

Providence School Building Committee

Capital School

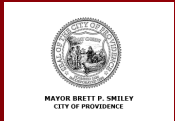
Construction Briefing

Agenda

- **PPSD Capital Plan Updates:**
 - Phase IV
 - Phase IV-A Update
 - Phase IV MOA adjustment
- **Updates by Downes Construction:**
 - Capital Projects Dashboard
 - MWBE Update
 - Phase 2 projects
 - Phase 3 projects
- **Action Items**
 - Approval of Sackett Art room project
 - Approval of Classical HS Electrical Improvements project
- **PPSD/City CRF Funding Update**

July 28, 2026

Providence
Schools



Updates from Downes Construction

★ Phase two projects

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

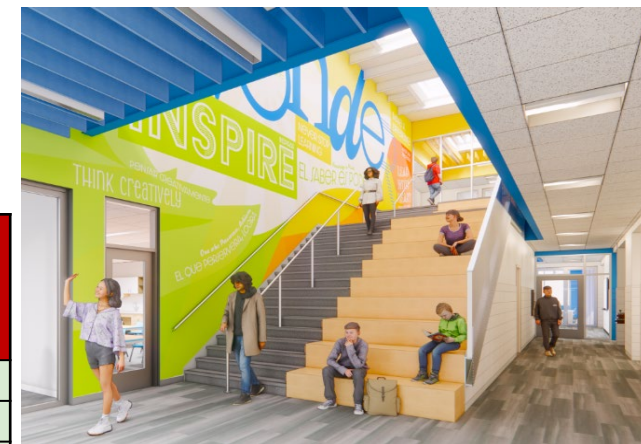
★ Phase three projects

- Mount Pleasant Early College & Career Academy (MPECCA)
- Robert F. Kennedy PK-8 School **Advanced from Phase-4*
- 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
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)	Fall 2027 (est)
Harry Kizirian PK-8	858 (est)	Summer 2027 (est)
Mary Fogarty PK-8	858 (est)	Summer 2027 (est)



Construction Schedule Management & Field Oversight

Downes Field Observations: Our experienced field professionals provide **daily/weekly** construction observations to verify that work is progressing in accordance with project requirements while promoting **quality, safety, and contractual compliance**. Regular site observations provide owners with timely insight into construction activities and emerging issues.

- ★ Construction Progress
- ★ Quality Assurance
- ★ Safety Compliance
- ★ Contract Workforce Obligations

Construction Schedule Management & Field Oversight Cont.

Design/Build Schedule Management: Downes Construction Company (DCC), supported by their scheduling consultant **Project Technology Group (PTG)**, provides comprehensive schedule management to maintain project momentum, identify risks early, and support informed decision-making throughout construction. PTG performs **independent CPM schedule analysis** to validate baseline and monthly updates, confirm the accuracy of critical path activities, and monitor progress against key milestones. DCC/PTG offers **targeted guidance to Construction Managers**, including the development of recovery strategies, identification of sequencing efficiencies, and recommendations to mitigate emerging delays. Their oversight framework reinforces **transparency and accountability**, ensuring that schedule performance is continuously evaluated and that corrective actions are implemented promptly.

- ★ Critical Path Schedule & Logic Validation
- ★ Milestone Trackers & Construction Sequencing
- ★ Long-Lead Procurement (Switchgear, Mechanical Equipment)
- ★ Schedule Health Check

Capital Projects Status Dashboard

Green for "On Schedule" **Ready for First Day of School Year 2027-28**
Yellow/Amber for "On Schedule – Recovery Attainable"
Red for "Schedule Impacted" **Working on a recovery strategy**

Project	Overall Status	Critical Path Status	Field Observation Status	Comments
Harry Kizirian PK-8 Phase-2 Project	Schedule Impacted Recovery in progress	Steel procurement driving CP; on track	Active foundation work progressing	RIDEM Impact, 25 days . RIDEM released to work on 7/17. Work resumed on Mon. 7/20/26
Mary E. Fogarty PK-8 Phase-2 Project	On Schedule	Steel erection on CP; progressing	Active site, steel erection progressing	Negative float from contaminated soils Recovery plan is being executed.
Asa Messer PK-8 Phase-3 Project	On Schedule	Steel erection on CP; progressing	Active site, steel erection progressing	Next important milestone is building enclosure Est. December 2026
Alfred Lima / Gilbert Stuart PK-8 Phase-3 Project	On Schedule	Foundations on CP; progressing	Active site, steel erection progressing	Next important milestone is building enclosure Est. January 2027
Mt. Pleasant Phase-3 Project	On Schedule	Foundations on CP; progressing	Ongoing interior renovations: site work started front entrance and addition foundation progressing	Negative float from contaminated soils. Recovery plan is being executed.
Robert F. Kennedy PK-8 Phase-3 Project <i>(advanced from Phase 4)</i>	On Schedule– Continued review appears recovery is attainable	Steel procurement driving CP; on track	Demo completed; foundations work progressing	DesignBuilder is exploring recovery actions to align to target date.

Important Definition:
Substantial Completion → Is a **contractual term** to document the building is completed for its intended use. Architectural firm is responsible for completing a **Post Construction Certificate** to document this activity which includes remaining activities such as landscaping, punch list items, commissioning etc.

MWBE Reporting							Phase-2 Project		Phase-3 Project	
Project Name	Trade Contractor Amount to Date	Total MWBE Subcontractors Contract Amount	MWBE Subcontractors		Contract Value	Total MWBE Subcontractors Percentage Amount	Contractor	State		
Mary Fogarty PK-8 Design/Build	\$43,444,565	MBE: \$8,400,999 WBE: \$3,358,800	TORRADO ARCHITECTS:		\$3,280,822	MBE: 19.3% WBE: 7.7%	Gilbane Building Company	RI		
			WELCH:		\$50,000					
			ABM:		\$60,000					
			TAVARES, LLC:		\$4,242,358					
			JL Marshall:		\$254,000					
			South Coast Steel							
			Northeast Steel:		\$305,000					
			Custom Iron Works							
			Arden:		\$1,3000,000					
			HB Welding							
			Rossi:		\$675,000					
			Certified Connections							
			DiFazio:		\$100,000					
			Matthews Bros.							
			Union Concrete							
			Capasso:		\$459,000					
			Trinity Construction Group							
			Della Supply LLC							
			Greenwood Roofing:		\$171,699					
			Tavares, LLC							
			Performance Contracting, Inc.:		\$310,800					
			Architectural Products							
			Chandler Architectural Products:		\$390,000					
			Architectural Products							

MWBE Reporting

Phase-2 Project

Phase-3 Project

Project Name	Trade Contractor Amount to Date	Total MWBE Subcontractors Contract Amount	MWBE Subcontractors	Contract Value	Total MWBE Subcontractors Percentage Amount	Contractor	State
Lima Stuart	11,872,817	\$2,301,180	A/E Manafort Pasquazzi is not an MBE but as indicated on their manpower report: Abatement (100% Minority Personnel) All work to date (73% Minority Personnel)	\$4,102,023 \$468,000 \$650,000 \$1,183,180	54%	Ahlborg Construction	RI
Kizirian School	\$37,229,117	\$5,174,078	American Environmental Cassie's Can Sitecon JL Marshall Delta Mechanical (Plumbing & HVAC)	\$2,467,920 \$42,969 \$46,189 \$412,000 \$2,205,000	14%	Dimeo Construction	RI
Mount Pleasant High School	\$66,782,077	\$9,224,970	Tavares Rebars & Mesh American Bldg. Workers LLC Rhode Island Rebar Chandler - Glass Supplier Peralta, LLC JMB Mechanical	\$4,275,130 \$25,095 \$1,290,000 \$31,445 \$150,000 \$313,300 \$3,150,000	13.8%	Agostini Bacon Construction	RI

MWBE Reporting					Phase-2 Project	Phase-3 Project	
Project Name	Trade Contractor Amount to Date	Total MWBE Subcontractors Contract Amount	MWBE Subcontractors	MWBE Contract Value	Total MWBE Subcontractors Percentage Amount	Contractor	State
Asa Messer Pre-K thru 8	\$38,944,794	\$9,947,711	American Environmental Marguerite Concrete (Lindon Group) Catalano Construction(FC Construction) Shepard Steel (HB Welding) Delta Mechanical (JMB Mechanical) Tavares, LLC	\$898,500 \$205,835 \$42,840 \$1,496,000 \$2,636,000 \$4,467,546	25.57%	Agostini Bacon Construction	RI
Spaziano Middle School	\$29,565,355	\$5,814,617.73	Marguerite Concrete, Inc. Manafort Bros. Inc. Dexter Masonry Barber Firestop Systems LLC Greenwood Industries, Inc. Accurate Door & Window H. Carr & Sons, LLC (Acoustical) H. Carr & Sons, LLC (Drywall) M. Frank Higgins & Co., Inc. MacKenzie Service Corporation Conn Acoustics, Inc. Tavares LLC (Signage) Tavares LLC (Specialties) B&D Veterans Construction Delta Mechanical Contractors, LLC Rossi Electric Co.	\$60,527 \$422,126 \$152,134 \$6,889 \$110,775 \$1,331,994 \$57,800 \$257,800 \$819,000 \$51,200 \$378,176 \$33,680 \$578,600 \$49,000 \$1,230,000 \$214,390	20%	O&G Industries	CT/RI

Mount Pleasant Early College and Career Academy

Grades 9-12



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Agostini

PERKINS

EASTMAN

Project Overview

- \$110M Budget
- 1,000 Student Enrollment
- Occupied School / Phased Construction



Mount Pleasant Early College and Career Academy

Grades 9-12



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PERKINS

EASTMAN

Project Update:

- Foundations for new addition in progress
- Ground floor North Renovation – Phase 1B in progress
- New Sewer line in progress
- Abatement work in progress
- Demolition work in progress
- Window removal and preparation in progress



Look Ahead:

- Site Work ongoing
- Interior Finishes presentation update, meeting TBD
- Awaiting feedback for rebranding/redesign of school graphics

Mount Pleasant Early College and Career Academy

Grades 9-12



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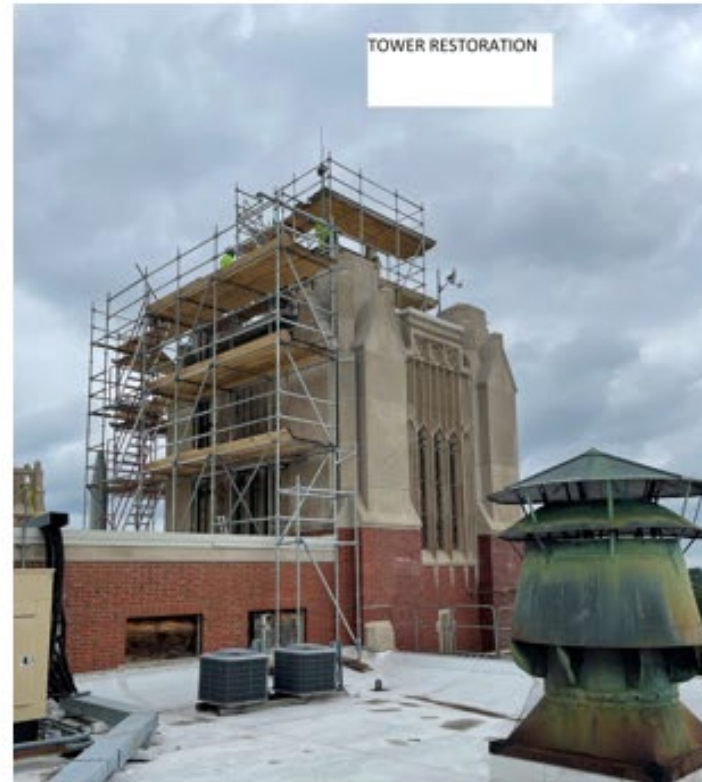
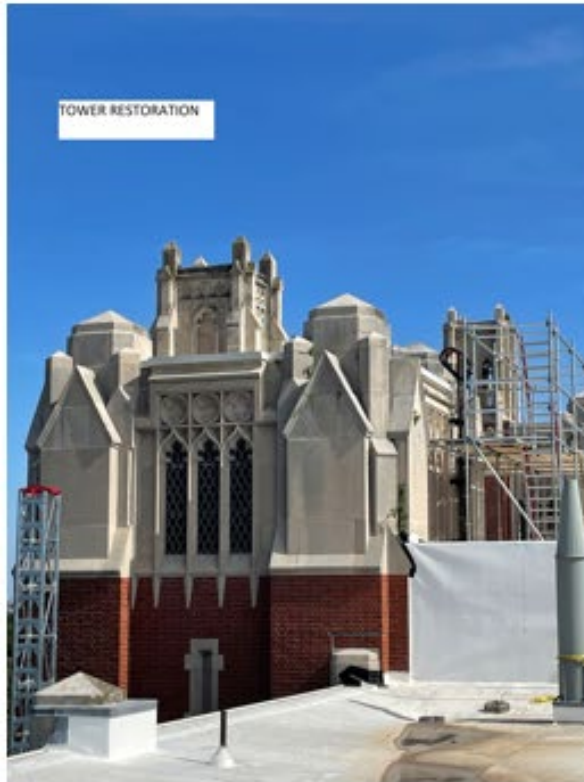


Agostini

PERKINS

EASTMAN

Project Photos: Façade Repair Progress



Mount Pleasant Early College and Career Academy

Grades 9-12



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Project Photos: Site Work Progress



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Grades 9-12



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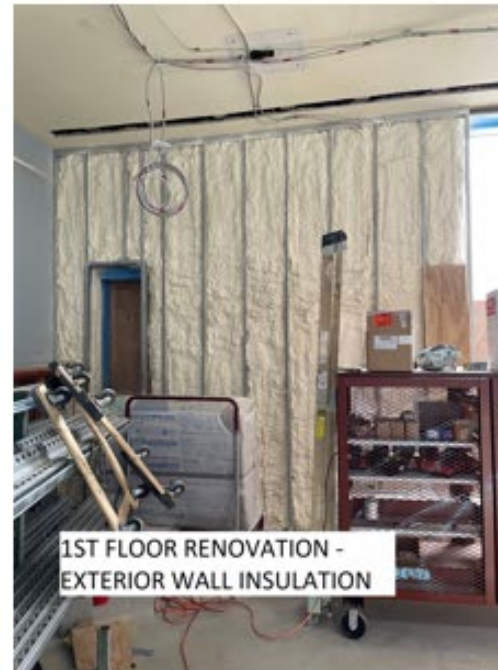


Agostini

PERKINS

EASTMAN

Project Photos: Interior Progress



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Tecton
ARCHITECTS

Project Overview:

- \$34.5M Budget
- 312 Student Enrollment Est
- New Construction
- Not in swing space
- Grades 6-8 | 4-track school



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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O&G Industries

Tecton
ARCHITECTS

Project Update:

- Laban Street landscape and hardscape work is ongoing
- Final testing and inspections of life safety and FA are ongoing
- Punch List work ongoing
- Furniture install ongoing



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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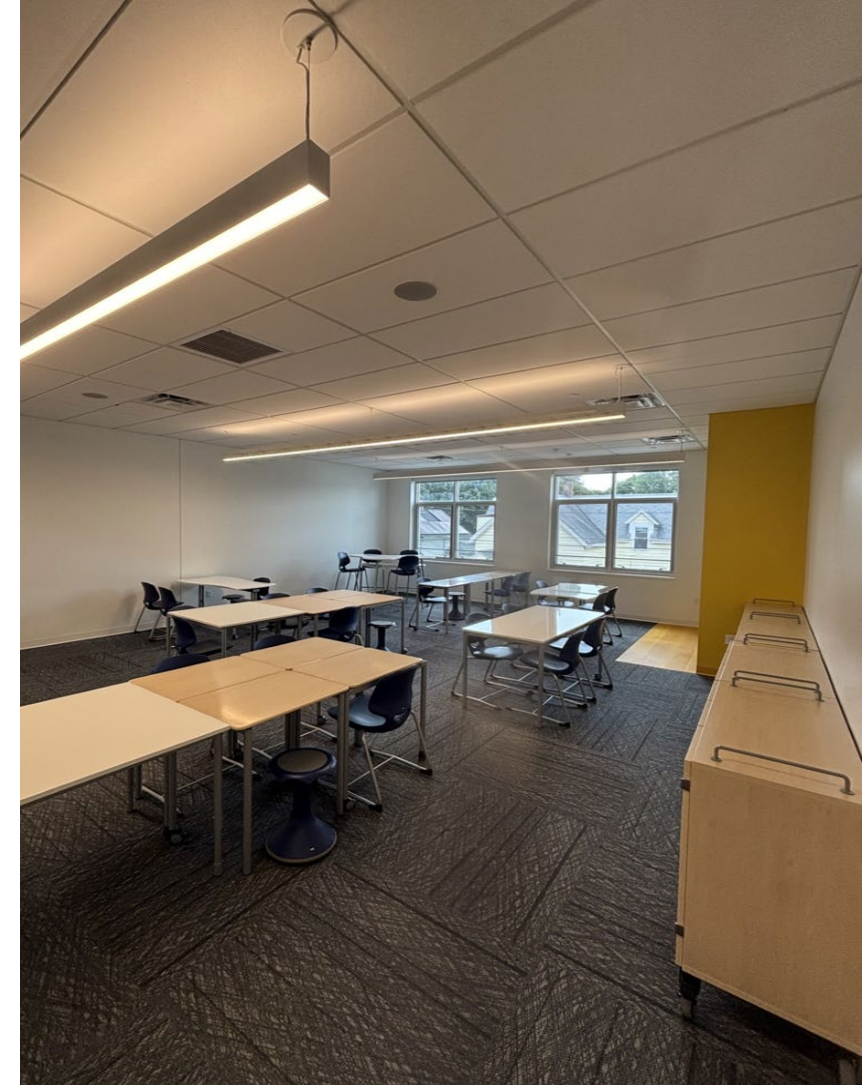
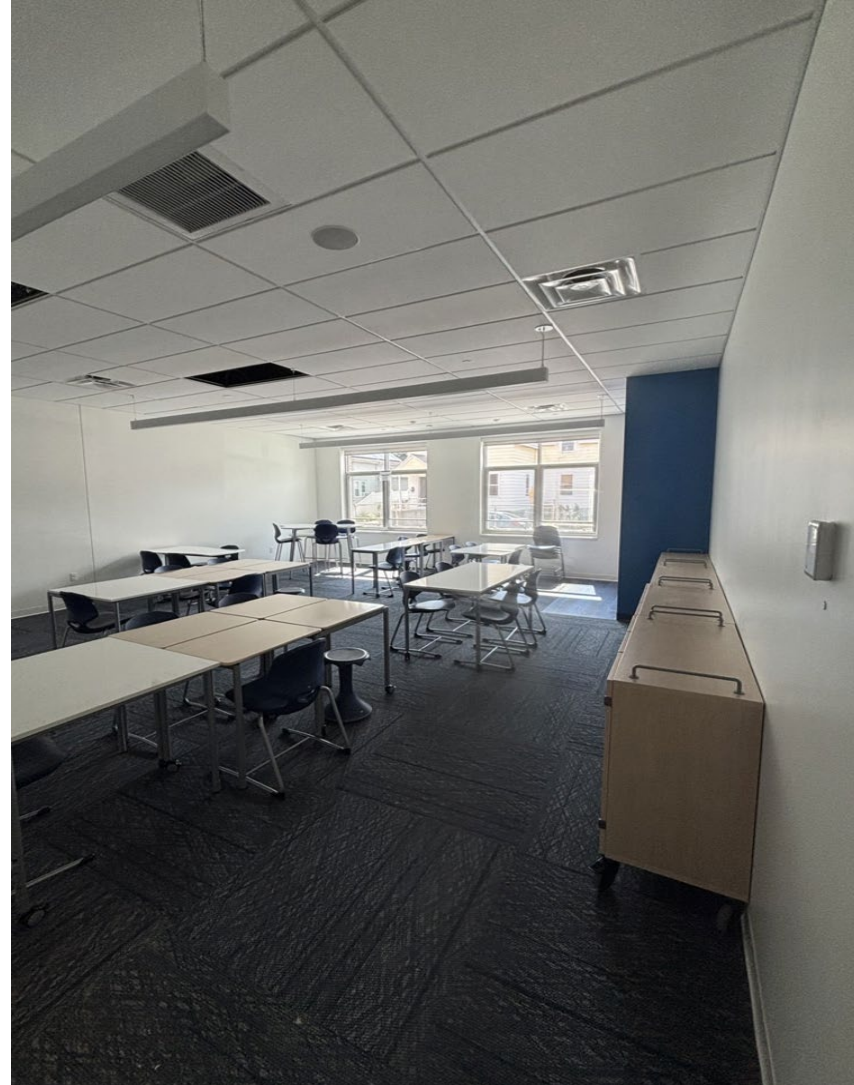
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Project Photos:

- Furniture install/setup
- Final cleaning



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



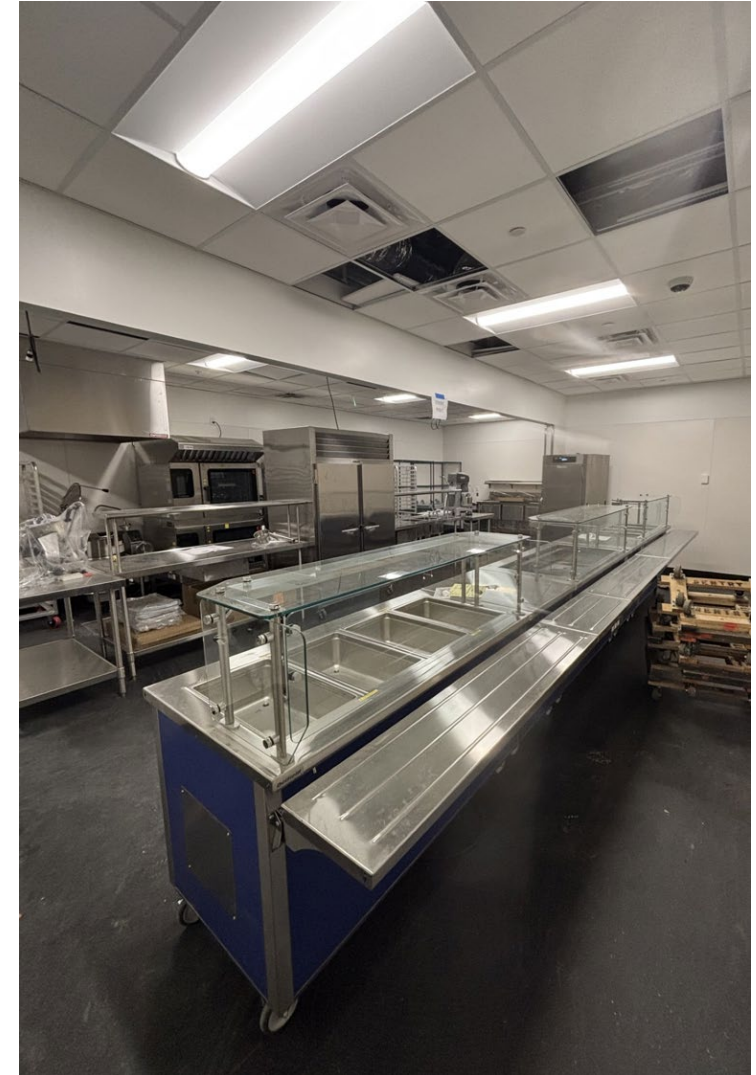
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Robert F. Kennedy PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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ARCHITECTS



DSG INDUSTRIES, INC.

Project Overview

- \$77.7M Budget
- 858 Student Enrollment
- New Construction
- Temporarily housed at Esek Hopkins MS



Robert F. Kennedy PK-8

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



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DSG INDUSTRIES, INC.



LOBBY

Robert F. Kennedy PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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Tecton
ARCHITECTS



DSG INDUSTRIES, INC.

Project Update

- Design Development approval received from *RIDE* in July
- 60% Construction Documents is currently in for *RIDE* approval
- 100% CD Documents received
- Foundation Permit received
- Full Building Permit under review

Construction Update

- Foundation work has begun
- Coordination for MEP underground is ongoing.



Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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Schools



Gilbane



Project Overview:

- \$77.3 M Budget
- 858 Student Enrollment
- New Construction
- Temporarily housed at 85 Laurel Hill Ave
- Grades PK-5 | 3-track | 6-8 | 4-track



Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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Gilbane



Project Update:

- Design Development submission has been approved by RIDE
- 60% Construction Document, Food Service ERP, and Gym Equipment ERP submissions to RIDE are in progress; Buyout for these packages is underway
- 100% Construction Documents issued on 6/17/26; Balance of procurement is underway
- Schedule recovery efforts remain ongoing; Actions include acceleration via premium time hours and increased labor where applicable

Completed Work:

- Concrete footings
- Isolated column footings
- Placement, waterproofing, backfill of foundation walls
- Mobilize for steel erection

Look Ahead:

- Steel erection, decking & detailing at Areas 1 & 2
- Stair #1 & #2 erection
- Prep for slab on deck placements at Areas 1 & 2, Level 2

Mary Fogarty PK-8

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



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Gilbane



Project Photos



Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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Gilbane



Project Photos



Harry Kizirian PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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STUDIO
JAED

Project Overview:

- \$79.2 M Budget
- 858 Student Enrollment
- New Construction
- Temporarily housed at Narducci
- Grades PK-5 | 3-track | 6-8 | 4-track



Harry Kizirian PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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STUDIO
JAED

Project Update:

- Early Bid Packages 2A-2F approved.
Additional submissions ongoing
- 60% Construction Documents submission
to RIDE is in progress
- Foundations & Backfill 95% Complete -
Ready for Steel
- Electrical Easement Received
- Full Building Permit Issued

Look Ahead:

- GMP development
- Steel erection
- Site development



Harry Kizirian PK-8

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



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STUDIO
JAED

Project Photos:



Messer/West Broadway PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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Schools



STUDIO
JAED

Project Overview:

- Budget
- 996 Estimate Student Enrollment
- New Construction
- Temporarily housed at Carl G. Lauro
- Grades PK-5 | 4-track | 6-8 | 4-track



Messer/West Broadway PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



Providence
Schools



STUDIO
JAED

Project Update:

- 60% Construction Documents approved by RIDE
- GMP Draft has been approved
- 100% Construction Documents are Completed and Final GMP has been presented and approved by Downes Construction
- Foundations 100% Complete
- Early Packages 1-3 approved by RIDE.
- Structural Steel delivered to site and erection started 6/22

Look Ahead:

- Steel erection and Detailing will continue for the next 3 months
- Underground Drainage & Sewer Utilities



Messer/West Broadway PK-8

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



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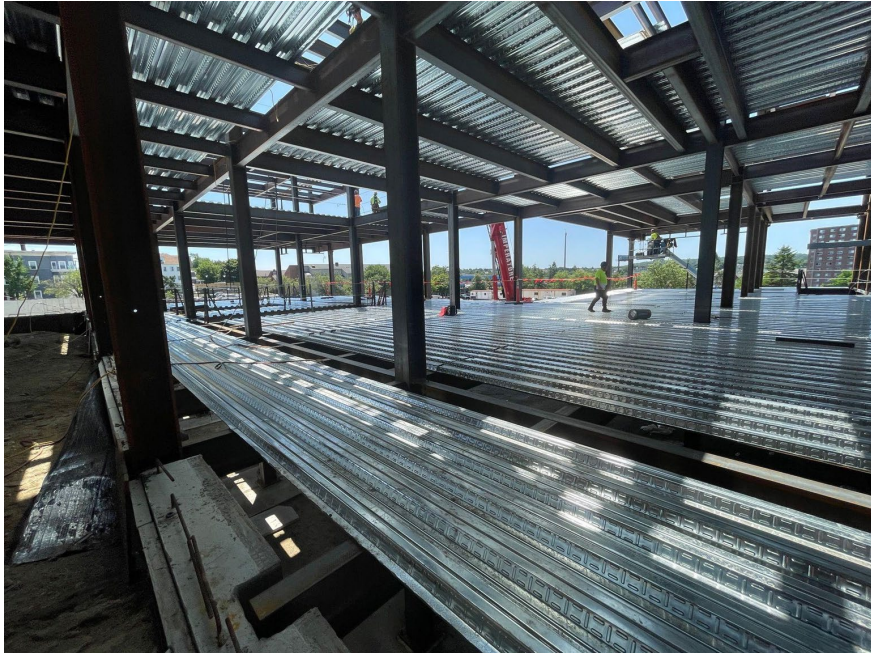


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STUDIO
JAED

Project Photos:



Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Overview:

- \$87M Budget
- 996 Estimate Student Enrollment
- New Construction
- Not in swing space
- Grades PK-5 | 4-track | 6-8 | 4-track



Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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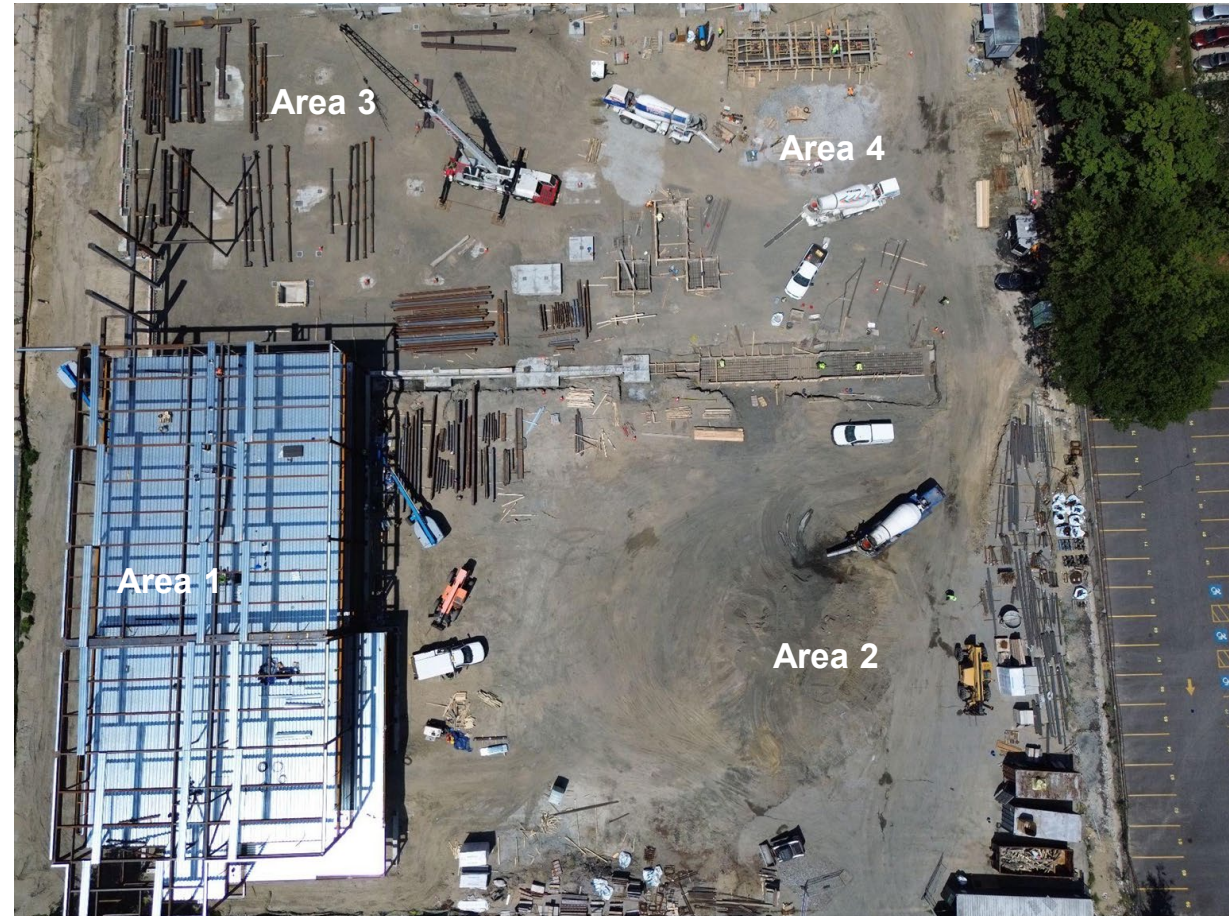


Project Update:

- Area 1 Foundations, steel installation, and floor decking complete. Roof Deck underway. Slab-on-deck, level 2, scheduled for 8-7-2026, followed by level 3. Underslab Utilities following level 2 slab.
- Area 3 foundations complete, steel installation 40% complete. Area 4 foundations complete this week, Area 2 foundations on schedule for next week.
- Cultec sub-surface system installed and backfilled.
- PW/D'Ambra fire and domestic service from street to building installation complete. Sewer from Princeton complete. Sewers (2) on Daboll in August.
- A/E 3D model complete, 3D coordination model and documents w/Trades ongoing. Area 1 and Kitchen subsurface, ductwork, piping, etc. minimal clashes resolved as they occur.

Look Ahead:

- GMP next 2-weeks, RIDE 60% this week
- Area 1 exterior framing, M/P FP layout, hangers, etc., blocking, and roofing underway in August 2026.



Lima/Stuart PK-8

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



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Schools



AHLBORG
CONSTRUCTION CORPORATION



TORRADO
ARCHITECTS

Project Photos:



Lima/Stuart PK-8

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



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Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Photos:



Action Items For The Committee:

- 1) **Approval of Schematic Design, Design Development, and Construction Documents of Lillian Feinstein Elementary, Sackett Street Art Room (208).** The Providence School Building Committee approves the submission of the Schematic Design, Design Development, and Construction Documents of Lillian Feinstein Elementary, Sackett Street Art Room (208) Project to RIDE for approval and authorizes Studio JAED to proceed with the submissions.
- 1) **Approval of Schematic Design, Design Development, and Construction Documents of Classical High School Electrical (Transformer) Improvements Project.** The Providence School Building Committee approves the submission of the Schematic Design, Design Development, and Construction Documents Classical High School Electrical (Transformer) Improvements Project. to RIDE for approval and authorizes Studio JAED to proceed with the submissions.