



Providence  
Schools +



**RIDE** Rhode Island  
Department  
of Education +



**PHASE 4-A  
PROJECTS  
SBCM MEETING**

3.24.2026 | PROVIDENCE, RI

# Agenda

## 1. Team Introductions

*Team roles & responsibilities*

## 2. Phase 4A Program Overview

*General Requirements*

## 3. Work to Date

*Completed/ongoing work*

## 4. Feasibility Studies

*Define purpose, intent, and data inputs*

## 5. Engagement Planning

*Considerations*

## 6. Next Steps



# Introductions



**Chris Spiegel**

*Project Executive*

Accountable for Program  
Success; Stakeholder  
Engagement Lead; MLK Lead PM;  
Hope HS Lead PM



**Brendan Walsh**

*MEP Manager*

Project Advisor;  
CX Manager;



**Andy Vo**

*Project Executive*

Team Operations  
Leader; RW/YW Lead  
PM; Vartan Lead PM;



**Mike Meehan**

*Project Coordinator*

Stakeholder Engagement  
Coordinator; Phasing Logistics  
Coordinator;



**Kate Turner**

*Project Executive*

Project Advisor;  
Contracts Lead;



**John Bates**

*Senior Project Manager*

RIDE Engagement  
Lead; Nat Greene Lead  
PM;

# Phase 4A: Program Overview

District planning to consider PK-8 vs PK-5 w/ PK Center

District planning for revised multi-school campus project and added PK capacity

Staggered completion & review dates allow us to:

- Incorporate 'lessons learned' into future studies
- Maximize D-B resources for each effort

| School                | G.L.        | Feasibility |
|-----------------------|-------------|-------------|
| MLK JR                | PK-8        | 3.26.2026   |
| RW / YW               | PK-8 Campus | 3.6.2026    |
| Nat Greene            | PK-8        | 4.16.2026   |
| Vartan                | K-5         | 4.30.2026   |
| Carnevale / Del Sesto | PK-8 Campus | 4.30.2026   |
| Hope HS               | 9-12        | 4.30.2026   |

## Overall Considerations

- Determine pathway to expand early learning capacity
- Sequencing of construction to align with District swing space availability and priorities
- Design & build to enrollment needs, with flexibility to accommodate change as needed
- Ensure design aligns with District academic objectives
- Consider operational financial impact

What else should we consider as we move forward through preliminary planning?



# Phase 4A: Work to Date

## Program Analysis

- Kick-off Meetings
- Site/Building Walkthroughs
- MEP Existing Conditions Analysis & Documentation
- RFP Review
- Consultant Procurement Analysis
- Stage II & Phase 3 Ed Program Review

## Preliminary Budget/Schedule Planning

- Program Dashboard
- Individual Project Baseline Budgets & Schedules

## AHJ Engagement

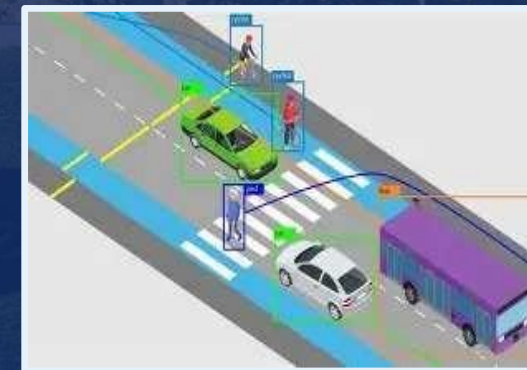
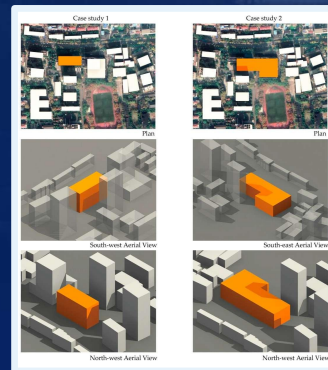
- Department of Environmental Management
- Rhode Island Historic
- City of PVD Planning

## Design-Build Onboarding

- Contract Review
- Purchase Orders
- Project Kick-offs / Weekly Meetings
- Proposal Reviews
- Haz Mat Testing

## Feasibility Studies

- All 4A Ongoing
  - Complete 3/26 – MLK, RW/YW
  - Complete 4/16 – NG, Hope, Vartan
  - Complete 4/20 – Carnivale, Del Sesto
- Test Fits
- Site Massing
- Ed Program Confirmation
- MEP Analysis
- CHPS Alignment
- Preliminary Traffic Analysis
- Construction Sequencing



# Phase 4A: Feasibility Studies

## Feasibility Studies serve the program by:

1. Evaluating the movement of project requirements from the Stage II submission
2. Systematically and holistically evaluating what potential architectural solutions best align with project requirements and program constraints

### Site Conditions

School Property and Doyle Park

Doyle Park

- Topography slopes ±50'-0" from Howell to Camp
- Topography slopes ±7'-0" from Doyle towards Carrington

GIS Map; School Property (Green) & Doyle Park (Blue)

### MLK School – All Options

Options Comparison

OPTION 1 PK-8    OPTION 1 PK-5    OPTION 2

OPTION 3 PK-8    OPTION 3 PK-5

### Weighing the Options

Decision tree of presented Scenarios and Considerations

Is partial retention & preservation of the existing building a priority?

YES — Is swing space

YES — NO

**SCENARIO 1 — Partial Retention & Preservation**

- Maintains neighborhood scale — acknowledges community significance
- PK-5: stays within existing footprint — minimal park impact
- PK-8: disturbs both parcels significantly
- Budget premium — structural, envelope & MEP upgrades within existing structures
- Educational layout constrained by existing conditions

**SCENARIO 2 — New Construction on School Property**

- Purpose-built — full programming flexibility
- Limited Doyle Park overlap — manage dual-site complexity
- Loss of existing building presence

SCENARIO 1    SCENARIO 2    SCENARIO 3

Educational Program Needs    Educational Program Needs & Future Expansion Consideration

PK-8    PK-5    PK-8    PK-5    PK-8    PK-5    PK-5

+ FUTURE

### MLK School - SCENARIO 3 PK-5 +

New Construction on Doyle Park + Future Phase Middle School Addition

**PK-5 Reuse + Addition**

- 2-Story building
- 2-Story future phase Middle School
- Total **1,111,000** GSF
- Building footprint **68,646** SF
- Estimated cost of \$91.2 million
- On-site parent drop-off, ADA, visitor and reserved parking
- Camp St bus drop-off
- Carrington Ave staff parking

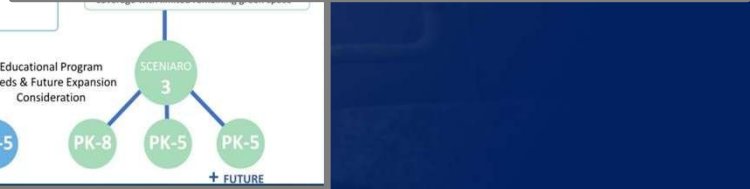
**Advantages**

- No student displacement
- Revisited park and school grounds
- Supports future 4-Track 6-8 addition

**Challenges**

- Site prep and partial demolition of two units affects schedule and cost
- Reduced existing school footprint during construction may require modulars for student population
- No student access to Doyle Park green spaces/playgrounds
- Significant sitework will stretch budget

OPTION 3 PK-5 + 6-8 ADDITION



# Phase 4A: Engagement Overview

## March 15 – April 15: Process Definition

Release 'Ride Process & What is a Feasibility Study' Videos

Engage w/ PPSD Communications to determine Engagement strategy, presentations & tools

## April 15 – May 15: Preliminary Engagement

School / District leadership

Educator / Administrator / Staff

-Survey

-In-person / online

Initial outreach to Community Stakeholder orgs

Community Forums

## May 15– July 1: Program / SoW Confirmation

Stakeholder review of preliminary schematic design deliverables (floor plans, elevations, etc.)

Incorporate feedback into next iteration

## July 1 – Aug 30 : Schematic Design

Stakeholder review of proposed final Schematic Design

Approvals

Incorporate feedback into next iteration in Design Development

**School Construction Project**  
**THE RIDE PROCESS**

**The RIDE Process**

Rhode Island's Department of Elementary and Secondary Education provides oversight to ensure the best practices in design and sustainability.

**Primmose Hill Elementary School**  
**SCHEMATIC DESIGN**

**OUTDOOR REDESIGN**

- Enclosed Courtyard
- Outdoor Learning
- Improve Traffic Flow  
Cars and Buses

Barrington Public Schools

**Barrington High School**  
**SCHEMATIC DESIGN**

**EXPANDED SPACE**

- 6 New Classrooms

**School Construction Project**  
**HOW WE GOT HERE**

**Design & Development**  
Nov. 2023 - Spring 2026

From a public vote to RIDE approval, we assembled a project team to design plans for each of the school projects.

RIDE reviews and approves plans and helps oversee.

Barrington Public Schools

**Barrington High School**  
**SCHEMATIC DESIGN**

**BARRINGTON HIGH SCHOOL**

- Project Budget  
\$115 Million
- Expand the Square Footage  
More than 40%

Barrington Public Schools

# Next Steps

## Requirements Planning

- Refine Budgets / Schedules
- Implement 4A Program Dashboard
- MEP Existing Conditions Analysis & Documentation
- Consultant Procurements
- Educational Programming
- Options Analysis & Recommendations for Approval

## AHJ Engagement

- Department of Environmental Management
- Rhode Island Historic
- City of PVD Planning

## Design-Build Coordination

- Geotechnical/Environmental Investigations
- Hazardous Materials Testing
- Continue Weekly Meetings

## Stakeholder Engagement

- Implement Phase I