

PHASE 4A PROJECTS

WARD 3 COMMUNITY MEETING

7.29.2026 | PROVIDENCE, RI



Agenda

1. Project Team
2. RIDE Process Overview
   - Feasibility Study Recap
   - Selected Option / Schematic Design
3. Feedback & Next Steps
   - Opportunities for Engagement

Introductions



Chris Spiegel

Project Executive

Accountable for Program Success; Stakeholder Engagement Lead; MLK Lead PM; Hope HS Lead PM



Brendan Walsh

MEP Manager

Project Advisor; CX Manager;



Andy Vo

Project Executive

Team Operations Leader; RW/YW Lead PM; Vartan Lead PM;



Mike Meehan

Project Coordinator

Stakeholder Engagement Coordinator; Phasing Logistics Coordinator;



Lilliana Smith

Project Manager



John Bates

Senior Project Manager

RIDE Engagement Lead; Nat Greene Lead

Design Builder

AHLBORG
CONSTRUCTION CORPORATION



Glenn Ahlborg
Vice President & Director of Construction Operations
Ahlborg Construction Corp.



Brian O'Connell
Construction Executive
Ahlborg Construction Corp.

U.S. VETERAN OWNED BUSINESS
RGB architects
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David L. DeQuattro
Managing Principal & QC/QA
RGB Architects



Andrew H. Barkley, ALEP
Principal & Project Manager
RGB Architects

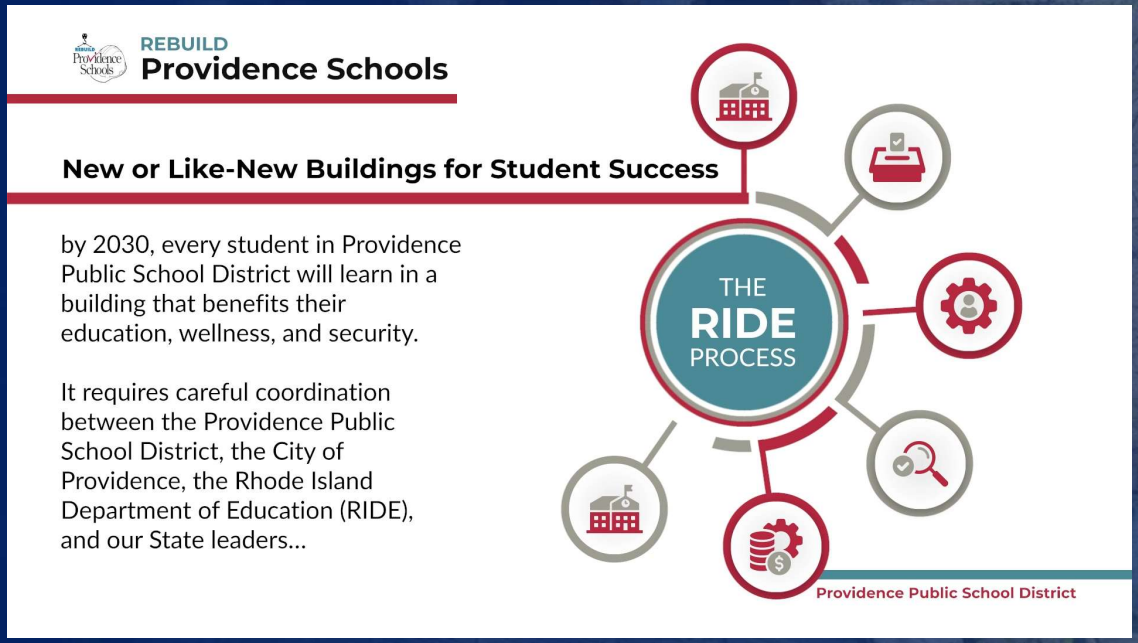


Ashley D. Carrig
Job Captain
RGB Architects

What is the RIDE Necessity of Construction Application Process?

5 Stage Regulatory Process that allows school construction projects to be reimbursed by the State of Rhode Island

All projects must be reviewed and approved by the RIDE School Building Authority



RIDE – NECESSITY OF CONSTRUCTION APPLICATION PROCESS



STAGE I

'Identify the Need'

- Building Conditions
- Educational Programming
- Sustainability Goals
- Demographic Trends
- Operational Needs

COMPLETE



STAGE II

'Consider Solutions'

- Architectural Studies
- Budgeting
- Traffic/Transportation
- Environmental Conditions
- Enrollment Projections

COMPLETE

WE ARE HERE



STAGE III

'Design Solution'

- Feasibility Study
- Educational Program
- Community Engagement
- Schematic Design
- Design Development
- Construction Documentation

IN PROGRESS



STAGE IV

'Construction'

- Demolition
- Site Work
- Utility Enabling
- Vertical Construction
- Inspections

FALL 2027



STAGE V

'Asset Protection'

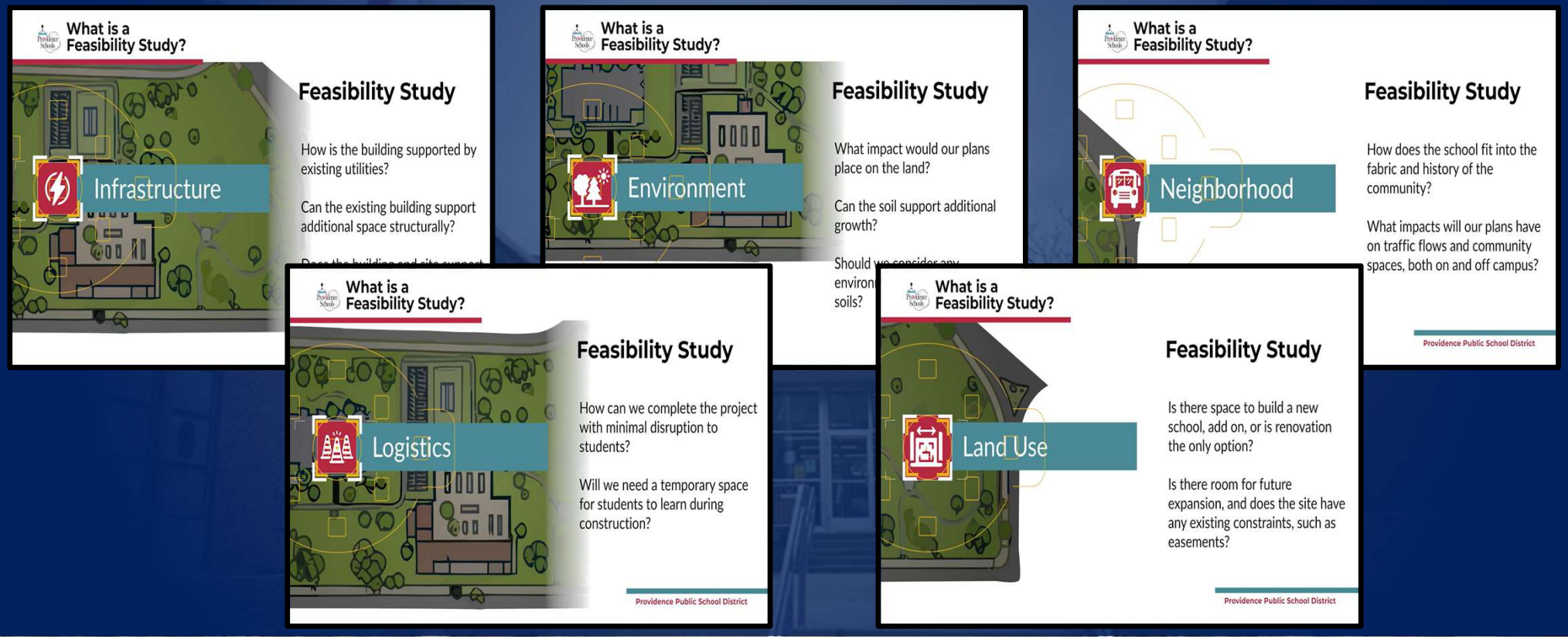
- Maintenance
- Monitoring
- Data Collection
- Reporting

FALL 2029

Project Overview: Feasibility Study Recap

Feasibility Studies serve the program by:

1. **Evaluating the movement of project requirements from the Stage II submission**
2. **Systematically and holistically evaluating what potential architectural solutions best align with project requirements and program constraints**



Building Options Comparison

Scenario Stats

	SCENARIO 1 Partial Building Reuse & Major Addition	SCENARIO 2 New Construction on School Site	SCENARIO 3 New Construction on Doyle Park
	PK-8	**PK-8**	**PK-8**
Population & Tracks	**858** 3 Track PK-5 & 4 Track 6-8	**858** 3 Track PK-5 & 4 Track 6-8	**858** 3 Track PK-5 & 4 Track 6-8
Stories	**2**	**3**	**4**
GSF	**135,075 GSF**	**117,729 GSF**	**132,332 GSF**
Est. Cost	**$92.6 M**	**$85.4 M**	**$90.7 M**
Existing Bldg.	**Partial Demo & Reuse** Preserving = 19,794 SF	**Full Demolition**	**2-Phase Demo:** partial demo of 2 units prior to construction, remaining demo after new building is occupied
Swing Space	**Yes**	**Yes**	**No**
Parking & Drop-off	**On-site:** Parent drop-off, ADA, visitor + reserved parking **Camp St:** Bus drop-off **Carrington Ave**: Staff Parking	**On-site:** Bus drop-off (reduced) Parent drop-off, ADA, visitor + reserved parking **Camp St:** Bus drop-off (spillover) **Carrington Ave**: Staff Parking	**On-site:** Bus drop-off, parent drop-off, visitor and staff parking all on the existing school site **Howell Ave:** Potential parent drop-off at upper-level entrance

Building Options Comparison

Weighing the Options

Most Advantageous (5 pts) | Moderate (3 pts) | Least Advantageous (1 pt)

Criteria are weighted equally; the committee may prioritize cost certainty or programming flexibility.

SCORING SUMMARY	SCENARIO 1 Partial Building Reuse + Major Addition PK-8	SCENARIO 2 New Construction on School Site PK-8	SCENARIO 3 New Construction on Doyle Park PK-8
Cost Certainty	Over budget; largest footprint drives highest sitework costs	Best and most direct cost control.	Budget is stretched due to dual-parcel sitework
Construction Complexity	Full abatement & selective demo, gut & reinforce retained bldgs., precautions to protect existing; new construction & addition; easement amendment required	Full abatement & demo of existing, new construction & site buildout; Easement amendment required	Phased construction w/ partial abatement & demo milestone; + bldg. height variance required; land exchange & easement amendment
Swing Space Availability	Required; availability uncertain	Required; availability uncertain	Not required; existing school stays open
Programming Flexibility	Existing structures limit layout/flexibility	Purpose-built	The limited space of the site restricts the desired shared program access on the ground floor.
Building Preservation	Partially retained structures; Additional ADA upgrades are required (ramps, lifts, etc.)	Existing building lost	Existing building lost
Neighborhood Scale	2-story; sprawling footprint over two sites; possible neighbor opposition	3-story; limited adverse abutter impact	4-story; close to abutters; likely neighbor opposition
OVERALL	**12/30** *Not Recommended*	**22/30** *Strongest path —pending swing space*	**12/30** *Not Recommended*

Scenario 1 — Not Recommended
Exceed budget. This is the only approach that partially retains the building. Retained structures require full abatement, structural reinforcement, MEP replacements, building envelope, and additional ADA upgrades. Extended construction schedule for additional precautions to protect the existing structures; Existing conditions may limit the educational layout; PK-8 option - easement amendment required.

KEY QUESTION: Does partially preserving the existing building justify the additional costs and layout limitations?

Scenario 2 — Strongest Path
This ensures the best cost and construction schedule control, along with complete educational programming as envisioned, and delivers a purpose-built school designed entirely around educational needs, with a unified site and long-term flexibility for the district. Easement amendment required.

KEY QUESTION: Can the district secure swing space for the full duration of construction?

Scenario 3 — Viable if Swing Space Unavailable
The school will remain open during construction — a significant advantage if swing space is unavailable. Delivers a purpose-built school designed around educational needs, with a unified site and long-term flexibility for the district. However, the dual-parcel approach will significantly reduce community green space and stretch the overall budget for required sitework. Requires land exchange and easement amendment.
KEY QUESTION: Does staying operational during construction justify the added costs of dual-parcel sitework and possible disruptions to students and abutters?

Why PK-8 Schools?

Research shows that the PK-8 model supports a **stronger school community**, allowing **more robust relationships** between staff, students, and families.

PK-8 expansion is in response to community feedback and student data showing a need for alternative options for middle school grades

<u>Benefits of PK-8 Schools</u>

- More middle school options, closer to home
- Siblings stay together longer
- Minimize transitions for students

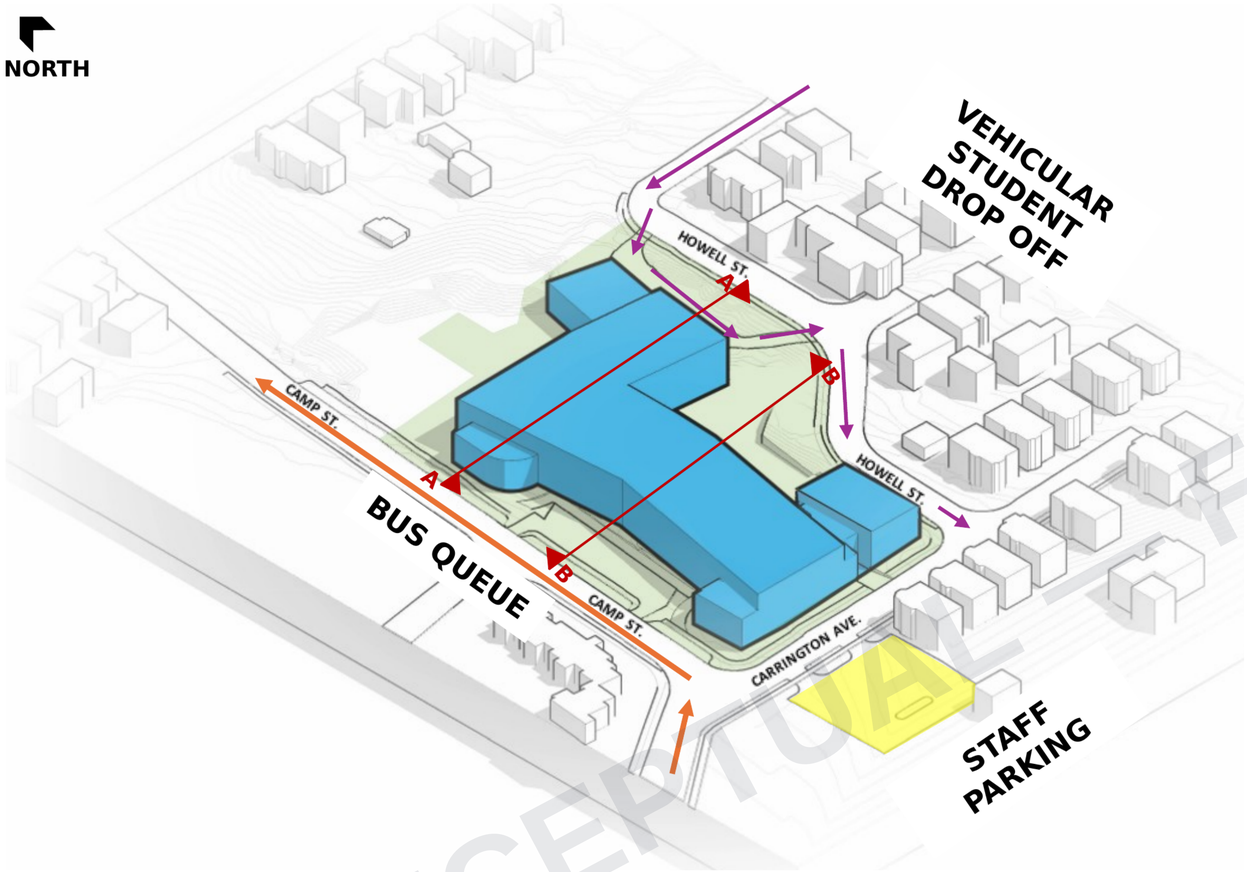
<u>Impact on Bishop MS</u>

- Bishop will remain as a standalone middle school
- Bishop currently has largest wait list in district; expansion at MLK will offer more options to students
- MLK students will be able to stay for grade 6 or participate in school choice lottery for Bishop and other schools



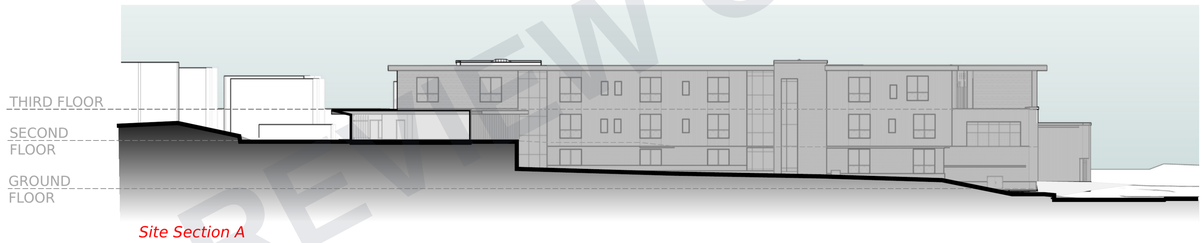
Phase 4A: MLK Jr Engagement Matrix

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	Districwide 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	Districwide 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. Smiley	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; Pysch; 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. Smiley	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



PERSPECTIVAL SITE DIAGRAM

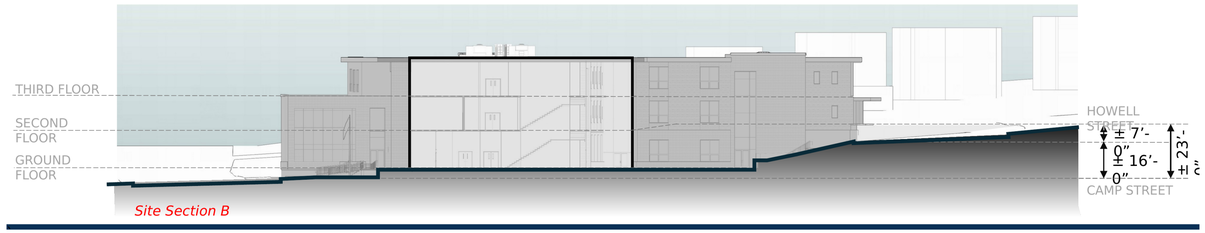
Bus queue on Camp Street; vehicular student drop-off on Howell Street; staff parking on Carrington Avenue and Howell Street



Site Section A

TRANSVERSE SITE SECTION

Section through the site, showing how the building steps with the existing grade.



Site Section B

SITE CROSS SECTION

Cross section from Howell Street down to Camp Street — about 23 feet of grade change.

CONCEPTUAL
FOR REVIEW ONLY

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MARTIN LUTHER KING JR SCHOOL
3 TRACK PK-5 | 4 TRACK 6-8
35 Camp St.
Providence, RI 02906
PROJECT #: 6978 DATE: 04/07/2026

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MARTIN LUTHER KING JR SCHOOL

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Stage III: Next Steps

- Schematic Design
  - Project details become more developed as we progress through design phases (SD, DD, CD)
- Preliminary AHJ Review
  - RIDEM, Governor's CX on Disabilities, PVD Police & Fire
- Reports & Studies
  - Traffic, Environmental Studies, Sustainability
- Continued Ed Programming
  - Admin, School Leadership, Teachers, Staff, Students
- Continued Engagement
  - Community Meetings, School focused events, videos
- Cost Estimating
- Preliminary Move Management

What other types of engagement would help us connect with this community?

Providence Schools

PPSD RIDE/FEASIBILITY STUDY VIDEO (SPANISH VERSION)

ESCANEE PARA VER
EL VIDEO (EN ESPAÑOL)

PPSD RIDE/FEASIBILITY STUDY VIDEO (ENGLISH VERSION)

SCAN TO WATCH
THE VIDEO (IN ENGLISH)

Key Objectives | Site Logistics/QA/QC/Site Safety



- Truck access
- Walking paths
- Secured site
  - Fence
  - Gates

Safety & Logistics



- Water down site constantly
- Truck wash at construction gate
- Street sweeper on site

Dust Mitigation



- Develop baseline
- Monitor vibration; especially during site work and utility work
- Abutters meetings
- Preconstruction surveys

Vibration Mitigation



- Controlling deliveries
- Managing disruptive work at beginning or end of days

Noise Mitigation



- Separation of work areas
- Contractor off site parking
- CORI/SORI process

Worker Separation



- Daily communication
- Coordinate with facilities
- 2-week look-ahead schedule

Coordination w/School