

Providence School Building Committee

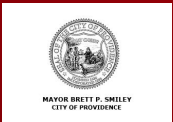
Capital School

Construction Briefing

Agenda

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

March 24, 2026



Providence
Schools



Updates from Downes Construction

- **Phase two projects**

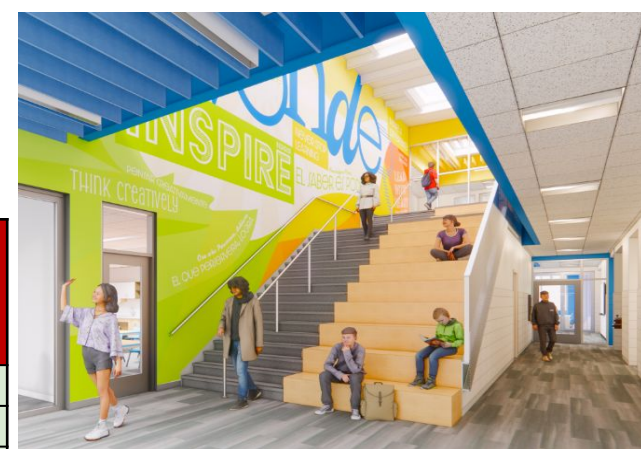
- Frank Spaziano MS
- Mary Fogarty PK-8 School
- Harry Kizirian PK-8 School

- **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	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
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	<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						

Frank D. Spaziano Upper Campus

O&G Builds



Providence Schools



Tecton ARCHITECTS



Frank D. Spaziano Upper Campus

O&G Builds



Providence Schools



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Frank D. Spaziano Upper Campus

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Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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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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Schools



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Project Update:

- Interior finishes are progressing with flooring, doors and hardware, interior storefronts, above ceiling MEP connections.
- Exterior elevations continue with metal panel install, canopies, and final roofing finishes.

Look Ahead :

- Casework, above ceiling completion and inspections, permanent power and affiliated scope.



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track

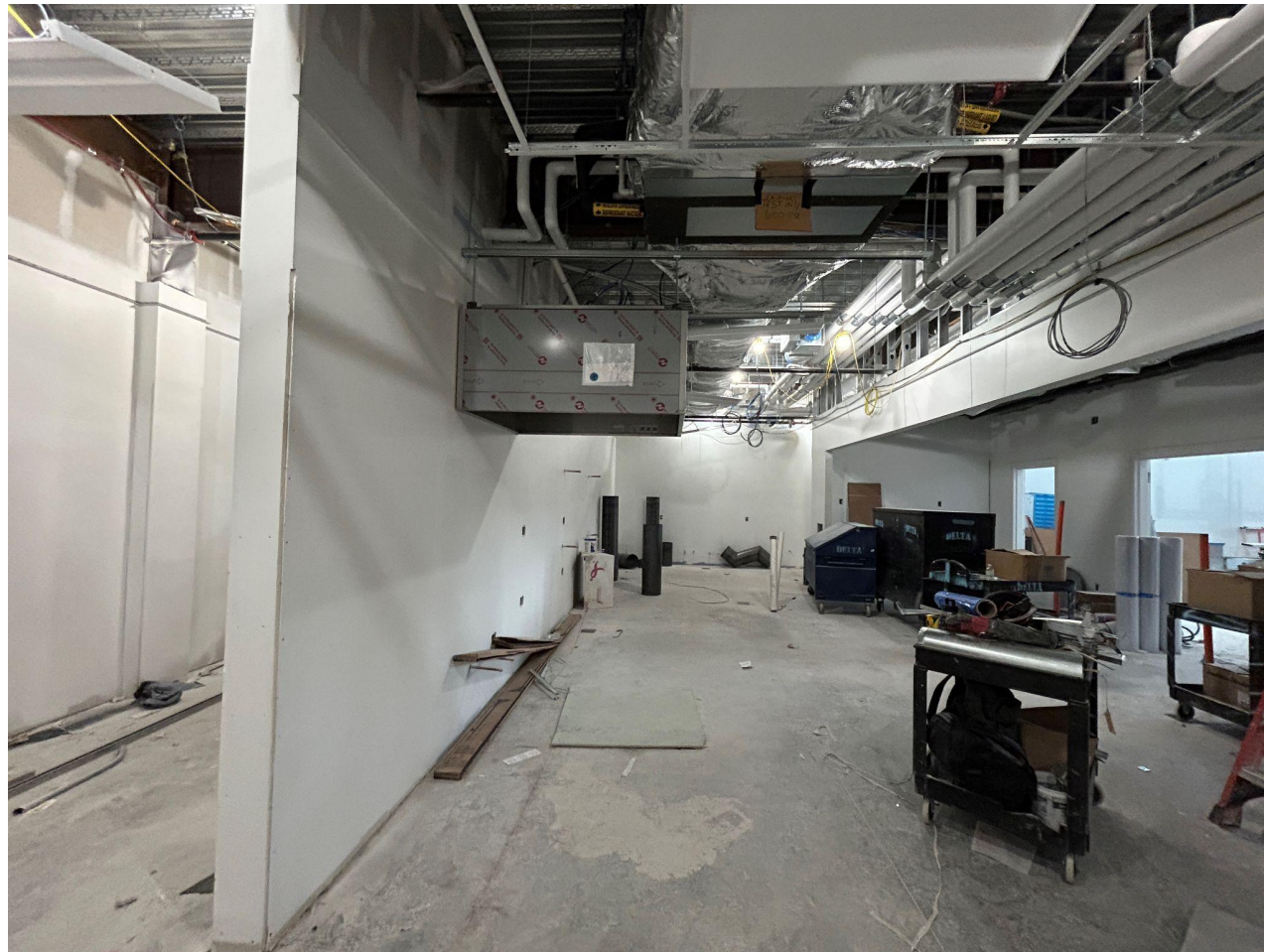


Providence Schools



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Project Photos:



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track

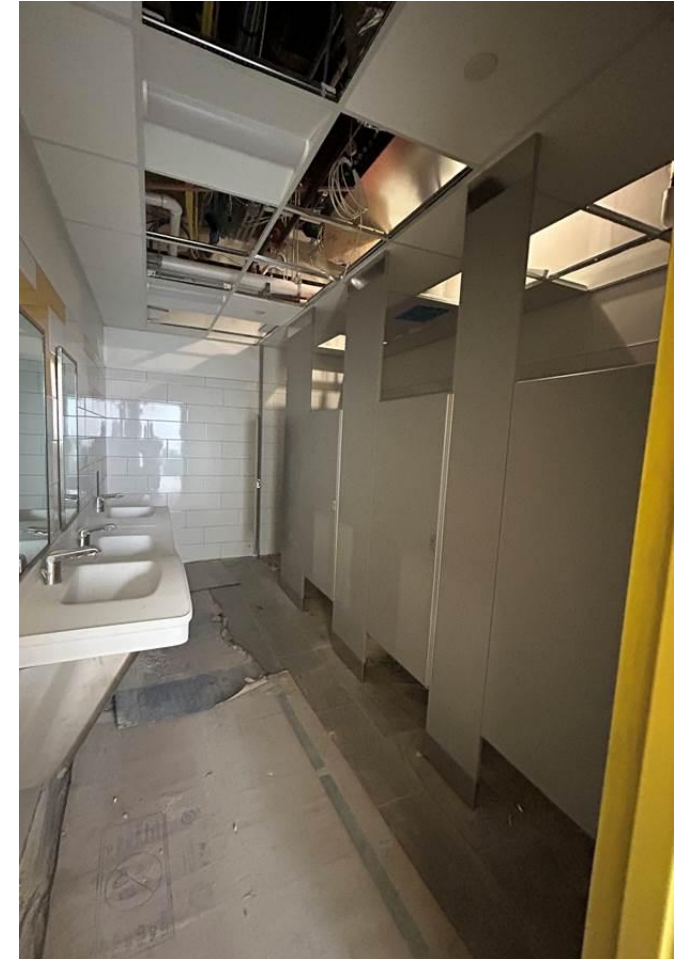


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Project Photos:



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



Providence Schools



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Project Photos:



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:

- Design Development, MEP ERP, and Elevator ERP submissions to RIDE are in progress; Buyout for these packages is underway
- 60% Construction Document phase is underway
- New site limits have been established

Look Ahead:

- Exterior Envelope ERP documents to be complete the week of 3/23/26
- Sitework including installation of new drainage line and cut to grade for ground improvements will continue thru the end of March

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



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:

- 60% Construction Documents phase is underway
- Foundation Permit (Early Packages) is in place
- Design Development submission to RIDE is in progress
- Demolition of site is nearly complete and export of soil is underway.
- Submission and review of Structural Steel shop drawings is underway

Look Ahead:

- GMP Development
- Foundations scheduled to start in mid-April.
- Coordination of new utilities, including electrical easement, is underway with RIE

Harry Kizirian PK-8

PK- Grade 5 | 3 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



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:

- 60% Construction Documents phase is underway
- RIDE Review of Design Development submission in progress. Early Packages approved by RIDE
- Demolition of site is complete. Rough grading cut and fills complete. Awaiting Foundation Permit
- Foundation and Structural Steel shop drawing review is underway

Look Ahead:

- GMP Development
- Foundations scheduled to start in mid-April.
- Coordination of new utilities, including electrical easement, is underway with RIE

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



Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Update:

- Demo of existing building and majority of waste removal complete.
- Team is demoing and removing remainder of building foundations, Mid to Late March completion.
- D-B team has completed early bid packages for Site/Civil, Foundations, and Structural Steel and is in the process of awarding those scopes of work to begin end of March/early April 2026.

Look Ahead:

- Staff engagement focus groups scheduled for Wednesday, March 25th.
- Foundations Permit for early bid packages is in process, with expected completion by end of March.
- Start building foundations in mid-April.
- 60% Construction Documents ongoing with April 27, 2026, followed by GMP.
- Coordination of new utility services, including any required easements, are underway with RIE.

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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NORTH ELEVATION

JASTRAM STREET

Robert F. Kennedy PK-8

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



Providence
Schools



Tecton
ARCHITECTS



LOBBY

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 | 4 Track
Grade 6-8 | 3 Track



Providence
Schools



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ARCHITECTS



Project Update

- Design Development pricing set being priced by O&G and a third party
- *Early Release Packet 01* being prepared to include
 - Site work
 - Concrete
 - Steel
 - Switchgear
 - Rooftop Units

Look Ahead

- *RIDE Design Development* review packet being prepared
- Construction Documents continuing to be refined

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:

- RIDEM Public Forum scheduled for 3/31
- RIDE DD approval received
- RIDE CD submission completed
- Ground floor North Renovation – Phase 1B in progress
- New Sewer line in progress
- Abatement work in Progress

Look Ahead:

- Site Work pending conclusion of Public Forum

Mount Pleasant Early College and Career Academy

Grades 9-12



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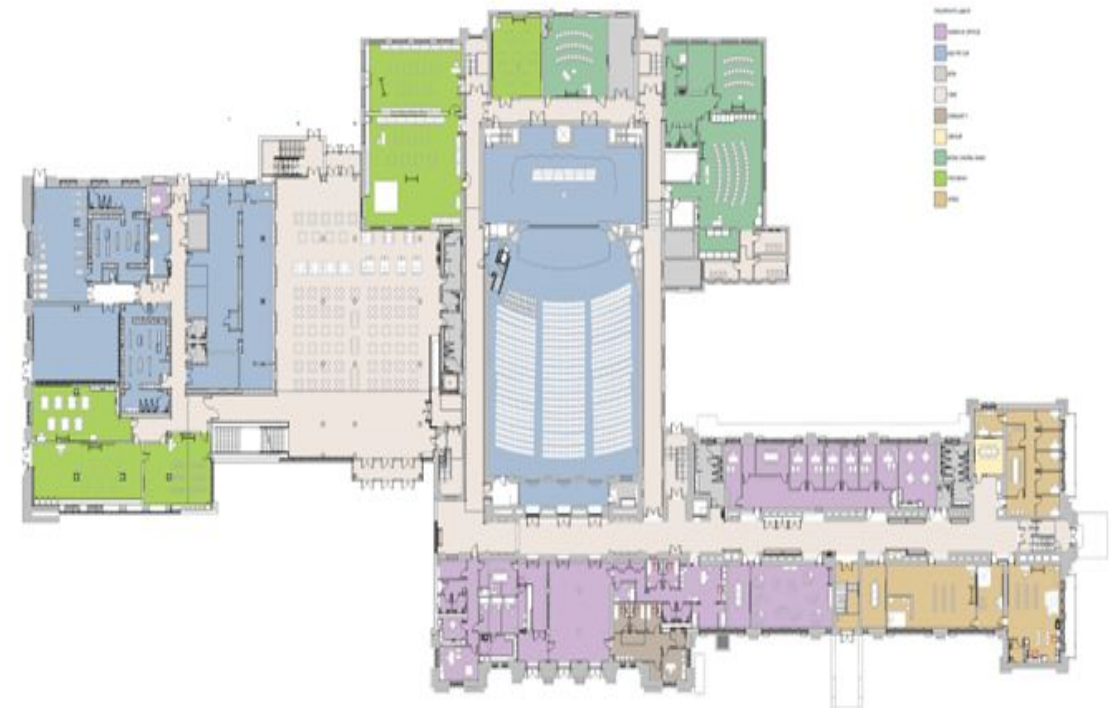


Agostini

PERKINS ————— EASTMAN

Project Engagement:

- Engagement efforts on rebranding/redesign of school graphics in progress with the school
- Reviewing feedback on power clarifications for Tech Areas



Mount Pleasant Early College and Career Academy

Grades 9-12



RIDE Rhode Island Department of Education



Providence Schools

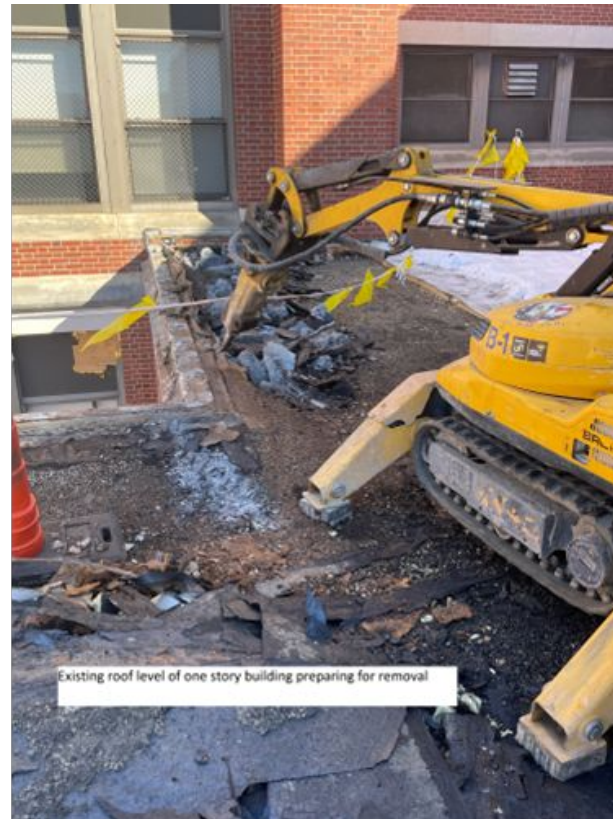
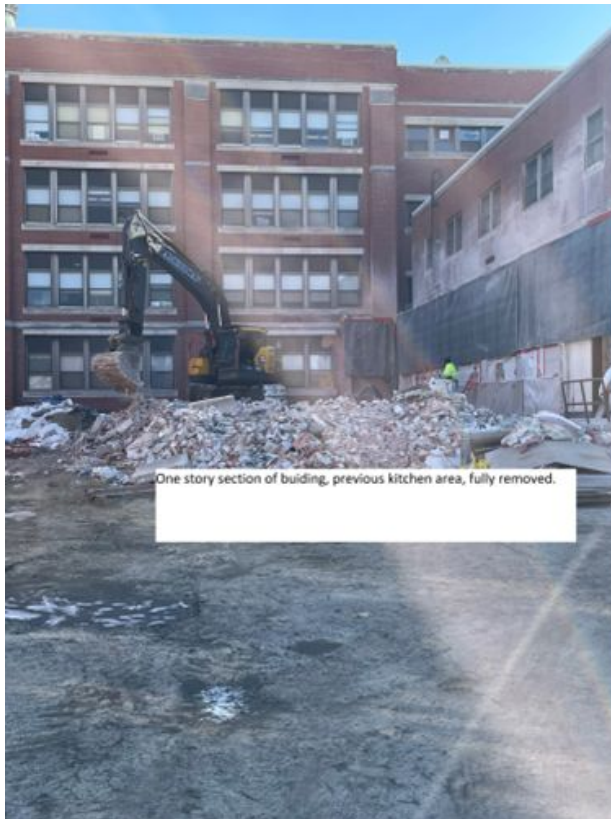


Agostini

PERKINS

EASTMAN

Project Photos: Demolition Progress



Mount Pleasant Early College and Career Academy

Grades 9-12



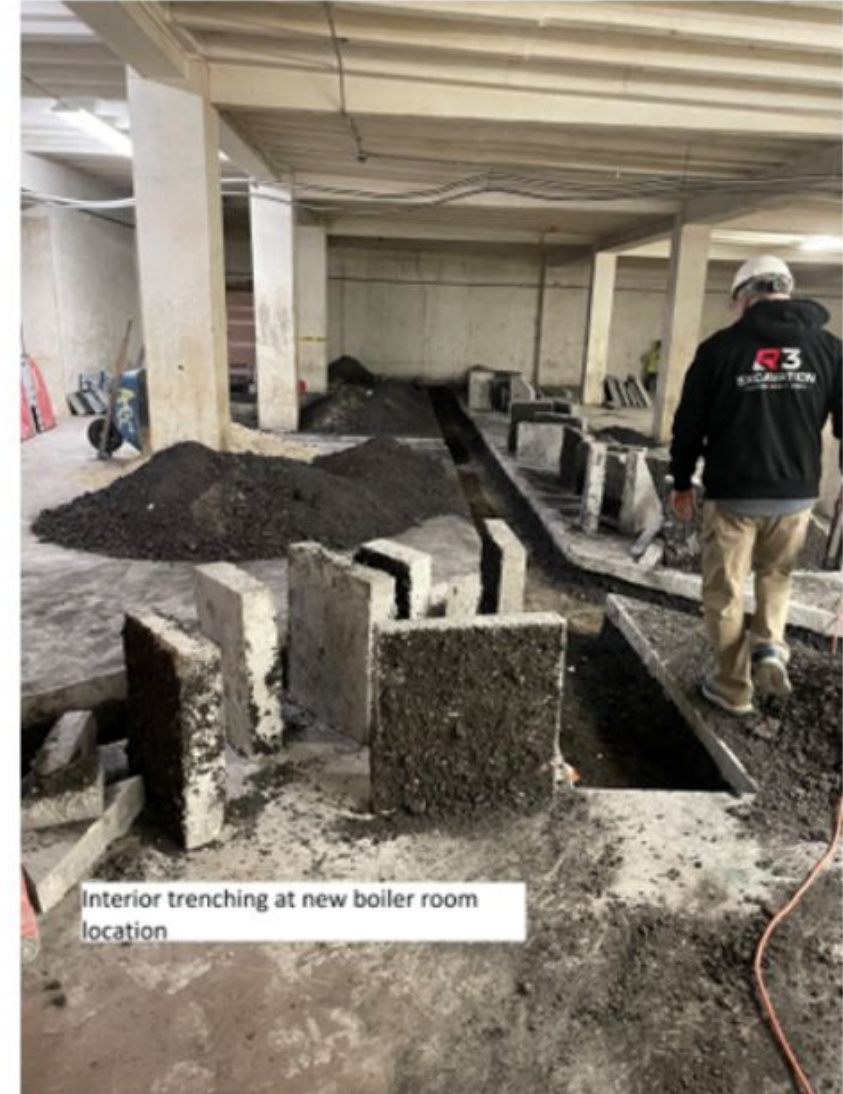
Providence
Schools



Agostini

PERKINS ————— EASTMAN

Project Photos: Basement Progress



Interior trenching at new boiler room location

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