

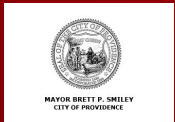
Providence School Building Committee

Capital School Construction Briefing

Agenda

- Updates by Downes Construction:
 - Capital Projects Dashboard
 - MWBE Update
 - Phase 2 projects
 - Phase 3 projects

September 1st, 2026



Providence
Schools



Updates from Downes Construction

★ Phase two projects

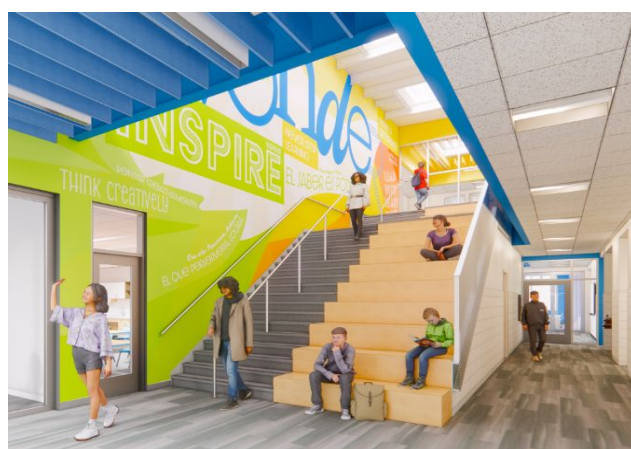
- Frank Spaziano MS
- Mary Fogarty PK-8 School
- Harry Kizirian PK-8 School

★ 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
Frank D Spaziano Middle School	\$34,500,000	312	Completed



School Name	Student Capacity	Completion Date
Construction		
Alfred Lima/Stuart PK-8 School	972 (est)	Summer 2027 (est)
Asa Messer/ W Broadway Pk-8 School	972 (est)	Summer 2027 (est)
Harry Kizirian PK-8	858 (est)	Summer 2027 (est)
Mary Fogarty PK-8	858 (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)



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 . 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	Steel erection 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: 1st phase sitework completed and addition foundation progressing	Interior phase 1 expected turnover November 2026.
Robert F. Kennedy PK-8 Phase-3 Project (advanced from Phase 4)	Schedule Impacted Recovery in progress	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	\$42,900,589	\$6,481,480	American Environmental Cassie's Can Sitecon JL Marshall Century Drywall Delta Mechanical (Plumbing & HVAC)	\$2,467,920 \$56,210 \$194,850 \$412,000 \$1,145,500 \$2,205,000	15.1%	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	\$46,531,822	\$10,105,361	American Environmental Marguerite Concrete (Lindon Group) Catalano Construction(FC Construction) Shepard Steel (HB Welding) Delta Mechanical (JMB Mechanical) Tavares, LLC	\$898,500 \$363,485 \$42,840 \$1,496,000 \$2,636,000 \$4,467,546	21.72%	Agostini 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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Providence
Schools



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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Agostini

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



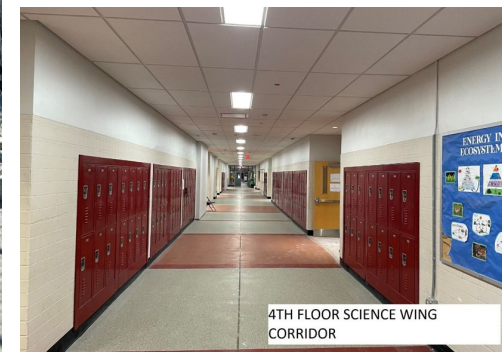
STAGING SET UP FOR NEW ADDITION-
SHEAR WALLS PRIOR TO STEEL INSTALL



NEW ELECTRIC TRANSFORMER BEING SET IN PLACE



4TH FLOOR SCIENCE WING CLASSROOM



4TH FLOOR SCIENCE WING
CORRIDOR

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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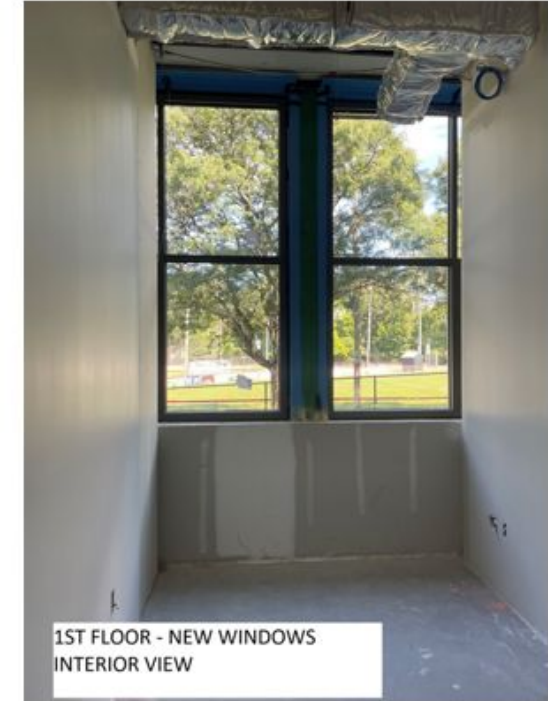


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Project Photos: Window Replacement Progress



Mount Pleasant Early College and Career Academy

Grades 9-12



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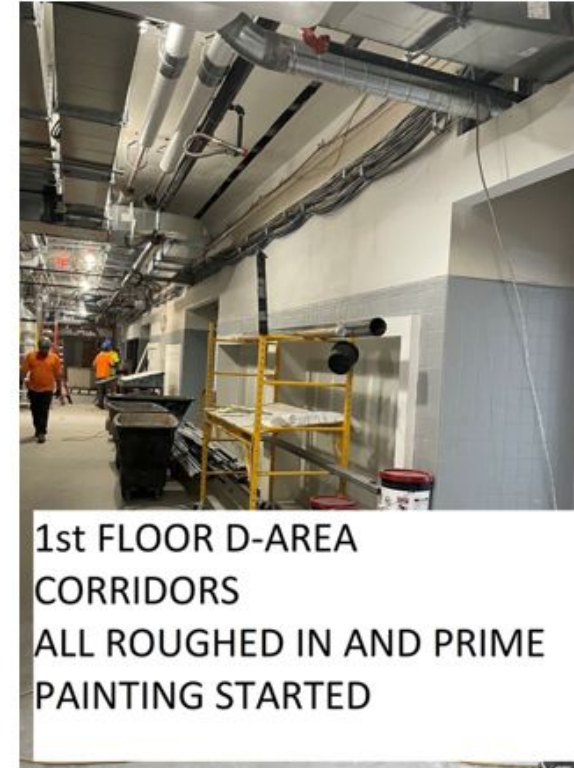
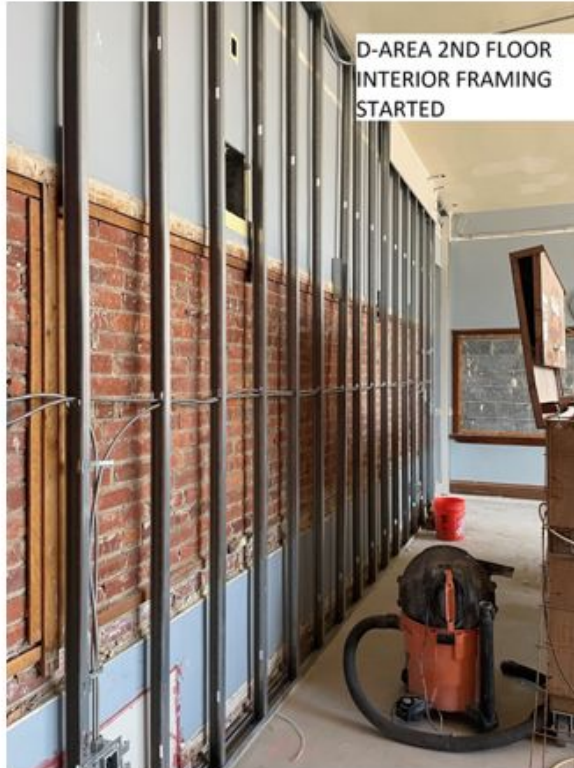
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PERKINS ————— EASTMAN

Project Photos: Interior Progress



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Schools



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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Tecton
ARCHITECTS

Project Update:

- Punch List work ongoing
- Authority Having Jurisdiction (AHJ) open item list work being addressed

Look Ahead:

- Installation of wall graphics and permanent railings on social stairs
- Project close-out
- Ribbon Cutting ceremony to be determined



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Tecton
ARCHITECTS

Project Photos:



Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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Tecton
ARCHITECTS

Project Photos:

Robert F. Kennedy PK-8

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



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Tecton
ARCHITECTS



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



Providence
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Tecton
ARCHITECTS



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
- Structural Permit received
- Full Building Permit under review

Construction Update

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



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 Photos



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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Schools



Gilbane



Project Update:

- 60% Construction Document has been submitted to RIDE
- 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:

- Steel erection, decking & detailing at Area 1
- Stair #1, #2 & #3 erection
- Foundation waterproofing
- Window detail mock up

Ongoing Work:

- Steel erection, decking & detailing at Areas 2, 3, and 4
- MEP sleeves at decks

Look Ahead:

- Slab on deck placement Area 1, 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 100% 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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Schools



DIMEO
BOSTON | PROVIDENCE | NEW HAVEN

STUDIO
JAED

Project Photos:



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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STUDIO
JAED

Project Photos:



Messer/West Broadway PK-8

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



Project Overview:

- \$84.5M 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
- 100% Construction Documents completed
- Building Permit issued July 9
- GMP draft has been approved
- Area A steel erection complete. Decking & detailing complete on all floors. Roof detailing is ongoing.
- Area B steel erection 95% complete
- 1 of 2 stormwater detention systems complete. 2nd system is currently being installed.
- Stair erection is underway.

Look Ahead:

- Steel erection complete week of 8/31
- Slab-on-deck prep and pour week of 8/31
- Framing layout begins week of 9/7
- Underslab utility installation



Messer/West Broadway PK-8

PK- Grade 5 | 4 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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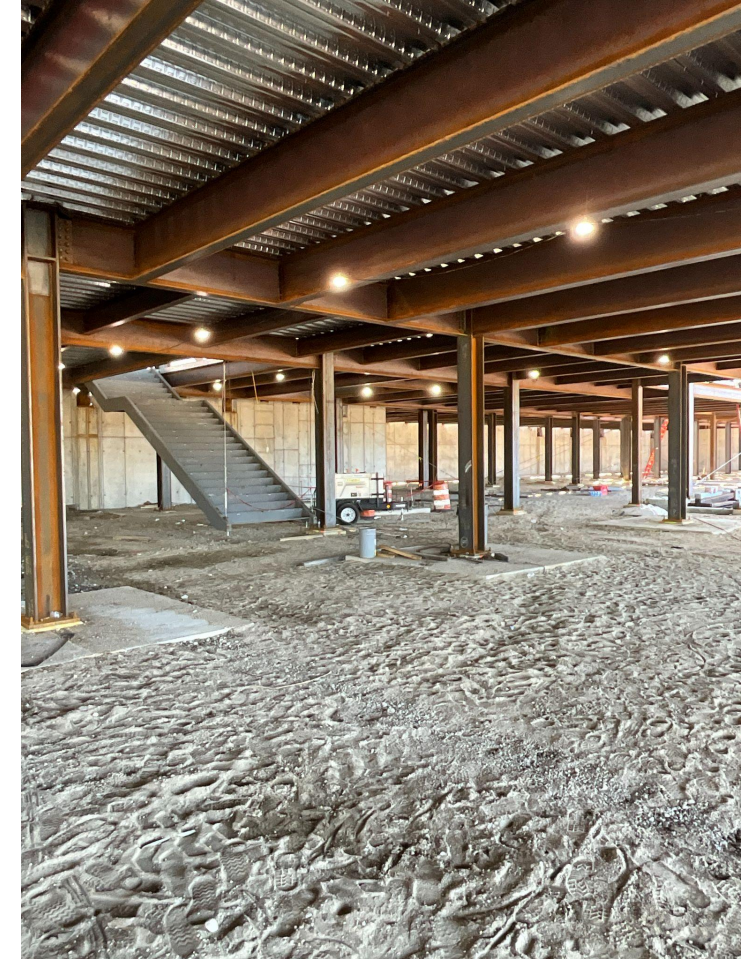


Providence
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STUDIO
JAED

Project Photos:



Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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Rhode Island
Department
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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



RIDE
Rhode Island
Department
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Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Update

- Area 1: Structure complete; interior systems, framing, and roofing preparations underway. Roofing begins in September.
- Area 3: Structure complete; floors, utilities, and elevator shaft construction progressing.
- Area 4: Foundations complete and steel erection nearing completion.
- Area 2: Foundation work advancing with steel installation beginning.
- Utility work and trade coordination continue to support safe, efficient progress with minimal (adjacent) school disruption.

Looking Ahead

- GMP development and RIDE 60% review continue.
- Upcoming work includes exterior walls, roofing, and major building systems(MEP) rough installation.



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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AHLBORG
CONSTRUCTION CORPORATION



Project Photos:

