

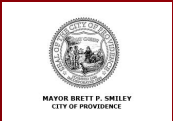
Providence School Building Committee

Capital School Construction Briefing

Agenda

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

September 22nd, 2026



Providence
Schools



Updates from Downes Construction

★ Phase two projects

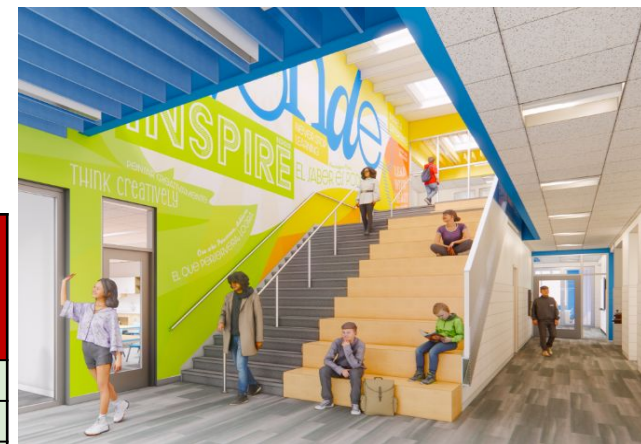
- Frank Spaziano MS
- Mary Fogarty PK-8 School
- Harry Kizirian PK-8 School

★ 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	Building slabs, exterior framing and roofing on CP; progressing	Active site, steel erection complete, building slabs progressing	Next important milestone is building enclosure Est. December 2026
Alfred Lima / Gilbert Stuart PK-8 Phase-3 Project	On Schedule	Steel erection, building slabs, exterior framing and roofing on CP; progressing	Active site; steel erection nearing completion; building slabs progressing; exterior framing and roofing 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	\$51,223,488	MBE: \$8,388,999 WBE: \$3,781,000	TORRADO ARCHITECTS:	\$3,239,942	MBE: 16.4% WBE: 7.4%	Gilbane Building Company	RI	
			Diane Soule	\$12,000				
			WELCH:	\$50,000				
			ABM:	\$60,000				
			TAVARES, LLC:	\$4,242,358				
			Peralta	\$200,000				
			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					
			Capital Carpet:	\$110,200				
			Eagle Eye					

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	\$74,658,840	+/-20,500,000	MBE - TA, JMB, RI Rebar, Jomar, AA Signs WBE - Custom Drywall, Kelly Electric, Lindon Rebar, O’Brien	\$9,000,000 \$11,500,000	25%+	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



RIDE Rhode Island
Department
of Education



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



RIDE Rhode Island
Department
of Education



Providence
Schools



Agostini

PERKINS

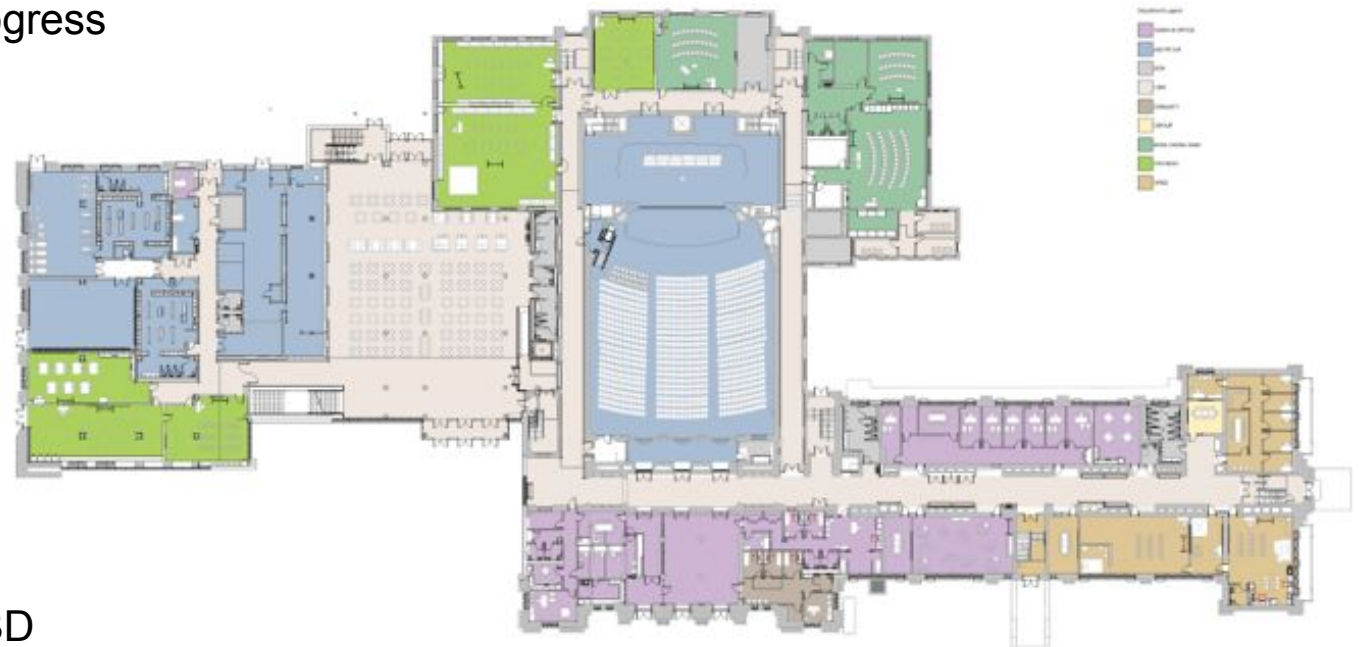
EASTMAN

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
- Awaiting feedback for power clarifications for Tech Areas



Mount Pleasant Early College and Career Academy

Grades 9-12



RIDE Rhode Island
Department
of Education



Providence
Schools



Agostini

PERKINS ————— EASTMAN

Project Photos: Stair F Progress



Mount Pleasant Early College and Career Academy

Grades 9-12



RIDE Rhode Island
Department
of Education



Providence
Schools



Agostini

PERKINS ————— EASTMAN

Project Photos: Community Center Progress



Mount Pleasant Early College and Career Academy

Grades 9-12



RIDE Rhode Island
Department
of Education



Providence
Schools



Agostini

PERKINS

EASTMAN

Project Photos: Interior Progress



1st floor corridor -
renovated area



Mechanical, Electrical, Fire
Protection Rough In 2nd
Floor Renovations

Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



RIDE Rhode Island
Department
of Education



Providence
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



RIDE Rhode Island
Department
of Education



Providence
Schools



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



RIDE Rhode Island
Department
of Education



Providence
Schools



Tecton
ARCHITECTS

Project Photos:



Robert F. Kennedy PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



Tecton
ARCHITECTS



OSG INDUSTRIES, INC.

Project Overview

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



Robert F. Kennedy PK-8

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



Providence
Schools



Tecton
ARCHITECTS



LOBBY

Robert F. Kennedy PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



Tecton
ARCHITECTS



DSG INDUSTRIES, INC.

Project Update

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

Construction Update

- Concrete demobilization
- Anchor bolt survey / verification
- Underground Electrical - North
- Underground Plumbing - North
- Site prep for steel mobilization
- Crane and steel mobilization week of 9/21

Robert F. Kennedy PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



Tecton
ARCHITECTS



Project Photos



Robert F. Kennedy PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



Tecton
ARCHITECTS



Project Photos



Sep 18, 2026 at 11:24:54 AM EDT

Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



RIDE Rhode Island
Department
of Education



Providence
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



RIDE Rhode Island
Department
of Education



Providence
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:

- Structural steel erection
- Slabs on deck Area 1, 2nd & 3rd floors
- Concrete at Stairs 1, 2, 3

Ongoing Work:

- Detailing at Areas 2, 3, and 4
- Exterior wall framing
- Underslab utilities

Look Ahead:

- Slabs on deck Area 2, 2nd & 3rd floors
- Mobilize for roof installation Areas 1 & 2

Mary Fogarty PK-8

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



RIDE Rhode Island
Department
of Education



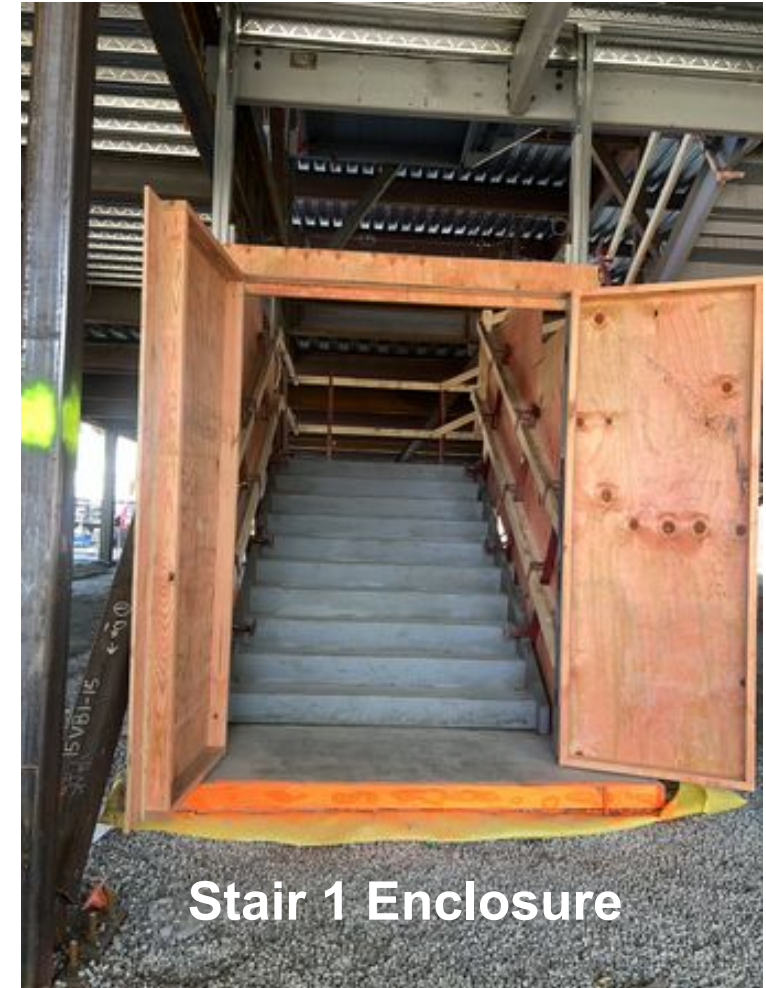
Providence
Schools



Gilbane



Project Photos



Mary Fogarty PK-8

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



RIDE Rhode Island
Department
of Education



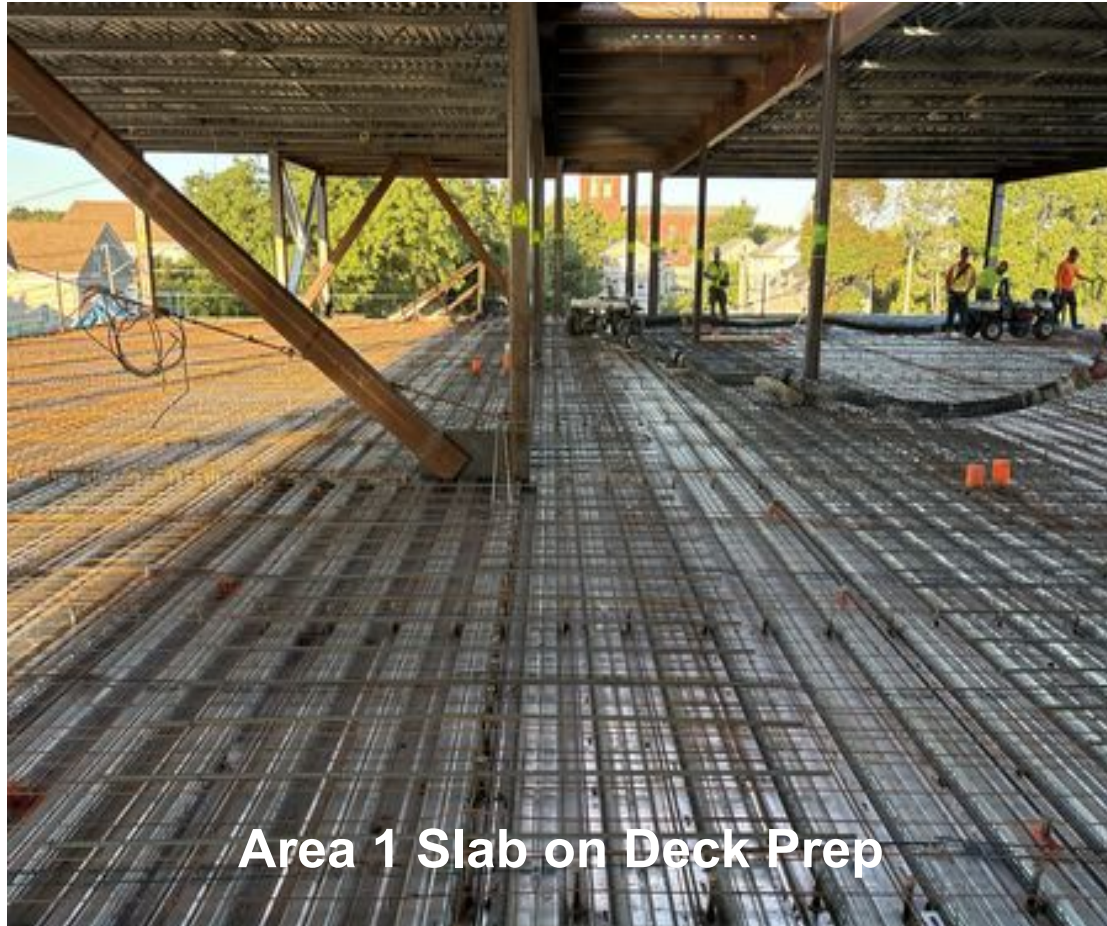
Providence
Schools



Gilbane



Project Photos



Mary Fogarty PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



Gilbane



Project Photos



Harry Kizirian PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



RIDE Rhode Island
Department
of Education



Providence
Schools



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



Project Update:

- Early Bid Packages 3A-3E approved.
- 60% Construction Documents submission to RIDE is pending
- Steel Erection 50%+ Complete

Look Ahead:

- GMP Approval
- Complete Steel
- Site Development



Harry Kizirian PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



STUDIO
JAED

Project Photos:



Harry Kizirian PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



STUDIO
JAED

Project Photos:



Harry Kizirian PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



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



RIDE Rhode Island
Department
of Education



Providence
Schools



STUDIO
JAED

Project Update:

- 60% Construction Documents approved by RIDE
- 100% Construction Documents completed
- GMP draft has been approved
- Steel Erection Complete
- Slab on Deck Placements complete at 2A & 3A
- Stair erection is complete on 4 of 5 stairs

Look Ahead:

- Slab-on-deck prep and place all slabs by 10/2
- Place Slab on Grade Area A & B in mid October
- Framing layout ongoing. Framing Track installation to start this week.
- Underslab utility installation to be complete this week in Area B
- Fireproofing to begin in mid October



Messer/West Broadway PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



STUDIO
JAED

Project Photos:



Messer/West Broadway PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



STUDIO
JAED

Project Photos:



Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



RIDE Rhode Island
Department
of Education



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
of Education



Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Update

- Area: 1, 3, & 4 Foundations and Structure Complete. Continuing SOG and SOD
- Area 2: Foundations complete and Structure complete this week.
- Firewall line 10 and elevator shaft complete, Firewall line 7 underway.
- Area 1: Blocking, HVAC pads, and AVB for roof complete, roofing this week. Area 3 blocking and roofing underway.
- Area 1: Exterior framing 95% complete, Interior Framing levels 2-3 50% complete. Exterior sheathing onsite, installation complete next week.
- Utilities (Sewer) on Daboll complete next 2-3 weeks.

Looking Ahead

- GMP submitted, RIDE 60% comments under review
- Upcoming work includes AVB and masonry installation, continue roofing, and major building systems (MEP) rough installation.



Lima/Stuart PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Photos:



Lima/Stuart PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools

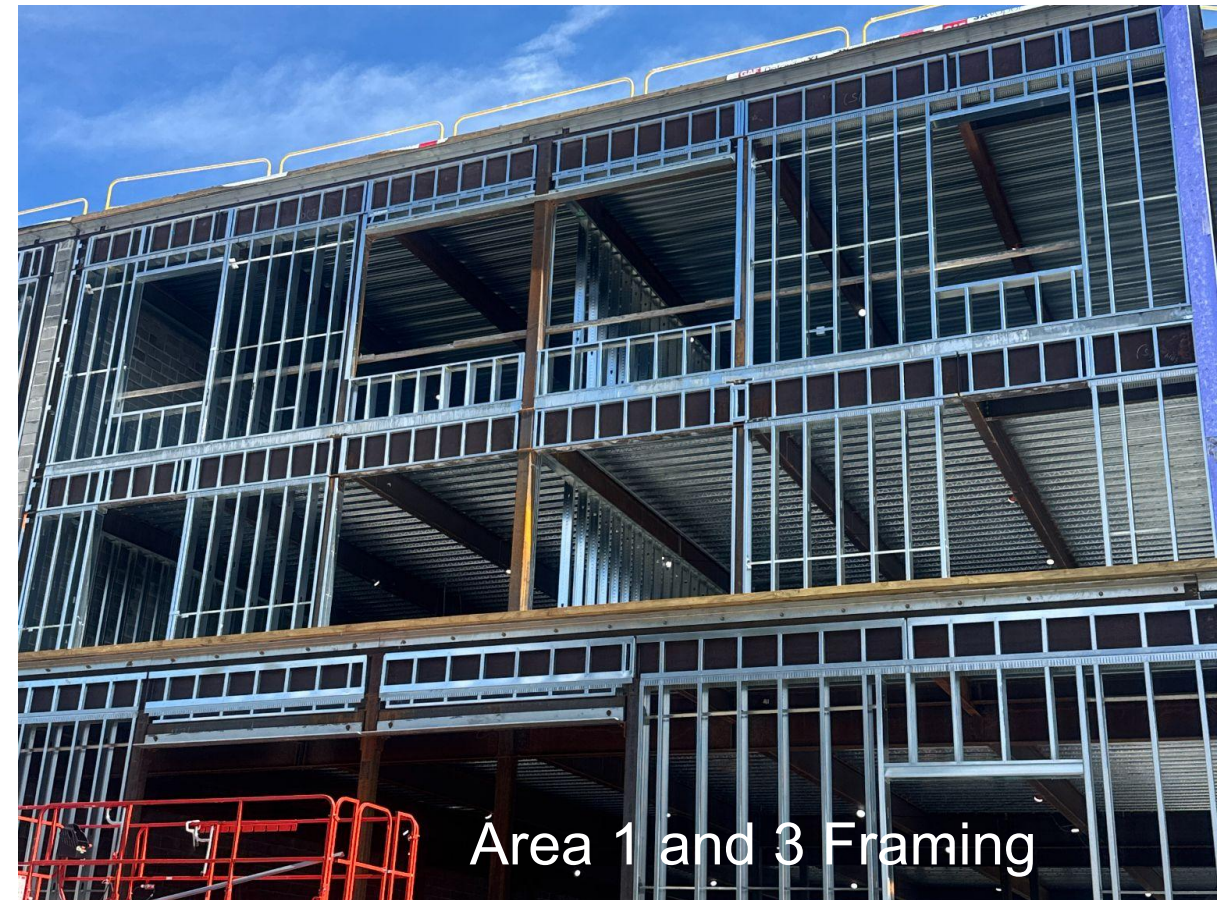


AHLBORG
CONSTRUCTION CORPORATION



TORRADO
ARCHITECTS

Project Photos:



Area 1 and 3 Framing

Lima/Stuart PK-8

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



RIDE Rhode Island
Department
of Education



Providence
Schools



AHLBORG
CONSTRUCTION CORPORATION



Project Photos:

