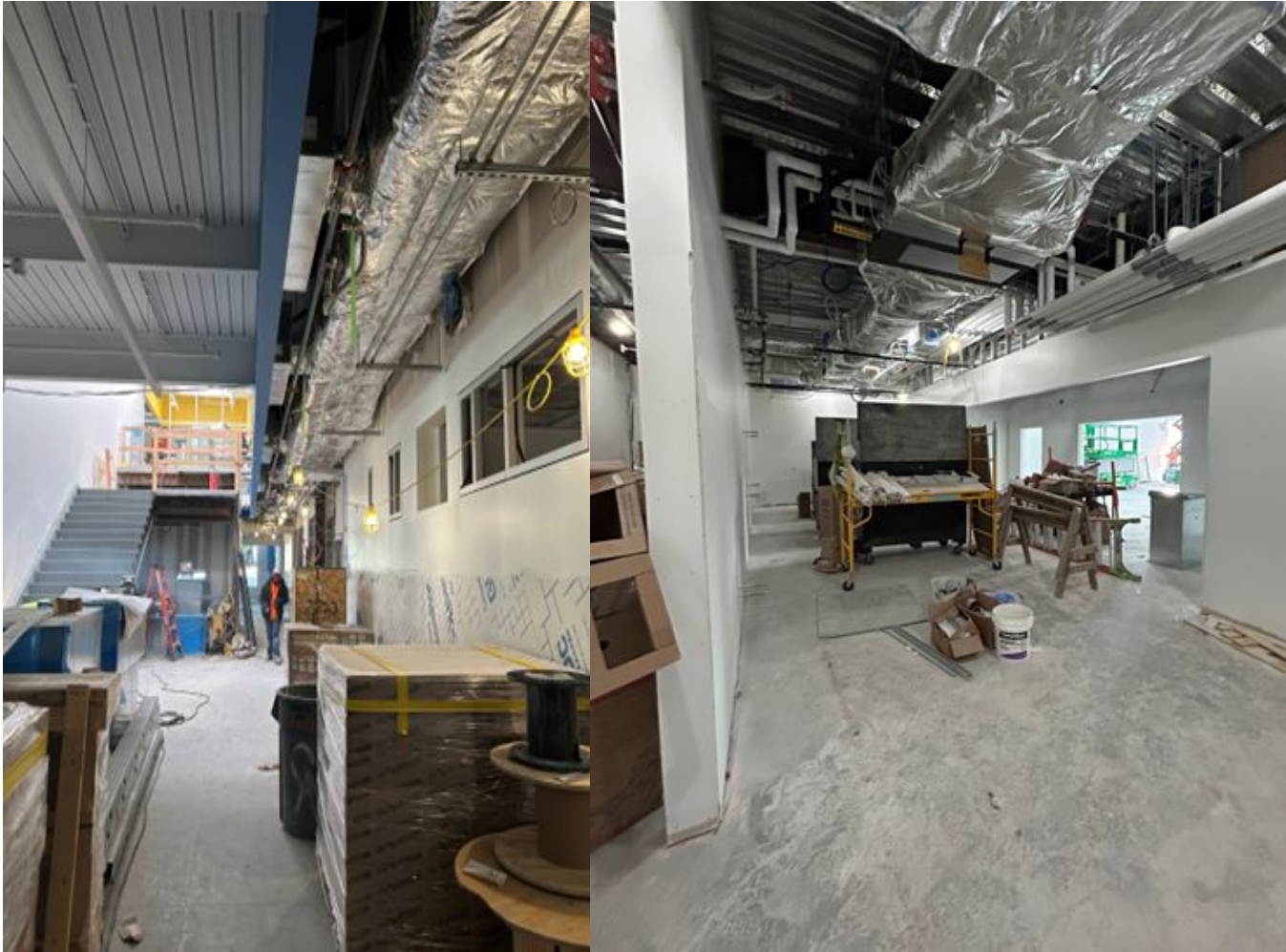


Providence Schools



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Project Photos: Main Level



Mary Fogarty PK-8

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



Providence
Schools



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

Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



Providence
Schools



Gilbane



Project Update:

-
- Sewer work completed on 12/19/25
- Design Development is currently being cost estimated

Look Ahead:

- Rerouting of drain line to be complete 3/2/26
- Design Development to be submitted to RIDE 2/26/26

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



STUDIO
JAED

Project Overview:

- \$79.2 M Budget (all in)
- 858 Student Enrollment
- Project Substantial Completion Summer 2027
- Occupied Site / Renovation Construction

Harry Kizirian PK-8

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



Providence
Schools



STUDIO
JAED

Project Update:

- Design Development documents submitted to RIDE.
- Early Bid Package (EBP-1) for Site, Foundations, Structural Steel, and Elevators approved.
- Construction Document pricing documents submitted to contractor.
- Over 15 in person user groups with staff have been completed

Look Ahead:

- Mobilization for foundations scheduled end of February.
- End user engagement meetings have occurred. An additional virtual engagement session has been 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



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Project Photos:



Messer/West Broadway PK-8

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



Providence
Schools



STUDIO
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:

- Design Development documents submitted to RIDE.
- Early Bid Package for Steel (EBP-2) has been approved.
- Construction Document pricing documents submitted to contractor.
- 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:

- Mobilization for foundations scheduled end of February.
- Reconciliation meeting with the design build team on the construction pricing documents scheduled for mid-march

Messer/West Broadway PK-8

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



Providence 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 2027
- New Construction

Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Update:

- DD submitted to Ahlborg Construction for estimating
- Conducting a DD technical review with RIDE
- Demolition of the existing above ground structure has 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 design development pricing documents

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



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EAST ELEVATION
JASTRAM STREET

Robert F. Kennedy PK-8

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



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ARCHITECTS



OSG INDUSTRIES, INC.



LOBBY

Robert F. Kennedy PK-8

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



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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 | 4 Track
Grade 6-8 | 3 Track



Providence
Schools



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Project Update

- Early Bid Package (EBP-1) for Site, Foundations, Structural Steel, and Elevators will be released April 3rd 2026
- Construction Document pricing documents submitted to contractor
- 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
- Abatement & select demolition in existing gym building is complete

Look Ahead

- End user engagement meetings scheduled with the school team
- Working with counselor to provide community update

Robert F. Kennedy PK-8

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



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Project Photos



Site fencing being installed

Mount Pleasant Early College and Career Academy

Grades 9-12



Providence
Schools



Agostini

PERKINS

EASTMAN



Mount Pleasant Early College and Career Academy

Grades 9-12



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:

- CPC Final Approval Received
- Ground floor North Renovation – Phase 1B in progress
- New Sewer line in progress
- Abatement work in Progress
- Existing Kitchen Interior Demolition completed
- Performing Test pits to confirm existing soil conditions

Look Ahead:

- Waiting on RIDE's approval for responses to RIDE's DD Comments
- Public Forum to be scheduled
- Finalizing End User Signoff for FCD Program and Layout
- Demolition of Kitchen Exterior walls are pending

Mount Pleasant Early College and Career Academy

Grades 9-12



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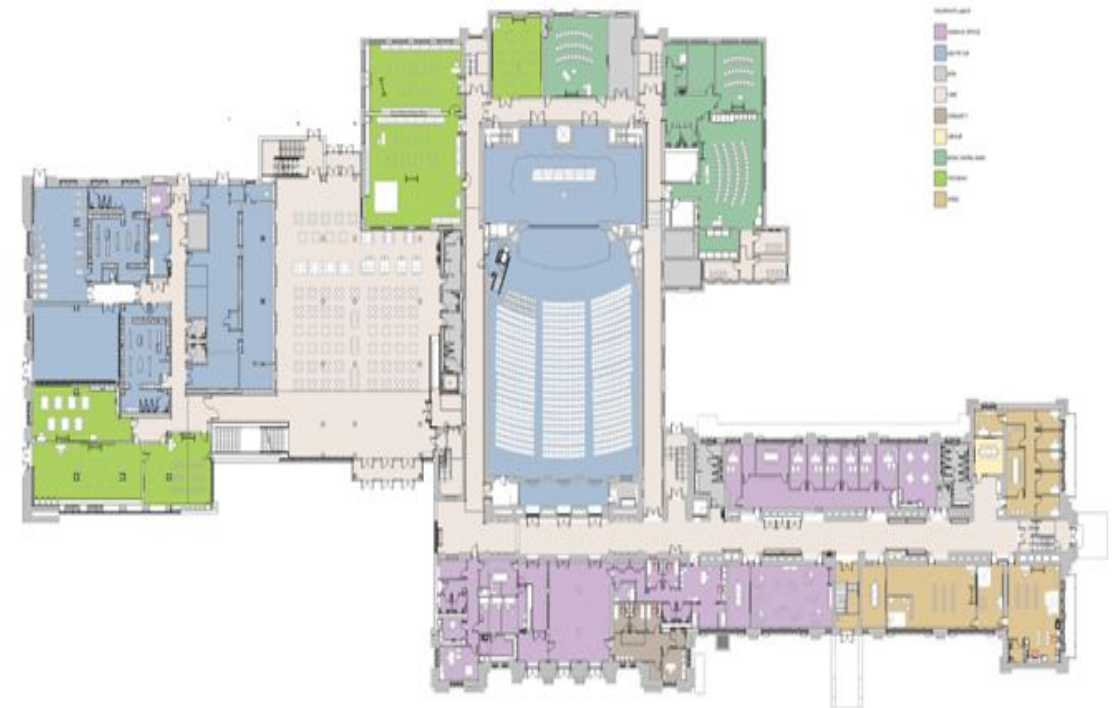


Agostini

PERKINS ————— EASTMAN

Project Engagement:

- Awaiting feedback for rebranding/redesign of school graphics
- Awaiting feedback for power clarifications for Tech Areas



Mount Pleasant Early College and Career Academy

Grades 9-12



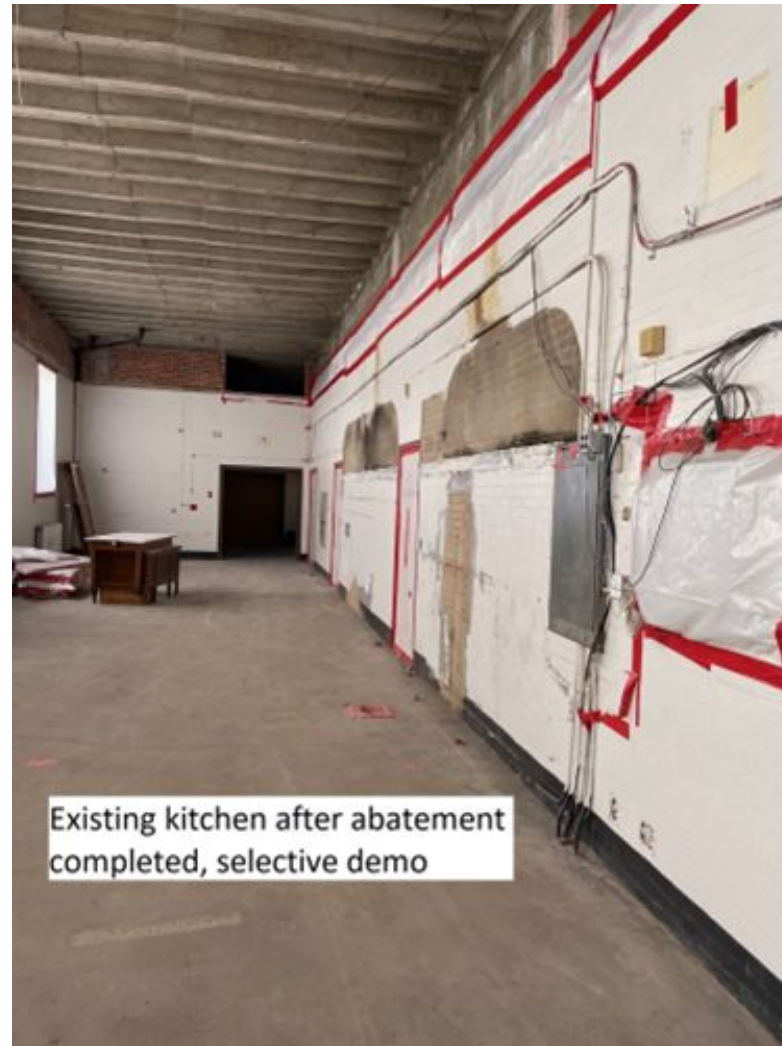
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PERKINS ————— EASTMAN

Project Photos: Existing Kitchen Abatement



Mount Pleasant Early College and Career Academy

Grades 9-12



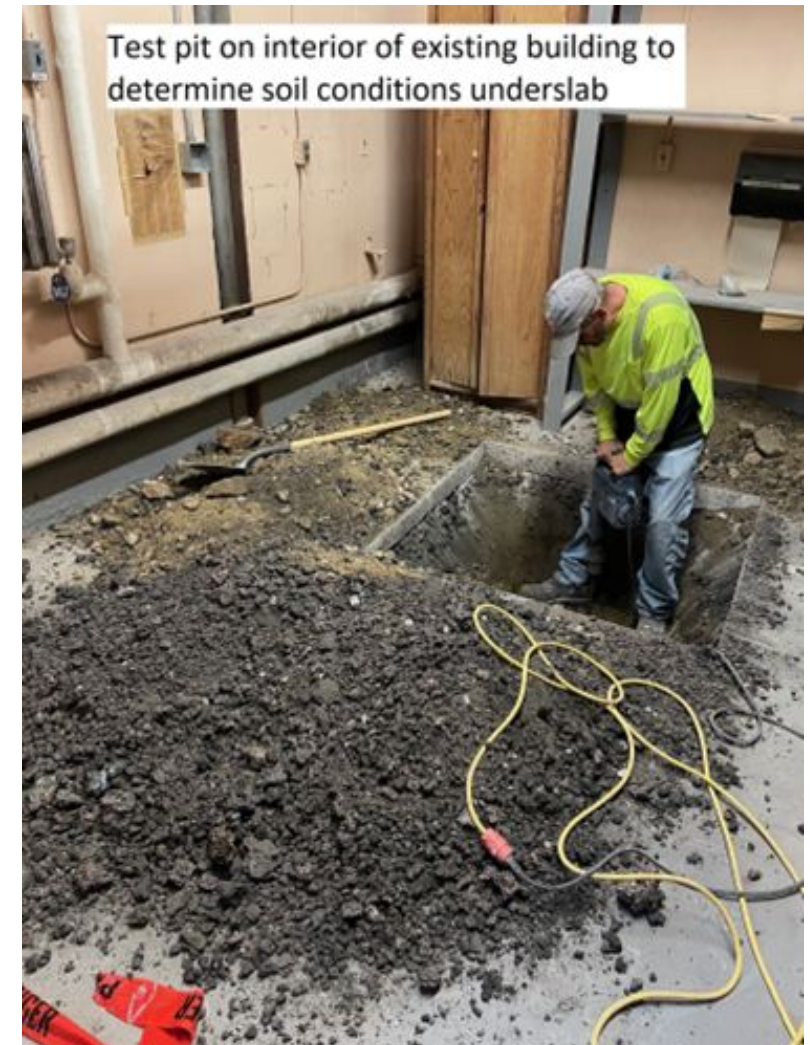
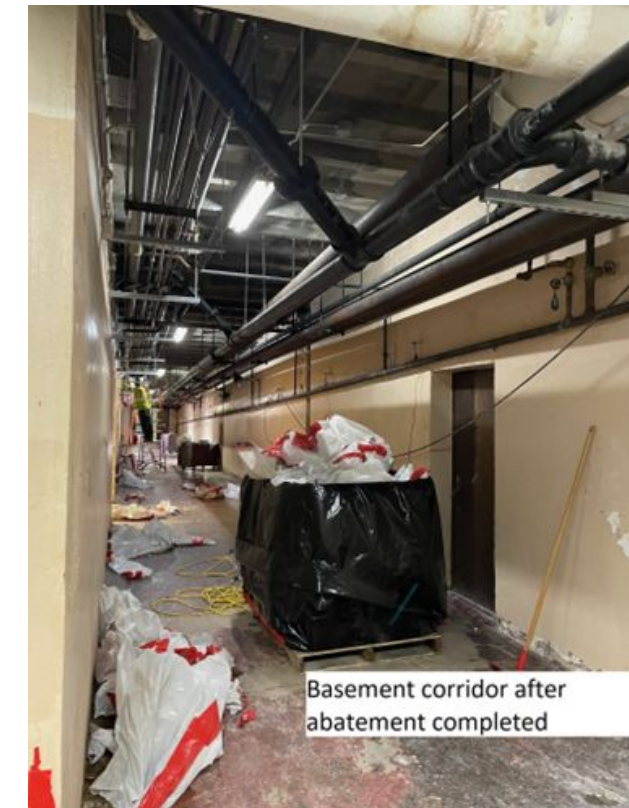
Providence Schools



Agostini

PERKINS ————— EASTMAN

Project Photos: Abatement work in progress



Action Items For The Committee:

- 1) **Approval of the Robert F. Kennedy PK-8 Design Development Documents.** *The Providence School Building Committee approves the submission of the Robert F. Kennedy PK-8 to RIDE for approval and authorizes O&G Industries and Tecton Architects to proceed with procurement.*
 - a) Link [here](#) for review