

DR. JAVIER MONTAÑEZ
Superintendent

Providence Public School Building Committee
Providence Public School District
April 28, 2026 | 4:00 - 5:15 PM
797 Westminster Street | Providence, RI 02903

Meeting Minutes

Executive Summary:

The Providence Public School Building Committee convened to review major capital program updates across ongoing school construction and renovation projects, approve key project actions, assess schedule and budget performance, and discuss risks impacting project delivery. The meeting emphasized maintaining aggressive construction schedules, securing long-term cost efficiencies, advancing early procurement strategies, and addressing emerging schedule concerns—particularly for the RFK PK-8 project.

The discussion centered on growing concerns regarding schedule delays for the RFK project and the resulting impacts on students, finances, and the broader capital improvement program. Committee members highlighted that projected completion slipping beyond summer 2027—potentially into November 2027—could prevent students from returning to the new school at the start of the academic year, extending time spent in swing space and potentially resulting in the loss of an additional year of instruction in the new facility. Concerns were raised about the domino effect on other school construction projects, delayed occupancy planning, and disruptions to future project sequencing across the district. Financial implications were also emphasized, particularly the potential one-year delay in housing aid reimbursement, creating significant cash flow challenges for the City, despite the project remaining on budget and reimbursement eligibility likely remaining intact. Committee members stressed that delayed reimbursements on a project of approximately \$75 million could materially affect city finances and capital planning. Additional concerns included impacts on taxpayers, school communities, and confidence in project oversight, with frustration expressed over the timing of the disclosure. Project leadership acknowledged these concerns, noted that schedule analyses are still under review, and reiterated efforts to pursue recovery strategies while identifying two primary causes of delay: extended demolition activities and incomplete biddable construction drawings required to procure and begin construction work.

The Committee approved an agenda amendment to prioritize action items at the beginning of the meeting. The Mary Fogarty PK-8 60% Construction Document approval was tabled until the next meeting for further review. The Committee approved:

- *The 2026 Capital Revolving Fund list of projects and priorities*
- *Lima/Stuart PK-8 60% Construction Documents, authorizing advancement to RIDE approval and procurement*
- *Prior meeting minutes from March 24, 2026*

These approvals enable continued progression of procurement activities and preserve schedule momentum across the capital program.

Action Items:

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Motion made by Dr. Javier Montañez to amend the agenda to move item “V” on the agenda (action items) to the top of the agenda. Do I have a motion?

- **Motion made by:** Mr. Lawrence Mancini
- **Second by:** Mr. David Salvatore
- **Discussion:** N/A
- **Vote:** Unanimously approved “Ayes have it”

Motion made by Dr. Javier Montañez to table action item number 1, Approval of the Mary Fogarty PK-8 60% Construction Documents to next month’s meeting. Do I have a motion?

- **Motion made by:** Mr. Lawrence Mancini
- **Second by:** Mr. Kyle Delgado
- **Discussion:** N/A
- **Vote:** Roll Call by Zach Scott
 - Javier Montañez, Superintendent of Schools “I”
 - Zack Scott, Deputy Superintendent of Operations “I”
 - Dexter Moore Jr., Chief Operating Officer “I”
 - Corey Jones, School Board Member **[Absent]**
 - Kyle Delgado, Director of Project Management City Council “I”
 - Melissa Hughes, Parent Representative **[Absent]**
 - Alexis Lamb, Parent Representative **[Absent]**
 - David Salvatore, Parent Representative “I”
 - Scott Barr, Principal Classical HS **[Absent]**
 - Christina Gibbons, Principal Roger Williams MS “I”
 - Drew Echelson, Deputy Commissioner of Education RIDE **[Absent]**
 - John Arzoomanian, Director of Public Property “I”
 - Lawrence Mancini, City of Providence Chief Financial Officer “I”

Approval of the Mary Fogarty PK-8 60% Construction Documents. The Providence School Building Committee approves the submission of the Mary Fogarty PK-8 60% Construction Documents to RIDE for approval and authorizes Gilbane/Torrado team to proceed with procurement. **[TABLED TO NEXT MONTH]**

Review and approval of the 2026 Capital Revolving Fund list of projects and priorities. The Providence School Building committee has reviewed and approved the 2026 Capital Revolving Fund Projects.

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- **Motion made by:** Mr Lawrence Mancini
- **Second by:** Mr. David Salvatore
- **Discussion:** N/A
- **Vote:** Roll Call by Zach Scott
 - Javier Montañez, Superintendent of Schools “I”
 - Zack Scott, Deputy Superintendent of Operations “I”
 - Dexter Moore Jr., Chief Operating Officer “I”
 - Corey Jones, School Board Member [Absent]
 - Kyle Delgado, Director of Project Management City Council “I”
 - Melissa Hughes, Parent Representative [Absent]
 - Alexis Lamb, Parent Representative [Absent]
 - David Salvatore, Parent Representative “I”
 - Scott Barr, Principal Classical HS “I”
 - Christina Gibbons, Principal Roger Williams MS “I”
 - Drew Echelson, Deputy Commissioner of Education RIDE [Absent]
 - John Arzoomanian, Director of Public Property “I”
 - Lawrence Mancini, City of Providence Chief Financial Officer “I”

Approval of the Lima/Stuart PK-8 60% Construction Documents. The Providence School Building Committee approves the submission of the Lima/Stuart PK-8 60% Construction Documents to RIDE for approval and authorizes Ahlborg/Torrado team to proceed with procurement.

- **Motion made by:** Mr Lawrence Mancini
- **Second by:** Mr. David Salvatore
- **Discussion:** N/A
- **Vote:** Roll Call by Zach Scott
 - Javier Montañez, Superintendent of Schools “I”
 - Zack Scott, Deputy Superintendent of Operations “I”
 - Dexter Moore Jr., Chief Operating Officer “I”
 - Corey Jones, School Board Member [Absent]
 - Kyle Delgado, Director of Project Management City Council “I”
 - Melissa Hughes, Parent Representative “I”
 - Alexis Lamb, Parent Representative [Absent]

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- David Salvatore, Parent Representative “I”
- Scott Barr, Principal Classical HS “I”
- Christina Gibbons, Principal Roger Williams MS “I”
- Drew Echelson, Deputy Commissioner of Education RIDE [Absent]
- John Arzoomanian, Director of Public Property “I”
- Lawrence Mancini, City of Providence Chief Financial Officer “I”

Approval of the meetings minutes from March 24, 2026

- **Motion made by:** Mr Lawrence Mancini
- **Second by:** Mr. Kyle Delgado
- **Discussion:** N/A
- **Vote:** Unanimously approved “Ayes have it”

Link Audio File:

Link: https://us02web.zoom.us/rec/share/CF4jS_-IrHcnfRre3P7aD28RKmZ9PUVKyWSTJjXSQpMQ7zbUptHaKbLQHbnqK3fM.CeNxZUAosBDAHnOj
Passcode: 2dS=K0B.

1. Call to Order and Roll Call

- Dr. Montañez called the meeting to order. Zach Scott conducted the roll call and confirmed a quorum.
- **Time:** 4:06 PM
- **Chairperson:** Dr. Javier Montañez, Superintendent
- **Attendance [Voting Members]:** 12 members were present
 - Javier Montañez, Superintendent of Schools
 - Zack Scott, Deputy Superintendent of Operations
 - Dexter Moore Jr., Chief Operating Officer
 - Corey Jones, School Board Member [arrived at 4:15PM]
 - Kyle Delgado, Director of Project Management City Council
 - Melissa Hughes, Parent Representative [arrived at 4:11PM]
 - Alexis Lamb, Parent Representative [Absent]
 - David Salvatore, Parent Representative
 - Scott Barr, Principal Classical HS [arrived at 4:09PM]

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- Christina Gibbons, Principal Roger Williams MS
- Drew Echelson, Deputy Commissioner of Education RIDE **[Absent]**
- John Arzoomanian, Director of Public Property
- Lawrence Mancini, City of Providence Chief Financial Officer

2. Action Items - Approvals

- See section above for the detailed action items that occurred during this meeting.

Outline of notes:

3. PPSD Capital Plan Updates: Phase IV

Key Highlights

Chris Spiegel from Left Field introduced Liliana Smith, new Project Manager for the Providence team. Liliana Smith introduces herself as a project manager with Left Field, highlighting her experience in general contracting and OPM firms. Liliana expresses excitement about joining the team and making a positive impact on the Providence community. Chris outlines the meeting agenda, including updates on ongoing work, feasibility studies, stakeholder engagement, and next steps. Ongoing work includes refining project management, hazardous materials investigations, MEP existing conditions analysis, and developing program tools.

Phase IV Priority Projects - Update

- Feasibility Studies and Stakeholder Engagement Updates
- Feasibility studies evaluate project requirements and architectural solutions, considering neighborhood, site logistics, and infrastructure.
- Typical deliverables from feasibility studies include mechanical and electrical conditions analysis, test fits, preliminary renderings, cost analysis, and historic documentation.
- Stakeholder engagement updates include March 15 and April 15 activities, developing first videos, and establishing a preliminary cadence for video releases.
- Preliminary engagement from April 15 to June 15 involves meetings with PPSD leadership teams, educators, administrators, and community stakeholders.

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- Feasibility Study Video and Stakeholder Engagement Plan
 - A video is shown to explain the feasibility study process, including the necessity of construction, application process, and reimbursement.
 - The video emphasizes the importance of community input and feedback in the early stages of the project.
 - A preliminary stakeholder engagement update schedule is presented, detailing presentations, public outreach efforts, and feedback mechanisms.
 - The importance of community feedback and the role of PPSD communications in reviewing and providing feedback is highlighted.
 - **Roger Williams Young Woods Feasibility Study**
 - The feasibility study for Roger Williams Young Woods includes a campus approach, evaluating space requirements, and potential budgets.
 - Three options are considered: renovation with no addition, renovation with a substantial addition, and a new build.
 - The new build option is the most expensive, with a significant cost overrun compared to the current budget.
 - The renovation options are evaluated for their ability to meet educational programming requirements and historical considerations.
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4. Updates by Downes Construction:

Key Points & Highlights

Workforce / MWBE Participation Update

- Continued growth in **MWBE and small contractor participation** across projects.
- Increased opportunities for **smaller and minority-owned contractors** to gain experience and expand capacity.
- Several contractors involved in prior projects (including **Spaziano Elementary and Middle School**) are continuing into new work.
- Ongoing effort to **develop additional contractor resources** to address market capacity challenges and labor shortages.
- Long-term goal: support smaller contractors in becoming **future prime contractors**.
- The construction industry continues to face **shrinking and aging workforce challenges**.

RFK Project Update

- **Abatement work has been completed.**

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- The team is currently awaiting **utility shutoffs**, which are delaying progression.
 - Water utility was expected on site but did not arrive.
 - Additional outreach planned to expedite utility coordination.
- **Full demolition permit** anticipated **later this week or early next week**, pending:
 - Utility shutoffs
 - Air clearance approvals
- **Demolition schedule:**
 - Includes **interior and exterior demolition**
 - Expected duration: **5–6 weeks**
 - Target completion: **mid to third week of June**, subject to utility shutdown timing
- Safety requirement emphasized: demolition cannot proceed until utilities are fully disconnected.

Property Acquisition / Site Enhancement

- City signed a **Letter of Intent for acquisition of 252 Joseph Street** (adjacent parcel).
- Parcel estimated at approximately **3,900–4,000 SF**.
- Potential future uses include:
 - Additional **green space**
 - **Parking**
 - General **site enhancement opportunities**
- Parcel is expected to become part of the project moving forward.

Project Schedule Concerns

- The project team has issued **multiple revised schedules**, with significant changes over recent months.
- The latest schedule received Friday and is currently **under review and validation**.
- The team has **acknowledged receipt but has not accepted** the revised schedule.
- Preliminary review indicates **project completion may slip further into 2027**, which does **not align with project goals**.
- Ongoing discussions with project team to:
 - Challenge and improve schedule assumptions
 - Identify strategies to recover time and meet original objectives
- The city is also exploring **alternative avenues/options** if schedule concerns persist.
- No revised completion date shared yet pending further analysis.

Budget Status

- **The project remains on budget** at this time.
- Primary concern is **schedule performance**, not cost.
- Budget tracking is currently viewed as positive despite schedule risks.

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Summary of Main Risks / Action Items

- Expedite **utility shutoffs** to avoid demolition delays.
- Complete review and validation of the **latest project schedule**.
- Continue engagement with the project team on **schedule recovery strategies**.
- Monitor incorporation and planning for **252 Joseph Street parcel acquisition**.
- Maintain oversight on balancing **budget adherence with schedule recovery efforts**.

Comments or questions?

- Dr. Montañez asked: is that in plans, any change in the future moving into the 27 school year, correct?
- Mr. DeSanti replied: Yeah, so right now that would impact the children moving back in in September of 27 starting the school year
- Dr. Montañez replied: So that'll be an impact on students for swing space. And now, remembering the last meeting that we had, we talked about the domino effect. How is that going to impact the other work that's being done, and then once the students get back in the building? And two, is it going to cost any extra if we're falling behind or falling behind, correct?
- Mr. DeSanti replied: It would affect potential housing aid reimbursement starting in that year, if that's what the city was projecting. So there is a Domino's effect to swing space and potentially housing aid reimbursement.
- Mr. Salvatore, parent representative shared: Joe, when you say further into 2027, so the school year commences in September, you think November, December, because, to be honest, snow storms and yeah, February of this year, very close to proximity. What does that look like?
- Mr. DeSanti replied: Right now it's, it's projecting out to around November ish, right? But again, we have not vetted that schedule out. I don't feel comfortable with it potentially being October, December, right until we've vet that schedule out. Really, do an analysis? I'm reluctant to say that that's the date. O&G schedule right now shows a substantial completion in November.
- Mr. Delgado asked: Kyle City Council, for reimbursement. Substantial completion was when again?
- Mr. DeSanti replied: Substantial completion needs to be done in June of 27 to start getting housing aid reimbursement for that year, if not, the city has to wait an additional year before they could submit for the housing aid.
- Mr. Delgado replied: Right now, projections are over that
- Mr. DeSanti stated: correct
- Mr. Delgado replied: and the project budget is \$75million?
- Mr. DeSanti replied: approximately, yes
- Mr. Delgado replied: And so being projected over that, the consequences are, what again, a year, are we still eligible to get the maximum?

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- Mr. DeSanti replied: You'd still get the maximum reimbursement. It's just delayed. The reimbursements delayed a year, which potentially affects cash flow for the city. Could affect other things as well, but certainly cash flow would be one of them. Melissa
- Mrs. Hughes stated: Just clarifying a couple of the points that were made when we talk about housing aid reimbursement, we're talking about the full amount of the 91 cents on the dollar. Correct?
- Mr. DeSanti replied: Yes, up to 91%
- Mrs. Hughes replied: 91% of 75 million is my math is fuzzy, but a lot of millions. So that is a serious cash flow issue for the city. That is a serious issue financially. So even if the project's on budget, the city is not going to be on budget if they are out that much money and don't have access to that for an additional year. But I want to go back also to the timeline and the effect both on the school community that has been in swing space and was expecting to be in that school, I want to name that this, this coming school year. School actually starts on August 25 I think, for students. So September is actually too late, too like if we wanted teachers and students to be ready to start to teach and learn. You know, at the end of August, obviously we have projects that actually do have to be substantially complete by June of that same year. So while I appreciate that you don't have an exact date right now, anything, anything short of like July 15, to me, sounds like we have now lost an entire year of instruction in that building. Surely, there's some sort of way, if the building was in the middle, you know, we could move all sorts of things and try to disrupt people mid year. But like, the impact on that school community specifically is extremely significant. Obviously, there's the taxpayer issue, there's the issue of accessibility for future projects and timelines, but I don't want to gloss over or move past that. The Kennedy School community expected to be moving into swing space for two years and then to be moving into their new school, and now they're sort of stuck because that's where they are, and not to jump around, but we have other projects in phase three that were in phase two and that are already a year behind as well. And so I'm just going to reiterate my comments from the previous meeting that the domino effect is real, and this affects every part of our city because of these delays. And I'm just really disappointed that this is the first time this late into the project, that we're hearing this with this level of clarity. And what can we do? What can we do?
- Mr. DeSanti replied: Yeah, we're obviously concerned and disappointed as well, but we wanted to share it with you as soon as possible. I think you're right. Mid year moves are not ideal. I mean, we've done them in the past. They're not ideal. But there's a lot more planning that has to happen, and that's got to be a decision with PPSD, if that makes sense, you know, if the building is ready, it's better to use it mid year than have it sit there for another you know, six months before it gets used for the following year, if possible. And again, we have not accepted the fact that the building can't be ready. We're in the process of finishing our analysis right now, and we'll be better informed in the next couple days.
- Mr. Salvatore replied: thinking about the punch list. What are some of the items that are outstanding that should have been completed today?

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- Mr. DeSanti replied: So I probably would say some of the drawings right. So that is one of the triggers. Demolition did get extended more than it did the drawings being completed so that they have a full set of drawings to bid, which needs to be completed. Those kinds of things are really like, some of the delays that are right now, what's stopping them from starting construction? Those are the two big ones. I mean, we could go into finer details, but to me, those, those are the big ones, right? You need the building down so you can start the new construction, and you need the drawings done so you could procure the work.
- Mr. Salvatore replied: So when you say the drawings, the renderings?
- Mr. DeSanti replied: No, full set of biddable drawings, like construction drawings, yeah, yes, yes, biddable construction drawings,
- Mr. Salvatore replied when you go there's a community meeting tomorrow night, say drawings right?
- Mr. DeSanti replied: They say you have drawings that are show the floor plan, biddable drawings that could be procured to a subcontractor and be able to construct it to so I do want to touch a little bit back on the reimbursement issues I brought up, so that 91% it's probably a little bit less we there was a subtle change just, I'll go a little bit into the detail with the reimbursement, where, typically, Providence was getting up to 82% base, and then their bonuses brought up to 91 in Phase four, that actually got reduced down to, like, I think, 80.2 so there's a subtle difference there, Number One? So it still could be close to 91% but I just want everybody to just not get hung up on that, and that reimbursement happens over the lifetime of the bond, right? So they don't. Providence doesn't get that 91% all at one time. It gets done over a period of time of 30 years, or whatever the bonds are issued for.
- Mr. Delgado asked: Does this delay keep us from getting that full 91% in any capacity? Are we trending even towards getting that full percent?
- Mr. DeSanti replied: I believe, and I'll double check the RFK, because it was a phase four project that got pulled into Phase Three that MOA goes out one more year. So all the other projects are 2027, the MOA expires. RFK is in phase four, which gives us, I think, even two more years at that point. So no, it should not affect anything to do with reimbursement.
- Mr. Salvatore shared: thinking through the chair question for Chief Financial Officer, just think about the feasibility now.
- Mr. Mancini replied: The finance team just today met to discuss future plan borrowings. We hope and expect that we will continue our commitment to borrow at minimum post July one. We always attempt to borrow after the start of the fiscal year. Save us some years with the forward payments, and I think we will adjust accordingly, depending upon what our project managers tell us that they are in need of cash flow. There's a great deal of work yet to be done before the end of this fiscal year that we would hope can be completed at a certain time, sufficiently for reimbursement housing aid. We don't want to get too far out of ourselves. I often say, and I think it's not meant to be a cliché. Do you know how difficult it is to spend \$100 million because you're dealing with a labor pool that's committed to any projects, and then the world that we operate in, much of this goes through board of conduct and supply every six pieces of rotation, but all things

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is considered we are committed to that next round of volley, which, incidentally, will begin almost immediately in terms of laying the groundwork for closing that would occur no sooner than immediately thereafter.

4.1 Frank D. Spaziano Upper Campus

Project Overview

- Budget: \$34.5 million
- Enrollment forecast: 312 students
- Substantial completion: April 2026

Construction Progress

- Permanent power activated on April 18, enabling completion of previously delayed interior work.
- Ongoing:
 - Removal of temporary power systems
 - Startup/testing of above-ceiling systems and equipment
 - Pre-functional checklists (PFCs) and commissioning activities
- **Interior progress:**
 - Millwork, countertops, sinks installed
 - Flooring completed and protected
 - Above-ceiling inspections underway
 - Rooms nearing “white out” completion (final interior finishes)

Kitchen & Equipment

- First kitchen equipment delivery completed.
- Three additional deliveries scheduled.
- Utility connections being coordinated with plumbing trades.

Exterior & Site Work

- Finalizing exterior metal coping and envelope work.
- Landscape design work continues on the south side (Laban Street area).
- Creating green space/play area connection between Spaziano Elementary and Middle School campuses.
- Laban Street closure process initiated:

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- Street to become secured school play area
- Emergency access maintained via gated entrances
- Additional green space planned

Furniture & Occupancy

- Punch list completion targeted: Late May–Early June
- Furniture installation: Mid-June
- District facilities staff to receive training on:
 - Building systems
 - Building Management Systems (BMS)
 - Operations and maintenance procedures

Key Risks / Notes

- Permanent power was the major obstacle; now resolved.
 - No major current concerns beyond commissioning/startup activities.
-

4.2 RFK PK-8 School

Project Overview

- Budget: \$77.7 million
- Enrollment forecast: 858 students
- Substantial completion: TBD

Design & Procurement

- Design Development (DD) drawings issued in February.
- Cost estimates reconciled and the project remains on budget.
- Early release packages issued:
 - Site work
 - Concrete
 - Structural steel
 - Long lead items
- Packages currently out for bid/RTA approval.

Site Preparation

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- Existing building demolition progressing to enable construction start.

Design Considerations

- Updated renderings and floor plans to be shared at the PTO meeting.
- Future discussion planned regarding:
 - Tree placement impacts on security camera visibility
 - Balancing landscaping requirements with long-term security coverage

Security Systems Discussion

- School district cameras are not connected to the city's real-time crime center due to student privacy considerations.

4.3 Mary Fogarty PK-8 School

Project Overview

- Budget: \$77.3 million
- Enrollment forecast: 858 students
- Substantial completion: Summer 2027

Design & Approval Status

- Multiple early release packages approved/submitted to RIDE.
- Design Development submitted and under review.
- Preparing additional early release packages (including exterior envelope).
- 60% Construction Documents (CDs) targeted for submission in May.

Construction Progress

Completed:

- Site clearing
- Sanitary line relocation
- Ground improvement work (soil stabilization)

Upcoming:

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- Excavation
- Foundations
- Structural steel preparation

Budget

- Project remains on budget
 - Early release packages tracking favorably
-

4.4 Harry Kizirian PK-8 School

Project Overview

- Budget: \$79.2 million
- Enrollment forecast: 858 students
- Substantial completion: Summer 2027

Design & Procurement

- DD submission reviewed by RIDE.
- Preparing Construction Document (CD) submission.
- Additional early package planned:
 - Foundation waterproofing
 - MEP/FP systems

Construction Progress

- Soil export: 50%+ complete
- Sheet piling and support excavation completed
- Foundations underway:
 - Rebar installation started
 - Concrete preparation ongoing
- Structural steel fabrication underway
- Steel erection targeted: Late June

Budget & Schedule

- Tracking slightly over budget

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- Team working to return within budget targets
 - 60% CD milestone identified as critical for full procurement
-

4.5 Asa Messer PK-8 School

Project Overview

- Budget: \$84.5 million
- Enrollment forecast: 996 students
- Substantial completion: Summer 2027

Design & Procurement

- DD submission approved by RIDE.
- CD submission underway.
- Additional early bid package being prepared.
- GMP/cost estimate expected mid-May

Construction Progress

- Approximately:
 - 80% complete on exterior footings
 - 40% complete on foundation walls
- Drainage installation underway
- Structural steel fabrication progressing
- Steel erection targeted in ~6 weeks

Permitting

- Full building permit submission expected by June 8th.

Budget

- Budget tracking positive; confidence remains high despite active bid reviews.
-

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4.6 Lima/Stuart PK-8 School

Project Overview

- Budget: \$87 million
- Enrollment forecast: 996 students
- Substantial completion: Summer 2027

Design & Budget

- 60% CDs completed and under cost reconciliation.
- Consistently tracking on budget.
- Exploring early procurement for:
 - MEP systems
 - Elevators
 - Long-lead items

Construction Progress

- Significant earthwork completed:
 - ~17,000 cubic yards of fill placed
 - Compaction testing showing strong results (97–98%)
- Foundation and concrete mobilization expected within ~2 weeks
- Structural steel targeted for early July

Schedule

- Aggressive schedule maintained to meet project milestones.

Events

- Groundbreaking ceremony planned for the 27th of May at 10:00AM.

4.7 Mount Pleasant Early College and Career Academy (Renovation/Addition Project)

Project Overview

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- Budget: \$110 million
- Enrollment forecast: 1,000 students
- Substantial completion: Summer 2027

Approvals & Environmental

- Received RIDEM approval for contaminated soil remediation.
- Contaminated soil removal began.
- Final RIDE CD approval received:
 - No further early packages required
 - Full procurement can proceed

Procurement

Subcontractors onboard:

- Mechanical/Electrical/Plumbing (MEP)
- Structural steel
- Roofing
- Windows

Construction Progress

Completed/Ongoing:

- Abatement work
- Window removals
- Interior footing excavation
- Preparation for renovated spaces
- Exterior restoration planning

Summer Work Plan

Major summer activities:

- Site reconstruction/front area improvements
- Exterior masonry restoration
- Tower restoration
- Traffic and paving modifications

Occupied School Coordination

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- Minor operational disruptions managed quickly (e.g., temporary power interruptions).
- Coordination with school administration ongoing.

Budget

- Budget concerns have stabilized.
 - The team reports strong confidence in the current cost position.
-

Program-Wide Update: Furniture, Fixtures & Equipment (FF&E)

Procurement Strategy

- Furniture being purchased well in advance to:
 - Avoid lead-time delays
 - Secure pricing
 - Utilize manufacturer warehousing
 - Bulk purchasing across multiple schools expected to generate cost savings
 - Procurement accelerating ahead of traditional schedules to reduce supply chain risks.
-

5. Action Items:

- Moved to the top of the agenda

6. Questions, Comment from Committee Members

- None

7. Public Comments

- No public comment

8. Adjournment

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A motion to adjourn was made, seconded, and approved. The meeting concluded.

- **Time:** 5:26 PM
- **Next Meeting:** May 26, 2026

Minutes Prepared by: Salvador Pellerano

Date: May 18, 2026