



PROVIDENCE SCHOOLS CAPITAL PROJECT UPDATE

OCTOBER 27, 2026 • DOWNES CONSTRUCTION

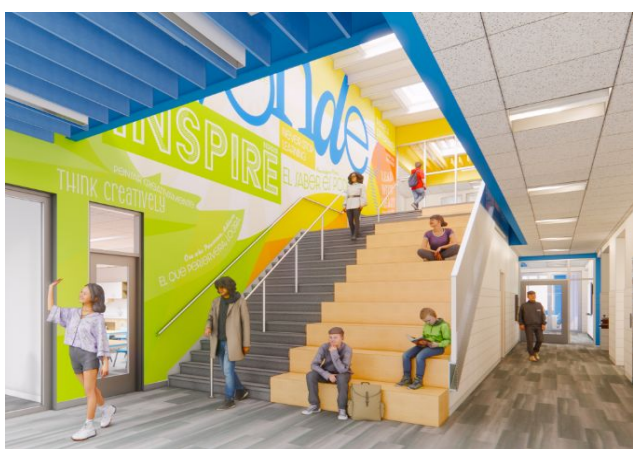


Providence
Schools



Capital Project Overview

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)	Fall 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 <i>*advanced to phase 3</i>	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	Field Observation	Comments
Harry Kizirian PK-8 Phase-2 Project	Schedule Impacted Recovery in progress	Achieve dry-in date	Decks will complete early. Steel has completed erection.	Dry-in date: Dec. 31, 2026 GMP Status: Final draft received Next key milestone: Power Mar. '27
Mary E. Fogarty PK-8 Phase-2 Project	On Schedule	Achieve dry-in date	Exterior is in progress. Decks are complete.	Dry-in date: Dec. 15, 2026 GMP Status: Draft received under review Next key milestone: Power May '27
Asa Messer PK-8 Phase-3 Project	On Schedule	Achieve dry-in date	Exterior is in progress. Decks are nearly complete.	Dry-in date: Jan. 06 2027 GMP Status: Final draft received Next key milestone: Power Mar. '27
Alfred Lima / Gilbert Stuart PK-8 Phase-3 Project	On Schedule	Achieve dry-in date	Exterior is in progress. Decks are nearly complete.	Dry-in date: Dec. 31, 2026 GMP Status: Final draft received Next key milestone: Power Mar. '27
Mt. Pleasant Phase-3 Project	On Schedule	Completion and turnover of phase 2	Steel erection is in progress on new addition.	Dry-in date: Feb. 2027 (New addition) GMP Status: Signed Next key milestone: Phase 2 Turnover Feb '27
Robert F. Kennedy PK-8 Phase-3 Project (advanced from Phase 4)	Schedule Impacted Recovery in progress	Completion of procurement and buyout	Steel erection is in progress.	Dry-in date: Mar. 2027 GMP Status: Pending buyout completion Next key milestone: Power April '27

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** to³ document this activity which includes remaining activities such as landscaping, punch list items, commissioning etc.

Investing & Supporting Providence

Phase-2 Project

Phase-3 Project

Current Data									
Project	MWBE Subcontractor Percentage	Providence Resident Hours	%	Minority Work Hours	%	Female Hours	%	Providence apprentice Hours	%
Spaziano MS	20%	330	4%	1125	14%	0	0%	330	47%
Fogarty	24%	516	6%	1223	15%	64	1%	312	15%
Kizirian	15.1%	1158	7%	6485	38%	577.50	3%	413	39%
Lima/Stuart	25%+	3,009	9%	11,756	37%	359	1%	406	11%
MPECCA	13.8%	5,989	15%	9390	23%	642	2%	611	8%
Messer/Wbdy	21.72%	1,192	3%	15,364	45%	1,433	4%	84	4%
RFK <i>*Advanced from Phase 4</i>	TBD	172.5	2%	1,502	18%	65	1%	105.5	11%

Frank D. Spaziano Upper Campus

Grade 6-8 | 4 Track



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 SPAZIANO – UPPER CAMPUS

OCTOBER 2026

PROJECT AT A GLANCE

SCHEDULE COMPLETE	BUDGET ON TARGET	CONTRACT GMP \$29.5M	SUBCONTRACTOR BUYOUT 100%
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CURRENT OUTLOOK

The project is complete and fully occupied, with the facility operational and serving students and staff. The project team is actively addressing remaining punch list items and compiling final closeout documentation for formal turnover to the Owner. Concurrently, the team continues to respond to post-occupancy issues identified by school personnel, prioritizing timely resolution to ensure the facility remains safe, functional, and supportive of daily educational operations.

KEY DATES | ROAD TO OCCUPANCY

JUN 2026 CERT. POST CONSTRUCTION	AUG 2026 OCCUPIED	DEC 2026 PROJECT CLOSEOUT
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MILESTONE TRACKER

TARGET	MILESTONE	WHY IT MATTERS
AUG 2026	Occupancy	Final inspections complete; students and staff moved-in
OCT 2026	Punch list items & closeout of Laban Street site work	Troubleshooting post-occupancy items & closing out the punch list
NOV 2026	Project Closeout	Complete all required training and documentation to turn over to owner
DEC 2026	Installation of wall graphics and permanent railings	It requires consecutive days to complete and team will use winter recess

FRANK SPAZIANO – UPPER CAMPUS

OCTOBER 2026

COST & PROCUREMENT

GMP STATUS
Signed

Guaranteed Maximum Price (GMP)

CURRENT PROCUREMENT
Complete

CONSTRUCTION PHOTO UPDATE



8th Grade Learning Commons



Main Entrance of Upper Campus



Ribbon Cutting Ceremony held Fri. October 16, 2026

Mary Fogarty PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



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

OCTOBER 2026

PROJECT AT A GLANCE

SCHEDULE ON TRACK	BUDGET ON TARGET	CONTRACT GMP \$69.665M	SUBCONTRACTOR BUYOUT 95%
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CURRENT OUTLOOK

The schedule is healthy and tracking towards the next major milestone for building dry-in late December / early January. This will allow for weather protection of critical interior building activities such as drywall finishing, flooring, and millwork.

KEY DATES | ROAD TO OCCUPANCY

DEC 2026 BUILDING DRY-IN	JUN 30, 2027 CERT OF POST CONSTRUCTION	AUG 2027 BUILDING COMPLETE	DEC 2027 PROJECT CLOSEOUT
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MILESTONE TRACKER

TARGET	MILESTONE	WHY IT MATTERS
DEC 15, 2026	Building dry-in	Building protected from the elements
MAY 19, 2027	Permanent power	Supports equipment and systems programming
JUN 4, 2027	MEP systems start-up	Equipment testing and balancing begins
JUN 30, 2027	Certificate of Post Construction	RIDE reimbursement agreement milestone (6/30/27, 12/31/27)
JUL 29, 2027	Furniture delivery	Furniture installation begins
AUG 26, 2027	Occupancy	Final inspections complete; ready for move-in

MARY FOGARTY PK-8

OCTOBER 2026

COST & PROCUREMENT

GMP STATUS

Draft received

Guaranteed Maximum Price (GMP)

CURRENT PROCUREMENT

Furniture & technology

CONSTRUCTION PHOTO UPDATE



Interior wall and ductwork installation



Exterior wall framing



Area 1: Slab on grade preparation

Harry Kizirian PK-8

PK- Grade 5 | 3 Track

Grade 6-8 | 4 Track



Providence
Schools



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

OCTOBER 2026

PROJECT AT A GLANCE

SCHEDULE BEHIND	BUDGET CONSTRUCTION CONCERNS	CONTRACT GMP \$77.5M	SUBCONTRACTOR BUYOUT 80%
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CURRENT OUTLOOK

Schedule is behind due to unforeseen soil conditions previously reported. Schedule remedies have been evaluated, and current building delivery is end of November 2027. Current construction progresses well with steel topped out and decks ongoing.

KEY DATES | ROAD TO OCCUPANCY

DEC 2026 BUILDING DRY-IN	JUN 30, 2027 CERT OF POST CONSTRUCTION	NOV 2027 BUILDING COMPLETE	JAN 2028 PROJECT CLOSEOUT
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MILESTONE TRACKER

TARGET	MILESTONE	WHY IT MATTERS
DEC 31, 2026	Building dry-in	Building protected from the elements
MAR 2027	Permanent power	Supports equipment and systems programming
JUN 30,2027	Certificate of Post Construction	RIDE reimbursement agreement milestone (6/30/27, 12/31/27, 12/31/30)
AUG 2027	MEP system startup	Equipment testing and balancing begins
NOV 2027	Furniture delivery	Furniture installation begins
NOV 22, 2027	Occupancy	Final inspections complete; ready for move-in

HARRY KIZIRIAN PK-8

OCTOBER 2026

COST & PROCUREMENT

GMP STATUS

Final draft received

Guaranteed Maximum Price (GMP)

CURRENT PROCUREMENT

Millwork & Painting

CONSTRUCTION PHOTO UPDATE



Structural steel (west elevation)



Layout for mechanical systems



Structural steel (south elevation)

Lima/Stuart PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



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



ALFRED LIMA / GILBERT STUART PK-8

OCTOBER 2026

PROJECT AT A GLANCE

SCHEDULE ON TRACK	BUDGET ON TARGET	CONTRACT GMP \$78M	SUBCONTRACTOR BUYOUT 80%
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CURRENT OUTLOOK

The schedule is healthy and tracking towards the next major milestone for building dry-in late December / early January. This will allow for weather protection of critical interior building activities such as drywall finishing, flooring, and millwork.

KEY DATES | ROAD TO OCCUPANCY

DEC 31, 2026 BUILDING DRY-IN	JUN 30, 2027 CERT OF POST CONSTRUCTION	AUG 30, 2027 BUILDING COMPLETE	DEC 2027 PROJECT CLOSEOUT
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MILESTONE TRACKER

TARGET	MILESTONE	WHY IT MATTERS
DEC 31, 2026	Building dry-in	Building protected from the elements
MAR 2027	Permanent power	Supports equipment and systems programming
JUN 2027	MEP systems start-up	Equipment testing and balancing begins
JUN 30, 2027	Certificate of Post Construction	RIDE reimbursement agreement milestone (12/31/2028)
JUL 2027	Furniture delivery	Furniture installation begins
AUG 30, 2027	Occupancy	Final inspections complete; ready for move-in

ALFRED LIMA / GILBERT STUART PK-8

OCTOBER 2026

COST & PROCUREMENT

GMP STATUS

Final draft received

Guaranteed Maximum Price (GMP)

CURRENT PROCUREMENT

Furniture & technology

CONSTRUCTION PHOTO UPDATE



Mount Pleasant Early College and Career Academy

Grades 9-12



Providence
Schools



Agostini
PERKINS

PERKINS

EASTMAN

Project Overview

- \$110M Budget
- 1,000 Student Enrollment
- Occupied School / Phased Construction



MOUNT PLEASANT EARLY COLLEGE AND CAREER ACADEMY

OCTOBER 2026

PROJECT AT A GLANCE

SCHEDULE ON TRACK	BUDGET ON TARGET	CONTRACT GMP \$102.6M	SUBCONTRACTOR BUYOUT 96%
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CURRENT OUTLOOK

The schedule is on track and tracking towards the next major milestone, new addition steel completion in mid-November. This will allow building dry-in by early February, protecting critical interior work such as MEP rough-in, drywall, and finishes.

KEY DATES | ROAD TO OCCUPANCY

FEB 2027 BUILDING DRY-IN	JUN 30, 2027 CERT OF POST CONSTRUCTION	AUG 2027 BUILDING COMPLETE	FEB 2028 PROJECT CLOSEOUT
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MILESTONE TRACKER

TARGET	MILESTONE	WHY IT MATTERS
NOV 22, 2026	Furniture delivery	Initiates installation of furniture. Phase 1-B
FEB 2027	Building dry-in (new addition)	Protection from elements (excl. windows)
MAR 2027	MEP systems start-up	Activate heating system & rooftop HVAC
JUN 30, 2027	Certificate of Post Construction	RIDE reimbursement agreement milestone (12/31/2028)
AUG 31, 2027	Occupancy	Final inspections complete; ready for move-in

MOUNT PLEASANT EARLY COLLEGE AND CAREER ACADEMY

OCTOBER 2026

COST & PROCUREMENT

GMP STATUS

Signed

Guaranteed Maximum Price (GMP)

CURRENT PROCUREMENT

Site, Signage, & Theatrical

CONSTRUCTION PHOTO UPDATE



D-Area 1st FL Toilet Rooms - Epoxy Flooring



Steel erection at addition ongoing



D-Area 1st FL ceiling grid install and painting started

Messer/West Broadway PK-8

PK- Grade 5 | 4 Track

Grade 6-8 | 4 Track



Providence
Schools



STUDIO
JAED

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



ASA MESSER / WEST BROADWAY PK-8

OCTOBER 2026

PROJECT AT A GLANCE

SCHEDULE ON TRACK	BUDGET ON TARGET	CONTRACT GMP \$78.4M	SUBCONTRACTOR BUYOUT 80%
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CURRENT OUTLOOK

The schedule is healthy and tracking towards the next major milestone for building dry-in late December / early January. This will allow for weather protection of critical interior building activities such as drywall finishing, flooring, and millwork.

KEY DATES | ROAD TO OCCUPANCY

JAN 2026 BUILDING DRY-IN	JUN 30, 2027 CERT OF POST CONSTRUCTION	AUG 2027 BUILDING COMPLETE	DEC 2027 PROJECT CLOSEOUT
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MILESTONE TRACKER

TARGET	MILESTONE	WHY IT MATTERS
JAN 6, 2027	Building dry-in	Building protected from the elements
MAR 2027	Permanent power	Supports equipment and systems programming
JUN 2027	MEP systems start-up	Equipment testing and balancing begins
JUN 30, 2027	Certificate of Post Construction	RIDE reimbursement agreement milestone (12/31/2028)
JUL 2027	Furniture delivery	Furniture installation begins
AUG 30, 2027	Occupancy	Final inspections complete; ready for move-in

ASA MESSER / WEST BROADWAY PK-8

OCTOBER 2026

COST & PROCUREMENT

GMP STATUS

Final draft received

Guaranteed Maximum Price (GMP)

CURRENT PROCUREMENT

Furniture & technology

CONSTRUCTION PHOTO UPDATE



Description



Exterior wall framing



Ongoing fireproofing

Robert F. Kennedy PK-8

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



Providence
Schools



Tecton
ARCHITECTS



Project Overview

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



ROBERT F. KENNEDY PK-8

OCTOBER 2026

PROJECT AT A GLANCE

SCHEDULE BEHIND	BUDGET ON TARGET	CONTRACT GMP \$70.5M	SUBCONTRACTOR BUYOUT 70%
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CURRENT OUTLOOK

The schedule is tracking towards the next major milestone for completion of structural steel and slab on decks in December. January will focus on advancing exterior framing, spray fireproofing, sheathing, air and vapor barriers, and MEP rough-in activities. In February, roofing and window installation will progress, leading to the targeted temporary building dry-in milestone in March 2027, providing protection from the elements and allowing interior construction activities to advance.

KEY DATES | ROAD TO OCCUPANCY

MAR 2027 BUILDING DRY-IN	JUN 30, 2027 CERT OF POST CONSTRUCTION	SEPT 2027 BUILDING COMPLETE	JAN 2028 PROJECT CLOSEOUT
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MILESTONE TRACKER

TARGET	MILESTONE	WHY IT MATTERS
DEC 2026	Structural steel and slab on decks	Completion of structural steel erection, slab on deck preparation and concrete pours
MAR 2027	Temporary building dry-in	Protection from elements allowing interior work to proceed
APR 2027	Permanent Power	Enables equipment & systems programming
JUN – JUL 2027	MEP systems start-up	Equipment testing and balancing begins
JUN 30, 2027	Certificate of Post Construction	RIDE reimbursement agreement milestone (06/30/2029)
SEPT 2027	TCO & Furniture delivery	Final inspections complete; ready for move-in

ROBERT F. KENNEDY PK-8

OCTOBER 2026

COST & PROCUREMENT

GMP STATUS

Pending buyout completion

Guaranteed Maximum Price (GMP)

CURRENT PROCUREMENT

Interior finishes

CONSTRUCTION PHOTO UPDATE



Structural Steel Erection