



Request for Proposals

**Construction Management Services
Phase 2a Projects**

**Rochester Schools Modernization
Program – RSMP**

Issued by:

Rochester Joint Schools Construction Board (RJSCB)

Issue Date: 29 June 2016



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

REQUEST FOR PROPOSAL

Date: June 29, 2016

From: Rochester Joint Schools Construction Board
Thomas Renauto, Executive Director

Send Proposal to: Rochester Joint Schools Construction Board
Mr. Thomas Renauto, Executive Director
1776 N. Clinton Avenue
Rochester, NY 14621
Tel. (585) 512-3806

Submit Questions to: trenauto@aol.com

RFP SCHEDULE

1.	RFP issued to service providers/potential responders	29 June 2016
2.	Deadline for submittal of questions, clarifications and modifications regarding the RFP by service providers/potential responders.	11 July 2016 (Noon)
3.	Answers to questions and/or modifications issued by Addendum and posted on the RJSCB website: www.rcsdk12.org/rsmp	13 July 2016 (5 PM)
4.	Submittal Deadline for Request for Proposals.	19 July 2016 (Noon)
5	Shortlist Firms notified of interviews	26 July 2016
5.	Interviews with short listed firms (anticipated).	02 Aug 2016
6.	Award (anticipated).	09 Aug 2016

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Section 1 - RSMP Overview

SECTION 1 - RSMP OVERVIEW

Purpose of Request:

The Rochester Joint Schools Construction Board (RJSCB) is seeking proposals from qualified professional Construction Management Firms to act as a Construction Manager (CM, or CM Team) for specific Phase 2 of the Rochester Schools Modernization Program (RSMP). This request for proposals is specifically related to the group of projects, known as Phase 2a involving three (3) facilities: Virgil I. Grissom School 7, John Walton Spencer School 16, and the East School Campus.

The purpose of the CM's role is to provide a single point of contact for construction management service requirements of the proposed Phase 2a school projects. The intent is to ensure that those Agreements entered into by the RJSCB with independent contractors and vendors for the specific purpose of executing the construction work as defined by the Architect of Record's (Architect) construction documents for each school project is professionally managed to achieve the defined scope, quality, schedule and budget. All Agreements including prime trade contractors, vendors, and purchase orders will be held by the RJSCB.

The CM will administer all construction contracts for assigned school project(s) under the oversight of Savin Engineers, P.C., the Program Manager (PM). The services to be provided will include, but not be limited to various pre-construction services (estimating, budget development, constructability review, value management assessments, preparation of front end documents, bid package development, bid solicitation, bid tabulation and bid award recommendation etc.); followed by construction related services such as contract administration, cost reporting, contractor pay application review and recommendation, scheduling, construction administration, job safety program development and review; as well as monitoring of all required policies and procedures for the proper and successful administration in the interest of the RJSCB, and the overall success of the program.

District Information:

The Rochester City School District (RCSD 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 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. This RFP applies to only the three (3) Phase 2a Projects of Phase 2.

CM Evaluation Criteria:

The information provided in response to this RFP, along with your cost proposals shall be used for developing a shortlist of CM Teams that will be invited for interviews prior to final selection by the RJSCB. Please organize your proposal to clearly address the following criteria:

1. The relevant experience in the Phase 1 of the RSMP or other PK-/12 Upstate New York Urban School Districts over the past six (6) years will be a significant determinant in the selection of prospective CM's for the respective 2a Projects.
2. Similarly, that relevant experience and prior working relationships with the proposed sub-consultants comprising the CM Team will be considered, along with their respective experience if out-of-state.
3. The demonstrated performance in "active and aggressive actions" to meet the RSMP Diversity and Workforce Goals, whether in Phase 1 of the RSMP or other urban school districts in New York State, will

be a significant consideration on the suitability of prospective CM Teams.

- a. The prospective CM shall provide as an Appendix to its Proposal a copy of that firm's current EEO Plan.
 - b. The prospective CM shall provide a breakdown of its current technical staff diversity by job title, or classification based in the office location that will be the base of operation for this proposed Project.
4. Experience on previous New York State Education Department (SED) individual projects with comparable scope, budget, size and schedule.
 5. Location of business operations for team members 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' (at minimum Project Executive, Project Manager, Scheduler, Cost Estimator, and Superintendent) intended to be assigned for a majority of their time, and in which Phases(s) of Work.
 7. PK-12 Client references received on behalf of the firm as well as for the individual project 'key staff' team members. At least three (3) recommendations for each firm will be required.
 8. Team expertise in educational technology.
 9. Recent experience showing ability to deliver to a budget on PK-12 projects, and optimizing the SED Maximum Cost Allowance (MCA).
 10. Demonstrated experience in historic preservation work in terms of vintage buildings in excess of 50-years old, 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. If partnering with another firm or consultant, whether the Team members have worked together on previous PK-12 Projects in New York or other States over the past 6 years.
 13. Similarly, identify all key team members from proposed Sub-consultants, their expected durations particularly regarding achievement of the RJSCB's Diversity and Workforce goals.
 14. 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 your Proposal's qualifications, personnel, experience, etc. can be validated if there are further questions.
 15. Demonstrable Experience in meeting the following Service Performance Criteria:
 - Document Quality Control
 - Adherence to the Owner's Construction Management Standards
 - Flexibility to the Owner's Changes, Adherence to the Project Budget, Adherence to the Project Schedule
 - Provide example from at least two (2) actual/successful Constructability Reviews, preferably from similar public PK-12 Projects (or other building types completed if necessary).
 - Coordination with Project Design and Management Teams, knowledge of SED and Local Approvals, and Processes (i.e. DOH, Fire Marshall, etc.)
 - Cost Control (complete attached matrix with your most recent Project Data)

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 CM Services, said Prime or CM Team may not be shortlisted for interview on more than one (1) Phase 2a Project. The RJSCB's intent remains to match and select the strongest overall CM Team (i.e., Prime and Sub-Consultants) for each Phase 2a Project, even if multiple rounds of interviews become necessary to achieve the Program's objectives

CONSTRUCTION MANAGER'S COST CONTROL TRACK RECORD

School Project/Business Official Name and Current Contact Telephone	Pre-Design Phase (or Pre-Referendum for non-Big 5) MCA	Prelim/Schematic or Design Development Phase Cost Estimate	Construction Document or Final Design Cost Estimate	Bid Award Contracts (including all Bid Alternates)	Project Close-Out (including all Change Orders) Final Cost
1.					
2.					
3.					
4.					
5.					
6.					

Proposal Submittal Protocols

Submission:

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, which is located at 1776 N. Clinton Avenue, Rochester, NY 14621, attention Tom Renauto, Executive Director of the RJSCB. Proposals are due on 19 July 2016 at 2pm.

Preparation Costs:

All costs incurred in the preparation and presentation of the proposal shall be wholly absorbed by the proposer.

Insurance Requirements:

Insurance Policies:

The construction management 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 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 Construction Manager will be required to indemnify and hold harmless the Board, the Program Manager, and other parties as set forth in Section 8.2 of the Agreement between the Board and the Construction Manager. The form of agreement is attached hereto and made a part of this RFP.

Interview Protocols:

Proposals will be reviewed and firms will be notified on 25 July 2016 regarding interviews that are scheduled for approximately 01 Aug 2016. Final selection of the firms is anticipated at the RJSCB meeting on 09 Aug 2016.

Commitment:

The RJSCB requires that team members brought forward as part of the proposal process will be assigned to the program through completion unless that person is no longer with the company, and the proposed replacement is approved by the RJSCB. The RJSCB also expects that the duties will be performed by a

sufficient local staff and that this staff will respond to the Program Manager in a timely manner.

Equal Opportunity:

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

The RJSCB recognizes the need to take action to ensure that Minority and 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/SBE'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 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 CM 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 CM shall be required to include a stipulated Allowance (see Section 3 CM Fee Proposal) to compensate for the CM 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 in Section 6 – Scope of Services (item A) of this RFP.

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 in 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. Responding firms will need to complete all RFP criteria, schedule forms, etc. which are attached hereto, and include them with their Proposal response to this RFP.

Procurement Officer: Tom Renauto, Executive Director
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 TRenauto@aol.com by Noon on 11 July 2016 Submitted questions and answers will be provided to all solicited firms via email by close of business, on 13 July 2016 (barring any unforeseen circumstances).

Section 2 – Project Information Packets

SECTION 2 – PROJECT INFORMATION PACKETS

Phase 2a Project Overview:

The following Project background materials are intended to support the execution of the Phase 2a school construction Project(s) pursuant to the Strategic Plan Summary – Phase 2 dated April 28, 2016. The selected Construction Manager (CM) shall provide qualified professional personnel and resources to support the preconstruction effort, bid document development, solicitation and procurement of construction services and administration and management of the construction of school project(s) associated with the RSMP Phase 2a. It will be the Construction Manager's responsibility to ensure that the resulting project requirements, bid documents, budget and schedule are adhered to.

The Construction Phase includes management and administering of the contracts of prime contractor(s) and vendors held by the RJSCB with the express intent of executing the applicable scopes of services listed in the attached Construction Management Agreement.

The selected CMs will be assigned one of the specified Phase 2a Projects at the discretion of the RJSCB. All of the scope of services shall be required of the selected and assigned CM. Under this RFP the respondent shall provide a monetary proposal (See Sect. 3) along with a proposed staffing plan (detailing level of effort) for each specified project; and the program Diversity assignments. In addition, the respondent's cost proposal shall be consistent with the provisions of the CM Agreement (attached) which should be considered non-negotiable in its terms and scope of services.

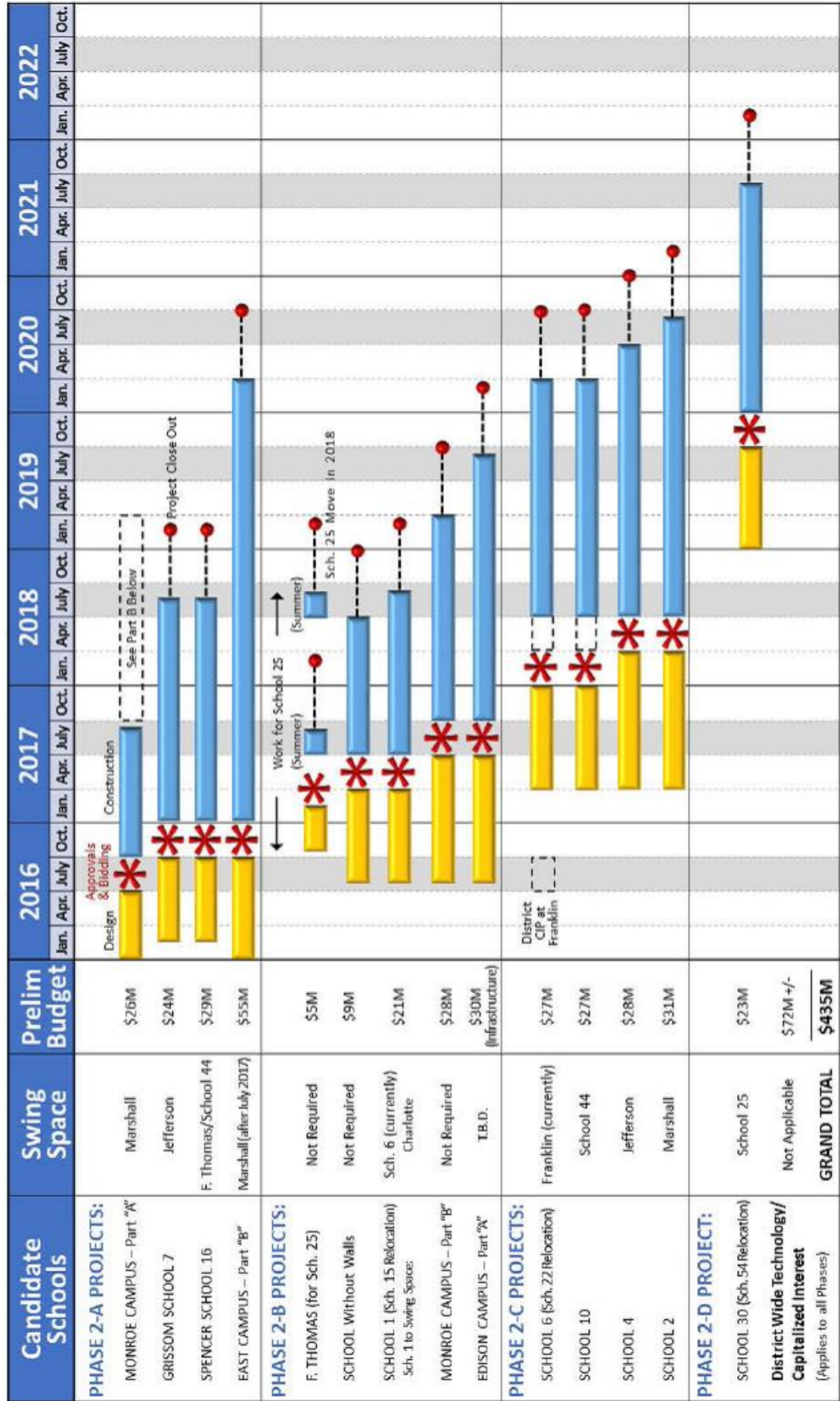
The proposed Project 'Biograph' (or summary description), representative existing condition photos, Construction Work Scope Plans, Pre-Conceptual 'Test Fit', Probable Construction Cost (budgets), MCA, Building Condition Survey Prioritized (draft), and Preliminary Schedule Milestones are provided as a 'Packet' for each of the proposed Phase 2a Projects:

- Virgil I. Grissom School 7
- John Walton Spencer School 16
- East Lower / Upper Campus

The CM selected for each Phase 2a Project will also be responsible for the coordination and management of all work for the respective interim 'Swing Space' proposed for that School. The Strategy is to allow the Students and Staff to be temporarily 'housed' in the Swing Space during the Design and/or Construction Phase to minimize the disruption to students and school operations. Any Swing Space work will fall within the approved Construction Budget, and the matrix for the overall Phase 2a Program is provided for convenient reference.

The Fee Proposal (Section 3) should respond to each Project individually. Each respondent firm is requested to submit a Cost Proposal for one or more of the Phase 2a projects. Based on your Proposal, you may be asked to be interviewed for one or more of these Projects.

Preliminary Master Schedule - Phase 2



PROJECT INFORMATION PACKET:

Virgil I. Grissom School 7 Project Phase 2a

PRELIMINARY SCHEDULE

DESIGN PHASE:

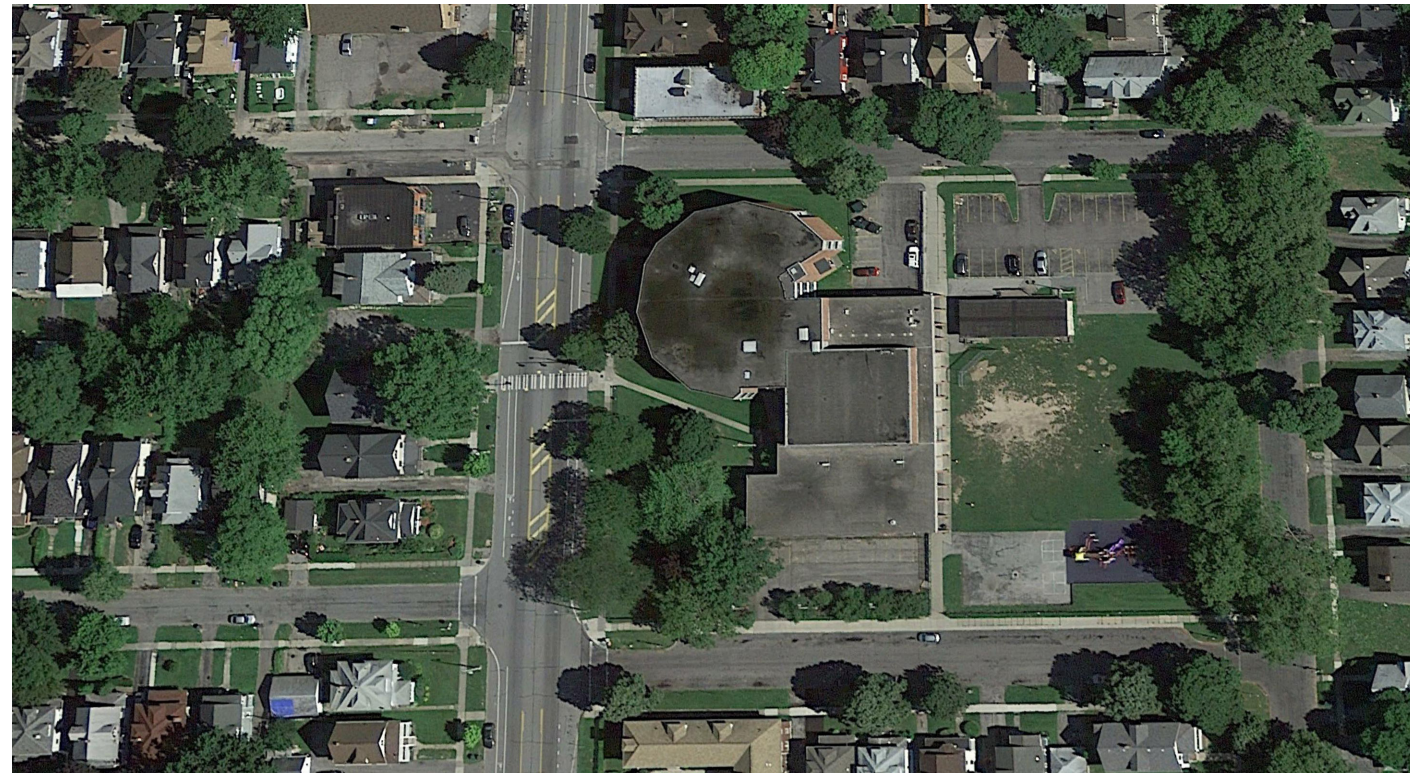
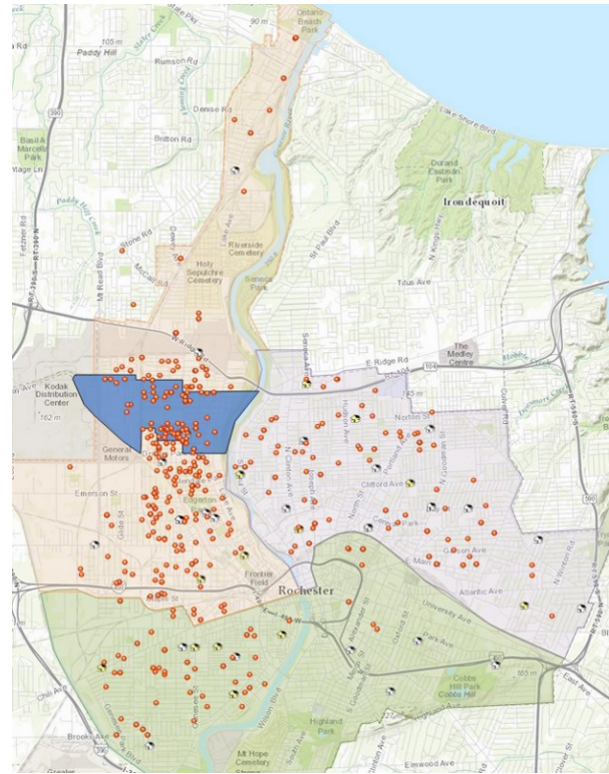
- Submit Program Verification 2 Jun 2016
- Start Schematic Design (SD's) 6 Jun 2016
- Complete Schematic Design 5 Aug 2016
- Submit SD Construction Estimate 22 Aug 2016
(Reconciliation required with Constrction Mgr.)
- Start Design Development 22 Aug 2016
(DD's, Base Drawings)
- Complete Design Development (60% CD's) 07 Oct 2016
- Review DD Construction Estimate (by CM) 24 Oct 2016
- Continue Construction Documents 17 Oct 2016
(CD's,Reconcile with CM's Est. as needed)
- Submit 90% Complete CD's for CM's Est./ 19 Dec 2016
SED's Final Approval/Interdisciplinary
Document Coordination (IDC) Review
- Review CM's Final Estimate & Reconcile Finals CD's 9-30 Jan 2017*
with CM's Est./SED Comments/IDC Comments
- SED Final Approval (on, or before) Issue/Final 9 Jan 2017
CD's for Bidding (Pending Est.)*

BIDDING & CONSTRUCTION PHASES:

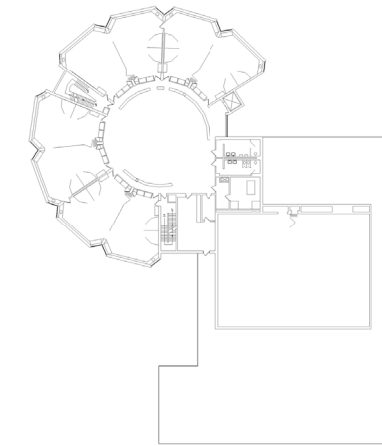
- Bid Opening Milestone (pending Est.*) 27 Feb 2017
- Contract Award Milestone (on, or before*) 27 Mar 2017
- Start Construction Phase/Review Submittal 3 Apr 2017
Schedule/Review Construction Master Schedule
- Review Initial Punch Lists (assume no Swing Space) 15 Jun 2018
- Construction Completion/Occupancy Milestone 15 Jul 2018
- Review/Submit Project Closeout Documents 15 Oct 2018
- Review/Complete Project Warranty Inspections 15 Jun 2019

PROBABLE DESIGN & CONSTRUCTION DURATION 40 Months

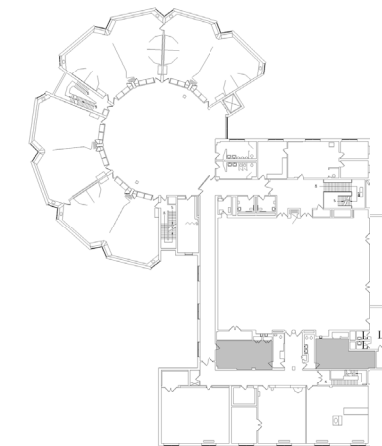
**Program Biograph:
Virgil I Grissom School 7**



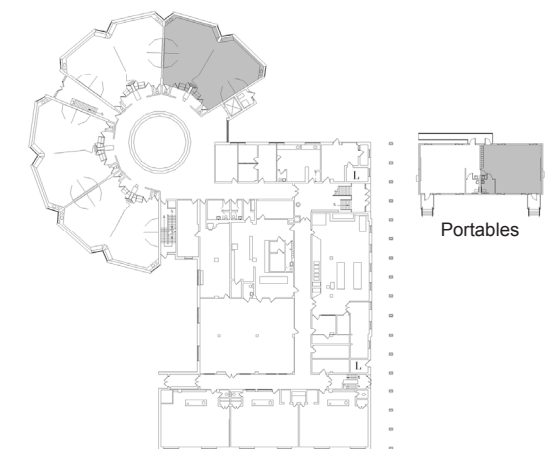
Note: Shadowed classrooms indicate below SED minimum



Existing Third Floor



Existing Second Floor



Existing First Floor

Background & Concept

The Virgil I. Grissom School 7 is a three story building located in the Northwest Quadrant of the City (RCSD Northwest Elementary Choice Zone). The original school constructed in 1966 has the challenge of having its steel frame coated with asbestos containing fireproofing which is a hindrance to routine repairs and maintenance. Currently, only 15 % of the classrooms are below the SED minimum floor area criteria (see diagrams). School 7 is a Pre-Kindergarten through 6th grade school and will remain such. The proposed concept includes the removal of the existing modular classrooms and a possible third story classroom wing to be constructed over the existing two story wing and a three story addition to include cafeteria, stage area and classrooms.

Infrastructure Issues

The modernization of the School 7 building will require the removal of most of the existing interior construction to allow for the complete removal of the existing asbestos containing fireproofing. New fireproofing will be required to maintain the Type IIA construction classification of this three story building. Building envelope rehabilitation includes roofing, window replacement, exterior door replacement and masonry rehabilitation. Classrooms are configured in pairs with operable partitions, which are nearing the end of their usefulness and should be replaced in-kind or with fixed partitions. The existing unit ventilator mechanical system should be completely removed and replaced with a central mechanical system meeting current mechanical and SED requirements. Full building air conditioning should be evaluated as part of the mechanical system replacement. The electric service, electric distribution and many of the communication and special systems are nearing the end of their useful life and should be removed and replaced. Plumbing distribution and drainage systems are also nearing the end of their useful life and should be replaced in coordination with the building alterations. The modernization should include the construction of an accessible, secure and identifiable main entrance.

Strategic Challenges

Site constraints preclude the construction of an on-site bus loop. Expansion of on-site parking is desired to accommodate the demand which intrudes on the already marginal green space available for outdoor Physical Education and play areas. The planned concept largely meets the classroom SED size standards.

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

Proposed Program Summary

Location / Address:	31 Bryan Street 14613
Original Date:	1966
Addition Dates:	1991
Existing Building Gross Area:	68,202 gross square feet (gsf)
Existing Modular Building Area:	1,760 gsf (to be demolished)
Proposed Addition Area:	10,053 gsf
Total Proposed Gross Area:	78,255 gsf
Previous Grade Structure:	Pre K – 6th
Planned Grade Structure:	Pre K – 6th
Current 2015-2016 Enrollment:	633 PK/6 Students
Planned Enrollment:	582 PK/6 Students

Site Highlights: The existing site is small and bordered on all sides by city streets, and a well-established neighborhood, making land acquisition financially impractical. The concept maintains the current site size which requires on-street bus drop off and on-street parent drop off. Existing modular classrooms are removed and that site area used for parking expansion utilizing a stacked parking layout. A majority of the addition area is over the existing two story classroom wing which was designed for a future 3rd floor, and thus would minimize loss of outdoor playfield area.

Existing Context

Core Model “Test Fit” Summary:

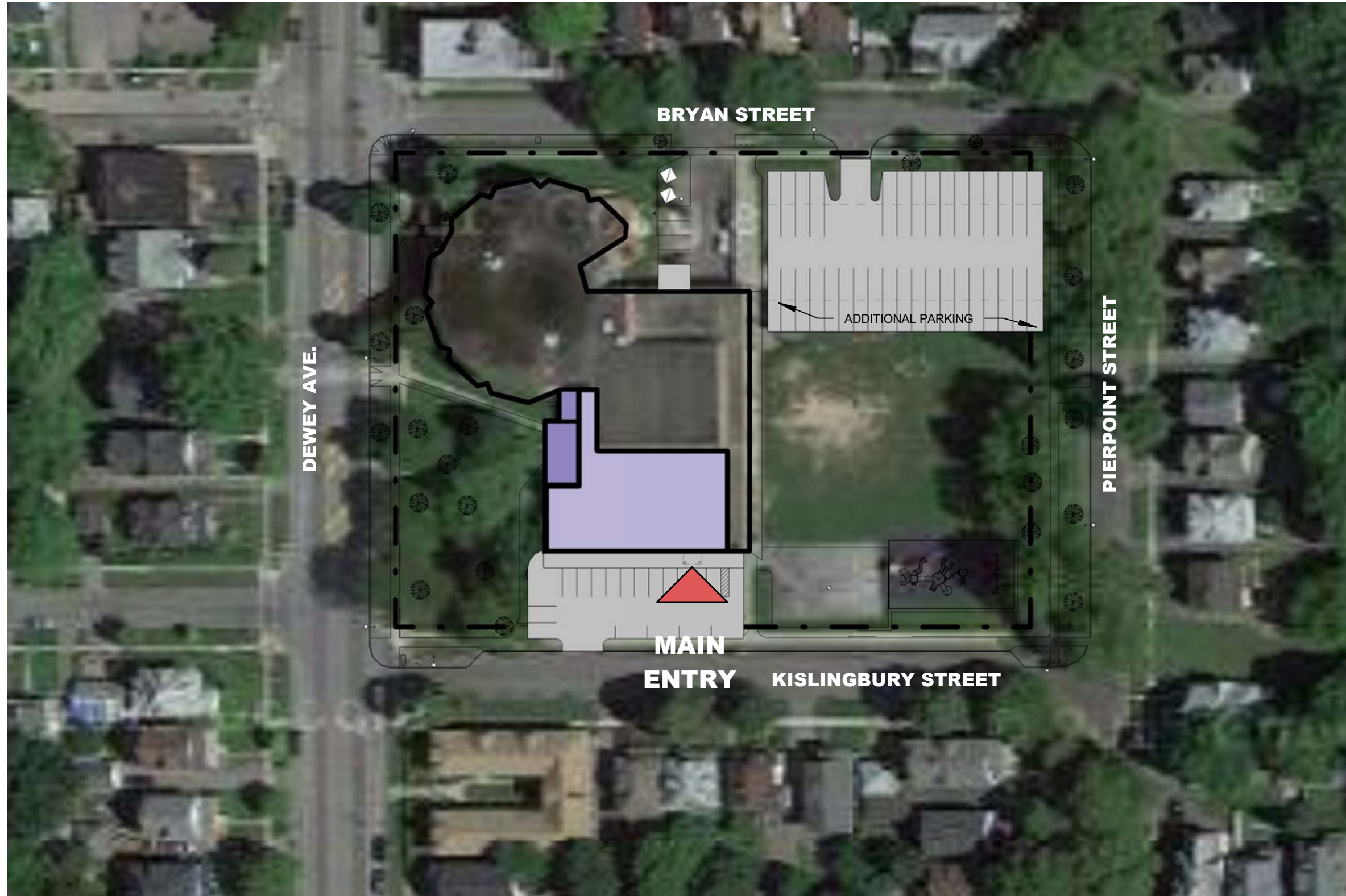
	Pre K Classrooms	Kindergarten Classrooms	Grades 1 - 3 Classrooms	Grades 4 - 6 Classrooms	Grades 7 - 8 Classrooms	Self-Contained Special Ed CR's	Enrollment Flex Classrooms
Interchangeable Classrooms	3	3	9	9	Not Applicable	3	1

Specialized Functions:

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



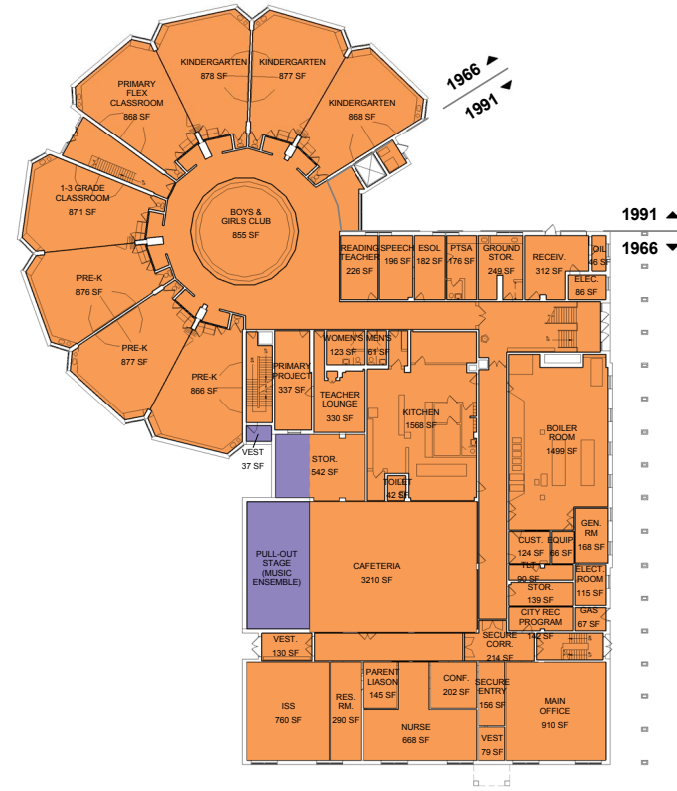




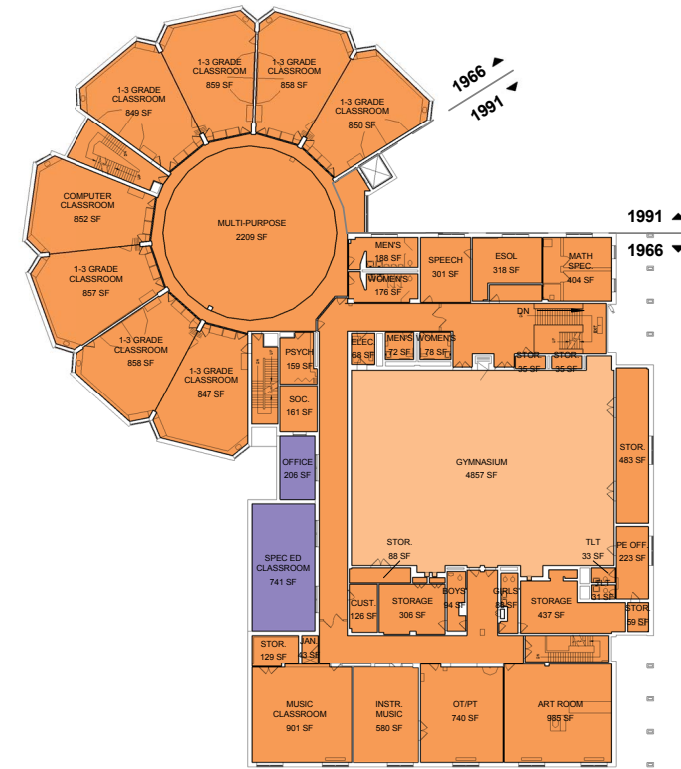
 - Proposed New Construction

SITE CONTEXT & STRATEGY

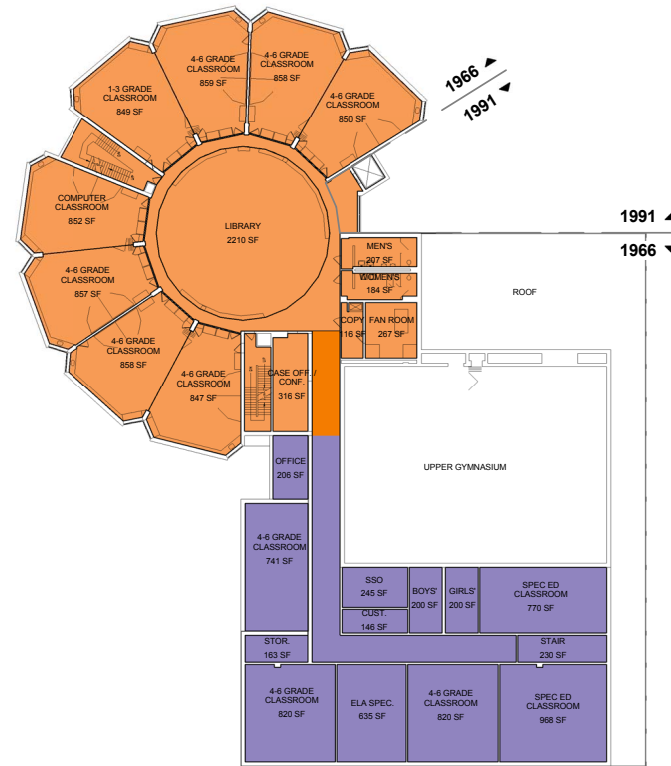




PROPOSED FIRST FLOOR
Work Scope



PROPOSED SECOND FLOOR
Work Scope



PROPOSED THIRD FLOOR
Work Scope

Proposed Scope of Work Summary	
Level of Work	Gross Sq. Footage
Light Rehabilitation	0 sf
Moderate Reconstruction	4,857 sf
Heavy Reconstruction	56,957 sf
Structural Reconstruction	273 sf
None	6,115 sf
Subtotal	68,202 sf
Addition	9,141 sf

Grand Total for School	77,343 sf
-------------------------------	------------------

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



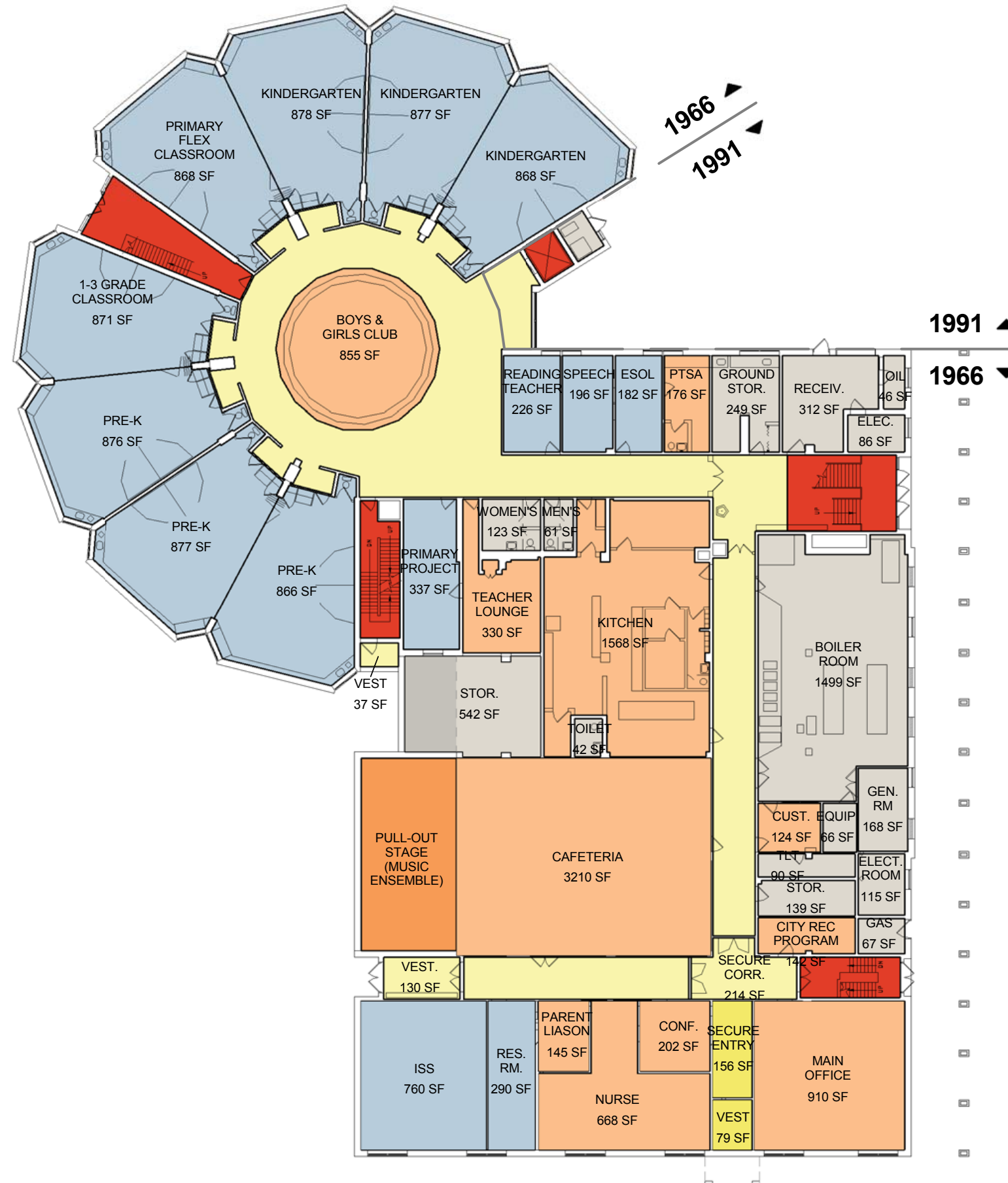
Strategic Site Considerations:

Bus Loop: None Exists On-Site and None Proposed (Remains Curbside)

Parking: 62 Existing Spaces, 84 Proposed for a Net Increase of 28

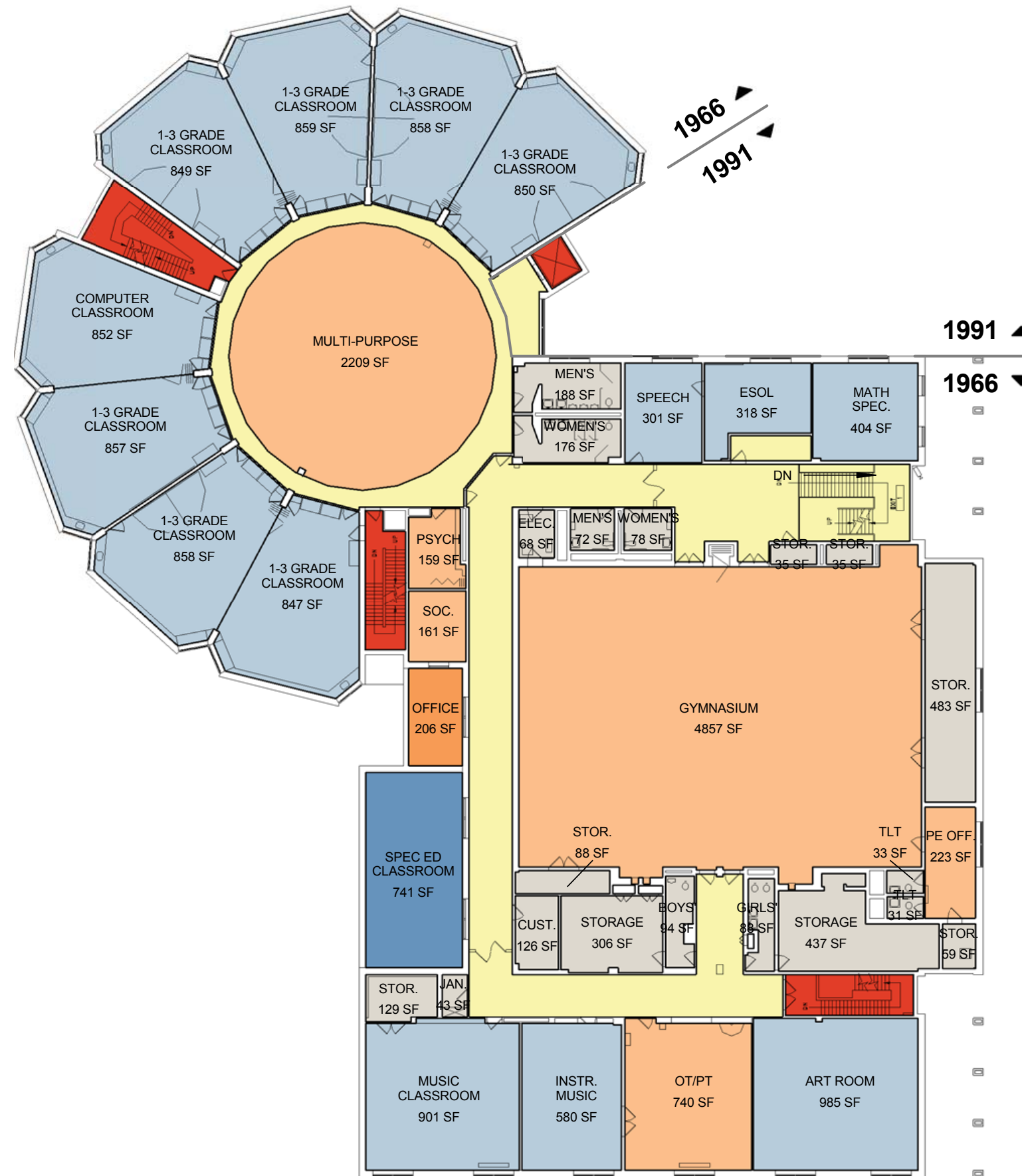
PROPOSED SITE PLAN
Pre K-6 with 3-Strand Program Model



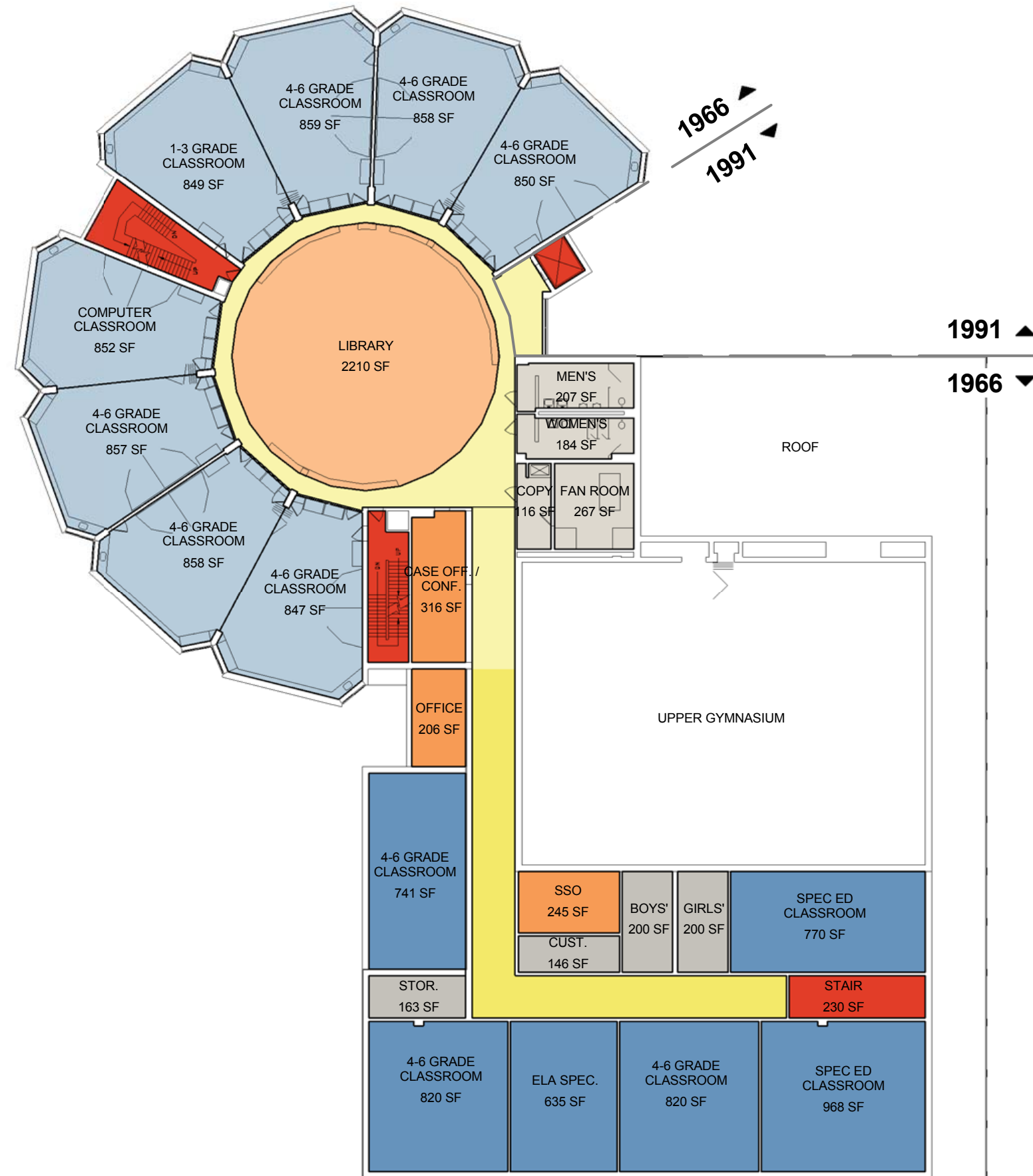


PROPOSED FIRST FLOOR
Pre K/6 with 3-Strand Program Model

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



PROPOSED SECOND FLOOR
Pre K/6 with 3-Strand Program Model



PROPOSED THIRD FLOOR
Pre K/6 with 3-Strand Program Model

PHASE II STRATEGIC PLAN - PROBABLE COSTS & MCA'S

VIRGIL I. GRISSOM SCHOOL NO. 7

Proposed Addition & Reconstruction

The key objective is to modernize School Building No. 7 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 3 Strand Pre-K through 6th program. This project includes the elimination of spray on asbestos containing fire-proofing and modular classrooms.

Major Scope Line Items:

- New addition \$ 2,841,300
(Remove modular classrooms and construct 10,930 sf addition)
- Infrastructure modernization and alterations \$ 15,034,000
(Window replacement, roof replacement, masonry rehab, haz-mat abatement, Interior Alterations, M/E/P rehab, technology upgrades)
- Site Improvements \$ 1,000,000
(Reconstruct parking, drop off, sidewalks and playfields)
- Furniture and Equipment \$ 1,000,000
(Kitchen equipment, cafeteria, library, office and classroom furniture)
- Soft Costs \$ 3,780,000
(A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET \$ 24,000,000

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

School District / BOCES	Rochester City School District		Date	3/8/2016	
Project Control Number			Project Manager		
Building	Virgil I. Grissom School No. 7	Project Type	New Building	<input checked="" type="checkbox"/>	Add/Alt
Grade Levels	Pre K - 6	Site Size	Usable Acres		<input checked="" type="checkbox"/>
District Aid Ratio			Site Variance	Yes	No
Architect / Engineer	SWBR Architects		Phone #	585-232-8300	
SD / BOCES Contract			Phone #		

BAU Summary	Existing	New	Projected Enrollment
Grades	PK to 6	GUT REHAB 798	Gr. to 5 yrs =
Special Ed		75	

Calculation of Building Aid Using Cost Index for Regional Cost Factor		Monroe County	
		1.0	
		Dec-15	
Gr.	Existing Elementary BAU X	11,252	Building Cost Index
Gr.	Existing Secondary BAU X		Building Cost Index
	Existing Special Education BAU X	33,756	Building Cost Index
Subtotal Contract Allowance for Alterations			
Gr.	Existing Elementary BAU X	2,250	Incidental Cost Index
Gr.	Existing Secondary BAU X		Incidental Cost Index
	Existing Special Education BAU X	8,439	Incidental Cost Index
Subtotal Incidental Allowance for Alterations			
Total Cost Allowance for Alterations			
PK - 6	New Elementary BAU X	11,252	Building Cost Index
Gr.	New Secondary BAU X		Building Cost Index
	New Special Education BAU X	33,756	Building Cost Index
Subtotal Contract Allowance for New Space		GUT REHAB	11,510,796
PK - 6	New Elementary BAU X	2,250	Incidental Cost Index
Gr.	New Secondary BAU X		Incidental Cost Index
	New Special Education BAU X	8,439	Incidental Cost Index
Subtotal Incidental Allowance for New Space		GUT REHAB	2,428,425
Total Cost Allowance for New Space		GUT REHAB	13,939,221

	Estimate	New Allowance	GUT REHAB over (under)	Estimate	Existing Allowance	over (under)
Construction	18,220,000	11,510,796	(6,709,204)			
Incidental	5,780,000	2,428,425	(3,351,575)			
Total	24,000,000	13,939,221	(10,060,779)			

Total MCA 13,939,221

Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

RCS D Facility Name: #007 - 31 Bryan Street

Date: 3/24/2016

SED Building Name: Virgil Grissom

Gross Bldg Area (sf): 68,202

SED Building Number: 007

Site (acres): 2.75

RCS D Bldg #	Trade	Item #	RCS D 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%		20%	
											SITE	GC	PC	HC		EC	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost
007	1 SITE	001	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate Asphalt Parking Lots at North and South of School including Stone Curb Replacement, concrete step replacement at south lot and selective 4' high chain link fence replacements.	230,000						145,000	-	-	-	145,000	29,000	174,000	17,400	191,400	38,280	229,680
007	1 SITE	002	Misc. Bldg. Sys. - Site Imp./ Acquisition	Selective Asphalt and Concrete Sidewalk Replacements West of School.	48,000						30,000	-	-	-	30,000	6,000	36,000	3,600	39,600	7,920	47,520
007	1 SITE	003	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate Asphalt Pavement at Play Area	25,000						16,000	-	-	-	16,000	3,200	19,200	1,920	21,120	4,224	25,344
007	2 GC	001	Building Envelope - Masonry	Masonry repair - investigate/repair flashing at pre-cast and brick.	48,000						-	30,000	-	-	30,000	6,000	36,000	3,600	39,600	7,920	47,520
007	2 GC	002	Building Envelope - Masonry	Exposed steel lintels - clean and paint	32,000						-	20,000	-	-	20,000	4,000	24,000	2,400	26,400	5,280	31,680
007	2 GC	003	Building Envelope - Masonry	Masonry Tuck pointing and cleaning of masonry (Allowance \$15,000)	24,000						-	15,000	-	-	15,000	3,000	18,000	1,800	19,800	3,960	23,760
007	2 GC	004	Building Envelope - Masonry	Repair brick column bases at exterior colonnade. (3 Columns locations)	2,000						-	1,500	-	-	1,500	300	1,800	180	1,980	396	2,376
006	2 GC	005	Building Envelope - Roofing	Provide 1 ship ladder for Roof access	2,000						-	1,500	-	-	1,500	300	1,800	180	1,980	396	2,376
007	2 GC	006	Building Envelope - Roofing	Roof Replacement: (29,324 SF) - Complete tear off and replacement with SBS Modified roofing. (Assume ACM)	1,161,000						-	733,100	-	-	733,100	146,620	879,720	87,972	967,692	193,538	1,161,230
007	2 GC	007	Building Envelope - Windows/ Doors	(1 Pairs -112 SF) Exterior Entry Door / frame replacement - replace with Aluminum double door & aluminum frame w/ transom and sidelights, including hardware	20,000						-	12,800	-	-	12,800	2,560	15,360	1,536	16,896	3,379	20,275
007	2 GC	008	Building Envelope - Windows/ Doors	(2 Pairs, 2 Single) Replace Aluminum/HM Doors with Aluminum frames and FRP Doors including hardware - (11 Pairs at 7'x 6' + 2 single)	44,000						-	28,000	-	-	28,000	5,600	33,600	3,360	36,960	7,392	44,352
007	2 GC	009	Building Envelope - Windows/ Doors	Remove and replace all exterior windows (1728 SF) with dual glazed aluminum window system. (Assume Asbestos FP)	277,000						-	175,000	-	-	175,000	35,000	210,000	21,000	231,000	46,200	277,200
007	2 GC	010	Building Envelope - Windows/ Doors	Remove existing curtain wall system and replace with aluminum curtain wall system with dual glazed window system with integral blinds and security screens and frames. (4374 SF). (Assume ACM caulk)	741,000						-	468,018	-	-	468,018	93,604	561,622	56,162	617,784	123,557	741,341
007	2 GC	011	Program Initiatives - Security Phase VI	Single point of entry.	396,000						-	250,000	-	-	250,000	50,000	300,000	30,000	330,000	66,000	396,000
007	2 GC	012	Renovation	Art Classroom 209 - Modernization including ceilings, cubbies, wardrobe units, cabinets, white boards, tack boards, instructional technology (955 SF)	303,000						-	126,096	19,100	26,740	191,036	38,207	229,243	22,924	252,168	50,434	302,601
007	2 GC	013	Renovation	Carpet removal and replacement (all floors 5,828 SF) - Assume -ACM	120,000						-	75,780	-	-	75,780	15,156	90,936	9,094	100,030	20,006	120,036
007	2 GC	014	Renovation	Classroom Modernization including ceiling, cubbies, wardrobe units, cabinets, white boards, tack boards, instructional technology and replacement of moveable partition with new hard partition wall - Second Floor (6870 SF)	2,438,000						-	1,078,590	151,140	151,140	1,538,880	307,776	1,846,656	184,666	2,031,322	406,264	2,437,586
007	2 GC	015	Renovation	Classroom Modernization including ceilings, cubbies, wardrobe units, cabinets, white boards, tack boards, instructional technology and replacement of moveable partition with new hard partition wall - First Floor (7356 SF)	2,680,000						-	1,154,892	161,832	205,968	1,691,880	338,376	2,030,256	203,026	2,233,282	446,656	2,679,938
007	2 GC	016	Renovation	Classroom Modernization including ceilings, cubbies, wardrobe units, cabinets, white boards, tack boards, instructional technology and replacement of moveable partition with new hard partition wall - Third Floor (7263 SF)	2,968,000						-	1,140,291	159,786	203,364	1,873,854	374,771	2,248,625	224,862	2,473,487	494,697	2,968,185

RCSD Facility Name: #007 - 31 Bryan Street

Date: 3/24/2016

SED Building Name: Virgil Grissom

Gross Bldg Area (sf): 68,202

SED Building Number: 007

Site (acres): 2.75

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%		20%		
											SITE	GC	PC	HC		EC	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost
007	2 GC	017	Renovation	Demolition of ceiling system, installation of plastic sheeting for protection of existing finishes. Removal of ACM containing Fireproofing on structure. (Assume \$18/sf - 68,202 SF)	1,945,000							1,227,636			1,227,636	245,527	1,473,163	147,316	1,620,480	324,096	1,944,575	
007	2 GC	018	Renovation	Installation of Fireproofing (Assume 2" - 68,202 SF)	469,000							296,000			296,000	59,200	355,200	35,520	390,720	78,144	468,864	
007	2 GC	019	Renovation	Library Modernization (2323 SF): Provide new circulation desk, layout with new carpet, finishes and ceiling. Provide new MEP within this space. Does not include FF&E. (Assume Thermal ACM).	482,000							304,000			304,000	60,800	364,800	36,480	401,280	80,256	481,536	
007	2 GC	020	Renovation	Nurse's Suite: Complete gut and renovation. Provide ADA Toilet - 451 SF (Assume ACM flooring)	48,000								9,000	13,082	8,067	30,149	6,030	36,179	3,618	39,797	7,959	47,756
007	2 GC	022	Renovation	Remove and replace ACM ceiling plaster at First Floor (2526 SF)	16,000							10,000			10,000	2,000	12,000	1,200	13,200	2,640	15,840	
007	2 GC	023	Renovation	Remove by abatement VAT flooring and install VCT flooring all floors (First Floor: 6,686, Second Floor: 4,178 SF, Third Floor: 116 SF = 10,980 Total) (Assume ACM)	31,000							19,800			19,800	3,960	23,760	2,376	26,136	5,227	31,363	
007	2 GC	024	Renovation	Remove transited panel and replace with exterior cement board (197 SF)	2,000										1,500	1,500	300	1,800	180	1,980	396	2,376
007	2 GC	025	Renovation	Replace ceilings in CA-2, CA-3, CA-4, 119, 119-B, 203, 207, 2C-1, 2C-2, 2C-3, 221-B, 236, 237, ST-4, ST-5, 303, 304, 304-A, 305, 305-A with new ACT ceilings and lighting all Floor (10,165 SF)	306,000							91,458		50,825	50,825	193,108	38,622	231,730	23,173	254,903	50,981	305,883
007	2 GC	026	Renovation	Replace classroom wardrobes and cabinets in First Floor Classrooms (144 LF) (Assume ACM flooring)	3,000							1,800			1,800	360	2,160	216	2,376	475	2,851	
007	2 GC	027	Renovation	Replace gymnasium wall pads (1,638 SF)	18,000							11,650			11,650	2,330	13,980	1,398	15,378	3,076	18,454	
007	2 GC	028	Renovation	Replace serving line (119-B) Improve finishes and quality of Cafeteria space. Remove and replace ceiling finishes add soffits. (1,976 SF) (Assume non-ACM)	296,000							127,000	35,000	15,000	10,000	187,000	37,400	224,400	22,440	246,840	49,368	296,208
007	2 GC	029	Renovation	Replace interior doors and frames entire building including hardware.	428,000							270,000			270,000	54,000	324,000	32,400	356,400	71,280	427,680	
007	2 GC	221	Renovation	Rehabilitate stacked toilet rooms 234, 235, 332, 333, (747 SF) including new fixtures, piping, exhaust, finishes, partitions and accessories (Assume Thermal ACM)	296,000							107,568	52,500	19,050	7,845	186,963	37,393	224,356	22,436	246,791	49,358	296,149
007	3 PLMB	001	MEP - HVAC/ Plumbing	Replace drinking fountains with electric water coolers in corridors CA-1, CA-3, 2C-1, 2C-2 & outside storage 303.	18,000								10,000		1,250	11,250	2,250	13,500	1,350	14,850	2,970	17,820
007	3 PLMB	002	MEP - HVAC/ Plumbing	Replace sinks in 236, 245 & 246	10,000								6,000			6,000	1,200	7,200	720	7,920	1,584	9,504
007	3 PLMB	003	MEP - HVAC/ Plumbing	Provide pipe labels on domestic san & vent piping within boiler room and adjoining mechanical spaces	2,000								1,000			1,000	200	1,200	120	1,320	264	1,584
007	3 PLMB	004	MEP - HVAC/ Plumbing	Replace remaining galvanized domestic piping throughout entire building	634,000								400,000			400,000	80,000	480,000	48,000	528,000	105,600	633,600
007	3 PLMB	005	MEP - HVAC/ Plumbing	Replace mop service sink and faucet in janitors closet 204.	3,000								2,000			2,000	400	2,400	240	2,640	528	3,168
007	3 PLMB	006	MEP - HVAC/ Plumbing	Renovate Student toilet rooms 121, 122, 108.	22,000								13,600			13,600	2,720	16,320	1,632	17,952	3,590	21,542
007	3 PLMB	007	MEP - HVAC/ Plumbing	Replace drinking fountains in gymnasium 221.	6,000								4,000			4,000	800	4,800	480	5,280	1,056	6,336
007	4 HVAC	001	MEP - HVAC/ Plumbing	DDC Pneumatic to Electronic Conversion	238,000									150,000		150,000	30,000	180,000	18,000	198,000	39,600	237,600
007	4 HVAC	002	MEP - HVAC/ Plumbing	Replace (2) Relief Fans	29,000									15,000	3,000	18,000	3,600	21,600	2,160	23,760	4,752	28,512

RCS D Facility Name: #007 - 31 Bryan Street

Date: 3/24/2016

SED Building Name: Virgil Grissom

Gross Bldg Area (sf): 68,202

SED Building Number: 007

Site (acres): 2.75

RCS D Bldg #	Trade	Item #	RCS D 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%		20%			
											SITE	GC	PC	HC		EC	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost	
007	4 HVAC	003	MEP - HVAC/ Plumbing	Replace Glycol Pump P-5 in Boiler Room	17,000			-	-	-	-	-	-	10,000	1,000	11,000	2,200	13,200	1,320	14,520	2,904	17,424	
007	4 HVAC	004	MEP - HVAC/ Plumbing	Replace AHU (UH-1) serving kitchen Area	83,000			-	-	-	-	-	-	50,000	2,500	52,500	10,500	63,000	6,300	69,300	13,860	83,160	
007	4 HVAC	005	MEP - HVAC/ Plumbing	Replace AHU-3 Serving Common areas and Gym	127,000			-	-	-	-	-	-	75,000	5,000	80,000	16,000	96,000	9,600	105,600	21,120	126,720	
007	5 ELEC	001	MEP - Electrical	Replace Electrical Main Distribution Gear and Upgrade Electrical service to support t future A/C	127,000			-	-	-	-	-	-	-	80,000	80,000	16,000	96,000	9,600	105,600	21,120	126,720	
007	5 ELEC	002	MEP - Electrical	Replace Remaining EPCO Panel Boards in the Building (8)	51,000			-	-	-	-	-	-	-	32,000	32,000	6,400	38,400	3,840	42,240	8,448	50,688	
007	5 ELEC	003	MEP - Electrical	Replace HID Lighting in Gym with LED	48,000			-	-	-	-	-	-	-	30,000	30,000	6,000	36,000	3,600	39,600	7,920	47,520	
007	5 ELEC	004	MEP - Electrical	Replace Master Clock System	71,000			-	-	-	-	-	-	-	45,000	45,000	9,000	54,000	5,400	59,400	11,880	71,280	
007	5 ELEC	005	MEP - Electrical	Replace Public Address System	86,000			-	-	-	-	-	-	-	54,000	54,000	10,800	64,800	6,480	71,280	14,256	85,536	
007	5 ELEC	006	MEP - Electrical	Replace Fire Alarm System with Point Addressable Type	428,000			-	-	-	-	-	-	-	270,000	270,000	54,000	324,000	32,400	356,400	71,280	427,680	
SUB-TOTAL - FILTERED ITEMS ONLY																							
				Design / Bid Contingency	191,000																		
				Bid Day Hard Cost	38,200																		
				Construction Contingency	229,200																		
				Total Hard Cost	22,920																		
				Soft Cost	252,120																		
					90,424																		
				TOTAL PROJECT COST - FILTERED ITEMS ONLY	17,899,000																		
				SUB-TOTAL - ALL ITEMS																			
				Design / Bid Contingency	191,000																		
				Bid Day Hard Cost	38,200																		
				Construction Contingency	229,200																		
				Total Hard Cost	22,920																		
				Soft Cost	252,120																		
					50,424																		
				TOTAL PROJECT COST - ALL ITEMS	17,899,000																		

DRAFT

PROJECT INFORMATION PACKET:

John Walton Spencer School 16 Project Phase 2a

PRELIMINARY SCHEDULE

DESIGN PHASE:

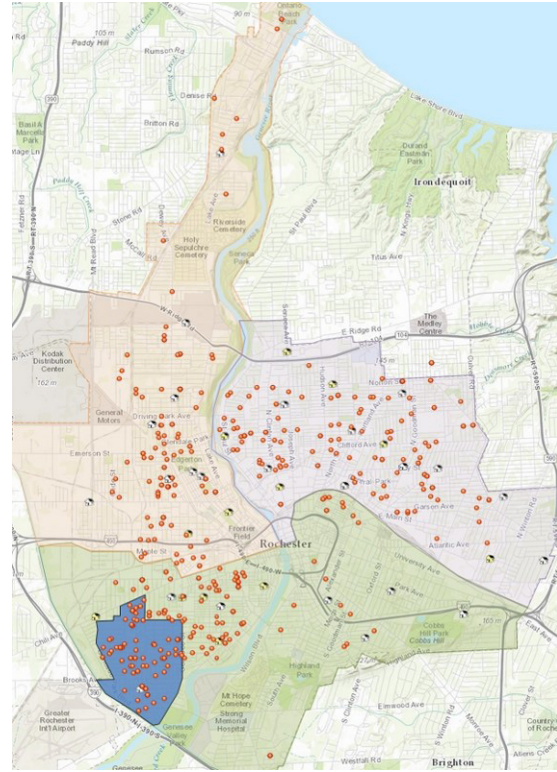
- Submit Program Verification 10 Jun 2016
- Start Schematic Design (SD's) 13 Jun 2016
- Complete Schematic Design 12 Aug 2016
- Submit SD Construction Estimate 29 Aug 2016
(Reconciliation required with Construction Mgr.)
- Start Design Development 29 Aug 2016
(DD's, Base Drawings)
- Complete Design Development (60% CD's) 14 Oct 2016
- Review DD Construction Estimate (by CM) 31 Oct 2016
- Continue Construction Documents 24 Oct 2016
(CD's, Reconcile with CM's Est. as needed)
- Submit 90% Complete CD's for CM's Est./
SED's Final Approval/Interdisciplinary
Document Coordination (IDC) Review 23 Dec 2016
- Review CM's Final Estimate & Reconcile Final CD's 16 Jan - 27 Feb 2017*
with CM's Est./SED Comments/IDC Comments
- SED Final Approval (on, or before) Issue/Final 16 Jan 2017
CD's for Bidding (Pending Est.)*

BIDDING & CONSTRUCTION PHASES:

- Bid Opening Milestone (pending Est.*) 20 Mar 2017
- Contract Award Milestone (on, or before*) 17 Apr 2017
- Start Construction Phase/Review Submittal 24 Apr 2017
Schedule/Review Construction Master Schedule
- Review Initial Punch Lists (assume no Swing Space) 30 Jun 2018
- Construction Completion/Occupancy Milestone 30 Jul 2018
- Review/Submit Project Closeout Documents 30 Oct 2018
- Review/Complete Project Warranty Inspections 1 Jul 2019

PROBABLE DESIGN & CONSTRUCTION DURATION 40 Months

**Program Biograph:
John Walton Spencer School 16**



Background & Concept

The John Walton Spencer School 16 is a three story building located in the Southwest Quadrant of the City (RCSD South Elementary Choice Zone). The original school constructed in 1910 is one of RCSD's oldest buildings and has had several additions including portable classrooms (CR's). Currently, 60 % of the CR's are below the SED minimum floor area criteria (see diagrams). School 16 was last occupied as a K to 8th grade school (K/8) and this plan transforms it into a PK/6 Model. The proposed concept has a second story addition built over the existing one story wing's bearing walls, and a kitchen / receiving addition constructed adjacent to the existing cafeteria.

The Physical Education program is delivered in a multipurpose Gymnasium / Auditorium with a stage and balcony. The existing balcony is underutilized and compromises the use of the multipurpose room for Physical Education. The removal of the balcony is proposed and would significantly improve the "flexibility" of the multipurpose room with a modest reduction in seating capacity for assemblies.

Infrastructure Issues

A majority of the School 16 building has wood floor and roof framing. Significant portions of the wood framing are deteriorated and in need of major rehabilitation work. The complete removal and replacement of the desolate wood components with a non-combustible structural system is desired. Facility infrastructure work includes the replacement of the roof, windows and exterior doors, masonry and parapet rehabilitation, the replacement of interior finishes and doors, toilet room renovations, and the replacement of most of the mechanical, electrical and plumbing systems.

Strategic Challenges

Site constraints preclude the construction of a two station gymnasium addition. The concept results in a single gym station/multi-purpose room. Site constraints preclude the construction of an on-site bus loop. Expansion of on-site parking is desired to accommodate the parking demand which intrudes on the already marginal green space available for outdoor Physical Education and play areas. Overall, 78% of the classrooms will now meet, or exceed SED minimum criteria.

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



Existing Context

Proposed Program Summary

Location / Address: 321 Post Avenue 14619
 Original Date: 1910
 Addition Dates: 1912/ 1915/ 1917/ 1920/ 1971/ 1980/ 1995
 Existing Building Gross Area: 70,684 gross square feet (gsf)
 Existing Modular Building Area: 4,032 gsf (to be demolished)
 Proposed Addition Area: 14,412 gsf
 Total Proposed Gross Area: 85,096 gsf
 Current 2015-2016 Enrollment: 614 K/8 Students
 Planned Enrollment: 582 PK/6 Students

Site Highlights: The existing site is small and would benefit greatly from strategic land acquisitions, should adjacent parcels become available in the future (coordinated with the City). The concept optimizes the current site size and requires on-street bus drop off and on-street parent drop off. Existing modular classrooms are to be removed, and that site area will be used for parking expansion. A majority of the addition is proposed to be located over top the existing one story classroom wing to minimize loss of outdoor playfield area.

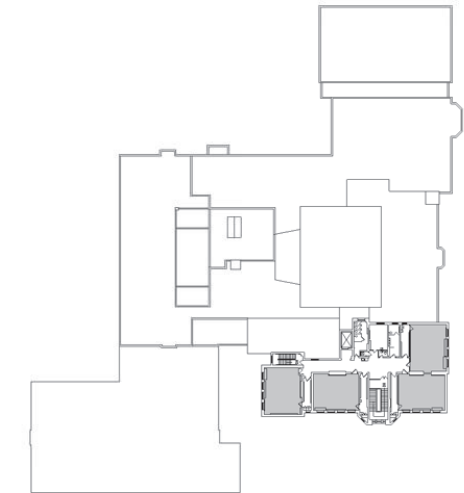
Core Model "Test Fit" Summary

	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	3	3	9	9	Not Applicable	3	1

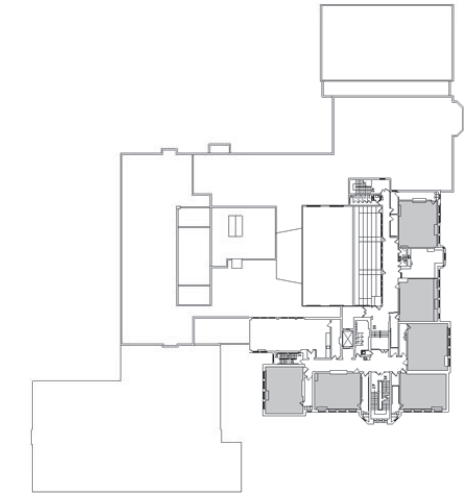
Specialized Functions:

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

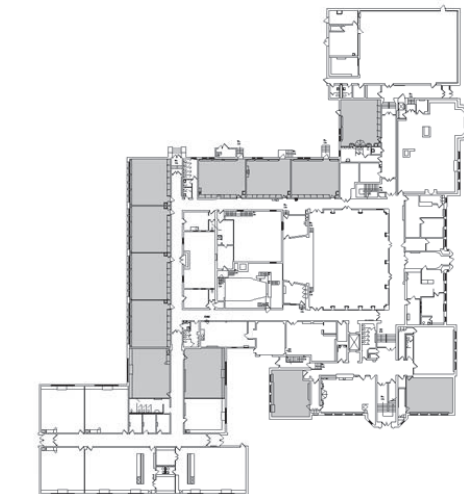
Note: Shaded classrooms indicate below SED minimum area criteria



Existing Third Floor



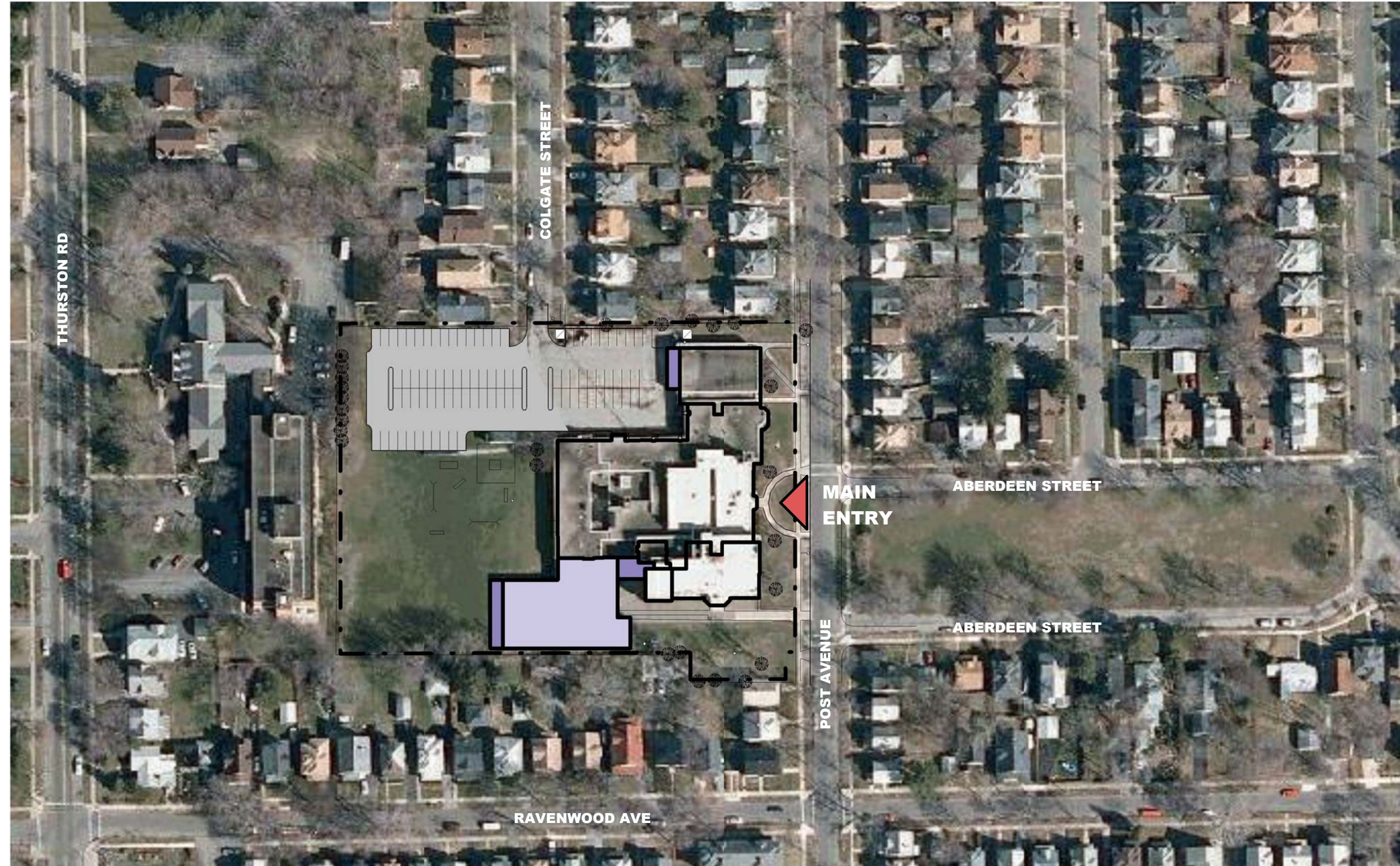
Existing Second Floor



Existing First Floor





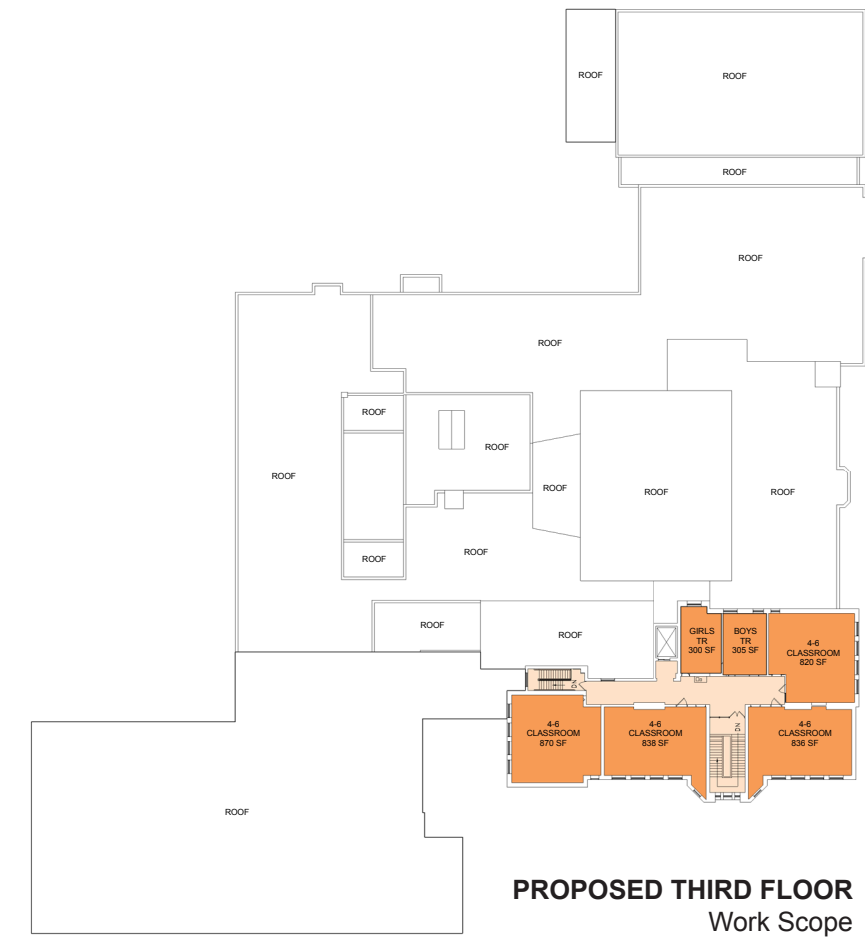
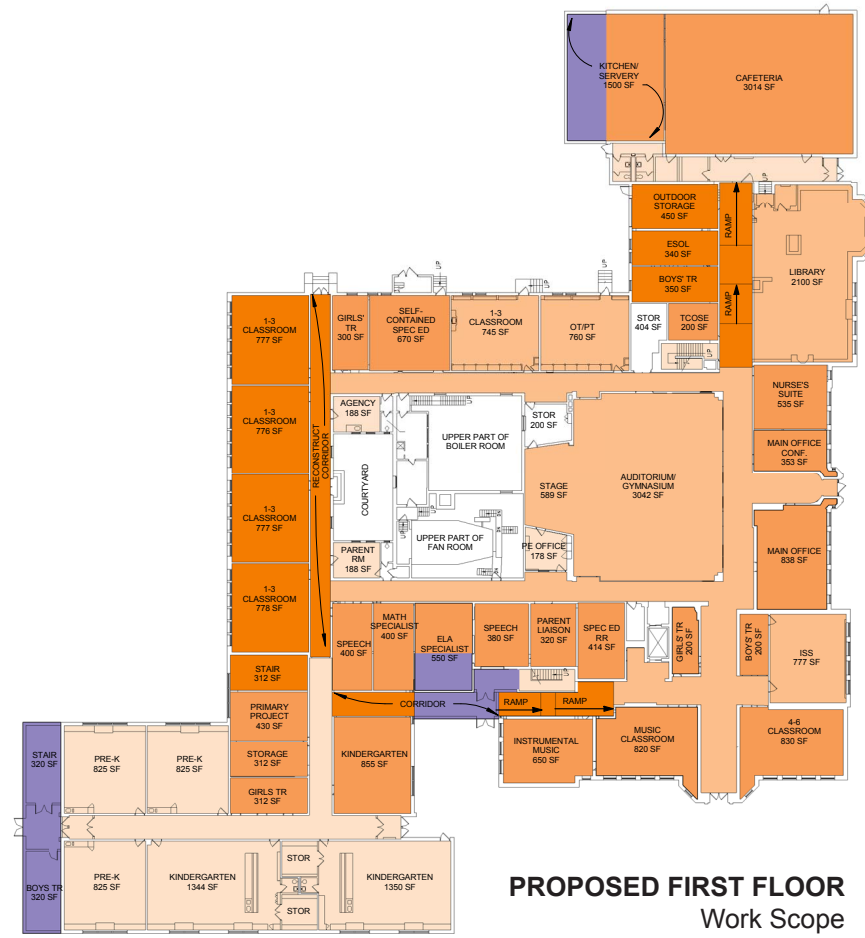


 - Proposed New Construction

SITE CONTEXT & STRATEGY



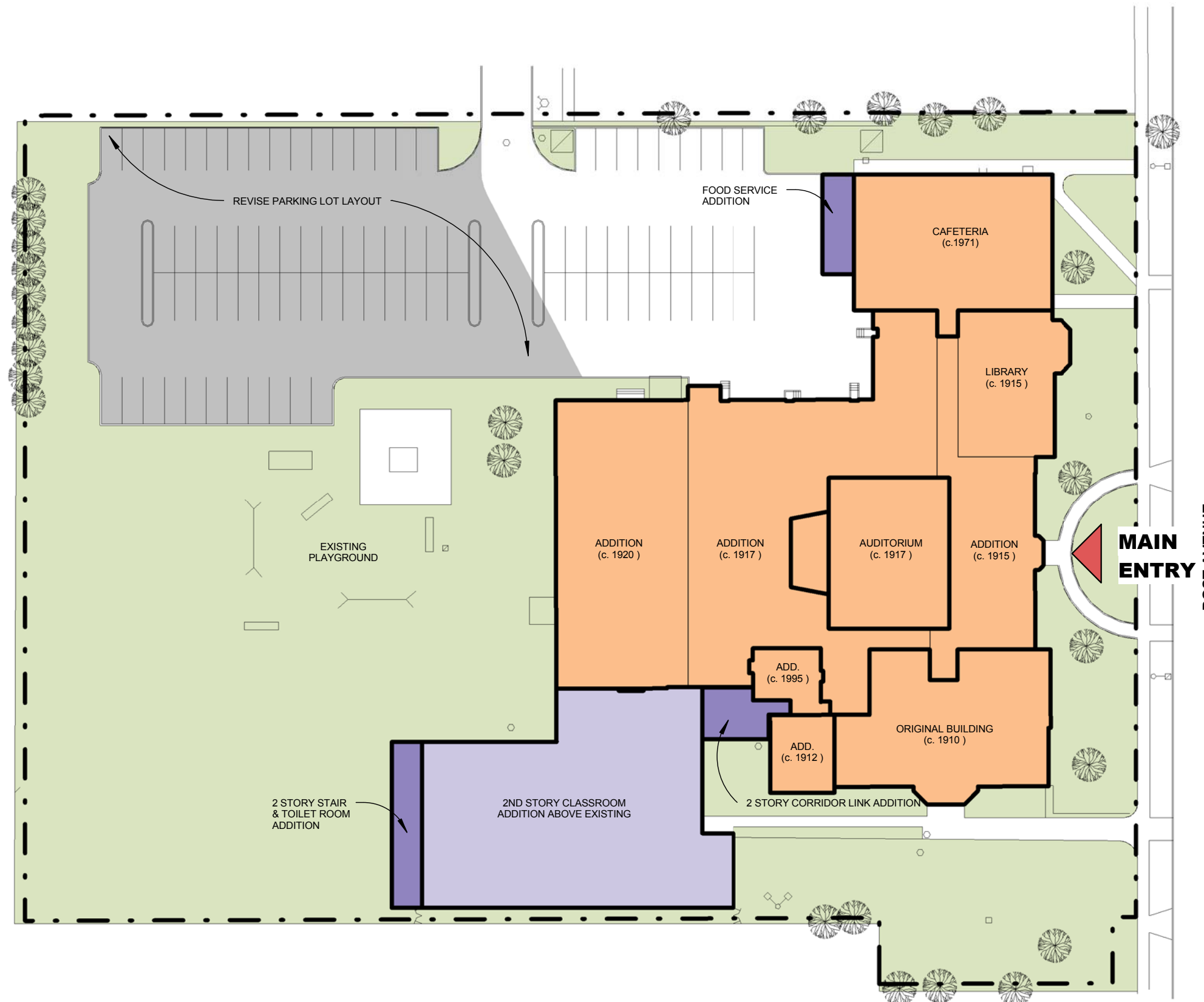
PHASE II STRATEGIC PLAN
Rochester School Modernization Program



Proposed Scope of Work Summary	
Level of Work	Gross Sq. Footage
Light Rehabilitation	12,003 sf
Moderate Reconstruction	13,959 sf
Heavy Reconstruction	23,283 sf
Structural Reconstruction	8,171 sf
Demolition: Balcony	-1,168 sf
None	14,436 sf
Subtotal	70,684 sf
Addition	14,412 sf

Grand Total for School	85,096 sf
-------------------------------	------------------

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



Strategic Site Considerations:

- Bus Loop: None Exists On-Site and None Proposed (Remains Curbside)
- Parking: 72 Existing Spaces, 86 Proposed for a Net Increase of 14

PROPOSED SITE PLAN
Pre K-6 with 3-Strand Program Model



ABERDEEN STREET

ABERDEEN STREET

POST AVENUE

MAIN ENTRY

CAFETERIA
(c.1971)

LIBRARY
(c. 1915)

AUDITORIUM
(c. 1917)

ADDITION
(c. 1915)

ADDITION
(c. 1920)

ADDITION
(c. 1917)

ADD.
(c. 1995)

ADD.
(c. 1912)

ORIGINAL BUILDING
(c. 1910)

2 STORY CORRIDOR LINK ADDITION

2ND STORY CLASSROOM
ADDITION ABOVE EXISTING

2 STORY STAIR
& TOILET ROOM
ADDITION

EXISTING
PLAYGROUND

REVISE PARKING LOT LAYOUT

FOOD SERVICE
ADDITION



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

PROPOSED FIRST FLOOR
Pre K/6 with 3-Strand Program Model



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

PROPOSED SECOND FLOOR
Pre K/6 with 3-Strand Program Model



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

PROPOSED THIRD FLOOR
 Pre K/6 with 3-Strand Program Model

PHASE II STRATEGIC PLAN - PROBABLE COSTS & MCA'S

JOHN WALTON SPENCER SCHOOL NO. 16

Proposed Addition & Reconstruction

The key objective is to modernize School Building No. 16 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 3 Strand Pre-K through 6th program. This project includes the elimination of modular classrooms and the removal and replacement of the existing wood floor and roof structure with a non-combustible floor and roof structure, is also desired.

Major Scope Line Items:

- New addition \$ 4,324,000
(Remove modular classrooms and construct 14,400 sf addition)
- Infrastructure modernization and alterations \$ 18,631,000
(Window replacement, roof replacement, masonry rehab, haz-mat abatement, Interior Alterations, M/E/P rehab, technology upgrades)
- Site Improvements \$ 1,200,000
(Reconstruct, parking, drop off, sidewalks, playground and playfields)
- Furniture and Equipment \$ 1,150,000
(Kitchen equipment, cafeteria, library, office and classroom furniture)
- Soft Costs \$ 3,695,000
(A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET \$ 29,000,000

(ADMINISTRATIVE DECISION TO REVISE BUDGET)

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

School District / BOCES	Rochester City School District	Date	3/8/2016
Project Control Number		Project Manager	
Building	John Walton Spencer School No. 16	Project Type	New Building <input checked="" type="checkbox"/> Add/Alt <input type="checkbox"/>
Grade Levels	Pre K - 6	Site Size	Usable Acres
District Aid Ratio		Site Variance	Yes <input type="checkbox"/> No <input type="checkbox"/>
Architect / Engineer	SWBR Architects	Phone #	585-232-8300
SD / BOCES Contract		Phone #	

BAU Summary	Existing	New	Projected Enrollment
Grades PK to 6		GUT REHAB 753	Gr. to 5 yrs =
Special Ed		90	

Calculation of Building Aid Using Cost Index for		Monroe County	
Regional Cost Factor		1.0	
	Gr.	Dec-15	
	Gr.	11,252	Building Cost Index
			Building Cost Index
		33,756	Building Cost Index
Subtotal Contract Allowance for Alterations			
	Gr.	2,250	Incidental Cost Index
	Gr.		Incidental Cost Index
		8,439	Incidental Cost Index
Subtotal Incidental Allowance for Alterations			
Total Cost Allowance for Alterations			
PK - 6	Gr.	753	New Elementary BAU X
	Gr.		New Secondary BAU X
		90	New Special Education BAU X
		11,252	Building Cost Index
			Building Cost Index
		33,756	Building Cost Index
Subtotal Contract Allowance for New Space			
	Gr.	753	New Elementary BAU X
	Gr.		New Secondary BAU X
		90	New Special Education BAU X
		2,250	Incidental Cost Index
			Incidental Cost Index
		8,439	Incidental Cost Index
Subtotal Incidental Allowance for New Space			
Total Cost Allowance for New Space			

	Estimate	New Allowance	GUT REHAB over (under)	Estimate	Existing Allowance	over (under)
Construction	22,955,000	11,510,796	(11,444,204)			
Incidental	6,045,000	2,453,760	(3,591,240)			
Total	29,000,000	13,964,556	(15,035,444)			

Total MCA 13,964,556

Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

RCSD Facility Name: **#016 - 321 Post Avenue**
 SED Building Name: **J. W. Spencer**
 SED Building Number: **0-016**

Date: **3/15/2016**
 Gross Bldg Area (sf): **70,684**
 Site (acres): **3.82**

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	
											SITE	GC	PC	HC	EC		Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost		Soft Cost
016	1 SITE	001	Misc. Bldg. Sys. - Site Imp./ Acquisition	Rehabilitate Asphalt Parking Lot North of School Including Stone curb replacement, Adjacent Concrete Walk replacement, Selective Parking Bumper Rail Replacement, and 4' High Chain Link Fence Replacement	150,000			-	-	-	95,000	-	-	-	95,000	19,000	114,000	11,400	125,400	25,080	150,480	
016	1 SITE	002	Misc. Bldg. Sys. - Site Imp./ Acquisition	Exterior Steps, Stairs, Ramps - Rehabilitation: Concrete steps at parking lot entrance need repairs/replacing. Classroom 2nd exit steps need repairs. Various exit doors have either concrete or Medina stone steps. Repair concrete stairs at parking lot entrance and classroom 2nd exit stair (total of 4)	133,000			-	-	-	-	84,046	-	-	84,046	16,809	100,855	10,086	110,941	22,188	133,129	
016	1 SITE	003	Misc. Bldg. Sys. - Site Imp./ Acquisition	Replace Concrete Sidewalks and Asphalt Pavement at Post Avenue Vehicle Loading Zone	87,000			-	-	-	55,000	-	-	-	55,000	11,000	66,000	6,600	72,600	14,520	87,120	
016	2 GC	001	Misc. Bldg. Sys. - Toilet room renov.	Toilet room rehabilitation - Rehabilitate gang toilet rooms 70A, 107A, 109A, 116C, 119A, 204A, 205A, 304A, 305A including new fixtures, piping, exhaust, finishes, partitions and accessories	1,054,000			-	-	-	-	388,100	180,000	68,850	28,350	665,300	133,060	798,360	79,836	878,196	175,639	1,053,835
016	2 GC	002	Misc. Bldg. Sys. - Toilet room renov.	Toilet room rehabilitation - Rehabilitate single user toilet rooms 10A, 20A, 101B, 109, 116A, 116B, 126, 127, 114, 208A, 208B, 305B including new water closet and lav, piping, exhaust, finishes, partitions and accessories	312,000			-	-	-	-	108,000	60,000	16,800	12,000	196,800	39,360	236,160	23,616	259,776	51,955	311,731
016	2 GC	003	Misc. Bldg. Sys. - Toilet room renov.	Replace mop sinks & renovate custodial closets - Remove and replace mop sinks at custodial closets At corridor 1C4, 1A. Provided ducted exhaust system. Replace wall, floor and ceiling finishes. Provide shelving and accessories. Coordinate with adjacent toilet room renovations.	24,000			-	-	-	-	5,000	10,000	-	-	15,000	3,000	18,000	1,800	19,800	3,960	23,760
016	2 GC	004	Renovation	Nursing suite: Renovate and add ADA toilet room; the space has a window a/c unit and lacks mechanical ventilation. Provide a ventilation system with a/c for the space.	131,000			-	-	-	-	21,930	9,800	46,000	4,675	82,405	16,481	98,886	9,889	108,775	21,755	130,530
016	2 GC	005	Renovation	Main Office Suite and Entry: Security upgrades. Renovate office area (main and principal's office, small toilet room, and entry vestibule - 1065 sf). Replace the Main Office Suite HVAC system.	253,000			-	-	-	-	66,030	21,300	53,950	18,637	159,917	31,983	191,900	19,190	211,090	42,218	253,309
016	2 GC	006	Renovation	Stage: provide portable stage ADA lift	32,000			-	-	-	-	20,000	-	-	20,000	4,000	24,000	2,400	26,400	5,280	31,680	
016	2 GC	007	Renovation	Exterior Route: 3 accessible entrances (no steps or stairs). 1 @ the main entrance (1915 addition), 1 @ the 1971 addition (doors do not appear wide enough) & 1 @ the kindergarten wing (1980 addition). Back entrance at parking lot is not accessible. Provide accessible ramp and entry off-of rear parking area.	51,000			-	-	-	-	32,402	-	-	-	32,402	6,480	38,882	3,888	42,771	8,554	51,325
016	2 GC	008	Renovation	Wood Flooring - refinishing: Wood flooring in Gym, on stage, at main entry corridor and in various classrooms. Replace wood flooring in gym and 1915 1st and 2nd floor corridors.	109,000			-	-	-	-	68,691	-	-	68,691	13,738	82,429	8,243	90,672	18,134	108,807	
016	2 GC	009	Renovation	Resilient Flooring - Replacement: VCT flooring in corridors and non-classroom spaces. Corridors are uneven and has resulted in cracked, broken tile. Some tile is missing. Second floor has some linoleum. 1971 Addition: VAT floor tile in cafeteria, quarry tile in Kitchen. Replace all resilient flooring with vct. Provide self-leveling under-layment all floors.	253,000			-	-	-	-	159,918	-	-	-	159,918	31,984	191,902	19,190	211,092	42,218	253,310

RCSD Facility Name: #016 - 321 Post Avenue

Date: 3/15/2016

SED Building Name: J. W. Spencer

Gross Bldg Area (sf): 70,684

SED Building Number: 0-016

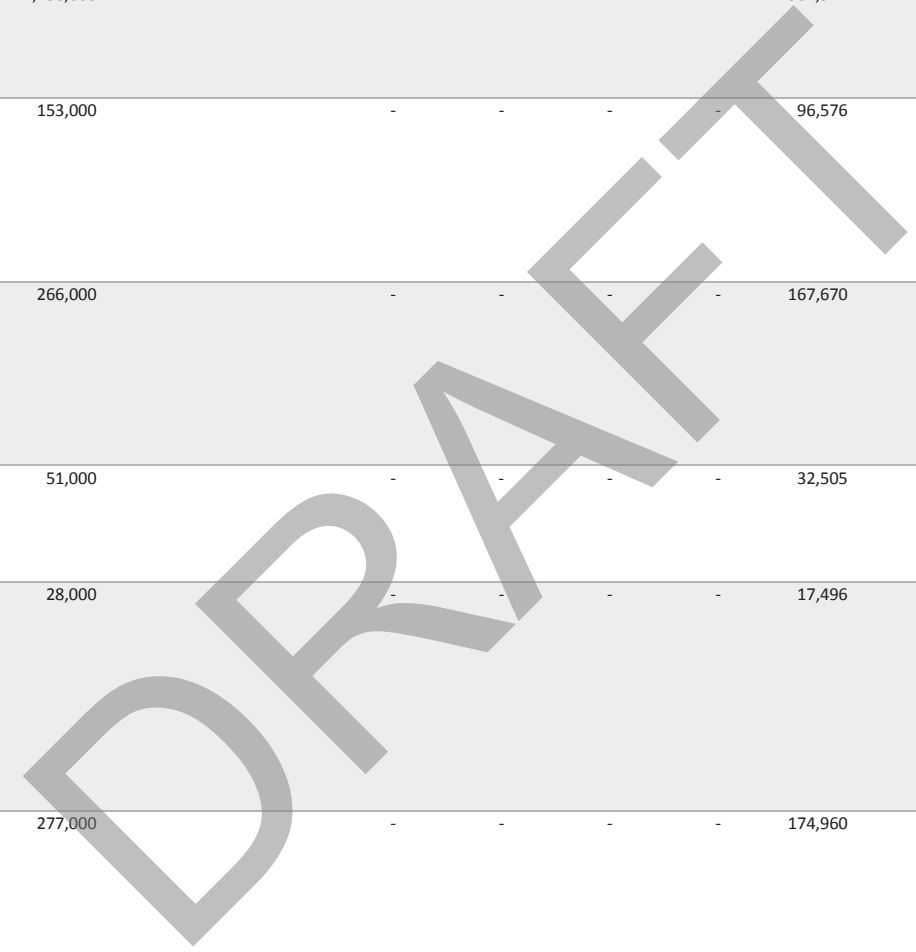
Site (acres): 3.82

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%		20%		
											SITE	GC	PC	HC		EC	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost
016	2 GC	010	Renovation	Carpet: In some Offices and Library. Mostly throw type carpets in classrooms. Replace all carpet.	236,000			-	-	-	-	149,000	-	-	-	149,000	29,800	178,800	17,880	196,680	39,336	236,016
016	2 GC	011	Renovation	Paint all interior wall surface all floors excludes classroom spaces.	206,000			-	-	-	-	129,735	-	-	-	129,735	25,947	155,682	15,568	171,250	34,250	205,500
016	2 GC	012	Renovation	Stage: Wood floor needs refinishing. Replace wood floors and repaint stage walls.	15,000			-	-	-	-	9,634	-	-	-	9,634	1,927	11,561	1,156	12,717	2,543	15,260
016	2 GC	013	Misc. Bldg. Sys. - Stage Rigging	Stage rigging-Replacement: Missing back curtains. Main bi-parting curtain is torn and needs to be replaced. Curtains are not inherently flame treated. Stage has valance. Provide for complete stage rigging and curtain replacement, audio and video system; theatrical lighting included in EC costs.	358,000			-	-	-	-	161,107	-	-	65,000	226,107	45,221	271,328	27,133	298,461	59,692	358,153
016	2 GC	014	Renovation	1 teaching station provided, 2 basketball hoops, wall pads on columns, wall pads on some walls. Some acoustic wall panels. Acoustic panels need to be cleaned. Replace bb backstops with motorized version; replace wall padding and acoustical panels.	62,000			-	-	-	-	39,100	-	-	-	39,100	7,820	46,920	4,692	51,612	10,322	61,934
016	2 GC	015	Renovation	Kitchen / Food Service Equipment - Replacement: Warming Kitchen. Minimal equipment. Provide for hybrid kitchen servery as per School 46. Kitchen equipment included.	487,000			-	-	-	-	157,231	150,000	-	-	307,231	61,446	368,677	36,868	405,545	81,109	486,654
016	2 GC	016	Renovation	Elevators, Lifts and Escalators - Modernization: Elevator at 3 story portion of building(1995). Access to all floors except basement. Elevator needs maintenance. Handicap lift in Library for access to Cafeteria. Provide elevator modernization. Replace smoke hatch and tie into fire alarm system.	151,000			-	-	-	-	95,161	-	-	-	95,161	19,032	114,193	11,419	125,613	25,123	150,735
016	2 GC	017	Renovation	Interior Stairs - Replacement: Metal stairs with slate & concrete treads. Concrete treads have metal nosing's. 1 metal pan stair with vinyl treads over assumed concrete. 2 wood stairs. Worn condition. Replace two wood stairs with metal stair and concrete pan.	36,000			-	-	-	-	22,864	-	-	-	22,864	4,573	27,437	2,744	30,180	6,036	36,217
016	2 GC	018	Renovation	Interior Doors & Hardware - Replacement: Older Classrooms typically stile & rail, 5 panel wood doors, wood frames & transoms, but varies throughout the school. Hardware includes a mix of latches with levers & knobs, no closers. Exit doors have panic devices. None are rated. Replace all door hardware. Replace all doors / frames and wired glass vision panels. Student occupied rooms with doors giving onto corridor - provide Sentronic hold-open /closer with electronic release and smoke detectors at (52) locations.	987,000			-	-	-	-	597,401	-	-	26,000	623,401	124,680	748,081	74,808	822,889	164,578	987,467
016	2 GC	019	Renovation	Corridors, Trim - Replacement: Generally wood trim, chair rail and base. Should minimally be refinished, replaced would be better. No trim at 1980 Addition. Replace in kind corridor wood trim, chair rail and base.	24,000			-	-	-	-	15,163	-	-	-	15,163	3,033	18,196	1,820	20,015	4,003	24,018
016	2 GC	020	Renovation	Ceilings - Replacement: General Building: Typically suspended tile & grid with plaster above (typically non-glacier tile). Some plaster ceilings (asbestos). Some metal ceilings. Kitchen has perforated metal ceilings. Cafeteria has painted exposed structure. Gym: Acoustical tile on furring. Full ceiling replacement excludes classrooms spaces.	367,000			-	-	-	-	231,876	-	-	-	231,876	46,375	278,251	27,825	306,076	61,215	367,292

RCS D Facility Name: **#016 - 321 Post Avenue**
 SED Building Name: **J. W. Spencer**
 SED Building Number: **0-016**

Date: **3/15/2016**
 Gross Bldg Area (sf): **70,684**
 Site (acres): **3.82**

RCS D Bldg #	Trade	Item #	RCS D Item Category	Action Item Name & Description	2015 \$ Estimated Project Cost	Year Completed	Priority	Trade breakdown					Sub-total	20%		10%		20%				
								Priority 1	Priority 2	Priority 3	SITE	GC		PC	HC	EC	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost
016	2 GC	021	Renovation	Louvers / Grilles: Ground level louvers show wear and tear, dents. Upper level louvers/grilles appear to be in fair condition. Replace all louvers.	37,000			-	-	-	-	23,270	-	-	-	23,270	4,654	27,924	2,792	30,716	6,143	36,860
016	2 GC	022	Renovation	Skylights - Replacement: Skylight at 2nd floor roof needs to be replaced. Boiler room clerestory should be replaced. Replace all roof skylights.	50,000			-	-	-	-	31,558	-	-	-	31,558	6,312	37,870	3,787	41,657	8,331	49,988
016	2 GC	023	Renovation	Windows - Replacement: Aluminum double hung windows done prior to 1998. Typically single pane glazing and non-thermally broken. Replace windows and add security screens.	1,430,000			-	-	-	-	902,972	-	-	-	902,972	180,594	1,083,566	108,357	1,191,923	238,385	1,430,308
016	2 GC	024	Building Envelope - Windows/ Doors	Exterior Doors - Replacement: Typically hollow metal doors, frames & transoms. Doors & frames are rusting. All exterior doors & frames need to be replaced. Roof access door to 3 story roof is metal covered wood and needs to be replaced. Replacement all exterior hm doors and frames/transoms including roof access door. Provide frp doors with aluminum frames and transoms.	153,000			-	-	-	-	96,576	-	-	-	96,576	19,315	115,891	11,589	127,480	25,496	152,976
016	2 GC	025	Building Envelope - Masonry	Parapets - Rehabilitation: Various brick parapets in various conditions. Parapets are generally covered in either black mastic or SPF (Spray Polyurethane Foam - Spray applied over everything) Roof flashings need to be recaulked. Remove SPF and original roofing membrane from backside of parapet. Reflash parapet with SBS membrane. Repair masonry.	266,000			-	-	-	-	167,670	-	-	-	167,670	33,534	201,204	20,120	221,324	44,265	265,589
016	2 GC	026	Building Envelope - Masonry	Chimneys - Masonry Rehabilitation. Brick. Repoint. Tall Original Chimney. Probably should be torn down, replaced by modern style. Remove to 1st floor and recap with cast-stone.	51,000			-	-	-	-	32,505	-	-	-	32,505	6,501	39,006	3,901	42,907	8,581	51,488
016	2 GC	027	Renovation	Columns - Steel Column Repair. Steel columns in basement/crawl space. Column repairs done at 1920 addition in 2000. Columns at 1915, 1917 & 1920 additions first floor. 1920 Addition - corridor has dropped along west wall; differential movement of footing in crawl space. Shore-up west corridor wall and structure from crawl space. Remove and replace existing footings and pipe columns. Jack-up west corridor wall 1/4 " increments (total 2' +/-).	28,000			-	-	-	-	17,496	-	-	-	17,496	3,499	20,995	2,100	23,095	4,619	27,714
016	2 GC	028	Renovation	Exterior Walls - Masonry Rehabilitation. Brick and masonry bearing walls. Some repointing required. Various cast stones have cracks or are missing pieces. Severe brick spalling around courtyard. Brick needs to be cleaned. Repoint brick masonry, repair / replace damaged cast stone units, replace spalled brick severe at courtyard. Clean masonry.	277,000			-	-	-	-	174,960	-	-	-	174,960	34,992	209,952	20,995	230,947	46,189	277,137
016	2 GC	029	Renovation	Structural Floors - Wood Floor Structure Re-habilitation: Original building: 1st floor is slab on grade, upper floors are wood joists and decking. Boiler Room: Slab on Grade. 1912 addition: Same as original building. 1915, 1917, 1920 additions: 2x12 joists with 1x6 subfloor on steel beams & columns or bearing walls. 1971 addition (Cafeteria): Slab on grade. 1980 addition (KG wing): spancrete on bearing walls. 1995 addition: Slab on grade. Rehabilitate / replace deteriorated wood floor structure at original building and 1912, 1915, 1917, 1920 additions.	1,115,000			-	-	-	-	703,934	-	-	-	703,934	140,787	844,721	84,472	929,193	185,839	1,115,031



RCSD Facility Name: #016 - 321 Post Avenue

Date: 3/15/2016

SED Building Name: J. W. Spencer

Gross Bldg Area (sf): 70,684

SED Building Number: 0-016

Site (acres): 3.82

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%		20%	
											SITE	GC	PC	HC	EC		Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost
016	2 GC	030	Renovation	Foundation Rehabilitation & Damp-proofing: Existing concrete - OK condition - Dampness in parts. Substantial maintenance in some areas. Rehabilitate deteriorated foundation & provide damproofing at areas of water infiltration into crawl space	148,000			-	-	-	-	93,672	-	-	-	93,672	18,734	112,406	11,241	123,647	24,729	148,376
016	2 GC	031	Renovation	Paint Storage Room - Provide an exhaust system for the space.	21,000			-	-	-	-	1,000	-	12,500	-	13,500	2,700	16,200	1,620	17,820	3,564	21,384
016	2 GC	032	Building Envelope - Masonry	Masonry Rehabilitation: ongoing masonry repair repointing.	392,000			-	-	-	-	247,400	-	-	-	247,400	49,480	296,880	29,688	326,568	65,314	391,882
016	2 GC	033	Renovation	Classroom Pivoting Wardrobe replacement: 7 classrooms	172,000			-	-	-	-	108,500	-	-	-	108,500	21,700	130,200	13,020	143,220	28,644	171,864
016	2 GC	034	Renovation	Classroom rehabilitation: replace flooring, ceilings casework; repaint; replace mep systems. (PC cost is to add classroom sinks-delete if not needed)	6,116,000			-	-	-	-	2,756,713	128,823	578,569	397,057	3,861,162	772,232	4,633,394	463,339	5,096,734	1,019,347	6,116,081
016	2 GC	035	Renovation	Library habilitation: replace flooring ceilings, repaint and mep systems	603,000			-	-	-	-	268,800	15,680	57,120	39,200	380,800	76,160	456,960	45,696	502,656	100,531	603,187
016	2 GC	036	Building Envelope - Roofing	Replace entire roof: sbs roofing system. Add lightning protection.	1,929,000			-	-	-	-	1,217,725	-	-	-	1,217,725	243,545	1,461,270	146,127	1,607,397	321,479	1,928,876
016	2 GC	037	Renovation	Replace classroom sinks and bubblers - Remove and replace classroom sink with bubbler including cabinets in rooms 30,40,50,70,90, corridor 2C2, corridor 3C1 (see also GC item 034)	74,000			-	-	-	-	16,800	30,000	-	-	46,800	9,360	56,160	5,616	61,776	12,355	74,131
016	3 PLMB	002	MEP - HVAC/ Plumbing	Replace water closet flush valves - Replace manual flush valves with sensor type at rooms 103A, 107C	2,000			-	-	-	-	-	1,500	-	-	1,500	300	1,800	180	1,980	396	2,376
016	3 PLMB	003	MEP - HVAC/ Plumbing	Replace urinal flush valves - Replace manual flush valves with sensor type at rooms 103A(2),	2,000			-	-	-	-	-	1,500	-	-	1,500	300	1,800	180	1,980	396	2,376
016	3 PLMB	004	MEP - HVAC/ Plumbing	Replace lavatory faucets - Replace non metering faucet with manual metering type at rooms 107C	1,000			-	-	-	-	-	500	-	-	500	100	600	60	660	132	792
016	3 PLMB	005	MEP - HVAC/ Plumbing	Replace drinking fountains - Replace corridor drinking fountains with water coolers at corridor 1C2, 1C6,1C9	10,000			-	-	-	-	-	6,000	-	-	6,000	1,200	7,200	720	7,920	1,584	9,504
016	3 PLMB	006	MEP - HVAC/ Plumbing	Provide bottle fillers - Provide 3 bottle fillers in location per the district. (requires replacement of electric water coolers)	7,000			-	-	-	-	-	4,500	-	-	4,500	900	5,400	540	5,940	1,188	7,128
016	3 PLMB	007	MEP - HVAC/ Plumbing	Replace domestic booster pump - Replace 1999 domestic duplex booster pump in Boiler room B5.	63,000			-	-	-	-	-	40,000	-	-	40,000	8,000	48,000	4,800	52,800	10,560	63,360
016	3 PLMB	008	MEP - HVAC/ Plumbing	Replace water heaters - replace 2005 100 gal water heater in Boiler room B5 with high efficiency package type.	48,000			-	-	-	-	-	30,000	-	-	30,000	6,000	36,000	3,600	39,600	7,920	47,520
016	3 PLMB	009	MEP - HVAC/ Plumbing	Replace all sanitary piping - Replace all sanitary piping, risers etc within rooms to be renovated. (allow 10K/Rm)	158,000			-	-	-	-	-	100,000	-	-	100,000	20,000	120,000	12,000	132,000	26,400	158,400
016	3 PLMB	010	MEP - HVAC/ Plumbing	Replace all storm piping - Replace all storm piping, risers etc within rooms to be renovated. (allow 10K/Rm)	158,000			-	-	-	-	-	100,000	-	-	100,000	20,000	120,000	12,000	132,000	26,400	158,400
016	3 PLMB	011	MEP - HVAC/ Plumbing	Art Room Upgrades - Replace sink and provide clay trap in Art rm 105	10,000			-	-	-	-	-	6,000	-	-	6,000	1,200	7,200	720	7,920	1,584	9,504
016	3 PLMB	012	MEP - HVAC/ Plumbing	Replace Lavatory - Replace lavatory in Corridor 1C6, corridor 1C9, 204C	11,000			-	-	-	-	-	6,900	-	-	6,900	1,380	8,280	828	9,108	1,822	10,930

RCS D Facility Name: #016 - 321 Post Avenue

Date: 3/15/2016

SED Building Name: J. W. Spencer

Gross Bldg Area (sf): 70,684

SED Building Number: 0-016

Site (acres): 3.82

RCS D Bldg #	Trade	Item #	RCS D 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%		20%	
											SITE	GC	PC	HC	EC		Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost
016	4 HVAC	001	MEP - HVAC/ Plumbing	Cabinet and Unit Heaters - The building cabinet heaters and unit heaters are approaching the end of their useful life. Replace approximately four (4) units.	41,000			-	-	-	-	-	-	26,000	-	26,000	5,200	31,200	3,120	34,320	6,864	41,184
016	4 HVAC	002	MEP - HVAC/ Plumbing	Boiler Room - The Boiler Room lacks a CO and Gas Detection system. Provide a gas detection system and interlock into the Building DDC system.	8,000			-	-	-	-	-	-	5,000	-	5,000	1,000	6,000	600	6,600	1,320	7,920
016	4 HVAC	003	MEP - HVAC/ Plumbing	Boiler Room - Insulate the boiler feed tank.	6,000			-	-	-	-	-	-	4,000	-	4,000	800	4,800	480	5,280	1,056	6,336
016	4 HVAC	004	MEP - HVAC/ Plumbing	Building Relief Systems - Clean the building relief systems.	4,000			-	-	-	-	-	-	2,500	-	2,500	500	3,000	300	3,300	660	3,960
016	4 HVAC	005	MEP - HVAC/ Plumbing	Multi- Purpose Room Prep Area - The space lacks mechanical ventilation. Provide a ventilation system for the space.	48,000			-	-	-	-	-	-	30,000	-	30,000	6,000	36,000	3,600	39,600	7,920	47,520
016	4 HVAC	006	MEP - HVAC/ Plumbing	Multi-Purpose Room HVAC System - The HVAC systems are original to the Building construction. Replace the HVAC systems for this space.	295,000			-	-	-	-	-	-	186,000	-	186,000	37,200	223,200	22,320	245,520	49,104	294,624
016	4 HVAC	007	MEP - HVAC/ Plumbing	Radiation - Replace the radiation in Rooms 119A, 105 and 103.	24,000			-	-	-	-	-	-	15,000	-	15,000	3,000	18,000	1,800	19,800	3,960	23,760
016	4 HVAC	009	MEP - HVAC/ Plumbing	Custodial Office Suite - The space has a window a/c unit and lacks mechanical ventilation. Provide a ventilation system with a/c for the space.	55,000			-	-	-	-	-	-	35,000	-	35,000	7,000	42,000	4,200	46,200	9,240	55,440
016	4 HVAC	010	MEP - HVAC/ Plumbing	Exposed Radiators - Provide covers for six (6) radiators.	14,000			-	-	-	-	-	-	9,000	-	9,000	1,800	10,800	1,080	11,880	2,376	14,256
016	4 HVAC	011	MEP - HVAC/ Plumbing	Tractor Storage 107 - Provide a ventilation and gas detection system for the space.	36,000			-	-	-	-	-	-	22,500	-	22,500	4,500	27,000	2,700	29,700	5,940	35,640
016	4 HVAC	012	MEP - HVAC/ Plumbing	Art Room 105 - Provide a Vent-A-Kiln system and a general exhaust system for the Art Room.	48,000			-	-	-	-	-	-	30,000	-	30,000	6,000	36,000	3,600	39,600	7,920	47,520
016	4 HVAC	013	MEP - HVAC/ Plumbing	Data Closet 107H - The space does not have a/c. Provide a ductless split a/c system for the space.	20,000			-	-	-	-	-	-	12,500	-	12,500	2,500	15,000	1,500	16,500	3,300	19,800
016	4 HVAC	015	MEP - HVAC/ Plumbing	Central Station AHU - Clean the main building air handling unit.	4,000			-	-	-	-	-	-	2,500	-	2,500	500	3,000	300	3,300	660	3,960
016	4 HVAC	016	MEP - HVAC/ Plumbing	Classroom 17A - The Classroom is an interior space without ventilation. Provide a ventilation and air conditioning system to the space.	48,000			-	-	-	-	-	-	30,000	-	30,000	6,000	36,000	3,600	39,600	7,920	47,520
016	4 HVAC	017	MEP - HVAC/ Plumbing	Classroom 108A - The Classroom is an interior space without ventilation. Provide a ventilation and air conditioning system to the space.	48,000			-	-	-	-	-	-	30,000	-	30,000	6,000	36,000	3,600	39,600	7,920	47,520
016	4 HVAC	019	MEP - HVAC/ Plumbing	Office Suite 122 - Replace the Office Suite HVAC system.	93,000			-	-	-	-	-	-	58,500	-	58,500	11,700	70,200	7,020	77,220	15,444	92,664
016	4 HVAC	020	MEP - HVAC/ Plumbing	Roof Exhaust Fans - Replace three (3) roof exhaust fans.	43,000			-	-	-	-	-	-	27,000	-	27,000	5,400	32,400	3,240	35,640	7,128	42,768
016	4 HVAC	021	MEP - HVAC/ Plumbing	Refrigerant piping systems - The refrigerant piping systems on the roof are lacking insulation. Replace insulation and provide Alumaguard jacketing on the piping systems.	2,000			-	-	-	-	-	-	1,000	-	1,000	200	1,200	120	1,320	264	1,584
016	4 HVAC	022	MEP - HVAC/ Plumbing	Office 205B and 206B - These spaces lacks mechanical ventilation. Provide a ventilation system for the spaces.	24,000			-	-	-	-	-	-	15,000	-	15,000	3,000	18,000	1,800	19,800	3,960	23,760
016	4 HVAC	023	MEP - HVAC/ Plumbing	Teacher's Lounge 208 - The space has a range. Provide an exhaust hood system and fire suppression.	22,000			-	-	-	-	-	-	14,000	-	14,000	2,800	16,800	1,680	18,480	3,696	22,176

RCSD Facility Name: #016 - 321 Post Avenue

Date: 3/15/2016

SED Building Name: J. W. Spencer

Gross Bldg Area (sf): 70,684

SED Building Number: 0-016

Site (acres): 3.82

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%		20%										
											SITE	GC	PC	HC	EC		Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost									
016	4 HVAC	024	MEP - HVAC/ Plumbing	Faculty Lounge 208 - This space lacks mechanical ventilation. Provide a ventilation system for the space.	24,000			-	-	-	-	-	-	15,000	-	15,000	3,000	18,000	1,800	19,800	3,960	23,760									
016	4 HVAC	025	MEP - HVAC/ Plumbing	Classroom 305 - This space lacks mechanical ventilation. Provide a ventilation system for the space.	32,000			-	-	-	-	-	-	20,000	-	20,000	4,000	24,000	2,400	26,400	5,280	31,680									
016	4 HVAC	026	MEP - HVAC/ Plumbing	Toilet 304B - Replace the convector.	8,000			-	-	-	-	-	-	5,000	-	5,000	1,000	6,000	600	6,600	1,320	7,920									
016	4 HVAC	027	MEP - HVAC/ Plumbing	2nd and 3rd Floor HVAC Systems - The unit ventilators have reached the end of their useful life. Replace the systems with a central rooftop unit system.	1,053,000			-	-	-	-	-	-	664,625	-	664,625	132,925	797,550	79,755	877,305	175,461	1,052,766									
016	4 HVAC	028	MEP - HVAC/ Plumbing	SW Classroom HVAC Systems - The unit ventilators in the Single Story SW wing have reached the end of their useful life. Replace the systems with a central rooftop unit system.	1,032,000			-	-	-	-	-	-	651,625	-	651,625	130,325	781,950	78,195	860,145	172,029	1,032,174									
016	5 ELEC	001	MEP - Electrical	Interior electrical distribution - replace obsolete secondary panelboards (15)	119,000			-	-	-	-	-	-	-	75,000	75,000	15,000	90,000	9,000	99,000	19,800	118,800									
016	5 ELEC	002	MEP - Electrical	Lighting - Replace exterior building mounted lighting	15,000			-	-	-	-	-	-	-	9,500	9,500	1,900	11,400	1,140	12,540	2,508	15,048									
016	5 ELEC	003	MEP - Electrical	Lighting - Replace gym/aud lighting	48,000			-	-	-	-	-	-	-	30,000	30,000	6,000	36,000	3,600	39,600	7,920	47,520									
016	5 ELEC	004	MEP - Electrical	Lighting- Replace light switches in all classrooms (35)	28,000			-	-	-	-	-	-	-	17,500	17,500	3,500	21,000	2,100	23,100	4,620	27,720									
016	5 ELEC	005	MEP - Electrical	Lighting - Replace older eggcrate lighting in ten (10) classrooms	48,000			-	-	-	-	-	-	-	30,000	30,000	6,000	36,000	3,600	39,600	7,920	47,520									
016	5 ELEC	006	MEP - Electrical	Fire alarm system - Replace existing hardwired fire alarm system in its entirety with point addressable system, add strobes to classrooms	444,000			-	-	-	-	-	-	-	280,000	280,000	56,000	336,000	33,600	369,600	73,920	443,520									
016	5 ELEC	007	MEP - Electrical	Emergency lighting/exits - Replace emergency exits in entire building, add building mounted lighting to exit discharge	48,000			-	-	-	-	-	-	-	30,000	30,000	6,000	36,000	3,600	39,600	7,920	47,520									
016	5 ELEC	008	MEP - Electrical	Emergency Stand-by power - Replace generator and add two (2) transfer switches, separate life safety and equipment. Does not include 2 hr. rated room	338,000			-	-	-	-	-	13,200	-	200,000	213,200	42,640	255,840	25,584	281,424	56,285	337,709									
016	5 ELEC	009	MEP - Electrical	Add CO detection to the fire alarm system	16,000			-	-	-	-	-	-	-	10,000	10,000	2,000	12,000	1,200	13,200	2,640	15,840									
SUB-TOTAL - FILTERED ITEMS ONLY																150,000	9,437,140	902,503	2,745,539	1,272,919	14,508,101	2,901,620	17,409,721	1,740,972	19,150,693	3,830,139	22,980,832				
Design / Bid Contingency																30,000	1,887,428	180,501	549,108	254,584	2,901,620										
Bid Day Hard Cost																180,000	11,324,568	1,083,004	3,294,647	1,527,503	17,409,721										
Construction Contingency																18,000	1,132,457	108,300	329,465	152,750	1,740,972										
Total Hard Cost																198,000	12,457,025	1,191,304	3,624,111	1,680,253	19,150,693										
Soft Cost																39,600	2,491,405	238,261	724,822	336,051	3,830,139										
TOTAL PROJECT COST - FILTERED ITEMS ONLY					22,986,000												237,600	14,948,430	1,429,565	4,348,934	2,016,304	22,980,832									
SUB-TOTAL - ALL ITEMS																	150,000	9,437,140	902,503	2,745,539	1,272,919	14,508,101	2,901,620	17,409,721	1,740,972	19,150,693	3,830,139	22,980,832			
Design / Bid Contingency																30,000	1,887,428	180,501	549,108	254,584	2,901,620										
Bid Day Hard Cost																180,000	11,324,568	1,083,004	3,294,647	1,527,503	17,409,721										
Construction Contingency																18,000	1,132,457	108,300	329,465	152,750	1,740,972										
Total Hard Cost																198,000	12,457,025	1,191,304	3,624,111	1,680,253	19,150,693										
Soft Cost																39,600	2,491,405	238,261	724,822	336,051	3,830,139										
TOTAL PROJECT COST - ALL ITEMS					22,986,000												237,600	14,948,430	1,429,565	4,348,934	2,016,304	22,980,832									

PROJECT INFORMATION PACKET:

East Lower/Upper School Project Phase 2a

PRELIMINARY SCHEDULE DESIGN

PHASE:

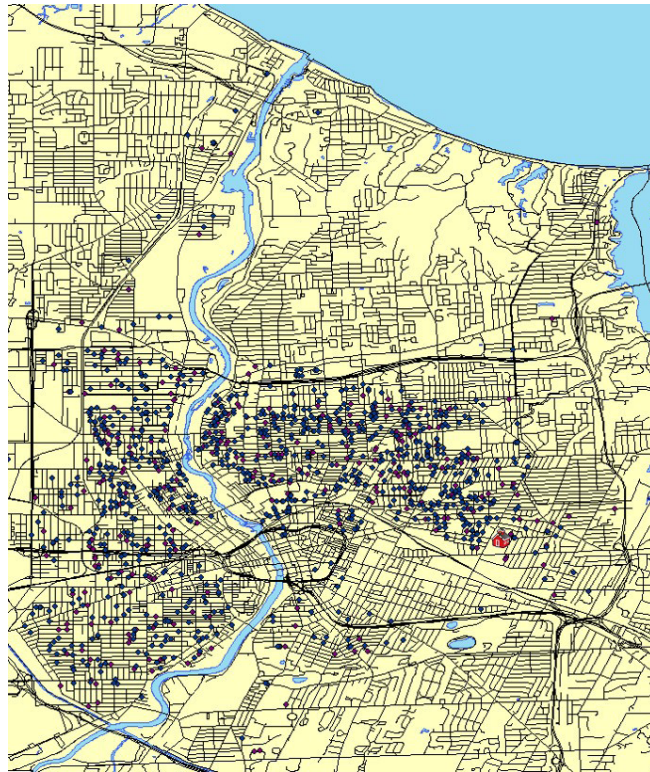
- Submit Program Verification 11 Jan 2016
- Start Schematic Design (SD's) 25 Jan 2016
- Complete Schematic Design 15 Jul 2016
- Submit SD Construction Estimate 5 Aug 2016
(Reconciliation required with Construction Mgr.)
- Start Design Development 1 Aug 2016
(DD's, Base Drawings)
- Complete Design Development (60% CD's) 17 Oct 2016
- Review DD Construction Estimate (by CM) 7 Nov 2016
- Continue Construction Documents 31 Oct 2016
(CD's, Reconcile with CM's Est. as needed)
- Submit 90% Complete CD's for CM's Final Est./
SED's Final Approval/Interdisciplinary
Document Coordination (IDC) Review 23 Dec 2016
- Review CM's Final Estimate & Reconcile Final CD's
with CM's Est./SED Comments/IDC Comments 23 Jan - 20 Feb 2017*
- SED Final Approval (on, or before) Issue/Final CD's
for Bidding (Pending Est.)* 23 Jan 2017

BIDDING & CONSTRUCTION PHASES:

- Bid Opening Milestone (pending Est.*) 3 Apr 2017
- Contract Award Milestone (on, or before*) 1 May 2017
- Start Construction Phase/Review Submittal 8 May 2017
Schedule/Review Construction Master Schedule
- Review Initial Punch Lists (assume no Swing Space) 15 Mar 2020
- Construction Completion/Occupancy Milestone 15 Apr 2020
- Review/Submit Project Closeout Documents 15 Jul 2020
- Review/Complete Project Warranty Inspections 15 Mar 2021

PROBABLE DESIGN & CONSTRUCTION DURATION 60 Months

Program Biograph: East School Campus



Background & Concept

The former East High School, now East School, consist of a Lower School (serving grades 6 through 8) and an Upper School (serving grades 9 through 12) on one campus and one building. Both schools are currently being managed by the University of Rochester (U of R) through an SED-approved Educational Partnership Organization (EPO) to run the school. U of R as the EPO was approved by the Rochester City School District (RSCD) board of education in December, 2014 and by the Commissioner of Education in February, 2015. These unique reform practices include, Restorative Practice, Small Family Groups, Literacy and Mathematics and STE@M. Based on the existing building infrastructure needs, the number of existing under sized classroom spaces (86%, see diagrams) and the changes needed to fully implement the approved EPO plan, a complete reconstruction and an addition are proposed.

Infrastructure Issues

The Phase 2 of renovations will provide upgrades and replacement of the entirety of the building's mechanical, electrical, plumbing (MEP) as well as tele-data building system infrastructure. The scope also includes replacement of interior finishes, doors, hardware and toilet room and locker room renovations.

Strategic Challenges

The existing building was designed as a high school. The implementation of the East School configured as an Upper and Lower school requires additional program spaces such as a separate Lower School office and a multi-purpose/gathering space as a "collaboratorium" spanning the functions of cafe, multidisciplinary teaching, to multi-grade student forums. The Lower School "gathering space" would need to be large enough to seat the entire student population for school and class meetings. The majority of the existing classrooms are below the SED minimum area. All classrooms would meet/exceed the SED minimum area after reconstruction. In right sizing the program required classrooms we are driven to need an addition. The addition would be home to the Lower School "gathering space", classrooms, science rooms and labs and STE@M Labs (i.e. also includes art).

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

Proposed Program Summary

Location / Address: 1801 E Main St 14609
 Original Building Date: 1957
 Addition Dates: 1990 / 1991 / 1992 / 2002 / 2003 / 2008
 Existing Building Gross Area: 418,536 sf
 Existing Modular Building Area: None
 Proposed Addition Area: 49,605
 Total Proposed Gross Area: 468,141 SF
 Previous Grade Structure: 7th – 12th
 Planned Grade Structure: 6th – 12th
 Current 2015-2016 Enrollment: 1,470
 Planned Enrollment: 1,200

Major Instructional Spaces:

	Grades 6-8	Grades 9-12	Self Contained Special Ed.
Interchangeable Classrooms	21	36	7
General Science	3	4	N/A
Science Fusion	0	5	N/A
Ste@m Lab	3	4	N/A

Specialized Functions:

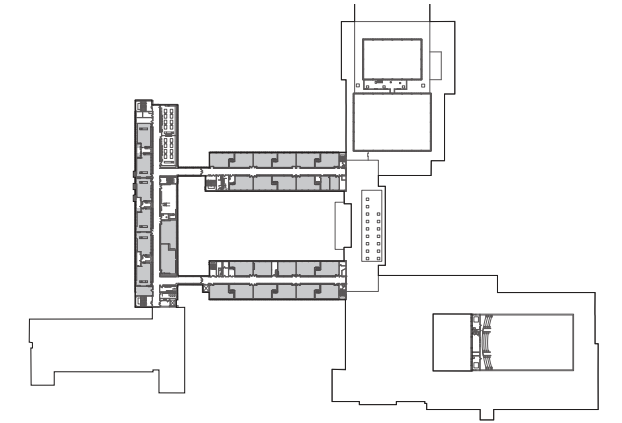
Art	4	AV Technology	1	Computer Classroom	7
Collaboratorium	1	Copy Area	1	Storage	3
Family and Consumer Science	1	Faculty Development	4	CTE - Culinary Arts	2
Information Technology	2	Health	2	CTE - Precision Optical	1
Library	2	Cafeteria - Upper School	1	CTE - IT Classroom	1
Media Center	3	Main Office	2	CTE - Vision Care	1
Administrative Office	7	Resource Room	7	CTE - Office/Conference	1
Faculty Development	1	Accessible Main Entrance	Yes	CTE - Lower School Shop	1
Media Center	2	Secure Main Entrance	Yes	CTE - Teaching and Learning Inst.	1
Administrative Hub	8				

Existing Context

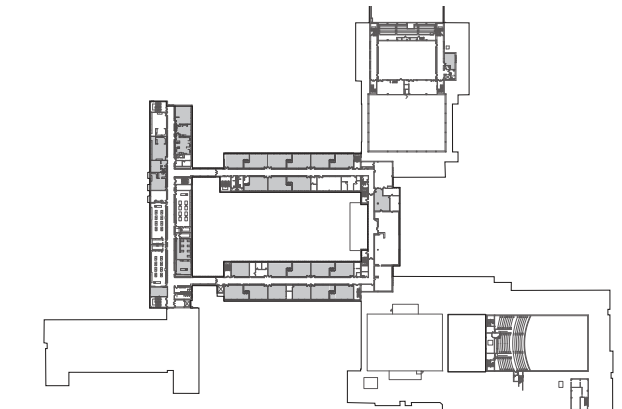


Site Highlights: The East School is located on 56 acres. Parking that is displaced by the proposed addition will get relocated to the existing Ohio Street. bus loop. Phase 2 introduces a new entry for the Lower School creating a separate entrance from the Upper School, while the current number of athletic fields will be maintained.

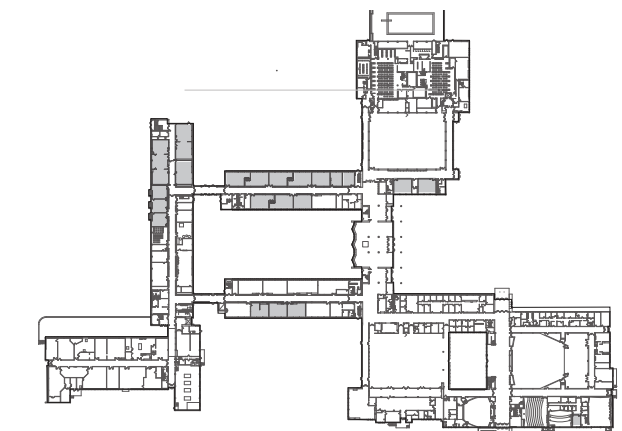
Note: Shadowed classrooms indicate below SED minimum area criteria



Existing Third Floor



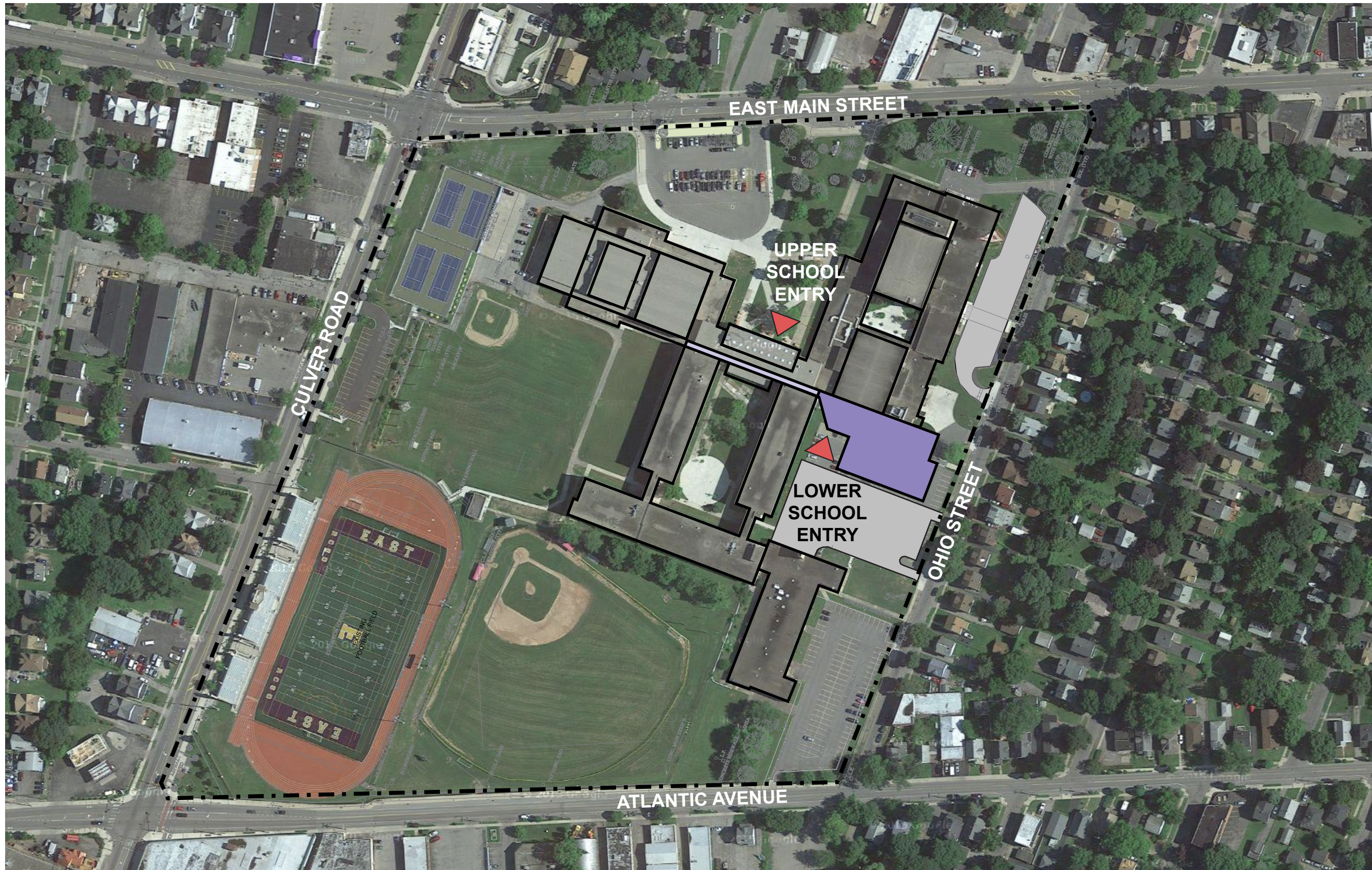
Existing Second Floor



Existing First Floor





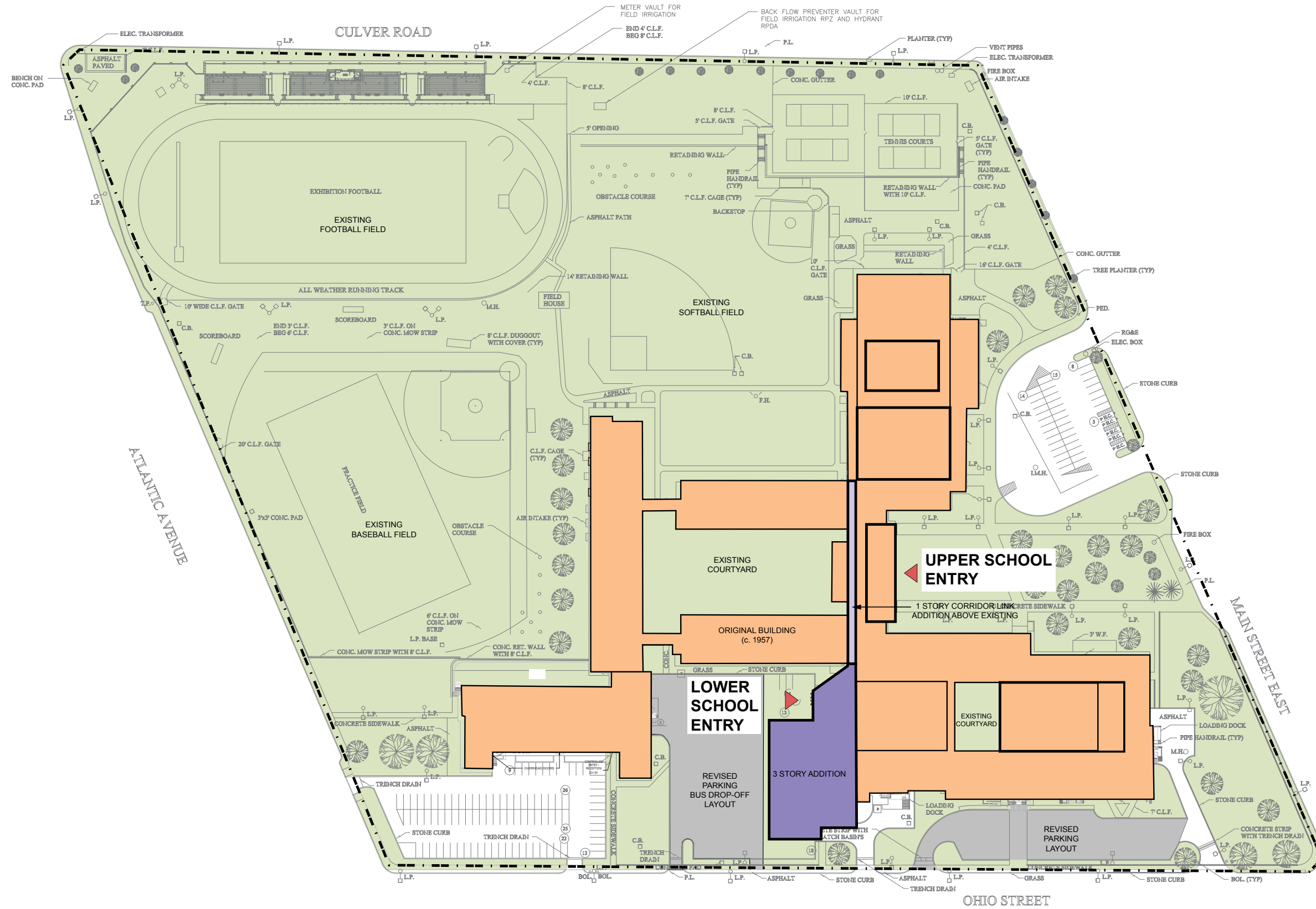


 - Proposed New Construction

SITE CONTEXT & STRATEGY



PHASE II STRATEGIC PLAN
Rochester School Modernization Program



PROPOSED SITE PLAN
ARCHITECT OF RECORD: CANNON DESIGN





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

PROPOSED FIRST FLOOR PLAN
ARCHITECT OF RECORD: CANNON DESIGN



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

PROPOSED SECOND FLOOR PLAN
ARCHITECT OF RECORD: CANNON DESIGN



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

PROPOSED THIRD FLOOR PLAN
ARCHITECT OF RECORD: CANNON DESIGN

PHASE II STRATEGIC PLAN - PROBABLE COSTS & MCA'S

EAST SCHOOL CAMPUS

Proposed Addition & Reconstruction

The key objective is to optimize replacement of M/E/P infrastructure, along with the alignment of the Educational, Administrative and Organizational Program to compliment the learning goals of the University of Rochester's agreement as the Educational Partnership Organization (EPO) approved by SED . The Preliminary Construction Budget (below) and the Probable Maximum Cost Allowance (right) are close to aligning, pending more discussion with SED.

Major Scope Line Items:

- New Lower School Building Wing (Small Learning Communities, SLC's @ 45,000 sf) \$ 7,800,000
- Reconstruct Existing Classroom Wings (SLC's conversion @ 164,000 sf, and replace central M/E/P) \$ 26,030,000
- New Connecting corridor for 3rd Floor Classrooms (1,800 sf, facilitates ease of supervision & safety) \$ 1,035,000
- CTE Wing Renovations (24,600 sf) \$ 1,107,000
- Entry / Event Lobbies & Shared Spaces (27,000 sf) \$ 3,000,000
- Separate Cafés / Shared Kitchen Upgrades (16,000 sf excludes kitchen equipment, T.B.D.) \$ 2,240,000
- Reconstruct / Expand Admin., Guidance, Nurse, etc (11,300 sf includes 'House Admin. Hub' in each SLC) \$ 1,387,500
- Upgrade Pool & Locker / Team Rooms (23,500 sf) \$ 2,850,000
- Site Improvements (New Bus Loop & Parking) \$ 478,600
- Furniture and Equipment (Kitchen equipment, cafeteria, library, office and classroom furniture) \$ 1,200,000
- Soft Costs (A/E fees, CM fees, surveys, testing, legal, administrative and program costs) \$ 7,871,900

TOTAL PROBABLE CONSTRUCTION BUDGET \$ 55,000,000

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

School District / BOCES	Rochester City School District		Date	3/8/2016		
Project Control Number			Project Manager			
Building	East School Campus	Project Type	New Building	<input checked="" type="checkbox"/>	Add/Alt	<input checked="" type="checkbox"/>
Grade Levels	6 - 12	Site Size	Usable Acres	Site Variance	Yes	No
District Aid Ratio			Architect / Engineer	SWBR Architects		
Architect / Engineer	SWBR Architects		Phone #	585-232-8300		
SD / BOCES Contract			Phone #			

BAU Summary	Existing	New	Projected Enrollment
Grades	6 6 7 12	27 2557	162 Gr. to 5 yrs =
Special Ed	90	15	

Calculation of Building Aid Using Cost Index for Regional Cost Factor

		Monroe County		
		1.0		
		Dec-15		
6 Gr.	27	Existing Elementary BAU X	11,252 Building Cost Index	303,804
7 - 12 Gr.	2557	Existing Secondary BAU X	16,878 Building Cost Index	43,157,046
	90	Existing Special Education BAU X	33,756 Building Cost Index	3,038,040
Subtotal Contract Allowance for Alterations				46,498,890
6 Gr.	27	Existing Elementary BAU X	2,250 Incidental Cost Index	60,750
7 - 12 Gr.	2557	Existing Secondary BAU X	4,219 Incidental Cost Index	10,787,983
	90	Existing Special Education BAU X	8,439 Incidental Cost Index	759,510
Subtotal Incidental Allowance for Alterations				11,608,243
Total Cost Allowance for Alterations				58,107,133
6 Gr.	162	New Elementary BAU X	11,252 Building Cost Index	1,822,824
7 - 12 Gr.	475	New Secondary BAU X	16,878 Building Cost Index	8,017,050
	15	New Special Education BAU X	33,756 Building Cost Index	506,340
Subtotal Contract Allowance for New Space				10,346,214
6 Gr.	162	New Elementary BAU X	2,250 Incidental Cost Index	364,500
7 - 12 Gr.	475	New Secondary BAU X	4,219 Incidental Cost Index	2,004,025
	15	New Special Education BAU X	8,439 Incidental Cost Index	126,585
Subtotal Incidental Allowance for New Space				2,495,110
Total Cost Allowance for New Space				12,841,324

	Estimate	New Allowance	over (under)	Estimate	Existing Allowance	over (under)
Construction	8,835,000	10,346,214	1,511,214	36,614,500	46,498,890	9,884,390
Incidental	1,767,000	2,495,110	728,110	7,783,500	11,608,243	3,824,743
Total	10,602,000	12,841,324	2,239,324	44,398,000	58,107,133	13,709,133

Total MCA 70,948,457

Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

RCS D Facility Name: #061 - 18001 Main Street East (East HS)

Date: 3/17/2016

SED Building Name: East High School

Gross Bldg Area (sf): 418,536

SED Building Number: 103

Site (acres): 29.03

RCS D Bldg #	Trade	Item #	RCS D Item Category	Action Item Name & Description	2015 \$		Trade breakdown										20%		10%		20%			
					Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	SITE	GC	PC	HC	EC	Sub-total	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost		
061	1 SITE	001	Misc. Bldg. Sys. - Site Imp./ Acquisition	Selective Sidewalk Replacements North and West of School	407,000		2	-	407,000	-	-	-	257,075	-	-	-	-	257,075	51,415	308,490	30,849	339,339	67,868	407,207
061	1 SITE	002	Misc. Bldg. Sys. - Site Imp./ Acquisition	Replace Asphalt and Concrete Pavement at Handball courts	190,000		1	190,000	-	-	-	120,000	-	-	-	-	120,000	24,000	144,000	14,400	158,400	31,680	190,080	
061	1 SITE	003	Misc. Bldg. Sys. - Site Imp./ Acquisition	Selective Stone Curb Replacements North Parking Lot	20,000		3	-	-	20,000	-	-	12,500	-	-	-	12,500	2,500	15,000	1,500	16,500	3,300	19,800	
061	1 SITE	004	Misc. Bldg. Sys. - Site Imp./ Acquisition	Replace Backstop Softball Field	16,000		2	-	16,000	-	-	10,000	-	-	-	10,000	2,000	12,000	1,200	13,200	2,640	15,840		
061	2 GC	001	Renovation	Entry vestibules: Replace stone flooring with tile; clean masonry, repair ceiling and paint, Exits 2, Center student, 3, 4, 5, 18, 20. Provide heat to Exit Vestibules (4 locations).	143,000		1	143,000	-	-	-	44,140	-	40,000	6,000	90,140	18,028	108,168	10,817	118,985	23,797	142,782		
061	2 GC	002	Building Envelope - Masonry	C wing - Repair leaks in pool deck and damaged tile; Basement level repair spalling and cracks in wall, determine source of water infiltration; Repair columns below pool. Repair roof deck above pool (assumed), replace lights per DOH standards; Replace ceiling (scaffolding included). Replace pool filters - Replace light commercial sand filters with regenerative media type to meet District standard. (most other equipment in good cond). Clean the Pool ductwork systems and extend the return ductwork systems to the space.	749,000		1	749,000	-	-	-	323,000	-	50,000	100,000	473,000	94,600	567,600	56,760	624,360	124,872	749,232		
061	2 GC	003	Building Envelope - Masonry	C wing - Repair leaking concrete floor at Field Equipment storage room C-140, replace floor drain, reseal floor. Repair walls and ceiling. Repair other foundation wall at basement, cracks in walls through out building.	193,000		1	193,000	-	-	-	122,000	-	-	-	122,000	24,400	146,400	14,640	161,040	32,208	193,248		
061	2 GC	004	Building Envelope - Masonry	Repoint glazed Interior block joints- Cafeteria, gym, pool and hallways; replace broken units; Provide control joints at gym walls	111,000		2	-	111,000	-	-	70,000	-	-	-	70,000	14,000	84,000	8,400	92,400	18,480	110,880		
061	2 GC	005	Renovation	D and F wings - Refinish window sills at classrooms (existing mastic is ACBM, leave in place and repair, no abatement) 89 rooms	95,000		3	-	-	95,000	-	60,000	-	-	-	60,000	12,000	72,000	7,200	79,200	15,840	95,040		
061	2 GC	006	Renovation	D and F wings- Replace classroom z spline ceilings, Quantity 97 rooms; Assume 3 ACBM mud joints to be removed each room. Replace light fixtures in 105 Classrooms (Some had new ceilings). Add ceiling fans to 125 classrooms.	1,418,000		1	1,418,000	-	-	-	442,000	-	190,000	263,000	895,000	179,000	1,074,000	107,400	1,181,400	236,280	1,417,680		
061	2 GC	007	Renovation	Repair damaged hardwall plaster ceilings and walls, non asbestos. IC19, D201B, D237A, A212B, A212D; misc classroom wall repairs (small areas)	63,000		1	63,000	-	-	-	40,000	-	-	-	40,000	8,000	48,000	4,800	52,800	10,560	63,360		
061	2 GC	008	Renovation	Paint plaster ceiling in Forum Room B-125 (ACBM), replace lighting and replace seating (Approx. 210 seats)	130,000		2	-	130,000	-	-	66,500	-	-	15,500	82,000	16,400	98,400	9,840	108,240	21,648	129,888		
061	2 GC	009	Renovation	D Wing - Replace discolored/ damaged tectum ceiling in corridors near HVAC diffusers at ends of corridors (6 locations, approximately 480 sf.)	5,000		2	-	5,000	-	-	3,000	-	-	-	3,000	600	3,600	360	3,960	792	4,752		
061	2 GC	010	Renovation	Stairs: Repair damaged terrazzo treads(Approx. 100 chips), Replace missing stair railing components(Approx. 30), Repoint and repair damaged glazed block(Approx. 120 lf of cracks), replace missing glass panels in doors (approx. 5).	24,000		1	24,000	-	-	-	15,000	-	-	-	15,000	3,000	18,000	1,800	19,800	3,960	23,760		

RCSD Facility Name: **#061 - 18001 Main Street East (East HS)**

Date: **3/17/2016**

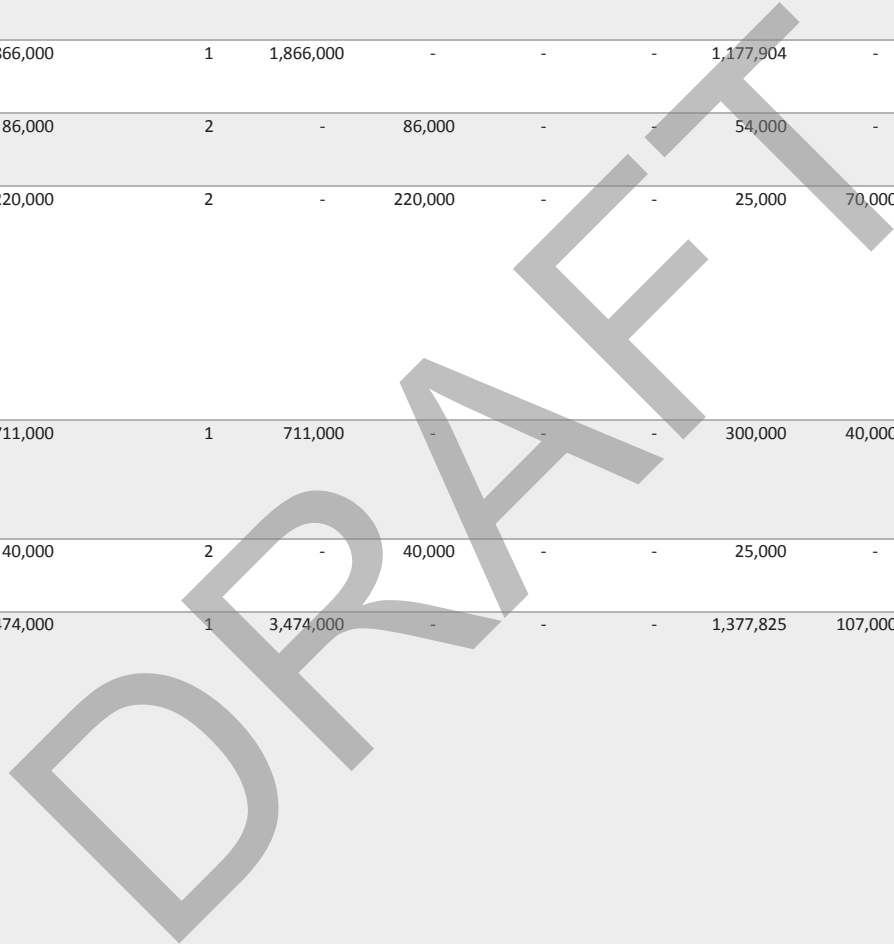
SED Building Name: **East High School**

Gross Bldg Area (sf): **418,536**

SED Building Number: **103**

Site (acres): **29.03**

RCSD Bldg #	Trade	Item #	RCSD Item Category	Action Item Name & Description	2015 \$		Trade breakdown							20%		10%		20%					
					Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	SITE	GC	PC	HC	EC	Sub-total	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost	
061	2 GC	011	Renovation	Replace science lab cabinetry Rooms F303, F304, F305 Upgrade associated electric. Provide an exhaust system for Science Rooms F312, 311, 309, 307, 305, 303A and 303.	366,000		1	366,000	-	-	-	-	150,000	18,000	30,000	33,000	231,000	46,200	277,200	27,720	304,920	60,984	365,904
061	2 GC	012	Building Envelope - Windows/ Doors	Replace window with broken seal in gym (west clearstory). Remove left over plastic and tape in clerestory area. Replace broken window in bridge, east façade. Replace misc. missing hardware and damaged screens on windows.	19,000		1	19,000	-	-	-	-	12,000	-	-	-	12,000	2,400	14,400	1,440	15,840	3,168	19,008
061	2 GC	013	Compliance - Asb./ Lead Abate.	D and F wing classrooms - Replace VAT and tile base with ACBM mastic at 97 classrooms.	1,866,000		1	1,866,000	-	-	-	-	1,177,904	-	-	-	1,177,904	235,581	1,413,485	141,348	1,554,833	310,967	1,865,800
061	2 GC	014	Renovation	Refinish wood floor and replace seating in Senior Chorus Room A115	86,000		2	-	86,000	-	-	-	54,000	-	-	-	54,000	10,800	64,800	6,480	71,280	14,256	85,536
061	2 GC	015	Renovation	Up to 12 Small toilet rooms and 3 elevator alcoves off of corridor: Specifically, rehabilitate single user toilet rooms B101, B103, B132B, B132C, C120D1 including new water closet and lav, piping, clean exhaust, upgrade electric. Muriatic acid clean and regrout floors and walls, replace broken tiles associated to these rooms. Rehabilitate single user toilet room C120B1 including new water closet, lav and shower, piping, exhaust, finishes, partitions and accessories.	220,000		2	-	220,000	-	-	-	25,000	70,000	8,000	36,000	139,000	27,800	166,800	16,680	183,480	36,696	220,176
061	2 GC	016	Misc. Bldg. Sys. - Toilet room renov.	Renovate 8 gang toilets; including new fixtures, piping, clean exhaust, finishes, partitions and accessories; upgrade electric. Replace the Gang Toilet Room convectors (approximately 10 locations).	711,000		1	711,000	-	-	-	-	300,000	40,000	73,000	36,000	449,000	90,000	539,000	54,000	593,000	119,000	711,000
061	2 GC	017	Program Initiatives - Ath. Fac./ Field Init.	Replace wall pads, small gym	40,000		2	-	40,000	-	-	-	25,000	-	-	-	25,000	5,000	30,000	3,000	33,000	7,000	40,000
061	2 GC	018	Program Initiatives - Ath. Fac./ Field Init.	Renovate locker room suite: Approximately 12,000 sf at \$110./ sf. ACBM expected as mastic behind tile. Plumbing - Remove abandoned ceiling shower head system, Reconfigure floor drain system to be code compliant in room C120C. Replace single user shower valves and accessories in room C120D(2). More definition required. Renovate Girls locker room C110Z including floor drainage system. Replace the Locker Room HVAC systems (SAF-016 & GEF-026). Replace the Team Room unit ventilators and add exhaust/ relief systems. Provide mechanical ventilation systems to the Gym Coach Offices. Provide mechanical ventilation systems to Staff Office C110A and replace the radiation in the Locker Room.	3,474,000		1	3,474,000	-	-	-	-	1,377,825	107,000	579,100	129,150	2,193,075	438,615	2,631,690	263,169	2,894,859	578,972	3,473,831
061	2 GC	019	Renovation	Replace fabric awning E wing, east façade	2,000		3	-	-	2,000	-	-	1,500	-	-	-	1,500	300	1,800	180	1,980	396	2,376
061	2 GC	020	Renovation	Basement: Remove trash, horded items, trash in window wells. Exterior west side, remove wood storage shed.	6,000		1	6,000	-	-	-	-	4,000	-	-	-	4,000	1,000	5,000	,000	5,000	1,000	6,000
061	2 GC	021	Building Envelope - Masonry	Repointing and rebuilding of court yard wall (west side of pool)	48,000		3	-	-	48,000	-	-	30,000	-	-	-	30,000	6,000	36,000	4,000	40,000	8,000	48,000



RCS D Facility Name: #061 - 18001 Main Street East (East HS)

Date: 3/17/2016

SED Building Name: East High School

Gross Bldg Area (sf): 418,536

SED Building Number: 103

Site (acres): 29.03

RCS D Bldg #	Trade	Item #	RCS D Item Category	Action Item Name & Description	2015 \$		Trade breakdown										20%		10%		20%		
					Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	SITE	GC	PC	HC	EC	Sub-total	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost	
061	2 GC	022	Building Envelope - Roofing	Replace 141,965 sf of roofing at areas A, B, D, E and F, Replace four (4) original roof mounted relief hoods. Remove the abandoned Carrier condensing unit and associated air handling unit from the Area "A" roof. Replace seven (7) original roof exhaust fans. Replace the insulation on the roof mounted ductwork systems for the Main Office Suites, and wrap with Alumaguard jacketing Area "B".	7,380,000		2	-	7,380,000	-	-	-	4,542,880	-	102,500	13,500	4,658,880	931,776	5,590,656	559,066	6,149,722	1,229,944	7,379,666
061	2 GC	023	Compliance - Asb./ Lead Abate.	Asbestos abatement budget associated to roof replacement	3,935,000		2	-	3,935,000	-	-	-	2,484,387	-	-	-	2,484,387	496,877	2,981,264	298,126	3,279,391	655,878	3,935,269
061	2 GC	024	Program Initiatives - Ath. Fac./ Field Init.	Grandstand - Replace broken window, repaint decorative metal trim, clean masonry of moss.	40,000		3	-	-	40,000	-	-	25,000	-	-	-	25,000	5,000	30,000	3,000	33,000	6,600	39,600
061	2 GC	025	Renovation	Field Building / Toilets - Repoint masonry, paint lintels and doors. Replace windows with Kalwall. Replace roof (assumed ASBM).Interior upgrade plumbing fixtures, Clean tile and block (interior)	258,000		2	-	258,000	-	-	-	118,000	36,000	2,000	7,000	163,000	32,600	195,600	19,560	215,160	43,032	258,192
061	2 GC	026	Compliance - Asb./ Lead Abate.	Field Building - Asbestos abatement budget associated to replacing roof	25,000		2	-	25,000	-	-	-	16,000	-	-	-	16,000	3,200	19,200	1,920	21,120	4,224	25,344
061	3 PLMB	001	MEP - HVAC/ Plumbing	Toilet room rehabilitation - Rehabilitate small gang toilet room D131C including new fixtures, piping, exhaust, finishes, partitions and accessories (1wc,1ur,lav)	48,000		1	48,000	-	-	-	-	20,000	10,000	-	-	30,000	6,000	36,000	3,600	39,600	7,920	47,520
061	3 PLMB	002	MEP - HVAC/ Plumbing	Replace urinal - Replace urinal and provide sensor flush valve in room C101(4), C120L(3), C120M, D204, E105(3), F200A(5),F302(5), D346, D327(2)	95,000		1	95,000	-	-	-	-	10,000	50,000	-	-	60,000	12,000	72,000	7,200	79,200	15,840	95,040
061	3 PLMB	003	MEP - HVAC/ Plumbing	Replace lavatory - Replace lavatory and provide metering faucet in room C110, C120(2), F100(SS)	30,000		1	30,000	-	-	-	-	10,000	9,200	-	-	19,200	3,840	23,040	2,304	25,344	5,069	30,413
061	3 PLMB	004	MEP - HVAC/ Plumbing	Replace water closet flush valves - Replace manual flush valves with sensor type at rooms A103E, A106B,A109A1, A109B1, C101(3), C105(3), C110H(4) C110Z,C120L, C120M, D102(4), D112(2), D203(2),D204, E103, E105(2), F100(3),F102(2),F200A(2), F200(4),F212B,F215B,F300(4),F302(2),D346, D348(2), D325(3), D327(2)	67,000		1	67,000	-	-	-	-	-	42,000	-	-	42,000	8,400	50,400	5,040	55,440	11,088	66,528
061	3 PLMB	005	MEP - HVAC/ Plumbing	Replace lavatory faucets - Replace non metering faucet with manual metering type at rooms Corridor outside B106, C101(4), C105(3), C110, D203, F200A,F212B,F215A, D346,D348(2)	13,000		1	13,000	-	-	-	-	-	8,000	-	-	8,000	1,600	9,600	960	10,560	2,112	12,672
061	3 PLMB	006	MEP - HVAC/ Plumbing	Replace mop sinks & renovate custodial closets - Remove and replace mop sinks at custodial closets C110, D210A. Provided ducted exhaust system. Replace wall, floor and ceiling finishes. Provide shelving and accessories.	32,000		1	32,000	-	-	-	-	10,000	10,000	-	-	20,000	4,000	24,000	2,400	26,400	5,280	31,680
061	3 PLMB	007	MEP - HVAC/ Plumbing	Replace sinks - Replace sinks and millwork in rooms D115,D134,D136,D137,D138, D201D, F103.	108,000		1	108,000	-	-	-	-	40,000	28,000	-	-	68,000	13,600	81,600	8,160	89,760	17,952	107,712
061	3 PLMB	008	MEP - HVAC/ Plumbing	Replace electric water coolers - Replace corridor water coolers -Corridor 1C4	3,000		1	3,000	-	-	-	-	-	2,000	-	-	2,000	400	2,400	240	2,640	528	3,168
061	3 PLMB	009	MEP - HVAC/ Plumbing	Replace trough sink - Replace 3 person porcelain trough sink with tri-fount sink in rooms E107	12,000		2	-	12,000	-	-	-	-	7,500	-	-	7,500	1,500	9,000	900	9,900	1,980	11,880

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061	3 PLMB	010	MEP - HVAC/ Plumbing	Reconfigure DF/cuspidor - Replace DF and cuspidor with EWC with bottle filler in C-Gym	6,000		1	6,000	-	-	-	-	4,000	-	-	4,000	800	4,800	480	5,280	1,056	6,336
061	3 PLMB	011	MEP - HVAC/ Plumbing	Replace drinking fountain - Replace corridor drinking fountain with electric water cooler -Corridor 1C21	3,000		1	3,000	-	-	-	-	2,000	-	-	2,000	400	2,400	240	2,640	528	3,168
061	3 PLMB	012	MEP - HVAC/ Plumbing	Replace sink faucets - Replace faucets at home ec and art room sinks in room F213, F217, F219,310(2)	4,000		1	4,000	-	-	-	-	2,500	-	-	2,500	500	3,000	300	3,300	660	3,960
061	3 PLMB	013	MEP - HVAC/ Plumbing	Reconfigure water heater and add insulation - Review use of domestic storage tank and provide piping insulation in boiler room E100. Provide high efficiency water heater if necessary. Lighting - Replace/add boiler room lighting.	87,000		1	87,000	-	-	-	-	30,000	-	25,000	55,000	11,000	66,000	6,600	72,600	14,520	87,120
061	3 PLMB	014	MEP - HVAC/ Plumbing	Provide emergency eyewash - provide an emergency eyewash in D wing basement chiller room.	5,000		1	5,000	-	-	-	-	3,000	-	-	3,000	600	3,600	360	3,960	792	4,752
061	3 PLMB	015	MEP - HVAC/ Plumbing	Provide bottle fillers - Provide 3 bottle fillers in location per the district. (requires replacement of electric water coolers)	7,000		1	7,000	-	-	-	-	4,500	-	-	4,500	900	5,400	540	5,940	1,188	7,128
061	4 HVAC	001	MEP - HVAC/ Plumbing	The roof mounted refrigerant piping systems are exposed to the elements. Insulate the piping and wrap with Alumaguard jacketing.	2,000		1	2,000	-	-	-	-	-	1,250	-	1,250	250	1,500	150	1,650	330	1,980
061	4 HVAC	002	MEP - HVAC/ Plumbing	Replace the HVAC systems for the Community Health Suite.	266,000		1	266,000	-	-	-	14,000	-	126,000	28,000	168,000	33,600	201,600	20,160	221,760	44,352	266,112
061	4 HVAC	003	MEP - HVAC/ Plumbing	Replace original cabinet heaters and unit heaters (approximately 21 units).	266,000		1	266,000	-	-	-	-	-	136,500	31,500	168,000	33,600	201,600	20,160	221,760	44,352	266,112
061	4 HVAC	004	MEP - HVAC/ Plumbing	Replace original radiation and convectors (approximately 50 units).	396,000		1	396,000	-	-	-	-	-	250,000	-	250,000	50,000	300,000	30,000	330,000	66,000	396,000
061	4 HVAC	005	MEP - HVAC/ Plumbing	Provide exhaust to Toilet Room B105A.	22,000		1	22,000	-	-	-	-	-	12,500	1,500	14,000	2,800	16,800	1,680	18,480	3,696	22,176
061	4 HVAC	006	MEP - HVAC/ Plumbing	Clean Main Office Suite ductwork systems.	8,000		1	8,000	-	-	-	-	-	5,000	-	5,000	1,000	6,000	600	6,600	1,320	7,920
061	4 HVAC	007	MEP - HVAC/ Plumbing	Replace the HVAC systems for Office Suite A100.	64,000		2	-	64,000	-	-	2,925	-	26,325	10,850	40,100	8,020	48,120	4,812	52,932	10,586	63,518
061	4 HVAC	008	MEP - HVAC/ Plumbing	Replace the HVAC systems for Office Suite A109.	106,000		2	-	106,000	-	-	5,600	-	50,400	11,200	67,200	13,440	80,640	8,064	88,704	17,741	106,445
061	4 HVAC	009	MEP - HVAC/ Plumbing	Clean the Music Suite ductwork systems.	4,000		1	4,000	-	-	-	-	-	2,500	-	2,500	500	3,000	300	3,300	660	3,960
061	4 HVAC	010	MEP - HVAC/ Plumbing	Replace the return grilles in Music A112.	2,000		1	2,000	-	-	-	-	-	1,500	-	1,500	300	1,800	180	1,980	396	2,376
061	4 HVAC	011	MEP - HVAC/ Plumbing	Replace the missing diffuser in Practice Room A114H.	-		1	-	-	-	-	-	-	250	-	250	50	300	30	330	66	396
061	4 HVAC	012	MEP - HVAC/ Plumbing	Provide a mechanical ventilation system to Lounge A119.	22,000		1	22,000	-	-	-	-	-	12,500	1,500	14,000	2,800	16,800	1,680	18,480	3,696	22,176
061	4 HVAC	013	MEP - HVAC/ Plumbing	Replace the HVAC systems for Forum B125 (SAF-006). Includes removal of ASBN ceiling plaster and new ceiling tiles. Alternate to this would be painting the ceiling, which is under 2 GC 008	384,000		2	-	384,000	-	-	80,000	-	112,500	50,000	242,500	48,500	291,000	29,100	320,100	64,020	384,120
061	4 HVAC	014	MEP - Electrical	Replace air handling unit SAF-007 and associated ductwork systems.	113,000		2	-	113,000	-	-	5,125	-	46,125	20,000	71,250	14,250	85,500	8,550	94,050	18,810	112,860
061	4 HVAC	015	MEP - HVAC/ Plumbing	Replace the Kitchen Suite HVAC systems.	428,000		1	428,000	-	-	-	20,800	-	208,000	41,600	270,400	54,080	324,480	32,448	356,928	71,386	428,314
061				Replace the Faculty Dining relief systems.	36,000		1	36,000	-	-	-	-	-	20,000	3,000	23,000	4,600	27,600	2,760	30,360	6,072	36,432

RCS D Facility Name: #061 - 18001 Main Street East (East HS)

Date: 3/17/2016

SED Building Name: East High School

Gross Bldg Area (sf): 418,536

SED Building Number: 103

Site (acres): 29.03

RCS D Bldg #	Trade	Item #	RCS D Item Category	Action Item Name & Description	2015 \$		Trade breakdown										20%		10%		20%		
					Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	SITE	GC	PC	HC	EC	Sub-total	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost	
061	4 HVAC	017	MEP - HVAC/ Plumbing	Replace the Cafeteria air handling units (SAF-010, 011) and associated ductwork systems.	956,000		1	956,000	-	-	-	-	58,375	-	467,000	78,375	603,750	120,750	724,500	72,450	796,950	159,390	956,340
061	4 HVAC	018	MEP - HVAC/ Plumbing	Replace the HVAC systems to Student Serving B-121.	139,000		1	139,000	-	-	-	-	8,000	-	64,000	16,000	88,000	17,600	105,600	10,560	116,160	23,232	139,392
061	4 HVAC	019	MEP - HVAC/ Plumbing	Replace air handling unit SAF-017.	59,000		1	59,000	-	-	-	-	-	-	32,000	5,000	37,000	7,400	44,400	4,440	48,840	9,768	58,608
061	4 HVAC	020	MEP - HVAC/ Plumbing	Replace the exhaust system in Laundry C109 and vent the dryer to the exterior.	25,000		2	-	25,000	-	-	-	-	-	14,000	1,500	15,500	3,100	18,600	1,860	20,460	4,092	24,552
061	4 HVAC	021	MEP - HVAC/ Plumbing	Replace the Large Gymnasium HVAC systems.	645,000		1	645,000	-	-	-	-	-	-	387,275	20,000	407,275	81,455	488,730	48,873	537,603	107,521	645,124
061	4 HVAC	022	MEP - HVAC/ Plumbing	Remove four (4) window a/c units and provide ductless split systems integrated into the building DDC systems. Provide new windows where units were.	101,000		2	-	101,000	-	-	-	14,000	4,000	40,000	6,000	64,000	12,800	76,800	7,680	84,480	16,896	101,376
061	4 HVAC	023	MEP - HVAC/ Plumbing	Remove the abandoned exhaust system in Classroom E107.	3,000		3	-	-	3,000	-	-	-	-	1,500	500	2,000	400	2,400	240	2,640	528	3,168
061	4 HVAC	024	MEP - HVAC/ Plumbing	Insulate the heating piping in Classroom E107.	2,000		1	2,000	-	-	-	-	-	-	1,000	-	1,000	200	1,200	120	1,320	264	1,584
061	4 HVAC	025	MEP - HVAC/ Plumbing	Provide ductless split systems to six (6) Data Closets.	119,000		1	119,000	-	-	-	-	-	6,000	60,000	9,000	75,000	15,000	90,000	9,000	99,000	19,800	118,800
061	4 HVAC	026	MEP - HVAC/ Plumbing	Provide a mechanical ventilation system to the Custodial Office and replace the Toilet Room radiation.	30,000		2	-	30,000	-	-	-	-	-	17,500	1,500	19,000	3,800	22,800	2,280	25,080	5,016	30,096
061	4 HVAC	027	MEP - HVAC/ Plumbing	Provide ductless split systems to six (6) Computer Classrooms.	119,000		1	119,000	-	-	-	-	-	6,000	60,000	9,000	75,000	15,000	90,000	9,000	99,000	19,800	118,800
061	4 HVAC	028	MEP - HVAC/ Plumbing	The dryer in Classroom F104 is vented below adjacent windows. Provide new exhaust ductwork and terminate through the roof. Patch wall.	19,000		2	-	19,000	-	-	-	500	-	10,000	1,500	12,000	2,400	14,400	1,440	15,840	3,168	19,008
061	4 HVAC	029	MEP - HVAC/ Plumbing	Remove the portable a/c unit from Classroom F104 & D231 and provide a ductless split system.	40,000		3	-	-	40,000	-	-	-	2,000	20,000	3,000	25,000	5,000	30,000	3,000	33,000	6,600	39,600
061	4 HVAC	030	MEP - HVAC/ Plumbing	Remove the abandoned air handling system from Mechanical Room F106.	4,000		3	-	-	4,000	-	-	-	-	2,500	-	2,500	500	3,000	300	3,300	660	3,960
061	4 HVAC	031	MEP - HVAC/ Plumbing	Provide an exhaust system for Science F112.	26,000		2	-	26,000	-	-	-	-	-	15,000	1,500	16,500	3,300	19,800	1,980	21,780	4,356	26,136
061	4 HVAC	032	MEP - HVAC/ Plumbing	Replace the unit ventilators and condensing units in Classrooms F119, F121 & F123.	97,000		1	97,000	-	-	-	-	-	3,000	49,500	9,000	61,500	12,300	73,800	7,380	81,180	16,236	97,416
061	4 HVAC	033	MEP - HVAC/ Plumbing	Provide a relief system for the 1st Floor Area "F" Classrooms.	39,000		1	39,000	-	-	-	-	-	-	24,500	-	24,500	4,900	29,400	2,940	32,340	6,468	38,808
061	4 HVAC	034	MEP - HVAC/ Plumbing	Replace the exhaust fan (GEF-048) in F109.	18,000		1	18,000	-	-	-	-	-	-	10,000	1,500	11,500	2,300	13,800	1,380	15,180	3,036	18,216
061	4 HVAC	035	MEP - HVAC/ Plumbing	Replace the unit ventilator in F105.	22,000		1	22,000	-	-	-	-	-	-	12,500	1,500	14,000	2,800	16,800	1,680	18,480	3,696	22,176
061	4 HVAC	036	MEP - HVAC/ Plumbing	Provide a mechanical ventilation system to Kitchen F103A.	32,000		1	32,000	-	-	-	-	2,000	-	15,000	3,000	20,000	4,000	24,000	2,400	26,400	5,280	31,680
061	4 HVAC	037	MEP - HVAC/ Plumbing	Replace the missing register in Library D201.	-		1	-	-	-	-	-	-	-	250	-	250	50	300	30	330	66	396
061	4 HVAC	038	MEP - HVAC/ Plumbing	Provide a mechanical ventilation system to Office D242.	29,000		2	-	29,000	-	-	-	1,000	-	12,500	4,500	18,000	3,600	21,600	2,160	23,760	4,752	28,512
061	4 HVAC	039	MEP - HVAC/ Plumbing	Provide an exhaust system for Science Rooms F202, 204, 208A and 208.	42,000		1	42,000	-	-	-	-	-	-	25,000	1,500	26,500	5,300	31,800	3,180	34,980	6,996	41,976

RCSD Facility Name: #061 - 18001 Main Street East (East HS)

Date: 3/17/2016

SED Building Name: East High School

Gross Bldg Area (sf): 418,536

SED Building Number: 103

Site (acres): 29.03

RCSD Bldg #	Trade	Item #	RCSD Item Category	Action Item Name & Description	2015 \$					Trade breakdown							20%		10%		20%	
					Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	SITE	GC	PC	HC	EC	Sub-total	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost
061	4 HVAC	040	MEP - HVAC/ Plumbing	The range hoods in F214 and F218 exhaust below the windows on the floor above. Relocate the exhaust ductwork to terminate at the roof level.	73,000		3	-	-	73,000	-	-	-	40,000	6,000	46,000	9,200	55,200	5,520	60,720	12,144	72,864
061	4 HVAC	041	MEP - HVAC/ Plumbing	Vent the dryer in Classroom F216 to the exterior.	14,000		1	14,000	-	-	-	-	-	7,500	1,500	9,000	1,800	10,800	1,080	11,880	2,376	14,256
061	4 HVAC	042	MEP - HVAC/ Plumbing	Provide a recirculating hood for the range in Classroom F213.	5,000		2	-	5,000	-	-	-	1,500	1,500	3,000	600	3,600	360	3,960	792	4,752	
061	4 HVAC	043	MEP - HVAC/ Plumbing	Replace the fume hoods in Classrooms F205 and F209.	57,000		2	-	57,000	-	-	-	30,000	6,000	36,000	7,200	43,200	4,320	47,520	9,504	57,024	
061	4 HVAC	044	MEP - HVAC/ Plumbing	Replace exhaust fan GEF-039 in Custodial Closet by Stair #11.	14,000		2	-	14,000	-	-	-	7,500	1,500	9,000	1,800	10,800	1,080	11,880	2,376	14,256	
061	4 HVAC	045	MEP - HVAC/ Plumbing	Provide a mechanical ventilation system to Office F317A.	22,000		1	22,000	-	-	-	-	12,500	1,500	14,000	2,800	16,800	1,680	18,480	3,696	22,176	
061	4 HVAC	046	MEP - HVAC/ Plumbing	Provide a mechanical ventilation system to Office F315.	22,000		1	22,000	-	-	-	-	12,500	1,500	14,000	2,800	16,800	1,680	18,480	3,696	22,176	
061	4 HVAC	047	MEP - HVAC/ Plumbing	Provide an exhaust system to Art F313.	22,000		1	22,000	-	-	-	-	12,500	1,500	14,000	2,800	16,800	1,680	18,480	3,696	22,176	
061	4 HVAC	048	MEP - HVAC/ Plumbing	Replace the paint booth and add a general exhaust system to Art Room F310.	49,000		1	49,000	-	-	-	-	25,000	6,000	31,000	6,200	37,200	3,720	40,920	8,184	49,104	
061	4 HVAC	049	MEP - HVAC/ Plumbing	Provide a mechanical ventilation system to Classroom F301.	44,000		1	44,000	-	-	-	-	25,000	3,000	28,000	5,600	33,600	3,360	36,960	7,392	44,352	
061	4 HVAC	050	MEP - HVAC/ Plumbing	Provide a mechanical ventilation system to Office D330A.	25,000		2	-	25,000	-	-	-	12,500	3,000	15,500	3,100	18,600	1,860	20,460	4,092	24,552	
061	4 HVAC	051	MEP - HVAC/ Plumbing	Correct airflow leakage on the casing and at the VAV terminals for the air handling unit Serving the Music Suite.	8,000		1	8,000	-	-	-	-	5,000	-	5,000	1,000	6,000	600	6,600	1,320	7,920	
061	4 HVAC	052	MEP - HVAC/ Plumbing	Replace the Auditorium Lobby exhaust fans GEF-002 and 003.	57,000		1	57,000	-	-	-	-	30,000	6,000	36,000	7,200	43,200	4,320	47,520	9,504	57,024	
061	4 HVAC	053	MEP - HVAC/ Plumbing	Replace the "B" & "A" Wing chiller system with an air cooled system.	554,000		1	554,000	-	-	-	-	300,000	50,000	350,000	70,000	420,000	42,000	462,000	92,400	554,400	
061	4 HVAC	054	MEP - HVAC/ Plumbing	Replace the "D", "E", & "F" wing chillers with air cooled systems.	887,000		1	887,000	-	-	-	-	500,000	60,000	560,000	112,000	672,000	67,200	739,200	147,840	887,040	
061	4 HVAC	055	MEP - HVAC/ Plumbing	Replace air handling unit SAF-008 and associated exhaust fan.	95,000		1	95,000	-	-	-	-	50,000	10,000	60,000	12,000	72,000	7,200	79,200	15,840	95,040	
061	4 HVAC	056	MEP - HVAC/ Plumbing	Replace the Small Gym HVAC Systems.	353,000		1	353,000	-	-	-	-	203,000	20,000	223,000	44,600	267,600	26,760	294,360	58,872	353,232	
061	5 ELEC	001	MEP - Electrical	Interior Electrical Distribution - Replace remaining obsolete secondary panelboards in basement (10), Motor control centers (3) and MV substation #1 in basement.	634,000		1	634,000	-	-	-	-	-	400,000	400,000	80,000	480,000	48,000	528,000	105,600	633,600	
061	5 ELEC	002	MEP - Electrical	Lighting - Replace HID gym lighting with LED	71,000		2	-	71,000	-	-	-	-	45,000	45,000	9,000	54,000	5,400	59,400	11,880	71,280	
061	5 ELEC	003	MEP - Electrical	Lighting - Replace and add building mounted lighting at all exit discharges/canopies except main near security station (25).	79,000		1	79,000	-	-	-	-	-	50,000	50,000	10,000	60,000	6,000	66,000	13,200	79,200	
061	5 ELEC	004	MEP - Electrical	Lighting - Replace/add basement/crawlspace lighting	79,000		3	-	-	79,000	-	-	-	50,000	50,000	10,000	60,000	6,000	66,000	13,200	79,200	

RCS D Facility Name: #061 - 18001 Main Street East (East HS)

Date: 3/17/2016

SED Building Name: East High School

Gross Bldg Area (sf): 418,536

SED Building Number: 103

Site (acres): 29.03

RCS D Bldg #	Trade	Item #	RCS D Item Category	Action Item Name & Description	2015 \$		Trade breakdown							20%		10%		20%						
					Estimated Project Cost	Year Completed	Priority	Priority 1	Priority 2	Priority 3	SITE	GC	PC	HC	EC	Sub-total	Design / Bid Contingency	Bid Day Hard Cost	Construction Contingency	Total Hard Cost	Soft Cost	Total Project Cost		
061	5 ELEC	005	MEP - Electrical	Communications - Replace building wide and paging system with dedicated speaker wiring to each classroom (ACBM assumed on inside of units, quantity and cost not included)	478,000		1	478,000	-	-	-	-	-	-	302,000	302,000	60,400	362,400	36,240	398,640	79,728	478,368		
061	5 ELEC	006	MEP - Electrical	Communications - Replace master clock and secondary clocks throughout building	404,000		1	404,000	-	-	-	-	-	-	255,000	255,000	51,000	306,000	30,600	336,600	67,320	403,920		
061	5 ELEC	007	MEP - Electrical	Fire alarm - Replace fire alarm system in its entirety with newer point addressable system; add strobes to classrooms. Add exterior strobes in courtyards.	2,218,000		1	2,218,000	-	-	-	-	-	-	1,400,000	1,400,000	280,000	1,680,000	168,000	1,848,000	369,600	2,217,600		
061	5 ELEC	008	MEP - Electrical	CO Detection - Add CO detection to all areas that are heated with gas fired units and rooms that have gas turrets.	48,000		1	48,000	-	-	-	-	-	-	30,000	30,000	6,000	36,000	3,600	39,600	7,920	47,520		
061	5 ELEC	009	MEP - Electrical	Emergency Exits - Replace and add exits in basement/crawlspace. Replace damaged exits throughout building. Add exterior rated exit signs in courtyards.	63,000		1	63,000	-	-	-	-	-	-	40,000	40,000	8,000	48,000	4,800	52,800	10,560	63,360		
061	5 ELEC	010	MEP - Electrical	Emergency Generator - Replace and upsize generator, provide and rework emergency panelboards to separate life safety and equipment. Provide 2 ATS's and locate genset to 2hr. Rated room or exterior.	673,000		1	673,000	-	-	-	-	-	-	425,000	425,000	85,000	510,000	51,000	561,000	112,200	673,200		
061	5 ELEC	011	MEP - Electrical	Replace radio antenna (East side of building) - Demo foundation antenna and fencing. Replace with new foundation, antenna and fencing.	911,000		2	-	911,000	-	-	-	500,000	75,000	-	-	575,000	115,000	690,000	69,000	759,000	151,800	910,800	
SUB-TOTAL - FILTERED ITEMS ONLY																								
Design / Bid Contingency																								
Bid Day Hard Cost																								
Construction Contingency																								
Total Hard Cost																								
Soft Cost																								
TOTAL PROJECT COST - FILTERED ITEMS ONLY					35,204,000			20,195,000	14,605,000	404,000			1,424,927	18,859,834	799,445	7,447,136	6,673,669	35,205,011						
SUB-TOTAL - ALL ITEMS																								
Design / Bid Contingency																								
Bid Day Hard Cost																								
Construction Contingency																								
Total Hard Cost																								
Soft Cost																								
TOTAL PROJECT COST - ALL ITEMS					35,204,000			20,195,000	14,605,000	404,000			1,424,927	18,859,834	799,445	7,447,136	6,673,669	35,205,011						