



REQUEST FOR PROPOSAL

DESIGN SERVICES FOR RENOVATION AND ADDITION PROJECTS FOR PHASE 2b

The Rochester Joint Schools Construction Board, on behalf of the Rochester Schools Modernization Program seeks to identify professional firms qualified to provide services for Design Services for renovation and addition projects for all contracts entered into by the RJSCB for the pre-construction and construction phases of Phase 2b of the RSMP program.

**ISSUE DATE:
June 29, 2016**



Rochester City School
District Facilities
Modernization Program
1776 N. Clinton Avenue
Rochester, NY 14621



Rochester Joint Schools Construction Board
1776 N. Clinton Ave., Rochester, New York 14621 Telephone: 585-512-3806

REQUEST FOR PROPOSAL

Date: June 29, 2016

To: Architectural and Engineering Design Firms

From: Rochester Joint Schools Construction Board

Project Title: Design Services

Send Statement of Qualifications to:

Rochester Joint Schools Construction Board
Attn: Mr. Thomas Renauto, Executive Director
1776 N. Clinton Avenue
Rochester, NY 14621
Phone: 585-512-3806

Contact:

trenauto@aol.com

	RFP SCHEDULE	DATES
1.	RFP issued to service providers / potential responders	June 29, 2016
2.	Deadline for submittal of questions, clarifications and modifications regarding the RFP by service providers/potential responders.	July 11, 2016 (Noon)
3.	Answers to questions and/or modifications issued by Addendum and posted on the RJSCB website: www.rcsdk12.org/rsmp	July 13, 2016 (5:00 PM)
4.	Submittal Deadline for Request for Proposals.	July 19, 2016 (Noon)
5.	Interviews with Short Listed Service Providers (anticipated).	August 3, 2016
6.	Award (anticipated).	August 9, 2016

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SECTION 1 – RSMP OVERVIEW

RSMP Request For Proposal: Design Services

Section 1 - Rochester Schools Modernization Program Overview:

District Information:

The Rochester City School District (RSCD or 'District') is located in Western New York State on the south shore of Lake Ontario, and is bisected by the Genesee River. The RCSD has a city population of over 200,000 and a metropolitan population of over 700,000. The RCSD serves approximately 30,000 students in pre-Kindergarten through grade 12 and an additional 15,000 adult students in continuing education programs. It operates 39 elementary schools, 13 secondary schools, one adult/family learning center, and several alternative education programs. RCSD currently employs approximately 6,000 full-time employees.

RJSCB Information:

The seven-member Rochester Joint Schools Construction Board (RJSCB) oversees the Rochester School Modernization Program (RSMP), which is a multi-phase joint initiative of the Rochester City School District and the City of Rochester to update and improve school facilities. The comprehensive Program is estimated at \$1.2 billion spanning approximately 15 years.

Phase 2 of the Rochester Schools Modernization Program is a \$435 million initiative which allows up to 26 Projects along with a District Wide Technology Project involving network and systems upgrades and infrastructure work. The Program is governed by the seven (7) member Rochester Joint Schools Construction Board (RJSCB) charged with implementing the comprehensive Master Plan of the Rochester City School District (RCSD). This RFP, however, only applies to the Design Services for the group of four (4) Projects being approved for start of Design in Phase 2b.

RFP Purpose & Process:

Firms may submit Fee Proposals for one, or more of the Projects covered by this RFP.

All Design Services for each Project's Architect of Record (AOR) will be provided under contract with the RJSCB. A copy of the Design Services Agreement for the Phase 2b Projects is included as Appendix A to this RFP. All firms responding to this RFP and selected for this Phase must be prepared to execute this form of Design Services Agreement as shown with the only changes being the specifics of the Project and the Fee Proposal submitted by the design firm.

A/E Evaluation Criteria:

The written responses to the following points shall be used as criteria for evaluating proposals submitted by Architectural and Engineering (A/E) Teams that will be invited for interviews prior to final selection by the RJSCB. Please prepare a separate Fee Proposal (form in Section 3) for one, or more of the Phase 2b Projects. Please organize your Proposal to clearly address the following topics of interest to the RJSCB:

1. The Firm's relevant experience working with either the RSCD (including any specific experience with the RSMP Phase 1), or other PK/12 Upstate New York urban school districts over the past six (6) years.
2. Similarly, identify the relevant experience and prior working relationships with the proposed Sub-consultants comprising the A/E Team.
3. Demonstrated performance in meeting the Business Diversity and Workforce Goals whether in Phase 1 of the RSMP, or other projects in New York State will be a significant consideration on the suitability of prospective CM Teams.
 - a. The prospective AOR shall provide as an Appendix to its Proposal a copy of that firm's current EEO Plan.

RSMP Request For Proposal: Design Services

- b. The prospective AOR shall provide a breakdown of its current overall technical staff diversity by job title, or classification and the diversity of the specific team members proposed in response to this RFP located in the office that will be the base of operation.
4. Experience on previous New York State Education Department (SED) projects with comparable scope, budget, size and schedule.
5. Location of business operations in the greater Rochester area is preferred.
6. Specific team members assigned to the project along with their professional background, experience and qualifications, as well as a designation of all 'key staff' intended to be assigned for a majority of their time to this work.
7. PK-12 Client references received on behalf of the architectural Firm as well as for the senior-most project "key staff" team members. At least three (3) recommendations for each Firm will be required.
8. Recent experience showing ability to optimize the SED Maximum Cost Allowance (MCA).
9. Team expertise in educational technology (see Exhibit. 5 – Document Standards) and Agreement Between Board and Architect.
10. Demonstrated experience in historic preservation work and working with NY State Historic Preservation Office.
11. Ability to work with formal and informal community groups including building committees, user groups, the public at large and other interested and concerned stakeholders.
12. Quality of work performed previously by the firm in the greater Rochester area (if any) according to the criteria below. Please specify projects and provide information where applicable including the name of a knowledgeable owner contact where Proposal's qualifications, experience, etc. can be validated if there are further questions.

Design Team Overall Performance Criteria:

Provide representative samples, and/or brief explanations to demonstrate the proposed A/E Team's approach and expertise in delivering the following aspects of Design Services:

- Communication skills – concise writing, graphic communication and presentations
- Assessment of Strategic Plan 'Test Fit', and collaborative ideas/suggestions for improvement
- Document quality (i.e. completeness, accuracy, coordination of disciplines)
- Adherence to the Owner's Design Standards
- Sensitivity to the Owner's goals (i.e. design matching educational expectations and program, design appropriateness for context, working with school based Building Advisory Committee
- Flexibility to the Owner's changes (i.e., multi-agency client) up to Board approvals
- Adherence to the project scope and budget. Expertise in detailed construction cost estimating for at least ten (10) prior public school projects. (If estimating is not an 'in-house' expertise, provide the name of the estimating sub-consultant.)
- Energy Performance Contract (EPC) assistance or design experience with NYSERDA, LEED, CHPS or Energy Star, and other rebate requirements
- Adherence to the project schedule – experience with 'aggressive' schedules
- Design Team management – demonstrated experience and communication techniques/tools
- Experience and commitment to REVIT and BIM, particularly with design disciplines beyond architectural
- Knowledge of SED process & procedures, along with a summary of the AOR's change orders, and E&O for at least ten (10) prior public school projects
- CM Team relationships (see attached Agreement)
- RFI and Submittal response times – summarized for at least ten (10) prior public school projects
- Punch List Techniques – summarize the number of items and actual resolution/acceptance and elapsed time track record for at least ten (10) prior public school projects

RSMP Request For Proposal: Design Services

- Coordination of as-builts and project close-out records (i.e., completeness and timeliness)

It should be noted by all prospective Prime or Sub-Consultants that if in the opinion of the RJSCB it appears that any component is ‘over-extended’ in terms of ‘key staff’ to reasonably deliver quality A/E services, said Prime or A/E Team may not be shortlisted for interview on more than one (1) Phase 2b Project. The RJSCB’s intent remains to match and select the stronger overall A/E Team (i.e. Prime and Sub-consultants) for each Phase 2b Project, even if multiple rounds of interviews become necessary to achieve the Program’s objectives.

Scope Introduction:

The Scope of Services for which Fee Proposals should be prepared is detailed in the Design Services Agreement (Attachment A). **Note that District Wide Technology Design Service is no longer a separate consultant, Educational Technology, Security, Phase systems networking and Building Automated Controls will be in the AOR’s Scope.** The Owner hired DWT consultant will still be the liaison with the District’s IM&T Department, work with the Owner regarding Owner equipment purchases, and provide assistance with construction administration/coordination. The AOR shall provide all required DWT documents for the approved Scope.

The Project descriptions and specific schedule milestones are listed in Section 2. Fee Proposals for Basic Services and requested Additional Services should be specific to the Projects for which the Firm is proposing, and must be completed on the form in Section 3. As specified, Fee Proposals must cover the Construction Budget Total Cost identified in this RFP.

Insurance Requirements:

Insurance Policies:

The A/E Design consultant contract that will be developed for the work on this program will have the following insurance requirements. All respondents to this RFP are presumed to be able to meet these requirements:

Commercial General Liability Limits

Per Occurrence Limit:	\$1,000,000
General Aggregate (other than Products/Completed Operations):	\$2,000,000
Products and Completed Operations:	\$2,000,000
Personal and Advertising injury:	\$1,000,000
Fire Damage Legal Liability:	\$300,000
Medical Payments, any one person:	\$10,000
Business Automobile:	\$2 million per accident
Professional Liability Insurance:	\$1 million per claim/ \$3,000,000 aggregate
Workers’ Compensation:	Statutory amount
Employer’s Liability:	\$500,000.00
Excess/Umbrella (for general aggregate and auto liability only):	\$5 million

The RJSCB shall be a certificate holder and an additional named insured on such policies on a primary and non-contributory basis. The selected firm will be required to furnish the RJSCB with a certificate of insurance evidencing that it has complied with the obligations under this section of the RFP. In addition, the selected firm shall require its sub-consultants, if any, to carry similar liability insurance, to name the RJSCB as a certificate holder and an additional insured on such policies and to furnish the RJSCB with certificates of insurance establishing compliance with this obligation. 30 Days’ Notice of Cancellation is required. Selected firms are responsible for the payment of all insurance premiums. The City of Rochester, Rochester City School District, Savin Engineers, P.C., Gilbane Building Company, The County of Monroe Development Agency (COMIDA or

RSMP Request For Proposal: Design Services

another Capital Bonding agency to be named by RJSCB), and U.S. Bank National Association (the Trustee), must be named as additional named insured on such policies as well.

Indemnification & Hold Harmless:

The A/E Design Consultant will be required to indemnify and hold harmless the Board, the Program Manager, and other parties as set forth in Section 12.2.1 of the Agreement between the Board and the Architect. The form of agreement is attached hereto and made a part of this RFP.

Proposal Submittal Protocol:

All of the requested information and Fee Proposals must be submitted in ten (10) hard copies and one electronic copy, and received in the RJSCB office located at 1776 N Clinton Ave., Rochester, NY 14621, by NOON on 19 July 2016, to the attention of Mr. Thomas Renauto, RJSCB Executive Director.

The RJSCB reserves the right to revise the Scope of Services prior to the execution of an Agreement to: (1) reflect changes arising out of this proposal process; (2) incorporate any RJSCB requirements adopted after the publication of this Request for Proposal; and (3) incorporate any other changes it deems in the interest of the Board. The RJSCB reserves the right to reject any and all Proposals, and to request clarification of information from any firm submitting a Proposal up to, and including after the interview stage. In addition, the RJSCB reserves the right to award the contract to the firm to its own advantage and to negotiate compensation with the preferred firm(s) for any of the Projects. All costs to the A/E Team in the preparation of this proposal, along with any interviews, presentations, etc. shall be wholly the expense of the proposer.

Interview Protocol:

Proposals will be reviewed and firms will be notified on 27 July 2016 regarding interviews that are scheduled to be conducted for 03 August 2016, after the review and evaluation of Proposals. Final selection of the firms is anticipated to occur at the RJSCB meeting on 09 August 2016. Each Firm selected will be expected to start work and attend a kickoff meeting promptly after a written Notice to Proceed from the RJSCB based upon the mutual understanding to negotiate in good faith any contractual matters.

Commitment Expected:

The RJSCB expects that 'key staff' brought forward by the AOR as part of the Proposal process will be assigned to the Project through completion of the required work. The RJSCB also expects that the duties will be performed by a sufficient, dedicated key staff to this Project, and that this staff will respond to the Program Manager in a timely and collaborative manner. Further, each key staff person will be assigned to the Project through completion, unless that person is no longer with the design firm and the proposed replacement is approved by the RJSCB.

Equal Employment Opportunity and Diversity Program:

The RJSCB recognizes the need to take action to ensure that minority and women-owned business enterprises, disadvantaged business enterprises, and minority and women employees and principals are given the opportunity to participate in the performance of contracts of the RJSCB. This opportunity for full participation in our free enterprise system by persons traditionally, socially and economically disadvantaged is essential to obtain social and economic equality. Accordingly, the RJSCB fosters and promotes the participation of such individuals and business firms in contracts with the RJSCB.

Each firm for this undertaking should acknowledge its understanding and support of the social policy herein stated and will be expected to demonstrate its active and aggressive efforts to solicit the participation of such individuals as

RSMP Request For Proposal: Design Services

employees, and/or partner as Firms teaming for this Project. In this regard, the RJSCB expects the selected Firm to undertake new or continue the existing successful teaming relationships to ensure that minority group members and women are afforded equal employment opportunities without discrimination.

The RJSCB is committed to provide Minorities and Women and Minority-Owned Businesses, and Disadvantage Businesses with equal opportunities in the performance of all contracts. In order to achieve the Business Development goals of the Program, each professional service Firm or other business providing goods or services with a Board contract of \$25,000 or more shall strive to and use best efforts to meet the above stated commitment of the RJSCB regarding the participation and use of Women, Minorities, Women and Minority Owned Enterprises, Disadvantaged, and Small Business Enterprises. Those supplying Construction services of \$100,000 or more shall be required to do the same.

One of the principal goals of the RJSCB is to support workforce development and the creation of diversification opportunities. As such, all professional service Firms and/or other business entities providing goods or services related to a RJSCB Project, and in the amount of \$25,000 or more (and \$100,000 or more for construction services), shall agree to comply with the following workforce diversity goals:

- Minority Workforce: 22% of project personnel, including supervisory staff, and professionals
- Female Workforce: 8% of project personnel, including supervisory staff, and professionals

The RJSCB is also committed to the meaningful participation of qualified Minority-Owned, Women-Owned, Disadvantaged Business Enterprises and Small Business Enterprises throughout the RSMP. In order to meet this commitment, suppliers, professional service firms and/or other business entities providing goods or services under a RJSCB contract of \$25,000 or more (and \$100,000 or more for construction services), shall agree to engage qualified Minority-owned, Women-owned, Disadvantaged Business entities, and Small Business entities to assist in the completion of all work under any such contract. With each sub-contract of \$25,000 or more (and \$100,000 or more for construction services), the selected contractor, supplier, professional service firm and/or other business entity agrees to provide for the following:

- Minority-Owned Business Enterprises shall participate in a minimum of 17% of each Contract, or purchase order
- Women-Owned Business Enterprises shall participate in a minimum of 10% of each Contract, or purchase order
- Disadvantaged Business Enterprises shall participate in a minimum of 3% of each Contract, or purchase order
- Small Business Enterprises shall participate in a minimum of 3% of each Contract, or purchase order

The process to substantiate unsuccessful pursuits to establish ‘teaming’ relationships for this Proposal in terms of Equal Opportunity outreach (e.g., three written letters confirming that prospects elected to decline for any Diversity Category for which the proposed team falls short of the goal) must be documented and submitted to the Independent Compliance Officer (Baker Tilly, attention Brian Sanvidge at 518-330-7816) upon the A/E Team’s notification of having been short-listed for an interview. The RJSCB reserves the right to revise, adjust and/or modify the above goals for future contracts awarded as Phase 2 of the RSMP evolves, new information/data, or circumstances arise.

The Architect shall be required to include a stipulated Allowance (see Section 3 A/E Fee Proposal) to compensate for the A/E Team’s ‘key staff’ to provide mentoring-type activities in support of the RJSCB’s new Business Opportunities Program (BOP) initiative. An overview of the BOP initiative is provided as Section 6 of this RFP.

RSMP Request For Proposal: Design Services

Procurement Protocol:

Pursuant to State Finance Law §§139-j and 139-k, this Request for Proposals includes and imposes certain restrictions on communications between the Board and an Offerer during the procurement process. **An Offerer/bidder is restricted from making contacts from the earliest notice of intent to solicit offers through final award and approval of the Procurement Contract by the Board (“restricted period”), to other than the Board’s Procurement Officer unless it is a contact that is included among certain statutory exceptions set forth in State Finance Law §139-j(3)(a).** The Board’s Procurement Officer(s) for this Governmental Procurement, as of the date hereof, is identified on page 3 of this Request for Proposals. Board employees are also required to obtain certain information when contacted during the restricted period and make a determination of the responsibility of the Offerer/bidder pursuant to these two statutes. Certain findings of non-responsibility can result in rejection for contract award and in the event of two findings within a four (4) year period, the Offerer/bidder is debarred from obtaining government Procurement Contracts. Further information about these requirements may be obtained from the Procurement Officer.

Further information about these requirements may be obtained from the procurement Officer. Responding firms will need to complete all RFP criteria, schedule forms, etc. which are attached hereto, and include them with their Proposal response to the RFP.

Procurement Officer:

Mr. Thomas Renauto

Executive Director

Rochester Joint Schools Construction Board

1776 N. Clinton Avenue Rochester, NY 14621

Phone (585) 512-3806

RFP Questions:

In lieu of a pre-proposal conference, any questions regarding the RFP or selection process should be submitted via email to renauto@aol.com by 11 July 2016. Submitted questions and answers will be provided to all solicited firms via email by the close of business on 13 July 2016, (barring any unforeseen circumstances).

SECTION 2 – PROJECT INFORMATION PACKETS

RSMP Request For Proposal: Design Services

Section 2 – Project Information Packets

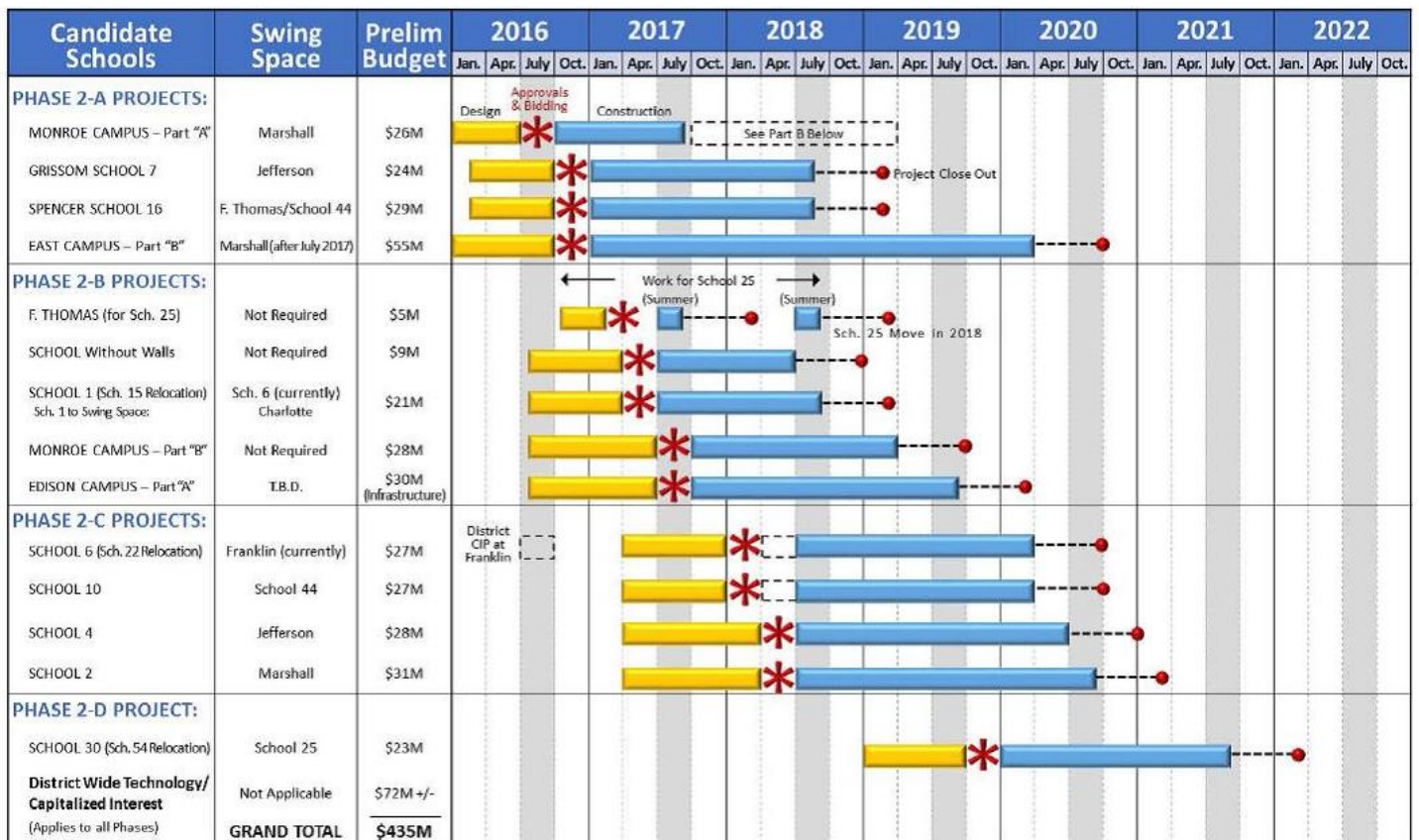
Phase 2b Projects & Budgets:

The RJSCB has established a Master Schedule for the overall Phase 2, as shown below, and approved four (4) School Projects for Phase 2b as described in this RFP. The individual Projects (below) and respective budgets for Total Construction Cost breakdown are provided in the following ‘Packet’ for each proposed Project:

- Martin B. Anderson School 1
- Dr. Freddie Thomas Learning Center
- Edison Technology Campus
- School Without Walls Commencement

A prospective A/E Team may submit a Fee Proposal for one, or more of the Projects contained in the RFP. However, each Project submitted on must embody a full, specifically dedicated ‘Team’ of Firms, key staff, along with the associated Fee Proposal and other stipulated requirements of this RFP. A prospective A/E Team may consolidate into one (1) document multiple Project Proposals to avert needless duplication of Firm profiles and other ‘boilerplate’ printed marketing type ‘glossy’ information and forms.

Phase 2 – Preliminary Master Schedule



**PROJECT INFORMATION PACKET:
Martin B. Anderson School 1**

PRELIMINARY SCHEDULE MILESTONES

DESIGN PHASES:

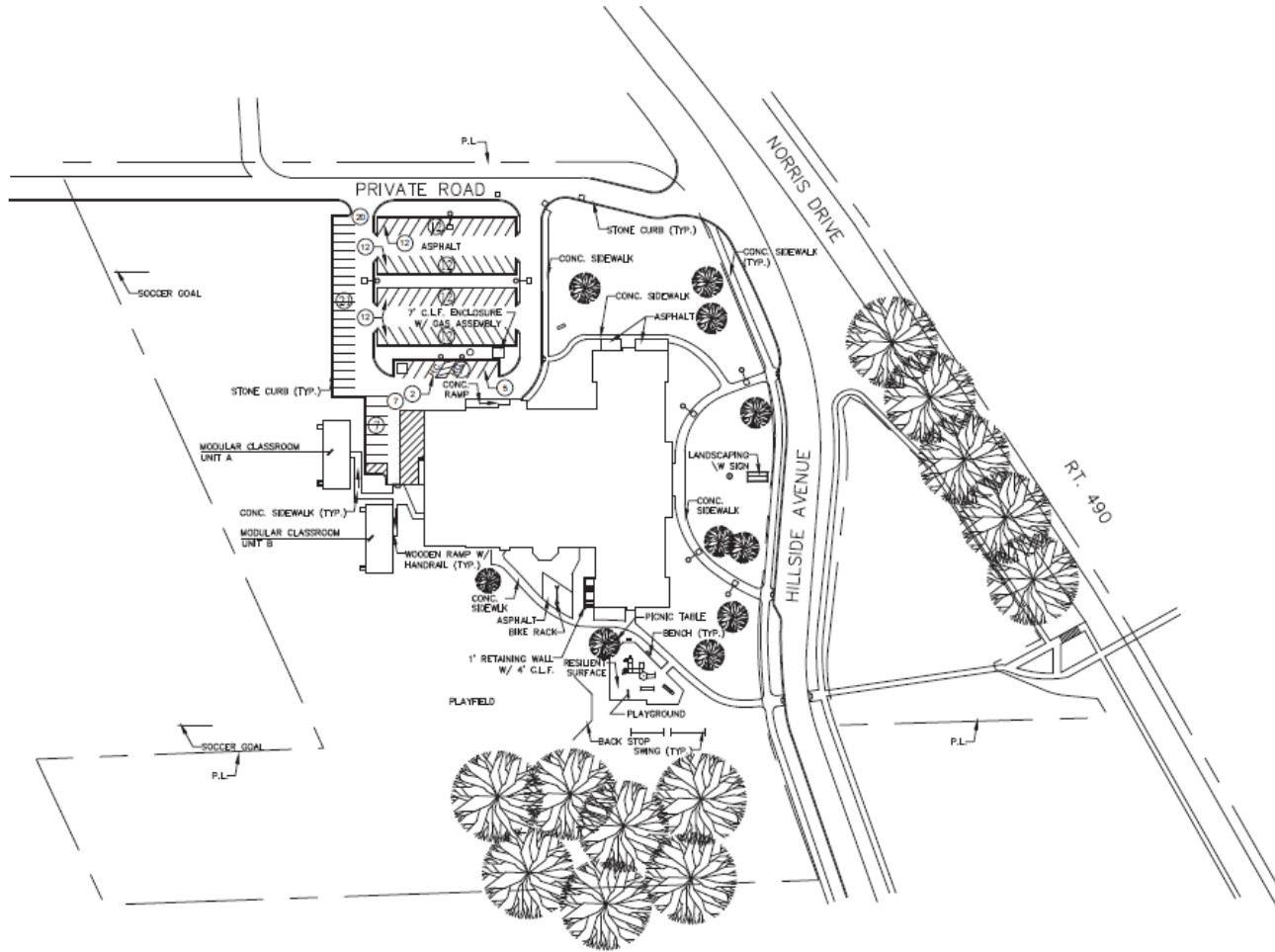
- Submit Program Verification 09 Sept 2016
- Start Schematic Design (SD's) 19 Sept 2016
- Complete Schematic Design 14 Oct 2016
- Submit SD Construction Estimate 04 Nov 2016
(Reconciliation required with Construction Mgr.)
- Start Design Development (DD's Base Drawings) 07 Nov 2016
- Complete Design Development (60% CD's) 30 Dec 2016
- Review DD Construction Estimate (by CM) 25 Jan 2017
- Continue Construction Documents 03 Jan 2017
(CD's, reconcile with CM's Est. as needed)
- Submit 90% Complete CD's for CM's Est. / 10 Mar 2017
SED's Final Approval / Interdisciplinary
Document Coordination (DC) Review
- Review CM's Final Estimate & Reconcile Final CD's 03 Apr – 21 Apr 2017
With CM's Est. / SED Comments / IDC Comments
- SED Final Approval (on, or before) Issue / Final 27 Mar 2017
CD's for Bidding (Pending Est.)*




BIDDING & CONSTRUCTION PHASES

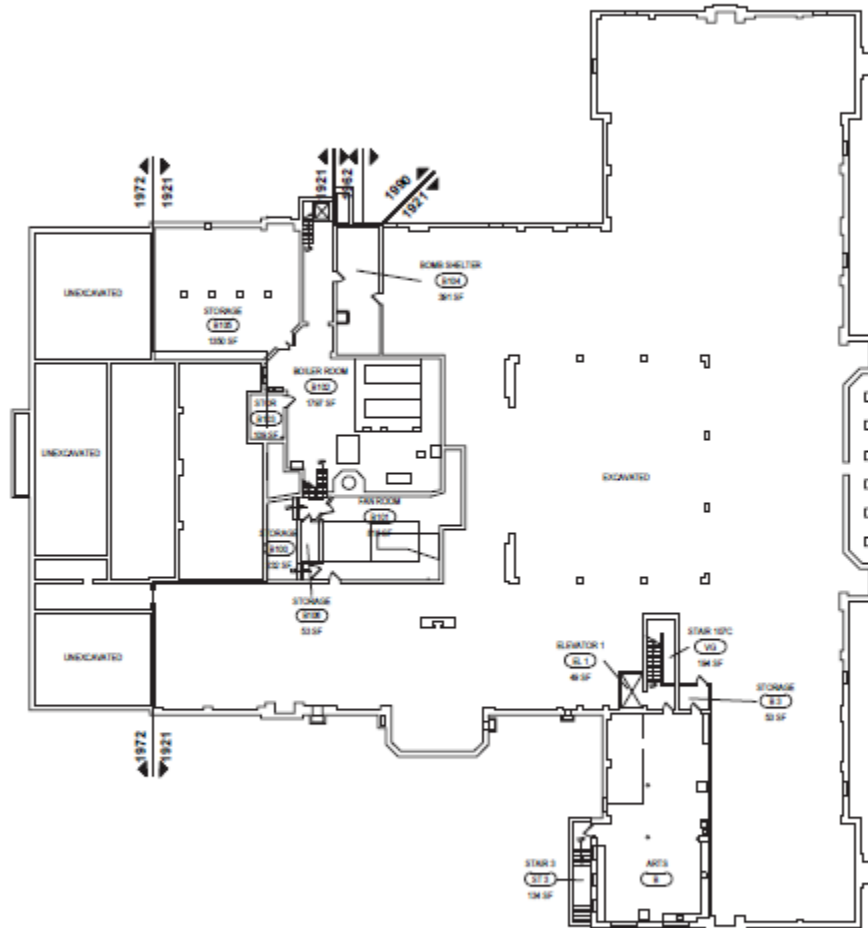
- Bid Opening Milestone (pending Est.)* 09 May 2017
- Contract Award Milestone (on, or before*) 23 May 2017
- Start Construction Phase / Review Submittal 12 Jun 2017
Schedule / Review Construction Master Schedule
- Review Initial Punch Lists 02 Jul 2018
- Construction Completion/Occupancy Milestone 01 Aug 2018
- Review / Submit Project Closeout Documents 01 Oct 2018
- Review / Complete Project Warranty Inspections 15 Jul 2018

PROBABLE DESIGN & CONSTRUCTION DURATION

26 Months





Martin B. Anderson #1
 85 Hillside Ave. Rochester, NY 14610
 Site Plan
 25-18-00-01-0-001




A north arrow pointing upwards. Below it is the ACSO logo, which consists of the letters 'ACSO' in a stylized, bold font. Underneath the logo is the text: 'Martin B. Anderson #1', '65 Hilda Ave. Rochester, NY 14610', and 'Basement Plan'. At the bottom of this block is a graphic scale bar with markings for 0, 20, 40, 60, 80, and 100 feet.

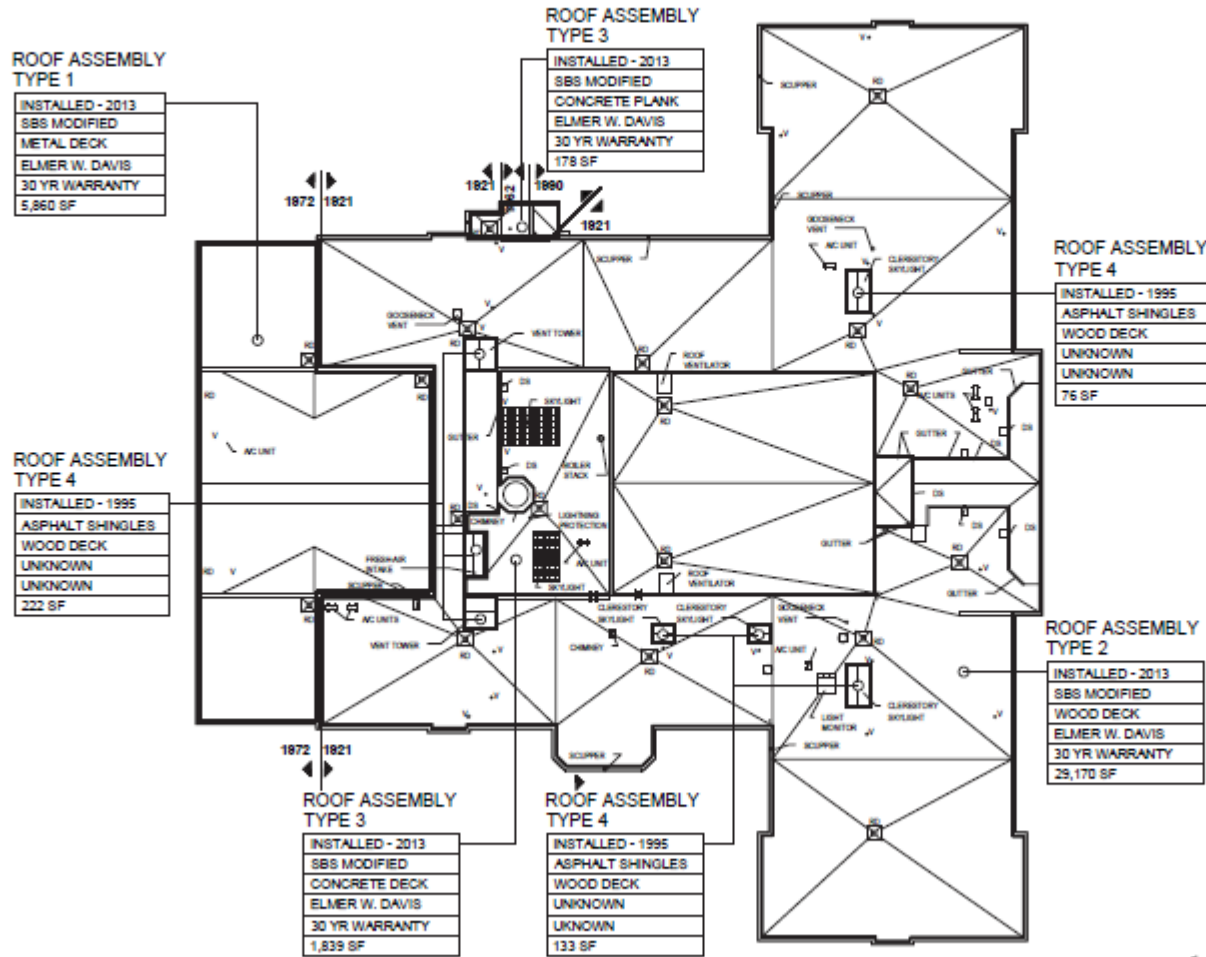


Transferable Gross Area: 3,529 sq. ft.
 First Floor Gross Area: 25,811 sq. ft.
 Second Floor Gross Area: 985 sq. ft.



Martin B. Anderson #1
 65 198th Ave. Rochester, NY 14610
 First Floor Plan
 28-11-10-01-0-01





KEY:

YEAR OF INSTALLATION
ROOF TYPE
DECK TYPE
INSTALLER
WARRANTY PERIOD
AREA (SF)

GENERAL NOTES:

1. ROOF ASSEMBLY TYPES ARE UNIQUE TO EACH BUILDING
2. ROOF ASSEMBLY TYPES ARE ORGANIZED BASED ON ROOFING MEMBRANES AND DECK MATERIALS

RCSB
Martin B. Anderson #1
80 Hillside Ave. Rochester, NY 14610
Roof Plan
23-02-00-1-01

MARTIN B. ANDERSON SCHOOL NO.1

Proposed Addition & Reconstruction

The key objective is to modernize School Building No. 1 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 2 Strand Pre-K through 8th program for the relocation of School 15. This project includes the elimination of modular classrooms, and the removal and replacement of the existing wood floor structure with a non-combustible floor structure is also desired.

Major Scope Line Items:

- New addition \$ 3,380,000
 (Remove modular classrooms and construct 13,000 sf one story addition)
- Infrastructure modernization and alterations \$ 11,922,000
 (Window replacement, masonry rehab, haz-mat abatement, Interior Alterations, M/E/P rehab, technology upgrades)
- Site Improvements \$ 1,200,000
 (Reconstruct roadway, parking, drop off, sidewalks and playfields)
- Furniture and Equipment \$ 1,000,000
 (Kitchen equipment, cafeteria, library, office and classroom furniture)
- Soft Costs \$ 3,498,000
 (A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET \$ 21,000,000

For general comparison, the 'Traditional MCA Approach' preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.

CAPACITY CALCULATION																																					
								Page 3 of 3																													
School District / BOCES <u>Rochester City School District</u>						Date <u>3/8/2016</u>																															
Project Control Number _____						Project Manager _____																															
Building <u>Martin B. Anderson School No. 1</u>				Project Type <u>New Building</u>		Add/Alt <input checked="" type="checkbox"/> <u>A</u>																															
Grade Levels <u>Pre K - 8</u>				Site Size _____		Site Variance <input type="checkbox"/> <u>NO</u>																															
District Aid Ratio _____						Phone # <u>585-232-8300</u>																															
Architect / Engineer <u>SWBR Architects</u>						Phone # _____																															
SD / BOCES Contract _____						Phone # _____																															
BAU Summary																																					
Grades		<input type="checkbox"/> <u>PK</u>	<input type="checkbox"/> <u>K</u>	<input type="checkbox"/> <u>1</u>	<input type="checkbox"/> <u>2</u>	<input type="checkbox"/> <u>3</u>	<input type="checkbox"/> <u>4</u>	<input type="checkbox"/> <u>5</u>	<input type="checkbox"/> <u>6</u>																												
Special Ed		<input type="checkbox"/> <u>PK</u>	<input type="checkbox"/> <u>K</u>	<input type="checkbox"/> <u>1</u>	<input type="checkbox"/> <u>2</u>	<input type="checkbox"/> <u>3</u>	<input type="checkbox"/> <u>4</u>	<input type="checkbox"/> <u>5</u>	<input type="checkbox"/> <u>6</u>																												
		Existing		GUT RENOV		New		Projected Enrollment																													
		500 Gr.		500 Gr.		500 Gr.		5 yrs =																													
		60		60		60																															
Calculation of Building Aid Using Cost Index for <u>Monroe County</u> Regional Cost Factor <u>1.1</u>																																					
		Gr. <input type="checkbox"/>		Existing Elementary BAU X		Dec-15 <u>11,293</u>		Building Cost Index																													
		Gr. <input type="checkbox"/>		Existing Secondary BAU X		<u>31,766</u>		Building Cost Index																													
		Gr. <input type="checkbox"/>		Existing Special Education BAU X		<u>8,439</u>		Building Cost Index																													
				Subtotal Contract Allowance for Alterations																																	
		Gr. <input type="checkbox"/>		Existing Elementary BAU X		<u>3,250</u>		Incidental Cost Index																													
		Gr. <input type="checkbox"/>		Existing Secondary BAU X		<u>8,439</u>		Incidental Cost Index																													
		Gr. <input type="checkbox"/>		Existing Special Education BAU X		<u>8,439</u>		Incidental Cost Index																													
				Subtotal Incidental Allowance for Alterations																																	
				Total Cost Allowance for Alterations																																	
<u>PK-6</u>		Gr. <input type="checkbox"/>		New Elementary BAU X		<u>11,293</u>		Building Cost Index																													
		Gr. <input type="checkbox"/>		New Secondary BAU X		<u>31,766</u>		Building Cost Index																													
		Gr. <input type="checkbox"/>		New Special Education BAU X		<u>8,439</u>		Building Cost Index																													
				Subtotal Contract Allowance for New Space		GUT RENOV		<u>8,382,740</u>																													
<u>PK-6</u>		Gr. <input type="checkbox"/>		New Elementary BAU X		<u>3,250</u>		Incidental Cost Index																													
		Gr. <input type="checkbox"/>		New Secondary BAU X		<u>8,439</u>		Incidental Cost Index																													
		Gr. <input type="checkbox"/>		New Special Education BAU X		<u>8,439</u>		Incidental Cost Index																													
				Subtotal Incidental Allowance for New Space		GUT RENOV		<u>1,777,590</u>																													
				Total Cost Allowance for New Space		GUT RENOV		<u>10,160,330</u>																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Estimate</th> <th>New Allowance</th> <th>GUT RENOV over (under)</th> <th>Estimate</th> <th>Existing Allowance</th> <th>over (under)</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>36,291,900</td> <td>8,382,740</td> <td>(7,909,160)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Incidental</td> <td>5,698,400</td> <td>1,777,590</td> <td>(3,920,810)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>21,990,300</td> <td>10,160,330</td> <td>(11,829,970)</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>											Estimate	New Allowance	GUT RENOV over (under)	Estimate	Existing Allowance	over (under)	Construction	36,291,900	8,382,740	(7,909,160)				Incidental	5,698,400	1,777,590	(3,920,810)				Total	21,990,300	10,160,330	(11,829,970)			
	Estimate	New Allowance	GUT RENOV over (under)	Estimate	Existing Allowance	over (under)																															
Construction	36,291,900	8,382,740	(7,909,160)																																		
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Total	21,990,300	10,160,330	(11,829,970)																																		
								Total MCA <u>30,160,330</u>																													
Preliminary Local Cost (at assumed current 28% Building Aid Ratio)								<u>17,033,177</u>																													

MARTIN B. ANDERSON NO.1

CAPACITY CALCULATION Page 2 of 3

School District / BOCES Rochester City School District
 Building Martin B. Anderson School No. 1

Existing Elementary Spaces:

Use or Subject	No. of Rooms	Size (Sq.Ft.)	Maximum Calculation	Capacity Calculated
Pre-K to 6th over 650 Sq.Ft.)	2	770	20.6 Sq.Ft. =	54
	4	780	27 max.	108
	1	771		27
	1	775		27
	1	767		26
	1	775		27
	1	627		22
Grand Total - Existing:				291

New Elementary Spaces:

Use or Subject	No. of Rooms	Size (Sq.Ft.)	Maximum Calculation	Minimum Sq.Ft.	Capacity Calculated
Pre-K to 6th (minimum 900 Sq.Ft.)	4	921	20.6 Sq.Ft. =		108
			27 max.		
Pre-K & K; 770 Sq.Ft., Gr. 1 - 6	2	829			54
Total - New Spaces (without "Other Spaces, if needed")					182

Other Spaces, if needed:

Auditorium	Mult	3557	70 Sq.Ft. max. 60	4,200	50
Cafeteria or Gym	Cafe	2035	70 Sq.Ft., max. 27	1,872	29
Teachers' Conf. Room	Lounge	811	70 Sq.Ft., max. 11	770	11
Library	Library	1732	70 Sq.Ft., max. 27	1,900	24
Total - Other Spaces, if needed:					114
Grand Total - New Spaces plus Other Spaces, if needed:					276

CAPACITY CALCULATION Page 3 of 3

School District / BOCES Rochester City School District
 Building Martin B. Anderson School No. 1

Special Education Classrooms

Existing Spaces:

Teacher-Student Ratio	No. of Rooms	Size (Sq.Ft.)	Capacity Calculated
15:1	1	771	15
	2	766	30
12:1			
12:1:1			
12:1+3:1			
8:1:1			
6:1			
Total Existing - Special Education			45

New Spaces:

Teacher-Student Ratio	No. of Rooms	Size (Sq.Ft.)	Minimum Size	Capacity Calculated
15:1	1	813	770 Sq.Ft.	15
			770 Sq.Ft.	
12:1			770 Sq.Ft.	
12:1:1			900 Sq.Ft.	
12:1+3:1			550 Sq.Ft.	
8:1:1			450 Sq.Ft.	
6:1				
Total New - Special Education				16

(New resource rooms have no capacity but must be a minimum of 300 Sq.Ft.)

MARTIN B. ANDERSON SCHOOL NO.1



DESCRIPTION	Quantity	Unit	Unit Cost	Sub Total	REMARKS
MECHANICAL					
Central Air Conditioning	1	sq ft	25	25	
Supply, exhaust and return registers	20		11	220	
Supply, return and exhaust ductwork	100		25	2500	
Electric					
Panel schedules	1		100	100	
Conduit and wire	1	sq ft	100	100	
Lighting	1	sq ft	100	100	
... (many more rows) ...					
MECHANICAL & EQUIPMENT ALLOWANCE					
Electric	1	sq ft	25	25	
Lighting	1	sq ft	25	25	
... (many more rows) ...					
GRAND TOTAL				21,664,397	

Phase II Strategic Plan
Phase II Project Construction Budgets & MCA Data
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

RSMP Request For Proposal: Design Services

RCSD Facility Name: #001 - 85 Hillside Avenue		Date: 3/17/2018																				
SID Building Name: M. B. Anderson		Gross Bldg Area (SF): 46,825																				
SID Building Number: 001		Site (acres): 7.82																				
2015 \$																						
RCSD Bldg #	Trade	Item #	RCSD Item Category	Action Item Name & Description	Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	OTB	GC	PC	MC	EC	Subtotal	Design / Bid Contingency	RM Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost
001	1 SITS	001	Misc. Bldg. Sys. - Site Imp./Acquisition	Rehabilitate Asphalt Parking Lot and loading dock area including Asphalt Pavement Replacement, selective stone curbs replacement and associated site work.	364,000						230,000					230,000	46,000	276,000	27,600	303,600	60,720	364,320
001	1 SITS	002	Misc. Bldg. Sys. - Site Imp./Acquisition	Selective concrete and asphalt walk replacements.	182,000						115,000					115,000	24,000	139,000	13,800	152,800	30,850	183,650
001	1 SITS	003	Misc. Bldg. Sys. - Site Imp./Acquisition	Service Road Asphalt Pavement Rehabilitation (City Park Roadway)	176,000						110,000					110,000	22,000	132,000	13,200	145,200	28,540	173,740
001	1 SITS	004	Misc. Bldg. Sys. - Site Imp./Acquisition	Install Recycled surface at Playground swing sets	48,000						30,000					30,000	6,000	36,000	3,600	39,600	7,920	47,520
001	2 GC	001	Renovation	Wall finish rehabilitation.	66,000						40,000					40,000	8,000	48,000	4,800	52,800	10,560	63,360
001	2 GC	002	Renovation	Exterior steps rehabilitation.	24,000						15,000					15,000	3,000	18,000	1,800	19,800	3,960	23,760
002	2 GC	003	Compliance - ADA	No ADA access to stage. Provide lift for stage access.	20,000						12,250					12,250	2,450	14,700	1,470	16,170	3,234	19,404
001	2 GC	004	Compliance - ADA	Back entrance at parking lot has ramp - poor condition. Replace. Provide accessible ramp and entry off of rear parking area.	117,000						86,872					86,872	17,278	104,150	10,415	114,565	22,913	137,478
001	2 GC	005	Renovation	Remove carpet in classroom areas which are over wood floors. Provide wood underlayment and ect.	276,000						175,480					175,480	35,096	210,576	21,058	231,634	46,329	277,963
001	2 GC	006	Renovation	Replace classroom wardrobe doors. Remove existing classroom wardrobe doors and hardware at rooms 114A, 111A and 111. Replace with pivoting wood doors with tickable surface. Rehabilitate cast hooks and shelving to provide coat / back bag storage for 28 students. Refinish wood trim. Include flooring replacement / patching at hardware mounting locations.	47,000						29,893					29,893	5,879	35,772	3,577	39,349	7,869	47,218
001	2 GC	007	Misc. Bldg. Sys. - Toilet room rehab.	Total "SUIT" of (4) toilet rooms remove toilet partitions, accessories, ceramic tile on floors and walls; act ceiling. Remove (2) one wall to expand existing toilet room. Provide phenolic toilet partitions- ceiling hung ceramic tile floor and walls (full height); act ceiling.	976,000						60,886	528,400	21,945	15,220		616,451	123,232	739,683	73,968	813,651	162,647	976,298
001	2 GC	008	Renovation	Classrooms typically slab door with three lite wired glass vision panel. Upper glazed transom panel-wired glass. Non-rated classroom doors. Hardware includes a mix of latches with levers & knobs, no closers. Exit doors have panic devices. Replace all classroom door hardware and re/finish/repair doors and frames and provide seismic door closer/hold-open with electronic release.	198,000						92,040				14,500	106,540	21,308	127,848	12,785	140,633	28,127	168,760
001	2 GC	009	Renovation	Concrete loading dock is cracked and badly damaged. Replace loading dock and foundation.	72,000						45,873					45,873	9,075	54,948	5,445	60,393	11,879	72,272
001	2 GC	010	Renovation	Typically hollow metal doors, frames & transoms. Doors & frames are rusting. All exterior doors & frames need to be replaced. Replacement all exterior fire doors and frames/transoms including roof. Provide amp & tip doors with aluminum frames and transoms.	164,000						104,340					104,340	20,648	124,988	12,499	137,487	27,515	164,992
001	2 GC	011	Building Envelope - Masonry	Various brick parapets in various conditions. Minor repointing and brick repair.	207,000						130,637					130,637	26,137	156,774	15,678	172,452	34,458	206,910
001	2 GC	012	Renovation	Removal of tall chimney. Cap with precast crown and flash.	51,000						32,505					32,505	6,501	39,006	3,901	42,907	8,581	51,488

RCSD 2015 Comprehensive Facilities Assessment

RSMP Request For Proposal: Design Services

Phase II Strategic Plan
Building Condition Survey Priorities

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

RCSO Facility Name: #001 - 85 Hillside Avenue

Date: 3/17/2016

STD Building Name: M. B. Anderson

Gross Bldg Area (sf): 46,815

STD Building Number: 001

Site (acres): 2.82

RCSO Work #	Trade	Item #	RCSO Item Category	Action Item Name & Description	Estimated Project Cost	Year Completed	Priority	Trade Breakdown					Sub Total	Design / Bid Contingency	20% Bid Day Hard Cost	20% Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost				
								MTS	GC	PC	MC	EC											
001	2 GC	013	Building Envelope - Masonry	Brick and masonry bearing walls. Some repointing required. Allowance for ongoing masonry rehabilitation work.	70,000							44,017				44,017	8,803	52,820	5,280	58,100	11,620	69,720	
001	2 GC	014	Renovation	Original building: load bearing exterior walls, roof and floor - wood deck or wood joist spanning between steel Y beams; crawl space; Addition 1: 1' SDC; reinforced concrete foundations and footings; cove partitions; load bearing masonry exterior wall roof - metal deck over joist unprotected. Floor joists in crawl space, notched to bear on old beam beam flange, are cracking. Approx. 12 joist through out the entire building has significant cracks. Floor joist around openings are toe-nailed and not supported by joist hangers.	15,000								9,911				9,911	1,982	11,893	1,189	13,082	2,618	15,700
001	2 GC	015	Building Envelope - Windows/Doors	Dual glazed, double hung, South balconies - difficult to open. Bottom cash lift lock - difficult to operate. Replace windows and provide security screens.	1,368,000								861,689				861,689	172,338	1,034,027	103,403	1,137,430	227,524	1,364,954
001	2 GC	016	Renovation	Provide secure entry. Reconfigure main office space. Card readers, intercoms, etc. Replace exterior & interior vestibule doors. Replace (4) interior doors; 11.80 of total renovated area plus corridor.	416,000								196,749	8,364	81,120	21,817	206,750	41,350	248,100	24,810	272,910	54,582	327,492
001	2 GC	017	Renovation	Warning kitchen. Minimal equipment. Renovate for hybrid kitchen. Provide for hybrid kitchen servery. Renovate existing spacious kitchen servery. Cost excludes kitchen/servery equipment.	270,000								111,960	16,800	23,645	17,804	170,569	34,114	204,683	20,468	225,151	45,030	270,181
001	2 GC	018	Renovation	VCT flooring in corridors. Corridors are uneven and has resulted in cracked, broken tile. Some tile is missing. Replace resilient tile with terrazzo flooring.	417,000								275,814				275,814	55,163	330,977	33,098	364,075	72,815	436,890
001	2 GC	019	Misc. Bldg. Sys. - Stage Rigging	Assume full replacement: Replace stage rigging and curtain, dead hung system; fire retardant curtains; new theatrical lighting, audio and video system. Lighting included in electrical costs.	802,000								115,000			60,000	190,000	38,000	228,000	22,800	250,800	50,160	300,960
001	2 GC	020	Building Envelope - Roofing	Repairs to asphalt shingles roof	6,000								4,000				4,000	800	4,800	480	5,280	1,056	6,336
001	3 PLMB	001	MEP - HVAC/ Plumbing	BMS upgrades, P to I conversion	214,000											165,000		165,000	33,000	198,000	39,600	237,600	
001	3 PLMB	002	MEP - HVAC/ Plumbing	Replace boiler in boiler room	92,000											20,000		20,000	4,000	24,000	4,800	28,800	
001	4 HVAC	001	MEP - HVAC/ Plumbing	Replaced aged A/C split systems	51,000											31,000		31,000	6,200	37,200	7,440	44,640	
001	5 ELEC	001	MEP - Electrical	Replace EPD 1980 vintage electrical breaker panels	117,000											80,000		80,000	16,000	96,000	19,200	115,200	
001	5 ELEC	002	MEP - Electrical	Replace Building Mounted lighting with LED type	10,000											6,000		6,000	1,200	7,200	1,440	8,640	
001	5 ELEC	003	MEP - Electrical	Replace Fire Alarm System (Simplex 4001)	291,000											185,000		185,000	37,000	222,000	44,400	266,400	

**PROJECT INFORMATION PACKET:
Dr. Freddie Thomas Learning Center**

PRELIMINARY SCHEDULE MILESTONES

DESIGN PHASES:

- Submit Program Verification 16 Sept 2016
- Start Schematic Design (SD's) 10 Oct 2016
- Complete Schematic Design 18 Nov 2016
- Submit SD Construction Estimate 09 Dec 2016
(Reconciliation required with Construction Mgr.)
- Start Design Development (DD's Base Drawings) 21 Nov 2016
- Complete Design Development (60% CD's) 30 Dec 2016
- Review DD Construction Estimate (by CM) 23 Jan 2017
- Continue Construction Documents 03 Jan 2017
(CD's, reconcile with CM's Est. as needed)
- Submit 90% Complete CD's for CM's Est. / 17 Feb 2017
SED's Final Approval / Interdisciplinary
Document Coordination (DC) Review
- Review CM's Final Estimate & Reconcile Final CD's 24 Feb – 17 Mar 2017
With CM's Est. / SED Comments / IDC Comments
- SED Final Approval (on, or before) Issue / Final 03 Mar 2017
CD's for Bidding (Pending Est.)*

BIDDING & CONSTRUCTION PHASES

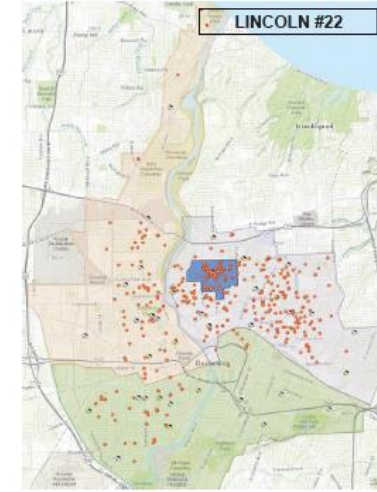
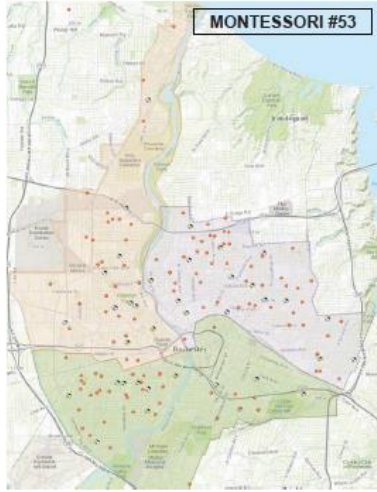
- Bid Opening Milestone (pending Est.*) 11 Apr 2017
- Contract Award Milestone (on, or before*) 06 Jun 2017
- Start Construction Phase / Review Submittal 26 Jun 2017
Schedule / Review Construction Master Schedule
- Review Initial Punch Lists 06 Jul 2018
- Construction Completion/Occupancy Milestone 03 Aug 2018
- Review / Submit Project Closeout Documents 02 Nov 2018
- Review / Complete Project Warranty Inspections 15 Jul 2018

PROBABLE DESIGN & CONSTRUCTION DURATION 27 Months **

** Note: Construction work over summers of 2017 and 2018

RSMP Request For Proposal: Design Services

Program Biograph: Dr. Freddie Thomas Learning Center



Background & Concept

The Dr. Freddie Thomas Learning Center School was originally constructed in 1995 as a middle school. The building located in the Northeast Quadrant of the City (RCSO Northeast Elementary Choice Zone). The school is one of the largest buildings in the District and has one of the largest sites with several athletic fields. Currently, 0 % of the existing classrooms are below the SED minimum floor area criteria. The Dr. Freddie Thomas Learning Center is home to two independent schools: Montessori Academy School 53 (Pre K – 6th) and swing space for John Walter Spencer School 16 (Pre K – 8th). The proposed concept includes the expansion of the current Montessori Academy School 53 and the relocation of Abraham Lincoln School 22 from Franklin Campus to Dr. Freddie Thomas. This scheme would require the relocation of School 16.

Infrastructure Issues

The next phase of modernization of the Dr. Freddie Thomas Learning Center will focus on minor renovations to accommodate to completely separate elementary schools. Roof replacement and ongoing masonry rehabilitation will be included as well as mechanical, plumbing and electrical improvements to suit the alterations.

Strategic Challenges

The planned concept would create two completely separate schools within the same building. Shared space would include the kitchen, pool, OT/PT classroom, library and gymnasium. All other spaces including the main office and secure vestibules will be separate.

Note: A series of representative photos of existing conditions follow.

Proposed Program Summary

Location / Address: 625 Soio Street 14605
 Original Date: 1995
 Addition Date: Not Applicable
 Existing Building Gross Area: 448,145 square feet
 Existing Modular Building Area: Not Applicable
 Proposed Addition Area: 0 square feet
 Total Proposed Gross Area: 173,041 square feet
 Current 2015-2016 Enrollment: 315 - PK/6 Students (#53)
 614 - PK/6 Students (#16)
 570 - PK/6 Students (#53), 776 - PK/6 (#22)

Planned Enrollment:

Core Model "Test Fit" Summary

	Pre K Classrooms	Kindergarten Classrooms	Grades 1 - 3 Classrooms	Grades 4 - 6 Classrooms	Grades 7 - 8 Classrooms	Self-Contained Special Ed CR's	Enrollment Flex Classrooms
Interchangeable Classrooms	2	2	17	18	Not Applicable	3	Not Applicable

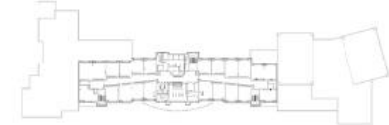
Specialized Functions:

Elementary Science Classroom	0	Gym (shared)	1	ESOL Room	2
7th / 8th Grade Science Classroom	0	Pool (shared)	1	Parent Liaison Room	2
Special Education Resource Room	1	Library	2	Main Office Suit	2
Music Classroom - General/Vocal	2	CSE Office / Conference Roo	2	Secure Main Entrance (Lock Box)	Yes
Music Classroom - Instrumental	0	ELA Specialist Room	2	Accessible Main Entrance	Yes
Vocal / Band Ensemble Classroom	0	Math Specialist Room	2	School Safety Officer Offi	2
Art Classroom	2	Reading Teacher Room	2	Cafeteria / Auditorium (shared)	1
Computer Classroom	2	Primary Project Room	2	Auditorium	0
Family & Consumer Science	0	Social Worker Offic	2	Kitchen / Servery	1
Technology Lab / Shop	0	Psychologist Offic	2	Teacher Workroom	1
Other Thematic Classroom	0	OT / PT Room	1	Parent / PTSA Room	2
In School Suspension (ISS) / ATS	1	Speech Room	2	Agency Partner Room	2

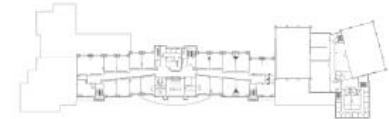
Existing Context



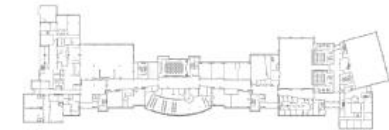
Site Highlights: The existing site includes on-site bus loops, sufficient off street parking, athletic fields and playground area. The concept maintains the current site size and continues the District's investment in the site assets.



Existing Third Floor



Existing Second Floor



Existing First Floor

RSMP Request For Proposal: Design Services

**Dr. Freddie Thomas Learning Center
Pre-Conceptual Test/fit**



**ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD**

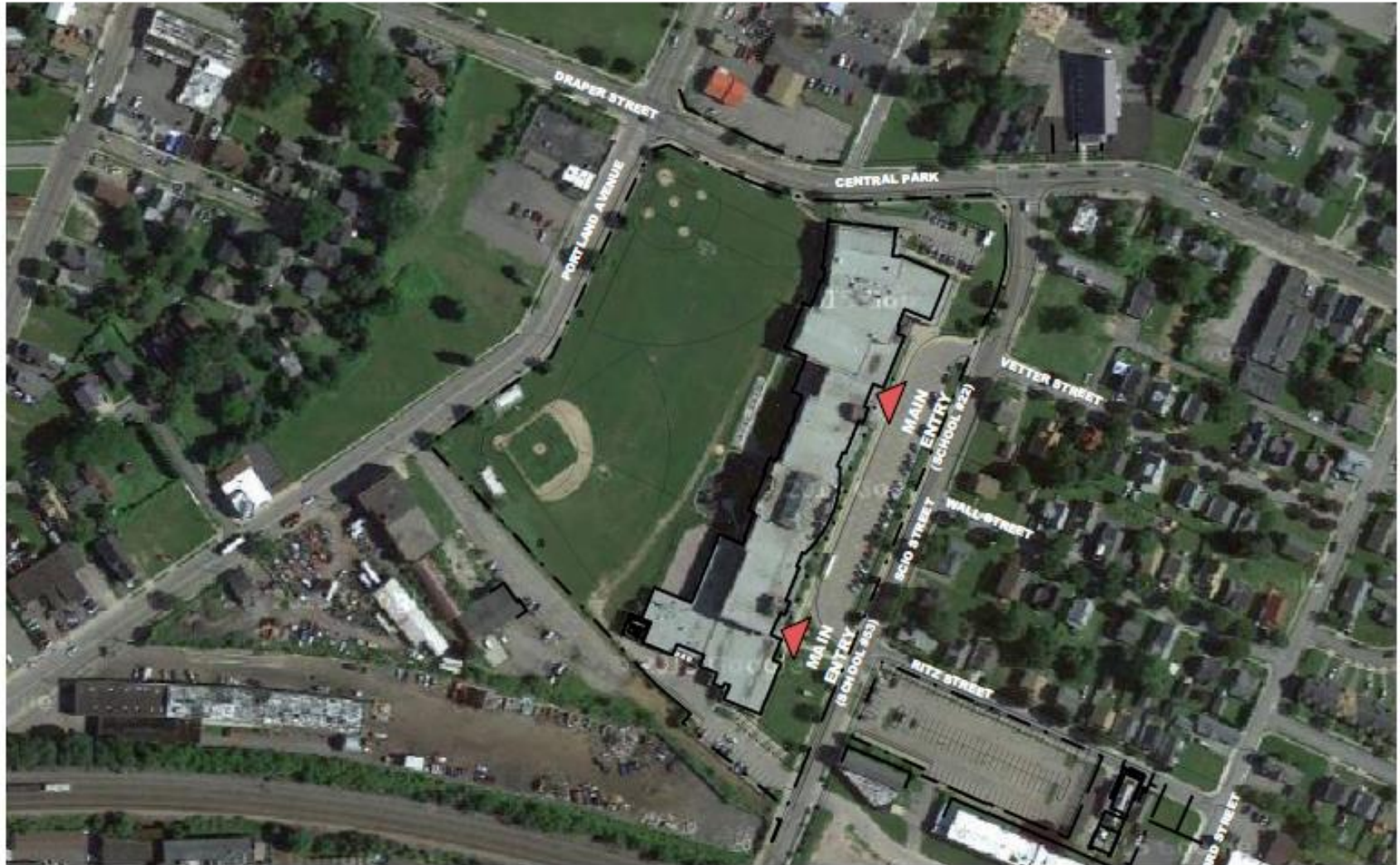


RSMP Request For Proposal: Design Services



Dr. Freddie Thomas Learning Center
Pre-Conceptual Test Fit

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD



SITE CONTEXT & STRATEGY



RSMP Request For Proposal: Design Services

PHASE II STRATEGIC PLAN Rochester School Modernization Program

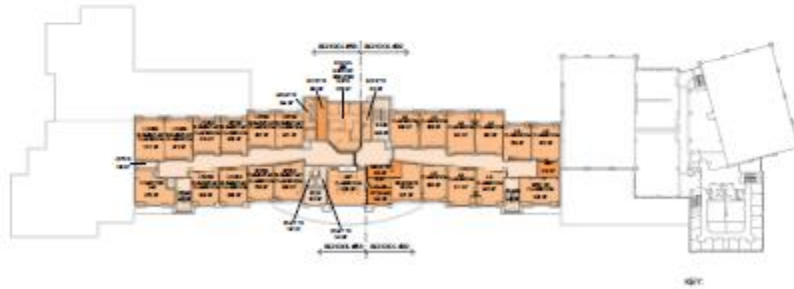
- Legend:**
- Light Rehabilitation
 - Moderate Reconstruction
 - Heavy Reconstruction
 - Structural Reconstruction
 - Addition



PROPOSED FIRST FLOOR
Work Scope



PROPOSED SECOND FLOOR
Work Scope



PROPOSED THIRD FLOOR
Work Scope

Proposed Scope of Work Summary	
Level of Work	Gross Sq. Footage
Light Rehabilitation	80,803 sf
Moderate Reconstruction	53,713 sf
Heavy Reconstruction	12,839 sf
Structural Reconstruction	0 sf
None	23,286 sf
Subtotal	173,641 sf
Addition	0 sf
Grand Total for School	173,641 sf



PROPOSED SITE PLAN
K/6 with 2-School Program Model

PHASE II STRATEGIC PLAN
Rochester School Modernization Program

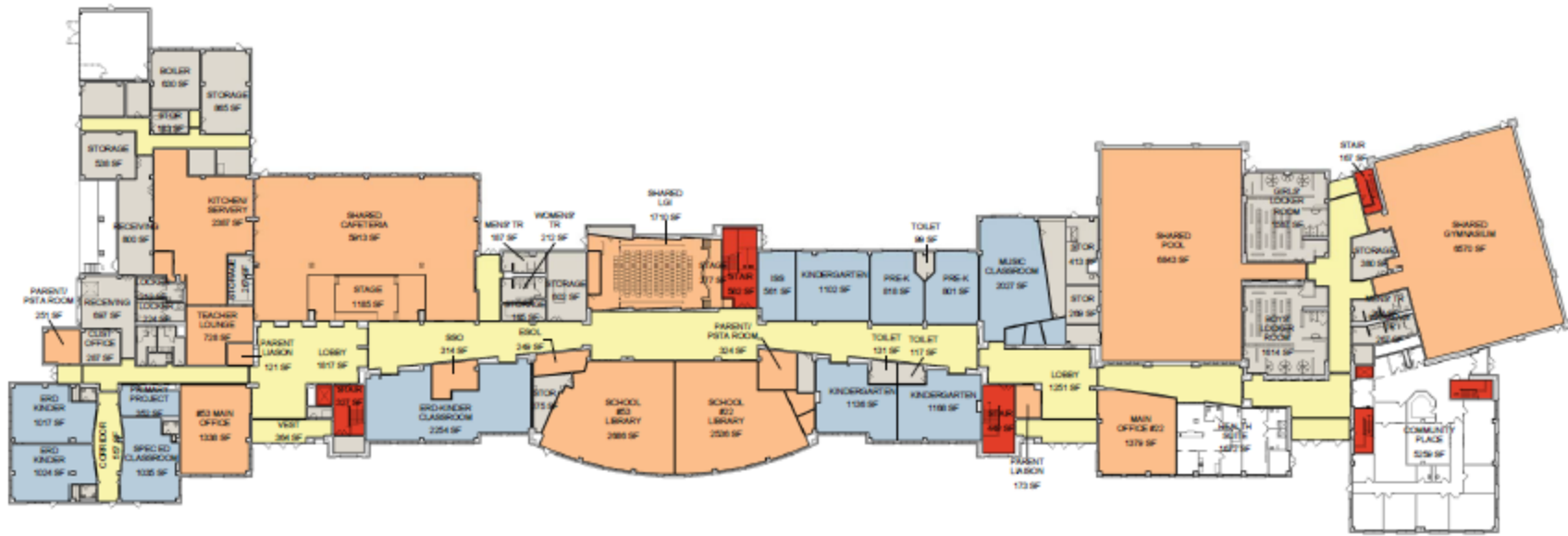
Strategic Site Considerations:

Bus Loop: Existing On-Site

Parking: 162 Existing Spaces

RSMP Request For Proposal: Design Services

PHASE II STRATEGIC PLAN Rochester School Modernization Program



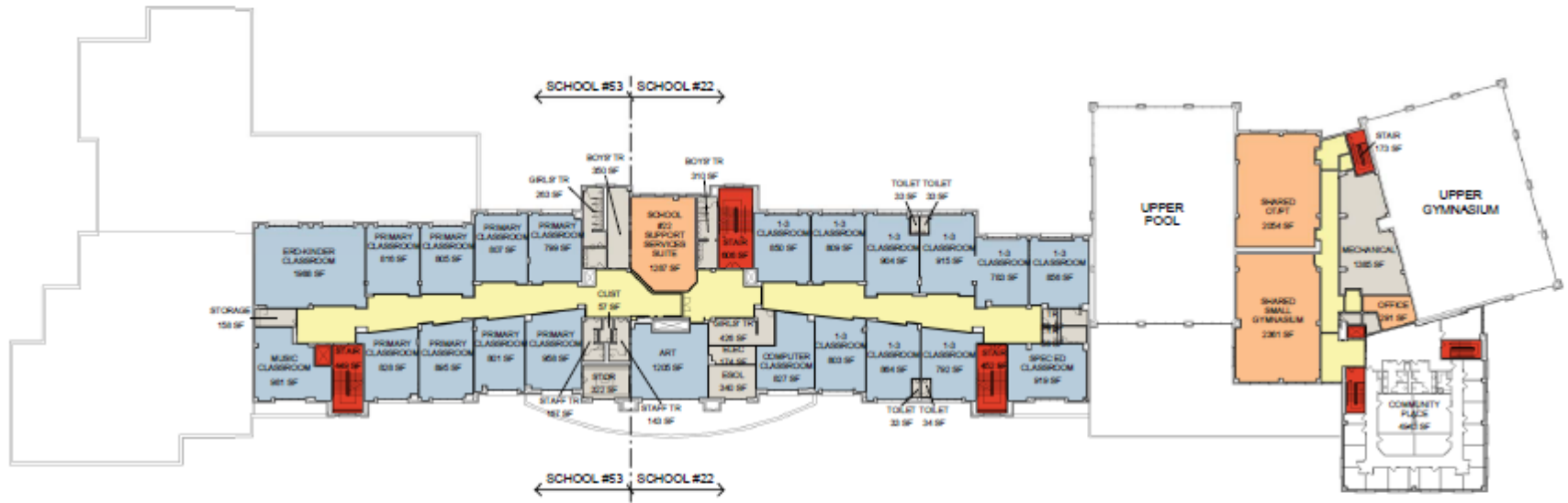
- Legend:**
- Circulation - Existing
 - Circulation - Addition
 - Classroom - Existing
 - Classroom - Addition
 - Stairs/Elevators
 - Support - Existing
 - Support - Addition
 - Toilets/Storage - Existing
 - Toilets/Storage - Addition

PROPOSED FIRST FLOOR
K/6 with 2-School Program Model

Dr. Freddie Thomas Learning Center
Pre-Conceptual Test Fit

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

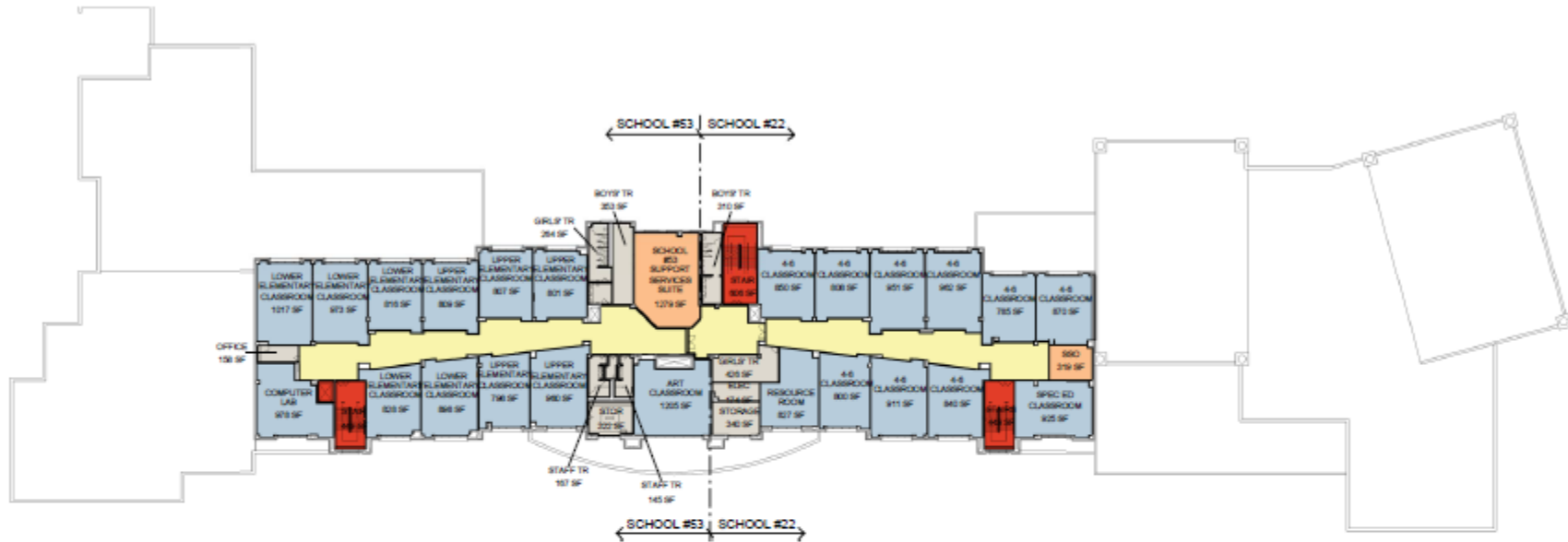
PHASE II STRATEGIC PLAN
Rochester School Modernization Program



- Legend:**
- Circulation - Existing
 - Circulation - Addition
 - Classroom - Existing
 - Classroom - Addition
 - Stairs/Elevators
 - Support - Existing
 - Support - Addition
 - Toilets/Storage - Existing
 - Toilets/Storage - Addition

PROPOSED SECOND FLOOR
K/6 with 2-School Program Model

PHASE II STRATEGIC PLAN
Rochester School Modernization Program



- Legend:**
- Circulation - Existing
 - Circulation - Addition
 - Classroom - Existing
 - Classroom - Addition
 - Stairs/Elevators
 - Support - Existing
 - Support - Addition
 - Toilets/Storage - Existing
 - Toilets/Storage - Addition

PROPOSED THIRD FLOOR
K/6 with 2-School Program Model

DR. FREDDIE THOMAS LEARNING CENTER

Proposed Addition & Reconstruction

The key objective is to provide alterations that separate the Dr. Freddie Thomas Learning Center building into two schools-within-a-school for Montessori School 53 and initial relocation of School 25. The project includes the construction of additional student toilet rooms, corridor separation doors, office renovations and playground areas.

Major Scope Line Items:

- Main Office Renovation \$ 200,000
(Renovations to create main office at Northern entrance)
- Construct Student Toilet rooms \$ 700,000
(Construct 2 multi-user student toilet rooms and renovate 2 student toilet rooms)
- Alterations to create separate elementary schools \$ 2,067,000
(Alterations at 2nd & 3rd floor corridors, central science room areas, primary classrooms)
- Site Improvements \$ 400,000
(Construct playground)
- Furniture and Equipment \$ 800,000
(Selective office and classroom furniture)
- Soft Costs \$ 833,000
(A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET \$ 5,000,000

For general comparison, the 'Traditional MCA Approach' preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.

CAPACITY CALCULATION										Page 1 of 3																																																																																																																																																																																																																															
School District / BOCES <u>Rochester City School District</u>						Date <u>3/18/2016</u>																																																																																																																																																																																																																																			
Project Control Number _____						Project Manager _____																																																																																																																																																																																																																																			
Building <u>Dr. Freddie Thomas Learning Center</u>						Project Type <u>New Building</u>																																																																																																																																																																																																																																			
Grade Levels <u>Pre K - 5</u>						Site Variance Yes <input type="checkbox"/> No <input type="checkbox"/>																																																																																																																																																																																																																																			
District Aid Ratio _____						Usable Acres _____																																																																																																																																																																																																																																			
Architect / Engineer <u>SWSE Architects</u>						Phone # <u>585-232-8300</u>																																																																																																																																																																																																																																			
SD / BOCES Contract _____						Phone # _____																																																																																																																																																																																																																																			
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DR. FREDDIE THOMAS LEARNING CENTER

CAPACITY CALCULATION

Page 2 of 3

School District / BOCES: Rochester City School District
Building: Dr. Freddie Thomas Learning Center

Existing Elementary Spaces:

Use or Subject	No. of Rooms	Size (Sq.Ft.)	Maximum Calculation	Capacity Calculated
Pre-K to 6th over 550 Sq Ft.)	13	900	28.5 Sq.Ft. =	351
	96	770	27 max.	972
Grand Total - Existing:				1323

New Elementary Spaces:

Use or Subject	No. of Rooms	Size (Sq.Ft.)	Maximum Calculation	Minimum Sq.Ft.	Capacity Calculated
Pre-K to 6th (minimum 900 Sq.Ft.)			28.5 Sq.Ft. = 27 max.		
Pre-K & K, 770 Sq.Ft., Gr. 1 - 6					
Total - New Spaces (without *Other Spaces, if needed*)					0

Other Spaces, if needed:

Auditorium	Multi		70 Sq.Ft. max. 60	4,200	
Cafeteria or Gym	Gym		70 Sq.Ft. max. 27	1,872	
Teachers' Conf. Room	Lounge		70 Sq.Ft. max. 11	770	
Library	Library		70 Sq.Ft. max. 27	1,900	
Total - Other Spaces, if needed:					0
Grand Total - New Spaces plus Other Spaces, if needed:					0

CAPACITY CALCULATION

Page 3 of 3

School District / BOCES: Rochester City School District
Building: Dr. Freddie Thomas Learning Center

Special Education Classrooms

Existing Spaces:

Teacher-Student Ratio	No. of Rooms	Size (Sq.Ft.)	Capacity Calculated
15:1	3	770	45
12:1			
12:1:1			
12:1+3:1			
8:1:1			
6:1			
Total Existing - Special Education			45

New Spaces:

Teacher-Student Ratio	No. of Rooms	Size (Sq.Ft.)	Minimum Size	Capacity Calculated
15:1			770 Sq.Ft.	
12:1			770 Sq.Ft.	
12:1:1			770 Sq.Ft.	
12:1+3:1			900 Sq.Ft.	
8:1:1			550 Sq.Ft.	
6:1			450 Sq.Ft.	
Total New - Special Education				0

(New resource rooms have no capacity but must be a minimum of 300 Sq.Ft.)

DR. FREDDIE THOMAS LEARNING CENTER



DESCRIPTION	Quantity	Unit	Unit Cost	Sub Total	REMARKS
Interiors - Fabric Swatches					
Swatch - remove and replace (includes selection)	2	sq	30	-	
Swatch - installation	2	sq	12	-	includes removing paint, new taping
Interior Windows					
Interior Windows - Windows	4	sq	45	-	Call window (not 20% for window)
Interior Doors					
Aluminum - Interior Doors			6,000	-	includes hardware (not 20% for window)
Selecto Walls - Mercury (classified as Interior / Moderate / Severe)	2	sq	333	-	
Selecto Panels - Mercury (classified as Interior / Moderate / Severe)	2	sq	333	-	
Drywall - Interior	2	sq	300	-	
Special glazing system	2	sq	72	-	
Glass & Glazing Application	2	sq	60	-	
Interior Office					
Interior (mainly ceiling, etc. floor)	2	sq	1,000	-	Low bid
Interior Alterations					
Dry	2	sq	100,000	-	
Masonry	2	sq	1,000,000	-	
Roof	2	sq	1,000,000	-	
Structure	2	sq	40	-	
Structural reinforcement work - Other	2	sq	40	-	
Structural Clauses (Modernization) MP & eq (2)	2	sq	80,000	-	
Interior Signage	2	sq	10,000	-	
Infrastructure - Accessible Alterations	2	sq	800,000	-	
Infrastructure - Flooring	2	sq	800,000	-	
Infrastructure - HVAC	2	sq	1,000,000	-	
Infrastructure - Electrical	2	sq	800,000	-	
Interior	2	sq	8,000,000	-	
Interior (Contingency)	2	sq	100,000	-	
TOTAL BUILDING SUB TOTAL				4,000,000	
ADDITIONAL COSTS	Quantity	Unit	Unit Cost	Sub Total	REMARKS
Interior Access	2	sq	800,000	-	
Access to existing building due to addition	2	sq	800,000	-	
Access	2	sq	100,000	-	
Access (Contingency)	2	sq	100,000	-	
ADDITIONAL BUILDING SUB TOTAL				4,000,000	
TOTAL BUILDING COSTS				4,000,000	
BUILDING DEMOLITION COSTS	Quantity	Unit	Unit Cost	Sub Total	REMARKS
Demolition - Structure (approximate)	2	sq	10,000,000	-	
Demolition - Interior	2	sq	1,000,000	-	
Demolition - Site	2	sq	1,000,000	-	
Demolition	2	sq	100,000	-	
Demolition	2	sq	100,000	-	
Demolition (Contingency)	2	sq	100,000	-	
ADDITIONAL DEMOLITION SUB TOTAL				12,300,000	
TOTAL BUILDING DEMOLITION COSTS				12,300,000	
SITE WORK COSTS	Quantity	Unit	Unit Cost	Sub Total	REMARKS
Site Acquisition	2	sq	10,000,000	-	
Site Purchase - (land not)	2	sq	1,000,000	-	
Site Work & Site Prep	2	sq	10,000,000	-	
Site Work	2	sq	100,000	-	
Site Acquisition Contingency	2	sq	100,000	-	
ADDITIONAL SITE SUB TOTAL				20,200,000	
CONTRACT	Quantity	Unit	Unit Cost	Sub Total	REMARKS
Contract - (Contingency)	2	sq	100,000	-	
Contract - (Contingency)	2	sq	100,000	-	
Contract - (Contingency)	2	sq	100,000	-	
Contract - (Contingency)	2	sq	100,000	-	
Contract - (Contingency)	2	sq	100,000	-	
Contract - (Contingency)	2	sq	100,000	-	
Contract - (Contingency)	2	sq	100,000	-	
Contract - (Contingency)	2	sq	100,000	-	
ADDITIONAL CONTRACT SUB TOTAL				600,000	
TOTAL SITE WORK COSTS				20,800,000	
FURNITURE & EQUIPMENT ALLOWANCE	Quantity	Unit	Unit Cost	Sub Total	REMARKS
Furniture	2	sq	800,000	-	
Equipment	2	sq	800,000	-	
Furniture & Equipment Contingency	2	sq	800,000	-	
ADDITIONAL FURNITURE & EQUIPMENT SUB TOTAL				2,400,000	
TOTAL FURNITURE & EQUIPMENT COSTS				2,400,000	
SUB TOTAL BUILDING + BUILDING DEMO + SITE WORK				4,000,000	
SOFT COSTS				800,000	
FURNITURE & EQUIPMENT ALLOWANCE				2,400,000	
GRAND TOTAL				5,600,000	

RSMP Request For Proposal: Design Services

RCSD Facility Name: #075 - 625 Scio Street (Freddie Thomas) Date: 3/14/2016
 SCD Building Name: Dr. Freddie Thomas Lrng Ctr Gross Bldg Area (SF): 178,641
 SCD Building Number: 081 Site (Acres): 10.95

RCSD Bldg #	Trade	Item #	RCSD Item Category	Action Item Name & Description	2015 \$										20%					10%					20%				
					Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	Priority 4	SITE	GC	FC	HC	EC	Sub-total	Design / Bid Contingency	Bid Dry Hand Cost	Construction Contingency	Total Hand Cost	Soft Cost	Total Project Cost						
075	1 SITE	001	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate Asphalt Pavement at Ritz Street Lot including asphalt pavement reconstruction, selective curb replacement and associated site work.	295,000										250,000						250,000	50,000	200,000	30,000	330,000	66,000	396,000		
075	1 SITE	002	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate Asphalt pavement at bus loop including asphalt pavement reconstruction and associated site work	201,000										190,000						190,000	38,000	228,000	22,800	250,800	50,160	300,960		
075	1 SITE	003	Misc. Bldg. Sys. - Site Imp./ Acquisition	Selective 6' High Chain Link Fence Replacement at Athletic Field and Service Area	79,000										50,000						50,000	10,000	60,000	6,000	66,000	13,200	79,200		
075	1 SITE	004	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate Asphalt Pavement at service drive, loading dock area and parking area including selective curb replacements	141,000										88,000						88,000	17,800	106,800	10,680	117,480	23,496	140,976		
075	2 GC	001	Building Envelope - Masonry	Masonry rehabilitation: Allowance for ongoing masonry rehabilitation	238,000										150,000						150,000	30,000	180,000	18,000	198,000	39,600	237,600		
075	2 GC	002	Misc. Bldg. Sys. - Toilet room renov.	Toilet Room Renovation: Renovate Boys' Toilet Rooms 107, 215A & 215A	135,000										65,000		10,000	10,000			85,000	17,000	102,000	10,200	112,200	22,440	134,640		
075	2 GC	003	Building Envelope - Roofing	Roof Restoration: Restore 500 sf of S85 roofing	20,000										12,500						12,500	2,500	15,000	1,500	16,500	3,300	19,800		
075	2 GC	004	Building Envelope - Windows/ Doors	Door Replacement: Replace stainless steel doors in Natatorium (N) and at Pool Equipment Room 125B	54,000										34,000						34,000	6,800	40,800	4,080	44,880	8,976	53,856		
075	2 GC	005	Renovation	Casework Replacement: Replace classroom casework with wood cabinets and FLAM countertops (52 classrooms)	1,236,000										780,000						780,000	156,000	936,000	93,600	1,029,600	205,920	1,235,520		
075	2 GC	006	Renovation	Interior Door Replacement: Replace wood classroom doors and hardware (85)	202,000										127,500						127,500	25,500	153,000	15,300	168,300	33,660	201,960		
075	2 GC	007	Renovation	Locker Replacement: Replace 176 double tier lockers in Boys' Locker Room 120	217,000										136,854						136,854	27,371	164,225	16,422	180,647	36,129	216,777		
075	2 GC	008	Renovation	Railing Replacement: Replace railing at existing stage	5,000										3,000						3,000	600	3,600	360	3,960	792	4,752		
075	2 GC	009	Renovation	Renovate area on first floor to create (2) main offices for separate schools	222,000										140,000						140,000	28,000	168,000	16,800	184,800	36,960	221,760		
075	2 GC	010	Renovation	Renovate main entrance to create secure vestibule	48,000										30,000						30,000	6,000	36,000	3,600	39,600	7,920	47,520		
075	2 GC	011	Building Envelope - Windows/ Doors	Window Rehabilitation: Replace/Repair Integral blinds and window hardware on 10 windows in Community Place and School Building	2,000										1,000						1,000	200	1,200	120	1,320	264	1,584		
075	2 GC	012	Renovation	Loading Dock - Replace dock seals and repair deterioration at concrete loading dock	8,000										5,000						5,000	1,000	6,000	600	6,600	1,320	7,920		
075	3 PLMB	001	MIP - HVAC/ Plumbing	Pool Filter Replacement - Replace the deteriorated pool filter system in 125B with the District standard type.	217,000										200,000						200,000	40,000	240,000	24,000	264,000	52,800	316,800		
075	3 PLMB	002	MIP - HVAC/ Plumbing	Replace water heaters - replace water heaters and storage tank in Pool Equipment Room 125B with high efficiency package type.	63,000										40,000						40,000	8,000	48,000	4,800	52,800	10,560	63,360		
075	3 PLMB	003	MIP - HVAC/ Plumbing	Replace water closet flush valves - Replace manual flush valves with sensor type at all toilet rooms (55 FV)	65,000										41,250						41,250	8,250	49,500	4,950	54,450	10,890	65,340		
075	3 PLMB	004	MIP - HVAC/ Plumbing	Replace urinal flush valves - Replace manual flush valves with sensor type at all toilet rooms (15 FV)	18,000										11,250						11,250	2,250	13,500	1,350	14,850	2,970	17,820		

RSMP Request For Proposal: Design Services

Phase II Strategic Plan
Building Condition Survey Priorities

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

RCSO Facility Name: #075 - 625 Scio Street (Freddie Thomas)

Date: 3/14/2016

SD Building Name: Dr. Freddie Thomas Lrng Ctr

Gross Bldg Area (sf): 178,641

SD Building Number: 681

Site (acres): 55.95

RCSO Bldg #	Trade	Item #	RCSO Item Category	Action Item Name & Description	2015 \$		Trade Breakdown										20%			10%			20%					
					Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	SFE	GC	PC	HC	EC	Sub-total	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost						
075	3 PLMB	005	MEP - HVAC/ Plumbing	Replace lavatory faucets - Replace non metering faucet with manual metering type at rooms 100A, 302B, 1110, 1112	3,000												2,000					2,000	400	2,400	240	2,640	528	3,168
075	3 PLMB	006	MEP - HVAC/ Plumbing	Replace electric water coolers - Replace corridor water coolers throughout. (9 FWC)	28,000												18,000					18,000	3,600	21,600	2,160	23,760	4,752	28,512
075	3 PLMB	007	MEP - HVAC/ Plumbing	Provide clay trap - Provide clay trap in the 3rd floor Art Rm	2,000												1,000					1,000	200	1,200	120	1,320	264	1,584
075	3 PLMB	008	MEP - HVAC/ Plumbing	Provide bottle fillers - Provide 6 bottle fillers in location per the district. (requires replacement of electric water cooler)	14,000												9,000					9,000	1,800	10,800	1,080	11,880	2,376	14,256
075	4 HVAC	001	MEP - HVAC/ Plumbing	Boiler Room - Add a CO and gas detection system to the Boiler Room and tie into the Building DC system.	8,000													5,000				5,000	1,000	6,000	600	6,600	1,320	7,920
075	4 HVAC	002	MEP - HVAC/ Plumbing	Boys Locker Room - Replace the missing grilles.	1,000													750				750	150	900	90	990	198	1,188
075	4 HVAC	003	MEP - HVAC/ Plumbing	Home Economics Suite - Provide a general exhaust system to the Suite.	34,000													20,000	1,500			21,500	4,300	25,800	2,580	28,380	5,676	34,056
075	4 HVAC	004	MEP - HVAC/ Plumbing	Science Suite 226 & 220 - Provide a general exhaust system.	34,000													20,000	1,500			21,500	4,300	25,800	2,580	28,380	5,676	34,056
075	4 HVAC	005	MEP - HVAC/ Plumbing	Science Suite 312 & 313A - Provide a general exhaust system.	26,000													15,000	1,500			16,500	3,300	19,800	1,980	21,780	4,356	26,136
075	4 HVAC	006	MEP - HVAC/ Plumbing	Art Room 320 - Provide a general exhaust system.	22,000													12,500	1,500			14,000	2,800	16,800	1,680	18,480	3,696	22,176
075	4 HVAC	007	MEP - HVAC/ Plumbing	Art Suite 104 & 106 - Provide a general exhaust system.	34,000													20,000	1,500			21,500	4,300	25,800	2,580	28,380	5,676	34,056
075	4 HVAC	008	MEP - HVAC/ Plumbing	Art Storage 104C - Provide a Vent-A-Kin system.	18,000													10,000	1,500			11,500	2,300	13,800	1,380	15,180	3,036	18,216
075	4 HVAC	009	MEP - HVAC/ Plumbing	Ductwork Systems - Clean all ductwork systems and associated air handling units.	158,000													100,000				100,000	20,000	120,000	12,000	132,000	26,400	158,400
075	4 HVAC	010	MEP - HVAC/ Plumbing	Data Closets - Provide ductless split systems to Data Closets 114, 308A, 328, 329B & 330B.	99,000													5,000	50,000	7,500		62,500	12,500	75,000	7,500	82,500	16,500	99,000
075	4 HVAC	011	MEP - HVAC/ Plumbing	Office 110 - Provide mechanical ventilation and air conditioning to the space.	20,000													12,500				12,500	2,500	15,000	1,500	16,500	3,300	19,800
075	4 HVAC	012	MEP - HVAC/ Plumbing	DDC Systems - Tie the existing cabinet heaters and unit heaters into the DDC system (Approximately 25 units).	99,000													62,500				62,500	12,500	75,000	7,500	82,500	16,500	99,000
075	4 HVAC	013	MEP - HVAC/ Plumbing	DDC Systems - Convert the remaining pneumatic DDC controls to electronic.	480,000													300,000				300,000	60,000	360,000	36,360	396,360	79,272	475,632
075	4 HVAC	014	MEP - HVAC/ Plumbing	Loading Dock - Remove the electric unit heaters and provide hot water heaters.	32,000													15,000	5,000			20,000	4,000	24,000	2,400	26,400	5,280	31,680
075	4 HVAC	015	MEP - HVAC/ Plumbing	Kitchen Hood - The kitchen hood does not properly cover the cooking equipment. Replace the hood system.	53,000													2,500	26,000	5,000		33,500	6,700	40,200	4,020	44,220	8,844	53,064
075	4 HVAC	016	MEP - HVAC/ Plumbing	Chiller Plant - The water cooled chiller plant is maintenance intensive and is approaching the end of it's useful life. Replace the chiller plant with air cooled systems.	1,030,000													600,000	50,000			650,000	130,000	780,000	78,000	858,000	171,600	1,029,600
075	4 HVAC	017	MEP - HVAC/ Plumbing	Office 118A - Provide mechanical ventilation and air conditioning to the space.	34,000													20,000	1,500			21,500	4,300	25,800	2,580	28,380	5,676	34,056

RSMP Request For Proposal: Design Services

RCSD Facility Name: #075 - 625 Scio Street (Freddie Thomas) Date: 3/14/2016
 SED Building Name: Dr. Freddie Thomas Lrng Ctr Gross Bldg Area (SF): 179,641
 SED Building Number: 031 Site (acres): 10.95

RCSD Bldg #	Trade	Item #	RCSD Item Category	Action Item Name & Description	2015 \$ Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	Trade Breakdown				Sub-total	20%		10%		Total Project Cost			
											SFE	GC	PC	HC		EC	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency		Total Hard Cost	Soft Cost	
075	4 HVAC	018	MEP - HVAC/ Plumbing	Roof Exhaust Fans - Replace original roof fans (Approximately 26 units).	171,000									181,000	38,000	219,000	44,000	280,000	28,000	308,000	61,776	370,024	
075	4 HVAC	019	MEP - HVAC/ Plumbing	Boiler Room - Upgrade the boiler burner management systems.	95,000									60,000	-	60,000	12,000	72,000	7,200	79,200	15,840	95,040	
075	4 HVAC	020	MEP - HVAC/ Plumbing	Main Building Air Handling Units - Refurbish and clean and the main air handling units.	348,000									200,000	20,000	220,000	44,000	264,000	26,400	290,400	58,080	348,480	
075	4 HVAC	021	MEP - HVAC/ Plumbing	Heating Pumps - The building heating pumps are approaching the end of their useful life. Replace the pumps.	158,000									75,000	25,000	100,000	20,000	120,000	12,000	132,000	26,400	158,400	
075	4 HVAC	022	MEP - HVAC/ Plumbing	Replace pool dehumidification unit.	396,000									220,000	-	220,000	50,000	300,000	30,000	330,000	66,000	396,000	
075	5 ELEC	001	MEP - Electrical	Lighting - Replace gym lighting	76,000									-	50,000	50,000	10,000	60,000	6,000	66,000	13,200	79,200	
075	5 ELEC	002	MEP - Electrical	Lighting - Replace pool lighting to meet the required SDPC	158,000									-	100,000	100,000	20,000	120,000	12,000	132,000	26,400	158,400	
075	5 ELEC	003	MEP - Electrical	Communications - Provide wire management at intermediate data closet on second floor	8,000									-	5,000	5,000	1,000	6,000	600	6,600	1,320	7,920	
075	5 ELEC	004	MEP - Electrical	Fire alarm - Replace strobes in all classrooms on first floor, older red lens type and mounted on ceilings, exceeding required 80"-90" mounting heights. 2nd and 3rd floors are mounted on walls.	87,000										-	55,000	55,000	11,000	66,000	6,600	72,600	14,520	87,120
075	5 ELEC	005	MEP - Electrical	Lighting - Replace all building mounted lighting at exit discharges except kindergarten wing	79,000										-	50,000	50,000	10,000	60,000	6,000	66,000	13,200	79,200
075	5 ELEC	006	MEP - Electrical	Exit/Emergency lighting - Replace all exits throughout building, add exits to music suite and locker rooms.	95,000										-	60,000	60,000	12,000	72,000	7,200	79,200	15,840	95,040
075	5 ELEC	007	MEP - Electrical	Lighting protection - South end at one story portion; add lightning protection.	63,000										-	40,000	40,000	8,000	48,000	4,800	52,800	10,540	63,340

DRAFT

Phase II Strategic Plan
 Building Condition Survey Priorities
 ROCHESTER JOINT SCHOOLS
 CONSTRUCTION BOARD

**PROJECT INFORMATION PACKET:
Edison Educational Campus**

PRELIMINARY SCHEDULE MILESTONES

DESIGN PHASES:

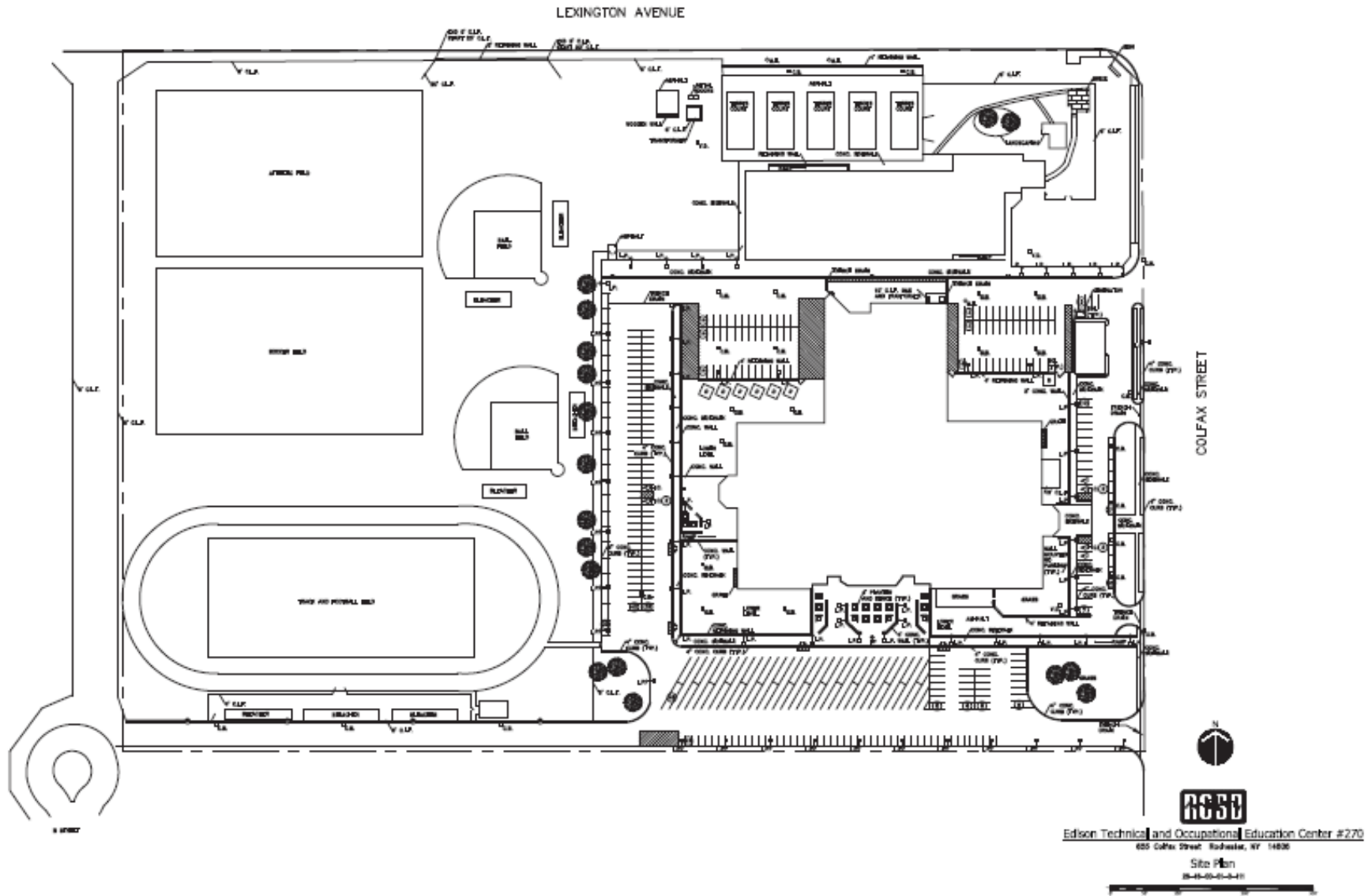
- Submit Program Verification 09 Sept 2016
- Start Schematic Design (SD's) 19 Sept 2016
- Complete Schematic Design 11 Nov 2016
- Submit SD Construction Estimate 02 Dec 2016
(Reconciliation required with Construction Mgr.)
- Start Design Development (DD's Base Drawings) 05 Dec 2016
- Complete Design Development (60% CD's) 03 Feb 2017
- Review DD Construction Estimate (by CM) 24 Feb 2017
- Continue Construction Documents 06 Feb 2017
(CD's, reconcile with CM's Est. as needed)
- Submit 90% Complete CD's for CM's Est. / 28 Apr 2017
SED's Final Approval / Interdisciplinary
Document Coordination (DC) Review
- Review CM's Final Estimate & Reconcile Final CD's 22 May 2017
With CM's Est. / SED Comments / IDC Comments
- SED Final Approval (on, or before) Issue / Final 12 Jun 2017
CD's for Bidding (Pending Est.)*

BIDDING & CONSTRUCTION PHASES

- Bid Opening Milestone (pending Est.*) 17 Jul 2017
- Contract Award Milestone (on, or before*) 07 Aug 2017
- Start Construction Phase / Review Submittal 01 Sep 2017
Schedule / Review Construction Master Schedule
- Review Initial Punch Lists 01 Jul 2019
- Construction Completion/Occupancy Milestone 01 Aug 2019
- Review / Submit Project Closeout Documents 01 Oct 2019
- Review / Complete Project Warranty Inspections 15 Jul 2020

PROBABLE DESIGN & CONSTRUCTION DURATION

38 Months

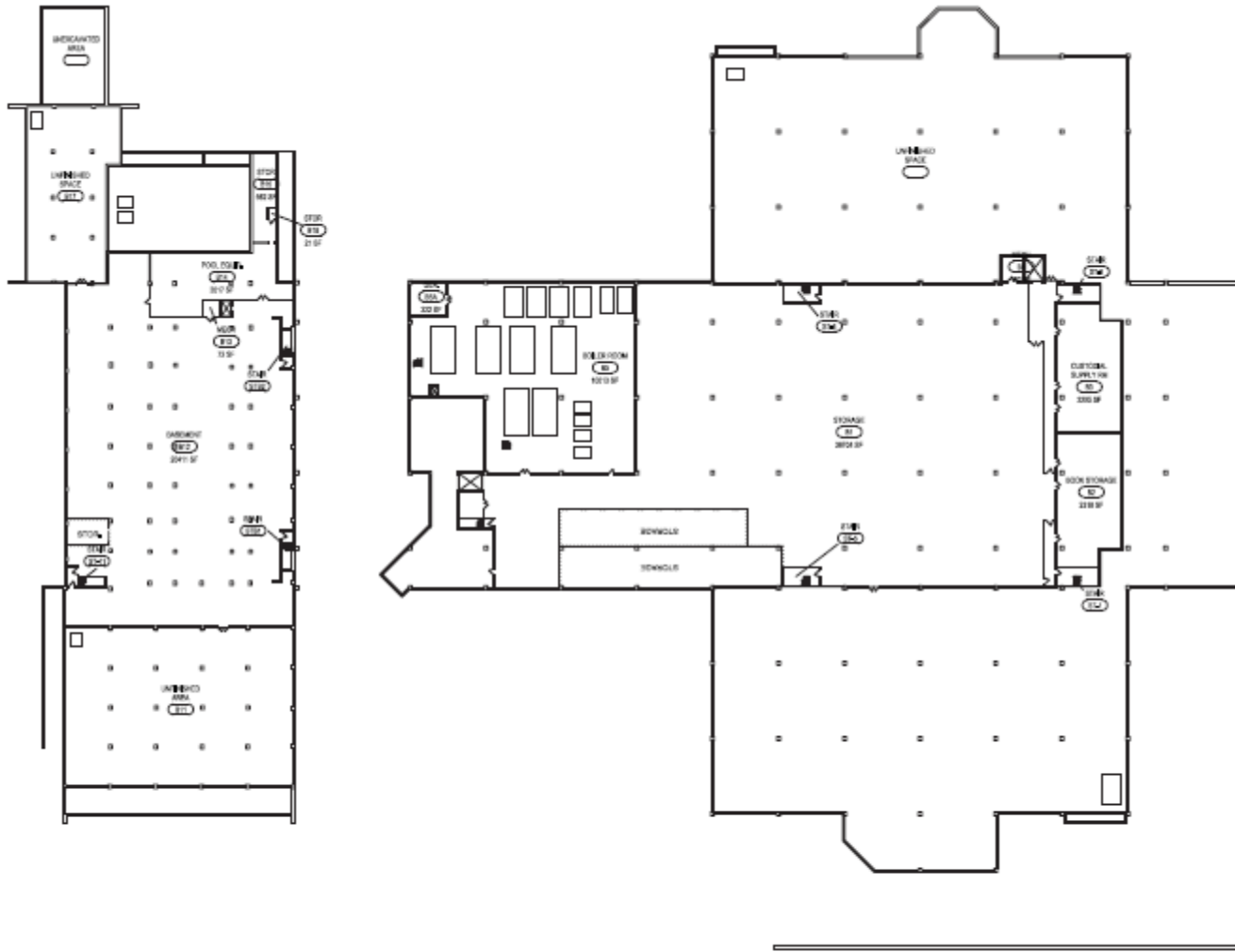


Phase II Strategic Plan
Existing Record Drawings

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

Phase II Strategic Plan
Existing Record Drawings

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD



Basement Floor Gross Area: 19,201 sq. ft.

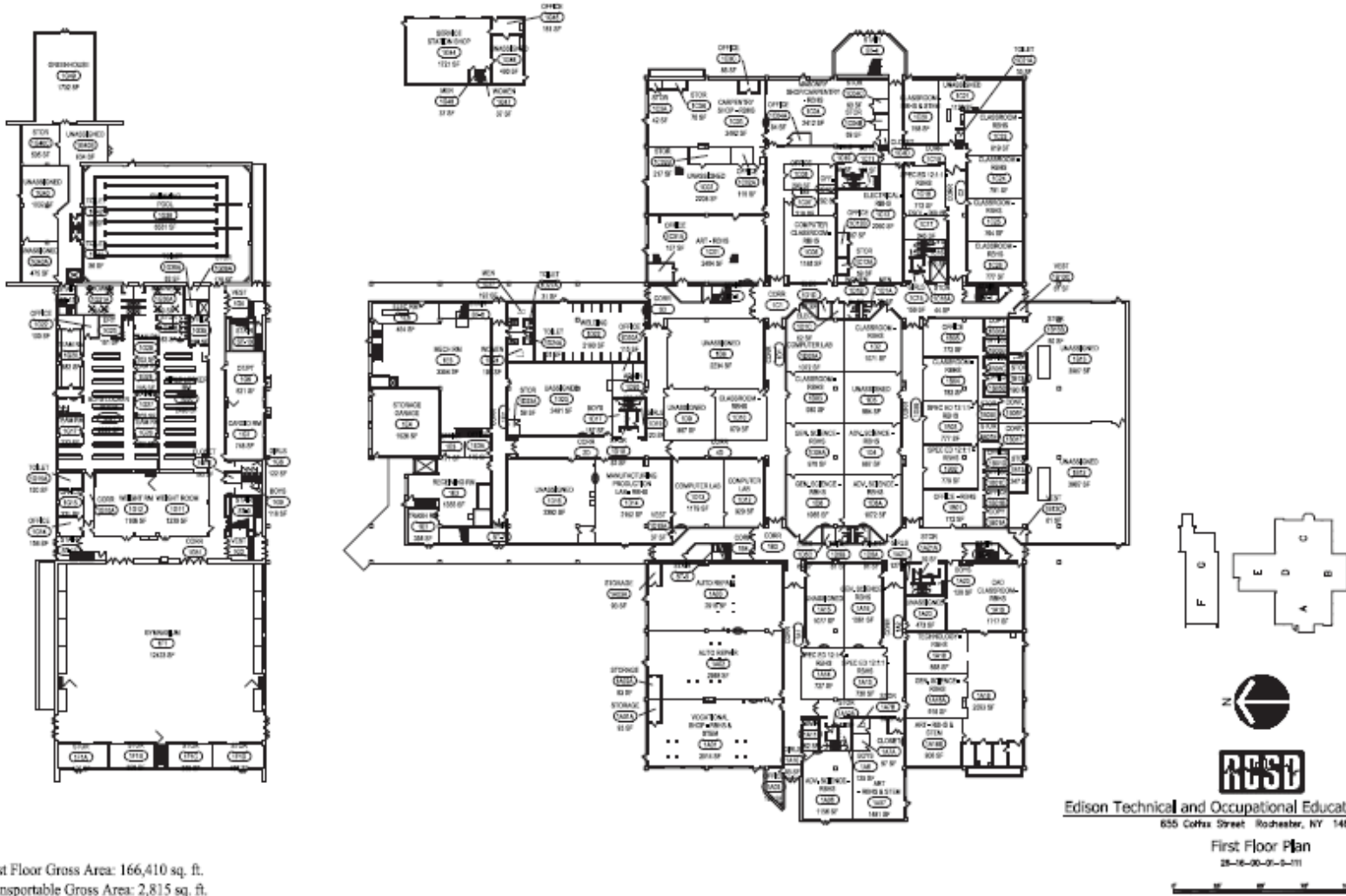


Edison Technical and Occupational Education Center #270
655 Colfax Street Rochester, NY 14608

Basement Plan

20-18-00-07-0-011





First Floor Gross Area: 166,410 sq. ft.
 Transportable Gross Area: 2,815 sq. ft.

Edison Technical and Occupational Education Center #270
 655 Colfax Street Rochester, NY 14605

First Floor Plan
 25-16-00-01-2-111

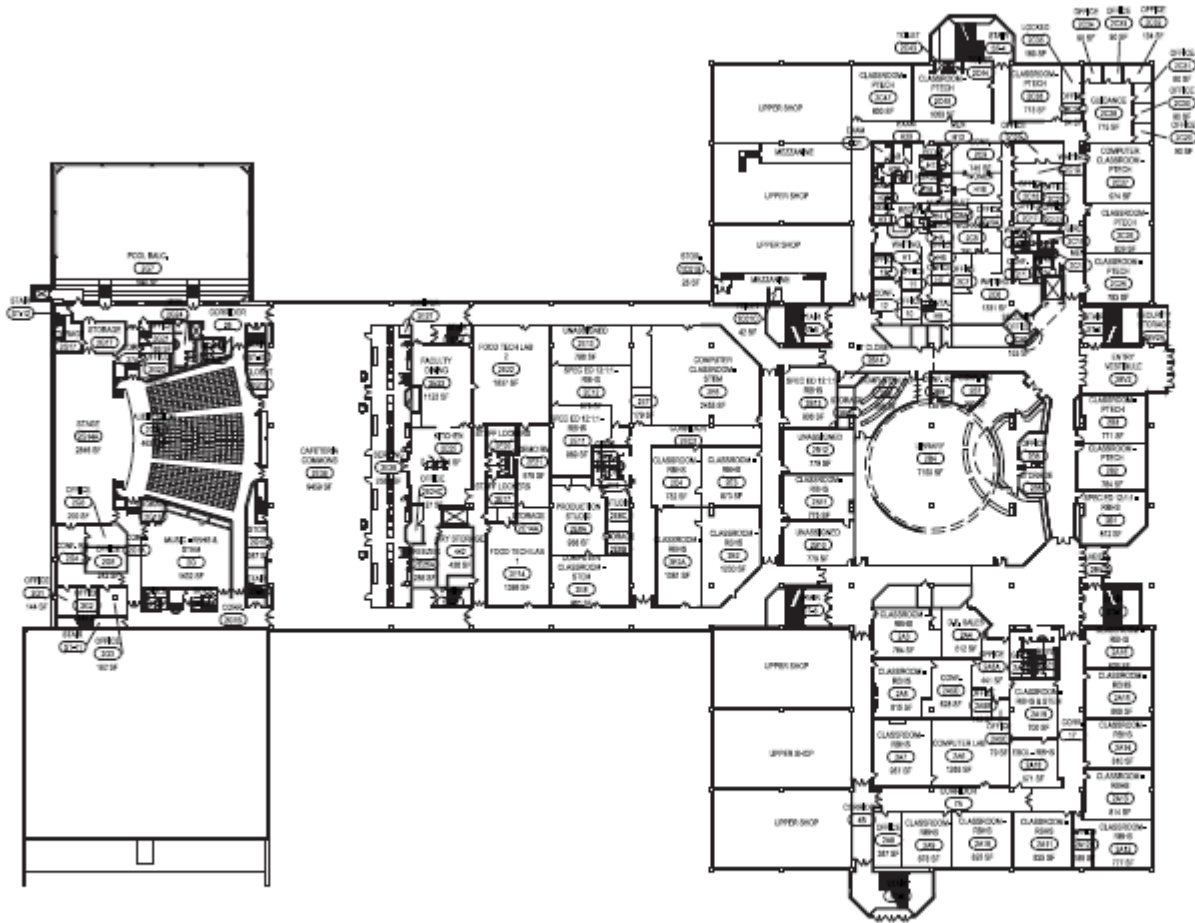


Phase II Strategic Plan
 Existing Record Drawings

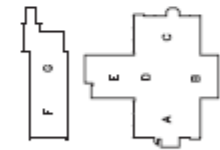
ROCHESTER JOINT SCHOOLS
 CONSTRUCTION BOARD

Phase II Strategic Plan
Existing Record Drawings

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD



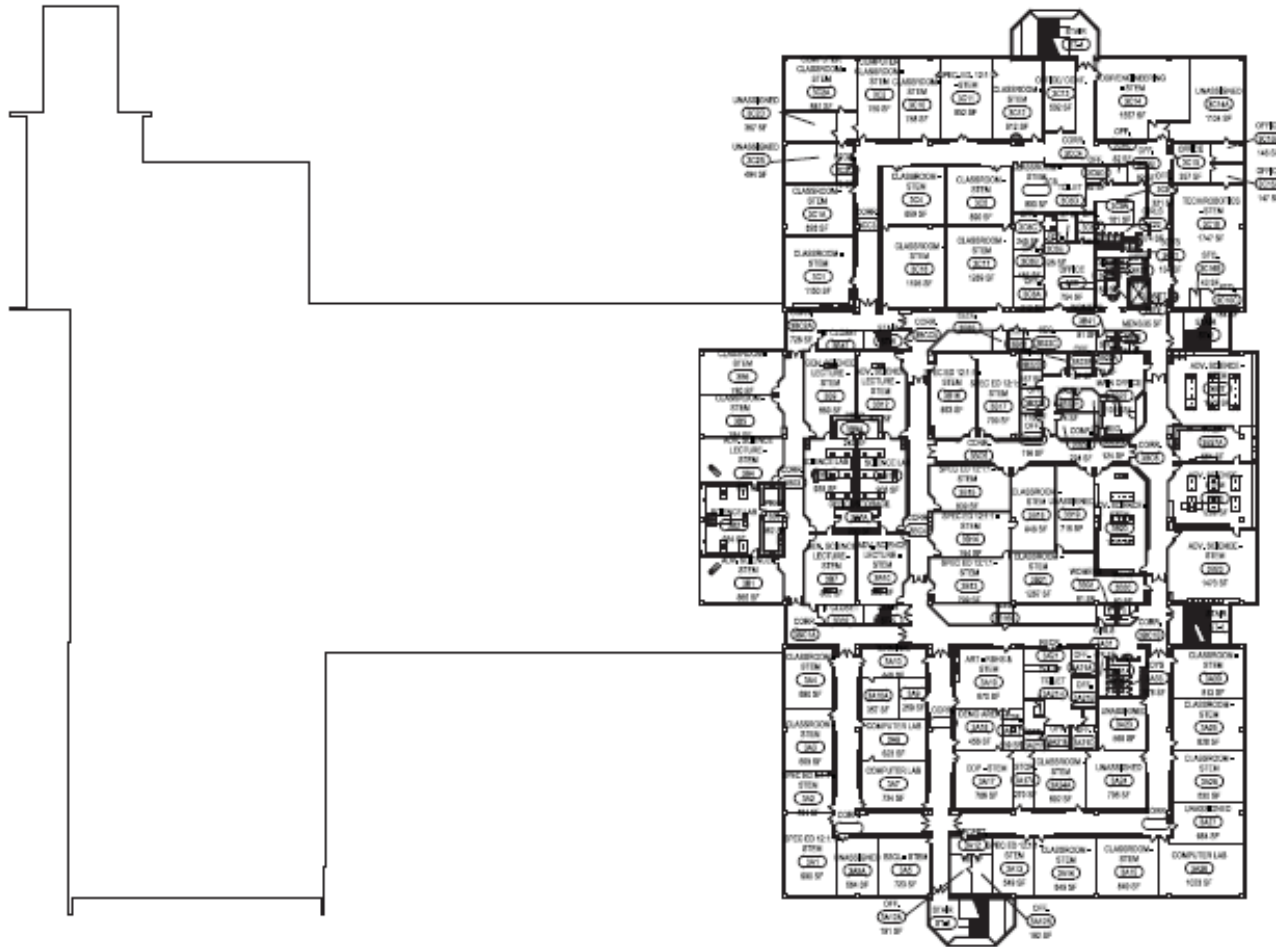
Second Floor Gross Area: 127,710 sq. ft.



Edison Technical and Occupational Education Center #270
655 Coffey Street Rochester, NY 14606

Second Floor Plan
28-18-20-01-0-111





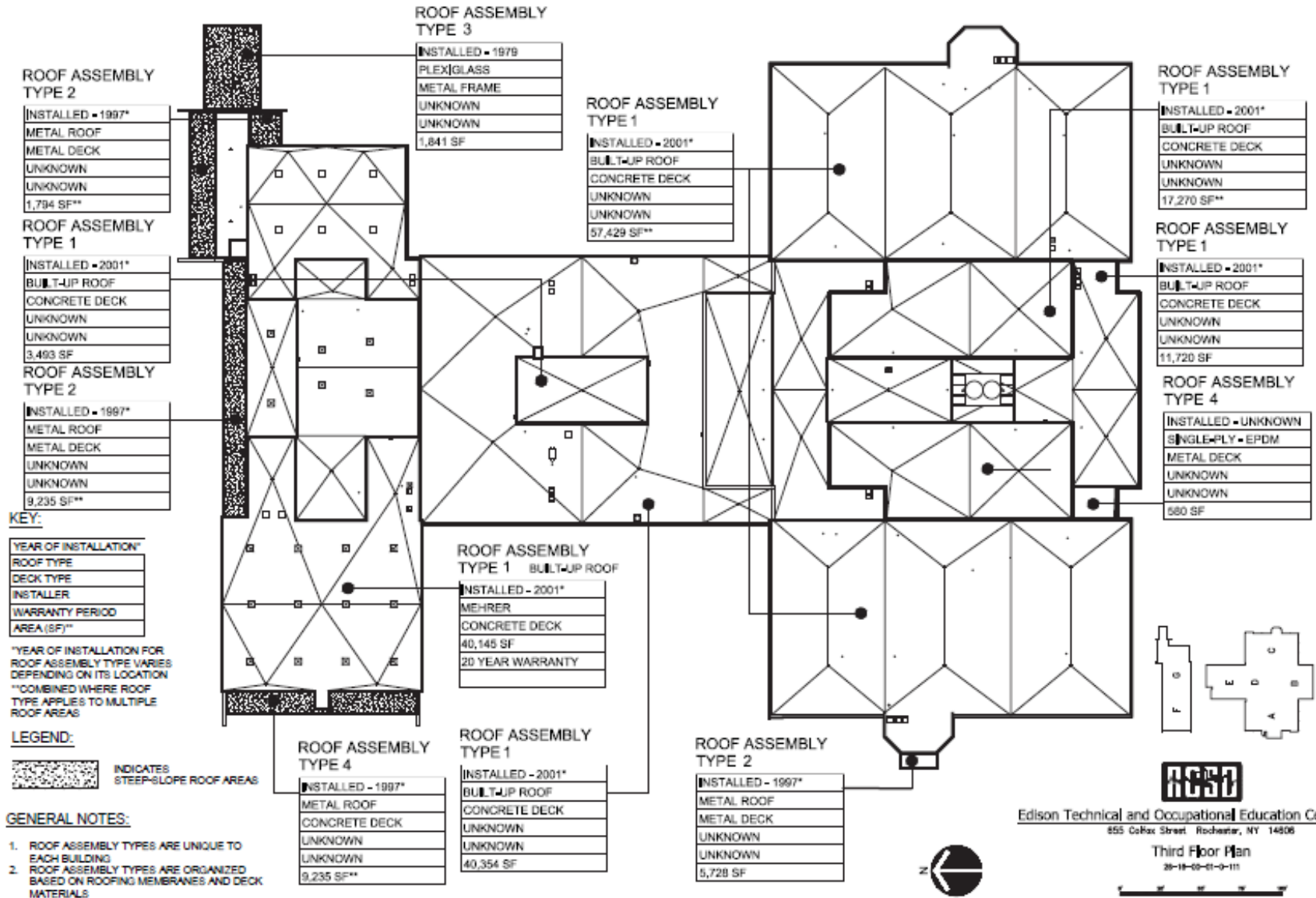
Third Floor Gross Area: 106,686 sq. ft.



Edison Technical and Occupational Education Center #270
 855 Colfax Street Rochester, NY 14609

Third Floor Plan
 20-10-00-01-0-111





ROSD
Edison Technical and Occupational Education Center #270
855 Colfax Street Rochester, NY 14606
Third Floor Plan
28-18-00-01-0-111

EDISON EDUCATIONAL CAMPUS

Proposed Addition & Reconstruction

The key objective is to provide infrastructure rehabilitation consisting of exterior envelop rehabilitation, structural rehabilitation, Mechanical, Electrical and Plumbing rehabilitation, toilet room renovations and associated interior finish work. This project consists primarily of priority Building Condition Survey items.

Major Scope Line Items:

• Exterior envelope rehabilitation (Replacement of windows and metal panel system. Masonry rehabilitation)	\$ 4,000,000
• Structural rehabilitation (Continue replacement and or reinforcement of post tensioned structural system)	\$ 1,500,000
• Mechanical, Electrical and Plumbing System rehabilitation (Replacement of Air Handling units and associated Electrical, Plumbing and interior finishes)	\$ 12,000,000
• Toilet and locker room rehabilitation (Renovate all student and staff toilet rooms and locker rooms)	\$ 2,800,000
• Site Improvements (Selective Building Condition Survey items)	\$ 2,700,000
• Furniture and Equipment (Selective office and classroom furniture)	\$ 2,000,000
• Soft Costs (A/E fees, CM fees, surveys, testing, legal, administrative and program costs)	\$ 5,000,000
TOTAL PROBABLE CONSTRUCTION BUDGET	\$ 30,000,000

For general comparison, the 'Traditional MCA Approach' preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.

CAPACITY CALCULATION										Page 1 of 4																																																																																																																																																																																																																																																																																																									
School District / BOCES	Rochester City School District				Date	3/8/2016																																																																																																																																																																																																																																																																																																													
Project Control Number					Project Manager																																																																																																																																																																																																																																																																																																														
Building	Edison Career and Technology High School Campus				Project Type	New Building		AGR/AR	3																																																																																																																																																																																																																																																																																																										
Grade Levels	9-12		Site Size			Usable Acres	Site Variance		Yes <input type="checkbox"/> No <input type="checkbox"/>																																																																																																																																																																																																																																																																																																										
District Aid Ratio					Architect / Engineer	SWBR Architects		Phone #	585-232-8300																																																																																																																																																																																																																																																																																																										
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EDISON EDUCATIONAL CAMPUS

CAPACITY CALCULATION

Page 2 of 4

School District / BOCES		Rochester City School District		
Building		Edison Career and Technology High School Campus		
<u>Existing Secondary Spaces:</u>				
Use or Subject	No. of Rooms	Size (Sq.Ft.)	Maximum Calculation	Capacity Calculated
Agric. Shop & CR			20 Sq.Ft. = 20 max.	
Art	1	891	45 Sq.Ft. =	19
	1	944	25 max.	20
Business Ed.			35 Sq.Ft. = 24 max.	
Computer CR	1	968	35 Sq.Ft. =	24
	1	1720	24 max.	24
	1	572		18
	1	810		17
Distributive Ed.			50 Sq.Ft. = 20 max.	
Keyboarding & Typing	1	920	35 Sq.Ft. = 24 max.	24
Home & Careers			50 Sq.Ft. = 24 max.	
Music:				
Classroom			25 Sq.Ft. = 30 max.	
Instrumental	1	4794	25 Sq.Ft. x .4	75
Vocal	1	1281	20 Sq.Ft. x .4	25
Technology	31	>1800	75 Sq.Ft. =	744
	1	1724	24 max.	23
	2	1475/1733		46
	3	1101/1119/1481		57
	12	<1800		264
Mech. Drawing & CADD	4	701(2)x718(789)	35 Sq.Ft. = 25 max.	84
Science:				
General			30 Sq.Ft. = 30 max.	

CAPACITY CALCULATION

Page 3 of 4

Use or Subject	No. of Rooms	Size (Sq.Ft.)	Maximum Calculation	Capacity Calculated
Earth			30 Sq.Ft. = 30 max.	
Biology	1	1384	60 Sq.Ft. = 24 max.	24
Chemistry	2	>1200	60 Sq.Ft. = 24 max.	48
Physics	1	1007	60 Sq.Ft. = 24 max.	20
Library	1	4017	26 Sq.Ft., max of 16% I.C.	195
Reading Room	1	904		
Physical Ed:				
1st Gym Station (up to 600)	4	3168	40'x60' (3,168), max. 30	120
2nd Gym Station (601-1,000)			40'x60' (3,168), max. 30	
Each Addl. (600 or fraction)			40'x60' (3,168), max. 30	
Pool	1	6536	max. 30	30
Study Hall			16.6 Sq.Ft., max. of 40% I.C.	
Cafeteria as Study Hall	1	10821	16.6 Sq.Ft. x .7 max.	459
			Sub-Total P.S.	2368
Interchangeable Classrooms	2	>770	26 Sq.Ft. = 30 max.	60
	5	>770		150
	12	>770		360
	4	600/603/682/657		100
	4	732/734/735/762		116
	17	>770		510
	8			208
	4	682/745/736/728		112

EDISON EDUCATIONAL CAMPUS

CAPACITY CALCULATION Page 4 of 4

School District / BOCES Rochester City School District
 Building Edison Career and Technology High School Campus

Special Education Classrooms

Existing Spaces:

Teacher-Student Ratio	No. of Rooms	Size (Sq. Ft.)	Capacity Calculated
15:1	12	_____	180
	_____	_____	_____
	_____	_____	_____
12:1	_____	_____	_____
12:1:1	_____	_____	_____
12:1+3:1	_____	_____	_____
8:1:1	_____	_____	_____
6:1	_____	_____	_____
Total Existing - Special Education			180

New Spaces:

Teacher-Student Ratio	No. of Rooms	Size (Sq. Ft.)	Minimum Size	Capacity Calculated
15:1	_____	_____	770 Sq.Ft.	_____
	_____	_____		_____
	_____	_____		_____
12:1	_____	_____	770 Sq.Ft.	_____
12:1:1	_____	_____	770 Sq.Ft.	_____
12:1+3:1	_____	_____	900 Sq.Ft.	_____
8:1:1	_____	_____	550 Sq.Ft.	_____
6:1	_____	_____	450 Sq.Ft.	_____
Total New - Special Education				_____

(New resource rooms have no capacity but must be a minimum of 300 Sq.Ft.)

EDISON EDUCATIONAL CAMPUS



REHABILITATION	Quantity	Unit	Cost / Unit	Sub-Total	REMARKS
Infrastructure - Exterior Envelope					
Exterior Windows - Roofing - partial remove and replace (exposed asbestos)	1	LS	880,000	880,000	
Exterior Windows - Exterior Windows - Aluminum	1	LS	5,000,000	5,000,000	with screens
Exterior Doors - Exterior Doors - Allowance	1	LS	100,000	100,000	includes hardware
Exterior Walls - Masonry Rehabilitation Allowance	1	LS	800,000	800,000	
Exterior - other					
Ballast Tube Steel, 2.5' Spacing	1	LF	0.00		
Exterior - masonry cladding, 2000, 2000	1	LS	0.00		workman
Exterior - chemical	1	LF	0.00		
Man Lift	1	Set/Day	700.00		
Exterior Alterations					
Sign	1	LF			
Masonry	1	LF			
Steel	1	LF			
Architectural & Structural MC Items	1	LS	5,500,000	5,500,000	
Infrastructure - Access Elevation	1	LS	800,000	800,000	
Infrastructure - Finishing	1	LS	827,250	827,250	
Infrastructure - HVAC	1	LS	4,496,500	4,496,500	
Infrastructure - Electrical	1	LS	3,869,000	3,869,000	
Infrastructure - Civil	1	LS	818,774	818,774	
Sub-Total				17,280,028	
Rehabilitation Contingency			20%	3,456,127	
REHABILITATION SUB-TOTAL				20,736,155	
ADDITION COSTS	Quantity	Unit	Cost / Unit	Sub-Total	REMARKS
Children Addition	1	LF	100.00		
Classroom Addition	1	LF	120.00		
Projects to existing building due to addition	1	LF			
Sub-Total					
Addition Contingency			20%		
ADDITION SUB-TOTAL					
TOTAL BUILDING COSTS				20,736,155	
BUILDING DEMOLITION COSTS	Quantity	Unit	Cost / Unit	Sub-Total	REMARKS
Demolish Modular Classrooms Structure	1	EA	15,000.00		
Remove associated utilities	1	EA	4,000.00		
Site Restoration	1	EA	1,000.00		
Sub-Total					
Building Demolition Contingency			20%		
BUILDING DEMOLITION SUB-TOTAL					
TOTAL BUILDING DEMOLITION COSTS					
SITE WORK COSTS	Quantity	Unit	Cost / Unit	Sub-Total	REMARKS
Site Acquisition					
Site Purchase w/ residential building	1	EA			
Site Purchase - vacant lot	1	EA			
Site Demos & Site Prep	1	EA	1,000,000		
Sub-Total					
Site Acquisition Contingency			20%		
SITE ACQUISITION SUB-TOTAL					
SITE WORK	Quantity	Unit	Cost / Unit	Sub-Total	REMARKS
Site Work Allowance	1	LS	2,000,000	2,000,000	
Sub-Total				2,000,000	
Site Work Contingency			20%	400,000	
SITE WORK SUB-TOTAL				2,400,000	
TOTAL SITE WORK COSTS				2,400,000	
FURNITURE & EQUIPMENT ALLOWANCE	Quantity	Unit	Cost / Unit	Sub-Total	REMARKS
Furniture & Equipment Allowance	1	LS	1,870,000	1,870,000	
Sub-Total				1,870,000	
Furniture & Equipment Contingency			20%	374,000	
FURNITURE & EQUIPMENT SUB-TOTAL				2,244,000	
TOTAL FURNITURE & EQUIPMENT COSTS				2,244,000	
SUB-TOTAL BUILDING + BUILDING DEMO + SITE WORK				23,176,155	
SOFT COSTS				4,740,546	
FURNITURE & EQUIPMENT ALLOWANCES				3,000,000	
GRAND TOTAL				30,916,701	

RSMP Request For Proposal: Design Services

RCSD Facility Name: **#070- 655 Colfax Street (Edison)**

Date: **3/18/2016**

SED Building Name: **Edison Tech/OCC H. S.**

Gross Bldg **906,618**

SED Building Number: **111**

Area (SF): **29.32**

Site (acres):

RCSD Bldg #	Trade	Item #	RCSD Item Category	Action Item Name & Description	2015 \$		Year	Priority	Priority 1	Priority 2	Trade breakdown				Sub-total	20%		10%		20%		
					Estimated Project Cost	Correlated					SITE	GC	PC	MC		EC	Design / Bid Continence	Bid Day Hard Cost	Construction Continence	Total Hard Cost	Soft Cost	Total Project Cost
070	1 SITE	001	Misc. Bldg. Sys. - Site Imp./ Acquisition	Refurbish irrigation system - irrigation pop up sprinkler heads do not work and water ponds up in the associated pit at the exterior track.	158,000							300,000					30,000	120,000	12,000	132,000	24,400	158,400
070	1 SITE	002	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate South Asphalt Parking Lot (listed in 2015/2016 OIP RFP) including asphalt pavement rehabilitation, selective stone curb replacement, Trench Drain replacement, and Catch Basin Rehabilitation	781,000							483,000				483,000	96,600	581,600	58,160	650,760	130,152	780,912
070	1 SITE	003	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate Asphalt Access Roadway-McCrackenville Street including Asphalt Pavement Rehabilitation, Stone Curb Replacement, 8' high chain link fence Replacement and Drainage Improvement	611,000							386,000				386,000	77,200	463,200	46,320	509,520	101,904	611,424
070	1 SITE	004	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate West Asphalt Parking Lot including asphalt Pavement Rehabilitation, Selective Stone Curb and concrete Walls Replacements, Trench drain replacement, Catch Basin Rehabilitations, Chain Link Fence Replacement, and Miscellaneous site lighting repairs	716,000							452,000				452,000	90,400	542,400	54,240	596,640	119,328	715,968
070	1 SITE	005	Misc. Bldg. Sys. - Site Imp./ Acquisition	Drainage Improvement Between Ball Diamond and Tennis Courts including Drain Tile and Lawn Drain Installations	79,000							50,000				50,000	10,000	60,000	6,000	66,000	13,200	79,200
070	1 SITE	006	Misc. Bldg. Sys. - Site Imp./ Acquisition	Selective 4 foot High Chain Link Fence Replacement at Bleachers	55,000							35,000				35,000	7,000	42,000	4,200	46,200	9,240	55,440
070	1 SITE	007	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate Colfax Street Asphalt Parking Lots - Including Asphalt Pavement rehabilitation, and selective concrete walk replacements	272,000							172,000				172,000	34,400	206,400	20,640	227,040	45,408	272,448
070	1 SITE	008	Misc. Bldg. Sys. - Site Imp./ Acquisition	Structural Concrete Repairs under West Parking lot entry plaza	11,000							7,000				7,000	1,400	8,400	840	9,240	1,848	11,088
070	2 GC	001	Compliance - ADA	Gut and Rehabilitate Locker Room toilet rooms: (382 SF) Boy's Locker Room, Girls Locker Room, PE Office Toilet Including new fixtures, piping, exhaust, finishes, partitions and accessories (assume ACM)	213,000							55,570	65,000	9,741	4,011	134,322	26,864	161,186	16,119	177,305	35,461	212,766
070	2 GC	002	Compliance - ADA	Gut and Rehabilitate Staff toilet rooms: (980 SF) 105A, 105B, 1D1A, 1D1B, H13, H36, 2K17, 2C25, 2A21H, 2B31, 2B36, 2B40, 2B45 Including new fixtures, piping, exhaust, finishes, partitions and accessories (assume ACM)	643,000							160,720	120,000	55,000	70,000	405,720	81,144	486,864	48,686	535,550	107,110	642,660
070	2 GC	003	Compliance - ADA	Gut and Rehabilitate Auditorium toilet rooms: (138 SF) 2G24, 2G25 Including new fixtures, piping, exhaust, finishes, partitions and accessories (assume ACM)	188,000							48,672	40,000	20,000	10,000	118,672	23,734	142,406	14,241	156,647	31,329	187,976
070	2 GC	004	Compliance - ADA	Gut and Rehabilitate Student toilet rooms: (2615 SF) 1A8, 1A10, 1A23, 1C10, 1C11, 1C15, 1C16, 1D17, 1D19, 1G8, 1G9, 2C14, 2C15, 2E9, 2E10, 2B26, 2B27, 3C31, 3C22 Including new fixtures, piping, exhaust, finishes, partitions and accessories (assume ACM)	1,704,000							520,560	340,000	180,000	25,000	1,075,560	215,112	1,290,672	129,067	1,419,739	283,948	1,703,687
070	2 GC	005	Program Initiatives - Security Phase VI	Provide ceilings in stair towers and security screens to isolate access to roof areas (545 sf)	10,000							6,000				6,000	1,200	7,200	720	7,920	1,584	9,504
070	2 GC	006	Program Initiatives - Security Phase VI	Provide new secured entry	63,000							40,000				40,000	8,000	48,000	4,800	52,800	10,560	63,360
070	2 GC	007	Building Envelope - Windows/ Doors	Remove and replace all exterior windows (15,700 SF) with dual glazed aluminum window system.	2,332,000							1,408,100				1,408,100	281,620	1,689,720	168,972	1,858,692	371,738	2,230,430

Phase II Strategic Plan
Building Condition Survey Priorities
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

RSMP Request For Proposal: Design Services

Phase II Strategic Plan
Building Condition Survey Priorities

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

RCSO Facility Name: #070 - 655 Colfax Street (Edison)

Date: 3/18/2016

SD Building Name: Edison Tech/OCC H. S.

Gross Bldg Area (sf): 306,618

SD Building Number: 111

Site (acres): 29.32

RCSO Item #	Trade	Item #	RCSO Item Category	Action Item Name & Description	2015 \$ Estimated Project Cost	Task Completed	Priority	Priority 1	Priority 2	Priority 3	Trade Breakdown				Sub-total	70%		10%		20%		
											SC	PC	WC	EC		Design / Bid Construction	Bid Day Hard Cost	Construction Construction	Total Hard Cost	Soft Cost	Total Project Cost	
070	2 GC	008	Building Envelope - Windows/Doors	Removal and replacement of Overhead doors. (2 Drs. @144 SF ea.)	13,000							8,000			8,000	1,600	9,600	960	10,560	2,112	12,672	
070	2 GC	009	Building Envelope - Windows/Doors	Exterior door replacement: Remove existing exterior doors, frames and transoms at exterior walls; replace with aluminum frame and FRP door. (9 Drs, 10 Single)	167,000							105,500			105,500	21,100	126,600	12,660	138,260	27,652	167,112	
070	2 GC	010	Building Envelope - Roofing	Roof Replacement: (Gymnasium/Auditorium Roof 40,145 SF) Complete tear off and replacement with SBS Modified roofing. (Assume Non-ACM)	900,000							568,200			568,200	113,640	681,840	68,184	750,024	150,005	900,029	
070	2 GC	011	Renovation	Exposed rusted rebar around perimeter of basement walls to be repaired.	79,000							50,000			50,000	10,000	60,000	6,000	66,000	13,200	79,200	
070	2 GC	012	Renovation	Expansion joint cover (South wing upper floor) - Investigate movement and repair.	34,000							15,000			15,000	3,000	18,000	1,800	19,800	3,960	23,760	
070	2 GC	013	Renovation	Cracks in basement walls to be repaired	8,000							5,000			5,000	1,000	6,000	600	6,600	1,320	7,920	
070	2 GC	014	Renovation	Re-inspect tendons at upper floor levels and repair as necessary.	554,000							350,000			350,000	70,000	420,000	42,000	462,000	92,400	554,400	
070	2 GC	015	Renovation	Basement wall water in North wing (pool/ gymnasium wing) infiltration to be investigated and source of water infiltration to be repaired to prevent further corrosion/damage.	32,000							20,000			20,000	4,000	24,000	2,400	26,400	5,280	31,680	
070	2 GC	016	Renovation	Wet floor cracks in basement under North wing (pool/ gymnasium wing) to be investigated and source of water to be fixed to prevent future damage.	40,000							25,000			25,000	5,000	30,000	3,000	33,000	6,600	39,600	
070	2 GC	017	Renovation	Standing water in basement under North wing (pool/ gymnasium wing) to be removed and dirt basement floor dried out. Source of water infiltration to located and fixed to prevent future occurrences	34,000							15,000			15,000	3,000	18,000	1,800	19,800	3,960	23,760	
070	2 GC	018	Renovation	Exterior Pedestrian Bridges - Popped tendon repair or permanent shoring to be installed, spalled concrete	127,000							80,000			80,000	16,000	96,000	9,600	105,600	21,120	126,720	
070	2 GC	019	Renovation	Replace damaged Green House Glass panels.	16,000							10,000			10,000	2,000	12,000	1,200	13,200	2,640	15,840	
070	2 GC	020	Renovation	Remove and replace both directions Gymnasium Movable partition with hard folding partitions.	485,000							300,000			300,000	61,200	367,200	36,720	403,920	80,784	484,704	
070	2 GC	021	Renovation	Provide ceiling in stair towers	48,000							30,000			30,000	6,000	36,000	3,600	39,600	7,920	47,520	
070	2 GC	022	Renovation	Removal and replacement of interior corridor doors with HM frames and HM doors with antenetic hold opens. (15 Pairs.)	133,000							84,000			84,000	16,800	100,800	10,080	110,880	22,176	133,056	
070	2 GC	023	Renovation	Remove and replace a set of 4 (4'x7') Gymnasium Interior entry doors - HM frames with wood doors at NE corner	13,000							8,000			8,000	1,600	9,600	960	10,560	2,112	12,672	
070	2 GC	024	Renovation	Remove and replace corridor ceilings (16,705 SF) including updating of lighting and HVAC systems.	964,000							368,830		108,000	72,000	698,830	121,766	720,596	72,060	803,656	160,731	964,387
070	2 GC	025	Renovation	Provide lever handles for classroom doors. (47 First Floor + 50 Second Floor + 50 Third Floor 147)	36,000							23,000			23,000	4,600	27,600	2,760	30,360	6,072	36,432	

RSMP Request For Proposal: Design Services

RCSO Facility Name: #070 - 655 Colfax Street (Edison)

Date: 3/14/2016

RCSO Building Name: Edison Tech/OCC H. S.

Gross Bldg Area (sf): 506,688

RCSO Building Number: 181

Site (acres): 29.32

RCSO Bldg #	Trade	Item #	RCSO Item Category	Action Item Name & Description	2015 \$ Estimated Project Cost	Year Correlated	Priority	Trade breakdown					Sub-total	20%		10%		20%				
								Priority 1	Priority 2	Priority 3	SITE	GC		PC	MC	EC	Design / Bid Construction	Mid Day Hand Cost	Construction Contingency	Total Hand Cost	Soft Cost	Total Project Cost
070	2 GC	026	Renovation	Masonry rehabilitation: Allowance for ongoing masonry cleaning and rehabilitation (excluding parapets) of the exterior of the building.	127,000							80,000				80,000	16,000	96,000	9,600	105,600	21,120	126,720
070	2 GC	027	Renovation	Remove VCT flooring and replace with new underlayment and VCT (34,954 sf)	878,000							554,310				554,310	110,862	665,172	66,517	731,689	146,338	878,027
070	2 GC	028	Renovation	Areas in basement of significant concrete spalling to waffle slab to be repaired.	119,000							75,000				75,000	15,000	90,000	9,000	99,000	19,800	118,800
070	2 GC	029	Renovation	Carpet removal and replacement First Floor (1445 SF) (Assume ACM)	51,000							33,000				32,000	6,400	38,400	3,840	42,240	8,448	50,688
070	2 GC	030	Building Envelope - Masonry	Investigate and repair retaining walls.	79,000							50,000				50,000	10,000	60,000	6,000	66,000	13,200	79,200
070	2 GC	032	Renovation	Repair loading dock stair and replace handrail and handrail at ramp and stair.	10,000							6,000				6,000	1,200	7,200	720	7,920	1,584	9,504
070	2 GC	033	Building Envelope - Masonry	Repair of cracking joints and expansion joints.	32,000							20,000				20,000	4,000	24,000	2,400	26,400	5,280	31,680
070	3 PLMB	001	MEP - HVAC/ Plumbing	Toilet room rehabilitation - Rehabilitate single user toilet rooms 2C21A, 2C43, 2C44, 2C12, 2C13 including new water closet and lav, piping, exhaust, finishes, partitions and accessories	40,000							25,000				25,000	5,000	30,000	3,000	33,000	6,600	39,600
070	3 PLMB	002	MEP - HVAC/ Plumbing	Replace water closet flush valves - Replace manual flush valves with sensor type at rooms 2G2(1), 2G11(2)	6,000							3,750				3,750	750	4,500	450	4,950	990	5,940
070	3 PLMB	003	MEP - HVAC/ Plumbing	Replace urinal flush valves - Replace manual flush valves with sensor type at rooms 2G11(2)	2,000							1,500				1,500	300	1,800	180	1,980	396	2,376
070	3 PLMB	004	MEP - HVAC/ Plumbing	Replace classroom sinks and bubblers - Remove and replace classroom sink with bubbler including cabinets in rooms 1C21(no 6" separation)	8,000							5,000				5,000	1,000	6,000	600	6,600	1,320	7,920
070	3 PLMB	005	MEP - HVAC/ Plumbing	Replace sinks - Replace sinks including cabinet in rooms 1C21, 2G12, 2C21	19,000							12,000				12,000	2,400	14,400	1,440	15,840	3,168	19,008
070	3 PLMB	006	MEP - HVAC/ Plumbing	Replace electric water coolers - Replace electric water cooler in rooms 2C21, outside 2A20	6,000							4,000				4,000	800	4,800	480	5,280	1,056	6,336
070	3 PLMB	007	MEP - HVAC/ Plumbing	Replace semicircular washfountains - Replace semicircular wash fountain in Rooms 1A18A, 1D4, 1D4A, 1D13, 1D22, 1A5, 1A7, 1A16	95,000							60,000				60,000	12,000	72,000	7,200	79,200	15,840	95,040
070	3 PLMB	008	MEP - HVAC/ Plumbing	Replace washfont, drinking fountain and emergency eyewash - Replace washfont, drinking fountain and emergency eyewash in rooms 1A1, 1A3, 1D15, 1D8, 1C1, 1C2, 1C3, 1C4, 1D16, 1D23, 1C12	174,000							110,000				110,000	22,000	132,000	13,200	145,200	29,040	174,240
070	3 PLMB	009	MEP - HVAC/ Plumbing	Replace drinking fountains - Replace drinking fountain with drinking fountain in Rooms 1D4, 1D4A, 1D13, 1D22, 1A7, 1B13	14,000							9,000				9,000	1,800	10,800	1,080	11,880	2,376	14,256
070	3 PLMB	010	MEP - HVAC/ Plumbing	Replace drinking fountains - Replace drinking fountain with electric water cooler in Rooms outside 1A21, outside 1D17, outside 1D18, outside 1C11, outside 1C15, outside 1C17, outside 1D8, 2C28	25,000							16,000				16,000	3,200	19,200	1,920	21,120	4,224	25,344

RSMP Request For Proposal: Design Services

Phase II Strategic Plan
Building Condition Survey Priorities

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

RCSO Facility Name: #070 - 655 Colfax Street (Edison)

Date: 3/18/2016

STD Building Name: Edison Tech/OCC H. S.

Gross Bldg Area (SF): 506,658

STD Building Number: 111

Site (acres): 29.32

RCSO Item #	Trade	Item #	RCSO Item Category	Action Item Name & Description	2015 \$ Estimated Project Cost	Year Correlated	Priority	Priority 1	Priority 2	Priority 3	Trade Breakdown				Sub-total	20%		10%		20%			
											ME	PL	EL	PA		Design / Bid	Hard Cost	Construction	Total Hard Cost	Soft Cost	Total Project Cost		
070	3 PLMB	011	MEP - HVAC/ Plumbing	Replace circular washfount - Replace circular washfount in rooms 1B13	12,000								7,500			7,500	1,500	9,000	900	9,900	1,980	11,880	
070	3 PLMB	012	MEP - HVAC/ Plumbing	Replace cracked storm leader in room B14, 1B12	8,000								5,000			5,000	1,000	6,000	600	6,600	1,320	7,920	
070	3 PLMB	013	MEP - HVAC/ Plumbing	Replace column showers - Replace column showers in rooms 1G30A and renovate finishes (G)	165,000								56,000	48,000		104,000	20,800	124,800	12,480	137,280	27,456	164,736	
070	3 PLMB	014	MEP - HVAC/ Plumbing	Replace Faucets - Replace faucets on existing sinks in rooms 2A5(2),3A1,3A2,3A5	4,000								2,500			2,500	500	3,000	300	3,300	660	3,960	
070	3 PLMB	015	MEP - HVAC/ Plumbing	Replace hairwash sink - Replace hairwash sink in rooms 3A17, 3A19	16,000								10,000			10,000	2,000	12,000	1,200	13,200	2,640	15,840	
070	3 PLMB	016	MEP - HVAC/ Plumbing	Replace sump pumps - Replace simplex sump pumps in unfinished area B11.	8,000								5,000			5,000	1,000	6,000	600	6,600	1,320	7,920	
070	3 PLMB	017	MEP - HVAC/ Plumbing	Replace pool filter system - Replace pool filter system and all associated pumps etc. Provide ventilation and replace corroded sew and equipment in Pool Equipment Room B14	317,000								200,000			200,000	40,000	240,000	24,000	264,000	52,800	316,800	
070	3 PLMB	018	MEP - HVAC/ Plumbing	Provide bottle fillers - Provide 6 bottle fillers in location per the district. (requires replacement of electric water coolers)	14,000								9,000			9,000	1,800	10,800	1,080	11,880	2,376	14,256	
070	3 PLMB	019	MEP - HVAC/ Plumbing	Note - See Arch file for gang toilet room renovations. Arch completed first.	-																		
070	4 HVAC	001	MEP - HVAC/ Plumbing	Replace Pool Dehumidification unit and provide new ductwork systems to improve airflow to the Pool.	404,000										240,000	15,000	255,000	51,000	306,000	30,600	336,600	67,320	403,920
070	4 HVAC	002	MEP - HVAC/ Plumbing	Provide exhaust grille in Toilet 1G35A.	-										250		250	50	300	30	330	66	396
070	4 HVAC	003	MEP - HVAC/ Plumbing	Provide mechanical ventilation to the Pool Office	26,000									15,000	1,500	16,500	3,300	19,800	1,980	21,780	4,356	26,136	
070	4 HVAC	004	MEP - HVAC/ Plumbing	Clean the building ductwork systems.	95,000									60,000		60,000	12,000	72,000	7,200	79,200	15,840	95,040	
070	4 HVAC	005	MEP - HVAC/ Plumbing	Replace the original cabinet heaters and unit heaters (approximately 33 units).	418,000									254,500	49,500	304,000	52,800	356,800	35,680	392,480	78,496	470,976	
070	4 HVAC	006	MEP - HVAC/ Plumbing	Replace the original convectors (approximately 11 units).	87,000									55,000		55,000	11,000	66,000	6,600	72,600	14,520	87,120	
070	4 HVAC	007	MEP - HVAC/ Plumbing	Replace the dust collection unit for Technology 1023 and extend the ductwork systems to all woodworking equipment.	261,000									5,000	150,000	10,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4 HVAC	008	MEP - HVAC/ Plumbing	Insulate the heating piping systems in Technology 1023.	2,000										1,500		1,500	300	1,800	180	1,980	396	2,376
070	4 HVAC	009	MEP - HVAC/ Plumbing	Replace the exhaust and make up air systems in Trash Room 1E1.	26,000									15,000	1,500	16,500	3,300	19,800	1,980	21,780	4,356	26,136	
070	4 HVAC	010	MEP - HVAC/ Plumbing	Provide a general exhaust system to Metal Lab 1D16.	34,000									20,000	1,500	21,500	4,300	25,800	2,580	28,380	5,676	34,056	
070	4 HVAC	011	MEP - HVAC/ Plumbing	Replace exhaust fan GEF-009.	14,000									7,500	1,500	9,000	1,800	10,800	1,080	11,880	2,376	14,256	
070	4 HVAC	012	MEP - HVAC/ Plumbing	Replace glycol pump CEP-031.	21,000									10,000	3,000	13,000	2,600	15,600	1,560	17,160	3,432	20,592	
070	4 HVAC	013	MEP - HVAC/ Plumbing	Replace heating pumps CEP-040, 041, 042.	50,000									22,500	9,000	31,500	6,300	37,800	3,780	41,580	8,316	49,896	
070	4 HVAC	014	MEP - HVAC/ Plumbing	Replace the control valves and piping specialties for the Basement ventilation air handling units.	16,000									10,000		10,000	2,000	12,000	1,200	13,200	2,640	15,840	

RSMP Request For Proposal: Design Services

RCSD Facility Name: #070- 655 Colfax Street (Edison) Date: 3/11/2016
 SED Building Name: Edison Tech/OCC H. S. Gross Bldg Area (SF): 506,618
 SED Building Number: 111 Site (acres): 29.32

RCSD Bldg #	Trade	Item #	RCSD Item Category	Action Item Name & Description	2015 \$ Estimated Project Cost	Year	Priority	Trade Breakdown					Sub-total	20%			10%			20%		
								Priority 1	Priority 2	Priority 3	Site	GC		PC	HC	EC	Design / Bid Contingency	Bldg Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost
070	4 HVAC	015	MED - HVAC/ Plumbing	Replace heating pumps P-062 & 063.	55,000			-	-	-	-	-	25,000	10,000	35,000	7,000	42,000	4,200	46,200	9,240	55,440	
070	4 HVAC	016	MED - HVAC/ Plumbing	Replace the elevator machine room exhaust fans and tie into the building DDC systems.	43,000			-	-	-	-	-	22,500	4,500	27,000	5,400	32,400	3,240	35,640	7,128	42,768	
070	4 HVAC	017	MED - HVAC/ Plumbing	Remove abandoned air handling unit from the Boiler Room.	12,000			-	-	-	-	-	7,500	-	7,500	1,500	9,000	900	9,900	1,980	11,880	
070	4 HVAC	018	MED - HVAC/ Plumbing	Replace chilled water pumps CEP-018 and 019.	63,000			-	-	-	-	-	30,000	10,000	40,000	8,000	48,000	4,800	52,800	10,560	63,360	
070	4 HVAC	019	MED - HVAC/ Plumbing	Replace condenser water pumps CEP-016 and 017.	71,000			-	-	-	-	-	35,000	10,000	45,000	9,000	54,000	5,400	59,400	11,880	71,280	
070	4 HVAC	020	MED - HVAC/ Plumbing	Replace two kitchen exhaust hoods and provide ansul systems in Food Tech Lab 2C22.	146,000			-	-	-	-	-	10,000	70,000	12,000	92,000	18,400	110,400	11,040	121,440	24,288	145,728
070	4 HVAC	021	MED - HVAC/ Plumbing	Vent the dryer in Food Tech Lab 2E14 to the exterior.	13,000			-	-	-	-	-	7,000	1,500	8,500	1,700	10,200	1,020	11,220	2,244	13,464	
070	4 HVAC	022	MED - HVAC/ Plumbing	Replace the Electrical Closet exhaust fans and tie into the building DDC systems.	86,000			-	-	-	-	-	45,000	9,000	54,000	10,800	64,800	6,480	71,280	14,256	85,536	
070	4 HVAC	023	MED - HVAC/ Plumbing	Replace the kitchen exhaust hood and provide ansul system in Kitchen 2E25.	73,000			-	-	-	-	-	5,000	35,000	6,000	46,000	9,200	55,200	5,520	60,720	12,144	72,864
070	4 HVAC	024	MED - HVAC/ Plumbing	Remove the Liebert systems and raised floor systems in Computer Labs 3A7, 3A8, 3A10A, 3A10 and provide ductless split systems.	111,000			-	-	-	-	-	4,000	60,000	6,000	70,000	14,000	84,000	8,400	92,400	18,480	110,880
070	4 HVAC	025	MED - HVAC/ Plumbing	Replace the heating isolation valves in the building.	79,000			-	-	-	-	-	50,000	-	50,000	10,000	60,000	6,000	66,000	13,200	79,200	
070	4 HVAC	026	MED - HVAC/ Plumbing	Provide a range exhaust hood and general exhaust system to Classroom 1C21.	44,000			-	-	-	-	-	25,000	3,000	28,000	5,600	33,600	3,360	36,960	7,392	44,352	
070	4 HVAC	027	MED - HVAC/ Plumbing	Replace dust collection unit for Carpentry Shop 1C03.	222,000			-	-	-	-	-	5,000	125,000	10,000	140,000	28,000	168,000	16,800	184,800	36,960	221,760
070	4 HVAC	028	MED - HVAC/ Plumbing	Replace MIn exhaust system in Art 1C01.	25,000			-	-	-	-	-	12,500	3,000	15,500	3,100	18,600	1,860	20,460	4,092	24,552	
070	4 HVAC	029	MED - HVAC/ Plumbing	Replace exhaust systems in Welding 1C02.	128,000			-	-	-	-	-	75,000	6,000	81,000	16,200	97,200	9,720	106,920	21,384	128,304	
070	4 HVAC	030	MED - HVAC/ Plumbing	Provide a general exhaust system to Classroom 1D6.	34,000			-	-	-	-	-	30,000	1,500	31,500	4,300	35,800	3,580	39,380	5,676	45,056	
070	4 HVAC	031	MED - HVAC/ Plumbing	Provide a general exhaust system to Manufacturing 1D14.	34,000			-	-	-	-	-	30,000	1,500	31,500	4,300	35,800	3,580	39,380	5,676	45,056	
070	4 HVAC	032	MED - HVAC/ Plumbing	Provide mixing diffusers in Corridor 1B4.	1,000			-	-	-	-	-	750	-	750	150	900	90	990	198	1,188	
070	4 HVAC	033	MED - HVAC/ Plumbing	Replace vehicle exhaust systems in Auto Shop Suites.	86,000			-	-	-	-	-	45,000	9,000	54,000	10,800	64,800	6,480	71,280	14,256	85,536	
070	4 HVAC	034	MED - HVAC/ Plumbing	Provide a general exhaust system for the Auto Shop Suites.	52,000			-	-	-	-	-	30,000	3,000	33,000	6,600	39,600	3,960	43,560	8,712	52,272	
070	4 HVAC	035	MED - HVAC/ Plumbing	Remove the abandoned air handling unit from the Stem Area.	10,000			-	-	-	-	-	5,000	1,500	6,500	1,300	7,800	780	8,580	1,716	10,296	
070	4 HVAC	036	MED - HVAC/ Plumbing	Replace the HVAC systems for Stem Area 1A18.	44,000			-	-	-	-	-	25,000	3,000	28,000	5,600	33,600	3,360	36,960	7,392	44,352	
070	4 HVAC	037	MED - HVAC/ Plumbing	Provide a general exhaust system to Classroom 1D6.	36,000			-	-	-	-	-	30,000	3,000	33,000	4,600	37,600	3,760	41,360	6,072	47,432	
070	4 HVAC	038	MED - HVAC/ Plumbing	Insulate building ductwork systems.	119,000			-	-	-	-	-	75,000	-	75,000	15,000	90,000	9,000	99,000	19,800	118,800	
070	4 HVAC	039	MED - HVAC/ Plumbing	Replace glycol pump CEP-071.	21,000			-	-	-	-	-	10,000	3,000	13,000	2,600	15,600	1,560	17,160	3,432	20,592	
070	4 HVAC	040	MED - HVAC/ Plumbing	Replace exhaust fan GEF-005.	18,000			-	-	-	-	-	10,000	1,500	11,500	2,300	13,800	1,380	15,180	3,036	18,216	

RSMP Request For Proposal: Design Services

Phase II Strategic Plan
Building Condition Survey Priorities
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

RCSO Facility Name: #070 - 655 Colfax Street (Edison)

Date: 3/18/2016

SED Building Name: Edison Tech/OCC H. S.

Gross Bldg Area (sf): 506,618

SED Building Number: 111

Site (acres): 29.32

RCSO Bldg #	Trade	Item #	RCSO Item Category	Action Item Name & Description	2015 \$ Estimated Project Cost	Year	Priority	Trade breakdown					20%		10%		20%						
								Priority 1	Priority 2	Priority 3	S/E	GC	PC	WC	EC	Sub-total	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost	
070	4	INAC 041	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-016 (TV Studio) and associated pumps.	158,000										85,000	15,000	100,000	20,000	120,000	12,000	132,000	26,400	158,400
070	4	INAC 042	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-015 (Auditorium) and associated pumps.	182,000										100,000	15,000	115,000	23,000	138,000	13,800	151,800	30,360	182,160
070	4	INAC 043	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-013 (Radio/ TV), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4	INAC 044	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-012 (Locker Rooms) and associated pumps.	182,000										100,000	15,000	115,000	23,000	138,000	13,800	151,800	30,360	182,160
070	4	INAC 045	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-018 (Cafeteria) and associated pumps.	198,000										110,000	15,000	125,000	25,000	150,000	15,000	165,000	33,000	198,000
070	4	INAC 046	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-017 (Kitchen) and associated pumps.	206,000										115,000	15,000	130,000	26,000	156,000	15,600	171,600	34,320	205,920
070	4	INAC 047	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-043 (Copy Area) and associated pumps.	198,000										110,000	15,000	125,000	25,000	150,000	15,000	165,000	33,000	198,000
070	4	INAC 048	MEP - HVAC/ Plumbing	Replace exhaust fan GEF-043.	24,000										12,000	3,000	15,000	3,000	18,000	1,800	19,800	3,960	23,760
070	4	INAC 049	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-019 (Utility Area) and associated pumps.	95,000										44,800	15,000	59,800	11,960	71,760	7,176	78,936	15,787	94,723
070	4	INAC 050	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-015 (Faculty Dining), replace associated return fan and pumps.	238,000										150,000	-	150,000	30,000	180,000	18,000	198,000	39,600	237,600
070	4	INAC 051	MEP - HVAC/ Plumbing	Replace exhaust fans GEF-017, 038, 034, 040, 029, 038.	343,000										72,000	18,000	90,000	18,000	108,000	10,800	118,800	23,760	142,560
070	4	INAC 052	MEP - HVAC/ Plumbing	Replace the chilled water pump for SAF-021.	21,000										10,000	3,000	13,000	2,600	15,600	1,560	17,160	3,432	20,592
070	4	INAC 053	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-018 (Construction Area) and associated pumps.	206,000										115,000	15,000	130,000	26,000	156,000	15,600	171,600	34,320	205,920
070	4	INAC 054	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-014 (Electronics), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4	INAC 055	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-019 (Metals), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4	INAC 056	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-017 (Child Care), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4	INAC 057	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-020 (Administration), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4	INAC 058	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-015 (Cosmetology), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4	INAC 059	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-013 (Textiles), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4	INAC 060	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-009 (Power Labs), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4	INAC 061	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-010 (Power Labs), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360
070	4	INAC 062	MEP - HVAC/ Plumbing	Refurbish Air Handling Unit SAF-012 (Metals), replace associated return fan and pumps.	261,000										150,000	15,000	165,000	33,000	198,000	19,800	217,800	43,560	261,360

RSMP Request For Proposal: Design Services

RCSD Facility Name: #070 - 655 Colfax Street (Edison)

Date: 3/18/2016

SD Building Name: Edison Tech/OCC H. S.

Gross Bldg Area (SF): 506,618

SD Building Number: 111

Site (Acres): 29.32

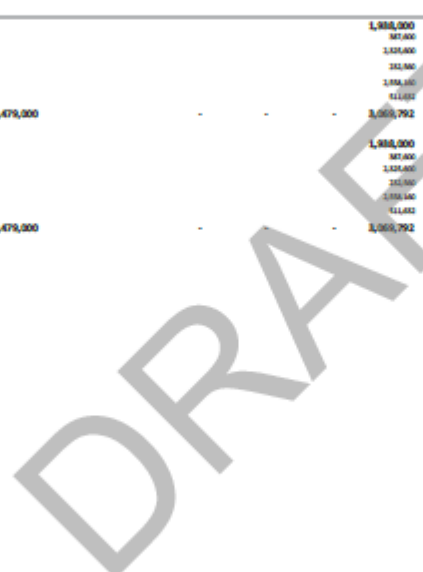
RCSD Bldg #	Trade	Item #	RCSD Item Category	Action Item Name & Description	Estimated Project Cost	Year Completed	Priority	Trade breakdown					20%			10%			20%					
								Priority 1	Priority 2	Priority 3	SITE	GC	PC	HC	EC	Sub-total	Design / Bid Contingency	Mid Day Hand Cost	Construction Contingency	Total Hand Cost	Soft Cost	Total Project Cost		
070	4 HVAC	063	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-008 (Auto Repair) and associated pumps.	235,000										133,000	15,000	148,000	28,720	178,320	17,832	196,152	38,230	235,382	
070	4 HVAC	064	MEP - HVAC/ Plumbing	Replace Air Handling Unit SAF-011 (Auto Body) and associated pumps.	154,000										82,000	15,000	97,000	19,400	116,400	11,640	128,040	25,608	153,648	
070	4 HVAC	065	MEP - HVAC/ Plumbing	Replace exhaust fans GEI-027, 026, 024, 025, 029, 033, 030, 031, 028.	214,000										108,000	27,000	135,000	27,000	162,000	16,200	178,200	35,640	213,840	
070	5 ELEC	001	MEP - Electrical	Site electric - Replace/add various site pole lighting	396,000					250,000							250,000	50,000	300,000	30,000	330,000	64,000	394,000	
070	5 ELEC	002	MEP - Electrical	Interior electrical distribution - Replace remaining obsolete secondary panelboards (175) in classrooms and closets throughout building, replace obsolete motor control centers (5) and MDP switchgear. Revise feeder for fire pump to be ahead of service in parallel with service	3,643,000											2,300,000	2,300,000	460,000	2,760,000	276,000	3,036,000	607,200	3,643,200	
070	5 ELEC	003	MEP - Electrical	Lighting - replace all building mounted lighting at canopies, loading dock and exit discharges (25) with LED type	111,000											70,000	70,000	14,000	84,000	8,400	92,400	18,480	110,880	
070	5 ELEC	004	MEP - Electrical	Lighting - Replace pool lighting	158,000											100,000	100,000	20,000	120,000	12,000	132,000	26,400	158,400	
070	5 ELEC	005	MEP - Electrical	Lighting - Replace corridor lighting (part of GC item)	-																			
070	5 ELEC	006	MEP - Electrical	Lighting - Replace HID classroom lighting in the following rooms: 1A1, 1A2, 1A3, 1C1, 1C2 and 1C3 with LED; spaces have high ceilings.	95,000											60,000	60,000	12,000	72,000	7,200	79,200	15,840	95,040	
070	5 ELEC	007	MEP - Electrical	Lighting - Replace lighting in the team rooms and adjoining toilet rooms off locker rooms; locker rooms renovated in 2014 (part of GC cost)	-																			
070	5 ELEC	008	MEP - Electrical	Lighting - Replace lighting in shop/machine rooms with gasketed LED lighting (8 rooms)	55,000											35,000	35,000	7,000	42,000	4,200	46,200	9,240	55,440	
070	5 ELEC	009	MEP - Electrical	Ceiling fans - Add ceiling fans in the following rooms: 1A1, 1A2, 1A3, 1C1, 1C2 and 1C3	19,000											12,000	-	12,000	2,400	14,400	1,440	15,840	3,168	19,008
070	5 ELEC	010	MEP - Electrical	Communications - Replace paging and Intercom system to accommodate different schools in building	570,000											360,000	360,000	72,000	432,000	43,200	475,200	95,040	570,240	
070	5 ELEC	011	MEP - Electrical	Communications - Replace secondary and master clock system with wireless	483,000											305,000	305,000	61,000	366,000	36,600	402,600	80,520	483,120	
070	5 ELEC	012	MEP - Electrical	Fire alarm - Replace all existing remaining devices and NAC panels except in 2nd and 3rd floor B areas, add/replace strobes to classrooms and various toilet rooms. FACP replaced in 2014 and 2nd/3rd floor area B renovated in 2014.	2,614,000											1,650,000	1,650,000	330,000	1,980,000	198,000	2,178,000	435,600	2,613,600	
070	5 ELEC	013	MEP - Electrical	Emergency/exits - Replace all exits in building, except recent renovated spaces in A and C wing 2nd/3rd floor.	317,000											200,000	200,000	40,000	240,000	24,000	264,000	52,800	316,800	
070	5 ELEC	014	MEP - Electrical	Emergency/exits - Add select exit discharge lighting at each exit to emergency at exterior.	79,000											50,000	50,000	10,000	60,000	6,000	66,000	13,200	79,200	
070	5 ELEC	015	MEP - Electrical	Add CO detection for gas fired units and rooms with gas turnups; connect to FACP	32,000											20,000	20,000	4,000	24,000	2,400	26,400	5,280	31,680	
070	5 ELEC	016	MEP - Electrical	Provide data cable/wire management at all CER DEDF (8) closets, including DMDF (1)	71,000											45,000	45,000	9,000	54,000	5,400	59,400	11,880	71,280	

RSMP Request For Proposal: Design Services

RCSD Facility Name: #070 - 655 Colfax Street (Edison)
 SCD Building Name: Edison Tech/OCC H. S.
 SCD Building Number: 111

Date: 3/14/2016
 Gross Bldg Area (SF): 504,618
 Site (acres): 29.32

RCSD Item #	Trade	Item #	RCSD Item Category	Action Item Name & Description	2015 \$ Estimated Project Cost	Year Completed	Priority	Trade breakdown					Sub-total	20% Design / Bid Contingency	10% Bid Day Hard Cost	10% Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost						
								Priority 1	Priority 2	Priority 3	Site	GC								PC	HC	EC			
070	S ELEC	017	MDP - Electrical	Replace all electrical devices and lighting in pool/chlorine storage room in basement	12,000										7,500	7,500	1,500	9,000	900	9,900	1,800	11,800			
070	S ELEC	018	MDP - Electrical	Emergency power - Repair leak in generator room, replace existing pullbox where water is coming from.	24,000											15,000	15,000	3,000	18,000	1,800	19,800	3,960	23,760		
070	S ELEC	019	MDP - Electrical	Lighting - Replace existing temporary lighting in section of basement nearest pool filter area with new LED; add additional fixtures	28,000											17,500	17,500	3,500	21,000	2,100	23,100	4,620	27,720		
SUB-TOTAL - FILTERED ITEMS ONLY																									
Design / Bid Contingency					1,818,000	5,305,462	927,250	4,998,641	5,993,511	19,343,864	3,848,773	23,092,637	2,309,264	25,401,900	5,080,380	30,482,281									
Bid Day Hard Cost					1,818,000	4,948,764	1,111,700	5,998,468	7,082,319	23,092,637															
Construction Contingency					312,000	648,275	111,750	606,807	718,221	2,309,264															
Total Hard Cost					3,948,000	11,545,803	2,335,150	12,603,686	15,888,859	48,794,765															
Soft Cost					111,021	1,422,536	244,794	1,518,841	1,962,387	6,060,380															
TOTAL PROJECT COST - FILTERED ITEMS ONLY					30,479,000																				
SUB-TOTAL - ALL ITEMS					1,818,000	5,305,462	927,250	4,998,641	5,993,511	19,343,864	3,848,773	23,092,637	2,309,264	25,401,900	5,080,380	30,482,281									
Design / Bid Contingency					1,818,000	5,305,462	927,250	4,998,641	5,993,511	19,343,864	3,848,773	23,092,637	2,309,264	25,401,900	5,080,380	30,482,281									
Bid Day Hard Cost					1,818,000	4,948,764	1,111,700	5,998,468	7,082,319	23,092,637															
Construction Contingency					312,000	648,275	111,750	606,807	718,221	2,309,264															
Total Hard Cost					3,948,000	11,545,803	2,335,150	12,603,686	15,888,859	48,794,765															
Soft Cost					111,021	1,422,536	244,794	1,518,841	1,962,387	6,060,380															
TOTAL PROJECT COST - ALL ITEMS					30,479,000																				



**PROJECT INFORMATION PACKET:
School Without Walls Commencement**

PRELIMINARY SCHEDULE MILESTONES

DESIGN PHASES:

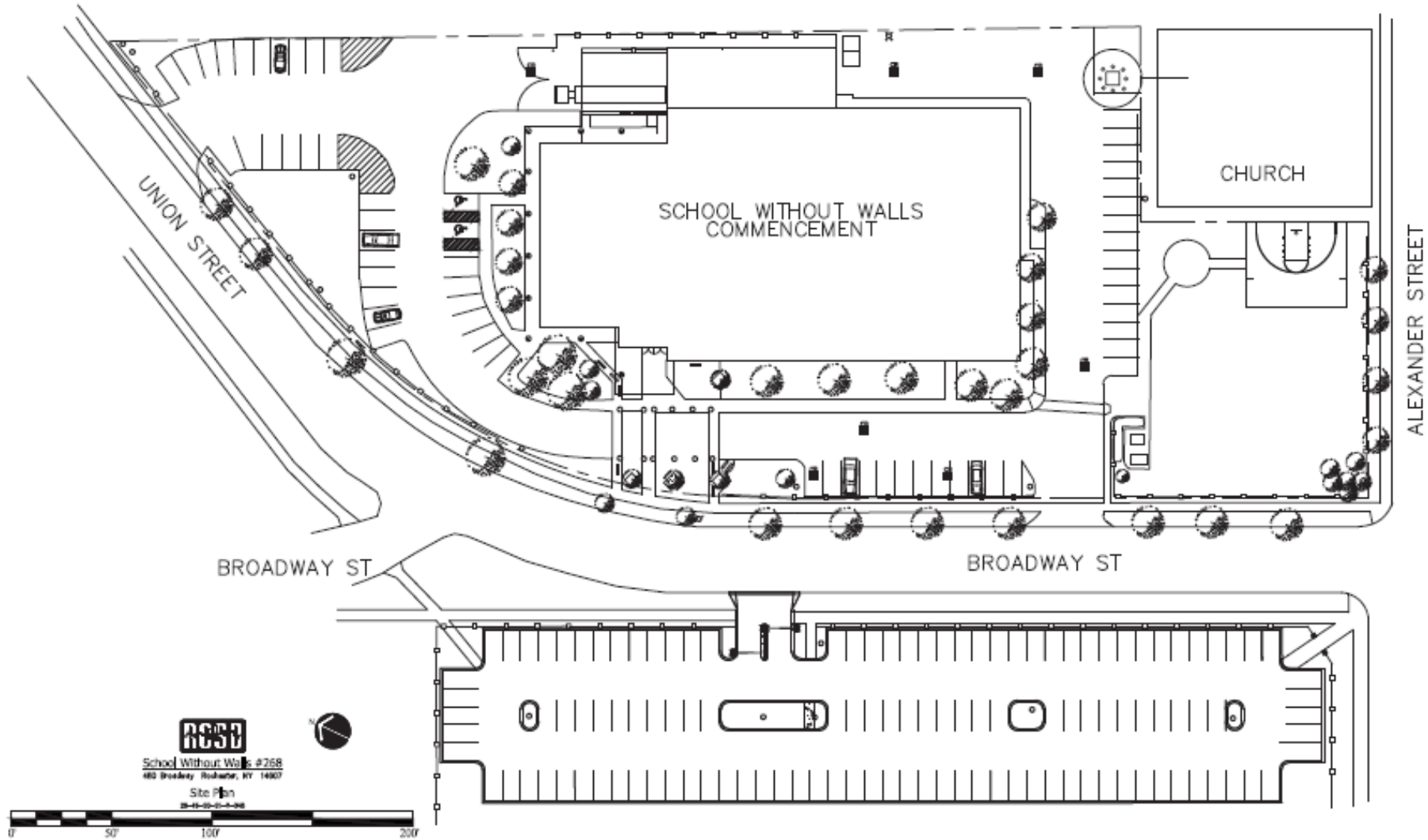
- Submit Program Verification 16 Sept 2016
- Start Schematic Design (SD's) 10 Oct 2016
- Complete Schematic Design 25 Nov 2016
- Submit SD Construction Estimate 19 Dec 2016
(Reconciliation required with Construction Mgr.)
- Start Design Development (DD's Base Drawings) 28 Nov 2016
- Complete Design Development (60% CD's) 13 Jan 2017
- Review DD Construction Estimate (by CM) 06 Mar 2017
- Continue Construction Documents 16 Jan 2017
(CD's, reconcile with CM's Est. as needed)
- Submit 90% Complete CD's for CM's Est. / 03 Mar 2017
SED's Final Approval / Interdisciplinary
Document Coordination (DC) Review
- Review CM's Final Estimate & Reconcile Final CD's 27 Mar – 14 Apr 2017
With CM's Est. / SED Comments / IDC Comments
- SED Final Approval (on, or before) Issue / Final 20 Mar 2017
CD's for Bidding (Pending Est.)*

BIDDING & CONSTRUCTION PHASES

- Bid Opening Milestone (pending Est.*) 16 May 2017
- Contract Award Milestone (on, or before*) 06 Jun 2017
- Start Construction Phase / Review Submittal 26 Jun 2017
Schedule / Review Construction Master Schedule
- Review Initial Punch Lists 30 Mar 2018
- Construction Completion/Occupancy Milestone 27 Apr 2018
- Review / Submit Project Closeout Documents 27 Jul 2018
- Review / Complete Project Warranty Inspections 15 Feb 2019

PROBABLE DESIGN & CONSTRUCTION DURATION

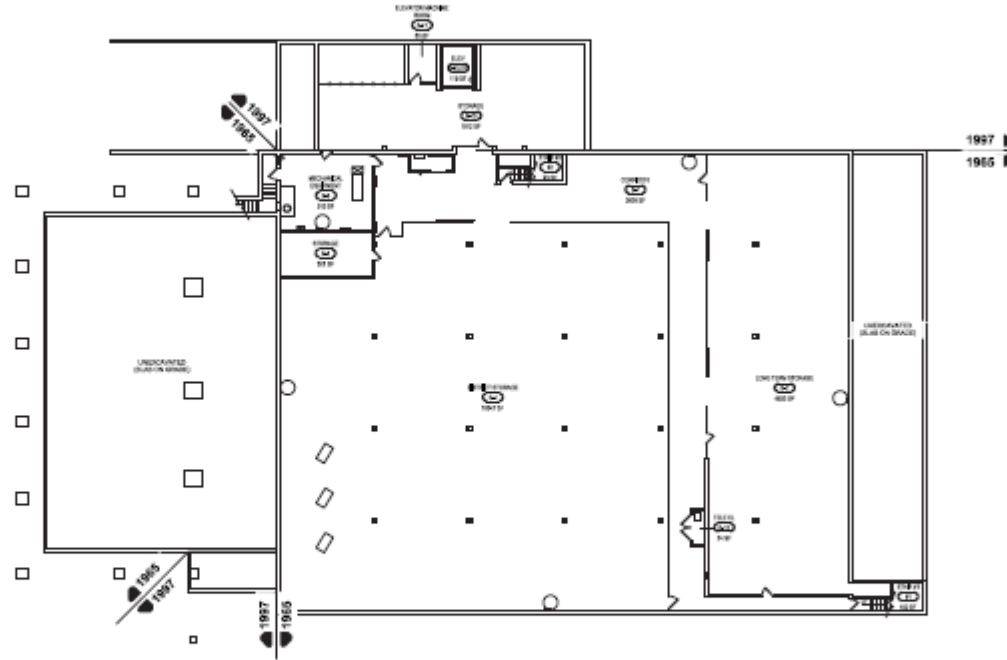
23 Months



Phase II Strategic Plan
Existing Record Drawings

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

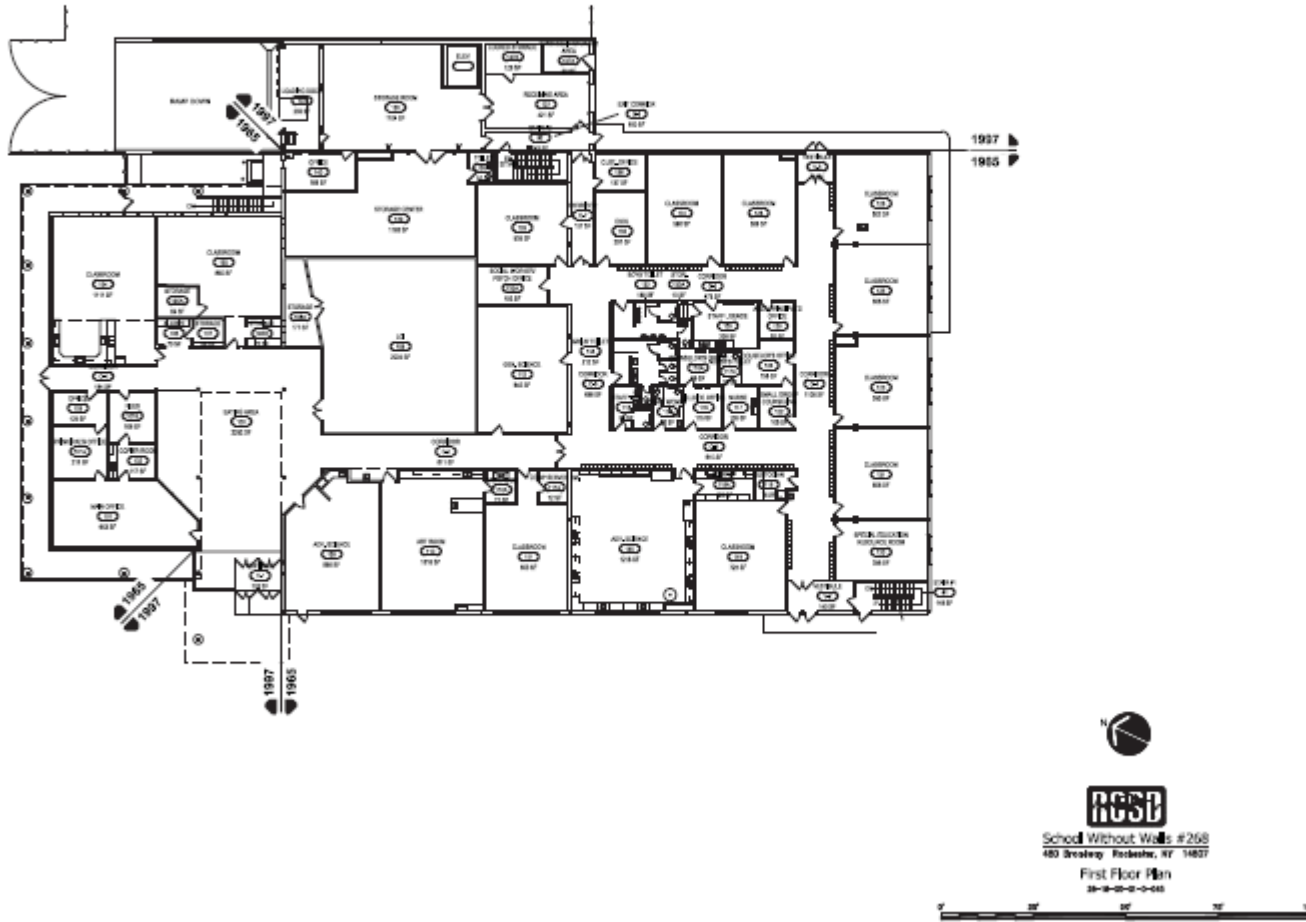
Basement Draw Area: 22.617 sq. ft.



School Without Walls #268
400 Broadway Rochester, NY 14607

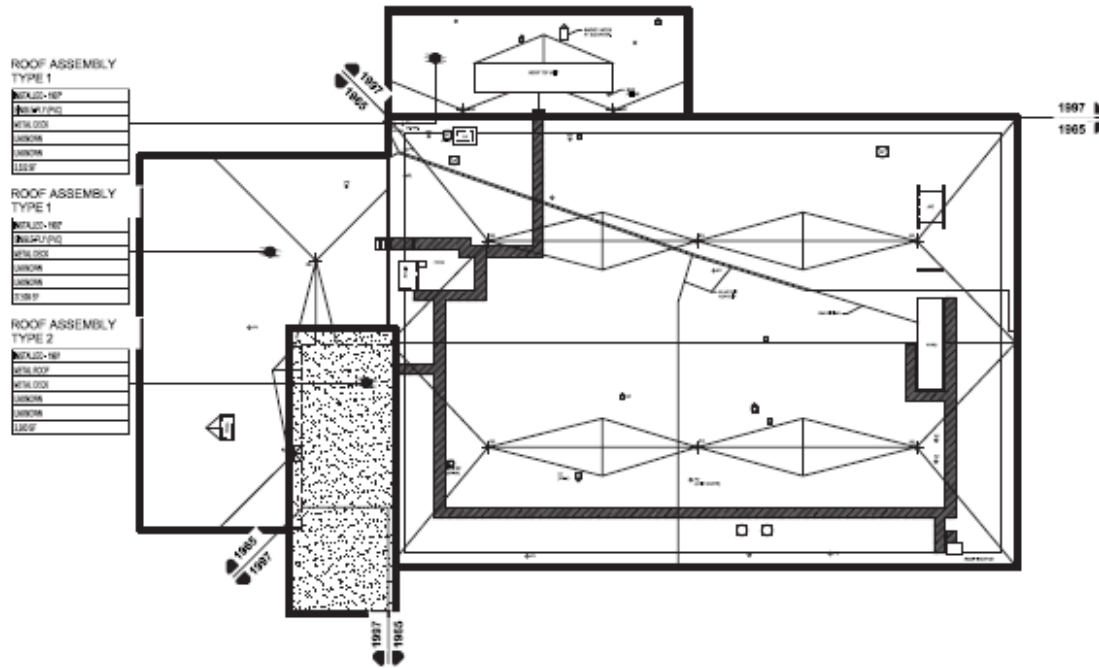
Basement Plan
18-15-01-1-4-308





Phase II Strategic Plan
Existing Record Drawings

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD



ROOF ASSEMBLY TYPE 1

MEMBRANE
INSULATION
DECK
FLASHING
UNDERLAYMENT
WOOD
CEILING

ROOF ASSEMBLY TYPE 1

MEMBRANE
INSULATION
DECK
FLASHING
UNDERLAYMENT
WOOD
CEILING

ROOF ASSEMBLY TYPE 2

MEMBRANE
INSULATION
DECK
FLASHING
UNDERLAYMENT
WOOD
CEILING

KEY:

YEAR OF INSTALLATION*
ROOF TYPE
DECK TYPE
INSTALLER
WARRANTY PERIOD
AREA (SF)

*YEAR OF INSTALLATION FOR ROOF ASSEMBLY TYPE VARIES DEPENDING ON ITS LOCATION

LEGEND

INDICATES STEEP-SLOPE ROOF AREAS

- GENERAL NOTES:
1. ROOF ASSEMBLY TYPES ARE UNIQUE TO EACH BUILDING
 2. ROOF ASSEMBLY TYPES ARE ORGANIZED BASED ON ROOFING MEMBRANES AND DECK MATERIALS

Roof Over Area: 32,499 sq. ft.

School Without Walls #268
 480 Broadway Rochester, NY 14657
 Roof Plan
 20-01-00-0-0-000

SCHOOL WITHOUT WALLS COMMENCEMENT

Proposed Addition & Reconstruction

The key objective is to provide an addition consisting of one physical education teaching station and two additional classrooms, changing and toilet rooms, along with parking, infrastructure rehabilitation consisting of roofing work, Mechanical, Electrical and Plumbing rehabilitation, toilet room renovations and associated interior finish work as related to the proposed addition.

Major Scope Line Items:

- New Addition \$ 2,800,000
(One physical education teaching station and two classrooms)
- Reconstruction work \$ 3,700,000
(Roofing, toilet room renovations, Mechanical, Electrical and Plumbing work)
- Site Improvements \$ 850,000
(Parking)
- Furniture and Equipment \$ 150,000
(Selective office and classroom furniture)
- Soft Costs \$ 1,500,000
(A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET \$ 9,000,000

For general comparison, the 'Traditional MCA Approach' preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.

CAPACITY CALCULATION										Page 1 of 5			
School District / BOCES		Rochester City School District				Date		3/8/2016		Project Manager			
Project Control Number						Building		School Without Walls		Project Type			
Grade Levels		9 - 12		Site Size		Usable Acres		Site Variance		Yes <input type="checkbox"/> No <input type="checkbox"/>			
District Aid Ratio						Architect / Engineer		SWBR Architects		Phone # 585-232-8300			
SD / BOCES Contract						SD / BOCES Contract				Phone #			
BAU Summary		Existing		New		Projected Enrollment							
Grades		9 12		320		Gr. to 5 yrs +							
Special Ed		0		0									
Calculation of Building Aid Using Cost Index for Regional Cost Factor										Monroe County			
										1.0			
G Gr.		0		11,252		Dec-15		Building Cost Index		-			
7-12 Gr.		520		35,878				Building Cost Index		8,776,560			
		0		33,756				Building Cost Index		-			
Subtotal Contract Allowance for Alterations										8,776,560			
G Gr.		0		2,350				Incidental Cost Index		-			
7-12 Gr.		520		4,219				Incidental Cost Index		2,193,880			
		0		8,439				Incidental Cost Index		-			
Subtotal Incidental Allowance for Alterations										2,193,880			
Total Cost Allowance for Alterations										10,970,440			
G Gr.		0		11,252				New Elementary BAU X Building Cost Index		-			
7-12 Gr.		33		35,878				New Secondary BAU X Building Cost Index		540,060			
		34		33,756				New Special Education BAU X Building Cost Index		1,811,360			
Subtotal Contract Allowance for New Space										1,852,716			
G Gr.		0		2,350				New Elementary BAU X Incidental Cost Index		-			
7-12 Gr.		31		4,219				New Secondary BAU X Incidental Cost Index		133,000			
		32		8,439				New Special Education BAU X Incidental Cost Index		253,170			
Subtotal Incidental Allowance for New Space										386,170			
Total Cost Allowance for New Space										1,940,886			
										Total MCA		12,911,324	
Preliminary Local Cost (or assumes current 90% Building Aid Ratio)												1,570,662	

	Estimate	New Allowance	over (under)	Estimate	Existing Allowance	over (under)
Construction	2,800,000	1,552,776	(1,247,224)	3,700,000	8,776,560	5,076,560
Incidental	560,000	386,178	(173,822)	1,940,000	2,383,880	253,880
Total	3,360,000	1,940,954	(1,419,046)	5,640,000	10,970,440	5,330,440

SCHOOL WITHOUT WALLS COMMENCEMENT

CAPACITY CALCULATION Page 2 of 5

School District / BOCES Building	Rochester City School District			
	School Without Walls			
<u>Existing Secondary Rooms:</u>				
Use or Subject	No. of Rooms	Size (Sq.Ft.)	Maximum Calculation	Capacity Calculated
Agric. Shop & CR			20 Sq.Ft. = 20 max.	
Art	1	1016	45 Sq.Ft. = 25 max.	22
Business Ed.			35 Sq.Ft. = 24 max.	
Computer CR			35 Sq.Ft. = 24 max.	
Distributive Ed.			50 Sq.Ft. = 20 max.	
Keyboarding & Typing			35 Sq.Ft. = 24 max.	
Home & Careers			50 Sq.Ft. = 24 max.	
Music:				
Classroom			25 Sq.Ft. = 30 max.	
Instrumental			25 Sq.Ft. x .4	
Vocal			20 Sq.Ft. x .4	
Technology			75 Sq.Ft. = 24 max.	
Mech. Drawing & CADD			35 Sq.Ft. = 25 max.	
Science:				
General	1	845	30 Sq.Ft. = 30 max.	28

CAPACITY CALCULATION Page 3 of 5

School District / BOCES Building	Rochester City School District			
	School Without Walls			
Use or Subject	No. of Rooms	Size (Sq.Ft.)	Maximum Calculation	Capacity Calculated
Earth			30 Sq.Ft. = 30 max.	
Biology	1	866	60 Sq.Ft. = 24 max.	17
Chemistry	1	1220	60 Sq.Ft. = 24 max.	24
Physics			60 Sq.Ft. = 24 max.	
Library Reading Room			25 Sq.Ft., max of 15% I.C.	
Physical Ed:				
1st Gym Station (up to 600)			45'x60' (3,160), max. 30	
2nd Gym Station (601-1,000)			45'x60' (3,160), max. 30	
Each Add'l. (600 or fraction)			45'x60' (3,160), max. 30	
Pool			max. 30	
Study Hall			16.6 Sq.Ft., max. of 40% I.C.	
Cafeteria as Study Hall	1	1802	16.6 Sq.Ft. x .7 max.	76
			Sub-Total P.S.	117
Interchangeable Classrooms	2	>770	25 Sq.Ft. = 30 max.	60
	1	598		23
	1	588		22
	1	602		23
	2	606		46
	1	593		22

SCHOOL WITHOUT WALLS COMMENCEMENT

CAPACITY CALCULATION		Page 4 of 5
School District / BOCES	Rochester City School District	
Building	School Without Walls	

New Secondary Spaces:

<u>Use or Subject</u>	<u>No. of Rooms</u>	<u>Size (Sq.Ft.)</u>	<u>Maximum Calculation</u>	<u>Capacity Calculated</u>
Earth			30 Sq.Ft. = 30 max.	
Biology			60 Sq.Ft. = 24 max.	
Chemistry			60 Sq.Ft. = 24 max.	
Physics			60 Sq.Ft. = 24 max.	
Library Reading Room			26 Sq.Ft., max. of 16% I.C.	
Physical Ed:				
1st Gym Station (up to 500)	1	3808	48'x66' (3,168), max. 30	30
2nd Gym Station (501-1,000)			48'x66' (3,168), max. 30	
Each Add'l. (500 or fraction)			48'x66' (3,168), max. 30	
Pool			max. 30	
Study Hall			16.6 Sq.Ft., max. of 40% I.C.	
Cafeteria as Study Hall			16.6 Sq.Ft. x .7 max.	
			Sub-Total P.S.	30
Interchangeable Classrooms	2	840	26 Sq.Ft. = 30 max.	60

CAPACITY CALCULATION		Page 5 of 5
School District / BOCES	Rochester City School District	
Building	School Without Walls	

Special Education Classrooms

Existing Spaces:

<u>Teacher-Student Ratio</u>	<u>No. of Rooms</u>	<u>Size (Sq.Ft.)</u>	<u>Capacity Calculated</u>
15:1	1	398	15
12:1			
12:1:1			
12:1+3:1			
8:1:1			
6:1			
Total Existing - Special Education			15

New Spaces:

<u>Teacher-Student Ratio</u>	<u>No. of Rooms</u>	<u>Size (Sq.Ft.)</u>	<u>Minimum Size</u>	<u>Capacity Calculated</u>
15:1			770 Sq.Ft.	
12:1			770 Sq.Ft.	
12:1:1			770 Sq.Ft.	
12:1+3:1			900 Sq.Ft.	
8:1:1			550 Sq.Ft.	
6:1			450 Sq.Ft.	
Total New - Special Education				0

(New resource rooms have no capacity but must be a minimum of 300 Sq.Ft.)

RSMP Request For Proposal: Design Services

RCSD Facility Name:		#069 - 480 Broadway (School W/O Walls)		Date:		4/28/2016															
SID Building Name:		School W/O Walls		Gross Bldg Area (SQ. FT.)		52,889															
SID Building Number:		121		Area (SQ. FT.)		8,52															
2015 \$																					
RCSD Bldg #	Trade	Item #	RCSD Item Category	Action Item Name & Description	Estimated Project Cost	Year Completed	Priority	Trade Breakdown					20%			33%			20%		
								Plumb	Elect	Mech	Other	Subtotal	Design / BM	Per Day	Per Hour	Construction	Total	Per Hour	Per Day	Total	Per Hour
009	1.575	001	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate North Parking Lot including Guide Rail Replacement	\$17,000					200,000					200,000	40,000	240,000	14,000	264,000	54,000	\$17,000
009	1.575	002	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate West and South Asphalt Parking Lots including Service Area	248,000					20,000					15,000	41,000	188,000	14,000	205,000	41,000	246,000
009	1.575	003	Misc. Bldg. Sys. - Site Imp./ Acquisition	Select Concrete Walk Replacement	17,000					15,000					11,000	2,000	14,000	1,000	15,000	3,000	17,000
009	1.575	004	Misc. Bldg. Sys. - Site Imp./ Acquisition	Selective Catch Basin and Manhole Rehabilitation at Parking lots and Service Area	30,000					15,000					15,000	3,000	18,000	2,000	20,000	4,000	24,000
009	2.0C	001	Building Envelope - Windows/ Doors	Windows are not sealing correctly and leaking. Full replacement is recommended, include new blinds	214,000						145,000				145,000	27,000	162,000	16,000	178,000	36,000	214,000
009	2.0C	002	Building Envelope - Windows/ Doors	The following exterior doors should be replaced: 10N, C-1, V-1, V-2, C-8. They are not closing properly.	40,000						40,000				40,000	6,000	46,000	4,000	40,000	8,000	48,000
009	2.0C	003	Building Envelope - Masonry	Remediate Varnish problems (joints & mold), touch-paint?	79,000						50,000				50,000	10,000	60,000	6,000	66,000	13,000	79,000
009	2.0C	004	Building Envelope - Roofing	Replace entire roof	1,149,000	1	1199,000				75,000				75,000	151,000	904,000	90,000	994,000	199,000	1,193,000
009	2.0C	005	Building Envelope - Roofing	Provide awning above door C-8. This is to prevent snow & ice from falling in front of the door.	16,000	1	16,000				10,000				10,000	2,000	12,000	1,000	13,000	3,000	16,000
009	2.0C	006	Renovation	Replace ceiling tiles (damaged from smoke from fire) in the following rooms: 115, 116, 120, 121, 124, 125, 126	25,000						16,000				16,000	3,000	19,000	2,000	21,000	4,000	25,000
009	2.0C	007	Renovation	Renovate Main Office, copy room and Principal's office	455,000						15,000	11,000	22,000	44,000	224,000	45,000	269,000	27,000	296,000	54,000	450,000
009	2.0C	008	Renovation	Renovate staff lounge	26,000						15,000				15,000	3,000	18,000	2,000	20,000	4,000	24,000
009	2.0C	009	Renovation	Replace remaining blackboards with Marker boards (assume 7 new boards)	14,000						8,000				8,000	2,000	10,000	1,000	11,000	3,000	14,000
009	2.0C	010	Renovation	Renovate/enlarge student bathrooms	158,000						50,000	25,000	10,000	15,000	100,000	20,000	120,000	12,000	132,000	26,000	158,000
009	2.0C	011	Renovation	Provide dynamic (assess/rent) teaching space- 50'x70' overall size	-																
009	2.0C	012	Renovation	Add suite of offices, bathroom storage area and conference room for special services	-																
009	2.0C	013	Renovation	Renovate in the 101 to add computer work stations to create a "cyber lounge"	-																
009	2.0C	014	Renovation	Provide electronic exterior display sign near curb	-																
009	2.0C	015	Renovation	Add additional art room include (2) toilet rooms	-																
009	2.0C	016	Renovation	Add exterior equipment storage for lawn mower & snow removal equipment	-																
009	2.0C	017	Renovation	Add interior storage for classroom supplies and equipment	-																
009	2.0C	018	Renovation	Create a dedicated recycling center	-																
009	2.0C	019	Renovation	Replace foyer furniture and display board	-																
009	2.0C	020	Renovation	Provide new copier (PPI Item)	-																
009	3.PLM8	001	MIP - HVAC/ Plumbing	Replace water closet flush valves - Replace manual flush valves with sensor type at rooms 113(4), 114, 114(2), 121(1), 109A, 309	14,000										8,250	1,650	9,900	990	10,890	1,176	12,066
009	3.PLM8	002	MIP - HVAC/ Plumbing	Replace lavatory faucets - Replace non metering faucet with manual metering type at rooms 112(1), 113, 114	4,000										2,500	500	3,000	300	3,300	360	3,660

RSMP Request For Proposal: Design Services

RCSD Facility Name: **8069 - 480 Broadway (School W/O Walls)**
 SID Building Name: **School W/O Walls**
 SID Building Number: **121**

Date: **8/28/2016**
 Gross Bldg Area (sf): **52,000**
 Site (acres): **8.52**

RCSD Item #	Trade	Item #	RCSD Item Category	Action Item Name & Description	Estimated Project Cost	Year Completed	Priority	Trade breakdown							Sub-total	Design / Bid Contingency	Bid Day Head Cost	Construction Contingency	Total Head Cost	Sub Cost	Total Project Cost			
								Priority 1	Priority 2	Priority 3	STP	OC	PC	HC								EC		
008	P	PLMB	003	MSP - HVAC/ Plumbing	Provide bottle fillers - Provide 2 bottle fillers in location per the district. (requires replacement of electric water coolers)	5,000									8,000			8,000	800	8,800	792	4,752		
008	P	PLMB	004	MSP - HVAC/ Plumbing	Provide sinks - Provide two additional sinks with clay trap in Art Room 152 as requested by teacher	32,000									20,000			20,000	4,000	24,000	2,400	26,400	5,280	31,680
008	P	PLMB	005	MSP - HVAC/ Plumbing	Misc repairs - Provide sink trap and emergency shower head in Science 125	2,000									1,000			1,000	200	1,200	120	1,320	264	1,584
008	P	PLMB	006	MSP - HVAC/ Plumbing	Provide mop basin - Provide a mop basin and associated piping in the receiving/yard storage area as requested by staff	16,000									10,000			10,000	2,000	12,000	1,200	13,200	2,640	15,840
008	P	PLMB	007	MSP - HVAC/ Plumbing	Replace roof drain down - replace all plastic roof drain downers with CI lockable (10)	8,000									5,000			5,000	1,000	6,000	600	6,600	1,320	7,920
008	P	PLMB	008	MSP - HVAC/ Plumbing	Replace domestic booster pump - Replace 1997 domestic duplex booster pump in the basement	68,000									40,000			40,000	8,000	48,000	4,800	52,800	10,560	63,360
008	P	PLMB	009	MSP - HVAC/ Plumbing	Replace water heaters - Replace 2004 water heaters in Mech Equip rooms 8-9 with high efficiency package type.	48,000									40,000			40,000	6,000	46,000	5,600	51,600	7,200	47,520
008	P	PLMB	010	MSP - HVAC/ Plumbing	Extend roof vents - extend all roof vents to min 18" above roof (10)	2,000									1,500			1,500	300	1,800	180	1,980	396	2,376
008	P	PLMB	011	MSP - HVAC/ Plumbing	Replace sump pumps - Replace all duplex sump pumps in the basement (3 locations)	18,000									15,000			15,000	3,000	18,000	1,800	19,800	3,960	23,760
008	P	PLMB	012	MSP - HVAC/ Plumbing	Provide vent - Provide vent for the basement acid basin	6,000									2,000	2,000		4,000	800	4,800	480	5,280	1,056	6,336
008	P	PLMB	013	Renovation	Add emergency shower in Custodial area	-									-			-	-	-	-	-	-	
008	4	HVAC	001	MSP - HVAC/ Plumbing	Replace two (2) electric unit heaters.	21,000									10,000	9,000	19,000	2,800	21,800	1,560	23,360	4,632	28,992	
008	4	HVAC	002	MSP - HVAC/ Plumbing	Ductwork Systems - Clean the Basement ductwork systems and the Toilet Room exhaust systems.	6,000									3,500		3,500	700	4,200	420	4,620	924	5,544	
008	4	HVAC	003	MSP - HVAC/ Plumbing	Ductwork Distribution Systems - The distribution systems in Classrooms 126, 128, 127 & 132 are limited. Add additional diffusers to these classrooms.	42,000									20,000		20,000	4,000	24,000	2,400	26,400	5,280	31,680	
008	4	HVAC	004	MSP - HVAC/ Plumbing	DDC Systems - Tie the electric cabinet heaters into the DDC system (approximately 5 units).	16,000									10,000		10,000	2,000	12,000	1,200	13,200	2,640	15,840	
008	4	HVAC	005	MSP - HVAC/ Plumbing	Faculty Lounge Range - Provide an exhaust hood and avoid system for the range.	25,000									1,500	12,500	1,500	14,000	1,500	15,500	1,550	20,050	4,070	24,520
008	4	HVAC	006	MSP - HVAC/ Plumbing	Art Room - Provide a general exhaust system to the space.	25,000									2,000	12,500	1,500	16,000	1,200	17,200	1,920	21,120	4,224	25,344
008	4	HVAC	007	MSP - HVAC/ Plumbing	Tractor Storage - The tractor is stored in the Receiving area. Provide mechanical ventilation systems to the space and add gas detector system.	42,000										25,000	1,500	26,500	1,800	31,800	3,180	34,980	6,996	41,976
008	4	HVAC	008	MSP - HVAC/ Plumbing	Staging Area 119 - Extend the adjacent ductwork systems to provide ventilation to the space.	8,000									5,000		5,000	1,000	6,000	600	6,600	1,320	7,920	
008	4	HVAC	009	MSP - HVAC/ Plumbing	Roof exhaust fans - Replace aged roof exhaust fans, approximately 12 units.	171,000									90,000	18,000	108,000	21,000	129,000	12,900	141,900	28,312	171,012	
008	4	HVAC	010	MSP - HVAC/ Plumbing	Relief Hood - Replace the generator relief hood.	6,000									4,000		4,000	800	4,800	480	5,280	1,056	6,336	
008	5	ELEC	001	MSP - Electrical	Site lighting - add site lighting to parking lots	79,000									50,000		50,000	10,000	60,000	6,000	66,000	13,200	79,200	
008	5	ELEC	002	MSP - Electrical	Interior electrical distribution - Replace remaining obsolete secondary panels and sub-MCP distribution sections	87,000									50,000	50,000	11,000	68,000	6,800	74,800	14,330	87,130		

RSMP Request For Proposal: Design Services

RCSO Facility Name: #069 - 480 Broadway (School W/O Walls) Date: 8/28/2016
 SLD Building Name: School W/O Walls Gross Bldg: 52,669
 SLD Building Number: 321 Area (SF): 8,322

RCSO	Trade	Item #	RCSO Item Category	Action Item Name & Description	Estimated Project Cost	Year Completed	Priority	Trade Breakdown					20%	20%	20%	20%	20%					
								SPR	BC	PC	HC	SC										
069	S ELEC	004	MEP - Electrical	Lighting - Replace and add building mounted lighting with LED	20,000								12,500	12,500	2,500	15,000	1,500	16,500	8,000	18,500		
069	S ELEC	004	MEP - Electrical	Communications - Replace master clock and all secondary clocks with new wireless GPS system	48,000									40,000	40,000	6,000	46,000	6,000	52,000	7,800	47,200	
069	S ELEC	005	MEP - Electrical	Security - Replace analog camera with IP digital (16)	51,000									42,000	42,000	6,000	48,000	3,000	45,000	9,450	50,450	
069	S ELEC	006	MEP - Electrical	Emergency lighting - Add exit discharge lighting to emergency	12,000									7,500	7,500	1,500	9,000	900	9,900	1,980	11,880	
069	S ELEC	007	MEP - Electrical	Add CO detection to fire alarm, note this is in every room.	82,000									20,000	20,000	4,000	24,000	2,400	26,400	5,280	31,680	
069	S ELEC	008	Renovation	Provide electronic display board inside main entrance	-									-	-	-	-	-	-	-	-	
069	S ELEC	009	Program Initiatives - Security Phase VI	Add Card reader, security camera to SAT 84	8,000									2,000	2,000							
SUB-TOTAL - FILTERED ITEMS ONLY																						
Design / fee Contingency														438,495	438,495							
Est fee Contingency														2,750,870	2,750,870							
Construction Contingency														275,087	275,087							
Total Contingency														714,452	714,452							
Est fee Contingency														90,219	90,219							
TOTAL PROJECT COST - FILTERED ITEMS ONLY					8,888,000									682,704	682,704							
SUB-TOTAL - ALL ITEMS																						
Design / fee Contingency														438,495	438,495							
Est fee Contingency														2,750,870	2,750,870							
Construction Contingency														275,087	275,087							
Total Contingency														714,452	714,452							
Est fee Contingency														90,219	90,219							
TOTAL PROJECT COST - ALL ITEMS					8,888,000									682,704	682,704							

DRAFT

SECTION 3: FEE PROPOSAL FORM

RSMP Request For Proposal: Design Services

**FEE SUBMITTAL FORM
Martin B. Anderson School 1**

Firm Name: _____

Planned Total Construction Budget: \$17.5 Million

FEE PROPOSAL INFORMATION (ALL BASED ON ATTACHED FORM OF AGREEMENT)

BASIC SERVICES FEE (Quote as lump-sum if delivered as):

- Single Bid Contract \$_____
- Multiple Bids (Wicks Law Minimum) \$_____
- Not-to-exceed Allowances for Additional Services: List any Additional Services not included in Basic Services Fee where Reimbursement is contingent per agreement between Board and Architect. Section 3.1.1 'Contingent' shall be provided only if authorized or confirmed in writing by the Board (page 53).(e.g., out of town travel expenses, etc.).

HOURLY RATES ELIGIBLE FOR ADDITIONAL SERVICES

Principal	\$____	Partner	\$____
Associates	\$____	Project Manager	\$____
Senior Architect	\$____	Project Designer	\$____
Architect III	\$____	Other/Non-Admin	\$____
Architect II	\$____		
Architect I/CAD Technician	\$____		

Annual hourly rates for Professional Additional Services shall remain in effect through the Project Warranty Inspection. A similar breakdown for each Firm comprising the A/E Team will be required upon Selection/Notice to Proceed.

RSMP Request For Proposal: Design Services

ADDITIONAL DESIGN SERVICES (If determined necessary)

Measured Drawings	\$_____
Digital Existing Building Scanning	\$_____
Existing Building Select/Forensic Demolition	\$_____
Hourly Rate Additional Services (Allowance)	\$30,000
Site/Boundary/Utility Survey	\$_____
Lighting Consultant	\$_____
Acoustical Consultant	\$_____
A/V or Theatre Consultant	\$_____
Energy Modeling Consultant	\$_____
Hazmat Survey & Testing	\$_____
Geotechnical Consultant	\$_____
Traffic Study	\$_____
Code Review/Consultant	Basic Service
Business Opportunity Program (Allowance)	\$10,000
Estimating Services (beyond Schematic Design)	\$_____
As –Built/Record Document (see Exhibit 7)	Basic Service
Additional Approved Printing (Allowance)	\$12,000

PROPOSAL AUTHORIZED BY: _____

(Typed Name/Title): _____ Date: _____

RSMP Request For Proposal: Design Services

**FEE SUBMITTAL FORM
Dr. Freddie Thomas Learning Center**

Firm Name: _____

Planned Total Construction Budget: \$4.2 Million

FEE PROPOSAL INFORMATION (ALL BASED ON ATTACHED FORM OF AGREEMENT)

BASIC SERVICES FEE (Quote as lump-sum if delivered as):

- Single Bid Contract \$_____
- Multiple Bids (Wicks Law Minimum) \$_____
- Not-to-exceed Allowances for Additional Services: List any Additional Services not included in Basic Services Fee where Reimbursement is contingent per agreement between Board and Architect. Section 3.1.1 'Contingent' shall be provided only if authorized or confirmed in writing by the Board (page 53) (e.g., out of town travel expenses, etc.).

HOURLY RATES ELIGIBLE FOR ADDITIONAL SERVICES

Principal	\$_____	Partner	\$_____
Associates	\$_____	Project Manager	\$_____
Senior Architect	\$_____	Project Designer	\$_____
Architect III	\$_____	Other/Non-Admin	\$_____
Architect II	\$_____		
Architect I/CAD Technician	\$_____		

Annual hourly rates for Professional Additional Services shall remain in effect through the Project Warranty Inspection. A similar breakdown for each Firm comprising the A/E Team will be required upon Selection/Notice to Proceed.

RSMP Request For Proposal: Design Services

ADDITIONAL DESIGN SERVICES (If determined necessary)

Measured Drawings	\$_____
Digital Existing Building Scanning	\$_____
Existing Building Select/Forensic Demolition	\$_____
Hourly Rate Additional Services (Allowance)	\$30,000
Site/Boundary/Utility Survey	\$_____
Lighting Consultant	\$_____
Acoustical Consultant	\$_____
A/V or Theatre Consultant	\$_____
Energy Modeling Consultant	\$_____
Hazmat Survey & Testing	\$_____
Geotechnical Consultant	\$_____
Traffic Study	\$_____
Code Review/Consultant	Basic Service
Business Opportunity Program (Allowance)	\$2,500
Estimating Services (beyond Schematic Design)	\$_____
As –Built/Record Document (see Exhibit 7)	Basic Service
Additional Approved Printing (Allowance)	\$12,000

PROPOSAL AUTHORIZED BY: _____

(Typed Name/Title): _____ Date: _____

RSMP Request For Proposal: Design Services

**FEE SUBMITTAL FORM
Edison High School**

Firm Name: _____

Planned Total Construction Budget: \$25 Million

FEE PROPOSAL INFORMATION (ALL BASED ON ATTACHED FORM OF AGREEMENT)

BASIC SERVICES FEE (Quote as lump-sum if delivered as):

- Single Bid Contract \$_____
- Multiple Bids (Wicks Law Minimum) \$_____
- Not-to-exceed Allowances for Additional Services: List any Additional Services not included in Basic Services Fee where Reimbursement is contingent per agreement between Board and Architect. Section 3.1.1 'Contingent' shall be provided only if authorized or confirmed in writing by the Board (page 53) (e.g., out of town travel expenses, etc.).

HOURLY RATES ELIGIBLE FOR ADDITIONAL SERVICES

Principal	\$_____	Partner	\$_____
Associates	\$_____	Project Manager	\$_____
Senior Architect	\$_____	Project Designer	\$_____
Architect III	\$_____	Other/Non-Admin	\$_____
Architect II	\$_____		
Architect I/CAD Technician	\$_____		

Annual hourly rates for Professional Additional Services shall remain in effect through the Project Warranty Inspection. A similar breakdown for each Firm comprising the A/E Team will be required upon Selection/Notice to Proceed.

RSMP Request For Proposal: Design Services

ADDITIONAL DESIGN SERVICES (If determined necessary)

Measured Drawings	\$_____
Digital Existing Building Scanning	\$_____
Existing Building Select/Forensic Demolition	\$_____
Hourly Rate Additional Services (Allowance)	\$30,000
Site/Boundary/Utility Survey	\$_____
Lighting Consultant	\$_____
Acoustical Consultant	\$_____
A/V or Theatre Consultant	\$_____
Energy Modeling Consultant	\$_____
Hazmat Survey & Testing	\$_____
Geotechnical Consultant	\$_____
Traffic Study	\$_____
Code Review/Consultant	Basic Service
Business Opportunity Program (Allowance)	\$10,000
Estimating Services (beyond Schematic Design)	\$_____
As –Built/Record Document (see Exhibit 7)	Basic Service
Additional Approved Printing (Allowance)	\$12,000

PROPOSAL AUTHORIZED BY: _____

(Typed Name/Title): _____ Date: _____

RSMP Request For Proposal: Design Services

**FEE SUBMITTAL FORM
School Without Walls Commencement**

Firm Name: _____

Planned Total Construction Budget: \$7.5 Million

FEE PROPOSAL INFORMATION (ALL BASED ON ATTACHED FORM OF AGREEMENT)

BASIC SERVICES FEE (Quote as lump-sum if delivered as):

- Single Bid Contract \$_____
- Multiple Bids (Wicks Law Minimum) \$_____
- Not-to-exceed Allowances for Additional Services: List any Additional Services not included in Basic Services Fee where Reimbursement is contingent per agreement between Board and Architect. Section 3.1.1 'Contingent' shall be provided only if authorized or confirmed in writing by the Board (page 53) (e.g., out of town travel expenses, etc.).

HOURLY RATES ELIGIBLE FOR ADDITIONAL SERVICES

Principal	\$____	Partner	\$____
Associates	\$____	Project Manager	\$____
Senior Architect	\$____	Project Designer	\$____
Architect III	\$____	Other/Non-Admin	\$____
Architect II	\$____		
Architect I/CAD Technician	\$____		

Annual hourly rates for Professional Additional Services shall remain in effect through the Project Warranty Inspection. A similar breakdown for each Firm comprising the A/E Team will be required upon Selection/Notice to Proceed.

RSMP Request For Proposal: Design Services

ADDITIONAL DESIGN SERVICES (If determined necessary)

Measured Drawings	\$_____
Digital Existing Building Scanning	\$_____
Existing Building Select/Forensic Demolition	\$_____
Hourly Rate Additional Services (Allowance)	\$30,000
Site/Boundary/Utility Survey	\$_____
Lighting Consultant	\$_____
Acoustical Consultant	\$_____
A/V or Theatre Consultant	\$_____
Energy Modeling Consultant	\$_____
Hazmat Survey & Testing	\$_____
Geotechnical Consultant	\$_____
Traffic Study	\$_____
Code Review/Consultant	Basic Service
Business Opportunity Program (Allowance)	\$10,000
Estimating Services (beyond Schematic Design) \$_____	
As –Built/Record Document (see Exhibit 7)	Basic Service
Additional Approved Printing (Allowance)	\$12,000

PROPOSAL AUTHORIZED BY: _____

(Typed Name/Title): _____ Date: _____

SECTION 4 – DESIGN SERVICES AGREEMENT

RSMP Request For Proposal: Design Services

SECTION 4 – DESIGN SERVICES AGREEMENT:

AGREEMENT BETWEEN BOARD AND ARCHITECT

AGREEMENT

made as of the _____ day of _____ in the year of 2016.

BETWEEN the Rochester Joint Schools Construction Board (“Board”)

and [Firm Name]

The Project is the _____

(State Education Department No. _____)

the Construction Manager is: _____

The Program Manager is: Savin Engineers, P.C.

The Board and the Architect agree as set forth below:

DEFINITIONS

- 0.1 *Applicable Laws* shall mean all laws, ordinances, codes, statutes, rules, regulations, orders, rulings, decisions and permits of local, County, State, Federal government bodies, agencies, authorities and courts having jurisdiction, including but not limited to the regulations and requirements of the Occupational Safety and Health Administration, and all provisions of any Federal, State, County, or municipal health, safety and building codes and environmental laws and regulations applicable to the performance of the Services and the Work.
- 0.2 *Basic Compensation* shall mean payment to the Architect associated with providing Basic Services under this Agreement.
- 0.3 *Basic Services* shall mean all of the planning, architectural, engineering, and construction administration services as defined under the terms of this Agreement.
- 0.4 *Board* shall mean the party first identified above and includes its officers, employees, and agents, where applicable.
- 0.5 *Building Advisory Committee (BAC)* shall mean the committee established by the Program Manager and Board to work with the Architect during the design phase to assist in identifying and reviewing specific project design requirements.
- 0.6 *Building Turnover Process* shall mean those steps defined by Board and Program Manager to provide for an orderly transition from construction to building operations.
- 0.7 *Certificate of Payment* shall mean the document submitted by the Contractor and reviewed and approved by the Architect prior to submittal to the Board for payment.

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- 0.8 *Change Orders* shall mean any requested changes by the Contractor to the Contract Documents prepared by the Architect.
- 0.9 *Construction Change Directive* is the document initially prepared by the Contractor, reviewed and approved by the Architect and submitted to the Board allowing for construction work to proceed based on proposed changes to the Contract Documents.
- 0.10 *Construction Cost Estimate* shall mean the estimate of construction cost associated with the project design services provided under this Agreement including those estimates provided by Architect, Construction Manager, or other third party.
- 0.11 *Construction Manager* shall mean the construction management firm or professional hired by the Board to administer the construction of the Project pursuant to a separate agreement. The Construction Manager is identified above, in the preamble to this Contract. The Board reserves the right to change the Construction Manager.
- 0.12 *Construction Documents* shall mean the drawings, specifications and other documents, prepared by the Architect, which set forth in detail the information which the Architect and/or Program Manager deems necessary to construct the Work.
- 0.13 *Contract* sometimes also referred to as this Agreement shall mean this Contract, including all attachments and exhibits appended hereto and all other documents incorporated by reference herein, as may be amended from time to time.
- 0.14 *Contract Documents* shall mean the Contract, the Construction Documents, and any other documents incorporated therein by reference, as may be amended from time to time.
- 0.15 *Contract for Construction* shall mean the separate Contract between the Board and the Contractor covering all construction services
- 0.16 *Contractor* or *General Contractor* shall mean the successful bidder for the Work defined by the Construction Documents.
- 0.17 *Contract Sum* when used in this document shall mean the contract cost for construction.
- 0.18 *Day* shall mean calendar day unless specifically provided otherwise herein.
- 0.19 *Design Development Documents* shall mean those progress drawings, specifications and other documents, prepared by the Architect which set forth the information in less than complete detail but which are used during the design process to plan and develop the Construction Documents. These shall include, but are not limited to, Schematic and Design Development Phase documents.
- 0.20 *Educational and Building Technology* shall mean data wiring, computers, servers, MCER/ICER rooms, projectors / smart boards, cable TV, cabling distribution, integrated communication systems, building security and energy management systems, electronic door hardware, fire alarm, and similar electronic mediums as outlined in the Standard Specifications attached here as Exhibit K.
- 0.21 *Energy Performance Contracting* shall mean those items incorporated in the Contract documents that satisfy the State Education Department's energy performance standard for consideration for additional reimbursement
- 0.22 *General Conditions* shall mean the General Conditions of the Contract for Construction attached hereto and expressly incorporated herein, as amended from time to time.

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- 0.23 *Independent Document Coordination Review* means those services provided by a third party to review the Contract Documents prior to issuance for bid.
- 0.24 *Phase 2 Master Plan* shall mean the document prepared by the Board and submitted to the SED for approval listing the proposed projects to be considered for design and construction as part of the Rochester School Modernization Program
- 0.25 *Pre-Design Consulting Services* shall mean those services rendered by the Architect at the request of the Board as a prerequisite to being released to begin the basic services of the Architect. The specifics of these services shall be defined in Section 12.27 and Exhibit ‘P’ of this Agreement if applicable.
- 0.26 *Program Manager* shall mean the party identified above who is the agent for the Board and who manages the Rochester School Modernization Program and this project.
- 0.27 *Program Verification Phase* as used in this Agreement refers to the initial phase of services for the design team.
- 0.28 *Project* shall mean that which is so identified above, the total construction of which the Work performed under the Contract Documents may be the whole or a part, and which may also include construction performed by the one or more separate contractors.
- 0.29 *Project Representative* shall mean the Architect’s project representative(s) who assist in carrying out the Architect’s responsibilities at the site. The duties, responsibilities and limitations of authority of such project representative(s) shall be as set forth in an exhibit to be incorporated in the Contract Documents.
- 0.30 *Project Site* shall mean that area where the Project is to be constructed, as delimited in the Construction Documents.
- 0.31 *Project Team* shall mean the Board, Construction Manager, Contractor, and the Architect.
- 0.32 *RCSD* shall mean the Rochester City School District
- 0.33 NOT USED
- 0.34 *Schematic Design* refers to the early phase of design following the Program Verification Phase where basic design requirements and documents are developed for the site, building and all building systems.
- 0.35 *SED* shall mean the New York State Education Department.
- 0.36 *Services of the Architect* (sometimes referred to only as “Services”) shall mean all efforts, actions, and activities which are required of the Architect and defined by this Agreement to be provided during the course of the Project.
- 0.37 *Substantial Completion* refers to the specific milestone date for building completion where all life safety requirements for the building have been met and an occupancy permit has been obtained allowing building occupancy and operations.
- 0.38 *Value Management* refers to the services provided by the Architect and others to control budget and cost on the project.
- 0.39 *Work* shall mean all construction required by the Contract Documents, including all labor, materials, and equipment necessary therefore.

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Except as expressly provided herein all other terms and conditions shall have the meaning as set forth in the General Conditions.

ARTICLE 1

ARCHITECT'S RESPONSIBILITIES

1.1 ARCHITECT'S SERVICES

1.1.1 The parties acknowledge that the Architect is an independent Professional Service.

1.1.2 The Architect agrees to provide all services in accordance with all applicable laws as defined in Section 0.1 of the definitions and Section 12.20 herein.

1.1.3 The Architect's Services shall consist of services performed by the Architect, Architect's employees and Architect's consultants as enumerated in Articles 2 and 3 of this Agreement and any other services included in Article 12. The Architect agrees to comply with (a) the Board's instruction, guidance and directives (b) this agreement's terms and conditions; (c) the prevailing applicable professional or industry standards and sound architectural practices, per Section 1.1.5, below and (d) any applicable laws, rules, etc., as set forth in Section in Section 0.1, above.

1.1.4 The Architect's Services shall be managed by the Program Manager and shall be coordinated with the services of a Construction Manager (CM).

- a. The CM has the responsibility for integrating and pro-actively managing the project master schedule, which includes the assistance of the Architect with establishing interim progress and required document submission milestones related to the A/E Team's scope of services.
- b. The CM will be required to use Primavera Expedition, and P6 computer software for master scheduling, reports, submittal tracking and similar functions related to the Project's digital database.
- c. The Architect shall provide in a format to be approved by RJSCB the 'raw data' to be integrated by the CM into the project master schedule as pertains to all pre-construction phase scope of services by the A/E Team. Other types of similar detailed information felt by RJSCB to directly impact achieving the project's master schedule may be required including at minimum:
 1. The A/E Team's proposed breakdown of the major tasks, and deliverables formats to be reviewed and approved by RJSCB.
 2. The interim progress, and major milestone dates.
 3. Key feedback, instructions or decisions required (e.g. 'ball-in-court' notification tracking).
 4. At minimum, a 30-day 'Look Ahead' to be coordinated with the regularly scheduled committee, or monthly business meetings of the RJSCB.
- d. The Architect and CM shall each provide assessments of the overall progress, and recommended actions to recover schedule delays as may arise from time-to-time when requested by RJSCB.
- e. Beyond the various design phases described herein, the Architect shall provide in a format to be approved by RJSCB the 'raw data' to be integrated by the CM into the project master schedule as pertains to the bidding, award, and contract administration phases of the Architect's scope of services further defined in the Agreement.

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- f. After the Schematic Design Phase and prior to the mid-point of the Design Development Phase, unless otherwise approved by the RJSCB, the Architect shall reconcile the construction cost estimate to be prepared by the A/E Team for the proposed Project to a point of mutual agreement with the CM.
- g. Similarly, the Architect shall provide assistance to the CM in the form of clarifications and supplementary documents as may be appropriate, as a matter of due diligence in the process of providing the Architect's professional opinion and supporting evidence regarding any subsequent cost estimates prepared by the CM during the Design and Construction Phases of the proposed Project.

1.1.5 Architect shall act in accordance with the prevailing applicable professional or industry standards in the rendering of all services under this Agreement, and all of the Architect's services under this Agreement shall be performed in accordance with, as expeditiously as is consistent with, said standards and sound architectural practices. The Architect shall submit for the Board's approval a schedule for the performance of the Architect's Basic Services in compliance with Exhibit G (Schedule of Basic Services) which may be adjusted as the Project proceeds, and shall include allowances for periods of time required for the Board's and Program Manager's review and for approval of submissions by authorities having jurisdiction over the Project. The above referenced time frames shall be included in the Board's Design Phase Schedule. Time limits established by this schedule shall not, except for reasonable cause, be exceeded by the Architect or Board. Any adjustments to the schedule shall be void and of no force and effect until such adjustments are agreed to in writing by Owner and Architect.

1.1.6 The Services covered by this Agreement are not subject to time limitations but are for the duration of the project.

1.1.7 The Board's designated representative is the Rochester Joint Schools Construction Board (RJSCB) chairman or his designee, who shall have express authority to bind the Board with respect to all matters requiring the Board's approval or authorization.

Day-to-day decisions on matters concerning the adequacy of services provided under this Agreement, estimates, schedules, construction budgets, and changes in the Work are the responsibility of the Board's Program Manager under the direction of its Program Director. The Program Manager is responsible for managing and overseeing the activities of the Architect, the Construction Manager, and any Contractors or Consultants that will have responsibilities on or otherwise become engaged in the Project. For all matters under this Agreement, the Architect shall report and take direction from the Program Manager. All changes to any of the services specified under this Agreement must be submitted to the Program Manager and approved by Board.

The Architect agrees to this relationship and shall cooperate with the Program Manager, the Construction Manager, and Contractor in good faith in an effort to promote the speedy and efficient construction of the Project. Architect agrees it has anticipated the cost of this relationship and shall not request additional compensation except as specifically provided herein.

1.1.8 The Architect acknowledges that it is the Architect's responsibility to be aware of provisions of all relevant statutes of the State of New York including (without limitation) any recent modifications and to provide the services required hereunder in accordance therewith.

1.1.9 The Architect shall identify in writing, which will become an Exhibit to this Agreement, the key personnel to be assigned by the Architect to this Project, including an appropriately experienced Project Manager, Project Designer, Project Architect, and other 'key staff'. All individuals so listed shall remain in their respective assignments for the duration of the Project, unless their removal or change of duties is approved in advance by the Program Manager.

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ARTICLE 2

SCOPE OF ARCHITECT'S BASIC SERVICES

2.1 DEFINITION

2.1.1 The Architect's Basic Services consist of those described in Paragraphs 2.2 through 2.6 and any other services identified in Article 12 as part of Basic Services, and include normal structural, mechanical and electrical engineering services, plumbing, fire protection, educational technology, landscape design and site civil services. With the assistance of the Program Manager, the Architect shall identify for approval all consultants required in connection with providing services under this Agreement for the Project. All design work shall conform to the Rochester School Modernization Program Design Standards referenced in section 12.12 and the Rochester School Construction Program Energy Policy referenced in section 12.13. The Project will consist of separate Design Phases. No work shall be undertaken by Architect hereunder in connection with the Schematic Design Phase, Design Development Phase, Construction Documents Phase, Bidding or Negotiation Phase or Construction Phase until it receives written authorization to proceed with each such subsequent Design Phase from the Program Manager. No termination penalties are to be payable in the event approval is not provided to proceed with any Phase. Refer to section 3.3.9 for phased submissions to SED.

2.1.1.1 The DWT design work for each project is part of this contract and although designed, bid and constructed as part of the construction project, the DWT work will be funded and accounted for separately requiring a separate SED Project Number, separate drawings and specifications etc. The documents issued for bidding will include a requirement to identify the value of the DWT as part of the whole bid. The Architect or their consultant will participate in the preparing of separate mini-bid documents for the furnishing of equipment such as: cameras, switches, Network Electronics, racks, flat screens/smartboards, classroom amplification head ends, amplifiers, WAPS, VOIP modules and handsets etc. This equipment will be delivered to the successful electrical contractor for installation, calibration and commissioning. This must be coordinated in the documents issued for bidding to electrical contractors also.

All design work shall conform to the Rochester School Modernization Program Design Standards and the Rochester School Construction Program Energy Policy. The Project will consist of separate Design Phases. No work shall be undertaken by Consultant hereunder in connection with the Schematic Design, Design Development Phase, Construction Documents Phase, Bidding or Negotiation Phase or Construction Phase until it receives written authorization to proceed with each such subsequent Design Phase from the Program Manager. No termination penalties are to be payable in the event approval is not provided to proceed with any Phase.

2.2 PROGRAM VERIFICATION AND SCHEMATIC DESIGN PHASE

2.2.1 The Architect's design responsibilities will commence with a Program Verification Phase where the Architect, in consultation with the Program Manager and other persons or entities designated by Program Manager, shall ascertain the requirements of the Project and arrive at a mutual understanding of such program requirements in the overall Program Verification Report, and prior to completing the Schematic Design. Information prepared during the Program Verification Phase will include preparation of a Space Program Summary, concepts and recommendations in accordance with the requirements of Exhibit 2, and other Project infrastructure and site requirements for approval by Program Manager that will serve as the basis for the Schematic Design Phase. Much of the information used by the Architect during the Program Verification Phase shall be provided by the Program Manager and include: a) conceptual project design information contained in the Phase 2 Strategic Plan which includes architectural building floor plans; b) original building design documentation and some limited as-built documentation of existing building conditions where capital improvement projects have been recently completed; c) updated Building Conditions Survey recently completed by the RCSD; d) model PK-6 educational program information where applicable to Project; e) Design Standards as prepared by the RCSD; and f) other educational future program clarifications provided by the RCSD.

In addition to information described above that is provided to the Architect by the Program Manager, during the Program Verification Phase, the Architect will be responsible for visiting the building site to verify existing conditions and for

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obtaining program input from a Building Advisory Committee (BAC) that will include RCSD staff, building users, and other project stakeholders. The BAC will be established by the Program Manager for the project to advise the Architect on specific user requirements and will be available to meet at least monthly during the Project Design Phase. The Architect will be responsible for facilitating and taking accurate notes of all of the meetings with the BAC as well as public/town meetings from time-to-time during all phases of Design. The intent is to coordinate and consistently manage all stakeholder input with the overall requirements of the RJSCB.

And, in addition to all of the above information requirements and BAC feedback needed to complete the Program Verification Phase, the Architect is responsible for reviewing all available information and advising Program Manager where additional information about existing project conditions may be required from the RCSD or others including building forensic testing. Such Testing Services will need to be provided by Architect but must be pre-approved by Program Manager to be billable as a Reimbursable Cost. And where needed, such Testing must be scheduled by the Architect with the Program Manager, RCSD facilities and building staff to not interfere with School operations, and be scheduled to provide needed information prior to completion of Program Verification preferably, and at the latest by the mid-point of Schematic Design.

Where required to validate assumptions made on Program or state aid, the Architect shall schedule and attend a meeting with the State Education Department, with the need for such meetings to be coordinated with the Program Manager. In addition, during the Program Verification and Schematic Design Phase, the Architect and its sub-consultants shall be available to participate in any Energy Performance Contracting, NYSEDA or life cycle cost analysis meetings held by Program Manager in conjunction with establishing the Energy Star Project, or NYSEDA rebate design requirements.

2.2.1.1 The Architect's DWT design responsibilities will commence with a Program Verification Phase where the Architect, in consultation with the Program Manager, the Owner's DWT consultant, and RCSD technology and facilities personnel or other entities designated by Program Manager, shall ascertain the requirements of the District-wide Technology Program to be included in the Project and arrive at a mutual understanding of such Program requirements prior to initiating the Schematic Design. Information prepared during the Program Verification Phase will include preparation of a Technology Program outline specification for the following systems:

- Cable and Equipment Rack Infrastructure
- Optical fiber, coaxial cable, multi-pair copper backbone cable
- Local Area networks (LAN's)
- Network electronics
- Wide Area Networks (WAN's) including wireless infrastructure
- Wireless computing
- Web and file servers
- Firewall hardware/software
- Uninterruptible power supplies (UPS)
- Voice and data closet security
- Telephone system and voice mail (new system that will be impacted by construction and required modification and expansion)
- Video conferencing and streaming systems
- Multimedia and classroom technology (Smartscreens/Smartboards, projectors, audio systems)
- Intrusion control system and CCTV
- Intra-building spaces (service entrances, technology rooms, equipment rooms, server rooms)
- Intra-building pathways (conduits, cable trays, pull boxes, duct banks, utility tunnels)

In addition to information described above that is developed by the Architect for the Program Verification and Schematic Design Phase, the Architect will be responsible for visiting the building as needed to verify existing conditions and for obtaining all necessary Program input. The Architect is responsible for reviewing and confirming all available information requested from, or provided by Program Manager, or District, where additional information about existing project conditions may be required from the RCSD or others including building forensic testing.

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2.2.1.2 The A/E Team is responsible for the design of modest ‘make ready’ work to accommodate student and staff in interim swing space during the Construction Phases. In consultation with the Program Manager and RJSCB, the decision will be made to minimize disruption caused by the Project to students and school operations.

2.2.2 During the Schematic Design Phase, the Architect shall review with the Program Manager, the RCSD, and the Construction Manager the proposed site use and improvements; selection of materials, building systems and equipment; and methods of Project delivery (i.e. lump-sum general contract, multiple prime, phased completion, etc.). The Architect shall have prepared an updated survey as described in Paragraph 4.6 and Schematic information shall be consistent with the updated survey information. The cost of the updated survey will be compensated under Paragraph 12.10 and is not included in the cost of Basic Services.

2.2.2.1 During the Schematic Design Phase, the Architect shall continue to identify the technology improvements and their placements and shall review them with the Program Manager, the RCSD, and the Construction Manager to allow for coordination with other Project needs. The Architect shall review with the Program Manager and the Construction Manager any alternative approaches to the technology design for the Project. Cost or schedule implications associated with unusual or uncommon design features shall be presented to the Program Manager and, if requested, further assessed by the Architect for alternatives, and reported to the Program Manager for justification and approval.

2.2.3 The Architect shall review with the Program Manager and the Construction Manager alternative approaches to design and construction of the Project which may include phasing or partial building renovations of certain improvements identified within the Phase 2 Program in order to maximize state aid or accommodate District educational goals. Cost or schedule implications associated with unusual or uncommon design features shall be presented to the Program Manager and, if requested, further assessed by the Architect for alternatives and reported to the Program Manager for justification and approval.

Where required to validate assumptions made on Program or state aid, the Architect shall schedule and attend meetings as necessary with the State Education Department. The need for all meetings shall be coordinated and approved in advance by the Program Manager.

2.2.4 DWT Deliverables for the Schematic Phase of the Project by Architect include standards, typical classroom layouts, including specialized rooms as well as assembly spaces, budget estimates, terminology agreed to be utilized, and a description of technology services. After consensus and agreement upon the deliverables of this Phase, the design of the site specific systems will be developed by the Architect.

2.2.5 Based on the decisions of the Program Manager as to its Program, schedule and construction budget requirements, the Architect shall prepare for approval by the Program Manager and the Board, the Schematic Design Documents consisting of drawings and other documents illustrating the scale and relationship of Project components. The Schematic Design documents to be prepared in accordance with Exhibit H and shall include, but are not limited to the following: rendered/illustrative site plan(s); narrative description of existing and any new building additions; color-coded scale plans of all buildings; typical enlarged plan for each instructional space type showing the furnishings; wall systems and elevations; outline specifications; building technology improvements; CHPPS compliance goals; identification of BCS items that will be addressed; site and building analysis of codes, ordinances and regulations; three dimensional colored-rendered line drawings for public presentation; and compliance with Program areas.

The Architect will need to provide a detailed cost estimate and breakdown of estimated state aid, grants and other funding associated with the Schematic Design in a form to be specified by the Program Manager. Both the estimated cost and state aid estimates will need to be reconciled with the Project budget information listed in the Phase 2 Master Plan. Where the proposed Schematic Design is producing estimated construction costs that exceed the approved construction budget, and/or where estimated state aid is not equal to or greater than the estimated state aid in the Master Plan, it is the Architect’s responsibility to provide design alternatives that fall within the approved construction budget, and an overall Project that can be completed to reoccupy the school consistent with the RJSCB’s master schedule.

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2.2.6 At intervals appropriate to the Progress of the Schematic Design Phase and as required by the Program Manager, the Architect shall provide Schematic Design updates for the Program Manager's review and the Construction Manager's information.

2.2.7 In the further development of the drawings and specifications during this and subsequent phases of design, the Architect shall review any estimates of Construction Cost, grants, other funding and state building aid, and the Construction Schedule provided by the Program Manager and/or the Construction Manager under the Program Manager and/or the Construction Manager's Agreements with the Board. Any significant discrepancies perceived by the Architect (based on the information available and the Architect's experience with similar projects of this type) which constitute, in the opinion of the Architect, an obstacle to in meeting either the budgeted Construction Cost, and state building aid, or the Construction Schedule based on the information available and the Architect's experience with similar projects of this type must be promptly reported in writing to the Program Manager, with suggested modifications to enable the Project to meet the approved budget, state aid, and schedule. Because phased reviews by the SED are anticipated, the Architect shall attend all SED Meetings and be responsible for meeting notes, as well as recommendations to the Program Manager and Board regarding compliance with all requirements of the New York State Education Department.

2.2.8 Upon completion of the Schematic Design Phase, the Architect shall provide drawings, outline specifications, presentation quality renderings, and/or scale massing model if required by Program Manager, and other documents for the Board's approval and the Construction Manager's information. The Architect will be asked to present the Schematic Design both to the Board and the Building Advisory Committee. In addition, if requested by Program Manager, the Architect may be asked to present the Schematic Design to a Community 'Town' Meeting. The specific documentation required to be submitted to the Board for approval to satisfy the Milestone for the completion of Schematic Design Phase is detailed in Exhibit H (Design Documentation Standards), attached hereto and incorporated herein.

2.3 DESIGN DEVELOPMENT PHASE

2.3.1 Based on the approved Schematic Design Documents and any adjustments authorized by the Board in the program schedule or construction budget, the Architect shall prepare Design Development Documents for the Program Manager's review and approval. The Design Development Documents shall be based upon data and estimates prepared by the Program Manager with input from the Construction Manager, the BAC, and RCSD and shall consist of drawings and other documents that establish and describe the size and character of the Project including, without limitation, all architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate. Specific deviation from any RCSD standard shall be identified for approval at this stage, see section 12.12.1.

2.3.1.1 DWT Deliverables for this phase include all equipment specifications, drawings including cable locations, conduit requirements, cable-tray requirements, classroom layouts, video surveillance locations, wireless access locations, riser diagrams and equipment requirements. It will be Architect's responsibility to clearly identify the portions of the design that will qualify for grants and other funding.

2.3.2 As and when requested by the Program Manager, the Architect shall provide drawings and other documents which depict the current status of design development for the Board's review and the Construction Manager's information.

2.3.3 In order to complete the Design Development Phase, the Architect shall provide drawings, outline specifications and other documents, in compliance with the Design Phase Schedule, for the Program Manager's approval and the Construction Manager's information and review. The specific documentation required to be submitted to the Program Manager for Approval to satisfy the milestone for the completion of Design Development is detailed in Exhibit H (Design Documentation Standards), attached hereto and incorporated herein. If estimates determine that the Project is over the Board's budget, the Architect is required to participate in Value Management sessions with the Program Manager and Construction Manager. Design costs for revisions to the drawings based on the Value Management cost control measures will be performed at no cost to the Board. The Architect shall attend all SED Meetings for purposes of phased review and

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also be responsible for and shall advise the Board regarding, compliance with all requirements of the New York State Education Department.

2.4 CONSTRUCTION DOCUMENTS PHASE

2.4.1 Based on the approved Design Development Documents and any further adjustments authorized by the Board in the scope or quality of the Project or in the construction budget, the Architect, utilizing data and estimates prepared by the Construction Manager, shall prepare, for approval by the Board, Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Project. The Construction Documents shall comply with all applicable laws, statutes, ordinances, codes, rules and regulations. Where necessary, such compliance shall include consultation with the local building officials regarding local interpretations of building codes, ordinances, etc. that may impact SED or local approvals. The Architect shall attend all SED Meetings and also be responsible for and shall advise the Board regarding, compliance with all requirements of the New York State Education Department.

2.4.2 As, and when requested by the Program Manager, the Architect shall provide Drawings and Specifications for the Board's and the Construction Manager's review. At Program Manager's direction, this may include, but is not limited to, a third party Independent Document Review as specified in section 12.14 and Exhibit 6. The Owner has engaged the services of an Independent Document Reviewer. The documents shall contain, but not be limited to; the information listed in Exhibit H, Design Documentation Standards, and shall be at a level of coordinated completeness and quality that will allow for the construction by the various subcontractors with a minimum of interference, questions, errors or design changes.

2.4.3 Upon completion of the Construction Documents Phase, the Architect shall provide Construction Documents for the Program Manager's review, and the Construction Manager's information and use.

2.4.4 The Architect shall assist the Program Manager and Construction Manager in the preparation of the necessary bidding information, bidding forms and the conditions of the Contracts. The Architect shall assist the Construction Manager in issuing bidding documents to bidders and conducting pre-bid conferences with prospective bidders. The Architect, with the assistance of the Construction Manager, shall respond to questions from bidders, and shall issue addenda. As part of Basic Services, the Architect shall assist the Construction Manager in developing individual bid packages. Where required, the Architect will submit all addenda, as issued, to the SED for approval.

2.4.5 The Architect shall advise the Program Manager and Construction Manager of all requirements for filing documents for the approval of governmental authorities having jurisdiction over the Project and will assist in the filing of all applications required for such approvals.

2.4.6 In connection with the securing of SED review and approval and any other local permits and approvals required as of the date of this Agreement, the Architect shall provide such testimony and copies of documents and information developed by it and its consultants as may be necessary or appropriate for the purpose of assisting in securing such permits and approvals, all as part of the Architect's fee for Basic Services. For any costs associated with obtaining approvals on new requirements or regulations enacted after the date of this Agreement, such costs will be reimbursable and will not be considered in the fee for Basic Services.

2.5 BIDDING OR NEGOTIATION PHASE

2.5.1 The Architect, following the Program Manager's approval of the Construction Documents and of the Construction Manager's latest estimate of construction cost, shall assist the Construction Manager in obtaining bids and assist in finalizing the contract for construction including preparation of information for reasonable Bid Alternates. While it is expected that Project bidding will be done on a lump-sum general contract basis, there may be some limited phasing of early packages (i.e. demolition, abatement, sitework, etc.) to allow for an early start of construction. This may require a phased submission of completed design information for SED approvals which will need to be provided by Architect

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within the cost of Basic Services. Refer to section 3.3.9 for more extensive phased submissions of bidding packages to SED.

2.6 CONSTRUCTION PHASE—ADMINISTRATION OF THE CONSTRUCTION CONTRACT

2.6.1 The Architect's responsibilities to provide Basic Services for the Construction Phase under this Agreement commences with the award of the Contract for Construction and terminates one (1) year after the date of Substantial Completion of the Work *and* the Program Manager's written acceptance of the completed Project or written notice from the Board that services are no longer required.

2.6.1.1 The Architect shall assemble a 'Conformed Set' of Construction Document drawings, depicting only the Base Scope and the bid-add or deduct alternates selected by the Owner. All alternates or work otherwise not-in-contract shall be removed from the Conformed Set of drawings used for construction.

2.6.2 The Architect will be responsible for assisting the Program Manager and the Construction Manager in the administration of the Contract for Construction in all matters pertaining to interpretation of the Design Documents and other services under this Agreement. This includes use of the Program's standard Construction Management Software (Primavera Contract Manager 'formerly known as EXPEDITION'). This includes project team access to real-time project documentation ensuring questions are answered in a timely manner, from the early drawings and specifications to contractor submittals, and the paperwork generated during design and construction.

2.6.3 Duties, responsibilities and limitations of authority of the Architect shall not be restricted, modified or extended without written agreement of the Board and Architect.

2.6.4 Architect shall also be available as an Additional Service and at the Program Manager's direction from time to time following the one (1) year period following Substantial Completion to assist Program Manager in resolving issues that may occur regarding corrective work as described in the Contracts for Construction.

2.6.5 The Architect and any consultants appropriate to the stage of Work shall visit the construction site and attend weekly on-site job meetings to become familiar with the progress and the quality of the Work and to determine if the Work is being performed in accordance with the Contract Documents and approved contract schedule. The Architect shall coordinate scheduling of site visits with the Construction Manager and all Architect contacts with the Contractor and trade contractors shall be through the Construction Manager. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of on-site observations as an Architect, the Architect shall keep the Program Manager informed of the progress and quality of the Work, and shall endeavor to guard the Board against defects and deficiencies in the Work. The Architect and major consultants are required to issue written field reports, at a minimum every month until occupancy, outlining work in place to date, and any direction to correct deficiencies given to the Contractor and Construction Manager. (More extensive site representation may be agreed to as an Additional Service as described in Paragraph 3.2.1.) The Architect shall promptly advise the Program Manager and Construction Manager of any work which the Architect believes is not in conformity with the Contract Documents.

2.6.5.1 To the extent that any Contract Document or Specification is defective due to Architect's negligence as determined through application of the provisions of Article 7, it will be promptly corrected by Architect at no cost to the Board, and the Architect will promptly reimburse the Board, if any, resulting from the use of such defective Contract Document or Specification. The Board's approval, acceptance, use of or payment for all or any part of the Architect's services hereunder or of the Project itself shall in no way alter the Architect's obligations or the Board's rights hereunder.

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2.6.6 The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are the Contractor's responsibility under the Contracts for Construction. Although the Architect shall not be responsible for the Contractors' schedules or failure to carry out the Work in accordance with the Contract Documents, the Architect shall have the responsibility to report any such failure or suspected failure to Program Manager immediately upon discovery. The Architect shall not be responsible for the performance by the Contractor or the Construction Manager

for the services required by their Contracts with the Board. The Architect shall not have control over or charge of acts or omissions of the Contractors, Subcontractors, or their agents or employees, or of any other persons performing services or portions of the Work, but shall nonetheless have the responsibility promptly to report same to the Program Manager on discovery or reasonable suspicion.

2.6.7 The Architect shall at all times have access to the Work wherever it is in preparation or progress.

2.6.8 Project communications by the Board or its Program Manager by and with the Architect's consultants shall be coordinated through the Architect.

2.6.9 The Architect will be responsible for review and approval of the Contractor's monthly invoices for payment. In accordance with the Contract Documents or when requested by the Program Manager, the Architect will inspect the work, evaluate the progress and certify the Contractor's monthly invoices.

2.6.9.1 The Architect's certification for payment shall constitute a representation to the Board and the Program Manager, based on the Architect's observations at the site provided in Subparagraph 2.6.5, on the recommendations of the Construction Manager and on the data comprising the Contractors' Applications for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated and the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents, to results of subsequent tests and inspections, to minor deviations from the Contract Documents correctable prior to completion and to specific qualifications expressed by the Architect. The issuance of a Certificate for Payment shall further constitute a representation that the Contractor is entitled to payment in the amount certified.

2.6.9.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) exhaustively or continuously reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Program Manager or Construction Manager to substantiate the Contractor's right to payment other than the existence of appropriate lien waivers from the Contractor and Subcontractors or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

2.6.10 The Architect shall have authority, after notification to the Contractor and Construction Manager, to reject Work which does not conform to the Contract Documents and shall have the responsibility to reject Work which does not conform to the design concept expressed in the Contract Documents. Whenever the Architect considers it necessary or advisable for implementation of the intent of the Contract Documents, the Architect will have the authority, upon written authorization from the Program Manager, to require additional inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Construction Manager, Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons performing portions of the Work.

2.6.11 The Architect shall review and approve or take other appropriate action upon Contractors' submittals such as shop drawings, product data and samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents, and determining whether Work, if completed in accordance

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with such shop Drawings, product data and samples, will be materially in conformance with the design concept expressed in the Contract Documents. The Architect's action shall be taken with such reasonable promptness as to cause no delay in the Contractors' Work or in construction by the Owner's own forces, while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities or for substantiating instructions for installation or performance of equipment or systems designed by the Contractors, all of which remain the responsibility of the Contractors to the extent required by the Contract Documents. Review of shop drawings and submittals needs to be fully coordinated and in agreement with the Contractor's schedule.

2.6.11.1 The timeframes for the Architect's approvals shall be no longer than as follows:

- Requests for information (RFI's): 7 calendar days
- Shop drawings and submittals: 14 calendar days
- High priority (Hot List) Items (as determined by the Program Manager): 3 business days

These approval timeframes may be extended only where RFIs or submittals are deemed to be incomplete or need to be coordinated with other submittals or information not provided with the original submittal. Architect is responsible for communicating such omissions to Contractor or Construction Manager in a timely manner to allow for proper coordination and timely responses.

2.6.12 The Architect's review shall not constitute approval of jobsite safety precautions or, unless otherwise specifically stated by the Architect, of construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component. When professional certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, the Architect shall be entitled to rely upon such certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents.

2.6.13 The Architect shall provide for timely review and sign off or take other appropriate action on Change Orders and Construction Change Directives prepared by the Construction Manager for the Board's approval and execution in accordance with the Contract Documents.

2.6.14 The Architect may authorize minor changes in Work not involving an adjustment in a Contract Sum or an extension of a Contract Time which are not inconsistent with the intent of the Contract Documents. Such changes shall be effected by written order issued through the Program Manager and Construction Manager with a copy to the Board.

2.6.15 The Architect, assisted by the Construction Manager, shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion. The Architect shall generate a "punch list", as needed and requested by the Program or Construction Manager, of all outstanding items of work to assist and facilitate the completion of the Project by the Contractor. The Architect and Construction Manager shall re-inspect the work to confirm completion and Punch List completion. The Architect shall forward to the Program Manager warranties and similar submittals required by the Contract Documents which have been received from the Contractor. The Architect shall issue a final Project Certificate for Payment upon compliance with the requirements of the Contract Documents.

2.6.16 The Architect shall interpret and decide matters concerning performance of the Contractor under the requirements of the Contract Documents on written request of either the Program Manager, Board, Construction Manager, or Contractor. The Architect's response to such requests shall be made with reasonable promptness and within any time limits agreed upon.

2.6.17 Interpretations and decisions of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and initial decisions, the Architect shall assume faithful performance and fairness by both Board and Contractors, and shall not show partiality to either, and shall not be liable for results of interpretations or decisions so rendered in good faith and in the absence of negligence.

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2.6.18 The Architect shall render written decisions within a reasonable time on all claims, disputes or other matters in question between the Board and Contractors relating to the execution or progress of the Work as provided in the Contract Documents.

2.6.19 The Architect and sub-consultants will participate in the commissioning of the Project and startup process and assist any third party commissioning agents engaged by the Board for such purposes. Attendance of MEP systems sub-consultants will be required at all commissioning meetings and are considered to be included in the cost of Basic Services.

2.6.20 The Architect will assist the Construction Manager and Contractor in meeting their obligation to close out the construction phase of the Project within 120 days of Substantial Completion and beneficial occupancy. This includes, but is not limited to, responding to all RFI's, PCO's, CO's, requests for guidance, punch list inspections, punch list re-inspections, issuance of completion certificates, or any other required documentation needed to close out the Project. Unless directed otherwise by the Program Manager, the only exception to the 120-day construction closeout window is the commissioning process. Where the commissioning process needs to be extended beyond the 120-day closeout window due to the need to test equipment in various seasonal conditions, Architect and its MEP consultants will need to be available at no additional cost to the Board to assist with the completion of the process. For other closeout issues not associated with the extended commissioning process, if the Architect's failure to assist the Contractor or Construction Manager (CM) is the sole cause for delaying the closeout of the project beyond 120 days, the Architect may be subject to additional staffing costs incurred by Contractor or Construction Manager caused by that failure.

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ARTICLE 3 ADDITIONAL SERVICES

3.1 GENERAL

3.1.1 The services described in this Article 3 are not included in Basic Services unless so identified in Article 12 or required due to the fault of the Architect or the Architect's failure to perform in accordance with the terms of this Agreement. The services provided in this Article 3 deemed to be outside Basic Services shall be paid for by the Board as provided in this Agreement in addition to the compensation for Basic Services. The services described under Paragraphs 3.2, 3.3 and 3.4 shall be provided only if authorized or confirmed in writing by the Board. If services described under Contingent Additional Services in Paragraph 3.3 are required due to circumstances beyond the Architect's control, the Architect shall notify the Program Manager of the need to perform such services and await approval to proceed prior to commencing such services. If the Board acting through its Program Manager deems that such services described under Paragraph 3.3 are required, it shall give prompt written notice to the Architect. If the Board indicates in writing that all or parts of such Contingent Additional Services are not required, the Architect shall have no obligation to provide those services. Notwithstanding anything to the contrary in this Agreement, the Board shall not be responsible to pay and the Architect shall not be entitled to receive compensation for any services contemplated under Paragraphs 3.2, 3.3 or 3.4 unless authorized in writing by the Board.

3.2 PROJECT REPRESENTATION BEYOND BASIC SERVICES

3.2.1 If more extensive representation at the site than is described in Subparagraph 2.6.5 is required, the Architect shall provide one or more Project Representatives to assist in carrying out such additional on-site responsibilities.

3.2.2 If required, the additional on-site Project Representatives described in Subparagraph 3.2.1 shall be selected, employed and directed by the Architect, and approved by the Board. If approved, the Architect shall be compensated as an additional service, as agreed under the terms of this Agreement.

3.2.3 Through the observations by such Project Representatives, the Architect shall use its best efforts to provide further protection for the Board against defects and deficiencies in the Work.

3.3 CONTINGENT ADDITIONAL SERVICES

3.3.1 Making major revisions in Drawings, Specifications or other documents when such revisions are:

- (1) inconsistent with approvals or instructions previously given by the Board or Program Manager, including revisions made necessary by adjustments in the Board's program or Project budget.
- (2) required by the enactment or revision of codes, laws or regulations subsequent to the date of this Agreement; or
- (3) due to changes required as a result of the Board's or Program Manager's failure to provide direction within ten (10) business days after the Architect has given written notice of the fact that a decision is required or, in the event of an emergency, within such reasonable shorter period of time after the Architect has given notice that such emergency condition exists and that an earlier response is required, which decision if not rendered within that time frame, will give rise to additional costs.

Architect will advise the Board and Program Manager in writing prior to making any such revisions subject to this Subparagraph whether such revisions are minor or major revisions.

3.3.2 Providing services required because of significant changes in the Project, including, but not limited to, changes in size, quality, complexity, the Board's or Contractor's schedule.

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3.3.3 Preparing Drawings, Specifications and other documentation and supporting data, evaluating Contractor's proposals and providing other services in connection with Change Orders and Construction Change Authorizations, unless such Change Orders or Construction Change Authorizations were required or are appropriate by reason of an oversight, error or deficiency in the Drawings, Specifications or other documentation and supporting data prepared by the Architect.

3.3.4 Providing services in connection with evaluating requests by Contractor for substitutions requiring subsequent revisions to Drawings, Specifications and other documentation resulting there from.

3.3.5 Providing consultation concerning replacement of Work damaged by fire or other cause during construction, and furnishing services required in connection with the replacement of such Work.

3.3.6 Providing services made necessary by the termination or default of the Contractor, evaluation or problem resolution associated with major defects or deficiencies in the Work of a Contractor, or by failure of performance of either the Board or a Contractor under a Contract for Construction.

3.3.7 Providing services in evaluating an extensive number of changes and claims (as defined by the history of projects in the RSMP) submitted by a Contractor or others in connection with the Work.

3.3.8 Providing services in connection with a public hearing, or legal proceeding except where the Architect is party thereto or, where such hearing or legal proceeding is based upon a decision of the Architect rendered hereunder or relates to the application for permit or approval required for the completion of the Work or for public informational and comment purposes, provided, however, that to the extent that a hearing or proceeding is based upon a decision of the Architect and a judgment or decision is rendered validating or approving the Architect's decision, the Architect shall be entitled to additional compensation for such services.

3.3.9 Preparing documents for alternate, separate or sequentially phased submissions to SED beyond three phases to facilitate phased bidding and construction may be considered an Additional Service.

3.4 OPTIONAL ADDITIONAL SERVICES

3.4.1 Providing financial feasibility or other special studies.

3.4.2 Providing Campus Planning studies, site evaluations or comparative studies of prospective sites beyond those specified in Section 2.2.

3.4.3 Providing special surveys or environmental studies beyond those specified in the Section 2.2.

3.4.4 Providing services relative to future facilities, systems and equipment.

3.4.5 Providing coordination of construction performed by the RCSD's own forces and coordination of services required in connection with construction performed and equipment supplied by the RCSD.

3.4.6 If requested by the Board, providing services in connection with the work of separate consultants retained by the Board and not identified in this Contract.

3.4.7 Providing estimates of Construction Cost beyond that specified in Section 5.2.2.

3.4.8 Providing detailed quantity surveys or inventories of material and equipment.

3.4.9 Not used

3.4.10 Providing services for planning tenant or rental spaces for use of a school as swing space.

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3.4.11 Making investigations, inventories of materials or equipment, or valuations and detailed appraisals of existing facilities.

3.4.12 Except for services necessary to assist with startup or those required to assist with third party commissioning, providing additional services associated with the utilization of equipment or systems such as testing, adjusting and balancing, preparation of operation and maintenance manuals, training personnel for operation and maintenance, and consultation following turnover of systems and building.

3.4.13 Providing services after issuance to the Board of the final Contractor Project Certificate for Payment, or in the absence of a final Project Certificate for Payment, more than one (1) year after the date of Substantial Completion of the Work.

3.4.14 Providing services of consultants for other than architectural, structural, mechanical and electrical engineering, plumbing, fire protection, landscape design, environmental and site civil services portions of the Project provided as a part of Basic Services.

3.4.15 Providing the services of geotechnical engineers when such services are needed for any new additions to the project or for structural evaluations of existing site conditions associated with proposed designs. Such services may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, ground corrosion and resistivity tests, and testing of existing building foundations or structures including necessary operations for anticipating subsoil conditions, with reports and appropriate professional recommendations.

3.4.16 Providing any other services not otherwise included in this Agreement or not customarily furnished in accordance with generally accepted architectural practice.

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ARTICLE 4

BOARD'S RESPONSIBILITIES

4.1 The Board and its Program Manager shall consult with the Architect regarding requirements for the Project, including a program which shall set forth the Board's objectives, schedule constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems, and site requirements.

4.2 The Board shall establish and update an overall budget for the Project based on consultation with the Program Manager, Construction Manager and the Architect, which shall include the Construction Cost, the Board's other costs and reasonable contingencies related to all of these costs.

4.3 The Board shall designate a representative authorized to act on the Board's behalf with respect to the Project. The Board or such authorized representative shall render decisions in a timely manner pertaining to documents submitted by the Architect in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services and the Project.

4.5 The Board shall retain a Construction Manager to manage the construction activities of the Project. The Architect shall cooperate with the Construction Manager and be responsive to all requests for information from the Construction Manager but Architect is not responsible for actions taken by the Construction Manager.

4.6 The Board shall identify the Project site area and the Architect shall provide the site survey for the Board's approval under Subparagraph 2.2.2. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures, adjacent drainage, rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

4.7 The Board may, at its discretion, furnish the services of other consultants when such services are reasonably required by the scope of the Project. If required, the Board shall be responsible for the following consultants and services at Board's expense: hazardous materials testing and abatement consultant, special inspection, construction testing. The Architect shall coordinate the preparation by one or more consultants and contractors of the specifications for any asbestos, lead paint removal or any other third party consultant required in connection with the Project and shall integrate such specifications into the Drawings and Specifications for the Project

4.8 The Board shall furnish structural, mechanical, chemical, air and water pollution tests, tests for hazardous materials, and other laboratory and environmental tests, inspections and reports required by law or the Contract Documents.

4.9 The Board shall furnish all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services the Board may require to verify the Contractor's Application for Payment or to ascertain how or for what purposes the Contractor has used the money paid by or on behalf of the Board. In the event Architect has knowledge that any of such services or advice rendered in connection therewith is or may be erroneous or is premised upon an incorrect assumption, Architect shall immediately so advise Board.

4.10 The services, information, surveys and reports required by Paragraphs 4.6 through 4.9 shall be furnished at the Board's expense or upon request provided by the Architect as a reimbursable expense Where available, the Board will provide such, and other, information as is in its control or custody regarding the Project which is reasonably necessary to enable the Architect to satisfy the Architect's obligations under this Contract. The furnishing of such information by the Board to the Architect shall be for the limited purpose of providing the Architect with information which is in the Board's possession, and shall in no way constitute a warranty by the Board of the completeness or accuracy of any such documentation, or otherwise release in whole or in part any obligation of the Architect under this Contract, or

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create any liability on the part of the Board for any error or inconsistency or mistake which may later be found in such documentation.

4.11 Prompt written notice shall be given by the Program Manager to the Architect and the Construction Manager if the Program Manager or the Board becomes aware of any fault or defect in the Project or non-conformance with the Contract Documents. However, the furnishing of such information by the Program Manager to the Architect shall be for the limited purpose of providing the Architect with information which is in the Program Manager's or Board's possession, and shall in no way constitute a warranty by the Board or Program Manager of the completeness or accuracy of any such information, or release in whole or in part any obligation of the Architect under this Contract, or create any liability on the part of the Board or Program Manager for any error or inconsistency or mistake which may later be found in such information.

4.12 The proposed language of certificates or certifications requested of the Architect or Architect's consultants shall be submitted to the Architect for review and approval at least 14 days prior to execution. The Board or Program Manager shall not request certifications that would require knowledge or services beyond the scope of this Agreement.

4.13 The Board and its Program Manager shall furnish the required information and services and shall render approvals and decisions as expeditiously as is reasonably necessary for the orderly progress of the Architect's services and the Project.

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ARTICLE 5

CONSTRUCTION COST

5.1 DEFINITION

5.1.1 The Construction Cost shall be the total cost or estimated cost to the Board of all elements of the Project designed or specified by the Architect.

5.1.2 The Construction Cost shall include the cost at current market rates of labor, materials and equipment designed, specified, selected or specially provided for by the Architect, plus a reasonable allowance for the Contractors' overhead and profit. In addition, a reasonable allowance for escalation shall be included for market conditions at the time of bidding and for changes in the Work during construction.

5.1.3 Construction Cost does not include the compensation of the Architect and Architect's consultants, the costs of the land, rights-of-way, financing or other costs which are the responsibility of the Board as provided in Paragraphs 4.1 through 4.4 and 4.6 through 4.14.

5.2 RESPONSIBILITY FOR CONSTRUCTION COST

5.2.1 The Architect will review the Board's Project budget (Exhibit D) and preliminary estimates of Construction Cost and detailed estimates of Construction Cost prepared by the Program Manager. Any significant discrepancies perceived by the Architect (based on the information available and the Architect's experience with similar projects of this type) which constitute, in the opinion of the Architect, an obstacle to meeting the Board's Project Budget must be promptly reported to the Program Manager, with the Architect's suggestions for modification to the Project to enable it to meet the Project Budget.

5.2.2 Included with the Basic Services fee, the Architect will provide the services of a competent estimator with knowledge and experience of the New York school construction market and the local Rochester construction market, who shall be approved by the Program Manager to provide an estimate at the Conceptual/ Campus Plan Phase and one at the completion of the Schematic Design Phase. Because the Program Manager or Construction Manager may also be preparing a Schematic Design estimate, the Architect shall provide all relevant project information (as specified in Exhibit H) to all entities who will be engaged in the estimating process (i.e. Program Manager, Construction Manager or other consultant). Architect and its estimator shall be available to review the results of all estimates and participate in any reconciliation process such that a consensus can be reached as to the estimated Construction Cost prior to the design work continuing into the next phase. As part of this process, the Architect and its estimator will engage in Value Management sessions with the Program Manager and Construction Manager to evaluate and implement changes and modifications to the Project to bring the estimated construction cost in line with the Board's Project budget and provide Value Management suggestions for consideration. Changes to the Schematic Design necessitated to bring the estimated Construction Cost in line with the project budget will be performed at no cost to the Board. Following completion of the Schematic Design, project cost estimating will be provided by the Construction Manager. In order to assist with the estimating process during later stages of design, the Architect will cooperate with requests for information and will need to provide information to Construction Manager and participate in any Value Management sessions. Changes to the design necessary to stay within the budget as identified during the estimating and review process, including identification of bidding options, will be made by the Architect at no additional cost to the Board. If requested by Program Manager during later stages of design, Architect may continue to provide estimating services where the cost of such services would be treated as an Additional Service under Section 3.4.7.

5.2.3 The Architect acknowledges that the Agreement between Board and Contractor with respect to the Project contains a budget (included herein for reference in Exhibit D). This budget may be subject to adjustment to reflect Change Orders issued by Board during the course of the Project or for other reasons. In the event that such total Construction Costs exceed such budget, Architect shall consult with Program Manager promptly following a determination of such

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projected excess, to recommend changes in the Project necessary to reduce the total Construction Costs to meet such budget. The budget of Construction Cost is exclusive of certain items listed in more detail in Exhibit D.

5.2.4 In the event that the Construction Manager's estimate or the lowest bona fide bid or negotiated Contractor proposal received by the Board exceeds the Board's budget, the modification of Contract Documents to meet the budget, as required in section 12.2, shall be the Architect's responsibility. Further design changes or design services not associated with meeting the budget shall be treated as Additional Services. Where the Architect has modified the Contract Documents to meet the Board's budget, the Architect shall be entitled to compensation in accordance with the Agreement for Basic services performed whether or not the Construction Phase is commenced.

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ARTICLE 6

USE OF ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

6.1 All Drawings and Specifications produced by Architect under this Agreement are the sole and exclusive property of the Board. In the event the Board uses the Drawings and Specifications in connection with renovations or addition to the Project or for any other purposes other than that contemplated by this Agreement, the Architect shall have no liability to the Board for any such reuse of the Construction Documents without the Architect's written adaptation of these documents for such purposes, and Board agrees to hold Architect harmless from and against any and all damages caused by or arising out of such reuse by Board.

6.2 Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the Architect's reserved rights.

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ARTICLE 7

DISPUTE RESOLUTION

7.1 Should any claim, dispute or other matter between the Architect and the Board arising out of or relating to this Agreement or the breach thereof, except as provided in paragraph 2.6.17 with respect to the Architect's decisions on matters relating to artistic effect or aesthetic effect, and except for claims which have been waived by the making or acceptance of final payment, such matters shall be decided as follows:

7.1.1 The matter, upon written request of either the Architect or the Board, shall be referred immediately to the designated representatives of the Board and the Architect for settlement. Each party will be represented by one individual who has no direct responsibility for the matters contemplated by this Agreement or the matters involved in the dispute, but who is authorized to settle the matter involved in the dispute (collectively, the "Representatives.") The representatives shall meet promptly in a good faith effort to resolve the dispute.

7.1.2 If the Representatives are unable to reach a resolution within fifteen (15) calendar days of referral of the matter to them (or such other time as may be agreed to between the Representatives based upon the issues involved and the complexity of the matters related thereto), the matter may be submitted by either party to voluntary non-binding mediation through the American Arbitration Association or such other third party mediation service as may be jointly agreed upon between the parties. The submission by either party to mediation is neither mandatory nor is the result thereof binding upon either party; however, should one party submit the matter to mediation, the other party shall be bound to proceed with the mediation process. Any such mediation shall be completed within thirty (30) days of submission and each of the parties shall cooperate in the process. Both parties may agree to extend the process depending upon the issues involved and the complexity of the matters therein.

7.1.3 Any claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof which are not resolved pursuant to the procedures called for in Subparagraphs 7.1.1 and 7.1.2 above shall be resolved in the courts of the State of New York.

7.1.4 Each of the parties shall bear its respective costs incurred in connection with the procedures called for in Subparagraphs 7.1.1 and 7.1.2 above, except that the parties shall share equally in any fees or expenses of the mediator(s)

7.1.5 The parties agree that no court proceedings may commence during the procedures called for in Subparagraphs 7.1.1 or 7.1.2 above until the earlier of the occurrence of one of the following:

- (a) The mediation procedures have been concluded or the time period called for in the mediation procedure has passed; or
- (b) The expiration of any applicable statute of limitations is imminent. Notwithstanding the foregoing, it is agreed that the parties will, despite the commencement of court proceedings, make reasonable efforts to continue the process described in Subparagraphs 7.1.1 and 7.1.2 above.

7.2 The parties recognize that all procedures provided for in Subparagraphs 7.1.1 and 7.1.2 are conducted for the purpose of settlement or compromise of a dispute, and the parties agree, with the execution of this Agreement, to keep confidential all aspects of any proceeding called for in Subparagraphs 7.1.1 or 7.1.2 above, including without limitation, all written, prepared or oral presentations, statements of any mediator or any other person hired as an expert with respect to such proceedings, and that the same shall remain confidential as to all other persons and shall be inadmissible as evidence in any pending or later filed civil action directly or indirectly involving the parties or subject matter, and inadmissible for any other purpose by virtue of the agreement of the parties and the principles expressed in Rule 408 of the Federal Rules of Evidence.

7.3 The parties agree that any proceeding commenced under Subparagraphs 7.1.1 and 7.1.2 and any court proceedings commenced with respect to this Agreement or the Project may, to the extent permitted by law, be expanded

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by any party through consolidation or joinder or in any other appropriate manner to include resolution of disputes with any other party involved in the Project, which disputes arise out of a common question of facts or law and if the presence of such party is desirable or required to accord complete relief. The intent of this provision is to allow a single opportunity for resolution of disputes relating to the same fact or events. This agreement to utilize consolidation or joinder or other appropriate procedure to include all parties shall be specifically enforceable in any court having jurisdiction.

7.4 Unless otherwise agreed in writing, the Architect shall continue to carry out its services as provided in this Agreement and maintain its progress during any proceedings undertaken pursuant to this Article, and the Board shall continue to make payments to the Architect in accordance with this Agreement, except for matters specifically relating to the dispute.

7.5 The provisions of this Article 7 shall be incorporated in any agreements or contracts entered into by Architect and its sub-consultants with respect to the Project, including the provisions of Paragraph 7.3 providing for consolidation or joinder.

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ARTICLE 8

TERMINATION, SUSPENSION OR ABANDONMENT

8.1 This Agreement may be terminated by either party upon not less than ten business days written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination. In the event this Agreement is terminated due to the fault of the Architect, the Architect shall not be entitled to receive any unpaid compensation for Basic and Additional Services allegedly due or for any Reimbursable Expenses allegedly incurred to date.

8.2 In the event this Agreement is terminated either due to the fault of the Board or the Board's election to voluntarily terminate this Agreement due to failure to obtain any of the required approvals or a decision to not proceed with this Project (and without fault of Architect), the Architect shall be entitled to receive compensation for the portion of its fee then earned and all substantiated Reimbursable Expenses incurred as of the date of termination. If such termination by the Board occurs during the initial Program Verification and conceptual design phase and prior to the start of the Schematic Design Phase, the termination fee shall be based on a detailed accounting of services provided up to the date of termination and is limited to an amount not-to-exceed \$50,000. If voluntary termination occurs during the later stages of design, for any reason, as a condition of final payment, Architect shall deliver all Drawings and Specifications to Board produced as of the date of termination and substantiate the billings for compensation based on the completion status of such work products.

8.3 This Agreement may be terminated by the Board upon not less than seven days written notice to the Architect in the event that the Project is permanently abandoned. If the Project is abandoned by the Board for more than ninety (90) consecutive days, either party may terminate this Agreement by giving written notice.

8.4 Failure of the Board to make payments to the Architect in accordance with this Agreement shall be considered substantial nonperformance and cause for termination. Notwithstanding the foregoing, the Board's failure to make payments in accordance with this Agreement shall not be considered substantial nonperformance and cause for termination unless and until the Board fails to make payment in accordance with this Agreement on more than three (3) occasions or on two occasions during a continuous period of more than ninety (90) days. No such termination for nonpayment shall be effective unless the Architect provides written notice to the Board of the default and in such writing grants to the Board an additional forty-five (45) days in which to cure said nonpayment.

8.5 Not used

8.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due.

8.7 Except as set forth in Subparagraph 8.1 hereof, if this Agreement is terminated by either the Board or the Architect, the Architect shall be compensated for all Basic Services and Additional Services satisfactorily performed prior to the date of termination and substantiated with specific deliverables and work products in accordance with this Agreement and Reimbursable Expenses.

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ARTICLE 9

MISCELLANEOUS PROVISIONS

- 9.1 This Agreement shall be governed by the law of the State of New York.
- 9.2 Terms in this Agreement shall have the same meaning as those in the General Conditions of the Contract for Construction.
- 9.3 Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statutes of limitations shall commence to run not later than either the date of Substantial Completion for acts or failures to act occurring prior to Substantial Completion, or the date of issuance of the final Project Certificate for Payment for acts or failures to act occurring after Substantial Completion.
- 9.4 The Board and Architect waive all rights against each other and against the Program Manager, Construction Manager, Contractors, and the consultants, agents and employees of any of them for damages, but only to the extent of any actual recovery of any insurance proceeds. The Board and Architect each shall require similar waivers from the Program Manager, Construction Manager, Contractors, consultants, agents, and persons or entities awarded separate contracts administered by the Board.
- 9.5 The Board and Architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party with respect to all covenants of this Agreement. Neither Board nor Architect shall assign this Agreement without the written consent of the other.
- 9.6 This Agreement represents the entire and integrated agreement between the Board and Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Board and Architect.
- 9.7 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Board or Architect.
- 9.8 Unless otherwise provided in this Agreement, the Architect and Architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances.
- 9.9 The Architect shall not use, publish, distribute, sell or divulge any information obtained from the Board through a services agreement for the Architect's own purposes or for the benefit of any person, firm, corporation or other entity without the prior, written consent of the Board that contracted for the services. Any reports or other work product prepared by the Architect while performing services under the services agreement shall be owned solely and exclusively by the Board and the State Education Department and cannot be used by the Architect for any purpose beyond the scope of this Agreement without the prior written consent of the Board. Any information designated by the Board in accordance with applicable law as confidential shall not be disclosed to any third parties without the prior written consent of the Board.
- 9.10 When written notice or other formal notice required pursuant to Articles 7, 8 or 9 shall be required by this Agreement or is otherwise appropriate, notice to the Architect shall be deemed to have been duly delivered if delivered in person to the individual or a member of the firm or entity or to an officer of the corporation for which it was intended, or if delivered at or sent by registered or certified mail to the last business address known to the party receiving notice. If to the Board, written notice shall be deemed to have been duly served if sent by registered or certified mail to the Rochester Joint Schools Construction Board, 1776 N. Clinton Ave, Rochester, New York 14621.

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9.11 The City of Rochester and the Rochester City School District shall have the right to request copies of any and all certificates of insurance, and if desired, full copies of insurance policies for the Architect and any sub-consultants retained by the Architect. The Architect shall require that each sub-consultant provide proof of insurance coverage (by means of a certificate of insurance) as described below for the coverage and limits stated. This information shall be provided to the Architect prior to the execution of this Agreement. If a sub-consultant is contracted after the execution of this Agreement, the same requirements apply.

The Architect shall show evidence of insurance coverage to the Board through means of a Certificate of insurance for not less than the limits of liability as follows:

Types of Insurance:

Commercial General Liability Limits

Per Occurrence Limit:	\$1,000,000
General Aggregate (other than Products/Completed Operations):	\$2,000,000
Products and Completed Operations:	\$2,000,000
Personal and Advertising injury:	\$1,000,000
Fire Damage Legal Liability:	\$ 300,000
Medical Payments, any one person:	\$ 10,000

Business Automobile: \$2 million per accident

Professional Liability Insurance: \$1 million per claim/
\$3,000,000 aggregate

Workers' Compensation: Statutory amount

Employer's Liability: \$500,000.00

Excess/Umbrella (for general aggregate and auto liability only): \$5 million

The Architect's policies shall provide that they may not be canceled, materially changed or allowed to expire until after thirty (30) days prior written notice to Board. The RJSCB shall be a certificate holder and an additional named insured on such policies on a primary and non-contributory basis (except professional liability). The Architect will be required to furnish the RJSCB with a certificate of insurance evidencing that it has complied with the obligations under this section of the Contract. In addition, the Architect shall require its sub-consultants, if any, to carry similar liability insurance, to name the RJSCB as a certificate holder and an additional insured on such policies on a primary and non-contributory basis (except professional liability) and to furnish the RJSCB with certificates of insurance establishing compliance with this obligation. The Architect is responsible for the payment of all insurance premiums. The City of Rochester, The Rochester City School District, Savin Engineers, P.C., its Subsidiaries and Sub-Consultants Gilbane Building Company, Vargas Associates, and A La Renee Inc. must be named as additional named insureds on the Architect's policies as well as the sub-consultant's policies on a primary and non-contributory basis (except professional liability). The Architect and its sub-consultants shall promptly obtain or supplement its additional insured endorsement to include any additional Program Manager identified by the RJSCB in writing at any time during the course of the Contract. The professional liability coverage shall be carried by the Architect and its sub-consultants for the term of the Contract. If the Professional Liability coverage is on a claims-made form, then the parties agree to provide an extended reporting period of three years from the expiration of the policy in force at the time of work. The Comprehensive General Liability policy will provide completed operations coverage for the term of three (3) years from the date of substantial completion.

9.12 Not Used

9.13 Tail Coverage: If any of the required liability insurance from the Architect or its sub-consultants is on a "claims made" basis, "tail" coverage will be required at the completion of this contract for a duration of 36 months, or the maximum time period reasonably available in the marketplace. Architect and/or sub-consultants shall furnish certification of "tail" coverage as described or continuous "claims made" liability coverage for 36 months following Contract

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completion. Continuous “claims made” coverage will be acceptable in lieu of “tail” coverage provided its retroactive date is on or before the effective date of this Contract. If continuous “claims made” coverage is used, Architect and/or sub-consultant shall be required to keep the coverage in effect for duration of not less than 36 months from the end of the contract.

9.14 Notwithstanding the foregoing insurance liability limits, the Architect’s liability for errors and omissions related to the performance of services is not limited in any way, including, but not limited to, amount of coverage, or, time period in which Board shall have the right to commence suit against the Architect. Such time frame in which suit may be commenced will be the maximum amount of time allowed by New York law in effect at the time this contract is executed.

9.15 Any deductible or self-insured retention must be declared to, and approved by, the Board. All deductibles or self-insured retentions are the sole responsibility of the Architect and/or sub-consultant to pay and/or to indemnify the Board for coverage.

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ARTICLE 10

PAYMENTS TO THE ARCHITECT

10.1 DIRECT PERSONNEL EXPENSE

10.1.1 Direct Personnel Expense is defined as the direct salaries of the Architect's personnel engaged on the Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions and similar contributions and benefits.

10.2 REIMBURSABLE EXPENSES

10.2.1 Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Architect and Architect's employees and consultants in the interest of the Project, as identified in the following clauses. Expenses not expressly identified herein as Reimbursable shall be considered a cost of the Architect's business and included in the Basic Services Fee.

10.2.1.1 Expenses in connection with authorized out-of-town travel that is directly related to the Project and fees paid for securing approval of authorities having jurisdiction over the Project are eligible. Reimbursable Expenses payable to Architect hereunder may not exceed the sum listed in Exhibit I (Schedule of Values for Services) without prior written consent of Owner. All requests for reimbursement or Reimbursable Expenses shall be accompanied by receipts for such expenses, or, in lieu of receipts, other evidence satisfactory to Owner.

10.2.1.2 Expense of reproductions, express deliveries, and handling of Drawings, Specifications and other documents including expenses incurred in assisting the Program Manager and Construction Manager with the preparation of the bid packages, clarification of items within the Contract Documents and reproduction of documents are only eligible for Reimbursement when requested by RJSCB beyond required submissions.

10.2.1.3 Except as set forth in Paragraph 12.7, expense of renderings and mock-ups requested by the Board.

10.2.1.4 Expense of additional insurance coverage or limits including professional liability insurance, requested by the Board in excess of that described in Subparagraph 9.11 hereof.

10.2.2 All progress/interim, draft and final deliverables are to be submitted in hard copy, and digital formats to be reviewed and approved by the RJSCB. The following designated Reimbursable Expenses shall be paid at the rates set forth below:

Delivery	at cost (requested 'over-night' shipments only)
Parking	at cost (when requested for out-of-town travel)
Other copying and printing	at cost (Basic Services include the first twenty (20) requested copies)
In house plotting	at cost (exclusive to the A/E Team's use, requested or scheduled meetings, and required Submissions)

10.3 PAYMENTS ON ACCOUNT OF BASIC SERVICES

10.3.1 Payments for Basic Services shall be made monthly and, where applicable, shall be in proportion to services performed within each phase of service, on the basis set forth in Subparagraph 11.1.2.

10.4 PAYMENTS ON ACCOUNT OF ADDITIONAL SERVICES AND REIMBURSABLE EXPENSES

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10.4.1 Payments on account of the Architect's Additional Services and for Reimbursable Expenses shall be made monthly upon presentation of the Architect's statement of services rendered or expenses incurred with receipts or other evidence satisfactory to Board.

10.4.2 Unless otherwise specifically set forth herein or unless a stipulated sum is otherwise agreed to by the parties in writing, the Architect shall be compensated for Additional Services provided in Accordance with this Agreement at the hourly rates set forth on Exhibit F (Hourly Rates) attached and incorporated by reference. Upon the written authorization from the Board, the Board shall make an aggregate allowance listed in Exhibit I (Schedule of Values for Services) available to the Architect for Additional Services.

10.5 PAYMENTS WITHHELD AND DIRECT PAYMENTS. The Board may institute a withholding from the Architect if the Board or the Program Manager determines, at their sole discretion, that the Architect is not making satisfactory progress or there is other specific cause for such withholding including but not limited to, non-payment of sub-consultants, which shall be stated in writing by the Board or Program Manager. The Board reserves the right to pay sub-consultants directly if evidence of non-payment arises and deduct any costs associated with the assumption of this responsibility.

10.6 ARCHITECT'S ACCOUNTING RECORDS

10.6.1 Records of Reimbursable Expenses and expenses pertaining to Additional Services and services performed on the basis of a multiple of Direct Personnel Expense shall be available to the Board or the Board's authorized representative at mutually convenient times.

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ARTICLE 11

BASIS OF COMPENSATION

The Board shall compensate the Architect as follows:

11.1 BASIC COMPENSATION

11.1.1 FOR BASIC SERVICES, as described in Article 2, and any other services included in Article 12 as part of Basic Services, or services listed as “Required” in Exhibit I (Schedule of Values for Services), Compensation shall be a stipulated lump sum of \$_____. Basic Services will include multiple contractor bid document packages typical of the Wick’s Law minimum. Such compensation is payable in accordance with the provisions of Subparagraph 11.1.2 hereof and Exhibit I for the Basic Services portion of the fee. For all of the additional services listed under the “Required” column on Exhibit I or added under contract amendment, the listed amounts shall be treated as not-to-exceed cost allowances where payment shall occur based upon approved invoices following completion of the services. Any savings that result in the completion of these additional services may, with Program Manager’s approval, be reprogrammed into the Reimbursable Expenses and Additional Services Allowance budget for possible use in the later stages of the Contract where such services may be required. At Contract completion, those funds remaining in the Reimbursable Expenses and Additional Services budget will reduce the final payment amount due to Architect. For changes in the project scope that necessitate a modification in the Architect’s services and contract fees, Architect will provide a detailed cost proposal to Board describing the services and costs associated with the proposed change. For changes to the fixed limit of construction listed in Exhibit D that are not covered by the process described in Section 12.2 and that are the result of changes in scope directed by the Board or other causes not the fault of the Architect, the Architect shall be entitled to a change in compensation according to the following:

Changes in Fixed Limit

Limit of Construction Value

Change in Compensation

- | | |
|--------------------------|--|
| • 0 to 5% change | No change in compensation |
| • Greater than 5% change | Equal to 5% of total \$ change in fixed limit of construction in excess of the initial 5% of Changes |

11.1.2 PROGRESS PAYMENTS, progress payments for the services in each phase shall total the following percentages of the total Basic Compensation payable:

Program Verification Phase	five percent (5%)
Schematic Design Phase:	fifteen percent (15%)
Design Development Phase:	twenty percent (20%)
Construction Documents Phase:	thirty-three percent (33%)
Bidding or Negotiations Phase:	two percent (2%)
Construction Phase, including Commissioning:	twenty-two percent (22%)
Post Construction Phase:	three percent (3%)
Total Basic Compensation:	one hundred percent (100%)

11.1.3 IN THE EVENT OF A MATERIAL CHANGE in the scope of the Project or the Architect’s services, the Architect shall continue to perform in accordance with the terms of this Agreement during the course of any renegotiation of the Architect’s compensation hereunder.

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11.2 COMPENSATION FOR ADDITIONAL SERVICES

11.2.1 FOR ON-SITE PROJECT REPRESENTATION BEYOND BASIC SERVICES, as described in Paragraph 3.2, compensation shall be billable at the rate of 2.0 times the base salary of the proposed representative as accepted by Program Manager and mutually agreed upon at such time by Board and Architect.

11.2.2 FOR ADDITIONAL SERVICES OF THE ARCHITECT, as described in Articles 3.4 and 12, other than (1) Additional Project Representation, as described in Paragraph 3.2, and (2) services included in Article 12 as part of Basic Services, but excluding services of consultants, compensation shall be as mutually negotiated and agreed upon between the Owner and Architect prior to commencement of the Work. Minor delays in the design schedule shall not be the basis for a claim for additional services and major delays in either the design or construction schedule shall only allow for compensation for the actual costs associated with additional staff time and expenses incurred by Architect and its consultants caused by the delay.

11.2.3 FOR ADDITIONAL SERVICES OF CONSULTANTS, including additional structural, mechanical and electrical engineering services and those provided under Subparagraph 3.4 or identified in Article 12 as part of Additional Services, a multiple of one point one (1.1) times the amounts billed to the Architect for such services.

11.3 REIMBURSABLE EXPENSES

11.3.1 FOR REIMBURSABLE EXPENSES, as described in Paragraph 10.2, and any other items included in Article 12 as Reimbursable Expenses, a multiple of one point zero (1.0) times the expenses incurred by the Architect, the Architect's employees and consultants in the interest of the Project.

11.4 ADDITIONAL PROVISIONS

11.4.1 Payments following the completion of the Program Verification Phase as described in Section 2.2.1 or for work on subsequent phases authorized by the Board are due and payable thirty (30) days from the date the Architect's invoice is received and approved by the Program Manager and Board . Initial payments will be delayed until completion of the initial Program financing which is scheduled to occur in March 2016. Delays in this initial payment due to delays in the completion of financing will not be deemed substantial nonperformance by the Board under the provisions of Section 8.4.

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ARTICLE 12

OTHER CONDITIONS OR SERVICES

See Exhibits A through P attached and incorporated by reference which shall amend, supplement and, in some cases, void portions of this Agreement between Board and Architect.

12.1 MEETINGS. Attendance and representation at the following meetings, hearings and presentations where required to obtain Project approvals and communicate Project design information (collectively, "Meetings") shall be included in Architect's Basic Services: RJSCB, the Rochester City School District, the Rochester City Council, the Building Advisory Committee, neighborhood meetings with members of the community in which the Project is located, City Plan Commission hearings; City or County Engineering staff meetings; Preliminary/Site Approval Hearings; Zoning Board of Appeals Hearings,; all meetings with the State Education Department or other state agencies including those required for phased design review; All other related meetings as required by Program Manager; Final Site Approval Hearing; and Additional Hearing Follow-up. Meetings beyond those specified above shall constitute and be compensated as Contingent Additional Services. Basic Services includes all regulatory approvals process for the Work. A representative of the Architect shall be present at all Building Advisory Committee (BAC) meetings, unless otherwise instructed by Program Manager, and shall be responsible for coordinating design input and presentations to the BAC, and preparing the minutes of such meetings. The Architect is responsible for preparing and distributing all agendas and meeting minutes for meetings requiring Architect's attendance from contract date through the bid opening.

12.2 The Architect is required to design to the Board's construction budget as detailed in Exhibit D (Fixed Limit of Construction), attached hereto and incorporated herein and to design within the balance of the MCA calculated with the program developed and approved by SED while maximizing State Aid and minimizing local share. Compliance with this requirement will be monitored through detailed cost estimates prepared by the Architect, Program Manager or the Construction Manager at the completion of Schematic Design, Design Development and Contract Documents Phases. No additional services will be compensated for revisions to the drawings, specifications or other documents when such revisions are required by the Board or Program Manager to bring the estimated Construction Cost into compliance with Board's budget. Questions concerning the need for and extent of redesign and possible disagreements between Architect's Construction Cost Estimate and Detailed Estimate of Total Construction Costs prepared by either the Construction Manager or the Program Manager will be referred to the Program Manager for resolution.

12.3 The Architect shall provide all submissions required for approvals of the construction documents from governmental authorities or others having jurisdiction over the Project.

12.4 The Architect, where needed, shall prepare measured drawings for the Project for a stipulated sum listed in Exhibit I (Schedule of Values for Services). Payment for such measured drawings shall be made by the Board within thirty (30) days of completion and delivery of such drawings to the Program Manager and the Program Manager's approval of same which shall not be unreasonably withheld.

12.5 The Architect, where applicable shall provide services to verify the accuracy of drawings or other information furnished by the Board.

12.6 The Architect, where applicable shall provide studies or analyses of owning and operating costs such as, but not limited to, life cycle cost analyses for mechanical equipment.

12.7 MODELS. Only where requested by the Board, the Architect shall provide the Board with a non-illuminated scale model of the Project with site landscaping during the Schematic Design Phase of the Project for the stipulated sum listed in Exhibit I (Schedule of Values for Services), which model shall be and remain the property of the Board. The Architect shall make the model available for display at a request of the Owner. Payment for the scale model shall be made by the Board within thirty (30) days of completion and delivery of such model to the Board and the Board's approval of same which shall not be unreasonably withheld.

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12.8 The Architect shall provide the Program Manager with two (2) prints and a complete set of CAD files in accordance with Section 12.19 and Exhibit E (Record Documents) attached hereto and made a part hereof for the stipulated sum listed in Exhibit I (Schedule of Values for Services). Payment for such drawings shall be made by the Board within thirty (30) days of completion and delivery of such drawings to the Board and the Board's approval of same which shall not be unreasonably withheld.

12.9 Not used

12.10 The Board may choose to hire certain consultants directly to serve the needs of multiple projects. Where this occurs, the consultants will be assigned to work with the Architect on the Project. In addition, the Architect may need to also engage certain consultants that are needed for the Project and would be in addition to the Basic Services. Such a request will require the approval of the Program Manager and Board to engage certain consultants. Upon the written authorization from the Program Manager, the following allowances may be made available to the Architect for the Services of the designated consultants and Architect may engage the services of such consultants, provided, however, that such consultants and the terms of the contracts with such consultants shall be acceptable to the Program Manager in its sole discretion for sums listed in Exhibit I (Schedule of Values for Services):

- (1) site survey
- (2) security consultant
- (3) technology and telecommunications specialist
- (4) food service / kitchen design consultant
- (5) energy modeling and CHPS consultant
- (6) geotechnical consultant
- (7) traffic consultant
- (8) estimating services
- (9) Independent Document Coordination Review

A copy of all Architect consultant contracts (Basic Services and Specialty Consultants) shall be made available to the Board for review and record purposes.

12.11 Not Used

12.12 The Rochester School Modernization Program (RSMP) Design Standards, herein after referred to as the Standards, are incorporated into this document by reference and further referred to in Exhibit K. The Standards are the requirements of the RCSD in the governance and design of its school renovation and construction projects. The Standards provide the necessary information to the Architects and shall be referred to for all design decisions that fall within their purview.

12.12.1 The Design Standards also includes the RSMP's Building Turnover Process. The Architect shall comply with the applicable requirements noted in the Building Turnover Process and as may be amended from time to time.

12.12.2 Compliance with the Design Standards will be demonstrated by the Architect at each design phase submission to the Program Manager. This shall be done by submission of the "Technical Guidelines for Architects and Engineers - Design Guideline Worksheet" for the respective phase along with all design phase supporting documents. Failure to submit a complete design phase document package will result in a submission being deemed incomplete. Payment for incomplete submissions cannot be made by the Board.

12.12.3 Compliance with the Design Standards is a requirement of this Contract. Deviation from the Design Standards will only be allowed by written request from the Architect to the Program Manager and subsequently to the RJSCB. All deviations approved by the Program Manager must be documented as such. All deviating items that have not been approved by the Program Manager will be the responsibility of the Architect as to the cost of all design and corrective implementation related to said deviating items.

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12.13 NOT USED

12.14 Unless exempted from this requirement, the Rochester School Construction Program requires an Independent Document Coordination Review of all school construction drawings prior to putting the documents out to bid. The Review, herein after referred to as the IDC Review, shall be performed by others with the cooperation of the Architect and is more generally described in Exhibit M. It is the responsibility of the Architect to incorporate or otherwise correct any deficiencies discovered as a result of an IDC Review at no cost to the Owner.

12.15 Events of Default. Either party may terminate this Agreement for default (an “Event of Default”) by the other party on the occasion of the occurrence of any event described below:

- (a) the dissolution or liquidation of a party, or cessation of doing business for thirty (30) days or more;
- (b) a party makes an assignment for the benefit of creditors;
- (c) a party either commences, or has commenced against it, bankruptcy proceedings under the Federal Bankruptcy Code or under any other insolvency law;
- (d) a trustee, receiver, custodian, or liquidator is named for the purpose of general administration of such party’s property;
- (e) except as set forth in Section 8.4, the failure by a party to observe or perform any covenant, condition, agreement or undertaking hereunder on its part to be observed or performed for a period of fifteen (15) days after notice specifying such failure and requesting that it be remedied is given to such party, unless the other party shall agree, in writing, to an extension of such time prior to its extension.

12.16 ADA. Architect shall conform its Drawings and Specifications to the requirements of the Americans with Disabilities Act Accessibility Guidelines (“ADAAG”).

12.17 No Presumption Against Drafter; Captions and numbers Both parties acknowledge and agree that this Agreement has been freely negotiated by both parties and that, in any dispute over the meaning, interpretation, validity or enforceability of this Agreement or any of its terms or conditions there shall be no presumption whatsoever against either party by virtue of that party having drafted this Agreement or any portion thereof.

12.17.1 The captions and numbers appearing herein are inserted only as a matter of convenience and are not intended to define, limit, construe or describe the scope or intent of any paragraph, nor in any way affect this Contract. All words used in this Contract, regardless of the number or gender in which they are used, will be construed to include any other number or gender, as the context or sense may require.

12.18 Severability. If any provision or subparagraph of this Agreement shall to any extent be held void, unenforceable or invalid, then the remainder of this Agreement or the application of such provision to the persons or circumstances other than those as to which it is held void, unenforceable or invalid shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

12.19 CAD. All schematic, design and contract drawings and documents prepared by Architect shall be AutoCAD generated drawings employing standard AIA layering utilizing AutoCAD release 2004 or higher software.

12.20 Compliance with RSMP Diversity and Other Requirements. The Architect shall at all times in the performance of its work, as well as in its hiring and employment practices, fully comply with all rules, guidelines and requirements set forth in the RSMP Diversity Plan. The Architect shall also fully comply with all Federal, New York State and City of Rochester laws, statutes, ordinances and regulations as well as any special requirements outlined in the Contract Documents during the term of this Agreement. This requirement includes, but is not limited to, the Architect’s

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continuing obligation to comply with all Equal Employment Opportunity and Affirmative Action programs referenced in, or incorporated as a part of, the RSMP. The Architect agrees to execute the City of Rochester's equal opportunity clause attached as Exhibit B and incorporated by reference and any necessary provisions of the Architect's affirmative action program and/or equal opportunity statement.

12.21 Indemnity. The Architect hereby agrees to indemnify and hold the Board, the Program Manager, the Construction Manager, and any subsidiary, parent or affiliate corporation of the Board, including the RCSD and the City of Rochester, and their trustees, directors, officers, Board members and employees (collectively, the "Indemnitees") harmless from all losses, claims, liabilities, injuries, damages and expenses, including attorney's fees, that the Indemnitees may incur (i) to the extent arising out of or resulting from the Architect's performance of the Services which results in bodily injury or physical or actual damage to the property of the Architect or its agents, subcontractors, sub-consultants, employees or licensees; (ii) to the extent arising out of or resulting from any violation by the Architect of state, federal, or local law, rule or regulation which results in bodily injury or physical or actual damage; or (iii) arising out of or resulting from the negligence or willful misconduct of the Architect or the Architect's agents, subcontractors, sub-consultants, employees or licensees; provided, however, that nothing contained herein shall be construed as requiring the Architect to indemnify the Indemnitees or any of them for any claim for damage or loss of any kind when said damage or loss was caused in whole or in part by the negligence or willful misconduct of the Indemnitees or any of them.

12.21.1 The Architect shall include in each agreement with a subcontractor and/or sub-consultant for the Project, a provision substantially similar to this Subparagraph which provides that such subcontractors and/or sub-consultants shall indemnify the Architect and the Indemnitees for all losses, claims, liabilities, injuries, damages and expenses, including attorneys' fees, that the Architect or the Indemnitees may incur arising out of or resulting from such subcontractor's negligent performance of services, violation of state, federal, or local law, rule or regulation, or negligence or willful misconduct.

12.22 Not Used

12.23 Presentations. Architect shall prepare documents and submissions, to be reviewed by the Program Manager, to all appropriate and necessary oversight entities and make all required presentations to the Building Advisory Committee, "Town Hall" Meetings, RJSCB, the RCSD Board of Education, the Rochester City Plan Commission, Rochester City Council or other Commissions and Boards of the City of Rochester or the State of New York State necessary to securing funding or other approvals in connection with the Project. At least once per year during the Project on a date and at a time designated by the Board, the Architect shall prepare and arrange a visual display at the school involved in the Project, which describes, without limitation, the status of the Work and the Project and the various components of the Project and which includes, without limitation, sample floor plans, materials and finishes, and photographs of the progress of the Work.

12.24 Student Learning and Intern Program. The Architect will conduct a program of student involvement with organized learning and internship involving students from the Rochester City School District including students that attend the Project where appropriate. The timing and nature of the programs will be coordinated with the Program Manager and the school faculty, and will be structured as appropriate for the particular age group. As a minimum, as part of Basic Services, the Architect should provide internship opportunities for 2 high school age students or recent high school graduates during the design phase of this Contract. Students that will be candidates for the intern program will be referred by the RCSD and other local programs (i.e. ACE Mentorship, etc.). The internship program is intended to integrate the students into the design process and provide some real life involvement with the design process. The goal is to educate the students about the architectural design process and to introduce them to the many professions and trades involved in the construction industry. For the younger students, not eligible for the internship program, the Architect should organize a program with the school principal where during the design process, a certain number of the students could be involved in an exploration of the physical spaces of a school, drawings and/or models developed of early design concepts, understanding construction, and will serve to introduce the students to the opportunities and challenges in the daily life of an Architect. The Architect is responsible for creating the specific program and reviewing it with, and getting approval of it, from the Program Manager.

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- 12.25 Representations. Architect hereby represents and warrants to the Board the following:
- (a) that Architect is able to furnish any of the plant, tools, materials, supplies, equipment, key personnel and labor required to complete the services required hereunder and perform all of its obligations hereunder and has sufficient experience and competence to do so;
 - (b) that Architect is authorized to do business in New York and properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over it and the services required hereunder and the Project itself;
 - (c) that Architect's execution of this Agreement and its performance thereof is within its duly authorized powers; and
 - (d) that Architect's duly authorized representative has visited or will visit the Project site and generally familiarized himself with the local conditions under which the Services required hereunder are to be performed and correlated his observations with the Contract Documents.

Architect agrees said representations and warranties in this Subparagraph 12.25 shall survive the execution and delivery of this Agreement.

- 12.26 Exhibit E.8, attached to this Agreement and incorporated by reference, is a list of deliverables that this contract calls for. This is to be used as a guide and aid to both parties of this Agreement and shall not be construed to be a comprehensive all-inclusive list. Exhibit E.8 shall be reviewed periodically between the Architect and the Program Manager and may be used in review of the monthly requisitions for payment to ensure that the requisition is aligned with the project progress.

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This Agreement entered into as of the day and year first written above on page 1.

WITNESS

ROCHESTER JOINT SCHOOL CONSTRUCTION
BOARD, OWNER

By: _____
Tom Richards, Chairman

WITNESS

[Firm Name]
ARCHITECT

By: _____
Its Duly Authorized Representative

Approved as to Form and Correctness

Peter Abdella, RJSCB Counsel

**APPENDIX A
CERTIFICATION OF NON-COLLUSION IN BIDDING**

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury that to the best knowledge and belief:

- 1 The prices of this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor.
- 2 Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and
- 3 No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

FULL LEGAL NAME OF FIRM OR CORPORATION

BY _____
AUTHORIZED SIGNATURE

ADDRESS

TYPED NAME OF AUTHORIZED
SIGNATURE/TITLE

CITY, STATE, ZIP CODE

TELEPHONE AND FACSIMILE NUMBERS

DATE

E-MAIL ADDRESS

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**APPENDIX B
OFFERER’S AFFIRMATION OF UNDERSTANDING OF AND
AGREEMENT PURSUANT TO STATE FINANCE LAW §139-j (6) (b)**

Background:

State Finance Law §139-j (6) (b) provides that:

Every Governmental Entity (including, voluntarily, the Rochester Joint Schools Construction Board, the “Board”) shall seek written affirmations from all Offerer’s as to the Offerer’s understanding of an agreement to comply with the Board’s procedures relating to permissible contracts during a Governmental Procurement pursuant to State Finance Law §139-j(3).

Instructions:

In connection with all proposals, bids, RFP’s, etc., the Board must obtain the following affirmation of understanding and agreement to comply with procedures on procurement lobbying restrictions regarding permissible contacts in the Restricted Period for a Procurement Contract in accordance with State Finance Law §139-j and §139-k:

Offerer affirms that it understands and agrees to comply with the Rochester Joint Schools Construction Board’s Procurement Disclosure Policy, which Policy conforms to the requirements of State Finance Law §139-j (3) and §139-j(6)(b).

BY

*LEGAL NAME OF FIRM OR CORPORATION

AUTHORIZED SIGNATURE

ADDRESS

TYPED NAME OF AUTHORIZED SIGNATURE/TITLE

CITY, STATE, ZIP CODE

TELEPHONE/DATE

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**APPENDIX C
OFFERER'S CERTIFICATION OF COMPLIANCE WITH
STATE FINANCE LAW §139-K (5)**

By signing below, I certify that all information provided to the Rochester Joint Schools Construction Board with respect to State Finance Law §139-k is complete, true and accurate.

BY

*LEGAL NAME OF FIRM OR CORPORATION

AUTHORIZED SIGNATURE

ADDRESS

TYPED NAME OF AUTHORIZED SIGNATURE/TITLE

CITY, STATE, ZIP CODE

TELEPHONE/DATE

*Indicate the complete legal name of your firm or corporation. Do not abbreviate. If a corporation, use name as it appears on corporate seal.

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**APPENDIX D:
FORM OF OFFERER'S DISCLOSURE OF
PRIOR NON-RESPONSIBILITY DETERMINATION**

Name of Individual or Entity Seeking to Enter into the Procurement Contract:

Address: _____

Name and Title of Person Submitting this Form: _____

Contract Procurement Number: _____

Date: _____

1. Has any Government Entity made a finding of non-responsibility regarding the individual or entity seeking to enter into the Procurement Contract in the previous four years? (Please circle):

No

Yes

If yes, please answer the next questions:

2. Was the basis for the finding of non-responsibility due to a violation of State Finance Law §139-j? (Please circle):

No

Yes

3. Was the basis for the finding of non-responsibility due to the intentional provision of false or incomplete information to a Government Entity? (Please circle):

No

Yes

4. If you answered yes to any of the above questions, please provide details regarding the finding of non-responsibility below.

Governmental Entity: _____

Date of Finding of Non-Responsibility: _____

Basis of Finding of Non-Responsibility: _____

(Add additional pages as necessary)

5. Has any Governmental Entity or other governmental agency terminated or withheld a Procurement Contract with the above-named individual or entity due to the intentional provision of false or incomplete information? (Please circle):

No

Yes

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6. If yes, please provide details below:

Governmental Entity: _____

Date of Termination or Withholding of Contract: _____

Basis of Termination or Withholding: _____

(Add additional pages as necessary)

Offerer certifies that all information provided to the Rochester Joint Schools Construction Board with respect to State Finance Law §139-k is complete, true and accurate.

By: _____ Date: _____

Signature: _____

APPENDIX E:

DIVERSITY PROGRAM (“DP”) FORMS

INSTRUCTIONS FOR USE OF THE ATTACHED DP FORMS:

1. DP -1: SCHEDULE OF EBE PARTICIPATION

This form is to be completed and submitted with the response to the RFP. The selected respondent shall be required to resubmit its final version showing all those contractors and or vendors it has entered into agreement with to meet the goals for participation by Eligible Business Enterprises (“EBEs”), defined within the RSMP Diversity Plan (e.g., MBE’s, WBE’s and DBE’s).

2. DP -2: EBE LETTER OF INTENT TO PERFORM

This form is required of the selected contractor. The contractor must fill these out and secure signatures from all EBE firms being proposed as subcontractors.

3. INSTRUCTIONS FOR DP-3 (MONTHLY EMPLOYMENT UTILIZATION REPORT)

4. DP – 3: MONTHLY EMPLOYMENT UTILIZATION REPORT

This form provides a monthly summary of employment manpower utilization. It is used to track the diversity of a particular contractor’s manpower and his responsiveness to the objectives illustrated in the Diversity Plan. The selected contractor is required to submit this form on a monthly basis.

5. INSTRUCTIONS FOR DP-3a (MONTHLY EBE UTILIZATION REPORT)

6. DP – 3: MONTHLY EBE UTILIZATION REPORT

This form provides a monthly summary of work provided by EBE’s listed in the Utilization Plan (DP-1). The selected contractor is required to submit this form on a monthly basis.

7. PROMISE OF NON-DISCRIMINATION

8. EBE ASSURANCE STATEMENT

This form is to be completed and submitted with the response to the RFP.

9. GOOD FAITH EFFORTS CHECKLIST

In the event that the percentage goals for EBE utilization goals have not been met as indicated in the DP-1 “Schedule of EBE Participation” (a/k/a, “EBE Utilization Plan”), this checklist must be completed to indicate the efforts that Bidder/ Proposer undertook in attempting to meet Diversity Program goal.

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EBE UTILIZATION PLAN (DP-1)		Rochester Schools Modernization Program		
1. Project :		2. Bidding on Contract No./Contract Description		
3. Bidding contractor Name / Address / Phone No. / Fax No. / FEIN		4. Bid Submittal Date (MM/DD/YY)		
		<input type="checkbox"/> Original DP-1 <input type="checkbox"/> Revised DP-1 Rev. Date: _____, 20__		
Project Goals: MBE – 17% WBE – 10 % DBE – 3 % SBE – 3 %				
6. Name/Address/Phone No. and FEIN of Proposed M/WBE, DBE or SBE	7. Certified as EBE	8. Performance Category	9. Scope of Services to be provided	10. Proposed Dollar Amount
<p>The undersigned, being an authorized representative of the bidding company, hereby certifies that the above information is accurate, and that bidder has received a proposal from, or discussed with, each of the M/WBE, SBE or DBE firms listed herein prior to the submission of the accompanying bid.</p>				
[Bidding Company's Official Printed Name and Title]: _____				
Authorized Signature: _____ Print Name: _____ Title: _____ The				
<p>The CONSULTANT may follow up with the EBE firms listed herein to verify that each either submitted a proposal to, or discussed with, the bidder the amounts indicated above.</p>				

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EBE LETTER OF INTENT TO PERFORM / RSMP DP-2 FORM

This form is to be completed and submitted to the CONSULTANT by the apparent successful bidder.

RSMP PROJECT: _____

PARTICIPANT: _____

The undersigned has agreed to perform work in connection with the above project as:

_____ sole proprietorship (individual)

_____ a partnership

_____ a corporation

_____ a joint venture

Detailed description of work items to be performed by EBE:

_____ (indicate labor, supplier, broker, etc.) at the following price: \$ _____.

Please note all categories of the subcontractor/joint venture that apply:

_____ Disadvantaged Business Enterprise

_____ Minority-Owned Business Enterprise

_____ Small Business Enterprise

_____ Women-Owned Business Enterprise

The total value of EBE participation under this Joint Venture Agreement is \$ _____; which is _____% of the total Proposal.

(Type or Print Name of subcontractor/Joint Venture) _____

By: _____

Printed Name: _____

Title: _____

Date: _____

This EBE is currently certified as a MBE, WBE, DBE or SBE in the above-indicated performance category. As evidence of this fact, attached is a certification letter from the appropriate certifying authority confirming the current MBE, WBE, DBE or SBE status and the applicable performance category. Failure to include said certification letter(s) to the satisfaction of the CONSULTANT is grounds for rejection of the proposed EBE.

Should any revisions to this pending agreement be necessary after the submission of this form, the bidding contractor shall immediately resubmit the necessary revised forms to the attention of the CONSULTANT for consideration. The undersigned will enter into a written agreement

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for the work described upon the approval of the CONSULTANT and award and execution of a contract with RJSCB to the bidder.

_____	_____
Bidding contractor Company Name	Proposed EBE Company Name
_____	_____
Address	Address
_____	_____
Phone Number	Phone Number
_____	_____
Company Officer Name & Title (Print)	Company Officer Name & Title (Print)
_____ / ____ / ____	_____ / ____ / ____
Company Officer Signature Date	Company Officer Signature Date

For RJSCB Use Only

_____ Date

Owner Signature

_____ Date

CONSULTANT Signature

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INSTRUCTIONS ON COMPLETION OF THE MONTHLY EMPLOYMENT UTILIZATION FORM (DP-3)

1. *Project:* Name of Project that this form submission is applicable to.
2. *Reporting Period (MMM/YYYY)_____/_____:* Indicate the monthly period reporting on; e.g. JUL 2016. Hours reported on this report shall include all hours on the first day of the month through and including the last day of the applicable month.
3. *Reporting Contractor Name/Address/Phone No./Fax No.:* Name/address/phone/fax of reporting entity.
- 4a. *Reporting Contractor is a ()1st Tier -or- ()Lower Tier Contractor:* The reporting entity is to either.
- 4b. *Only if a lower tier contractor, indicate to whom you are a subcontractor:* Only if the reporting entity is other than a first tier contractor, indicate what company/firm you have a direct contractual agreement with relative to this 1st Tier Project contract. If you are a 1st Tier contractor leave blank or indicate N/A.
5. *Construction Trade Class:* Indicate in the space(s) provided below this title, the applicable trade classification group, i.e. Electrician, Carpenter, Mason, Laborer, etc, which the reporting entity utilized during this reporting period.
6. *(a) Total All Hours by Trade M (Male) F (Female):* Under the 6a. M - column, infill the total number of male hours for each trade/grade classification listed, subtotaling at after each trade, for this reporting period. Under the 6a. F - column, infill the total number of female hours for each trade/grade classification listed, subtotaling at after each trade, for this reporting period.

(b – e) Minority Hours by Trade M (Male) F (Female): Under each M – column, infill the total number of male hours for each trade/grade classification and each minority category listed, subtotaling at after each trade, for this reporting period. Under each F – column, infill the total number of female hours for each trade/grade classification and each minority category listed, subtotaling at after each trade, for this reporting period.
7. *Minority % of Total Hours:* The percentage of total minority hours of all hours worked, the sum of columns 6b.- 6e. divided by the sum of column 6a. Only one figure for each trade classification. ie $((6b.M + 6b.F + 6c.M + 6c.F + 6d.M + 6d.F + 6e.M + 6e.F) / (6a.M + 6a.F))$.
8. *Female % of Total Hours:* The percentage of total female hours of all hours worked, the total number reported in 6a.F divided by the sum of total numbers reported in 6a. M and 6a.F. Only one figure for each trade classification.; i.e. $(6a.F/(6a.M+6a.F))$

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(8. cont'd)

Individuals that qualify in both a minority category and the female category should not be counted in both the minority and female percentage figures, as the above percentage calculation will generate (items 9. & 10.

9. *Total Number of Employees:* Total number of male and total number of female employees utilized in each trade and grade classification, subtotalling at after each trade, for this reporting period.
10. *Total Number of Minority Employees:* Total number of male minority and total number of female minority employees utilized in each trade and grade classification, subtotalling at after each trade, for this reporting period.
11. *Reporting Company Official's Printed Name and Title:* Reporting company official's printed name/ title.
12. *Reporting Company Official's Signature:* Reporting company official's original signature. By signing this form, this individual is certifying that the information provided on the form has been reviewed prior to its submission and is accurate to the best of his/her knowledge.
13. *Date Signed:* Date of signature.
14. *Page:* Indicate page number and total number of pages submitted. Attached as many pages as necessary.

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MONTHLY EMPLOYMENT UTILIZATION REPORT – DP3-RSMP										ROCHESTER SCHOOLS MODERNIZATION PROGRAM							
1. Project :										2. Reporting Period (MMM / YYYY) _____ / _____							
3. Reporting contractor Name / Address / Phone No. / Fax No.										4a. Reporting contractor is a () 1st Tier - or - (X) Lower Tier contractor 4b. Only if a lower tier contractor, indicate to whom you are a subcontractor:							
Project Goals: MBE – 17% WBE – 10 % DBE – 3 % SBE – 3 %																	
5. POSITION	EMPLOYEE	6a. Total All Hours by Service		6b. Black not of Hispanic Origin (Hours)		6c. Hispanic (Hours)		6d. Asian or Pacific Islander (Hours)		6e. American Indian or Alaskan Native (Hours)		7. Minority % of Total Hours	8. Female % of Total Hours	9. Total Number of Employees		10. Total Number of Minority Employees	
		M	F	M	F	M	F	M	F	M	F			M	F	M	F
Grand Total																	
<p>Certification Statement - the below signed, being an authorized representative of the reporting company, hereby certifies that the above information represents all the hours worked by the reporting company's employees on the above noted Project site during the above noted month.</p>																	
11. Reporting Company Official's Printed Name and Title										12. Reporting Company Official's Signature				13. Date Signed		14. Page	
_____										_____				___/___/___		___ of ___	

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INSTRUCTIONS FOR COMPLETING THE MONTHLY EBE UTILIZATION REPORT (DP-3A/RSMP) FORM

This form must be submitted on a monthly basis. For the month under consideration, this form must be completed by every contractor/entity providing on-site labor engaged in work associated with the 1st tier contract scope.

For the purposes of completing this form, “on-site labor” is considered to include only labor hours consumed on the Project site in the production of physical work and direct supervision of such on-site work. This would specifically exclude any hours involved in hauling material/equipment deliveries to/from the Project site. The hours involved in the off/on loading of said deliveries would be included only if the personnel involved were not employees of the trucking company.

Example – ABC Contracting is receiving an on-site material delivery from Acme Trucking. Acme’s truck driver’s hours would not be included on this form, but ABC’s personnel who are responsible to unload this delivery would be included. If Acme personnel were responsible to unload this delivery, these hours would be excluded.

For the month under consideration, each 1st tier contractor must submit a completed DP-3/RSMP form for each entity that has provided on-site labor engaged in work associated with the scope of the 1st tier contract. This submission shall be made as part of the monthly payment requisition package and to the ICO CONSULTANT. If after the start and prior to the completion of the 1st tier contractor’s scope, the 1st tier contractor does not submit a monthly payment requisition package, the 1st tier contractor shall either 1) forward a (“No-Labor”) notice advising that there was no on-site labor utilized under its contract scope for the month under consideration or 2) shall forward completed DP-3/RSMP forms for the month under consideration. Whether submitting a monthly payment requisition package or not, DP-3/RSMP forms or “No-Labor” notice must be forwarded to the ICO CONSULTANT.

In addition to required submissions noted above, the same submissions must be made by the 1st tier contractor directly to the ICO CONSULTANT no later than the 5th day of the following month. (e.g., November 2016 DP-3’s/RSMP or No-Labor Notice(s) must be received by December 5, 2016.)

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**DDP-3A
MBE/WBE/DBE/SBE MONTHLY UTILIZATION REPORT
Rochester Schools Modernization Program**

_____/_____
Month Year

Project Name: _____
 Contract No.: _____
 Contractor / Vendor Name: _____
 Address: _____
 Phone No.: _____
 Fax No.: _____
 Change Orders to Date: _____

Original Contract: _____
 Current Contract: _____
 MBE % of Current Contract: _____
 WBE % of Current Contract: _____
 DBE % of Current Contract: _____
 SBE % of Current Contract: _____

Subcontractor Name	MWBE DBE/ SBE	Original Subcontract	Change Orders to Date	Total Current Subcontract to MWBE/DBE/ SBE	Amount Paid to Date to MWBE/DBE/ SBE	Total Amnt of Invoices Submitted to Date	Cancelled Checks Submitted to Date

1. **DDP-3A must be submitted each month.**
2. List all M/WBE/DBE/SBE subcontractors, even after their work is substantially complete.
3. When adding a subcontractor, attach a revised DDP-1 and DDP-2 to this form.
4. **Attach invoices and cancelled checks to this form, if requested.**

Contractor \ Vendor Representative Signature

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PROMISE OF NON-DISCRIMINATION (DP-3)

KNOW ALL MEN BY THESE PRESENTS, that I/we,

Name of bidder/proposer) _____, (hereinafter “Company”), in consideration of the privilege to submit Proposals on contracts funded, in whole or in part, by the Rochester Joint Schools Construction Board (herein, “RJSCB” or “Owner”), hereby consents, covenants and agrees as follows:

- (1) No person shall be excluded from participation in, denied the benefit of, or otherwise be discriminated against on the basis of race, color, national origin or gender in connection with any bid submitted to Owner or the performance of any contract resulting from;
- (2) That it is and shall be the policy of this Company to provide equal opportunity to all business persons seeking to contract or otherwise interested in contracting with this Company, including various local small business enterprises;
- (3) In connection herewith, I/We acknowledge and warrant that this Company has been made aware of, understands and agrees to make Good Faith Efforts to solicit EBE’s to do business with this Company;
- (4) That the promise of non-discrimination as made and set forth herein shall be continuing in nature and shall remain in full force and effect without interruption;
- (5) That the promises of non-discrimination as made and set forth herein shall be and are hereby deemed to be made a part of, and incorporated by reference into, any contract or portion thereof which this Company may hereafter obtain;
- (6) That the failure of this Company to satisfactorily discharge any of the promises of non-discrimination or Good Faith Efforts to attain the EBE utilization Goals and reporting requirements, as made and set forth in this Section 00 43 31, shall constitute a material breach of contract entitling the Owner to declare the Contract in default and to exercise any and all applicable rights and remedies, including but not limited to, cancellation of the contract, termination of the contract, suspension and debarment from future contracting opportunities, and withholding and/or forfeiture of compensation due and owing on a contract.

By: _____
(Signature)

Date: _____, 20_____

Name: _____
(Print name)

Title: _____
(Print title)

EBE ASSURANCE STATEMENT

To be filed on bidding company's letterhead and signed and dated by the Bidder.

Subject Proposal for _____

The undersigned bidder, having submitted a proposal for the referenced project, if awarded the Contract, agrees that the EBE Utilization Plan (DP-1) submitted with the bid or as thereafter modified and approved by the CONSULTANT will be incorporated into the Contract upon submission of the EBE Letter of Intent to Perform. We are committed to ensure EBE participation in the manner indicated below as subcontractors, supplier or in joint venture partnership as follows:

Representation of EBE Status

Name: _____

Address: _____

Phone #: _____

Fax#: _____

Email: _____

FEIN: _____

Work to be performed:

Dollar amount: _____

Percentage of the Total Bid amount: _____

This subcontractor represents that it is / is not a certified MBE/DBE/WBE/SBE (circle the appropriate status).

This subcontractor is a (circle one): Sole proprietorship / individual / corporation / partnership / a joint venture

Contractor/Bidder acknowledgement:

The undersigned contractor/bidder represents that the above information is true and correct to the best of its knowledge:

Name of Contractor/Bidder firm: _____

Authorized representative: _____

Authorized signature: _____ Date: _____, 20__

****EBE Assurance statement should be submitted on bidder's letterhead and must signed by bidder.**

GOOD FAITH EFFORTS CHECKLIST

The Rochester Joint School's Board (RJSCB) welcomes your participation in the Rochester School's Modernization Program (RSMP). Your participation and support in complying with the goals for diversity set forth in the Diversity Plan is critical to the success of the Program. Pursuant to the requirements set forth in this Section and in consideration of the privilege to submit Proposals on contracts funded, in whole or in part, by RJSCB,

We, _____ by Owner/Principal _____

Attest that we have exercised the following Good Faith Efforts in addition to my /our regular and customary solicitation process:

I/We have delivered written notice to three available certified EBE's for each potential subcontracting or supply category in the Contract AND all potential subcontractors or vendors which requested information on the Contract.

I/We have provided all potential subcontractors or vendors with adequate information as to plans, specifications, relevant terms and conditions of the Contract, bonding requirements, and the last date and time for receipt of price quotations.

I/We have attended a special meeting called to inform business and individuals of subcontracting or supply opportunities.

I/We have, in accordance with normal industry practices, divided the contract into economically feasible segments that can be performed by an EBE.

I/We have provided a written explanation for rejection of any potential subcontractor or vendor to the EBE/, including the name of the firm proposed to be awarded the subcontract or supply agreement, where price competitiveness is not the reason for rejection.

I/We have actively solicited, through sending letters or initiating personal contact, EBE's in all feasible and appropriate categories providing subcontracting opportunities for the contract under consideration.

I/We have utilized the services of available community organizations and associations, contractors' groups, and trade associations known to publicize contracting and procurement opportunities, for the purpose of obtaining assistance in the contacting and recruitment of EBE's for the RJSCB's contract under consideration.

I/We have advertised in publications of general circulation in the Rochester MSA trade publications and other media owned by, or otherwise focused or marketed to EBE's, and the advertisement identifies and describes the specific subcontracting or other opportunity in reasonable detail.

I/We have conducted discussions with interested EBE's in good faith, and provided the same willingness to assist EBE's as has been extended to any other similarly situated subcontractor.

I/We have taken steps to ensure that all labor supervisors, superintendents, and other on-site supervisory personnel are aware of and carry out the obligation to maintain a non-discriminatory work environment, free of harassment, intimidation and coercion at all construction sites, offices and other facilities to which employees are assigned to work.

(GOOD FAITH EFFORTS CHECKLIST continued)

Please identify below all subcontractors, suppliers, or a joint venture partner you invited to participate that declined.

1. Name of subcontractor/Vendor: _____
Phone #: _____
Address: _____
Date of Offer to Participate: _____
Date Offer was declined: _____
Reasons Given for Declining:

Please note all categories of ownership that apply:

- ___ African American Business Enterprise
- ___ Asian American Business Enterprise
- ___ Hispanic American Business Enterprise
- ___ Majority Enterprise
- ___ Native American Business Enterprise
- ___ Small Business Enterprise
- ___ Women-Owned Business Enterprise

2. Name of subcontractor/Vendor: _____
Phone #: _____
Address: _____
Date of Offer to Participate: _____
Date Offer was Declined: _____
Reasons Given for Declining:

Please note all categories of ownership that apply:

- ___ African American Business Enterprise
- ___ Asian American Business Enterprise
- ___ Hispanic American Business Enterprise
- ___ Majority Enterprise
- ___ Native American Business Enterprise
- ___ Small Business Enterprise
- ___ Women-Owned Business Enterprise

3. Name of subcontractor/Vendor: _____
Phone #: _____
Address: _____
Date of Offer to Participate: _____
Date Offer was Declined : _____

Reasons Given for Declining:

(GOOD FAITH EFFORTS CHECKLIST continued)

Please note all categories of ownership that apply:

- African American Business Enterprise
- Asian American Business Enterprise
- Hispanic American Business Enterprise
- Majority Enterprise
- Native American Business Enterprise
- Small Business Enterprise
- Women-Owned Business Enterprise Name of subcontractor/Vendor

4. Name of subcontractor/Vendor: _____

Phone #: _____

Address _____

Date of Offer to Participate: _____

Date Offer was Declined: _____

Reasons Given for Declining:

Please note all categories of ownership that apply:

- African American Business Enterprise
- Asian American Business Enterprise
- Hispanic American Business Enterprise
- Majority Enterprise
- Native American Business Enterprise
- Small Business Enterprise
- Women-Owned Business Enterprise Name of subcontractor/Vendor

APPENDIX F

**PROPOSER'S CERTIFICATION OF COMPLIANCE WITH
IRAN DIVESTMENT ACT**

Pursuant to General Municipal Law §103-g, which generally prohibits the City and the School District from entering into contracts with persons engaged in investment activities in the energy sector of Iran, the proposer submits the following certification to Rochester Joint Schools Construction Board:

[Please Check One]

PROPOSER'S CERTIFICATION

- By submission of this proposal, each proposer and each person signing on behalf of any proposer certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief, that each proposer is not on the list created pursuant to paragraph (b) of subdivision 3 of Section 165-a of the State Finance Law.

- I am unable to certify that my name and the name of the proposer does not appear on the list created pursuant to paragraph (b) of subdivision 3 of Section 165-a of the State Finance Law. I have attached a signed statement setting forth in detail why I cannot so certify.

Dated: _____, 20____

SIGNATURE

PRINTED NAME

TITLE

FULL BUSINESS NAME

Sworn to before me this
_____ day of _____, 20____
Notary Public

SECTION 5: SCHEDULE 'A'

**SECTION 5: SCHEDULE ‘A’
PROVISIONS REQUIRED TO BE INSERTED BY LAW**

The parties to the attached Agreement (also referred to as “the Contract” or “this Contract”) agree to be bound by the following clauses which are hereby made a part of the:

1. **Executory Clause.** In accordance with Section 376 of the Education Law, the Board shall have no liability under this Contract to the Contractor or to anyone else beyond funds appropriated and available for this Contract.
2. **Non-Assignment Clause.** In accordance with Section 138 of the State Finance Law, this Contract may not be assigned by the Contractor or its right, title or interest therein assigned, transferred, conveyed, sublet or otherwise disposed of without the previous consent, in writing, of the Board and any attempts to assign the Contract without the Board’s written consent are null and void. The Contractor may, however, assign its right to receive payment without the Board’s prior written consent unless this Contract concerns Certificates of Participation pursuant to Article 5-A of the State Finance Law.
3. **Workers’ Compensation Benefits.** In accordance with Section 142 of the State Finance Law, this Contract shall be void and of no force and effect unless the Contractor shall provide and maintain coverage during the life of this Contract for the benefits of such employees as are required to be covered by the provisions of the Workers’ Compensation Law.
4. **Non-Discrimination Requirements.** To the extent required by Article 15 of the Executive Law (also known as the Human Rights Law) and all other State and Federal statutory and constitutional non-discrimination provisions, the Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, sexual orientation, age, disability, genetic predisposition or carrier status, or marital status. Furthermore, in accordance with Section 220-e of the Labor Law, if this is a contract for the construction, alteration or repair of any public building or public work; or for the manufacture, sale, or distribution of materials, equipment or supplies, and to the extent that this Contract shall be performed within the State of New York, Contractor agrees that neither it nor its subcontractors shall, by reason of race, creed, color, disability, sex or national origin: (a) discriminate in hiring against any New York State citizen who is qualified and available to perform the work; or (b) discriminate against or intimidate any employee hired for the performance of work under this Contract. If this is a building service contract as defined in Section 230 of the Labor Law, then, in accordance with Section 239 thereof, the Contractor agrees that neither it nor its subcontractors shall by reason of race, creed, color, national origin, age, sex, or disability: (a) discriminate in hiring against any New York State citizen who is qualified and available to perform the work; or (b) discriminate against or intimidate any employee hired for the performance of work under this Contract. Contractor is subject to fines of \$50.00 per person per day for any violation of Section 220-e or Section 239, as well as possible termination of this Contract and forfeiture of all monies due hereunder for a second or subsequent violation.
5. **Wage and Hours Provisions.** If this is a public work contract covered by Article 8 of the Labor Law or a building service contract covered by Article 9 thereof, neither the Contractor’s employees nor the employees of its subcontractors may be required or permitted to work more than the number of hours or days stated in said statutes, as otherwise provided in the Labor Law and as set forth in prevailing wage and supplement schedules issued by the State Labor Department. Furthermore, the Contractor and its subcontractors must pay at least prevailing wage rate and pay or provide the prevailing supplements, including the premium rates for overtime pay, as determined by the State Labor Department in accordance with the Labor Law.
6. **Non-Collusive Bidding Requirement.** In accordance with Section 139-d of the State Finance Law, if this Contract was awarded based upon the submission of bids, the Contractor warrants, under penalty of perjury, that its bid was arrived at independently and without collusion aimed at restricting competition. The Contractor further warrants that, at the time the Contractor submitted its bid, an authorized and responsible person executed and delivered to the Board a non-collusive bidding certification on the Contractor’s behalf.
7. **International Boycott Prohibition.** In accordance with Section 220-f of the Labor Law and Section 139-h of the State Finance Law, if this Contract exceeds \$5,000, the Contractor agrees, as a material condition of this Contract, that neither the Contractor nor any substantially owned or affiliated person, firm, partnership or corporation has participated, is participating, or shall participate in an international boycott in violation of the Federal Export

Administration Act of 1979 (50 USC App. Sections 2401 et seq.) or regulations thereunder. If such Contractor, or any of the aforesaid affiliates of the Contractor, is convicted or is otherwise found to have violated said laws or regulations upon the final determination of the United States Commerce Department or any other appropriate agency of the United States subsequent to the Contract's execution, such Contract, amendment or modification thereto shall be rendered forfeit and void. The Contractor shall so notify the State Comptroller within five (5) business days of such conviction, determination or disposition of appeal (2 NYCRR 105.4).

8. **Records.** The Contractor shall establish and maintain complete and accurate books, records, documents, accounts and other evidence directly pertinent to performance under this Contract (hereinafter, collectively, "the Records"). The Records must be kept for the balance of the calendar year in which they were made and for six (6) additional years thereafter. The State Comptroller, the Attorney General and any other person or entity authorized to conduct an examination, as well as the Board, shall have access to the Records during normal business hours at an office of the Contractor within the State of New York or, if no such office is available, at a mutually agreeable and reasonable venue within the state, for the term specified above for the purposes of inspection, auditing and copying. The Board shall take reasonable steps to protect from public disclosure any of the records which are exempt from disclosure under Section 87 of the Public Officers Law (the "Statute") provided that: (i) the Contractor shall timely inform an appropriate Board official, in writing, that said Records should not be disclosed; and (ii) said Records shall be sufficiently identified; and

(iii) designation of said Records as exempt under the Statute is reasonable. Nothing contained herein shall diminish, or in any way adversely affect, the Board's right to discovery in any pending or future litigation.

9. **Identifying Information and Privacy Notification.**

- (a) Federal Employer Identification Number and/or Federal Social Security Number.

All invoices or New York State standard vouchers submitted for payment for the sale of goods or services or the lease of real or personal property to the Board must include the payee's identification number, i.e. the seller's or lessor's identification number. The number is either the payee's Federal employer identification number or Federal social security number, or both such numbers when the payee has both such numbers. Failure to include this number or numbers may delay payment. Where the payee does not have such number or numbers, the payee, on his invoice or New York State standard voucher, must give the reason or reasons why the payee does not have such number or numbers.

- (b) Privacy Notification.

- (1) The authority to request the above personal information from a seller of goods or services or a lessor of real or personal property and the authority to maintain such information is found in Section 5 of the State Tax Law. Disclosure of this information by the seller or lessor to the Board and the State is mandatory. The principal purpose for which the information is collected is to enable the State to identify individuals, businesses and others who have been delinquent in filing tax returns or may have understated their tax liabilities and to generally identify persons affected by the taxes administered by the Commissioner of Taxation and Finance. The information will be used for tax administration purposes and for any other purpose authorized by law.
- (2) The personal information is requested by the Board. The information is maintained in the New York State's Central Accounting System by the Director of State Accounts, Office of the State Comptroller, 110 State Street, Albany, New York 12207.

10. **Conflicting Terms.** In the event of a conflict between the terms of the Contract (including any and all attachments thereto and amendments thereof) and the terms of this Schedule "A," the terms of this Schedule "A" shall control.
11. **Governing Law.** This Contract shall be governed by the laws of the State of New York except where the Federal supremacy clause requires otherwise.
12. **Prompt Payment Requirements.** Timeliness of payment and any interest to be paid to the Contractor for late payment shall be governed by Article XI-A of the State Finance Law to the extent required by law. For the purposes of Article XI-A of the State Finance Law, the Rochester Joint School Board's office whose mailing address is 690 Saint Paul Street, Suite 421, Rochester, New York 14605, is the Board's designated payment office.
13. **No Arbitration.** Disputes involving this Contract, including the breach or alleged breach thereof, may not be submitted to binding arbitration (except where statutorily authorized) but must, instead, be heard in a court of competent jurisdiction of the State of New York, County of Monroe.

- 14. The Omnibus Procurement Act of 1992**, as amended, requires that, by signing this Proposal, the bidder certifies that whenever its Total Bid amount is greater than \$1,000,000.00: (a) it has made reasonable efforts to encourage the participation of New York State Business Enterprises as suppliers and subcontractors on this Project, and has retained the documentation of these efforts to be provided upon request to the State; (b) it has complied with the Federal Equal Opportunity Act of 1972 (P.L. 92-261), as amended; (c) it agrees to make reasonable effort, to provide notification to New York State residents of employment opportunities on this Project through listing any such positions with the Community Services Division of the New York State Department of Labor, or providing such notification in such manner as is consistent with existing collective bargaining contracts or agreements. The bidder further agrees to document these efforts and to provide said documentation to the State and the Fund upon request; and (d) it acknowledges notice that New York State may seek to obtain offset credits from foreign countries as a result of this Contract and agrees to cooperate with the State in these efforts. Documented efforts by a successful bidder shall consist and be limited to showing that such bidder has:
- (a) Solicited bids, in a timely and adequate manner, from New York State Business Enterprises including certified Minority and Women's Business Enterprises, or
 - (b) Contacted the New York State Department of Economic Development to obtain listings of New York State Business Enterprises, or
 - (c) Placed notices for subcontractors and suppliers in newspapers, journals and other trade publications distributed in New York State, or
 - (d) Participated in bidder outreach conferences.
 - (e) If the bidder determines that New York State Business Enterprises are not available to participate on the Contract as subcontractors or suppliers, the bidder shall provide a statement indicating the method by which such determination was made.
 - (f) If the bidder does not intend to use subcontractors on the Contract, the bidder shall provide a statement verifying such intent.
- 15. Chapter 807 of the Laws of New York of 1992**, requires the Contractor and any individual or legal entity in which the Contractor holds a 10 percent or greater ownership interest and any individual or legal entity that holds a 10 percent or greater ownership interest in the Contractor's firm either (a) have no business operations in Northern Ireland or, if they do have such an interest, (b) shall take lawful steps in good faith to conduct any business operations they have in Northern Ireland in accordance with the **MacBride Fair Employment Principles** and shall permit independent monitoring of their compliance with such Principles.
- 16.** The Manager certifies that all information provided to the Board with respect to **State Finance Law Section 139-k** is complete, true and accurate.
- 17.** The Board reserves the right to immediately terminate this contract in the event that it is found that the certification filed by the Manager in accordance with **State Finance Law Section 139-k** was intentionally false or intentionally incomplete.

SECTION 6: SCHEDULE 'B'

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BUSINESS OPPORTUNITY PROGRAM, DIVERSITY WORK FORCE

The RJSCB recognizes the need to take action to ensure that Minority, Women-Owned, Disadvantaged and Small Business Enterprises (M/W/D/SBE's) are given the opportunity to participate in contracts with the Board.

To help meet these objectives, the Business Opportunities Program (BOP) is designed to bring training, education and mentoring to eligible M/W/D/SB's resulting in a more competitive and diverse business capacity in the City of Rochester. The BOP's initiative brings together two distinct services – (1) Mentor-Protégé supported by comprehensive training and (2) Community Outreach & Engagement, created specifically as a catalyst for driving economic diversity growth.

The BOP is intended to increase the number of certified M/W/D/SBE's capable of bidding on construction contracts, educate and train business owners in specific construction related areas, and to improve the small contractors' management, organization and overall skills by teaching them new strategic tools to support the growth of their businesses.

The Architect shall be required to include a stipulated Allowance (see Section 3 A/E Fee Proposal) to compensate for the A/E Team's 'key staff' to provide mentoring-type activities in support of the RJSCB's new Business Opportunities Program (BOP) initiative.

SECTION 7 – RFP EXHIBITS

E.1 – FIXED LIMIT OF CONSTRUCTION

Project: School _____

Location: Rochester, New York

1. Type: Renovation of School for _____
2. Enrollment: _____ Pupils
3. Probable Fixed Limit of Construction (FLC): \$_____ (including site improvements)

The value for the Fixed Limit of Construction (FLC) anticipates the start of construction in the year of _____. It does include assumed escalation in construction costs, and will be finalized at or before the start of the Design Development Phase.

For the purposes of this Agreement the following items of work are budgeted within the FLC:

- Hazmat Abatement
- Existing school building gross and / or selected demolition
- All hard construction costs
- All site improvements (i.e. on and off-site utilities, sidewalks, parking, play areas/fields traffic upgrades, etc.)

For the purposes of this Agreement the following items of work are budgeted in other areas of the Owner's project budget and are, therefore, excluded from the FLC:

- Demolition of adjacent existing properties (non-BOE owned)
- Computer Equipment
- New Furnishings
- CM General Conditions
- Construction Contingency
- CM Fee

E.2 – PROGRAM VERIFICATION GUIDELINES (minimum)

- I. Project Initiation
 - A. Introduce Team/Responsibilities/Contact Information
 - B. Discuss Baseline Issues
 - 1. Design (existing challenges, potential opportunities)
 - 2. Construction Degree of Complexity
 - 3. Social and Physical Context
 - 4. Technology Integration (REVIT and BIM)
 - 5. A/E Team’s Design ‘Draft’ Schedule
(key decisions, Approvals, progress/final Milestones & Deliverables by Work Phases)
 - C. Initial Summary of Understandings & Submission
- II. RCSD / User Interviews
 - A. Conduct ‘Kick-Off’ Interviews
 - B. Analyze existing site and space utilizations
 - C. Develop Initial Space Program Summary (based upon Strategic Plan ‘Test Fit’)
 - D. Analyze potential site and space utilizations/flexibility
 - E. Initial Summary Findings (A-D above) Submission
- III. Workshop(s) – as needed
 - A. Establish Building Advisory Committee (BAC) Meeting Schedule
 - B. Record BAC ‘Input/Feedback’ on Space Programming
 - C. Provide A/E Team’s Final Space Program Summary Recommendations (i.e., reconciliation as needed)
 - D. Initial Summary Findings (A-C above) Submission
- IV. Program Verification/Concept Design
 - A. Assess Strategic Plan ‘Test Fit’ (pro’s and con’s)
 - B. Assess BCS Priorities and Probable Costs
 - C. Proposed Concept Alternatives (2-minimum)
 - D. Preliminary Probable Construction Cost Alignment
 - E. Update A/E Team’s ‘Draft Schedule’
 - F. Initial Summary Findings (A – E above) Submission
- V. Preliminary Draft of Report
 - A. Consolidate and Summarize Work to Date
 - B. Finalize Concept and Recommendations
 - C. Present Summary of Draft to BAC
 - D. Present Summary of Draft to RCSD Facilities Design Group
 - E. Document all Feedback and Submit Report to Program Manager for Final Review/Comment
- VI. Final Program Verification Report
 - A. Incorporate Final Review Instructions into Final Report
 - B. Present Program Verification Update to School Superintendent (or designated representatives)
 - C. Present Program Verification Update to RJSCB (if requested)

E.3 - ROCHESTER CITY SCHOOL DISTRICT DESIGN STANDARDS

The Rochester School Modernization Program Design Standards are a 'working' document undergoing continuous updating, and all related design guidelines, checklists and documents are herein incorporated into this Agreement by reference, and will be provided to the selected A/E Team as the minimum criteria/quality baseline. It will subsequently become the responsibility of the Architect and all of its sub-consultants to become familiar with the content of the Standards and apply them throughout all aspects of the Project.

The Architect is responsible for demonstrating compliance with the Design Standards by use of the various supplied checklists at the end of each Design Phase, and as may be requested by the Program Manager. Deviations from these minimum Design Standards must be formally requested of, and recommended by the Program Manager, and ultimately approved by The District.

E.4 - ESTIMATING STANDARDS

The RSMP uses a standard estimating format that all estimates shall comply with. The purpose is to:

- Provide consistency between estimates prepared by different entities (i.e. Architect, Construction Manager, and RSMP).
- Ensure that quantities of material developed or assumed by different estimators are consistent.
- Assure that assumptions, exclusions, and inclusions considered by estimators are consistent with the intent of the Architect.
- Assure that Contingencies for design, construction and escalation assumed by different estimators are consistent.

ESTIMATE FORMAT

1. There must be a cover sheet matching the format of the Board's Program Budget.
2. All estimates must be in "Present Day" dollars plus an escalation factor to match Project Schedule.
3. All plan sheets must contain the following Information:
 - Project Name
 - Architect's Name
 - The document date
 - Sheet Number
 - Name of the Estimator, the Checker and Company
 - Type of Estimate (i.e. Conceptual, Schematic, Design Development or Construction Document)
5. Costs should be broken as follows:
 - Trade Costs (based on actual quantity take-offs)
 - Allowances for special features (if not well defined)
 - Total Trade Costs
 - Taxes Excluded
 - General Conditions
 - CM Fees (TBD %)
 - Escalation per year % (Trade costs only)
 - Design Contingency % (check w/ Program Manager) Trade costs only
 - Construction Contingency (TBD% - Check w/Program Manager) on Trade costs only
 - Sub Total
 - Estimate Total
5. Sheet 2 of the Estimate Summary must be in CSI (Construction Specifications Standards) Format. Show major items of work within each division.

Major Divisions (not limited to)

010000	030000	080000	130000	250000	320000
020000	040000	090000	140000	260000	330000
022000	050000	100000	210000	270000	
024000	060000	110000	220000	280000	
026000	070000	120000	230000	310000	

6. If Project includes renovation and addition, provide estimate for each separately. Both estimates must be prepared using the same format with quantities, unit, unit price, and the total.
7. All the backup sheets for each division of work should include the basic information of: Description, Quantities, Unit, Unit Price, and Total.

Estimate Format (cont'd)

8. Total costs for the divisions.
9. The project gross and net areas as defined in Exhibit A and broken down by renovation versus new construction.
10. Written assumptions and clarifications.
11. Allowances with descriptions, units and values.
12. Written exclusions.

E.5 – A/E WORK DOCUMENTATION STANDARDS (minimum)

SCHEMATIC DESIGN MINIMUM STANDARDS:

Documents and Reports

- A/E Agreement scope, and/or schedule modifications (if any)
- Update /distribute for record any final Program Verification Report modifications, per Board approval
- Code analysis - code compliance, ADA, occupancy, fire resistive rating, fire protection and structural adequacy.
- SED Manual of Planning Standards
- Geotechnical reports including soils condition analysis and site environmental conditions analysis.
- Site survey report
- Existing conditions documentation necessary for design completion
- Traffic study report
- Hazardous materials effects on design
- The following systems outline specifications including proposed materials, systems and design criteria.
 1. Structural
 2. Equipment
 3. Fire Protection
 4. Plumbing
 5. HVAC
 6. Electrical
- Description of the building envelope; wall systems, window types, glazing types, thermal requirements, and roofing systems.
- A schedule of typical interior finishes; doors, hardware, partitions, ceilings, flooring, and wall finishes
- A description of special finishes required per Program: café, auditorium, gym, pool, exercise, computer, etc.
- Description of specific ADA handicap requirements inside and outside of the building.
- Review of computer cabling, telecom, network Educational Technology design criteria, and analysis of effects on Design Program.
- Energy study and life cycle cost analysis necessary for submission to the Owner and filing per SED requirements
- Security issues narrative for design
- FF&E program description and preliminary budget

Drawings

- Site Plan showing the relationship between new and existing structures/utilities, traffic flow, existing and proposed contours, landscaping features, roads, walks, and utility connections, easements and encroachments.
- Typical floor plans, indicating the relationship of new construction and existing renovation (if applicable).
- Typical floor plans assigning room and space names, clearly indicating program use. Room/Name/Number system
- Typical floor plan showing fire and smoke partitions.
- Roof plans, indicating type of design and proposed system.
- Elevations, showing all sides of the new and/or existing building.
- Diagrammatic sections, indicating floor elevations and internal building construction (schematic).
- Equipment and furnishing drawings that may influence general and MEP design.
- Preliminary perspective and building model. (optional)

DESIGN DEVELOPMENT MINIMUM STANDARDS:

Following is the documentation that is required for completion of the Design Development Phase:

- Drawings sufficient to fix and illustrate the project scope and character in all essential design elements;
- Outline specifications;
- Recommendations for phasing of construction;
- Site Plan(s);
- Landscape Plan;
- Elevations, buildings and wall sections;
- Updated three dimensional line drawings;
- Engineering drawings and calculations; and.

SPECIFIC SUBMITTAL CRITERIA

Drawings

1. Title sheet with drawing Index, Vicinity map, project name, project number, listing of consultants with addresses, identification of the Board, RCSD, Program Manager and the name and address of the Architect of Record.
2. Architectural drawings shall include dimensioned floor plans with all details reference symbols. Each floor plan is to clearly designate scope of work under this contract in a different manner from existing construction, work by others and work which not apart of this scope.
3. All drawing sheets are to carry the title "100% Design Development Submittal" and the submittal date in the title block.
4. All finishes and material selections are to be designated. Submit a complete Finish Schedule for all spaces.
5. Components elevations (Doors, Windows etc.), schedules and legends are to be included for all major portions of the design.
6. Floor plans with the composite design for all rooms within a building wing shall be submitted. Enlarged "Typical Rooms" for each room type shall be submitted for all disciplines (A/C/S/M/E/P).
7. Any partial floor plan and/or wing plan of the building or a floor must carry an associated "key plan" for reference.

Outline Specifications

1. The outline specifications are to be bound and submitted with a table of contents. Page numbers and quantity of pages are to be shown.
2. The Architect's stamp (seal) is to appear on the front cover. The front cover is to include the Owner's name, Architect's names, project name, project number, the title "100% Design Development Submittal" and the submittal date.
3. Any front end document prepared by the Architect is to be submitted. In the table of contents, reference all Board or other required documents, and insert colored sheets at the appropriate locations where these documents would go. Title each colored sheet.
4. The "Summary of Work" will be submitted in a full draft form. The Summary of work shall include the following:
 - Related documents
 - Project Description
 - Existing Conditions
 - Demolition
 - Continuous Operation of Existing M/E/P systems
5. Divisions 2-18 specification sections are to include Part 1- General, Part 2- Products and Part 3 - Execution. Product descriptions for all intended materials, products and equipment are to be indicated with three or more manufacturers even if a Performance specification is utilized.

Site Plan(s)

1. Drainage scheme and proposed collection systems are to be indicated.
2. All existing sewer, water, electrical, telephones cable and gas lines are to be shown and sized. New lines or connections are to be shown and detailed.
3. All new site improvements are to be shown.
4. Electrical transformers, cooling towers, and other major equipment are to be shown and detailed.
5. New and existing paving with handicapped accessibility are to be clearly shown.

6. Existing and new fencing are to be shown.
7. Existing and new site lighting are to be shown.

Landscape Plan

1. Adequate in detail to show planting types and species, preliminary details shown and related site design items illustrated.
2. Prepared by a Landscape Architect licensed in the State of New York.

Engineering Drawings

1. All mechanical rooms, boiler rooms, electrical vaults(s), electrical closets and distribution rooms are to be drawn to a large scale with all new existing equipment, panels and major feeds shown.
2. Fire alarm and sprinkler systems drawn, and main panels are to be shown in elevation.
3. Show security system and cameras.
4. Show lighting and power plans with legends and schedules.
5. Show all sub-panels and distribution boards with legends and schedules.
6. Show plumbing and Mechanical plans with legends and schedules.
7. All civil and structural components are to be detailed, dimensioned and referenced back to architectural drawings.
8. Submit backup calculations for all loads, major equipment sizes and pipe sizes.*

Code Compliance*

List all current and applicable codes for the project.

List all review and permitting agencies that are applicable to this project.

Calculate and submit all exiting requirements, rated corridors and required number of stairs.

Update Code Compliance as part of the Final Construction Drawings, per SED Standards.

**Indicates that these items are to be bound together in a separate manual with a table of contents and dividers.*

CONSTRUCTION DOCUMENT MINIMUM STANDARDS:

Documents for the Construction Document Phase shall be based on the approved Design Development Documents and shall include, but not be limited to, the following:

- CAD plan sheets, including all reflected ceilings, roof, basement, and incidental areas with all column lines and column line dimensions identified. The roof plan will show all necessary slopes, pitches, equipment, access doors, plumbing vents, risers, and any equipment needed to be taken into account prior to submission of construction bids.
- It is recommended that a common elevation system be used for all construction disciplines. If not, provide benchmarks on respective discipline plans (i.e., how an architectural elevation benchmark relates to civil/site elevations, and vice versa).
- On respective floor plans, all rough openings for windows, louvers, and exterior doors should be shown.
- On respective floor plans, all spaces be fully identified, labeled, dimensioned, and numbered.
- On respective floor plans, all pitched or depressed floors shall be clearly identified.
- For each space, provide a schedule of material finishes. All finishes for floors, bases, walls, ceilings and ceiling heights (if not shown on reflected ceiling plans) should be clearly referenced to appropriate details and/or specifications for material selection and installation requirements. Where multiple finishes are required for a common space, those details should be clearly defined either by narrative or large scale (1/4"=1'0") detail.
- For all doors, provide a schedule of materials and appropriate references. Each door on the plan set should be identified. Proper elevations and/or specification sections should be present and properly referenced by the schedule. The information contained with the schedule should identify for each door:
 - a. The door type & material.
 - b. The frame type & material.
 - c. The door and frame fire rating per the code analysis.
 - d. Glazing requirements.
 - e. Hardware requirements
 - f. Jamb, head, and sill details.

- g. Any other pertinent or special requirements required for that door type.
- Exterior Elevations shall be provided and referenced, showing:
 - a. The relationship between finish grade, floor to floor heights, cladding, parapets, towers, roofs, and other building structures.
 - b. Window types, louver types, light fixtures, and miscellaneous metal enclosures for MEP equipment.
 - c. Material selections for exterior finishes, referenced to appropriate details and/or specifications.
- All windows and louvers shall be referenced to details or specifications by type, where dimensions, construction, materials, finishes, head, jamb, sill and any other pertinent design criteria are clearly defined.
- Building sections shall be provided and referenced, showing: the relationship between floors, floor thickness, ceilings, and building structure.
- Interior elevations should be shown for all bathroom, entrance and public areas where disparate finishes and mounting heights for applicable equipment should be distinguished.
- Exterior wall sections shall be provided and referenced where wall type, material characteristics (i.e., flashings, sealants, blocking, etc.), differences in elevation, or where functionality of a building system (i.e. windows, or wall sleeve for mechanical equipment) needs to be identified.
- All wall and partition types should be identified. A corresponding schedule of partition types should be referenced.
- All stairs shall be identified and referenced to large scale details including, if applicable, number of risers, types of nosings, treads, railings, balustrades, entrance mats, finishes and life safety features.
- All Millwork, Casework, and Specialty Display Equipment should be referenced to details and specifications. Custom wood products should be identified in large scale elevations, have cross sections where necessary to clarify the extent of material selections, dimensions and finishes.
- All shafts, elevators, escalators, shall be identified and referenced to large scale details and/or specifications.
- All plan sheet details for other miscellaneous architectural features (i.e. soffits, recessed cabinets, etc.) shall be clearly identified. All plan sheet details should be used and referenced.

Structural Design Minimum Documentation:

- 1/8"=1'-0" scale CAD plan sheets, including all foundation, floors, roof, and incidental structures such as towers and/or support services buildings should be included.
- Foundation system design (Note: For the various systems, typical criteria concerning footings, slabs, reinforcing is not repeated. Where multiple systems are used, common structural elements shared by the various systems should be shown.)
 - a. Sheeting & shoring requirements
 - Scaled plan locating sheeting. Details & elevations should be provided and referenced...
 - Quantifiable tie-back systems, if required, should be provided and referenced.
 - b. Spread Footing / Mat Slab Design
 - Scaled plan (1/8" preferred) indicating isolated footings, continuous footings, slabs on grade and foundation walls. Slab elevations and bottom of footing elevations noted. Dimensions should be provided on details when not listed on plan sheets.
 - Schedule of isolated footings, by type, indicating size and reinforcing requirements. All isolated footings on the plan sheets should be referenced to the schedule. For reinforcing requirements or isolated footings with unusual geometry, sectional views should be shown
 - Continuous footing details indicating sizes and reinforcing requirements. Where changes in continuous footings occurred, detail or sectional references should be provided. For reinforcing requirements or continuous footings with unusual geometry, sectional views should be shown
 - Foundation wall & pier conditions indicating sizes & reinforcing requirements should be scheduled and referenced. Sectional views should be shown.
 - Slab on grade should indicate top of slab elevation, slab thickness, pitch, depressions thickness and area, and reinforcing requirements. Sectional views should be shown
 - Waterproofing and foundation drainage requirements should be referenced in details and/or specifications.
 - c. Pile / Caisson Design
 - Scaled plan (1/8" preferred) indicating pile/caisson sizes & quantities, caps, grade beams, slabs on grade and foundations walls. Slab elevations and bottom of cap / grade beam elevations noted.

- Length of piles/caissons including amount of rock socketing.
 - Type of piles with loading criteria referenced to details and/or specifications.
 - Pre-augering requirements referenced to details and/or specifications.
 - Casing requirements referenced to details and/or specifications.
 - Types, number of tests, and locations of tests shown on the plan sheets, and referenced to details and/or specifications.
 - Provide a schedule of typical cap and grade beam designs indicating sizes and reinforcing requirements. All grade beams should be labeled and referenced to the schedule.
- d. Slurry Wall Design
- Scaled plan (1/8" preferred) indicating slurry wall layout, slabs on grade and any additional foundation walls. Slab elevations and top of slurry wall elevations noted.
 - Slurry wall material composition should be referenced by notes, details and/or specifications.
 - Length of slurry wall including amount of rock socketing.
 - Thickness of slurry wall with reinforcing requirements.
 - Section showing guide wall requirements. Provide multiple sections, if required.
 - Quantifiable tie-back systems, if required, should be provided and referenced.
 - Types, number of tests, and locations of tests shown on the plan sheets, and referenced to details and/or specifications.
- Main Structural System Design
 - a. Steel Structural Systems
 - Scaled plans (1/8" preferred) indicating layout structure, column lines, column line dimensions, elevations of floor slabs, piece types & sizes, moment connections and bracing locations. Slab elevations noted.
 - A column schedule should be provided, showing relationship of columns from foundation to roof, column sizes, connection details, and base plate details. All applicable details should be provided and referenced.
 - Bracing labels should be shown on the plan sheets and referenced to elevations. Beam sizes and connection details at the braces should be identified and referenced.
 - Girder & truss elevations with members sized.
 - Skylight and curtain wall supports should be shown and referenced to details and/or specifications. The criteria for curtain wall wind bracing loads and criteria for skylight supports design should be provided for independent shop drawing confirmation.
 - Tie-rod & cable requirements should be shown; applicable references to details and/or specifications should be provided.
 - Connection details should be shown; applicable references to details and/or specifications should be provided.
 - Exterior wall sections/details should be provided and referenced. Wall section references should be provided when wall construction changes...
 - Framing @ floor & roof openings should be shown...
 - Beam opening locations for MEP or other equipment/infrastructure should be shown. Criteria for beam openings, by a schedule, specification, or detail, should be provided and referenced.
 - Slab depressions, equipment support, roof screen support, window washing anchorage, satellite dish support, should be shown; references to details and/or specifications should be provided.
 - Slab locations, top of slab elevations, thickness, reinforcing and deck type/size should be shown and referenced to details and/or specifications.
 - Type of deck closure relative to light gauge or bent plate material should be shown and referenced to details and/or specifications.
 - Number of deck shear connectors should be noted.
 - Spray fireproofing or concrete encasement should be shown on the plans, plan sheet notes, details and/or specifications.
 - Any additional secondary framing requirements noted. (i.e. mezzanines, stages, stairs, ramps, etc.) Should be shown with all members, connections, bracing labeled and/or scheduled.

- Priming / painting criteria should be listed in plan sheet notes or in the specifications. Any structural steel in an exposed location should be noted if special preparation for finishes is required.
- b. Cast-in Place Concrete Systems
 - Scaled plans (1/8" preferred) indicating layout of floor slabs, openings, column lines, and column line dimensions, slab type & sizes and structural wall locations. Slab elevations noted.
 - A schedule of cast in place columns should be provided. Sections and reinforcing requirements should be referenced to details and/or specifications.
 - Structural wall, beams & column drop sections & details with reinforcing requirements should be referenced to details and/or specifications.
 - Structural girder sections & details with reinforcing requirements should be provided.
 - Embed items such as loading dock angles, sleeves, steel support plates, etc. should be shown on plans, and referenced to details and/or specifications.
 - Slab placement criteria should be defined and referenced.
 - Finishing & curing criteria should be defined and referenced.
- c. Structural Precast Systems
 - Scaled plans (1/8" preferred) indicating layout of floor slabs, openings, column lines, and column line dimensions, slab type & sizes and structural wall locations. Slab elevations noted.
 - A schedule of cast in place columns should be provided. Sections and reinforcing requirements should be referenced to details and/or specifications.
 - A schedule of structural wall, beams & column drop sections & details with reinforcing requirements should be referenced to details and/or specifications. Otherwise, sectional views representing the same information should be provided and referenced to the plan sheets.
 - Structural girder sections & details with reinforcing requirements should be identified and referenced to details and/or specifications...
 - Stair element system should be identified and referenced to details and/or specifications...
 - Exterior wall sections/details should be provided and referenced. Wall section references should be provided when wall construction changes...
 - Framing @ floor & roof openings should be shown...
 - Beam opening locations for MEP or other equipment/infrastructure should be shown. Criteria for beam openings, by a schedule, specification, or detail, should be provided and referenced.
 - Embed items such as loading dock angles, sleeves, steel support plates, etc. should be shown on plans, and referenced to details and/or specifications.
- d. Wood / Light Gauge Framing Systems
 - Scaled plans (1/8" preferred) indicating layout of floor framing, openings, column lines and structural wall locations. Slab elevations noted.
 - Wood species, sizes and rating requirements required for all framing elements.
 - Metal stud and joist sizes and gauge should be shown and referenced to details and/or specifications.
 - Connection points should be shown and referenced to details and/or specifications.
 - Truss elevations should be shown with all members labeled and connections points identified
- Final structural design criteria
 - a. Live load criteria should be listed on the plans and/or specifications.
 - b. Dead loads criteria should be listed on the plans and/or specifications.
 - c. Wind load criteria should be listed on the plans and/or specifications.
 - d. Special provisions for concentrated loads, openings & equipment loads should be listed on the plans and/or specifications.
 - e. Deflection & vibration control should be listed on the plans and/or specifications.
 - f. Thermal movement control should be listed on the plans and/or specifications.
 - g. Subsurface waterproofing should be listed on the plans and/or specifications.
- The following foundation design criteria and/or quantities should be shown on the plans and specifications.
 - a. Soil bearing capacity.
 - b. Boring & test pit data.
 - c. Water table data.

- d. Contaminated soil removal criteria.
- e. Potential subsurface obstruction allowance established.
- f. Potential rock / ledge removal. C
- Critical coordination clearances
 - a. Sections at critical clearance areas with detailed dimensions should be shown on the plans and/or referenced to appropriate details.
- Specifications or materials lists
 - a. Specifications are expected to indicate material and installation requirements by major structural components.
 - b. Specifications sections to be issued include, but are not limited to:
 - Earthwork
 - Cast-in-place Concrete
 - Structural Precast Concrete
 - Reinforcing
 - Structural Steel
 - Steel Joists
 - Metal Decking
 - Light Gauge Metal Framing
 - Metal Stairs & Railings
 - Rough Framing - Carpentry

Mechanical Design Minimum Documentation:

- HVAC System
 - a. Heating and cooling design load calculations. These should be redundant at this point.
 - b. Air and water system balancing criteria should be shown on the plans and/or specifications.
 - c. Equipment locations should be shown and units referenced to an equipment schedule. The schedule should indicate representative manufacturer's name, model number, size, capacity, utility connections and/or characteristics, and capacities. Recommend showing pad, structural support, or vibration control via detail, schedule description, or specification.
 - d. Mechanical infrastructure layouts
 - Size, location and routing of major ductwork should be shown, with all bends, tees, flexible connections, volume, smoke, fire dampers identified. Details for duct fittings, connections, and relationship of dampers to walls and/or access doors should be provided and referenced. This should be the case for all supply, return, and exhaust systems.
 - If plan view is too congested or unclear, a single line diagram of branch ductwork, with sizes and capacities, heating zones, VAV boxes etc. should be provided.
 - Size, location and routing of steam and/or heating water piping should be shown. Details for terminal unit connection, including all shutoff valves, check valves, balancing valves and/or ports, gauges, units, etc. should be provided and referenced.
 - e. Required space for equipment should be identified. Provide small scale plans (1/4"=1'0) for especially congested or unclear piping areas.
 - f. Required chases and clearances should be identified.
 - g. Acoustical and vibration control should be referenced to plan sheet notes and/or specifications.
 - h. Temperature control system description should be provided in the specifications.
 - Plan sheet should indicate locations of temperature control equipment (i.e. main control and zone control panels, thermostats, humidistats, piping or duct sensors, motorized valves, variable frequency drives, etc.)
 - A temperature control schematic should be provided, well as a description of the system sequence of operation.
- Plumbing
 - a. On the plan sheets, show location and size of incoming services (i.e. gas, water, storm, sewer, etc.).
 - All plumbing fixtures, including roof drains, floor drains, storage tanks, hot water heaters, etc. should be located and labeled on the plan sheets. Details of relationship between drains and flooring and/or roofing systems should be identified.

- All fixtures and drains should be referenced to an equipment schedule and/or specifications. Schedule/specifications should contain representative manufacture, model number, and utility connection types and sizes.
 - b. Recommend showing pad, structural support, or vibration control via detail, schedule description, or specification.
 - c. Size, location and routing of hot water, cold water, recirculation lines, gas lines, waste piping and any other incidental plumbing system should be shown. Details for equipment unit connection, including all shutoff valves, traps, water hammer arrestors, gauges, etc. should be provided and referenced.
 - d. Provide hot and cold water, sanitary, and storm system riser diagrams.
- Fire Protection System
 - a. Provide basis for fire protection system calculations.
 - b. On the plan sheets, show location of incoming fire protection service. If applicable, show site fire loop, shutoff valves, hydrants, fire department connections, thrust blocks, etc. If not shown here, the system should be shown on the site utility plan.
 - c. Locate fire pump, compressor and other incidental equipment. Provide representative manufacture, model number, size and capacity.
 - d. Show location of all standpipes, drain lines and test stations. Configuration of shutoff valve, fire department valves and recessed cabinets, check valves, tamper and flow switches should be referenced to details and/or specifications.
 - e. Provide layout of sprinkler system on plan sheet. Identify diameter of pipe runs 2" and over.
 - f. Indicate type of sprinkler head (concealed, exposed, upright, etc.)

Electrical Design Minimum Documentation:

- General note: Major equipment, such as panelboards, fire alarm panels, lighting equipment, sound systems, etc. all shown on common sub-discipline plan sheets.
- Power system
 - a. On the plan sheets, provide sizes and locations for conduits and wires of incoming electrical service(s). If applicable, provide a site plan showing all transformers, substations, duct banks, site lighting and conduit, manholes, handholes and remote power requirements. If not shown here, it should be shown on the site layout.
 - b. Provide a single line riser diagram of both normal and emergency power (if applicable). Identify all generators, UPS systems, main electrical cabinets, motor control centers, panelboards, load centers transformers, disconnect switches, enclosed circuit breakers and/or motor starters above 100 amps, and termination of equipment. Riser should show all conduits, wire sizes and encasement requirements. All riser equipment should be completely referenced to respective schedules and/or specifications.
 - c. Provide locations for all special receptacles, outlets, hardwire equipment locations and rough-ins. Identify feeder types and panelboard circuit and references for each terminal device.
- Lighting System
 - a. On plan sheets, show physical location of all light fixtures, lighting or dimming cabinets, time clocks and other incidental lighting system components. Provide wiring diagrams or schematics where relays or extensive switching means are required. Identify feeder types and panelboard circuit references for each lighting fixture and/or circuit.
 - b. Provide light fixture schedule with representative manufacture's fixture type, model number, lamp and/or ballast requirements.
 - c. Provide physical location of light switches, occupancy sensors and /or control cabinets. Provide wiring diagrams for extensive switching means are required.
- Fire Alarm System (Including special requirements)
 - a. Minimum: Descriptive specification section identifying building code requirements by space, explanation of equipment and breakdown.
 - b. Minimum: Single line riser diagram identifying all fire alarm system components including smoke detectors, duct smoke detectors and equipment shutdown controls, heat detectors, separate elevator

- recall system (if required), horns, horn strobes, strobe lights, evacuation speakers, annunciator panels, building layout panel, main fire alarm control panel, type of system wiring (Class A, B),
- c. Preferred: Plan sheet layout showing physical location of each device corresponding to the riser diagram. All equipment requiring line voltage to have circuit size and panelboard circuit references provided.
- Call for Aid (including any special requirements)
- Public Address System (including any special requirements)
- Tel/Data systems (including any special requirements)
 - a. If cable trays or dedicated empty conduits are required, they should be shown on the plan sheets.
 - b. Data drop and clock locations are required, wiring and backboard locations for security cameras, SmartBoard, or video projector mounting.

Civil Design Minimum Documentation:

- Site Plan showing buildings, paving walls, curbs, retaining walls and property lines and all site materials should be shown and referenced to details and/or specifications.
- Site lighting layout
- Boring information
- Sections through paving, walkways and curbs should be shown and referenced to details and/or specifications.
- Site drainage pattern and location of utilities and points from which services will be run to the building. Sizes of manholes, invert elevations, and utility sizes, capacities and materials should be identified.
- Indicate all underground utilities and services existing and proposed.

Landscape Design/Documentation Service:

- Landscape plan showing types and quantities of planting per the Owner's standards.
- Plans showing existing grades in relation to finish grades
- Parking layouts

Food Service Design/Documentation Service (coordinate with Owner's food service design consultant):

- 1/4"=1'-0" scale on plan sheets, if possible. No smaller than 1/8" scale. Plan sheet to show relationship of food service equipment to building structure.
- Provide an itemized schedule for all food service equipment including unit description and utility requirements (i.e. sizes and/or types of connections for hot water, cold water, drainage, steam, gas, electrical, etc.)
- Identify areas on plan sheet where food service equipment requires changes in floor conditions (i.e. depressed slabs, pitched floors, etc.)
- Provide specification section describing equipment, including manufacturer's part number and description, approved equals (if appropriate) and quantity of units to be provided.

Independent Document Coordination (coordinate with Owner's IDC consultant):

- Refer to Exhibit M for full detailed scope and 2.4.2 and 12.14 for Architect responsibility.

E.6 - INTERDISCIPLINARY DOCUMENT REVIEW INTENT

(Provided by others)

INTRODUCTION

This exhibit outlines the process used for performing an IDC review. Interdisciplinary Document Coordination (IDC) is designed to address Coordination issues within and between various construction disciplines. The goal is to provide a set of quality project documents in both process and resulting construct.

Discrepancies are identified, noted and reviewed with the design team. The design team is required to correct discrepancies and reissue all affected / revised construction documents.

The IDC review will not identify every conflict; it is not a Constructability review or Value Management session. It is a methodical, systematic examination of construction plan sheets, specifications, sketches, and addenda. The review points out inconsistencies within the body of presented information. It is not a substitute for engineering or architectural review.

CONVENTIONS AND PRACTICES

The compiled report issued at the conclusion of an IDC review should be a stand-alone document. The comments should direct a plan holder to discrepancies discovered without using a marked up set of plans. Consistent language and formats should be used in the report.

A. Before the review, note the following:

Documentation Assessment / Pre-Coordination/Reporting Log. This step requires the reviewer to determine if the documents are suitable for an IDC review. An IDC review is typically best performed when Construction Documents are beyond ninety percent (90%). Usually, a completion percentage below ninety percent means that a substantial amount of information is missing. Therefore, comparisons among and between disciplines will be difficult. If the documents are not sufficiently complete, the review should not commence and the project team should be informed.

B. After the review, note the following:

Because each review is unique, the effort may conclude in different ways. Reviews may take place with a single issue of documents, where a single compliance check is performed after revisions. Others might be phased, where several interim reports and compliance checks are necessary. Regardless, the goal should be to provide a quality set of consistent documents for bidding and construction.

C. Document Re-issuance:

The Architect and appropriate sub-consultants shall correct, amend or revise the documents in the most expeditious manner in accordance with the discrepancies noted in the IDC report. All documents shall be labeled with a reissue date and forwarded to the CM for bidding. Documents that have not been through an IDC review or have not been coordinated shall not be issued for bidding.

E.7 - RECORD DOCUMENTS

The Final Record Documents and drawings to be provided in accordance with section 12.8 of this Agreement shall be:

Construction drawings revised to show as-built changes made during the construction process, based on marked-up prints, drawings and other data furnished to the Construction Manager by the construction trade Contractors. The Construction Manager shall collect such copies of the final as-builts, coordination and other drawings and other digital files from the construction trade Contractors. Upon review by the CM for completeness, said documents will be delivered to the Architect, who will prepare a complete and indexed set of reproducible Final Record Documents, and CAD files in the required number of copies with one (1) hard copy full and half-sized sets of the reconciled as-built drawings for RCSD general reference.

Provide all Final Record Document drawings in AutoCAD DWF and DWG file formats. All layers and refs must be embedded (DWF) or bound (DWG) as appropriate, and all security features must be turned off.

E.8 - CHECKLIST OF GENERAL DELIVERABLES (minimum)

This checklist is meant to be a guide to the deliverables owed under this Agreement. It is not to be construed as all-inclusive for everything contained within this Agreement.

Article	Sub-paragraph	Service	Deliverable
	Basic Services:		
1.0	1.1.3	Architect's Services	Schedule of Basic Services
2.0	2.2.1	Program Verification Phase	Final Report
2.0	2.2.1	SD Phase	Forensic testing program
	2.2.2		Site survey
	2.2.3		Cost implications/MCA & EPC analysis
	2.2.4		List of key personnel
	2.2.5 / 2.2.9		Schematic Design Docs
	2.3.1 / 2.3.3	DD Phase	Design Dev. Docs
	2.3.2		DD Progress Docs
	2.3.3		Value Management
	2.4.1 / 2.4.3	CD Phase	CD Docs
	2.4.1		Present CD's to BSF
	2.4.2		CD Progress Docs
	2.4.4		Assist CM w/ Bidding info. Issue Addenda to BSF
	2.4.5		Advise Owner & CM of all requirements for governmental approvals
	2.4.6		Provide testimony and docs
	2.5.1		Bidding
2.6.1 / 2.6.19	Construction Administration	Assist PM in Admin. CM	
2.6.5		Attend site meetings. Issue Field Reports.	
2.6.9		Review and approve CM Applications for Payment	
2.6.10		Reject nonconforming work	
2.6.11		Review and approve submittals, etc.	
2.6.13		Review and recommend change orders	
2.6.15		Issue punch list. Determine substantial completion. Forward Warranties.	
2.6.16 / 2.6.18		Interpret and decide matters concerning performance.	
2.6.19		Participate in Commissioning	
		Additional Services:	
3.0	Explicit Services and Deliverables under Article 3 will be reviewed and agreed upon at the time of engagement for those services.		
5	5.2.1	Construction Cost	Review Board's project budgets
	5.2.2		Estimating Services
	5.2.4		Modification of Construction Docs
9	9.11	Miscellaneous Provisions	Certificates of Insurances
12	12.1	Other Conditions or Services	Meetings
	12.3		All submissions for governmental approvals
	12.4		Measured Drawings if needed
	12.5		Verify RCSD drawings
	12.6		Energy Modeling & LCCA

12.7		Project Model if requested
12.8		CAD Files
12.9		Educational specification
12.10		Sub-consultant Contracts
12.12		Adherence to Standards Checklists.
		Turnover Documents
12.13		Adherence to HPSD Checklists
12.14		IDC Review
12.19		CAD drawings
12.23		Presentations
12.24		Student Learning Program
12.27	Other Conditions or Services	Pre-Design Consultant Services