

Providence
Schools



RIDE Rhode Island
Department
of Education



PHASE 4A PROJECTS

SBC MEETING

7.28.2026 | PROVIDENCE, RI



Agenda

1. Phase IV A Program Overview
 1. Feasibility Study Overview
2. MOA Alignment Discussion
3. 'Fast Track' Project Update
4. Next Steps

Phase 4A – Program Recap

ORIGINAL PROGRAM AS APPROVED

New Build or Like-New	\$	Restore to New	\$
Roger Williams PK-8 Campus	\$95M	Central High School	\$10M
Nathaniel Greene PK-8	\$95M	E-Cubed High School	\$5M
Martin Luther King K-5 and Early Childhood Center	\$49M	Alvarez High School	\$10M
Vartan Gregorian K-5	\$30M	Nathan Bishop 6-8	\$5M
Carnevale/DelSesto PK-8 Campus	\$24M	Bailey K-5	\$10M
Hope High School	\$26M	Young & Woods K-5	\$10M
Classical High School	\$20M	JSEC High School	\$10M
Pre-K Center*	\$20M	Leviton Dual Language K-5	\$5M
		PCTA High	\$5M
Total	\$359M	Total	\$70M

Project constraints require Program phasing

- ❖ **Limited Funding:** More 'Approval than Cash'
- ❖ **Swing Space:** Limited 'Swing Space' options

Phase 4A – Program Recap

Original Recommendation from September 2025 SBC Meeting

Recommendation

Project List

Roger Williams/Young Woods PK-8 Campus	\$115M
MLK PK-8	\$80M
Vartan PK-5	\$30M
Carnevale/Delsesto PK-8 Campus	\$24M
Hope HS	\$35M
Total	\$285M

Additional Notes:

- RW/YW PK-8 campus would be multi-site – PK-2 at current YW and 3-8 an RW
- PK site would include 9 additional specialized PK with room for screening and connection with registration; remaining 9 specialized PK at Pleasant View
- MLK originally approved as PK-5 with extra PK; this adjusts to PK-8
- Would explore Carnevale/Delsesto project – if project not feasible, shift funding to Hope project

Pros

- Expands PK-8s across the district
- Addresses PK needs
- Plans for number of middle school seats needed in the upcoming school years

Cons

- Adds additional MS seats on East Side; while high demand for Bishop, many students come from across the City
- Greater clarity required on work to be done to convert Delsesto/Carnevale to campus

Central Questions in Feasibility Studies



Phase 4A: Vartan Gregorian

Snapshot:

- ❖ **Design:** Enrollment model remains unchanged; Project will seek to address both 'Warm, Safe, & Dry' projects, as well as Educational Programming spaces. Current priorities include addressing ADA code improvements, structural systems, building envelope, early learning bathrooms, full mechanical system overhaul, and updating educational programming spaces.
- ❖ **Logistics:** Project is dependent on swing space availability for any major work; 'summer slam' projects would not be advised for cost/schedule implications
- ❖ **Schedule:** Target start is 7/1/2027; construction duration dependent on project selection.
- ❖ **Environmental:** Hazardous materials present, but do not pose any imminent risk in state/location.
- ❖ **Site:** Site work will be required to address ADA issues.
- ❖ **Budget:** Approved MOA is \$30M; **Consideration of MOA realignment to increase scope depending on project selection.**
- ❖ **Historical:** Project is not under any formal jurisdiction, but should require coordination as a best practice



Phase 4A: Carnevale

Snapshot:

1. **Design:** Project is being studied for conversion from current enrollment model to a combined Carnevale/Del Sesto Pre-K-8 campus model; Building has major settlement issues affecting structural and other building systems;
- ❖ **Logistics:** Project is dependent on swing space availability for any major work; 'summer slam' projects would not be advised for cost/schedule implications
 - ❖ **Schedule:** Target start is 7/1/2027; construction duration dependent on project selection.
 - ❖ **Environmental:** DEM has advised that due to environmental restrictions and past legal , any in-ground work should be extremely limited – structural reinforcement will require underpinning and associated site work.
 - ❖ **Site:** Site work will be required to address settlement issues
 - ❖ **Budget:** Approved MOA is \$13M; Requirements of structural work and associated civil work will bring tremendous pressure on project budget, potentially limiting ability to prioritize further projects during this phase – **MOA realignment should be considered.**
 - ❖ **Historical:** No concern at this time; outreach has been ongoing.

Phase 4A: Carnevale

Snapshot:

Exterior Envelope Conditions

Assessment Report

STRUCTURAL

- Foundation settlement has been observed, contributing to overall building movement and associated separation conditions.

Building movement has resulted in separation of the veneer masonry from the CMU backup wall, which is attributed to inadequate cavity wall weeps. This condition is observed at the canopy area, including slab edges, columns, and structural steel framing. Given the involvement of structural elements, this condition should be further evaluated and be considered high priority repair.

ARCHITECTURAL

- The exterior façade requires cleaning, to remove staining, biological growth, and accumulated debris
- The exterior entry pad exhibits separation from the building.

Overall, exterior façade conditions range from good condition at masonry to poor condition at fenestration. Addressing these issues now will protect the building and increase longevity.





Phase 4A: Hope High School

Snapshot:

- ❖ **Design:** Enrollment model remains unchanged; Project will seek to address both 'Warm, Safe, & Dry' projects, as well as Educational Programming spaces. Current priorities include addressing thermal comfort, completing code upgrades, and student centered educational programming spaces
- ❖ **Logistics:** Project has opportunities to sequence work while school is in session, providing more value/reduced timelines
- ❖ **Schedule:** Tentative start of 3/1/27; 18-month construction duration
- ❖ **Environmental:** Hazardous materials present, but do not pose any risk in state/location.
- ❖ **Site:** No major scope identified.
- ❖ **Budget:** Full renovation (all identified scope) is \$60-70M; Approved MOA is \$25M; **Consider MOA realignment to increase scope depending on project selection.**
- ❖ **Historical:** Location is under jurisdiction; select scopes of work may require Historical approvals.



Phase 4A: Del Sesto

Snapshot:

- ❖ **Design:** Project is being studied for conversion from current enrollment model to a combined Carnevale/Del Sesto Pre-K-8 campus model; Building has 'excess capacity' – opportunities to provide educational spaces without increasing the building footprint. Major projects to be considered include conversion of underutilized spaces to ed programming areas (locker rooms), interior finishes, space reconfiguration, security film, and the replacement of portions of the HVAC systems
- ❖ **Logistics:** Project is dependent on swing space availability for any major work; will require coordination across multiple design/build teams
- ❖ **Schedule:** Target start is 7/1/2027; 24-month construction duration
- ❖ **Environmental:** Site has environmental monitoring – will include a cost premium for any work required 'in-ground'
- ❖ **Site:** Site Improvements may be required – see environmental.
- ❖ **Budget:** Approved MOA is \$11.5M; **Consideration of MOA realignment** to increase scope depending on project selection. Current MOA does not allow for a full renovation or new build.
- ❖ **Historical:** No concerns at this time.



Phase 4A: Dr. MLK Jr. Snapshot:

- ❖ **Design:** Project approved during Stage II and by City Council for a new construction, Pre-K – 5 model. District vision for PK-8 school communities prompted the project team to re-evaluate the scope against updated educational programming needs. The project team evaluated 7 major options.
- ❖ **Logistics:** For 4 options, swing space would be a requirement; 3 options proposed to build on an adjacent lot not under care and control of the school department.
- ❖ **Schedule:** Target start is 7/1/2027; construction duration is 24 months.
- ❖ **Environmental:** Hazardous materials present, but do not pose any imminent risk in state/location.
- ❖ **Site:** Site work will be required for all options.
- ❖ **Budget:** Approved MOA is \$48M; **MOA realignment will be required** to move forward with all options.
- ❖ **Historical:** Project is not under any formal jurisdiction, but should require coordination as a best practice.
- ❖ **Cultural:** Existing facility is a neighborhood resource and has strong ties to the community. Robust engagement will be required to ensure the option chosen will continue to serve

Phase 4A – MOA Alignment Discussion

Snapshot:

- To move forward with all projects, we **need stakeholder alignment on MOA.**
- Dr. MLK Jr. is based on RIDE funding formula.
- Other projects are dependent on selected Scope of Work.
- Maximize educational impact with limited fund availability.

Recommendations:

- Increase Dr. MLK Jr. to support a new-build 858 student PreK-8.
- Increase Hope HS to support educational programming/H&S SoW
- Combine RW/YW's into single project and increase MOA for expanded PreK SoW.
- Increase Delsesto to provide full PreK-8 at single location
- Decrease Carnevale and shift funding into Delsesto
- Decrease approvals for downstream Phase IV B/C projects.

Original Recommendation

Project List	
Roger Williams/Young Woods PK-8 Campus	\$115M
MLK PK-8	\$80M
Vartan PK-5	\$30M
Carnevale/Delsesto PK-8 Campus	\$24M
Hope HS	\$35M

Phase 4A: Stakeholder Engagement Update

March 15 – April 15 : Process Definition - **COMPLETE**

Video Development & Cadence

Kick-off w/ PPSD Communications

Building Walkthroughs w/ PPSD Ops

April 15 – July 15: Preliminary Engagement - **COMPLETE**

PPSD Leadership Teams

Educator / Administrator / Staff

Outreach to Community Stakeholder Orgs

Public Meetings / Forums

Community Events

Release Videos / Surveys

July 15 – September 30: Schematic Design - **ONGOING**

Incorporate engagement feedback into design

Targeted engagement to clarify scope

RIDE-SBA SD Design Deliverables

Community Meetings/Events

The image shows a two-page survey form for Hope High School. The left page is titled "Hope High School Student Survey" and includes a logo at the top. It contains questions 1 and 2. Question 1 asks "What grade are you in?" with options 9th, 10th, 11th, and 12th. Question 2 asks "How do you feel about your school building overall?" with options Excellent, Good, Fair, Poor, and Very Poor. The right page contains questions 3 and 4. Question 3 asks "How would you rate your overall comfortability level in your classrooms (Temperature, Lighting, Air, etc.)" with options Excellent, Good, Fair, Poor, and Very Poor. Question 4 asks "How well-maintained and clean does the school feel?" with the same five options. Each question has a "Choose one." instruction.

The graphic is titled "What is a Feasibility Study?" and features a school site plan illustration on the left. On the right, the text reads "Your Input is Vital" followed by "Your input, vision, and feedback is vital to consider every high-level possibility to designing the solution that serves us all." The Providence Public School District logo is in the bottom right corner.



Hope High School – Boiler Replacement

Snapshot:

- ❖ **Overview:** This project shall install (1) new fire tube boiler for redundancy to existing boiler #1. The boiler demolition project (separate project) shall remove boilers #2 & #3 prior to installation of new boiler.
- ❖ **Design:** Proposal developed to install a firetube boiler and controls, temporary boiler rental , and allowance for saw cutting and removal of a portion of the coal bin.
- ❖ **Logistics:** Delivery timeline for a new boiler is Nov-2026. A temporary boiler will be installed for Oct 2026-March 2027 period (to be adjusted based on actual delivery date of new boiler).
- ❖ **Schedule:** Target start is Sept-2026 with installation of temporary piping to temporary boiler. Target Nov-2026 to install new boiler. Target project completion by Feb-2026.
- ❖ **Environmental:** Hazardous materials present on existing boilers; remediation plan in place for demolition phase.
- ❖ **Site:** Site work associated with design modifications to the coal bin, including partial demolition for access to the boiler room.
- ❖ **Budget:** Total cost is \$1,164,693.00 (excludes coal bin modifications).
- ❖ **Historical:** Not applicable on this project.



JSEC Lab Snapshot:

- ❖ **Overview:** The project shall transform an existing space into a 20-student capacity dental training facility using grant funding and CRF 27 dollars (totaling \$500K).
- ❖ **Design:** 60% Construction Documents are in progress by Signal Works Architecture. Targeting 8/12/2026 for submission to RIDE-SBA for review & approval.
- ❖ **Logistics:** MPA bidding process, as well as procurement timelines, will impact the overall schedule.
- ❖ **Schedule:** Target start is 10/14/2026, dependent on bidding & permitting process.
- ❖ **Environmental:** Hazardous materials unknown currently. HazMat consultant to be engaged.
- ❖ **Site:** Logistics plan to be developed for potential phased work.
- ❖ **Budget:** Funded via CRF 27 (totaling \$500K).
- ❖ **Historical:** Not applicable on this project.



Vartan Secure Entry

Snapshot:

- ❖ **Overview:** The project shall construct a new secure entry (separate staff and guest entrances) and renovate administrative offices. Existing offices will be converted into a music room.
- ❖ **Design:** Demolition & abatement SOW submitted to RIDE-SBA for review and approval on 6/12/2026. Approval received on 7/7/2026. 10-day notification submitted on 7/13/2026.
- ❖ **Logistics:** Project is dependent on procurement of long lead items (glass & doors). Coordination ongoing with PPSD for temporary student entrance during construction (Aug-Oct).
- ❖ **Schedule:** Mobilization on 7/27/2026 starting with demolition & abatement. Projected turnover is 10/30/2026.
- ❖ **Environmental:** Hazardous materials present, abatement work to take place.
- ❖ **Site:** No site work has been identified at this time.
- ❖ **Budget:** \$422K budget for demolition & abatement portion. \$495K budget for secure entry construction.
- ❖ **Historical:** Not applicable on this project.