

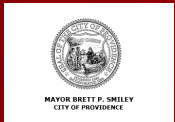
Providence School Building Committee

Capital School Construction Briefing

Agenda

- **MWBE Update**
- **Construction updates**
 - Phase 2 projects
 - Phase 3 projects
- **Action Items**
 - Approval of the Secured Vestibule at Vartan Elementary (Left Field)

June 23, 2026



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Updates from Downes Construction

- **Phase two projects**

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

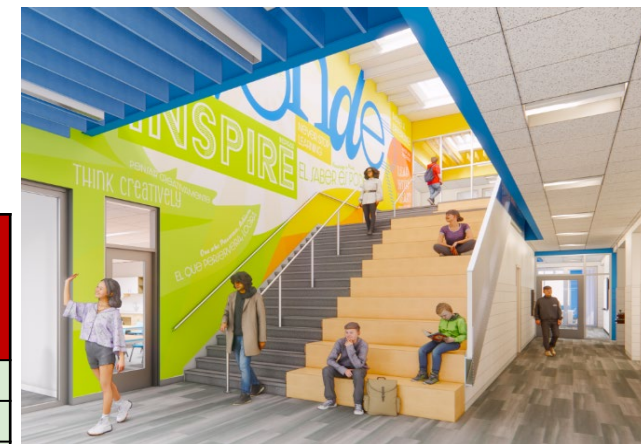
- **Phase three projects**

- 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)	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

Design/Build Schedule Management - Construction

Project Technology Group (PTG) independent schedule consultant reviews construction managers critical path schedule.

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

Downes Field Observations:

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

Capital Projects Status Dashboard

Project	Overall Status	Critical Path Status	Field Observation Status	Comments
Asa Messer PK-8	On Schedule	Foundations on CP; progressing	Active site, foundations underway	
Alfred Lima / Gilbert Stuart PK-8	On Schedule	Foundations on CP; progressing	Active site, foundations underway	
Harry Kizirian PK-8	Under Review	Steel procurement driving CP; on track	Active foundation work observed	Contaminated soils discovered
Robert F. Kennedy PK-8	On Schedule– Initial review appears recovery is attainable	Steel procurement driving CP; on track	Demo completed; site activities started	
Mt. Pleasant	Behind (-9 days) Recovery Anticipated	Negative float from contaminated soils	Ongoing interior renovations: site work started front entrance and addition foundation	
Mary E. Fogarty PK-8	Behind (-8 days) Recovery Anticipated	Negative float from contaminated soils	Active site, foundations underway	

Green for "On Schedule"

Yellow/Amber for "On Schedule – Recovery Attainable"

Red for "Behind"

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

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
Lima Stuart	11,872,817	\$2,301,180	A/E Manfort 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	\$13,101,905	\$2,969,078	American Environmental Cassie's Can Sitecon JL Marshall	\$2,467,920 \$42,969 \$46,189 \$412,000	22%	Dimeo Construction	RI
Mount Pleasant High School	\$3,424,955	\$2,843,421	Tavares Rebars & Mesh American Environmental	\$157,364 \$15,057 \$2,671,000	83%	Agostini Bacon Construction	RI
Asa Messer Pre-K thru 8	\$24,654,483	5,270,165	American Environmental Marguerite Concrete (Lindon Group) Catalano Construction(FC Construction) Shepard Steel (HB Welding) Delta Mechanical (JMB Mechanical)	\$898,500 \$205,835 \$42,840 \$1,496,000 \$2,636,000	21.37%	Agostini Bacon 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			

Mount Pleasant Early College and Career Academy

Grades 9-12



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Schools



Agostini

PERKINS

EASTMAN



Mount Pleasant Early College and Career Academy

Grades 9-12



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Agostini

PERKINS ————— EASTMAN

Project Overview

- \$110M Budget
- \$102M Construction Budget
- 224,500 SF
- 1,000 Student Enrollment
- Project Substantial Completion 2027
- Occupied School / Phased Construction

Mount Pleasant Early College and Career Academy

Grades 9-12



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PERKINS ————— EASTMAN

Project Update:

- 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

Mount Pleasant Early College and Career Academy

Grades 9-12



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PERKINS ————— EASTMAN

Project Photos: Site Work Progress



Mount Pleasant Early College and Career Academy

Grades 9-12



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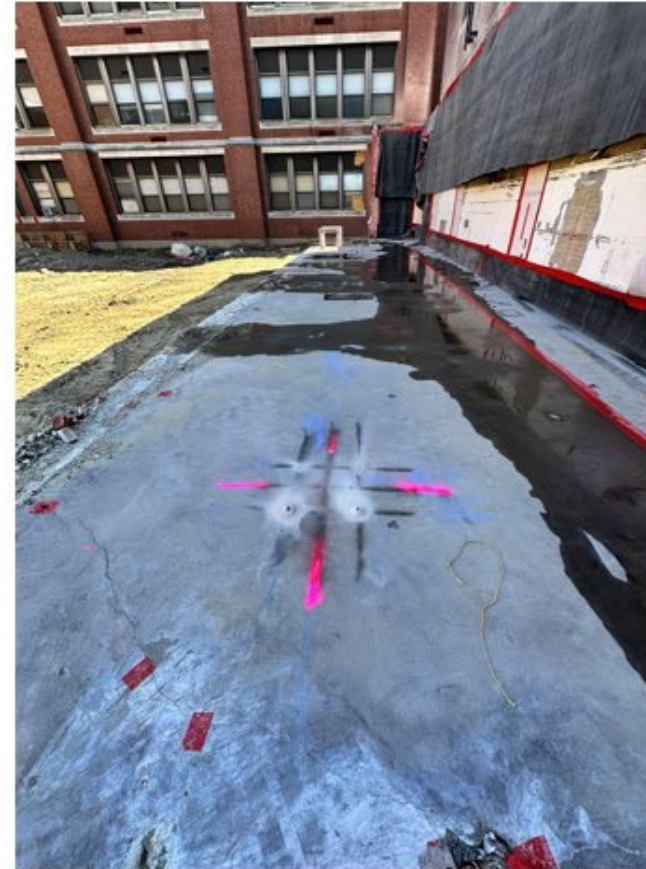


Agostini

PERKINS

EASTMAN

Project Photos: Footing Excavation



Mount Pleasant Early College and Career Academy

Grades 9-12



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PERKINS

EASTMAN

Project Photos: Window Replacement Progress



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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O&G Industries

Tecton
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Project Overview:

- \$34.5M Budget
- 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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Tecton
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Project Update:

- Interior finishes are nearing completion. Social stair millwork, flooring, and railings ongoing. Sound baffle install ongoing. Door hardware install ongoing.
- Sitework to start upon summer recess of Spaziano Elementary School.

Look Ahead :

- Life safety inspections, elevator inspection, security programming, door hardware installation, TAB, startups, training.



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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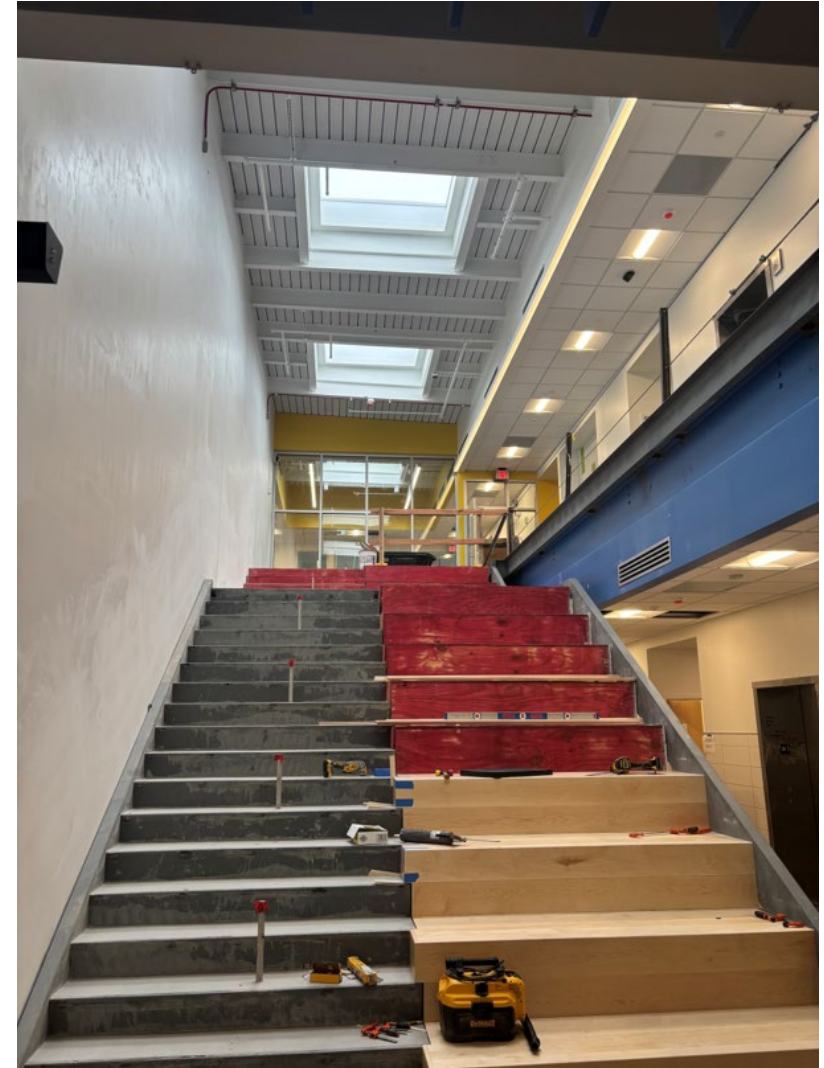


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Project Photos:



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



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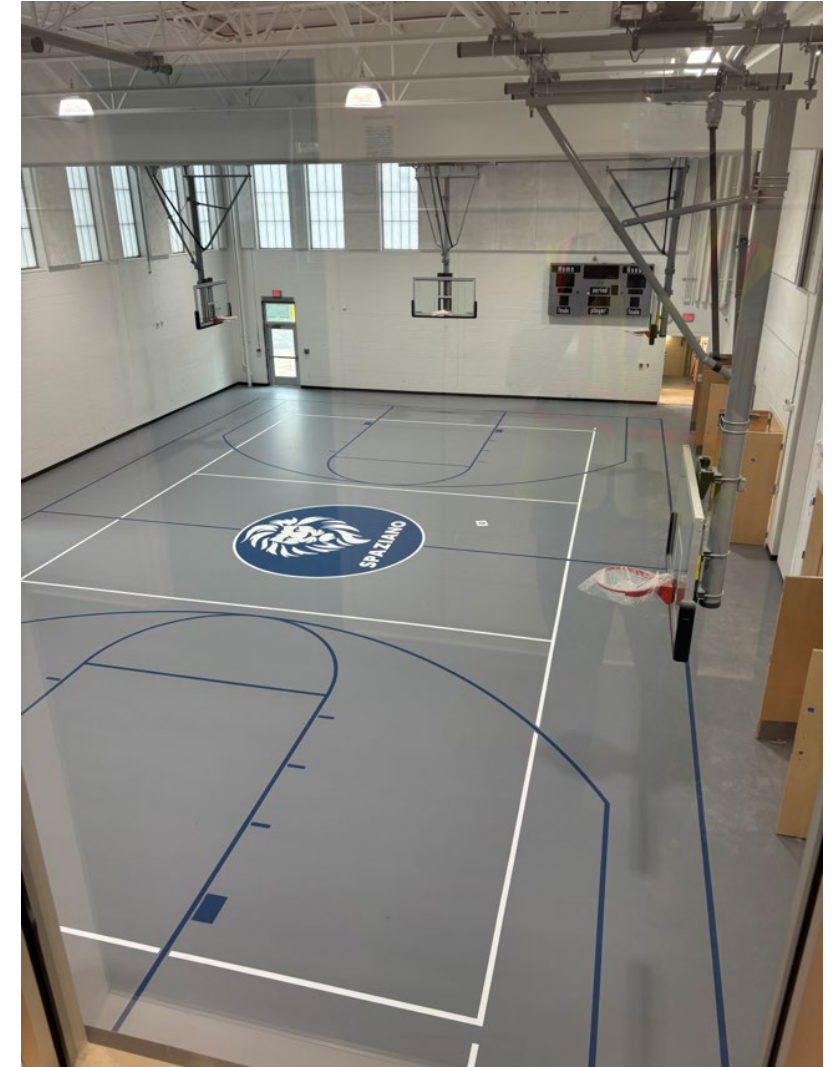
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O&G Industries

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Project Photos:



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Project Photos:



Robert F. Kennedy PK-8

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



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DSG INDUSTRIES, INC.

Project Overview

- \$77.7M Budget
- 858 Student Enrollment
- Project Substantial Completion
- New Construction



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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Project Update

- Design Development comments satisfied and returned to *RIDE* for review
- 60% Construction Documents pricing received by O&G and a third party
- *Early Release Packet 01* prepared to include
 - Site work
 - Concrete
 - Steel
 - Switchgear
 - Rooftop Units
- *Groundbreaking Ceremony* June 10th 2026

Look Ahead

- *RIDE* 60% review packet being prepared
- Construction Documents continuing to be refined

Robert F. Kennedy PK-8

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



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DSG INDUSTRIES, INC.

Project Images



Robert F. Kennedy PK-8

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



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Project Images

Robert F. Kennedy PK-8

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



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DSG INDUSTRIES, INC.

Project Images



Mary Fogarty PK-8

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



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Schools



Gilbane



Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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Gilbane



Project Overview:

- \$77.3 M Budget
- 858 Student Enrollment
- Project Substantial Completion Summer 2027



Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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Gilbane



Project Update:

- Exterior Envelope ERP has been approved by RIDE
- Design Development, 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
- Soil disposition received from RIDEM, enabling removal of soil stockpile



Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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Gilbane



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Completed Work:

- Area 1 & 2 Footings & Foundation Walls
- Area 3 & 4 Footings
- Backfill Area 1 Foundation Walls
- FRP Elevator Pit Concrete

Look Ahead:

- Continue load and haul of soil stockpile
- Excavate balance of perimeter foundations
- Continue placement, waterproofing, backfill of foundation walls
- Excavate, FRP isolated column footings Area 1 & 2
- Mobilized steel erection mid-July

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



Mary Fogarty PK-8

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



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Gilbane



Harry Kizirian PK-8

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



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STUDIO
JAED



Harry Kizirian PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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JAED

Project Overview:

- \$79.2 M Budget
- 858 Student Enrollment
- Project Substantial Completion 2027
- Occupied Site / Renovation Construction



Harry Kizirian PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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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

Look Ahead:

- GMP Development
- Steel erection
- Full building permit

Harry Kizirian PK-8

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



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Project Photos:



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



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Messer/West Broadway PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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Project Overview:

- \$84.5 M Budget
- 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



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Project Update:

- 60% Construction Documents submission to RIDE is in progress
- 100% Construction Documents are Completed and Final GMP has been presented
- Foundations 100% Complete
- Early Packages 1-3 approved by RIDE.
- EBP-4 pending approval
- Structural Steel delivered to site and Erection to begin 6/22

Look Ahead:

- Steel erection and Detailing will continue for the next 3 months
- Form & Place Site Retaining Walls
- Underground Drainage & Sewer Utilities

Messer/West Broadway PK-8

PK- Grade 5 | 4 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



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Project Photos:



Messer/West Broadway PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



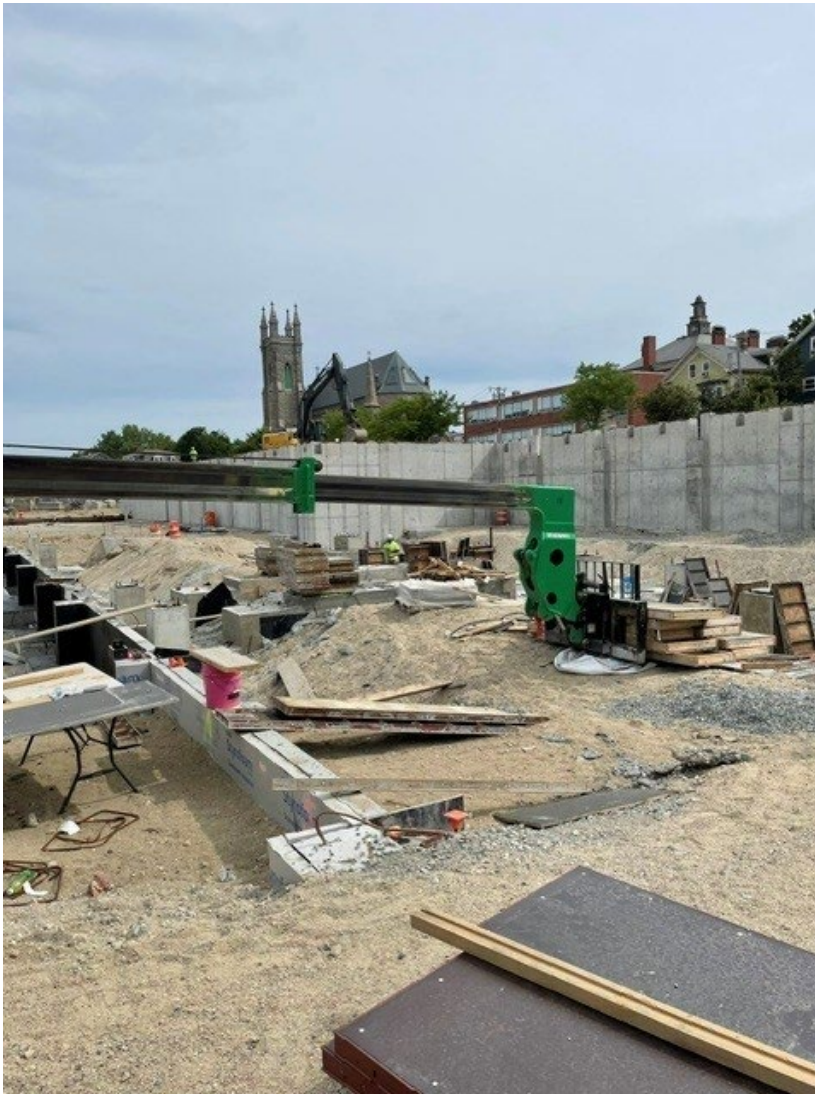
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Messer/West Broadway PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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



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Messer/West Broadway PK-8

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



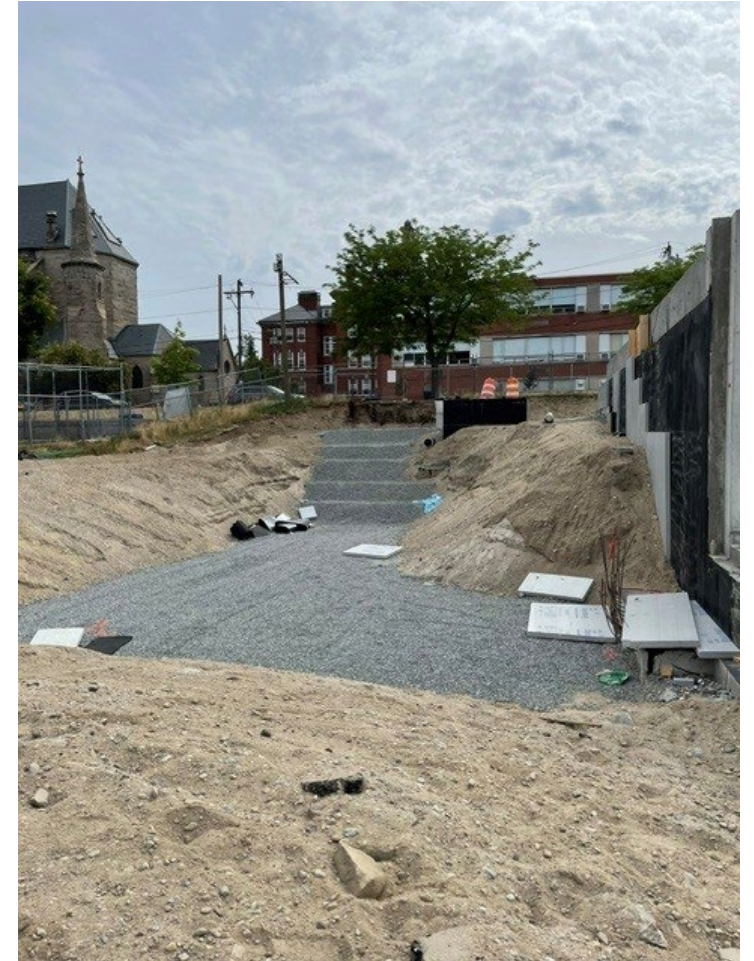
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Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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AHLBORG
CONSTRUCTION CORPORATION



Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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Providence
Schools



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CONSTRUCTION CORPORATION



Project Overview:

- \$87M Budget
- 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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CONSTRUCTION CORPORATION



Project Update:

- Demo complete, 22,000 YDS infill and compaction complete. UST removal and soil remediation complete
- Area 1 (SW wing) foundations (footings, piers and walls) 96% complete, Area perimeter foundations A-C/1-7 line complete, interior footings and piers in progress, and excavation for remaining area 3-4 underway. Permits for site, foundations, and structural steel approved.
- Cultec sub-surface drainage system excavation complete, system installation underway
- PW installing new Fire Service Tap on Princeton Street this week, new sewer lateral extended

Look Ahead:

- Staff engagement ongoing.
- Final building permit submitted early July.
- First steel and deck delivery and erection to begin week of July 6. First slabs on deck poured.
- 100% Construction Documents July 3, 2026, followed by GMP.
- With NBC approval new sewer taps/connections at Daboll in July

Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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CONSTRUCTION CORPORATION



Project Photos:



Lima/Stuart PK-8

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



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Project Photos:



Lima/Stuart PK-8

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



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Schools



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CONSTRUCTION CORPORATION



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Project Photos:



Action Items For The Committee:

- 1) **[LF] Approval of the Vartan Security Vestibule Project.** The Providence School Building Committee approves the SBC to submit the Vartan Security Vestibule project to RIDE as an expedited project under \$500,000. Obtaining this approval will allow us to move forward with the submission and, pending RIDE approval, complete the work during the summer construction period.