

Providence Schools

**BUILT TO LEARN
BUILT TO LAST**

Capital Plan Update for
School Building
Committee

September 22, 2026



Outcomes

- Summarize previously discussed MOA findings and recommendations
- Share work completed since last SBC meeting
- Present Risk Management considerations
- **MOTION: Approval for submission of an adjusted Memorandum of Agreement (MOA) to RIDE for approval and authorization to revise allocations based on the current planning assumptions for each project, including grade-span changes, projected student capacity, specialized programming, campus configuration, and the scope required to support the District's long-term educational model.**

Key Headlines from September 1 2026 SBC meeting

- **Phase 4 projects have evolved since initial plan in 2024 based on available funding, district priorities, public feedback and engagement**
 - Due to funding constraints district prioritized projects in fall 2025 based on priorities: 1) expand PK-8 options across the city; and 2) create specialized PK hub
- **Feasibility studies conducted in spring/summer 2026 helped to ensure scopes maximized impact and project budgets were realistic**
 - Carnevale/Delsesto study determined that work at Carnevale was not feasible and that greater impact would come from locating PK-8 school in one building
- **MOA adjustment is necessary now to obtain maximum reimbursement and to complete projects on time**
- **Future district footprint is responsive to future enrollment with ample seats for students**
 - After Phase 4 completes, district should explore further investments based on enrollment

Phase 4 – Proposed MOA Adjustment

PHASE	PROJECT	MOA (ORIGINAL)	SCOPE OF WORK (ORIGINAL)	SCOPE OF WORK (REVISED - 2026)	MOA (REVISED - 2026)	BOND	CRF	MOA CHANGE (FROM ORIGINAL)	CAPACITY	NOTES ON CAPACITY
3	RFK	\$ 75,146,684.00	New Build	Expedited Implementation	\$ 75,146,684.00	\$ 75,146,684.00	\$ -	\$ -	825	The school has a capacity of 825 general education students. In addition, there are six special education classrooms with a capacity of 60 students; given special education integration model, that would lead to a net increase in total capacity of 36 students or 861 total
4.A	Dr. MLK.J.	\$ 48,404,414.00	New Build or Renovations (PK-5)	New Build (PK-8)	\$ 93,127,784.00	\$ 93,127,784.00	\$ -	\$ 44,723,370.00	861	The school has a capacity of 825 general education students. In addition, there are six special education classrooms with a capacity of 60 students; given special education integration model, that would lead to a net increase in total capacity of 36 students
4.A	Roger Williams/ YoungWoods	\$ 95,000,000.00	Like New Renovations	Like New Renovations	\$ 116,635,389.00	\$ 116,635,389.00	\$ -	\$ 11,635,389.00	1086	The school has a capacity of 1086 general education students. In addition, there are nine special education classrooms with a capacity of 90 students; given that all students may be integrated for a portion of the school day, it does not lead to a net increase in total capacity
	YoungWoods	\$ 10,000,000.00								
4.A	Delsesto	\$ 11,419,000.00	Selected Renovations	Like New PK-8	\$ 50,950,590.00	\$ 44,654,590.00	\$ 6,296,000.00	\$ 26,627,690.00	879	The school has a capacity of 825 general education students. In addition, there are nine special education classrooms with a capacity of 90 students; given special education integration model, that would lead to a net increase in total capacity of 54 students
	Carnevale	\$ 12,903,900.00	Selected Renovations	Demolished						
4.A	Vartan Gregorian	\$ 30,000,000.00	Renovations	Renovations	\$ 33,500,000.00	\$ 30,000,000.00	\$ 3,500,000.00	\$ 3,500,000.00	360	The school has a capacity of 342 general education students. In addition, there are three special education classrooms with a capacity of 30 students; given special education integration model, that would lead to a net increase in total capacity of 18 students
4.A	Hope HS	\$ 25,522,200.00	Selected Renovations	Like New	\$ 46,131,851.00	\$ 41,976,080.00	\$ 4,155,771.00	\$ 20,609,651.00	1204	Per Jacobs Report

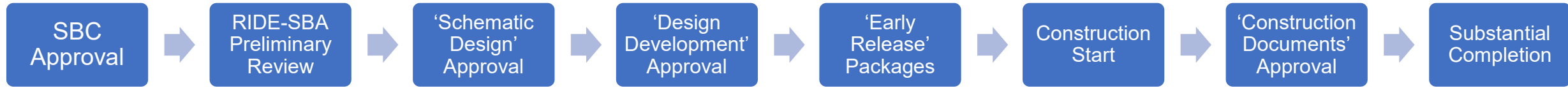
Phase 4 – Proposed MOA Adjustment

PHASE	PROJECT	MOA (ORIGINAL)	SCOPE OF WORK (ORIGINAL)	SCOPE OF WORK (REVISED - 2026)	MOA (REVISED - 2026)	BOND	CRF	MOA CHANGE (FROM ORIGINAL)
4.B	Classical Phase II	\$ 20,000,000.00	Renovations	Renovations	\$ 15,903,900.00		\$15,903,900.00	\$ (4,096,100.00)
4.B	Nat Greene	\$ 78,000,000.00	New Build or Renovations	Renovations	\$ 15,000,000.00		\$15,000,000.00	\$ (63,000,000.00)
4.B	Bailey	\$ 10,000,000.00	Renovations	Renovations	\$ 3,000,000.00		\$ 3,000,000.00	\$ (7,000,000.00)
4.B	Central	\$ 10,000,000.00	Renovations	Renovations	\$ 3,000,000.00		\$ 3,000,000.00	\$ (7,000,000.00)
4.B	Alvarez	\$ 10,000,000.00	Renovations	Renovations	\$ 3,000,000.00		\$ 3,000,000.00	\$ (7,000,000.00)
4.B	Sanchez	\$ 10,000,000.00	Renovations	Renovations	\$ 3,000,000.00		\$ 3,000,000.00	\$ (7,000,000.00)
4.B	Leviton	\$ 5,000,000.00	Renovations	Renovations	\$ 2,000,000.00		\$ 2,000,000.00	\$ (3,000,000.00)
4.B	Bishop	\$ 5,000,000.00	Renovations	Renovations	\$ 2,000,000.00		\$ 2,000,000.00	\$ (3,000,000.00)
4.B	PTCA	\$ 5,000,000.00	Renovations	Renovations	\$ 2,000,000.00		\$ 2,000,000.00	\$ (3,000,000.00)
4.B	E-Cubed	\$ 5,000,000.00	Renovations	Renovations	\$ 2,000,000.00		\$ 2,000,000.00	\$ (3,000,000.00)

Updates since August SBC

- City of PVD has engaged Financial Advisors to analyze debt obligations and capacity for funding future projects, including a more significant investment in Nathanael Greene
- Held meetings with principals of Classical and Nathanael Greene to begin identifying prioritizes for Phase 4 fundings
- Held faculty meetings at Carnevale, Delsesto, MLK, and Young Woods; Vartan and Roger Williams pending for next week
- Connected with other stakeholders (e.g., City Council members) to provide updates on Phase 4
- Move Management walkthroughs with Principals have continued from last month

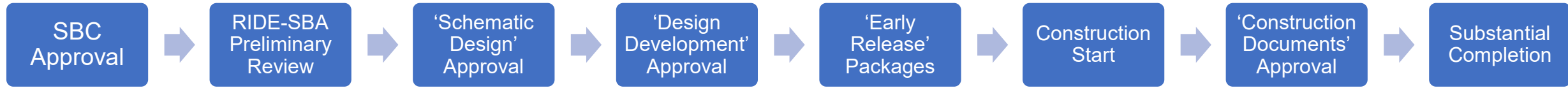
Risk Management: Schedule



CRITICAL PATH:

- All tasks starts are dependent on the preceding task being completed and approved.
- Reimbursement is dependent on Substantial Completion by **June 30, 2029**
- To maintain schedule, 'early release packages' for critical frontloaded work must be developed, approved by RIDE SBA, bid, and procured.
- 'Early Release' packages cannot be awarded *without* Design Development approval by RIDE-SBA.
- Design Development is dependent on approved Schematic Design.
- Schematic Design is dependent on Preliminary SBA Review
- SBA Reviews are dependent on SBC Approval.

Risk Management: Reimbursement



If MOA approval is delayed, it will have a compounding effect on the Critical Path, **and we risk not being substantially complete on June 30th, 2029**. If this occurs, the City of Providence will **forfeit approx. \$40M in reimbursement funding**.

- City of PVD will need to **float an additional \$40M in debt to cover current SOW**

OR

- Program will need **reduce current SOW by \$40M**

Risk Management: Cost, Inflation, & Tariffs

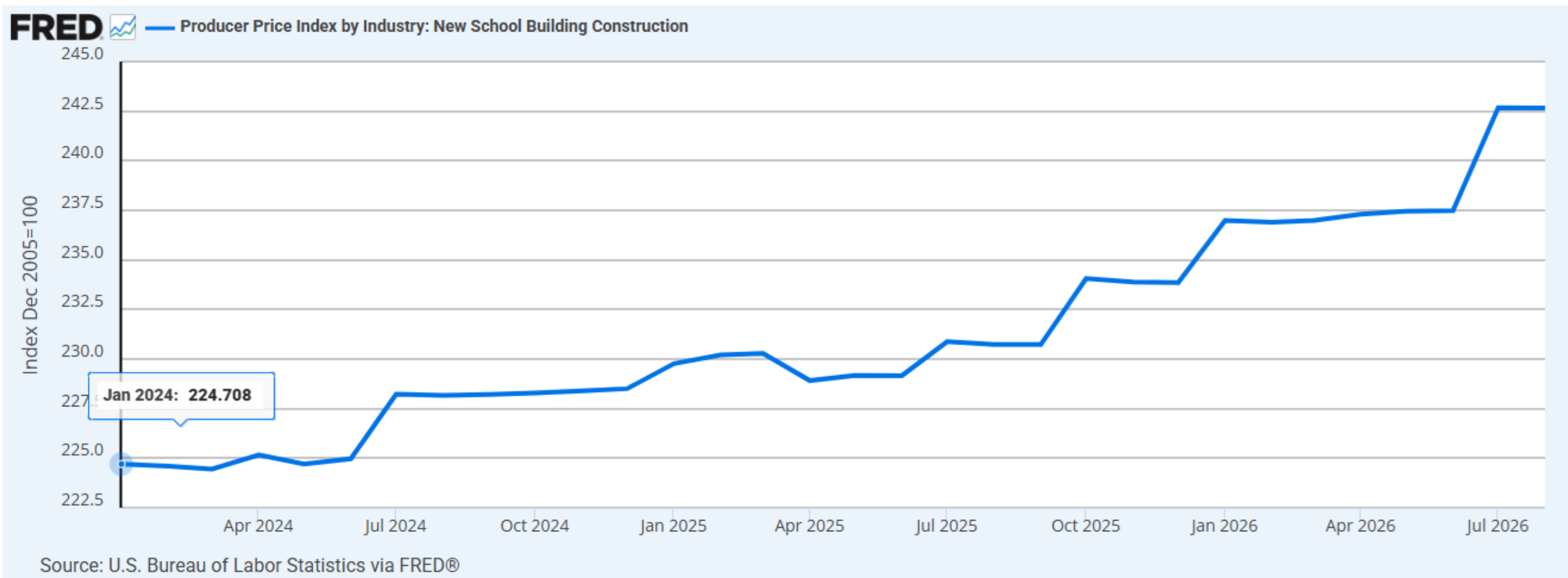
KEY CONSIDERATIONS:

- If projects are delayed, we can **expect additional cost increases** to maintain the projected Scope of Work.
- Current MOA allocations **account for forecasted inflation until Summer 2027**. Delays beyond that start date will require the program to adapt to account for additional inflation.
 - 2024: PPI growth for public school construction projects averaged between **5-6% higher** than 2023
 - 2025: Higher material prices and labor costs averaged **increased costs over schematic design estimates between 6-7%**
 - 2026: Forecasted increases for public k-12 projects show some signs of stabilization to **4-6%** range as market adapts to *current market conditions*.**

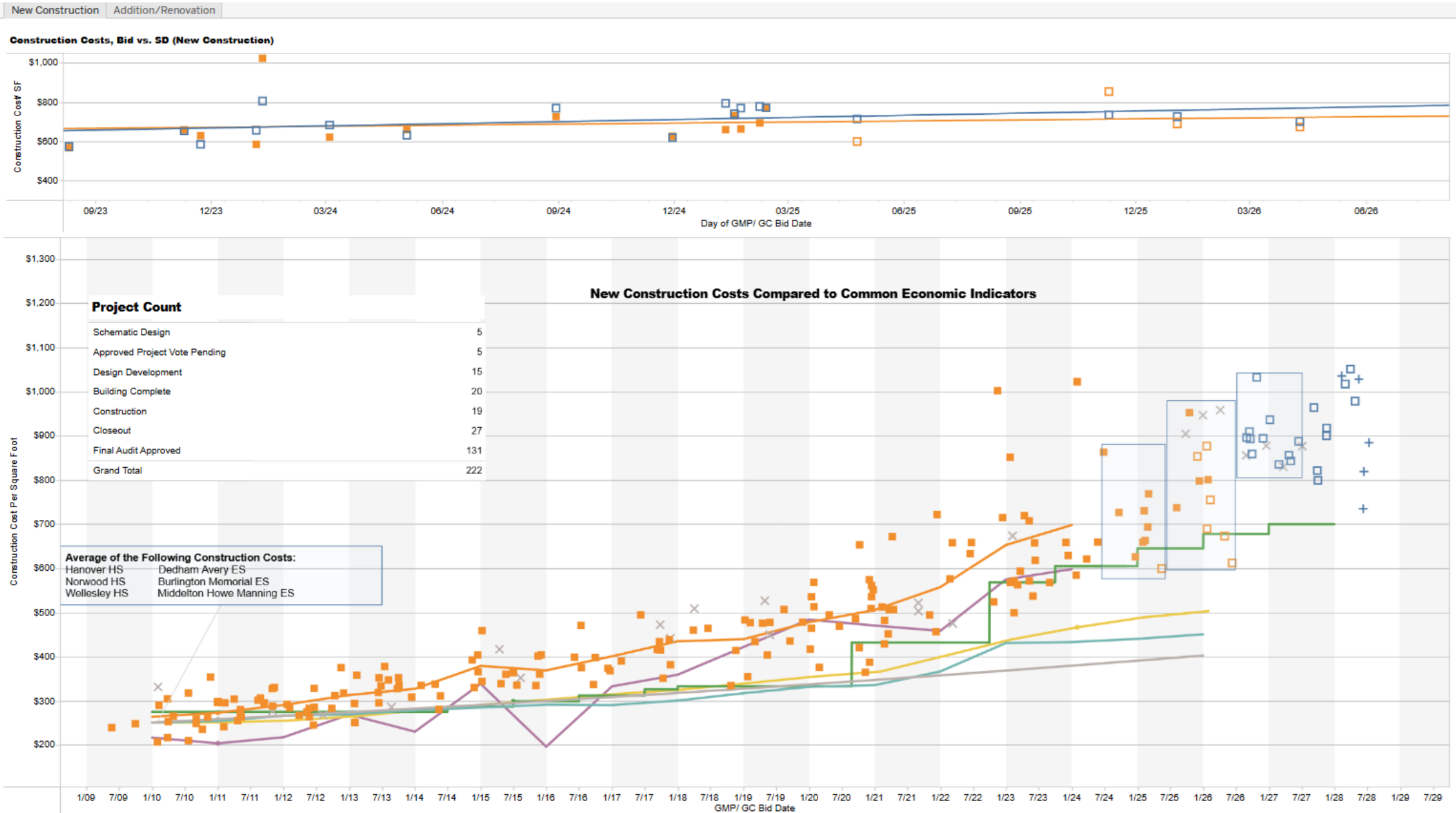
*At a conservative 4% inflation, **for every month the mid-point of construction is pushed out, the program risks \$1.1M** in potential cost increases related to inflation.*

Setting reimbursement aside, **projects that are delayed past projected start dates will incur further inflation and cost escalation** not considered in MOA budgets, **requiring scopes of work to be reduced, or the elimination of some program elements.**

Risk Management: Cost

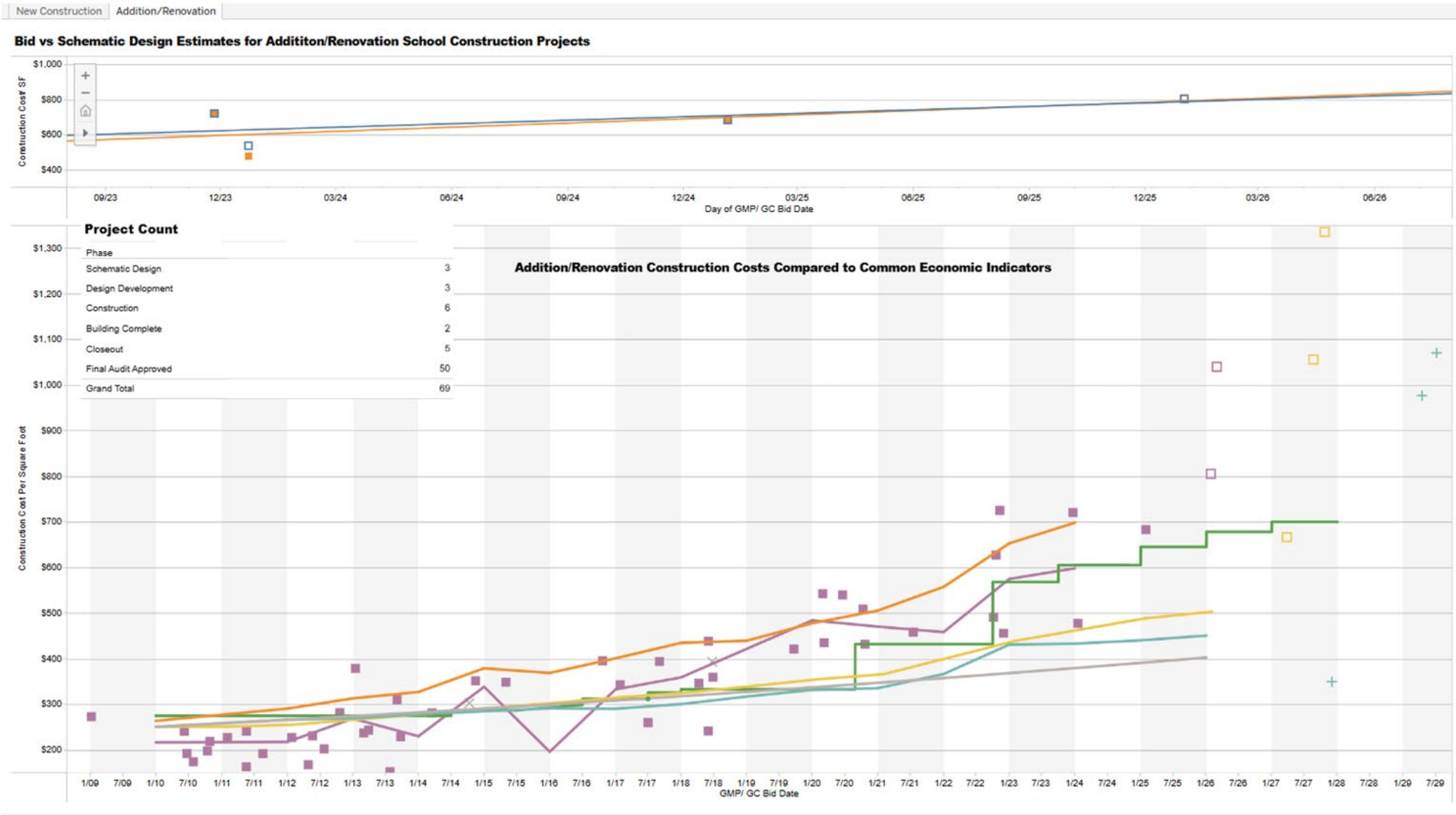


Risk Management: Cost



Risk Management: Cost

Capital Planning Data & Information: School Construction Costs



Phase 4A: Upcoming Engagement Activities (All Projects)

UPCOMING ENGAGEMENT ACTIVITIES				
PROJECT	TASK	SUBTASK	STAKEHOLDER GROUP	DATE
All Phase 4A Projects	SD Educational Programming	RIDE Review Meeting: Present the Schematic Design to RIDE and receive feedback on the proposed design, educational program, budget, and project requirements.	RIDE-SBA; PPSD	Fall 2026
All Phase 4A Projects	SD Educational Programming	Stakeholder SD Review: Present the final Schematic Design to school leadership, staff, and key stakeholders.	PPSD; Principal; School Leadership	Fall 2026
All Phase 4A Projects	SD Educational Programming	Community Engagement Meeting: Share the proposed design and gather final community feedback.	PPSD; General Public	Fall 2026
All Phase 4A Projects	SD Educational Programming	Meeting with Building Departments: meeting to review proposed designs and confirm adherence to building codes and standards.	Building Departments	Fall 2026
All Phase 4A Projects	SD Educational Programming	Staff Meetings: Phase 4 Planning & Swing Space Update	PPSD; Faculty/Admin	Fall 2026
All Phase 4A Projects	SD Educational Programming	Family Meetings: Engage families specifically on the multi-year timeline, future school configuration, and implications for students.	PPSD; Families	Fall 2026
All Phase 4A Projects	SD Educational Programming	Swing Space Follow-Up for Families: Report back to families on major themes heard and clarify outstanding questions.	PPSD; Families	Fall 2026
All Phase 4A Projects	SD Educational Programming	Swing Space Follow-Up for Staff: Discuss outstanding issues requiring resolution before swing space placements are finalized.	PPSD; Admin/Faculty	Fall 2026
All Phase 4A Projects	Design Development	DD Kickoff with School Leadership: Confirm project goals, budget, schedule, and key design decisions.	PPSD; Principal; School Leadership	Fall - Winter 2026
All Phase 4A Projects	Design Development	School User Meeting: Review plans with school leadership, teachers, and staff for operational and educational needs.	PPSD; Principal; School Leadership	Fall - Winter 2026
All Phase 4A Projects	Design Development	Community Meeting: Present the DD design and gather feedback from families and community members.	PPSD; General Public	Fall - Winter 2026
All Phase 4A Projects	Design Development	DD Review: Present the updated design and confirm stakeholder input before moving into Construction Documents.	RIDE-SBA; PPSD; Providence	Fall - Winter 2026

Phase 4A: Vartan Gregorian Engagement Matrix

VARTAN GREGORIAN - ENGAGEMENT MATRIX			
TASK	SUBTASK	STAKEHOLDER GROUP	DATE
Feasibility Study	Security Entry Vestibule Design Review	PPSD; Principal	4/24/2025
Feasibility Study	Districtwide Advisory Council	DWAC	4/27/2025
Feasibility Study	School Building Committee Recommendation on Phase 4A of PPSP Capital Plan	SBC; PPSP	9/30/2025
Feasibility Study	Briefing Call with Vartan PTO President	PPSD; PTO	10/7/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSP	10/28/2025
Feasibility Study	Community Engagement: Ward 1 Meeting w/ Council Member John Goncalves (Fox Point Boys and Girls Club)	PPSD; General Public	10/28/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent Ambassadors and their Orientation + Meet/Greet	PPSD; Parent Ambassadors	11/3/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Student Advisory Council	PPSD; SAC	11/4/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSP	11/5/2025
Feasibility Study	Briefing Meeting w/School Board Director and School Building Committee Member Corey Jones	SBC; School Board; PPSP	11/10/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent Advisory Committee (PAC)	PPSD; PAC	11/10/2025
Feasibility Study	PK-8 Working Group School Leader Kickoff Meeting w/Community Training and Assistance Center (CTAC)	Principals; School Leadership	11/12/2025
Feasibility Study	Districtwide Community Engagement w/PPSD District Wide Advisory Committee (DWAC)	PPSD; DWAC	11/17/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent University	PPSD	11/20/2025
Feasibility Study	Vartan Gregorian Engagement w/PTO	PPSD; PTO	12/3/2025
Feasibility Study	Vartan Gregorian Engagement w/Faculty via Instructional Leadership Team (ILT)	Principal; Faculty	12/9/2025
Feasibility Study	Community Engagement	Spring Cleanup Today	5/2/2026
Feasibility Study	Parents Advisory Council (PAC)	PAC	5/5/2026
Feasibility Study	Students Advisory Council (SAC)	SAC	5/7/2026
SD Educational Programming	PVD SPED Programming Discussion	Student Support	5/8/2026
SD Educational Programming	Vartan Principal Meeting & School Walkthrough	Principal	6/2/2026
SD Educational Programming	School Leadership Meetings	Principal; S/T, Special Education; MLL	6/3/2026
SD Educational Programming	Vartan Staff Meeting	Principal; Faculty/Staff	6/3/2026
SD Educational Programming	Working Group Meetings (RGB, LF, Staff, Principals) for exploratory discussions surrounding classroom needs to assist with Schematic Design Process	Admin; Nurse; Student Services; SPED; PK-Kinder; 1st, 2nd, 3rd-5th; Science/Math; Library; Music; Food Service	6/17/2026
SD Educational Programming	Vartan & MLK Kitchen Requirements Review with Sodexo	PPSD; Sodexo	6/30/2026
SD Educational Programming	Vartan & MLK Technology Review with PPSP IT	PPSD IT	7/9/2026
SD Educational Programming	Vartan & MLK Building Systems Review with ABM	PPSD; ABM	7/9/2026
Construction	Construction Kick-Off Meeting - Security Entry Vestibule	PPSD; Principal	7/21/2026
SD Educational Programming	Community Meeting with Councilman Goncalves	PPSD; General Public	7/28/2026
SD Educational Programming	Prelim SD Design Review	PVD; PPSP	8/6/2026
SD Educational Programming	Vartan SPED Program Review	Student Support	8/18/2026
SD Educational Programming	Vartan Staff Meeting- Phase 4 Planning & Swing Space Update	PPSD; Admin/Faculty	9/23/2026
SD Educational Programming	Districtwide Advisory Council	DWAC	9/29/2026
SD Educational Programming	Students Advisory Council	SAC	10/8/2026
SD Educational Programming	Vartan Principal Meeting	PPSD; Principal	Fall 2026
SD Educational Programming	Vartan Family Meeting	PPSD; Parents	Fall 2026
SD Educational Programming	Swing Space Follow Up - Families	PPSD; Parents	Fall 2026
SD Educational Programming	Swing Space Follow Up - Staff	PPSD; Admin/Faculty/Staff	Fall 2026

Phase 4A: Dr. MLK Jr Engagement Matrix

DR MLK JR PK-8 - ENGAGEMENT MATRIX			
TASK	SUBTASK	STAKEHOLDER GROUP	DATE
Feasibility Study	School Building Committee Recommendation on Phase 4A of PPSD Capital Plan	SBC; PPSD	9/30/2025
Feasibility Study	Briefing Call w/ Councilmember Sue AnderBois	General Public	10/22/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSD	10/28/2025
Feasibility Study	Districtwide Community Engagement w/ PPSD Parent Ambassadors and their Orientation + Meet/Greet	PPSD; Parent Ambassadors	11/3/2025
	Community Engagement: Ward 3 Meeting w/ Councilmember Sue AnderBois	General Public	11/3/2025
Feasibility Study	Districtwide Community Engagement w/ PPSD Student Advisory Council	PPSD; SAC	11/4/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSD	11/5/2025
Feasibility Study	Briefing Meeting w/ School Board Director and School Building Committee Member Corey Jones	SBC; School Board; PPSD	11/10/2025
Feasibility Study	Districtwide Community Engagement w/ PPSD Parent Advisory Committee (PAC)	PPSD; PAC	11/10/2025
Feasibility Study	PK-8 Working Group School Leader Kickoff Meeting w/ Community Training and Assistance Center (CTAC)	Principals; School Leadership	11/12/2025
Feasibility Study	Districtwide Community Engagement w/ PPSD District Wide Advisory Committee (DWAC)	PPSD; DWAC	11/17/2025
Feasibility Study	Districtwide Community Engagement w/ PPSD Parent University	PPSD	11/20/2025
Feasibility Study	Districtwide Advisory Council	DWAC	4/27/2026
SD Educational Programming	School Leadership Meetings	Principal; SIT; Special Education; MLL	4/27/2026
Feasibility Study	Parents Advisory Council	PAC	5/5/2026
Feasibility Study	Students Advisory Council	SAC	5/7/2026
SD Educational Programming	PVD SPED Programming Discussion	Student Support	5/8/2026
SD Educational Programming	Written/Online Surveys	Admin/Faculty/Students	5/15/2026
SD Educational Programming	Student Art Show	LeftField and RGB	5/22/2026
SD Educational Programming	MLK Principal Meeting & School Walkthrough	School Principal	5/28/2026
SD Educational Programming	Meeting with Mayor Brett P. Sriley	City of Providence	5/30/2026
SD Educational Programming	Working Group Meetings (RGB, LF, Staff, Principals)	Pre-K; Interventionists; Coach; Resource	6/1/2026
SD Educational Programming	Working Group Meetings (RGB, LF, Staff, Principals)	4th; 5th; SW; Speech; Psych; OT	6/2/2026
SD Educational Programming	Working Group Meetings (RGB, LF, Staff, Principals)	1st; 2nd; 3rd; Main Office	6/3/2026
SD Educational Programming	Working Group Meetings (RGB, LF, Staff, Principals)	Library; Music; Art; PE; Nurse	6/4/2026
SD Educational Programming	Meeting with Mayor Brett P. Sriley	City of Providence; PPSD; LeftField	6/30/2026
SD Educational Programming	Kitchen Design Review	PPSD; Sodexo	6/30/2026
SD Educational Programming	Special Education Program Review	PPSD; Student Support	7/1/2026
SD Educational Programming	MLK Scope Review with Public Archeology Lab (PAL)	LF; RGB; PAL	7/1/2026
SD Educational Programming	Vartan & MLK Technology Review with PPSD IT	PPSD IT	7/9/2026
SD Educational Programming	Vartan & MLK Building Systems Review with ABM	PPSD; ABM	7/9/2026
SD Educational Programming	Prelim SD Design Review	PVD; PPSD	8/6/2026
SD Educational Programming	MLK Back to School Night	LF; RGB; Students; Parents; PVD; PPSD	8/20/2026
SD Educational Programming	MLK Prelim Schematic Design Review	PPSD; Principal; LeftField	9/14/2026
SD Educational Programming	MLK Staff Meeting - Phase 4 Planning & Swing Space Update	PPSD; Admin/Faculty	9/15/2026
SD Educational Programming	Districtwide Advisory Council	DWAC	9/29/2026
SD Educational Programming	Students Advisory Council	SAC	10/8/2026
SD Educational Programming	MLK Family Meeting	PPSD; Parents	Fall 2026
SD Educational Programming	Swing Space Follow Up - Families	PPSD; Parents	Fall 2026
SD Educational Programming	Swing Space Follow Up - Staff	PPSD; Admin/Faculty/Staff	Fall 2026

Phase 4A: Roger Williams & YW Engagement Matrix

ROGER WILLIAMS & YOUNG WOODS PK-8 - ENGAGEMENT MATRIX			
TASK	SUBTASK	STAKEHOLDER GROUP	DATE
Feasibility Study	School Building Committee Recommendation on Phase 4A of PPSD Capital Plan	SBC; PPSD	9/30/2025
Feasibility Study	Roger Williams Engagement w/PTO	PTO	10/21/2025
Feasibility Study	Roger Williams Engagement w/Student Focus Group	PPSD; Students	10/28/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSD	10/28/2025
Feasibility Study	Young Woods Engagement w/Families via Trunk-N-Treat Event	PPSD	10/29/2025
Feasibility Study	Young Woods Engagement w/Faculty via School Improvement Team (SIT)	PPSD; SIT	10/30/2025
Feasibility Study	Young Woods Engagement w/Families via Parent Coffee	PPSD; Parents	10/30/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent Ambassadors and their Orientation + Meet/Greet	PPSD; Parent Ambassadors	11/3/2025
Feasibility Study	Roger Williams Engagement w/Faculty via School Improvement Team (SIT)	PPSD; SIT	11/3/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Student Advisory Council	PPSD; SAC	11/4/2025
Feasibility Study	Community Engagement: Ward 10 Meeting w/Councilmember Pedro Espinal	General Public	11/5/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSD	11/5/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent Advisory Committee (PAC)	PPSD; PAC	11/10/2025
Feasibility Study	PK-8 Working Group School Leader Kickoff Meeting w/Community Training and Assistance Center (CTAC)	Principals; School Leadership	11/12/2025
Feasibility Study	Districtwide Community Engagement w/PPSD District Wide Advisory Committee (DWAC)	PPSD; DWAC	11/17/2025
Feasibility Study	Roger Williams Engagement w/PTO	PTO	11/18/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent University	PPSD	11/20/2025
Feasibility Study	Preliminary Review	Leadership	3/26/2026
Feasibility Study	District-wide Advisory Council	DWAC	4/27/2026
Feasibility Study	Release Video 1 & 2	Open to Public	4/30/2026
Feasibility Study	Parents Advisory Council	PAC	5/5/2026
Feasibility Study	Students Advisory Council	SAC	5/7/2026
SD Educational Programming	PVD SPED Programming Discussion	Student Support	5/8/2026
Feasibility Study	RIDE Review	RIDE-SBA	5/12/2026
SD Educational Programming	Roger Williams MS Principal Meeting & School Walkthrough	School Principal	5/19/2026
SD Educational Programming	Written/Online Surveys	Admin / Faculty / Students	5/30/2026
SD Educational Programming	Young Woods Principal Meeting	School Principal	6/2/2026
SD Educational Programming	Young Woods Art Show	LF; PPSD; Students; Parents	6/4/2026
SD Educational Programming	Roger Williams Working Group Meetings (SLAM, LF, Staff, Principals)	Admin; Nurse; Student Services; SPED; 3rd-5th; Science/Math; Library; Music; Food Service	6/8/2026
SD Educational Programming	Young Woods Working Group Meetings (SLAM, LF, Staff, Principals)	Admin; Nurse; Student Services; SPED; PK-Kinder; 1st, 2nd; Science/Math; Library; Music; Food Service	6/12/2026
SD Educational Programming	Prelim SD Design Review	PVD; PPSD	8/4/2026
SD Educational Programming	Young Woods Principal Meeting	PPSD; Principal	9/15/2026
SD Educational Programming	Young Woods Staff Meeting - Phase 4 Planning & Swing Space Update	PPSD; Admin/Faculty	9/16/2026
SD Educational Programming	Districtwide Advisory Council	DWAC	9/29/2026
SD Educational Programming	Students Advisory Council	SAC	10/8/2026
SD Educational Programming	Roger Williams Staff Meeting - Phase 4 Planning & Swing Space Update	PPSD; Admin/Faculty	Fall 2026
SD Educational Programming	Roger Williams Family Meeting	PPSD; Parents	Fall 2026
SD Educational Programming	Swing Space FollowUp - Families	PPSD; Parents	Fall 2026
SD Educational Programming	Swing Space FollowUp - Staff	PPSD; Admin/Faculty/Staff	Fall 2026

Phase 4A: Hope Engagement Matrix

HOPE HIGH SCHOOL - ENGAGEMENT MATRIX			
TASK	SUBTASK	STAKEHOLDER GROUP	DATE
Feasibility Study	School Building Committee Recommendation on Phase 4A of PPSD Capital Plan	SBC; PPSD	9/30/2025
Feasibility Study	Briefing Call w/Councilmember Sue AnderBois	General Public	10/22/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSD	10/28/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent Ambassadors and their Orientation + Meet/Greet	PPSD; Parent Ambassadors	11/3/2025
	Community Engagement: Ward 3 Meeting w/Councilmember Sue AnderBois	General Public	11/3/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Student Advisory Council	PPSD; SAC	11/4/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSD	11/5/2025
Feasibility Study	Briefing Meeting w/School Board Director and School Building Committee Member Corey Jones	SBC; School Board; PPSD	11/10/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent Advisory Committee (PAC)	PPSD; PAC	11/10/2025
Feasibility Study	Districtwide Community Engagement w/PPSD District Wide Advisory Committee (DWAC)	PPSD; DWAC	11/17/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent University	PPSD	11/20/2025
Feasibility Study	Preliminary Review	Leadership	3/26/2026
Feasibility Study	District-wide Advisory Council	DWAC	4/27/2026
Feasibility Study	Release Video 1 & 2	Open to Public	4/30/2026
SD Educational Programming	School Leadership Meetings	Principal; SIT; Special Education; MLL;	5/1/2026
Feasibility Study	Parents Advisory Council	PAC	5/5/2026
Feasibility Study	Students Advisory Council	SAC	5/7/2026
SD Educational Programming	PVD SPED Programming Discussion	Student Support	5/8/2026
Feasibility Study	RIDE Review	RIDE-SBA	5/12/2026
Feasibility Study	Hope HS & DelSesto MS Feasibility Report Presentation	PPSD; PVD; LeftField	5/14/2026
SD Educational Programming	Hope HS Principal Meeting & School Walkthrough	School Principal	5/26/2026
SD Educational Programming	Written/Online Surveys	Admin / Faculty / Students	6/5/2026
SD Educational Programming	Hope Working Group Meetings (StudioJ.AED, Maron, LF, Staff, Principals)	Admin; Nurse; Student Services; SPED; Science; Library/Media; Arts; PE	6/17/2026
SD Educational Programming	Hope & DelSesto SPED Program Review	Student Support	7/22/2026
SD Educational Programming	Prelim SD Design Review	PVD; PPSD	8/5/2026
SD Educational Programming	Districtwide Advisory Council	DWAC	9/29/2026
SD Educational Programming	Students Advisory Council	SAC	10/8/2026

Phase 4A: DelSesto / Carnevale Engagement Matrix

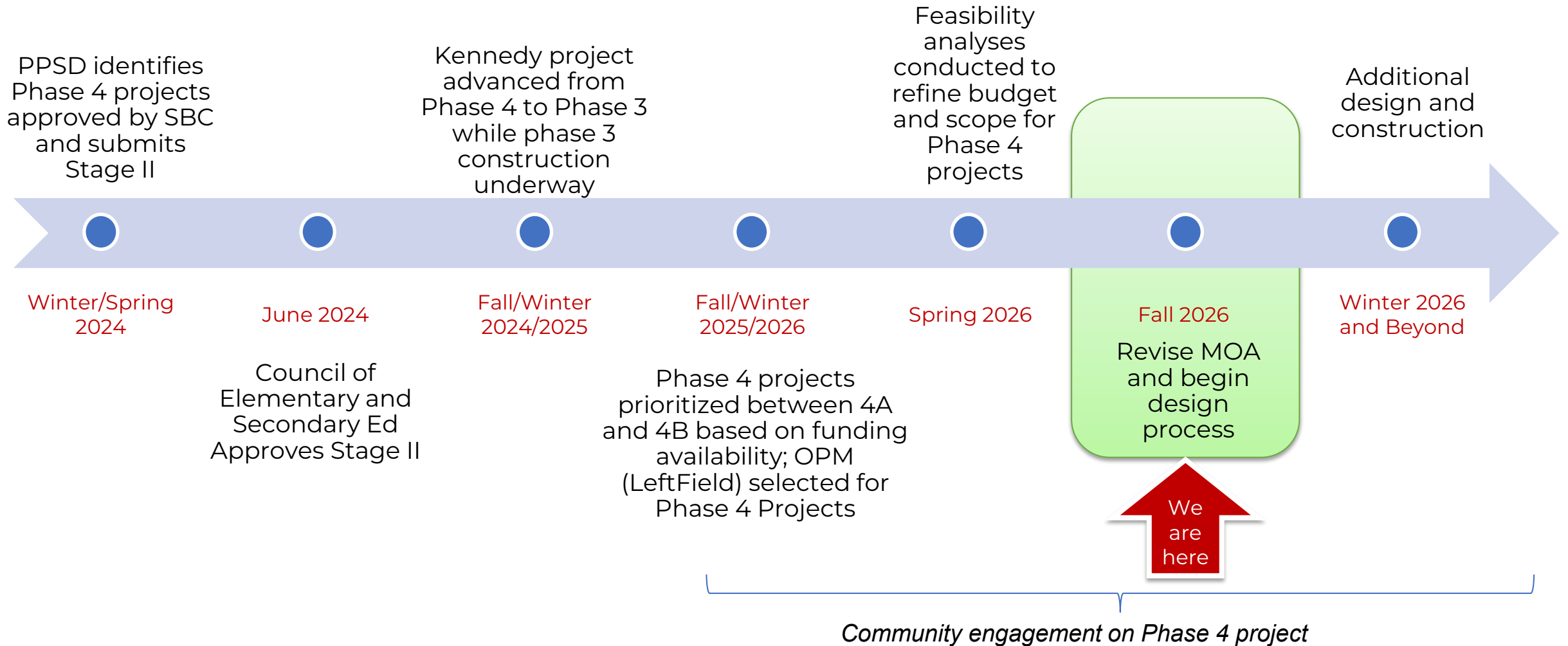
DELSESTO / CARNEVALE - ENGAGEMENT MATRIX			
TASK	SUBTASK	STAKEHOLDER GROUP	DATE
Feasibility Study	School Building Committee Recommendation on Phase 4A of PPSD Capital Plan	SBC; PPSD	9/30/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSD	10/28/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent Ambassadors and their Orientation + Meet/Greet	PPSD; Parent Ambassadors	11/3/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Student Advisory Council	PPSD; SAC	11/4/2025
Feasibility Study	School Building Committee Update on Fall Engagement	SBC; PPSD	11/5/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent Advisory Committee (PAC)	PPSD; PAC	11/10/2025
Feasibility Study	Districtwide Community Engagement w/PPSD District Wide Advisory Committee (DWAC)	PPSD; DWAC	11/17/2025
Feasibility Study	Districtwide Community Engagement w/PPSD Parent University	PPSD	11/20/2025
Feasibility Study	Carnevale Engagement w/PTO	PTO	12/3/2025
Feasibility Study	Preliminary Review	Leadership	3/26/2026
Feasibility Study	District-wide Advisory Council	DWAC	4/27/2026
Feasibility Study	Release Video 1 & 2	Open to Public	4/30/2026
SD Educational Programming	School Leadership Meetings	Principal; SIT; Special Education; MLL	5/1/2026
Feasibility Study	RIDEM Carnevale & DelSesto Soils Review	DEM; RGB; LeftField	5/4/2026
Feasibility Study	Parents Advisory Council	PAC	5/5/2026
Feasibility Study	Students Advisory Council	SAC	5/7/2026
SD Educational Programming	Carnevale ES Project Meeting (Principal & Design Team)	LeftField; RGB; PPSD	5/7/2026
SD Educational Programming	PVD SPED Programming Discussion	Student Support	5/8/2026
Feasibility Study	RIDE Review	RIDE-SBA	5/12/2026
Feasibility Study	Hope HS & DelSesto MS Feasibility Report Presentation	PPSD; PVD; LeftField	5/14/2026
SD Educational Programming	DelSesto MS Principal Meeting & School Walkthrough	School Principal	5/22/2026
SD Educational Programming	Carnevale ES Principal Meeting & School Walkthrough	School Principal	5/22/2026
SD Educational Programming	Written/Online Surveys	Admin / Faculty / Students	5/30/2026
SD Educational Programming	RIDEM & Arcadis Discussion on DelSesto	DEM; Arcadis	6/3/2026
SD Educational Programming	DelSesto Working Group Meetings (SLAM, LF, Staff, Principals)	Admin; Nurse; Student Services; SPED; PK-Kinder; Science; Library/Media; Arts; PE; 1st-2d; 3rd-5th	6/16/2026
SD Educational Programming	DelSesto PK-8 Option Review with Principal	School Principal	7/8/2026
SD Educational Programming	Hope & DelSesto SPED Program Review	Student Support	7/22/2026
SD Educational Programming	Prelim SD Design Review	PVD; PPSD	8/5/2026
SD Educational Programming	DelSesto Staff Meeting- Phase 4 Planning & Swing Space Update	PPSD; Admin/Faculty	9/14/2026
SD Educational Programming	Districtwide Advisory Council	DWAC	9/29/2026
SD Educational Programming	Students Advisory Council	SAC	10/8/2026
SD Educational Programming	Joint Carnevale-DelSesto Family Meeting	PPSD; Parents	Fall 2026
SD Educational Programming	Carnevale / DelSesto External Community Meeting	PPSD; General Public	Fall 2026
SD Educational Programming	Swing Space Follow Up - Families	PPSD; Parents	Fall 2026
SD Educational Programming	Swing Space Follow Up - Staff	PPSD; Admin/Faculty/Staff	Fall 2026
SD Educational Programming	Carnevale Staff Meeting	PPSD; Admin/Faculty	Fall 2026
SD Educational Programming	Carnevale Families	PPSD; Parents	Fall 2026

Phase 4 – Proposed MOA Adjustment

- To receive reimbursement for projects, RIDE provides districts with a Memorandum of Agreement (MOA), which authorizes the City to seek housing aid reimbursement for projects
 - Original MOA is signed based on the original K-12 Council Approvals and includes a list of projects and associated dollar amounts
 - MOAs can (and are frequently) modified to adjust to align with district priorities or changing district needs
- Upcoming slides will show the original approved MOA by project as well as proposed new MOA for projects based on the district's recommendations
- Please note that MOA and project funding are separate – funding sources for projects included in an MOA may include bond funded projects, capital revolving fund projects or other items

Phase 4 - Timeline

Phase 4 development begin in Spring 2024 with additional revisions, analysis, and engagement overtime



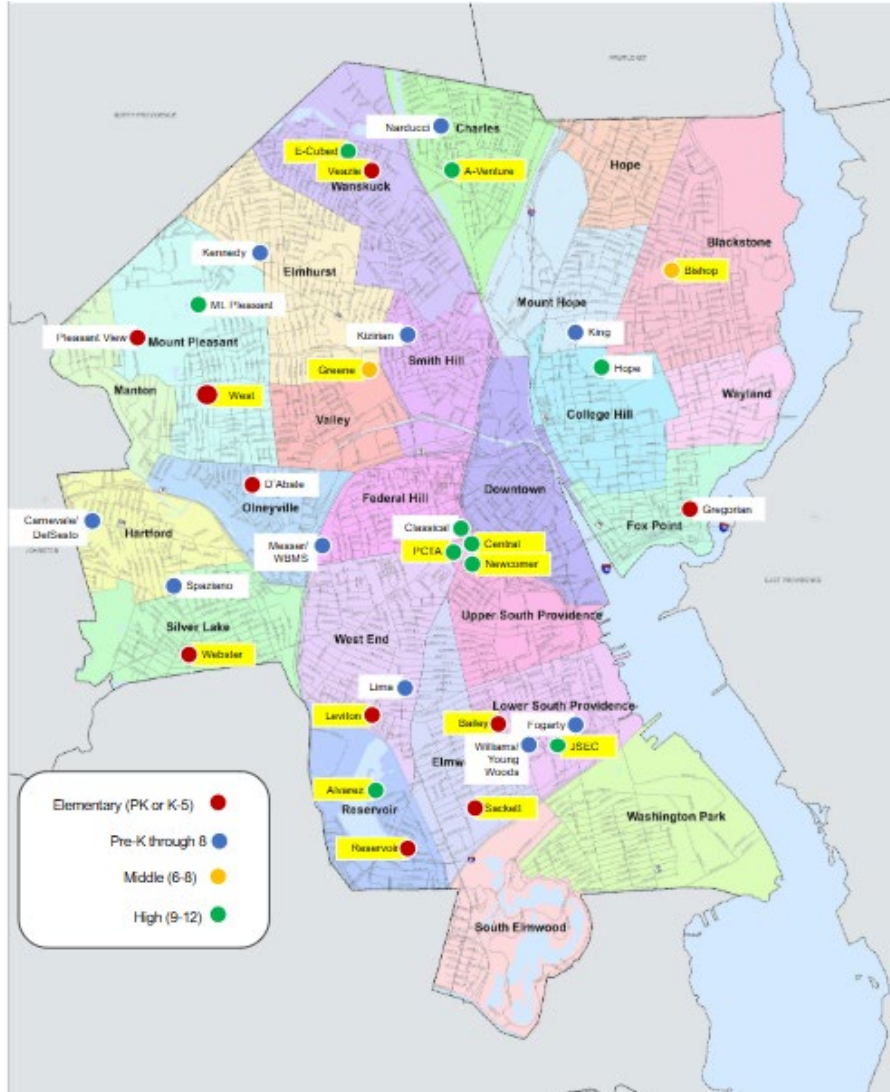
Phases I-III

Projects across all regions of the district, access to new or like-new facilities for all students

Project	Grades	Status
Completed - Phase 1		
Narducci Learning Center <i>District swing space</i>	PK-8	Completed Summer 2023
D'Abate Elementary School (bilingual)	PK-5	Completed Fall 2023
Frank Spaziano Elementary School (dual language)	PK-5	Completed Fall 2023
Pleasant View Elementary School	PK-5	Completed Fall 2024
Classical High School – Phase 1 completed	9-12	Completed Fall 2025
Hope High School – Phase 1 completed	9-12	Phase I Completed Winter 2024
		Phase 2 Completed Winter 2025
In Construction Phases 2 and 3		
Frank Spaziano Middle School (dual language)	6-8	Target Fall 2026
Harry Kizirian Prek-8	PK-8	Target Fall 2027
Fogarty Prek-8	PK-8	Target Fall 2027
Lima PK-8 (dual language)	PK-8	Target Fall 2027
Messer / West Broadway PK-8	PK-8	Target Fall 2027
Mount Pleasant High School	9-12	Target Fall 2027
Kennedy Elementary School	PK-8	Target Winter 2027



Future State with Recommendation



Post Phase 4A Overview¹

- Reducing from 38 to 32 buildings and 30 schools
 - 9 Elementary
 - 10 PK-8 (2 multi-building)
 - 2 Middle
 - 9 High
- 18 brand new schools, with 9 additional schools relatively new
 - ~15,000 seats in new/like new schools, which can be increased with restore to new projects or Phase 4B
 - Reduces footprint to save money on cleaning/heating

Post 2029-2030 considerations based on enrollment trends

- Moving **one or more elementary schools to Narducci** to be a standalone elementary school or PK-8
- Investment in **Nathanael Greene as middle school or PK-8** as previously proposed (via merger with another elementary school)
- Assessment of **high school footprint** given anticipated enrollment decline

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

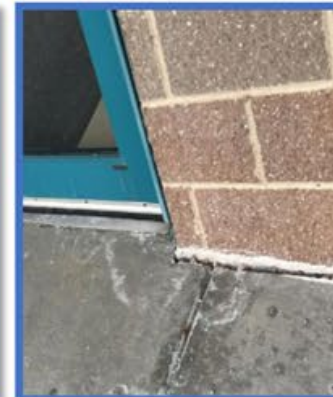
- Foundation settlement has been observed, contributing to overall building movement and associated separation conditions.

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 4 – Project Prioritization

Phase 4 starting project list included both new/like new builds and restore to new projects

New Build or Like-New

Roger Williams PK-8 Campus

Nathaniel Greene PK-8

Martin Luther King K-5 and Early
Childhood Center

Vartan Gregorian K-5

Carnevale/DelSesto PK-8 Campus

Hope High School

Classical High School

Restore to New

Central High School

E-Cubed High School

Alvarez High School

Nathan Bishop 6-8

Bailey K-5

Young & Woods K-5

JSEC High School

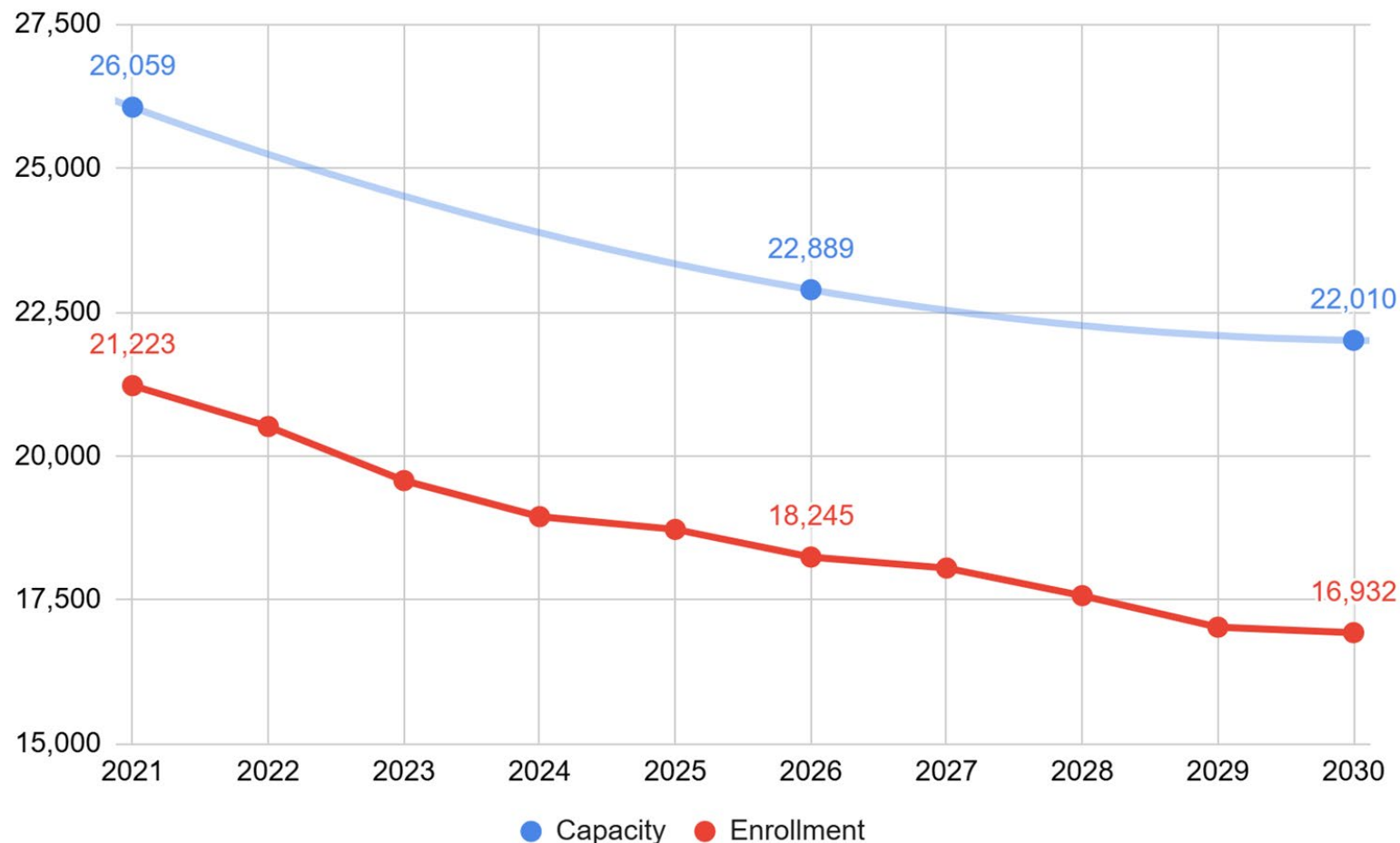
Leviton Dual Language K-5

PCTA High

Phase 4 – Enrollment Alignment

PPSD has reduced capacity in alignment with enrollment declines, though future enrollment declines necessitate continued monitoring of building utilization

PPSD K-12 Enrollment and Capacities



-2,978

K-12 enrollment decline,
SY2020-21 to SY2025-26

-3,170

Capacity PPST removed over
the same period – kept pace

-1,313

Further enrollment decline
projected through SY2029-30

Phase 4 – Project Prioritization

In September 2025, we shared a prioritized list of Phase 4A projects for further review by the School Building Committee

New or Like New Projects
Roger Williams/Young Woods PK-8 Campus with Pre-K hub
Dr. Martin Luther King, Jr. PK-8 School
Carnevale/Delsesto PK-8 School
Vartan Gregorian Elementary School
Hope High School

Why prioritization needed?

- Funding available was not sufficient for all Phase 4 projects due to phase 2-3 funding needs

How prioritized?

- *Advance programmatic needs*
 - Creation of PK hub for specialized pre-k
 - Expand PK-8 with locations across the City
- *Align with current and future enrollment trends*
 - Maintain two standalone middle schools to ensure sufficient seats
 - Maintain seats at high demand/high performing schools

Phase 4 – Enrollment Alignment

PK-8 expansion offers more locations for middle grade seats closer to student homes

Middle Grades Gen Ed Capacity in PPSD: 2020-2030

School	School Type	2020	2025	2030
Hopkins	Middle	674	104	0
Stuart	Middle	949	0	0
Bishop	Middle	937	937	937
Greene	Middle	973	973	973
Delsesto	Middle	1078	1078	0
West Broadway	Middle	629	629	0
Roger Williams	Middle	983	983	0
Kizirian	PK-8	0	208	312
Spaziano	PK-8	0	208	312
Fogarty	PK-8	0	104	312
Lima/Stuart	PK-8	0	0	312
Messer/West Broadway	PK-8	0	0	312
RFK	PK-8	0	104	312
MLK	PK-8	0	0	312
Young Woods/Williams	PK-8	0	0	312
Carnevale/Delsesto	PK-8	0	0	312
Narducci	PK-8	0	0	TBD
Total Capacity		6223	5328	4718
Enrollment		5139	4052	3608

Key Notes

- Over time, PPSD will transition from 7 middle schools to 2 middle schools 9 PK-8 schools
 - Provides families with options for different middle grade experiences
 - Offers more location with middle grades, resulting in more students being able to attend closer to home
- Bishop and Greene slated to remain as standalone middle schools
- Overall middle school capacity decreases between now and 2030 in line with declines in enrollment though with likely ample available seats
- Use of Narducci opens possibility if additional middle school seats are needed

Swing Space

Anticipated Swing Space Needs

School	Enrollment est. 27/28	Classroom est. (27/28)	Swing start year/duration
MLK	500	24	2 years; 27-28
Vartan	300	17	2 years; 27-28
Delsesto	550	~30	1.5 years; 27-28
Roger Williams	450	~28	2 years; 27-28
Young Woods (partial)	N/A	6	1 year; 28-29

Swing Space Options

Swing Space Name	Capacity Estimate	Classroom Estimate	Current Occupant
Narducci	850	33	Kizirian
Laurel Hill	570	22	Fogarty
Lima	750	30	Lima
Lauro	750	30	Messer
Hopkins	750	29	Kennedy
West Broadway	629	27	West Broadway

Factors affecting swing space choices

- Swing space availability due to prior project completion
- Swing space size
- Student mobility/accessibility needs (e.g., elevators)
- Proximity to existing school location

We anticipate finalizing swing space options in late September/early October as we get more information on the above

Phase 4 – Project Prioritization

Following project prioritization, feasibility analyses were conducted for each projects

Project	Key Findings from Feasibility Analyses
Roger Williams/Young Woods PK-8 Campus with Pre-K hub	• Additional funding needed to support high special education population across schools
Dr. Martin Luther King, Jr. PK-8 School	• Rebuild identified as most impactful/cost effective approach versus renovation or building on site of current park
Carnevale/Delsesto PK-8 School	• Structural issues at Carnevale would prohibit any renovations at school • Full PK-8 program could fit in Delsesto while allowing for a full like-new renovation
Vartan Gregorian Elementary School	• Likely minor increase to scope needed to accommodate roof repair
Hope High School	• Significant investment needed just for warm/safe/dry improvements; additional funding needed for student-centric investments

Post 4A schools

School	Original Level	New Level
Pleasant View Elementary School	Elementary	1 - Elementary
Vartan Gregorian Elementary School	Elementary	1 - Elementary
William D'Abate Elementary School	Elementary	1 - Elementary
George J. West Elementary School	Elementary	1 - Elementary
Lillian Feinstein Elementary School (Sackett Street)	Elementary	1 - Elementary
Reservoir Avenue Elementary School	Elementary	1 - Elementary
Webster Avenue Elementary School	Elementary	1 - Elementary
Leviton Dual Language	Elementary	1 - Elementary
Robert L. Bailey Elementary School	Elementary	1 - Elementary
Anthony Carnevale Elementary School	Elementary	2 - PK-8
Asa Messer Elementary School	Elementary	2 - PK-8
Dr. Martin Luther King Jr. Elementary School	Elementary	2 - PK-8
Fortes/Lima Elementary School	Elementary	2 - PK-8
Frank Spaziano Elementary School	Elementary	2 - PK-8
Harry Kizirian Elementary School	Elementary	2 - PK-8
Mary Fogarty Elementary School	Elementary	2 - PK-8
Robert F. Kennedy Elementary School	Elementary	2 - PK-8
Roger Williams Middle School	Middle	2 - PK-8
Veazie Street Elementary School ¹	Elementary	2 - PK-8

School	Original Level	New Level
Nathanael Greene Middle School	Middle	3 - Middle
Nathan Bishop Middle School	Middle	3 - Middle
Classical High School	High	4 - High
Hope High School	High	4 - High
Mount Pleasant High School	High	4 - High
A-Venture Academy	High	4 - High
Central High School	High	4 - High
Dr. Jorge Alvarez High School	High	4 - High
E Cubed Academy	High	4 - High
Juanita Sanchez Education Complex (JSEC)	High	4 - High
Providence Career & Technical Academy	High	4 - High

Building coming offline

- West Broadway MS (merge with Asa Messer)
- Carnevale (merge with Delsesto)
- Hopkins (currently Kennedy)
- Lauro (currently Messer)
- Laurel Hill (currently Fogarty)
- Lima (move to Stuart)
- Additional elementary school (move to Narducci)

Phase 4 – Bond vs CRF Scope of Work

Project	Bond	CRF
Delsesto / Carnevale	Required Health & Safety Projects (ex. Fire Alarm/Sprinkler) ADA Code; Haz Mat Abatement; Bathrooms; Finishes; Security; HVAC and associated structural supports; Playgrounds; Flooring; Signage; Telecom; Swing Space Requirements; Painting; Lockers; Classroom Ed Enhancements; Furniture; Technology; Wayfinding; Telcom; Stage; Acoustical; Window film/blinds; Design; Construction Contingency; Owner's Contingency; Doors & Frames; Nurse Improvements; Science Rooms; new Utility Services as needed	Asphalt repaving; Bleachers and wall pads; duct cleaning; boiler upgrades; lighting upgrades; FRP walls; RTU replacements
Hope	Haz Mat abatement; Fire Code deficiencies; Staff & Student HVAC; lighting; fire alarm/sprinkler; painting; JROTC; Lead Paint; Admin HVAC; design; construction contingency; owner's contingency; security; boiler replacement; coal pit demo & removal; structural support for HVAC; furniture; technology; new utility services as needed.	Wayfinding Signage; Elevator; 'Black Box' refresh; Telecom upgrades; PA system upgrades
Vartan	Haz Mat Abatement; Fire Code deficiencies; HVAC upgrades; design; construction contingency; owner's contingency; exterior improvements; furniture; technology; security; educational enhancements; new utility services; painting; flooring; ceilings; acoustical treatments; telecom; window film/blinds; common space upgrades; swing space requirements;	Roof replacement; Kitchen upgrades