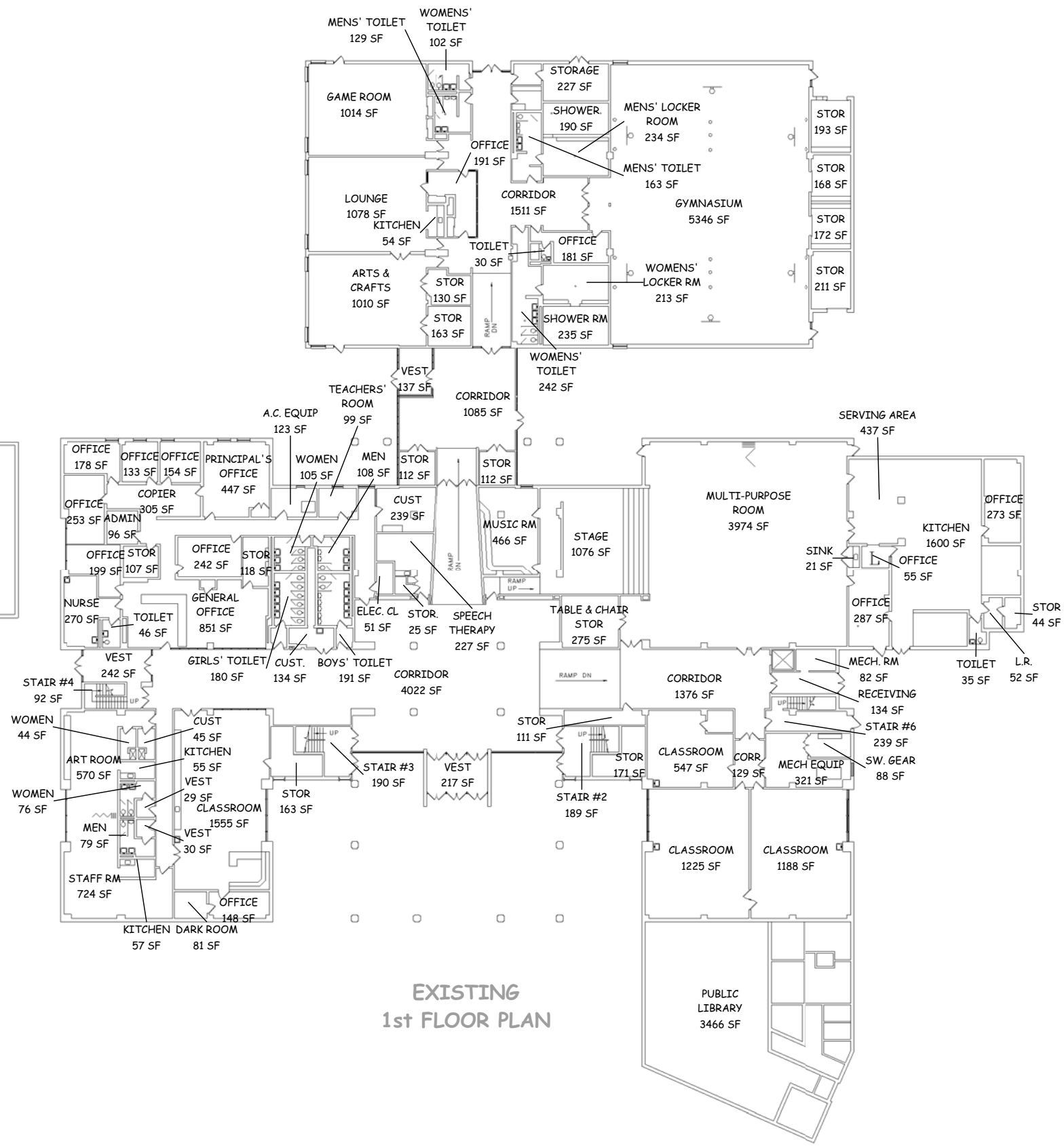
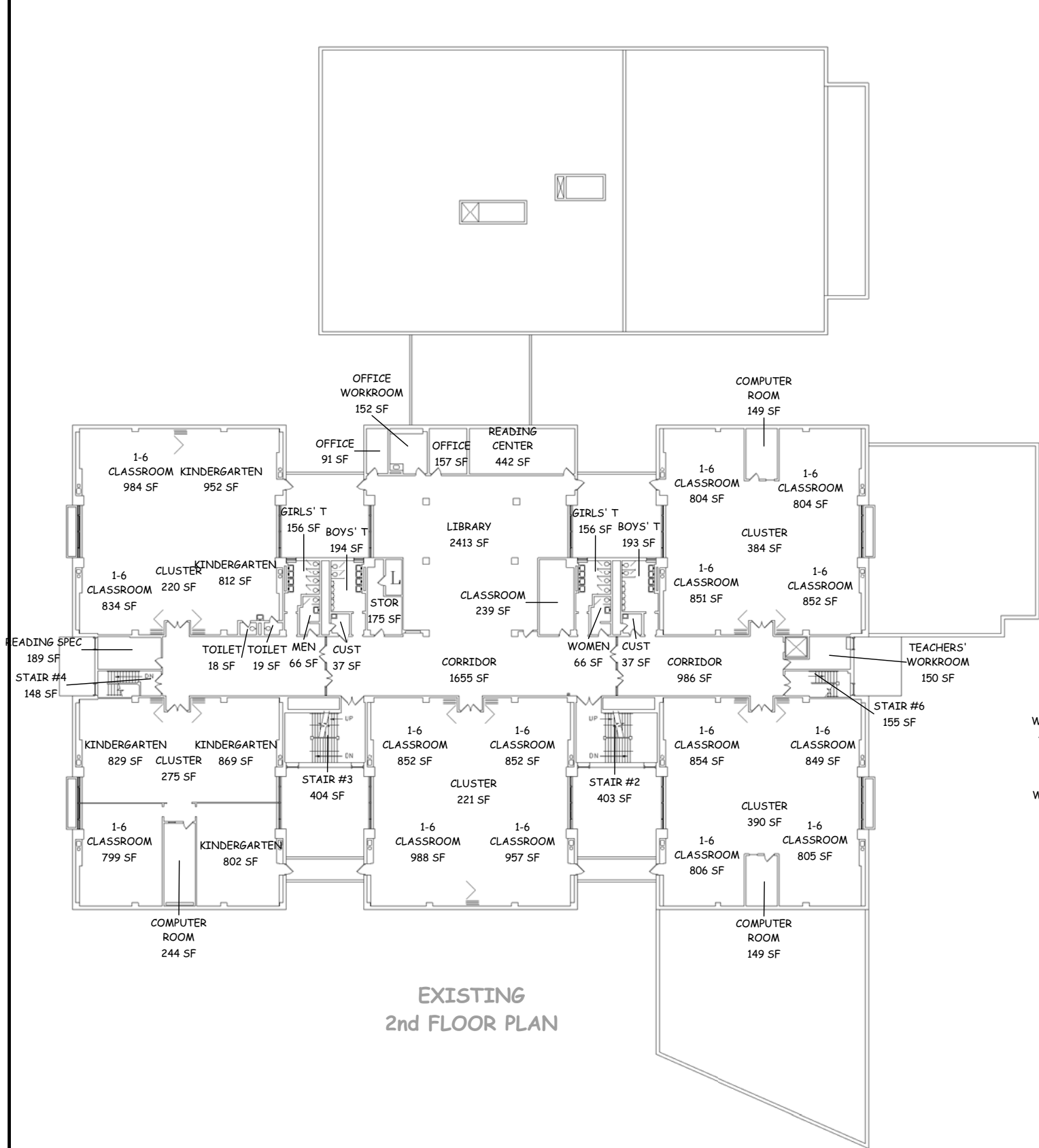


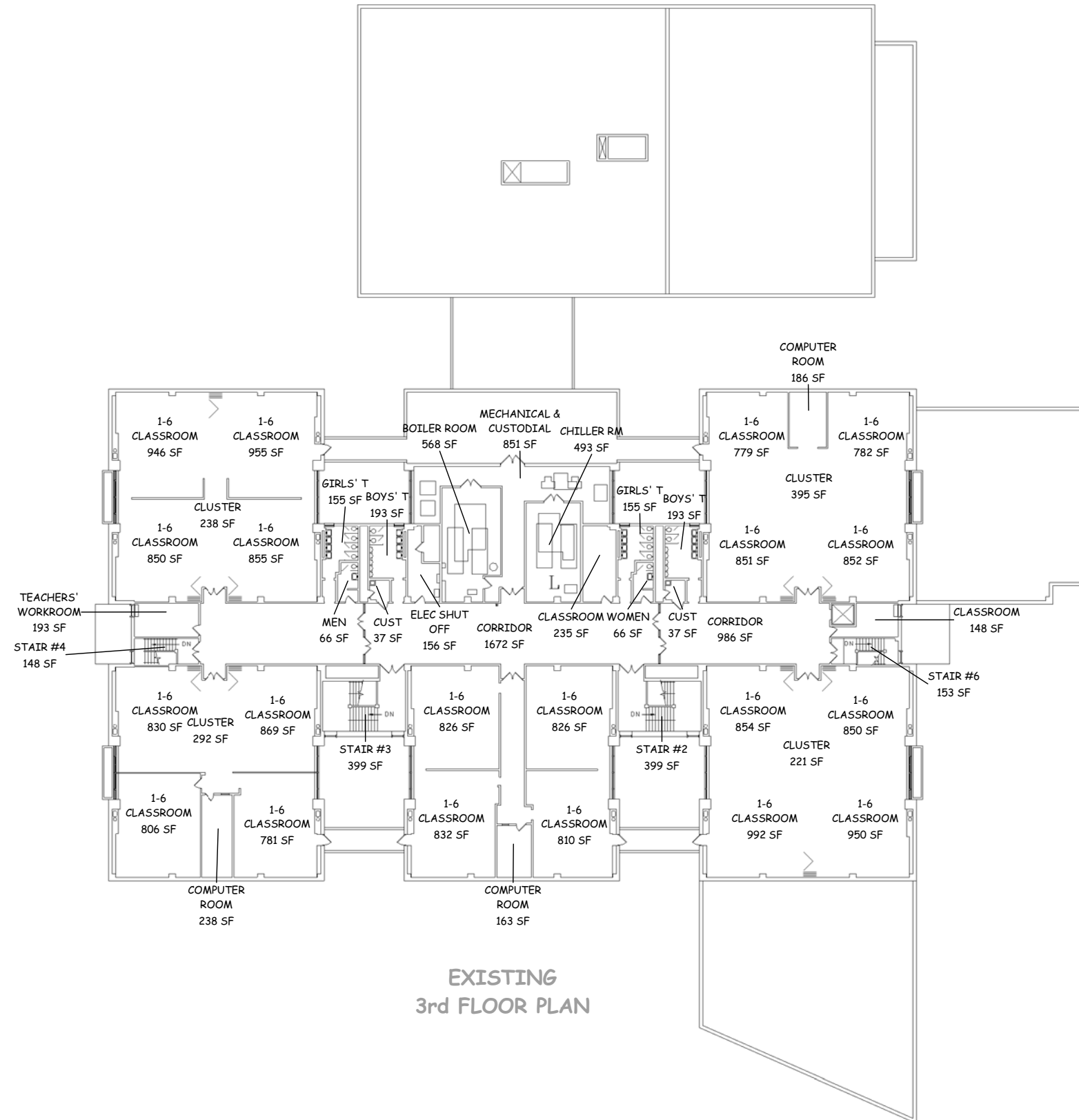
ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

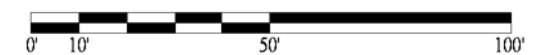


ROCHESTER CITY SCHOOL DISTRICT

SWBR PROJECT NUMBER: 10445.00



**JAMES P. B. DUFFY #12**





### School No. 17 Enrico Fermi School

Located in the northwest area of Rochester, Enrico Fermi School No. 17 is a Pre K – 6 school with a current enrollment of 561 students. Constructed in 1967, the building is a three-story construction and contains approximately 77,111 square feet of building space. Additionally, the school utilizes four transportable classroom units that total approximately 4,584 square feet. The building sits on a 5.40 acre site. It has 32 parking spaces, playground space, an athletic field and basketball court. The buses load/unload on the service drive located on site to the North of the school building. A 3.76 acre city park sits adjacent to the school to the east.

The school presently contains 37 general classrooms, most of which meet today's standard. Common spaces include a cafeteria, gymnasium and library. The stage located in the cafeteria allows the lunchroom to double as an auditorium/performing arts venue.

The proposed scope of work for this facility is driven by its conversion to a 3-strand (3 classrooms per grade level) K – 8 building. Proposed building rehabilitation work includes alterations to reconfigure approximately 30,000 square feet of building area. Renovations, (without classroom reconfiguration), to approximately 42,000 square feet of building area is also included in the proposed scope of work. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes complete window replacement. The existing exterior wall system (precast concrete) will remain with selective repairs to deteriorated areas. Exterior rehabilitation work includes exterior door replacement and rehabilitation and repairs to existing precast concrete wall system. The exterior façade will also be changed by the one story additions.

A addition of an approximate 13,000 square foot one story classroom and cafeteria addition is required to meet the model program needs of a K – 8 school.

Site work proposed at this school includes the addition of approx. 20-25 spaces to existing parking lot on the south side of the school. This additional parking is proposed to address the parking deficiency as the projected parking demand exceeds the currently available on-site parking.

Approximately \$2.3 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school's physical plant.

158 Orchard Street  
Zone: Northwest  
Current grade configuration: Pre K - 6  
Current enrollment: 561  
Proposed grade configuration: K – 8  
Strands/Sections per grade level: 3  
Proposed Enrollment: 638





ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



MAIN ENTRANCE



TYPICAL CLASSROOM



GYMNASIUM

Building & Site Data

Original Building Date: 1967

Existing Building Area (sq ft): 77,111

Proposed Additional Area (sq ft): 12,114

Total Gross Building Area: 89,225

Current Site Acreage: 5.4

Adjacent Parkland Acreage: 3.76

Pre K Operating Capacity: 66

K-8 Operating Capacity: 638

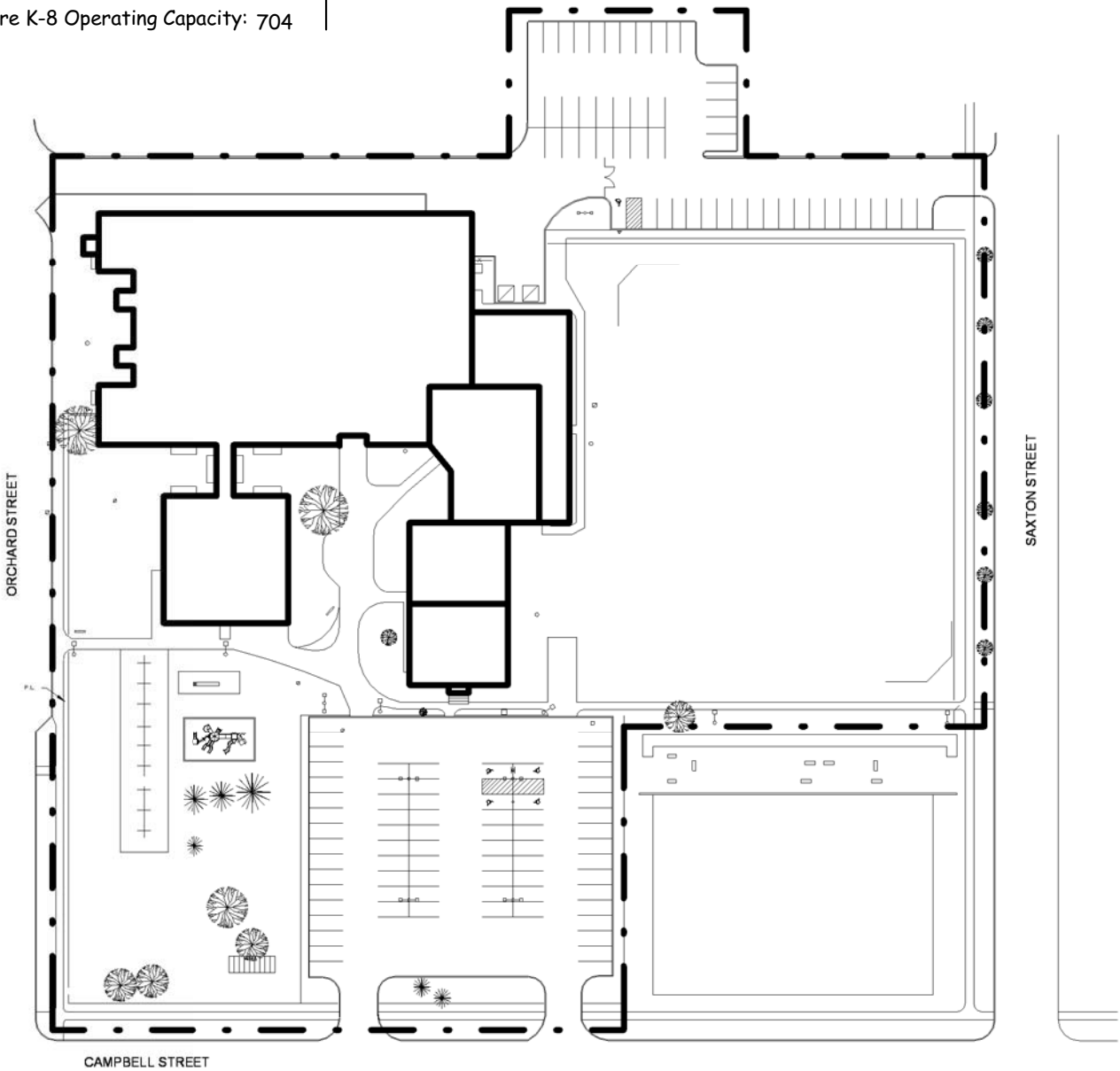
Total Pre K-8 Operating Capacity: 704

Educational Program Data

Grade Level Organization: PreK-8

Model Program: 3 Strand

Specialized Programs: Bilingual Program



EXISTING SITE PLAN

SED BUILDING AID UNITS	New Buildings		Total
	and Additions	Reconstruction / Alterations	
Elementary Pre K - 6th	27	582	609
Secondary 7th - 9th	37	300	337
Secondary 7th - 12th	-	-	-
Spec Ed Pre K - 12th	45	45	90
TOTAL SED Building Aid Units	109	927	1,036

ESTIMATED COSTS	New Buildings		Total
	and Additions	Reconstruction / Alterations	
Estimate of Building Cost	3,049,453	11,538,999	14,588,452
Estimate of Site Work Costs	-	761,915	761,915
TOTAL	3,049,453	12,300,914	15,350,367

BUILDING COSTS	New Buildings		Total
	and Additions	Reconstruction / Alterations	
Maximum Construction Allowance	2,101,370	11,175,178	13,276,548
Estimate of Building Cost	3,049,453	11,538,999	14,588,452
Building Allowance for Aid	2,101,370	11,175,178	13,276,548
Surplus / (Deficit)	(948,083)	(363,821)	(1,311,904)

INCIDENTAL COSTS	New Buildings		Total
	and Additions	Reconstruction / Alterations	
Maximum Incidental Allowance	512,115	2,508,176	3,020,291
Estimate of Incidental Cost	655,163	3,172,477	3,827,640
Incidental Allowance for Aid	512,115	2,508,176	3,020,291
Surplus / (Deficit)	(143,048)	(664,301)	(807,349)

TOTAL	New Buildings		Total
	and Additions	Reconstruction / Alterations	
Maximum Cost Allowance	2,613,485	13,683,354	16,296,839
Estimate of Probable Cost	3,704,616	14,711,476	18,416,092
Aided Cost Allowance	2,613,485	13,683,354	16,296,839
Surplus / (Deficit)	(1,091,131)	(1,028,122)	(2,119,253)

Project Description:

Proposed Site Work:

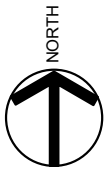
Expand existing Campbell street parking lot to add approximately 25 additional spaces. Modify the geometry of the existing driveway curb cut on Orchard to accommodate buses entering site from Orchard Street. Site reconstruction work includes upgrades to existing parking lot, sidewalk, fencing and outdoor recreation area. Site work alternative - Acquire approximately .28 acres of adjacent property. Expand the existing parking lot located on North side of the service drive to add approximately 20 - 25 parking spaces.

Proposed Building Rehabilitation Work:

Alterations and reconstruction to approximately 72,000 square feet of building area. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes selective repairs to exterior precast concrete wall system.

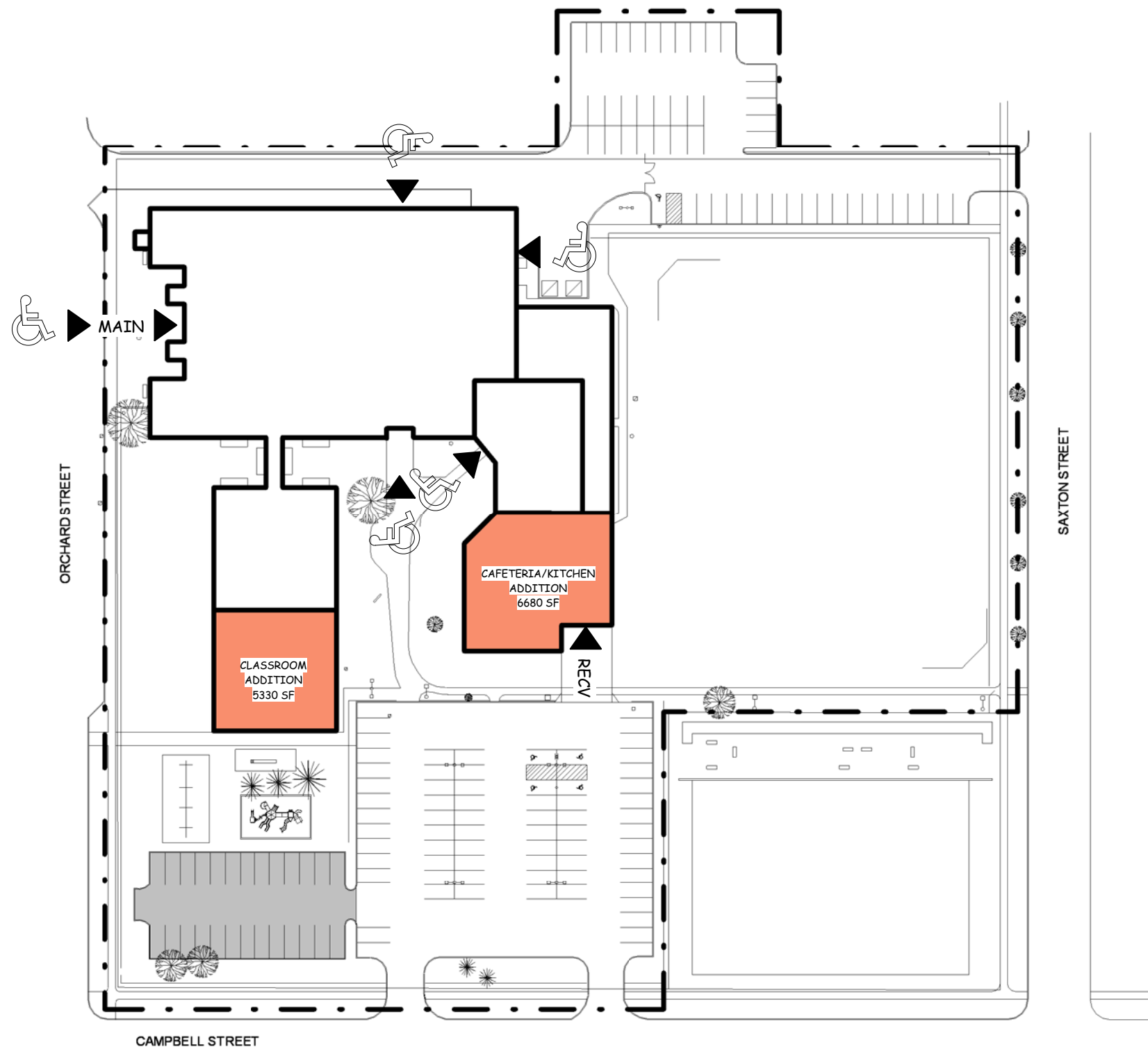
Proposed Building Addition:

Construct approximately 13,000 sq ft one story classroom and cafeteria additions.

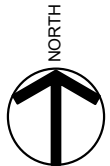


Program Concept Test:  
Enrico Fermi #17  
158 Orchard Street  
Model Program: 3 Strand (PreK-8)



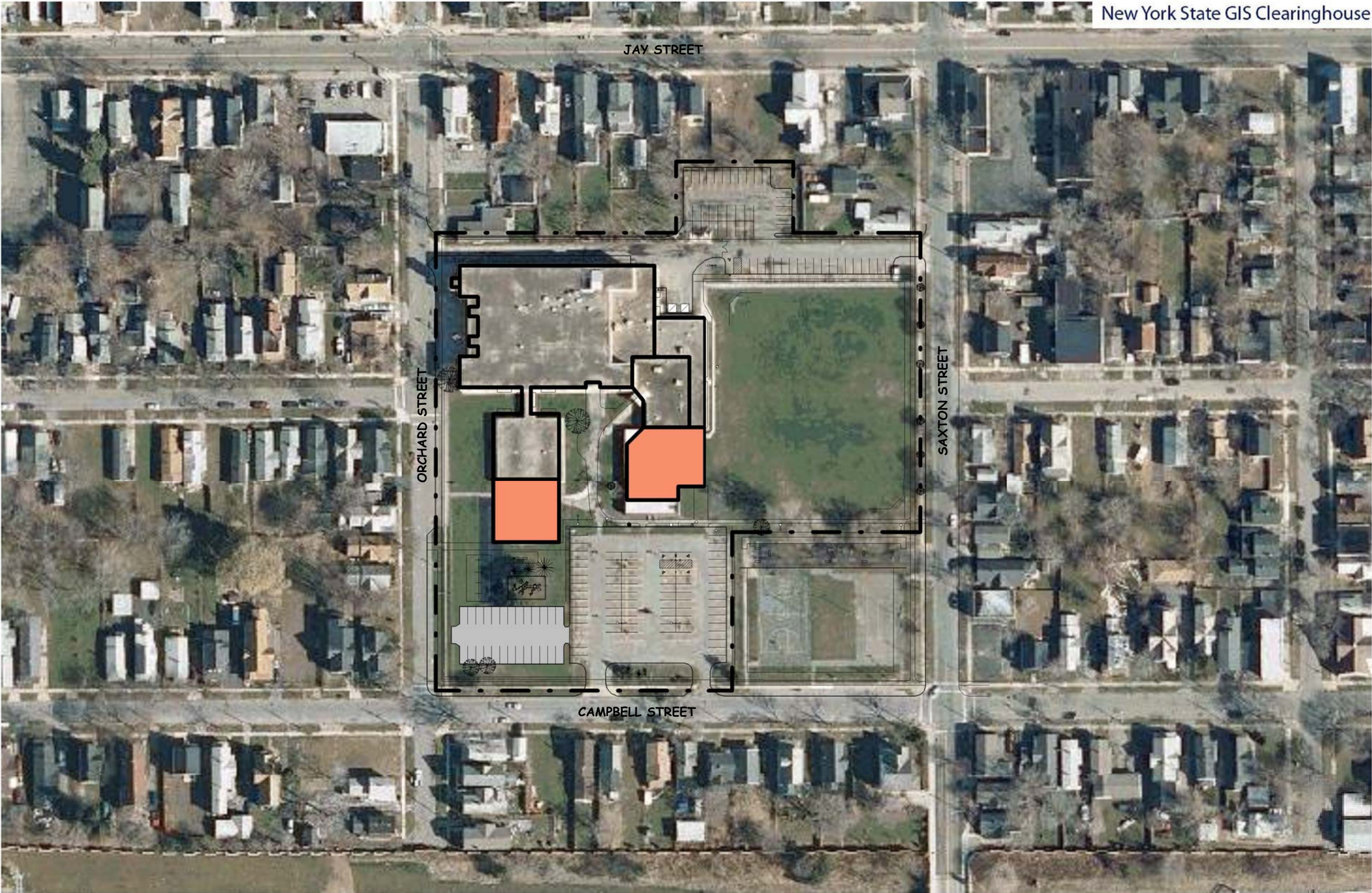


PROPOSED SITE PLAN



Program Concept Test:  
Enrico Fermi #17  
158 Orchard Street  
Model Program: 3 Strand (PreK-8)

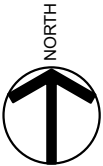




SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Service Drive on North Side of Building	No Change

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	124	26	148

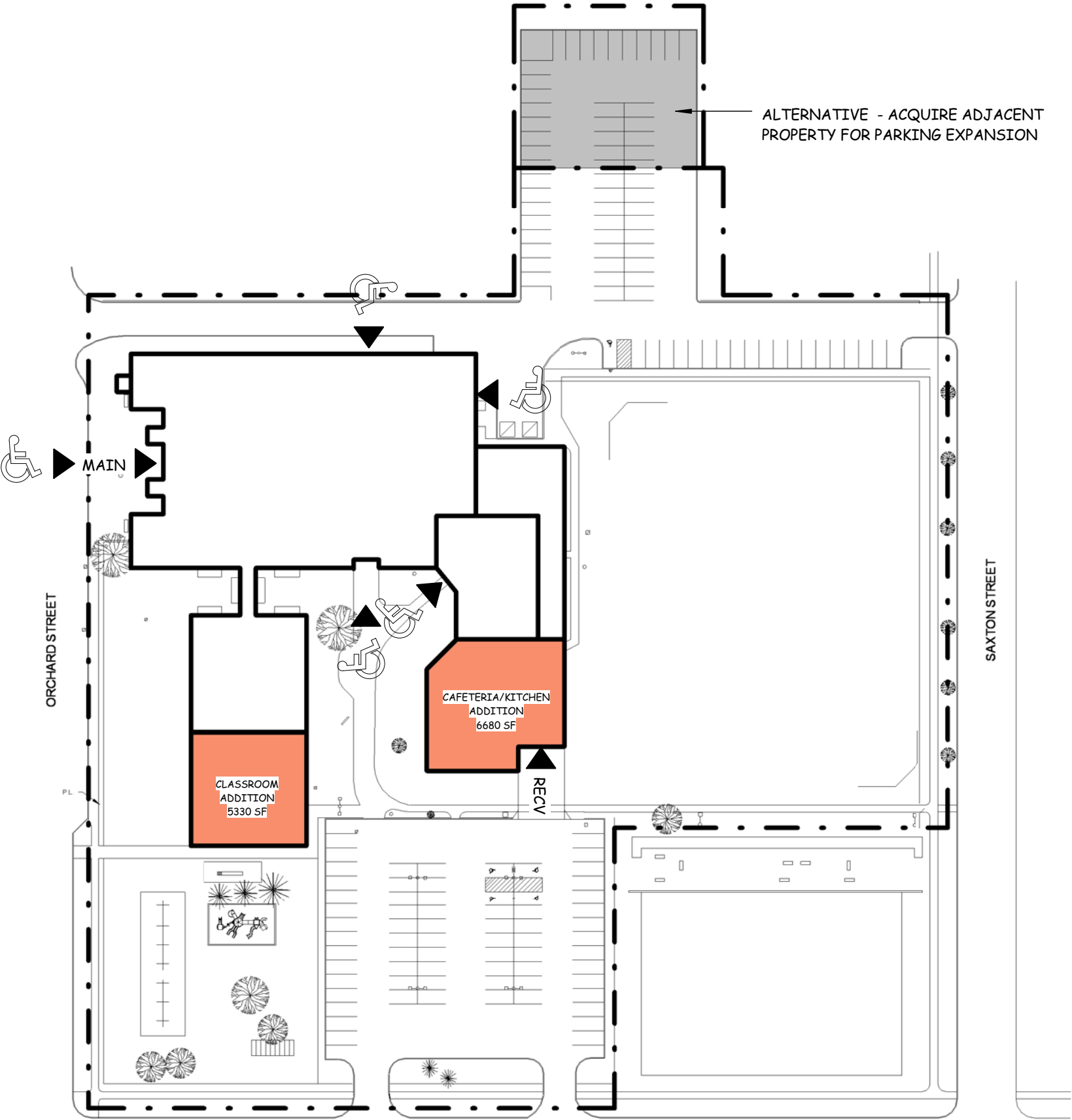


Program Concept Test:  
Enrico Fermi #17  
158 Orchard Street  
Model Program: 3 Strand (PreK-8)



ROCHESTER CITY SCHOOL DISTRICT *Rochester Schools Modernization Program - Master Plan*

SWBR PROJECT NUMBER: 10445.00

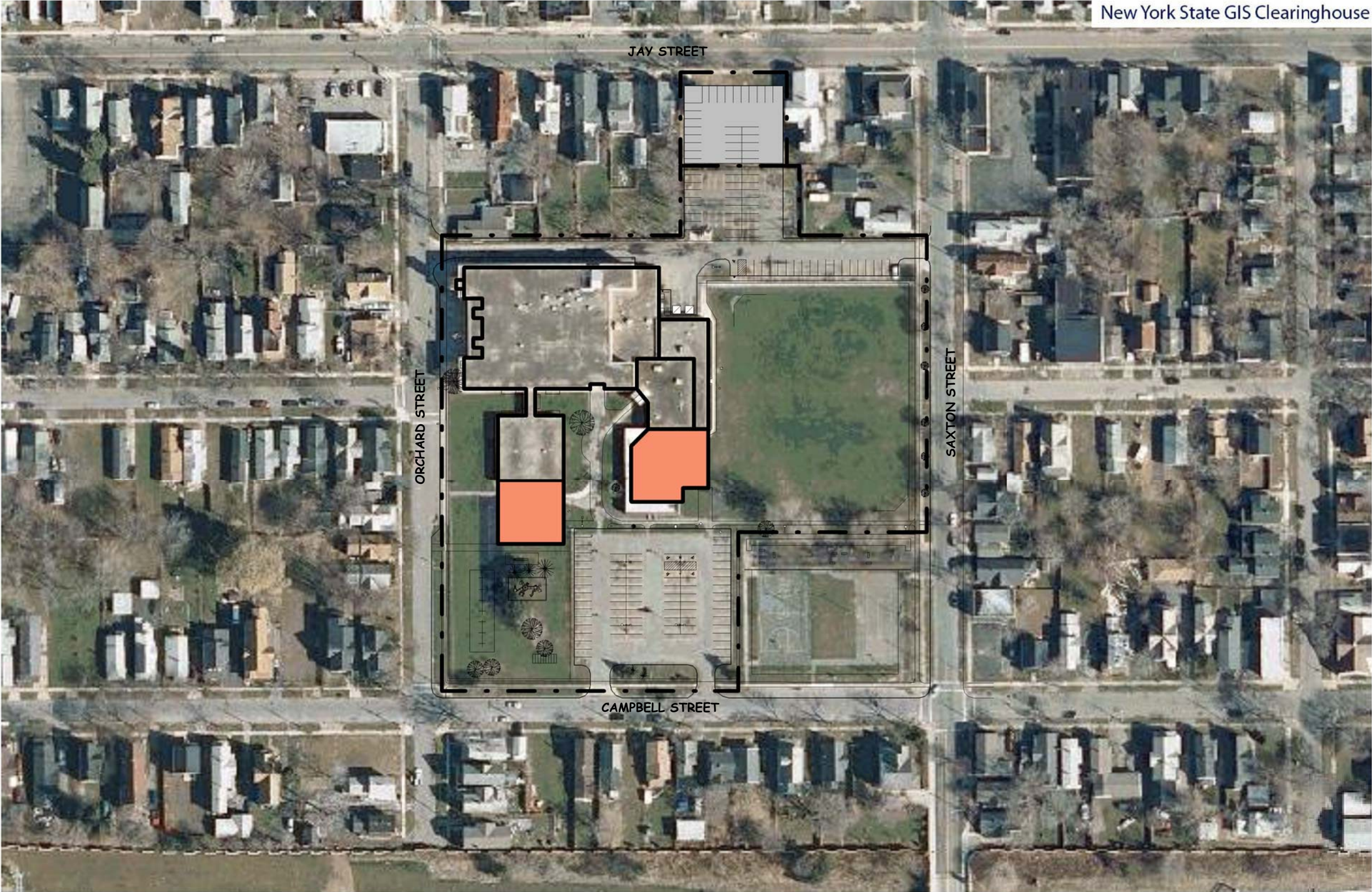


PROPOSED SITE PLAN - ALTERNATIVE



Program Concept Test:  
Enrico Fermi #17  
158 Orchard Street  
Model Program: 3 Strand (PreK-8)





SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Service Drive on North Side of Building	No Change

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	124	22	146

	Proposed Property Acquisition
	Aquire 3 Properties for Parking Expansion



Program Concept Test:  
Enrico Fermi #17  
158 Orchard Street  
Model Program: 3 Strand (PreK-8)



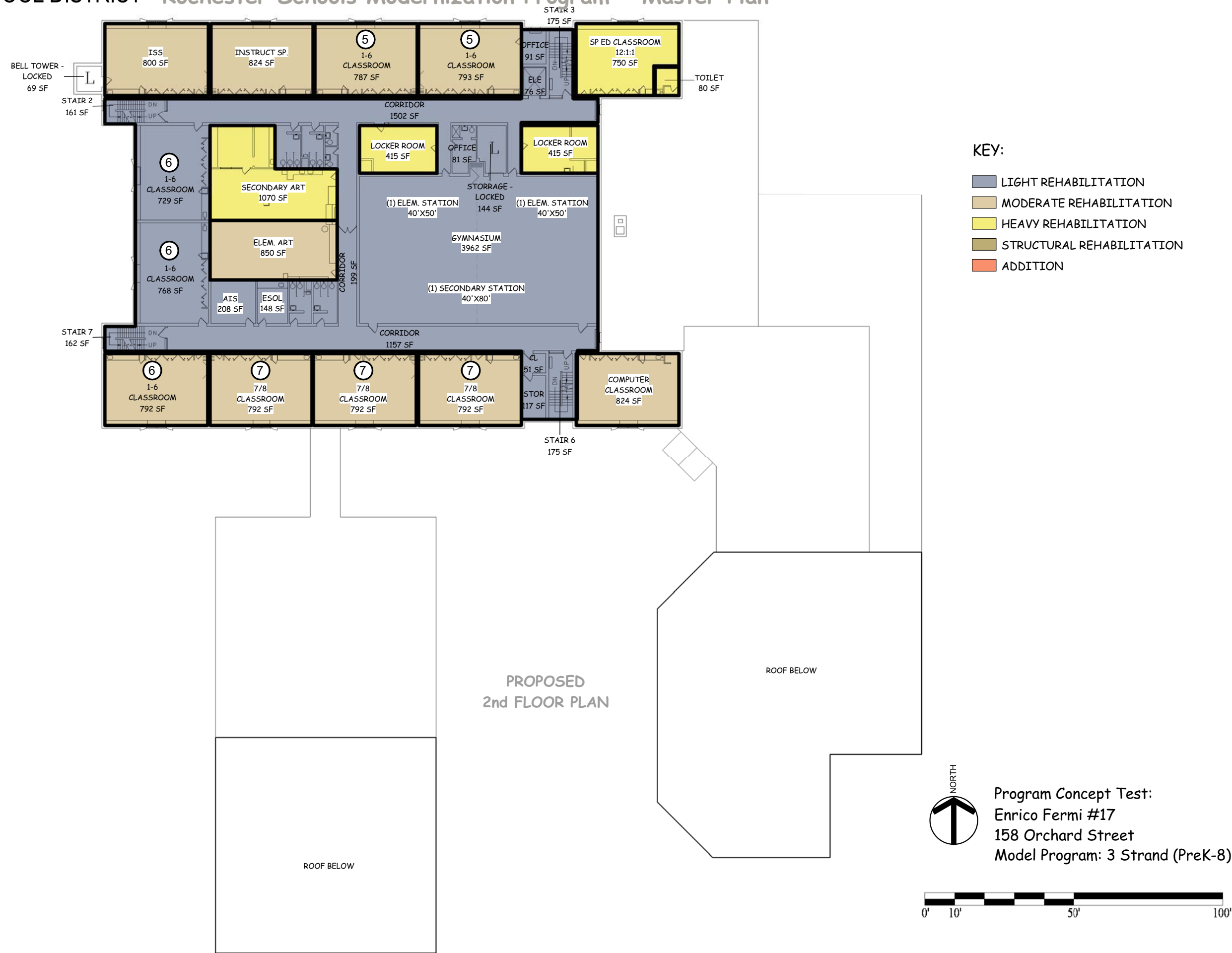
ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



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ROCHESTER CITY SCHOOL DISTRICT **Rochester Schools Modernization Program - Master Plan**

SWBR PROJECT NUMBER: 10445.00

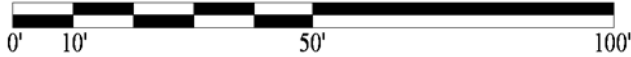


- KEY:
- LIGHT REHABILITATION
  - MODERATE REHABILITATION
  - HEAVY REHABILITATION
  - STRUCTURAL REHABILITATION
  - ADDITION



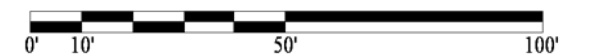
NORTH

Program Concept Test:  
Enrico Fermi #17  
158 Orchard Street  
Model Program: 3 Strand (PreK-8)



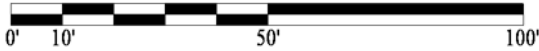
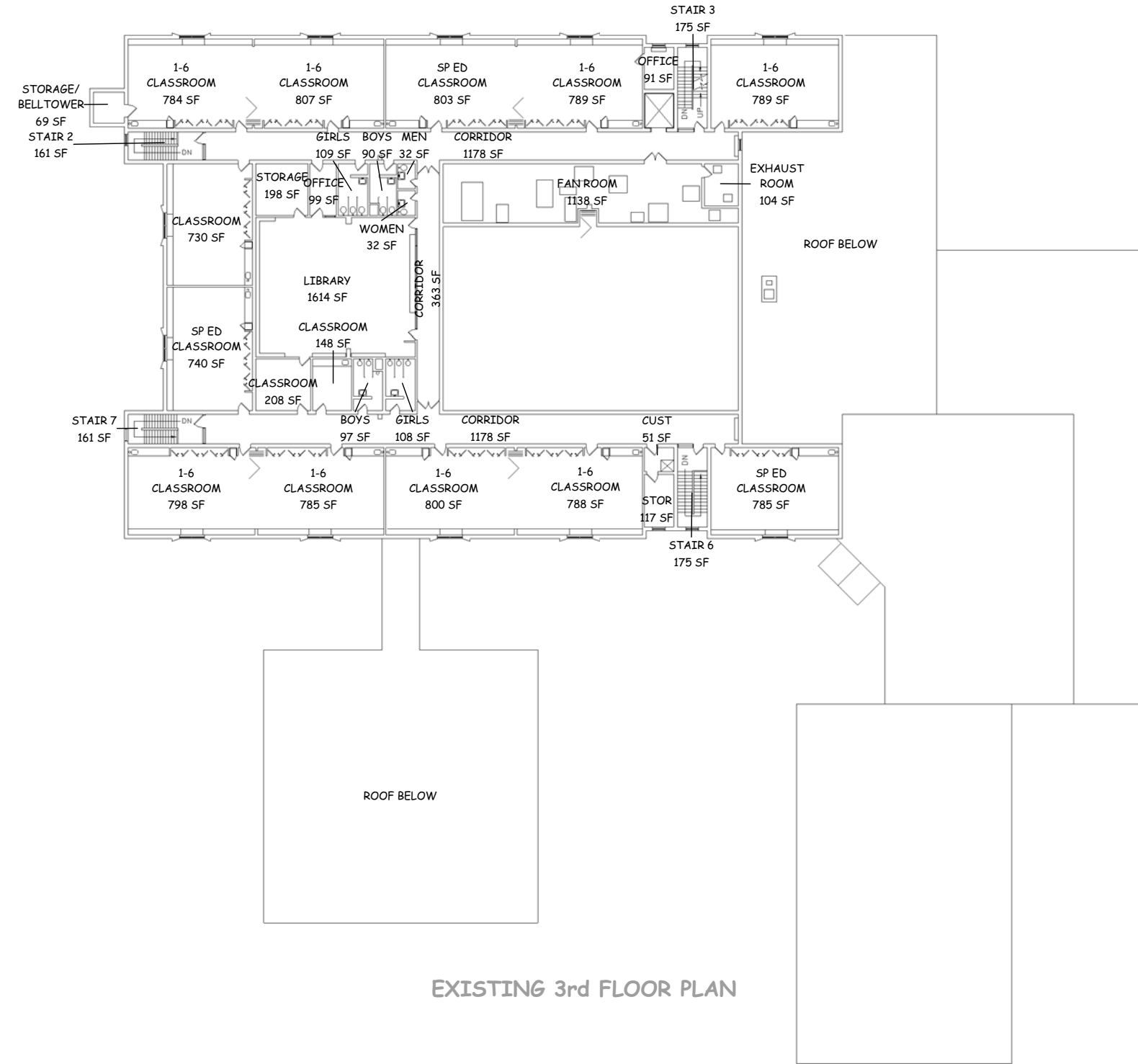
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## SWBR PROJECT NUMBER: 10445.00



ROCHESTER CITY SCHOOL DISTRICT *Rochester Schools Modernization Program - Master Plan*

SWBR PROJECT NUMBER: 10445.00







# School No. 28

## Henry Hudson School

Located in the northeast area of Rochester, Henry Hudson School No. 28 is a K – 6 school with a current enrollment of 624 students in kindergarten through grade 6. Since the original construction of this two-story, 101,370 square foot building in 1969, several renovation projects have been completed with the most recent renovations completed in 2009. The building sits on a 5.80 acre site. It has 56 parking spaces, playground space, an athletic field, a baseball diamond and basketball court. The buses unload in a loop off the south face of the school along Humboldt Street. A 1.60 acre city park sits adjacent to the school to the northeast.

The school presently contains 32 general classrooms, most of which meet today’s standard. Common spaces include a cafeteria, gymnasium and library. The stage located in the cafeteria allows the lunchroom to double as an auditorium/performing arts venue.

The proposed scope of work for this facility is driven by its conversion to a 3-strand (3 classrooms per grade level) K – 8 building. Proposed building rehabilitation work includes alterations to reconfigure approximately 25,000 square feet of building area. Renovations, (without classroom reconfiguration), is estimated to be approximately 76,000 square feet of building area. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos *abatement*. Exterior rehabilitation work includes complete window replacement. Existing exterior wall system (precast concrete) will remain with selective repairs to deteriorated areas.

Exterior rehabilitation work includes complete window and exterior door replacement and rehabilitation & repairs to precast concrete wall system. The exterior façade will also be changed by the addition.

A 2-story, 16,000 square foot classroom addition is proposed to meet the model program needs of a K – 8 school.

Site work proposed at this school includes the addition of approximately 70-75 spaces to the existing parking lot on the west and north side of the school. This additional parking is proposed to address the parking deficiency as the projected parking demand exceeds the currently available on-site parking.

Approximately \$2.3 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school’s physical plant.

450 Humboldt Street  
Zone: Northeast  
Current grade configuration: K - 6  
Current enrollment: 624  
Proposed grade configuration: K – 8  
Strands/Sections per grade level: 3  
Proposed Enrollment: 638



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



MAIN ENTRANCE



CAFETERIA / AUDITORIUM



GYMNASIUM

Building & Site Data

Original Building Date: 1969

Existing Building Area (sq ft): 83,393

Proposed Additional Area (sq ft): 15,260

Total Gross Building Area: 98,653

Current Site Acreage: 5.8

Adjacent Parkland Acreage: 5.38

Pre K Operating Capacity: 0

K-8 Operating Capacity: 638

Total Pre K-8 Operating Capacity: 638

Educational Program Data

Grade Level Organization: K-8

Model Program: 3 Strand

Specialized Programs: MAP & Bilingual Programs

Project Description:

**Proposed Site Work:**

Expand existing parking lot to add approximately 50 - 75 parking spaces. Site reconstruction work includes upgrades to existing parking lot, sidewalk, fencing and outdoor recreation area. Site Work Alternative - Acquire up to approximately 1.1 acres of adjacent property. Reconfigure existing parking lot to create bus loop. Construct new parking lot on acquired property.

**Proposed Building Rehabilitation Work:**

Alterations and reconstruction to approximately 101,000 square feet of building area. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes window replacement and selective repairs to exterior precast concrete wall system.

**Proposed Building Addition:**

Construct approximately 16,000 sq ft two story addition. An alternative exists to add a third story to the existing two story building.

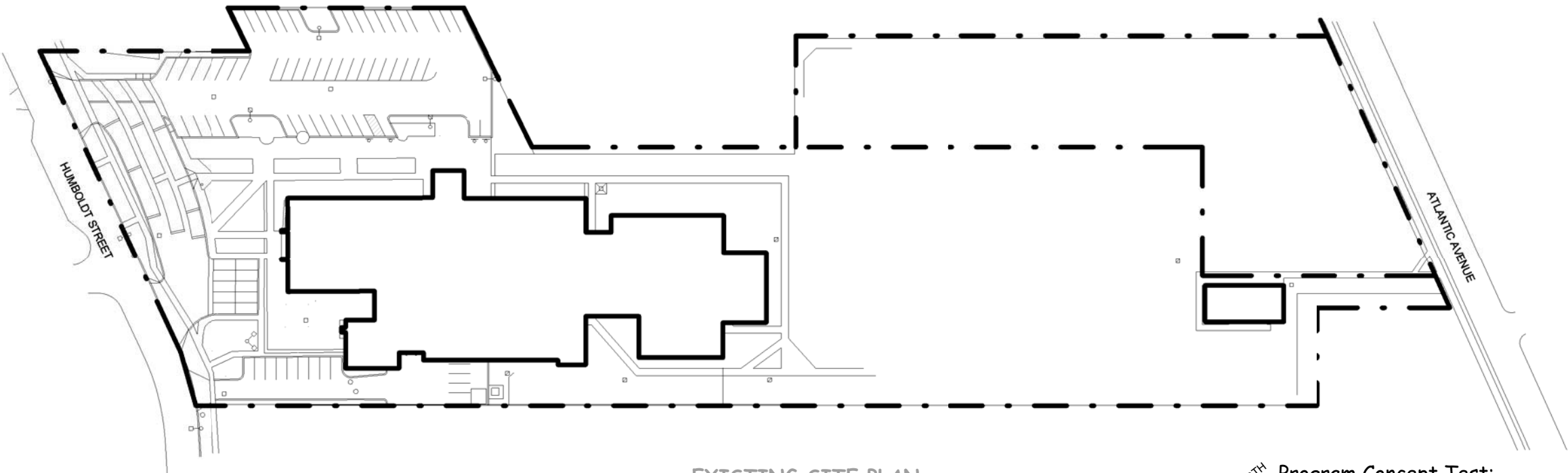
SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	-	567	567
Secondary 7th - 9th	246	240	486
Secondary 7th - 12th	-	-	-
Spec Ed Pre K - 12th	45	24	69
TOTAL SED Building Aid Units	291	831	1,122

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	4,711,832	14,348,988	19,060,820
Estimate of Site Work Costs	-	1,595,809	1,595,809
TOTAL	4,711,832	15,944,797	20,656,629

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	4,711,832	9,582,940	14,294,772
Estimate of Building Cost	4,711,832	14,348,988	19,060,820
Building Allowance for Aid	4,711,832	9,582,940	14,294,772
Surplus / (Deficit)	0	(4,766,048)	(4,766,048)

INCIDENTAL COSTS			
Maximum Incidental Allowance	1,178,093	2,117,446	3,295,539
Estimate of Incidental Cost	1,249,656	3,501,000	4,750,656
Incidental Allowance for Aid	1,178,093	2,117,446	3,295,539
Surplus / (Deficit)	(71,563)	(1,383,554)	(1,455,117)

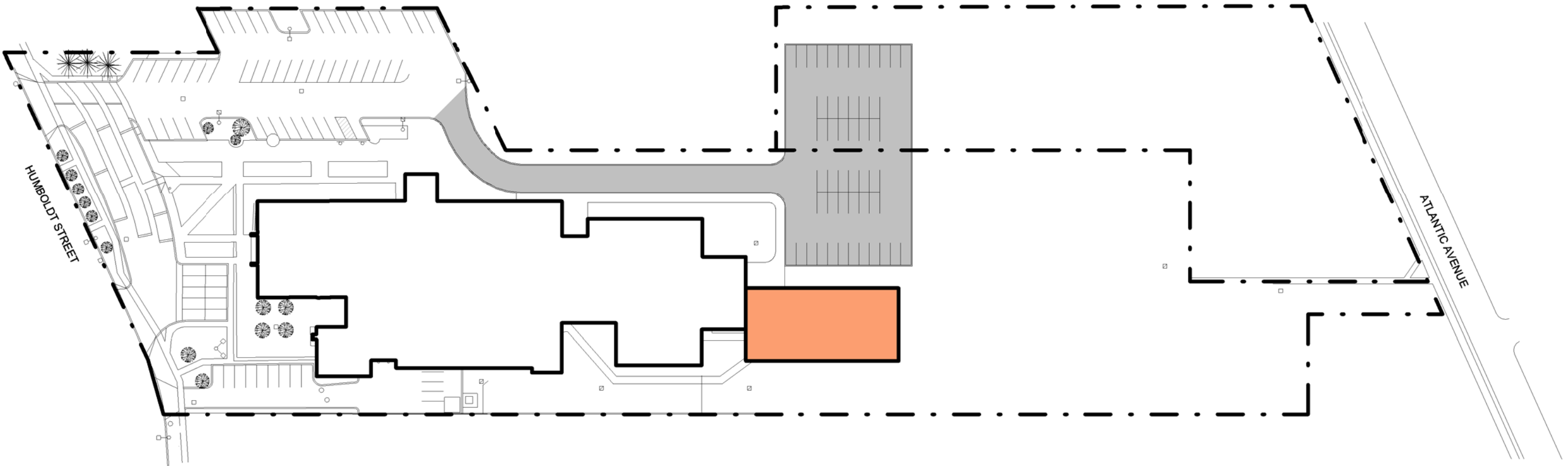
TOTAL			
Maximum Cost Allowance	5,889,925	11,700,386	17,590,311
Estimate of Probable Cost	5,961,488	17,849,988	23,811,476
Aided Cost Allowance	5,889,925	11,700,386	17,590,311
Surplus / (Deficit)	(71,563)	(6,149,602)	(6,221,165)



EXISTING SITE PLAN



Program Concept Test:  
Henry Hudson #28  
450 Humboldt Street  
Model Program: 3 Strand (K-8)

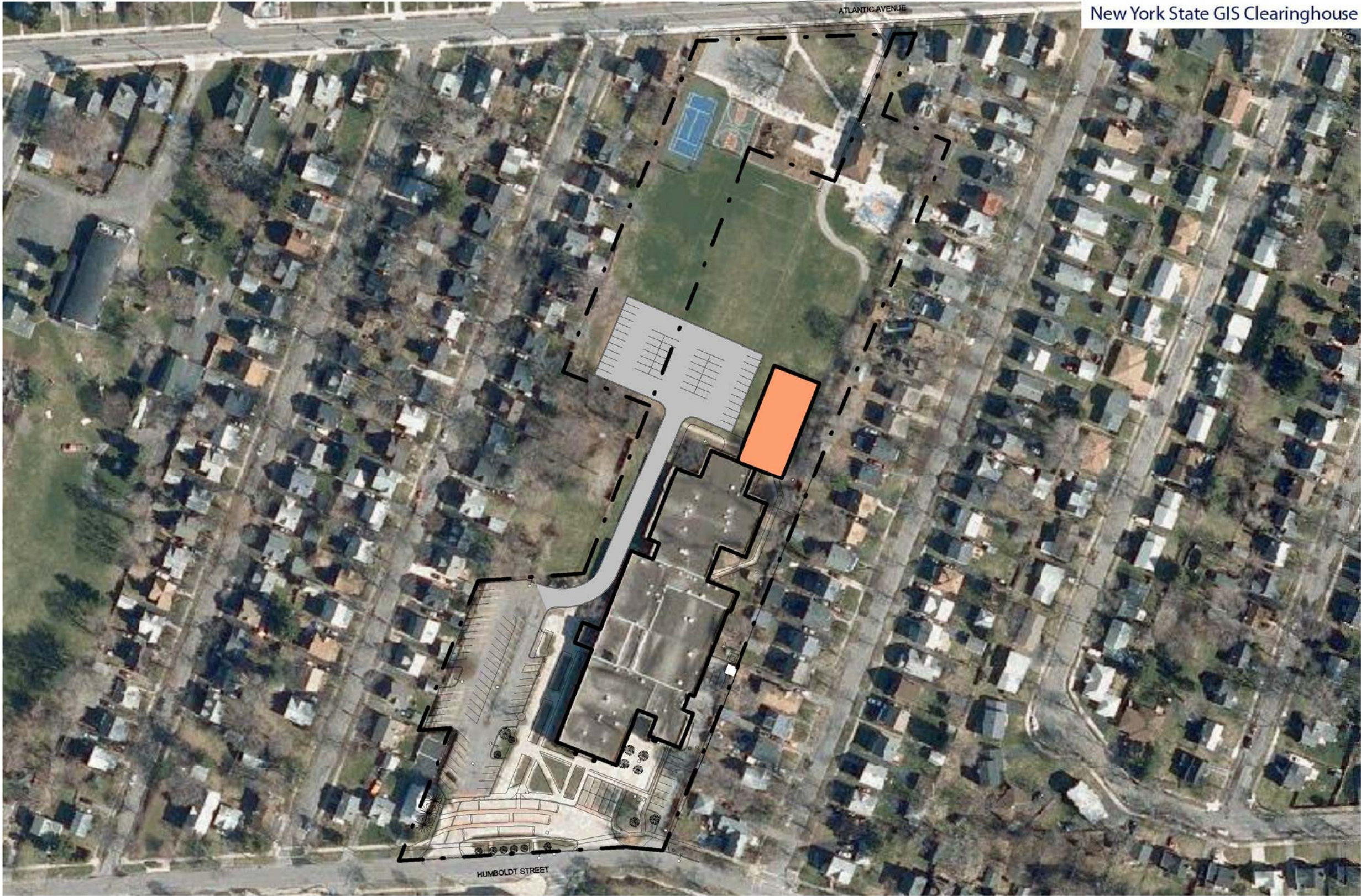


PROPOSED SITE PLAN



Program Concept Test:  
Henry Hudson #28  
450 Humboldt Street  
Model Program: 3 Strand (K-8)





SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Yes	Existing to Remain

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	78	48	126




Program Concept Test:  
Henry Hudson #28  
450 Humboldt Street  
Model Program: 3 Strand (K-8)





PROPOSED SITE PLAN - ALTERNATIVE

 NORTH  
Program Concept Test:  
Henry Hudson #28  
450 Humboldt Street  
Model Program: 3 Strand (K-8)





SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Yes	Reconfigure Existing Paved Area for Bus Loop

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	78	109	127

	Proposed Property Acquisition
	Alternative - Aquire Adjacent Property for Parking Expansion

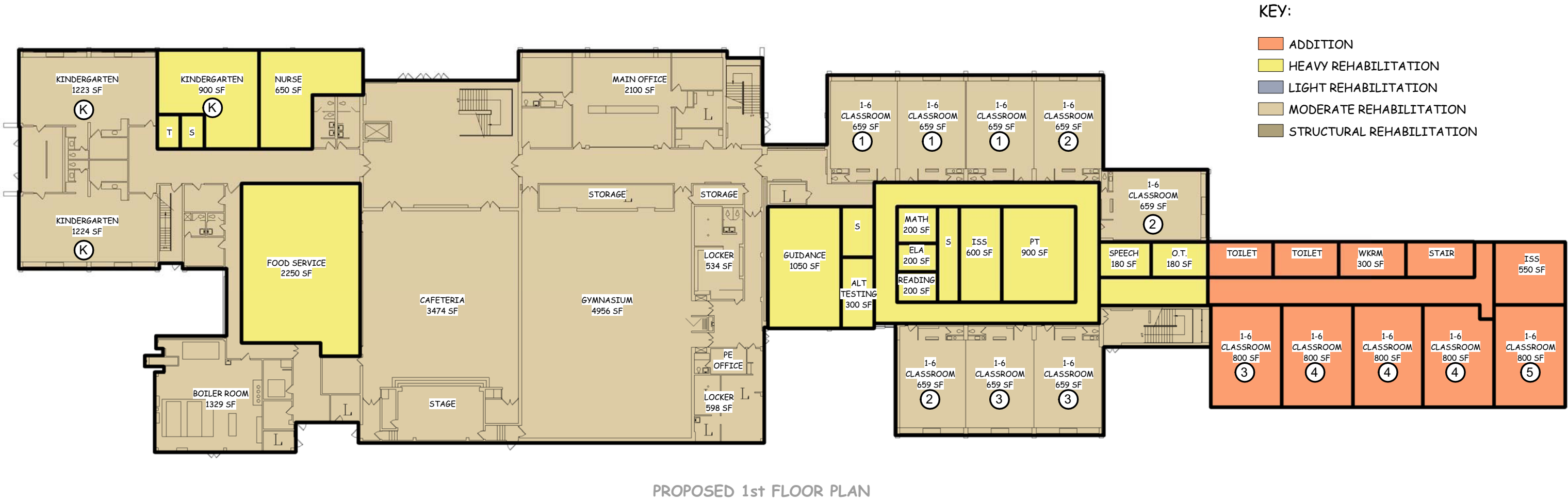



Program Concept Test:  
Henry Hudson #28  
450 Humbolt Street  
Model Program: 3 Strand (K-8)

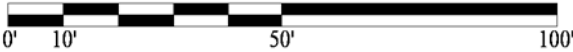


ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

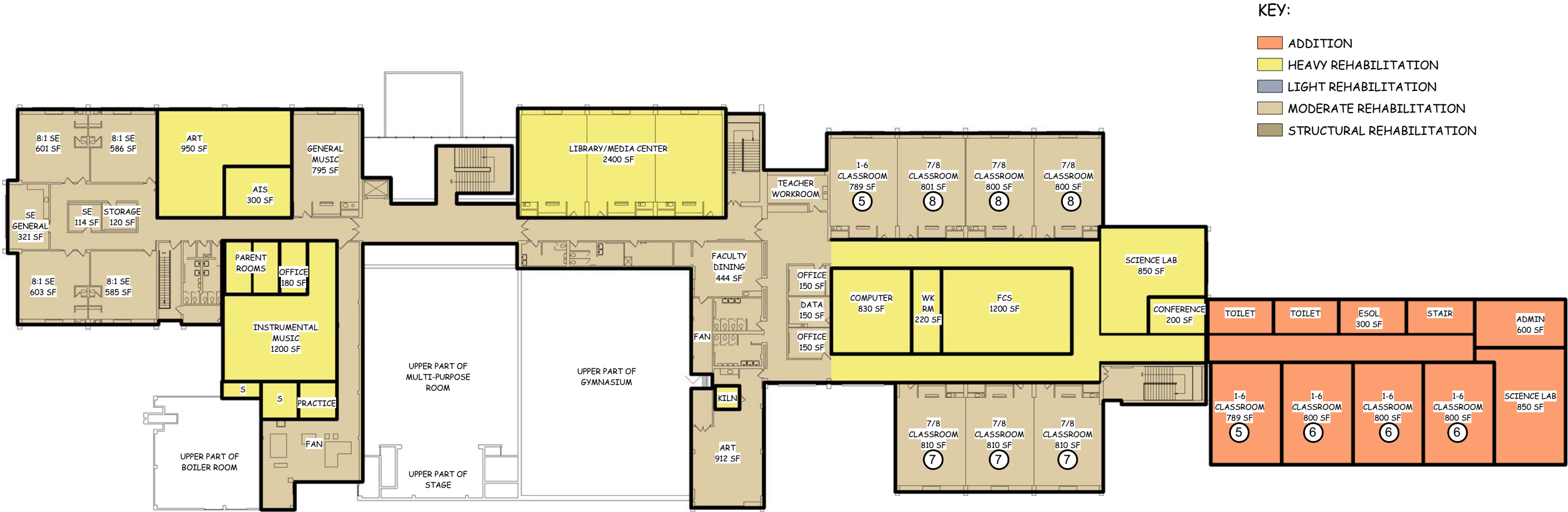


 NORTH  
Program Concept Test:  
Henry Hudson #28  
450 Humboldt Street  
Model Program: 3 Strand (K-8)




ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

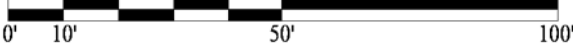
SWBR PROJECT NUMBER: 10445.00



PROPOSED 2ND FLOOR PLAN

 NORTH

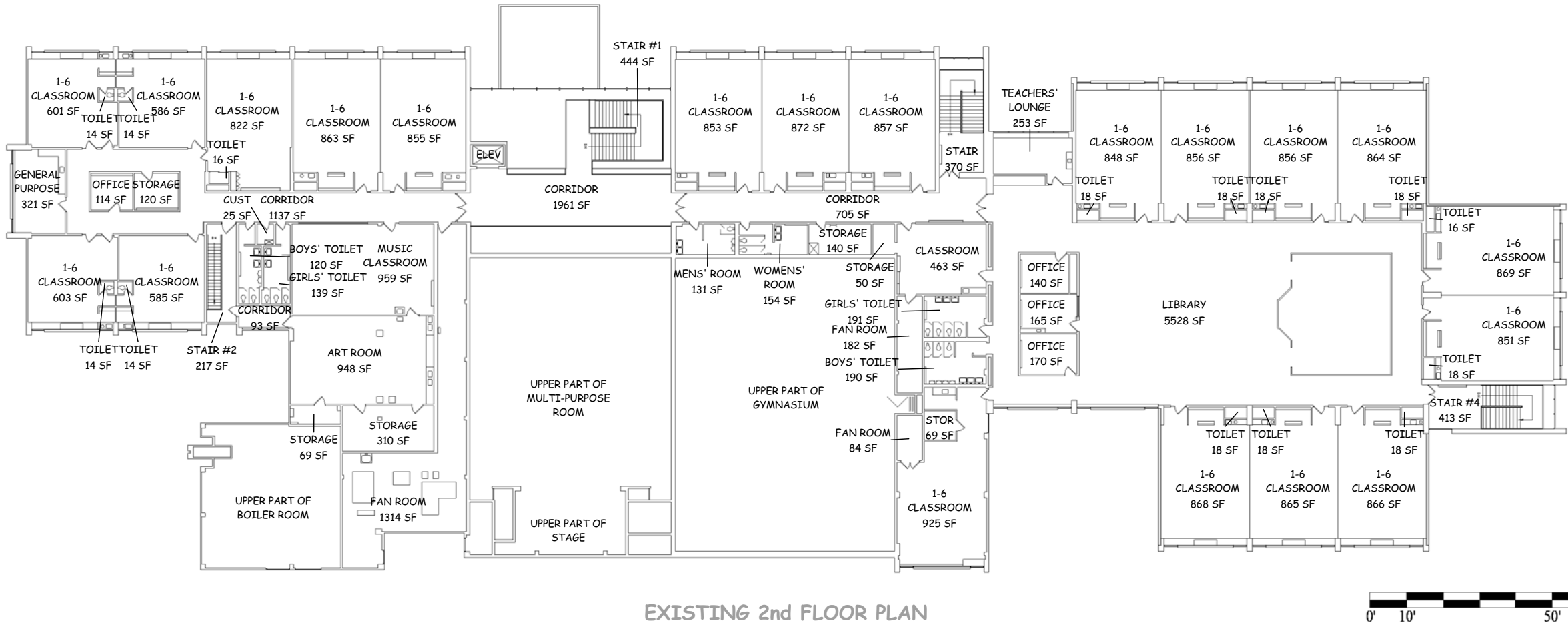
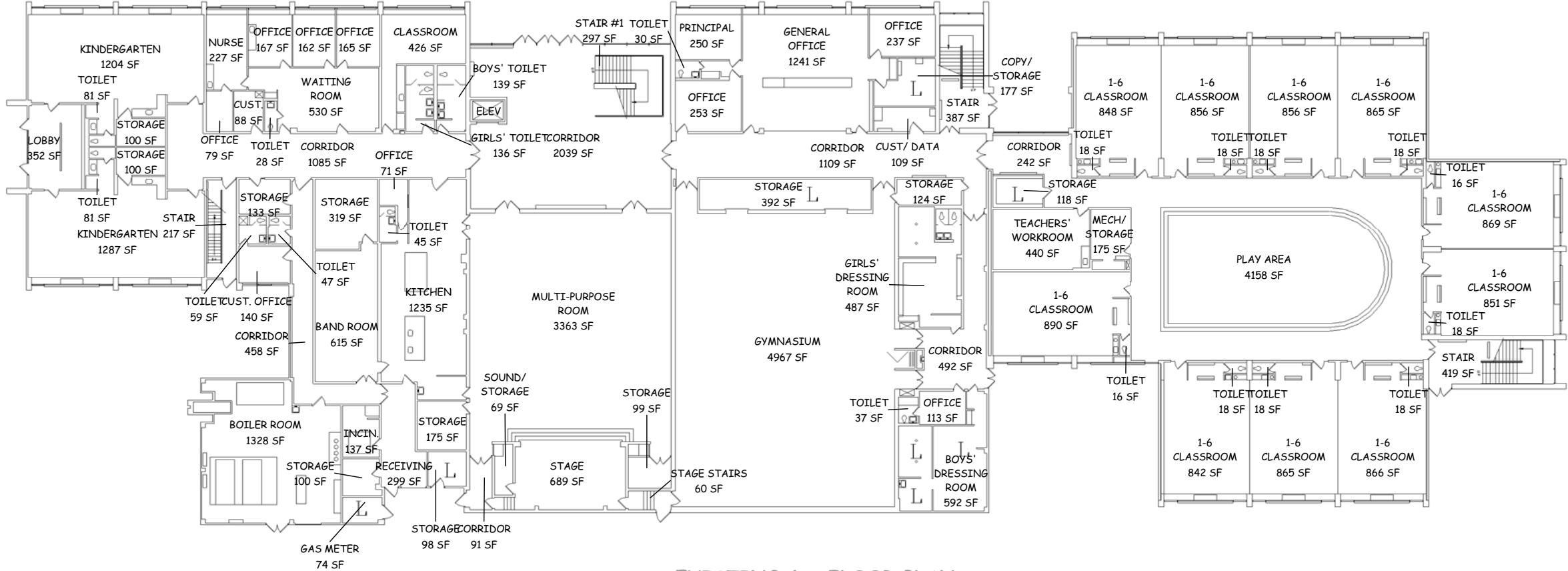
Program Concept Test:  
Henry Hudson #28  
450 Humboldt Street  
Model Program: 3 Strand (K-8)





ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00





# School No. 50

## Helen Barrett Montgomery School

Located in the northeast area of Rochester, Helen Barrett Montgomery School No. 50 is a K – 6 school with a current enrollment is 530 students. A single-story building, School No. 50 contains approximately 56,435 square feet of building area. Since its construction in 1956, several renovation projects have been completed with the most recent renovations were completed in 2007. The building sits on a 6.54 acre site. It has 55 parking spaces, playground space, an athletic field and a baseball diamond. The buses unload in a loop off the north face of the school along Rau Street.

The school presently contains 25 general classrooms, most of which meet today’s standard. Common spaces include a cafeteria, gymnasium and library. The existing school building does not have a stage or defined auditorium. The proposed scope of work for this facility is driven by its conversion to a 3-strand (3 classrooms per grade level) K – 8 building. Proposed building rehabilitation work includes alterations to reconfigure approximately 15,000 square feet of building area and renovations, (without classroom reconfiguration) to approximately 31,000 square feet of existing building area. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. The exterior of the existing school facing Seneca Avenue and Rau Street will remain largely unchanged. The exterior of the existing school along Reliance Street will be changed by the addition.

A two-story, 36,000 square foot classroom addition and additional one-story addition are required to meet the model program needs of a K – 8 school.

Site work proposed at this school includes the addition of approx. 20-25 spaces to existing parking lot on the south side of the school. Street parking will be added by a curb cut recess along Lehaco Street on the west side of the play field. This additional parking is proposed to address the parking deficiency as the projected parking demand exceeds the currently available on-site parking.

Approximately \$1.4 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school’s physical plant.

301 Seneca Avenue  
Zone: Northeast  
Current grade configuration: K - 6  
Current enrollment: 530  
Proposed grade configuration: K – 8  
Strands/Sections per grade level: 3  
Proposed Enrollment: 638





ROCHESTER CITY SCHOOL DISTRICT

Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



MAIN ENTRANCE

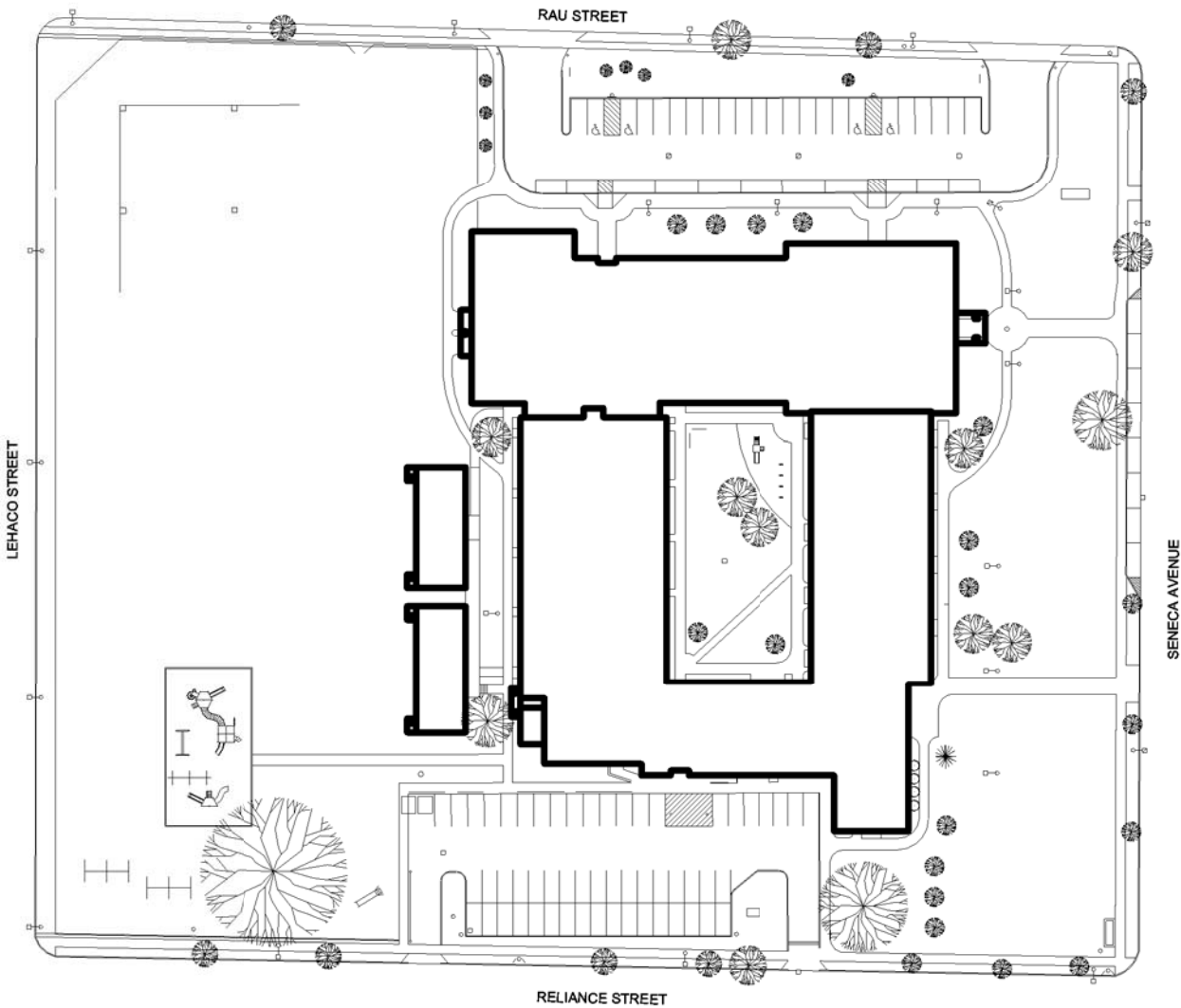


ATRIUM



PLAY AREA

Building & Site Data	Educational Program Data
Original Building Date: 1956	Grade Level Organization: K-8
Existing Building Area (sq ft): 56,296	Model Program: 3 Strands
Proposed Additional Area (sq ft): 35,286	Specialized Programs: MAP & LEAP Programs
Total Gross Building Area: 91,582	
Current Site Acreage: 6.54	
Adjacent Parkland Acreage: 0	
Pre K Operating Capacity: 0	
K-8 Operating Capacity: 638	
Total Pre K-8 Operating Capacity: 638	



EXISTING SITE PLAN

SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	54	508	562
Secondary 7th - 9th	318	-	318
Secondary 7th - 12th	-	-	-
Spec Ed Pre K - 12th	98	-	98
TOTAL SED Building Aid Units	470	508	978

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	8,769,354	7,131,463	15,900,817
Estimate of Site Work Costs	-	496,683	496,683
TOTAL	8,769,354	7,628,146	16,397,500

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	7,796,066	4,992,983	12,789,049
Estimate of Building Cost	8,769,354	7,131,463	15,900,817
Building Allowance for Aid	7,796,066	4,992,983	12,789,049
Surplus / (Deficit)	(973,288)	(2,138,480)	(3,111,768)

INCIDENTAL COSTS			
Maximum Incidental Allowance	1,922,685	998,801	2,921,486
Estimate of Incidental Cost	2,012,185	1,490,202	3,502,387
Incidental Allowance for Aid	1,922,685	998,801	2,921,486
Surplus / (Deficit)	(89,500)	(491,401)	(580,901)

TOTAL			
Maximum Cost Allowance	9,718,751	5,991,784	15,710,535
Estimate of Probable Cost	10,781,539	8,621,665	19,403,204
Aided Cost Allowance	9,718,751	5,991,784	15,710,535
Surplus / (Deficit)	(1,062,788)	(2,629,881)	(3,692,669)

Project Description:

Proposed Site Work:

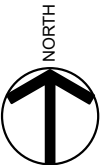
Expand existing parking lot to add approximately 20 - 25 parking spaces. Construct curb recesses for street parking along Lehaco Street. Site reconstruction work includes upgrades to existing parking lot, sidewalk, fencing and outdoor recreation area.

Proposed Building Rehabilitation Work:

Alterations and reconstruction to approximately 46,000 square feet of building area. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes roofing and masonry restoration.

Proposed Building Addition:

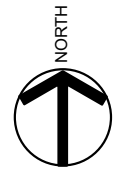
Construct approximately 36,000 sq ft addition consisting of a 2 story classroom addition and 1 story kitchen, cafeteria and locker room additions.



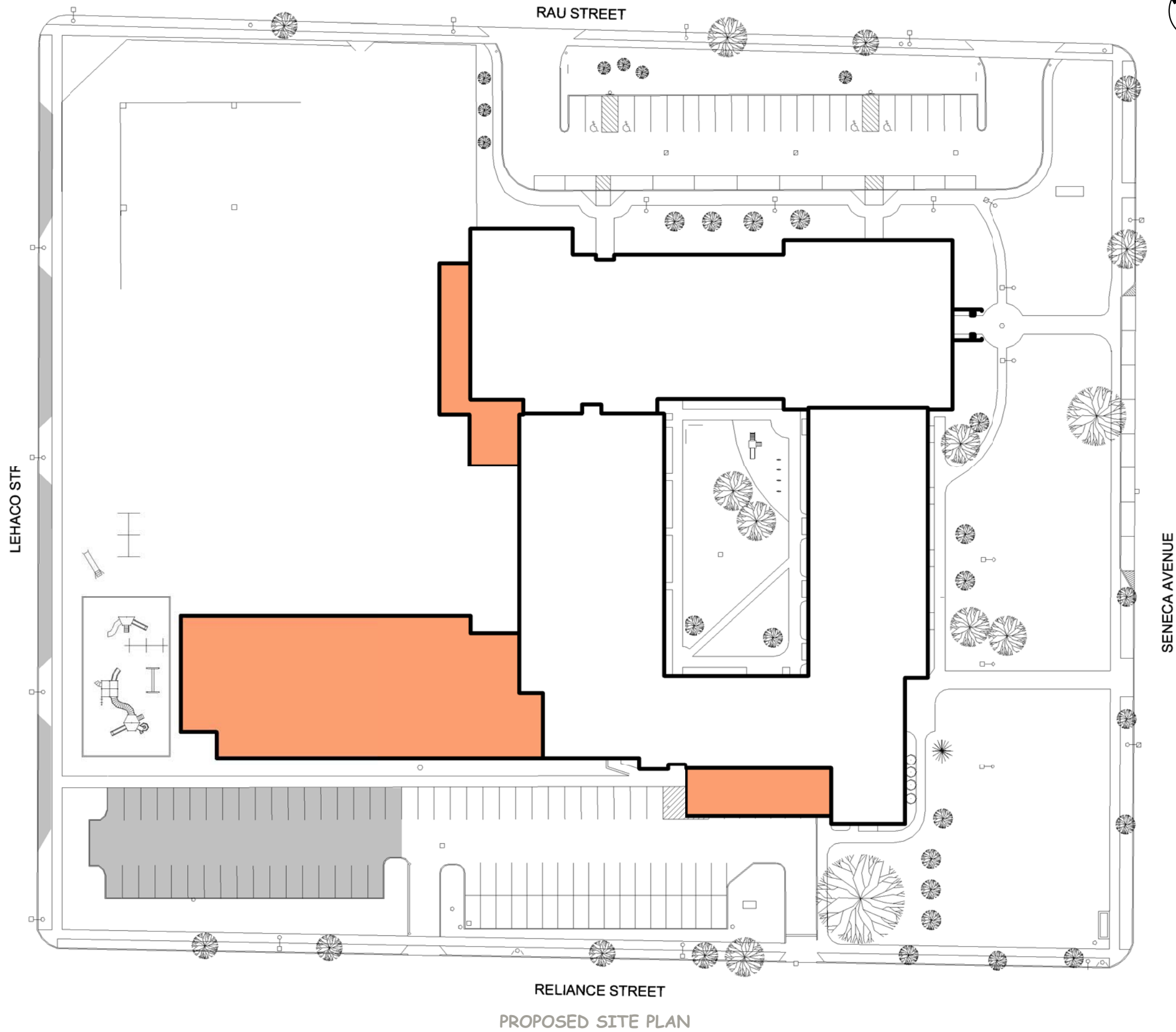
Program Concept Test:  
Helen Barrett Montgomery #50  
301 Seneca Avenue  
Model Program: 3 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT    Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



Program Concept Test:  
Helen Barrett Montgomery #50  
301 Seneca Avenue  
Model Program: 3 Strand (K-8)



HELEN BARRETT MONTGOMERY #50

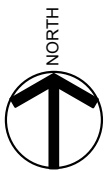




SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Existing off Street Bus Loop for +/- 8 Buses	Existing to Remain

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	78	45	113



Program Concept Test:  
Helen Barrett Montgomery #50  
301 Seneca Avenue  
Model Program: 3 Strand (K-8)

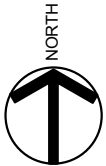


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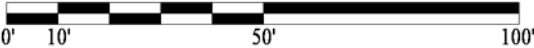
SWBR PROJECT NUMBER: 10445.00



- KEY:
- LIGHT REHABILITATION
  - MODERATE REHABILITATION
  - HEAVY REHABILITATION
  - STRUCTURAL REHABILITATION
  - ADDITION



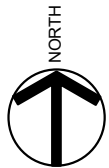
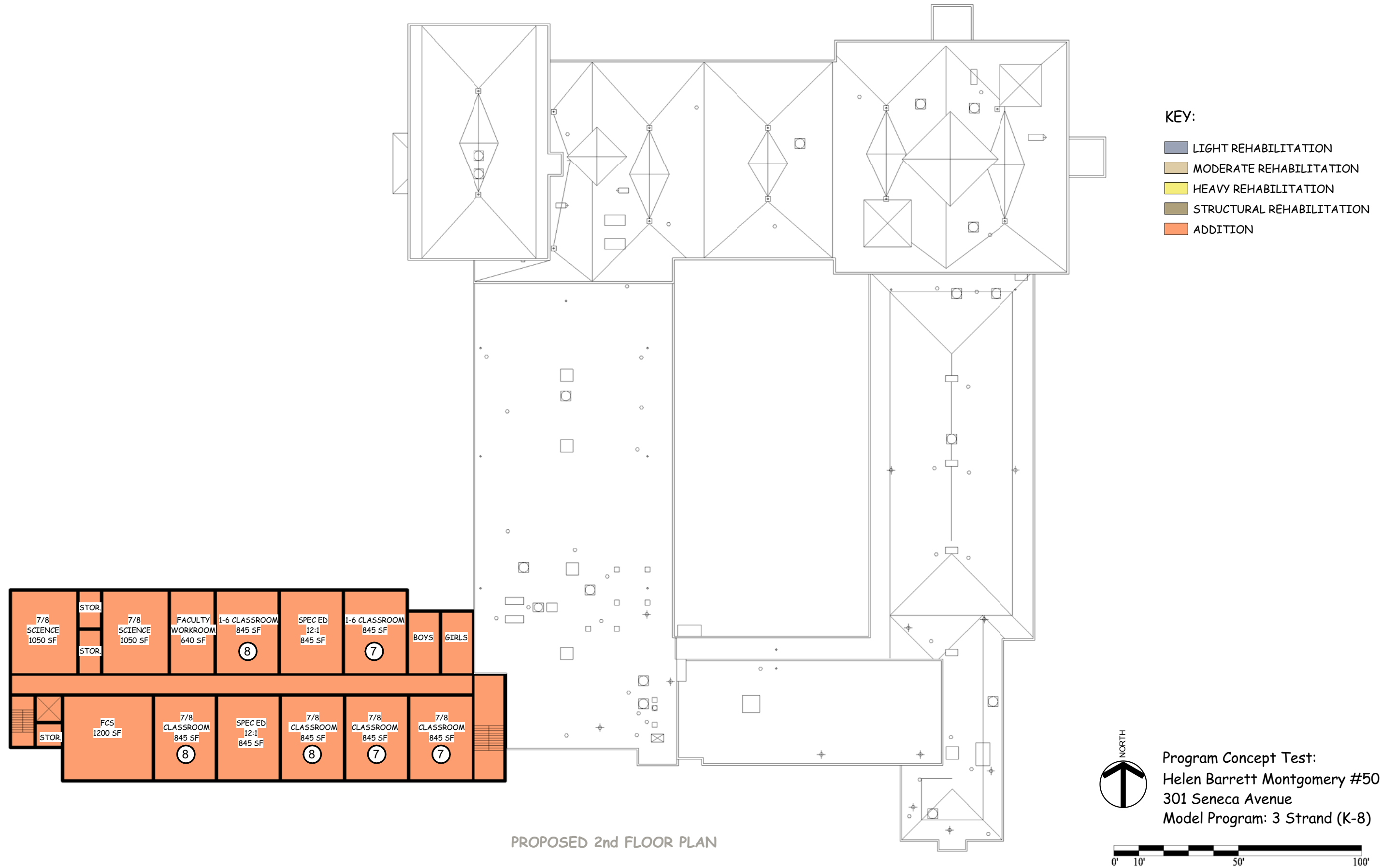
Program Concept Test:  
Helen Barrett Montgomery #50  
301 Seneca Avenue  
Model Program: 3 Strand (K-8)



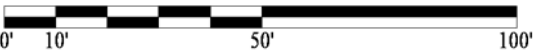
PROPOSED 1st FLOOR PLAN

ROCHESTER CITY SCHOOL DISTRICT *Rochester Schools Modernization Program - Master Plan*

SWBR PROJECT NUMBER: 10445.00



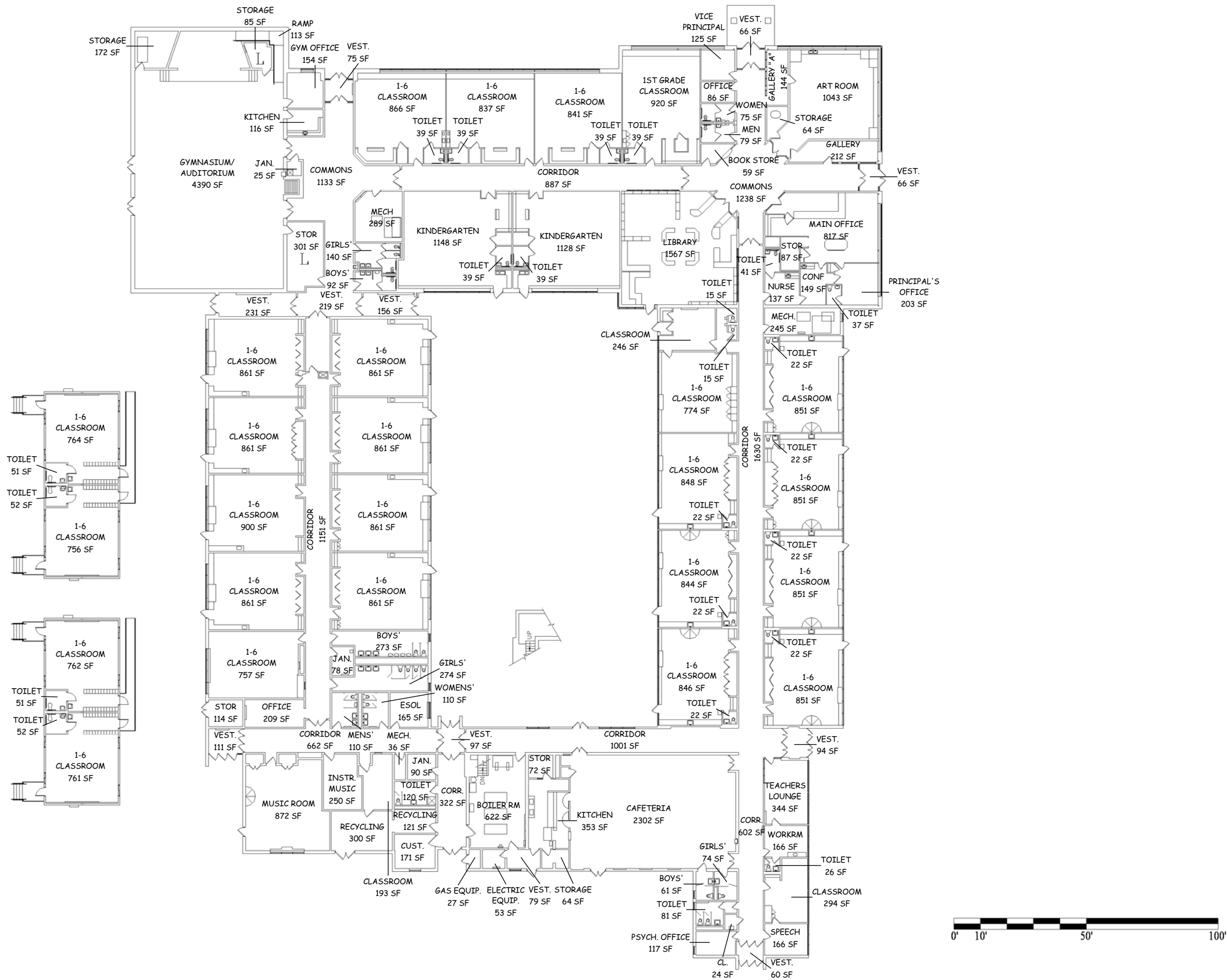
Program Concept Test:  
Helen Barrett Montgomery #50  
301 Seneca Avenue  
Model Program: 3 Strand (K-8)





ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00





# School No. 58

## World of Inquiry School

Located in the south area of Rochester, World of Inquiry School No. 58 is currently a K – 8 school with a current enrollment of 476 students. A two-story building with a basement, School No. 58 contains approximately 106,510 square feet of building area. The District has been “growing” this Expeditionary Learning School, adding one grade level each year, until it would reach its desired K – 12 grade level configuration, making this the first K – 12 school in the district.

Since its original construction in 1915, several renovation projects have been completed with the most recent renovations completed in 2007. The school presently contains 23 general classrooms, most of which are smaller than today’s standard. Common spaces include a cafeteria, two single teaching station gymnasiums and a library. A stage located in the girl’s gymnasium allows the space to double as an auditorium. The building sits on a 2.72 acre site. It has 59 parking spaces, playground space and a basketball court. The buses unload at the south face of the school on University Avenue.

The proposed scope of work for this facility is driven by its conversion to a 2-strand (2 classrooms per grade level) K – 6 building and 3-strand (3classrooms per grade level) 7-12 building. Proposed building rehabilitation work includes alterations to reconfigure approximately 50,000 square feet of building area. Renovations (without classroom reconfiguration) to approximately 50,000 square feet of building area is also proposed. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes complete window and exterior door replacement, rehabilitation and repairs to existing brick masonry, stone and precast. The exterior façade will also be changed by the additions

A 60,000 square foot addition is proposed to meet the educational program and space needs of a K – 12 school.

Parking demand will be addressed by off-site parking.

Approximately \$1.7million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school’s physical plant.

200 University Avenue  
Zone: South  
Current grade configuration: K - 8  
Current enrollment: 476  
Proposed grade configuration: K – 12  
Strands/Sections per grade level: Other  
Proposed Enrollment k – 12:780  
Proposed Enrollment: K – 8: 480  
Proposed Enrollment: 9 – 12: 300





ROCHESTER CITY SCHOOL DISTRICT

Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



MAIN ENTRANCE

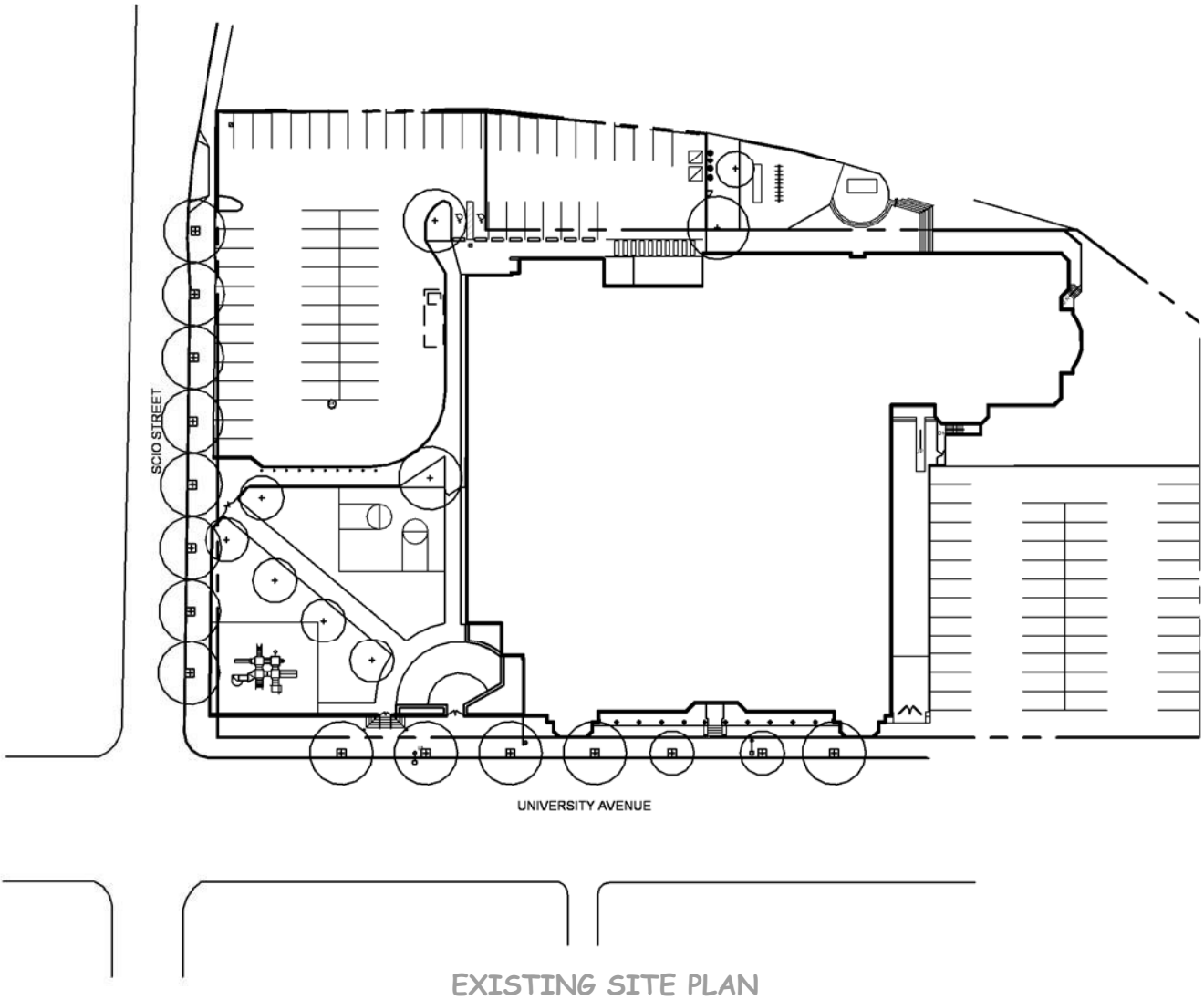


KINDERGARTEN CLASSROOM



LIBRARY

Building & Site Data	Educational Program Data
Original Building Date: 1915	Grade Level Organization: K-12
Existing Building Area (sq ft): 100,299	Model Program: World of Inquiry K-12
Proposed Additional Area (sq ft): 62,000	Specialized Programs: Expeditionary Learning
Total Gross Building Area: 162,299	
Current Site Acreage: 2.72	
Adjacent Parkland Acreage: 0	
Pre K Operating Capacity: 0	
K-12 Operating Capacity: 788	
Total Pre K-12 Operating Capacity: 788	



SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	108	233	341
Secondary 7th - 9th	-	-	-
Secondary 7th - 12th	643	330	973
Spec Ed Pre K - 12th	45	108	153
TOTAL SED Building Aid Units	796	671	1,467

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	15,589,113	22,278,620	37,867,733
Estimate of Site Work Costs	-	1,228,151	1,228,151
TOTAL	15,589,113	23,506,771	39,095,884

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	11,867,839	10,339,633	22,207,472
Estimate of Building Cost	15,589,113	22,278,620	37,867,733
Building Allowance for Aid	11,867,839	10,339,633	22,207,472
Surplus / (Deficit)	(3,721,274)	(11,938,987)	(15,660,261)

INCIDENTAL COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Incidental Allowance	2,914,101	2,470,608	5,384,709
Estimate of Incidental Cost	3,019,307	3,319,674	6,338,981
Incidental Allowance for Aid	2,914,101	2,470,608	5,384,709
Surplus / (Deficit)	(105,206)	(849,066)	(954,272)

TOTAL	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Cost Allowance	14,781,940	12,810,241	27,592,181
Estimate of Probable Cost	18,608,420	25,598,294	44,206,714
Aided Cost Allowance	14,781,940	12,810,241	27,592,181
Surplus / (Deficit)	(3,826,480)	(12,788,053)	(16,614,533)

Project Description:

- Proposed Site Work:**
- Reconfigure existing parking lot on Scio street side of building to allow truck access to Kitchen / Loading addition. Site reconstruction work includes upgrades to existing parking lot, sidewalk, fencing and outdoor recreation area. Portion of existing on site parking will be eliminated by additions. Parking demand will be addressed through ancillary parking to be developed off site. Site work alternate - Acquire approximately 0.5 acres of adjacent property.
- Proposed Building Rehabilitation Work:**
- Alterations and reconstruction to approximately 100,000 square feet of building area. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes complete window replacement and masonry and precast rehabilitation and roof replacement.
- Proposed Building Addition:**
- Construct approximately 60,000 sq ft addition. Possible alternatives include two story and three story configurations.



Program Concept Test:  
World of Inquiry/School #58  
200 University Avenue  
Model Program: World of Inquiry (K-12)



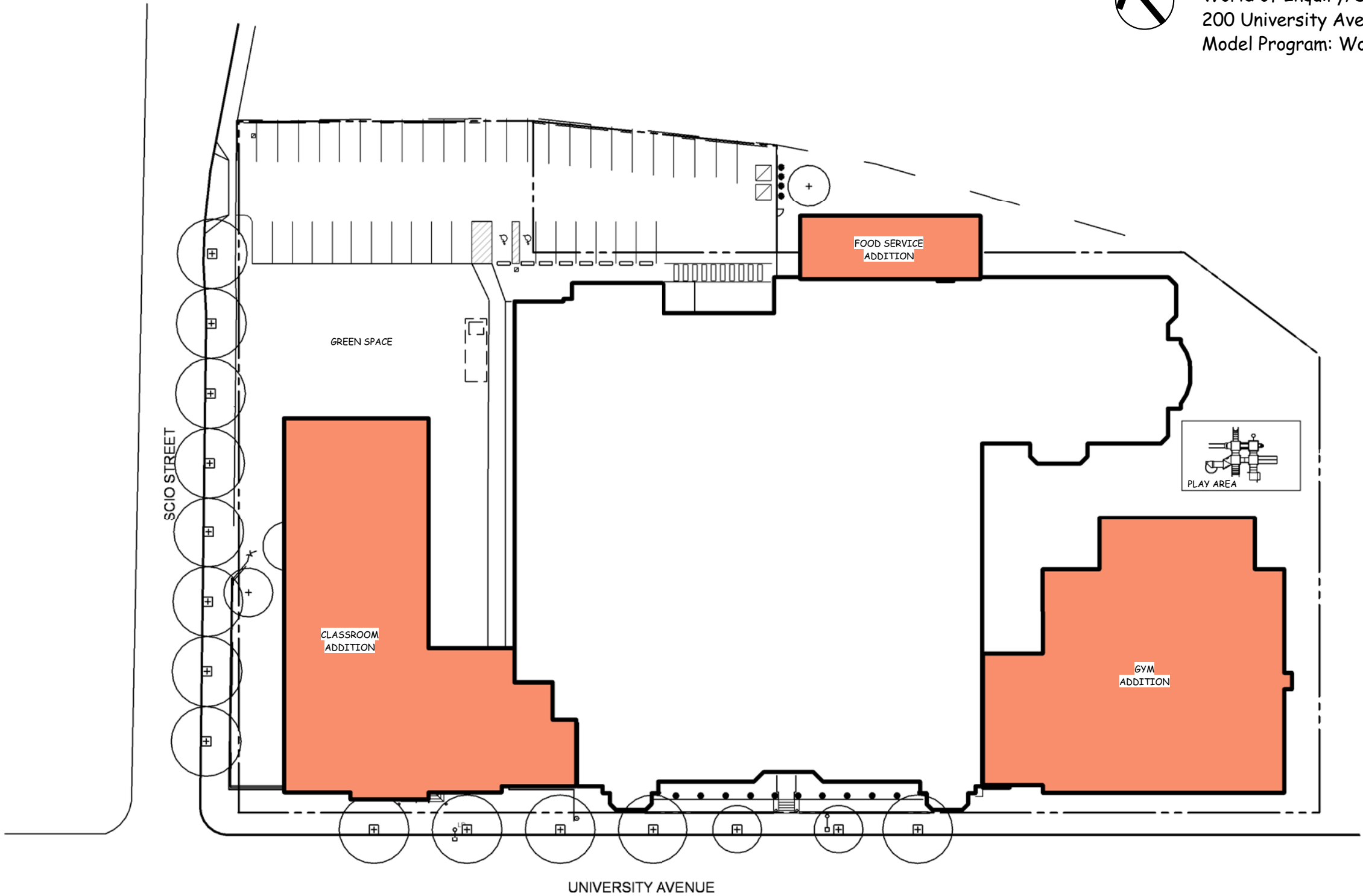
ROCHESTER CITY SCHOOL DISTRICT

Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

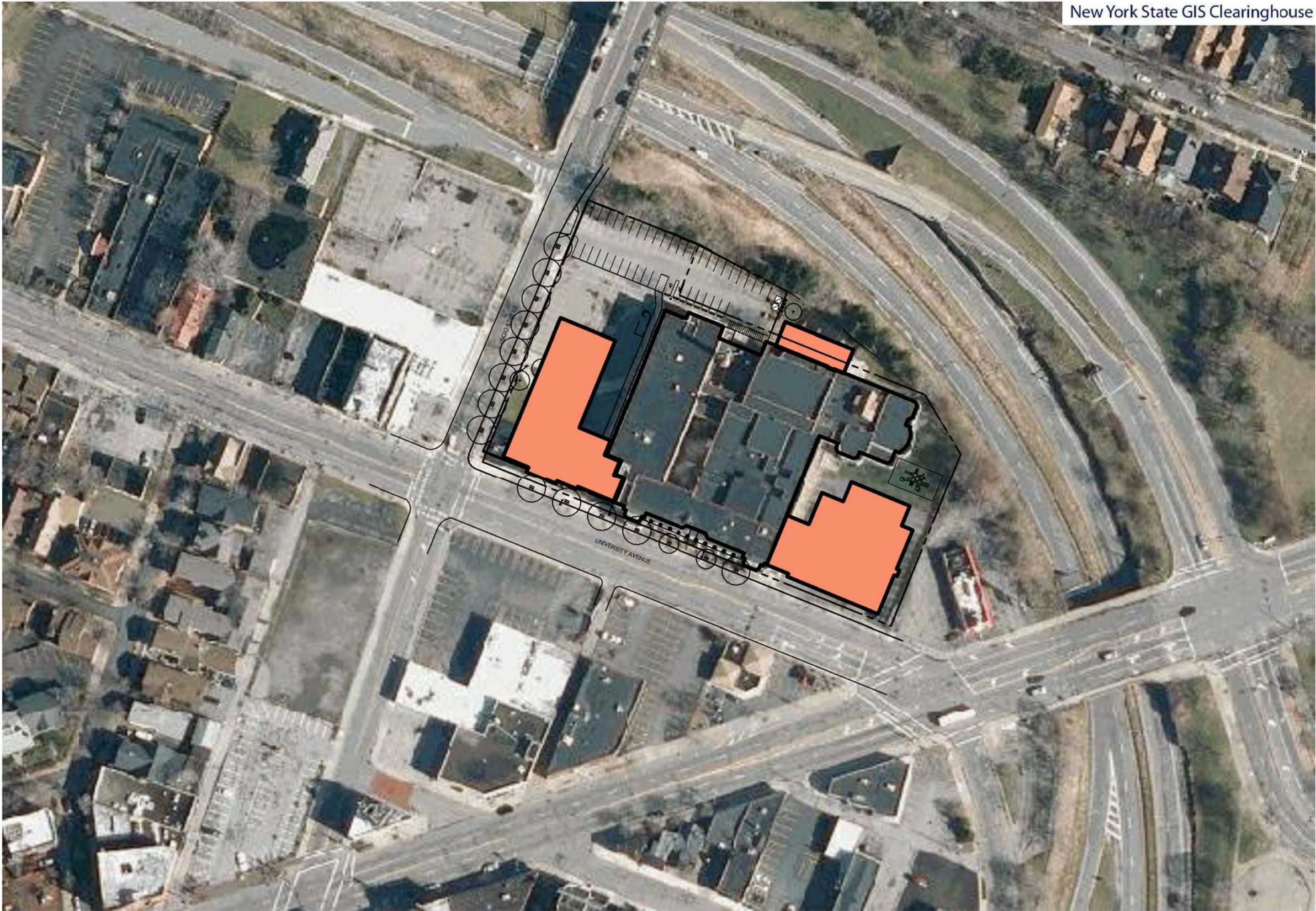


Program Concept Test:  
World of Inquiry/School #58  
200 University Avenue  
Model Program: World of Inquiry (K-12)



PROPOSED SITE PLAN





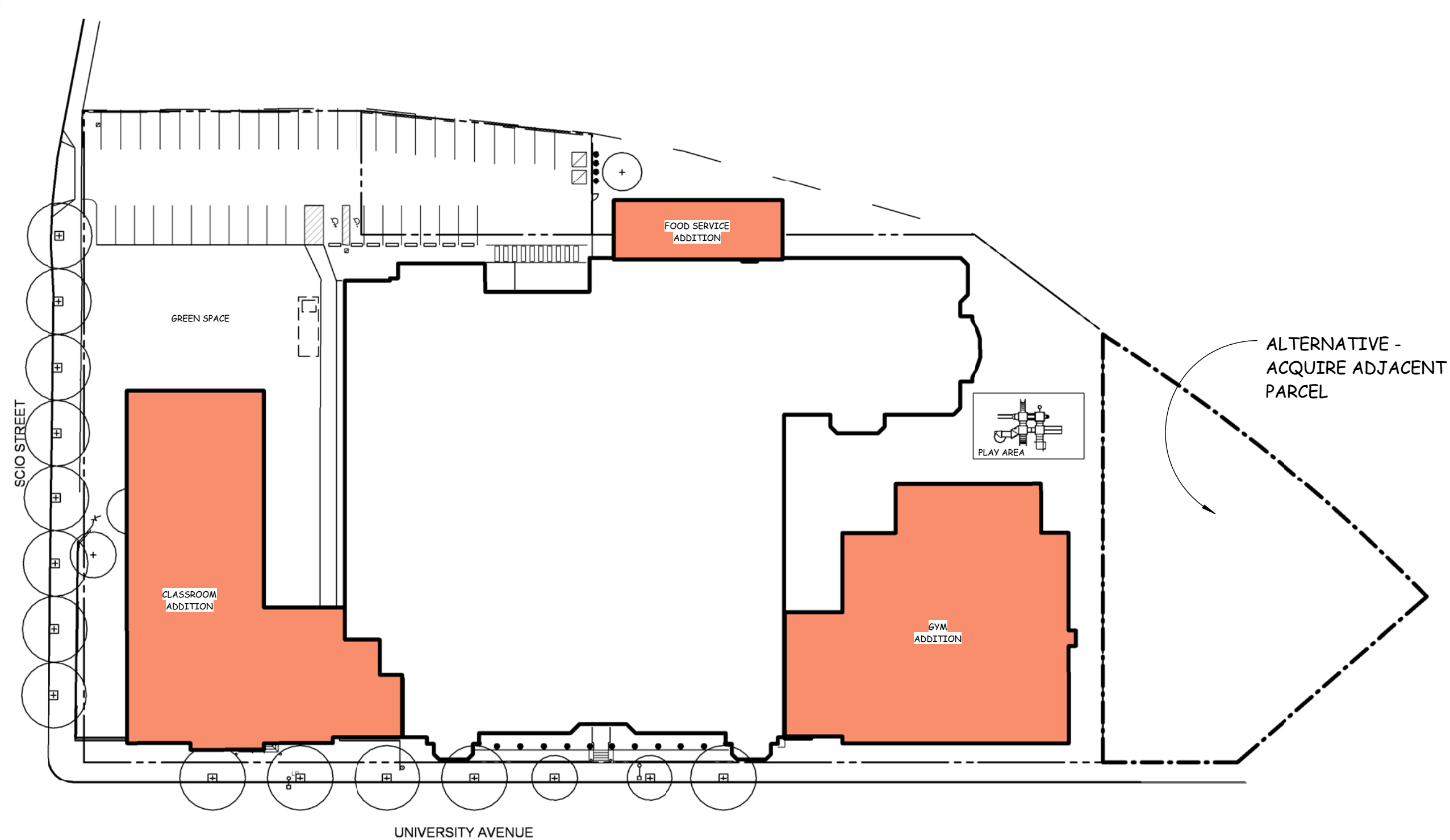
SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop		Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Buses	No on site bus loop. Buses load/unload on University.	No Change	Parking	126	Decrease of 83 spaces. Plan requires off-site parking.	43



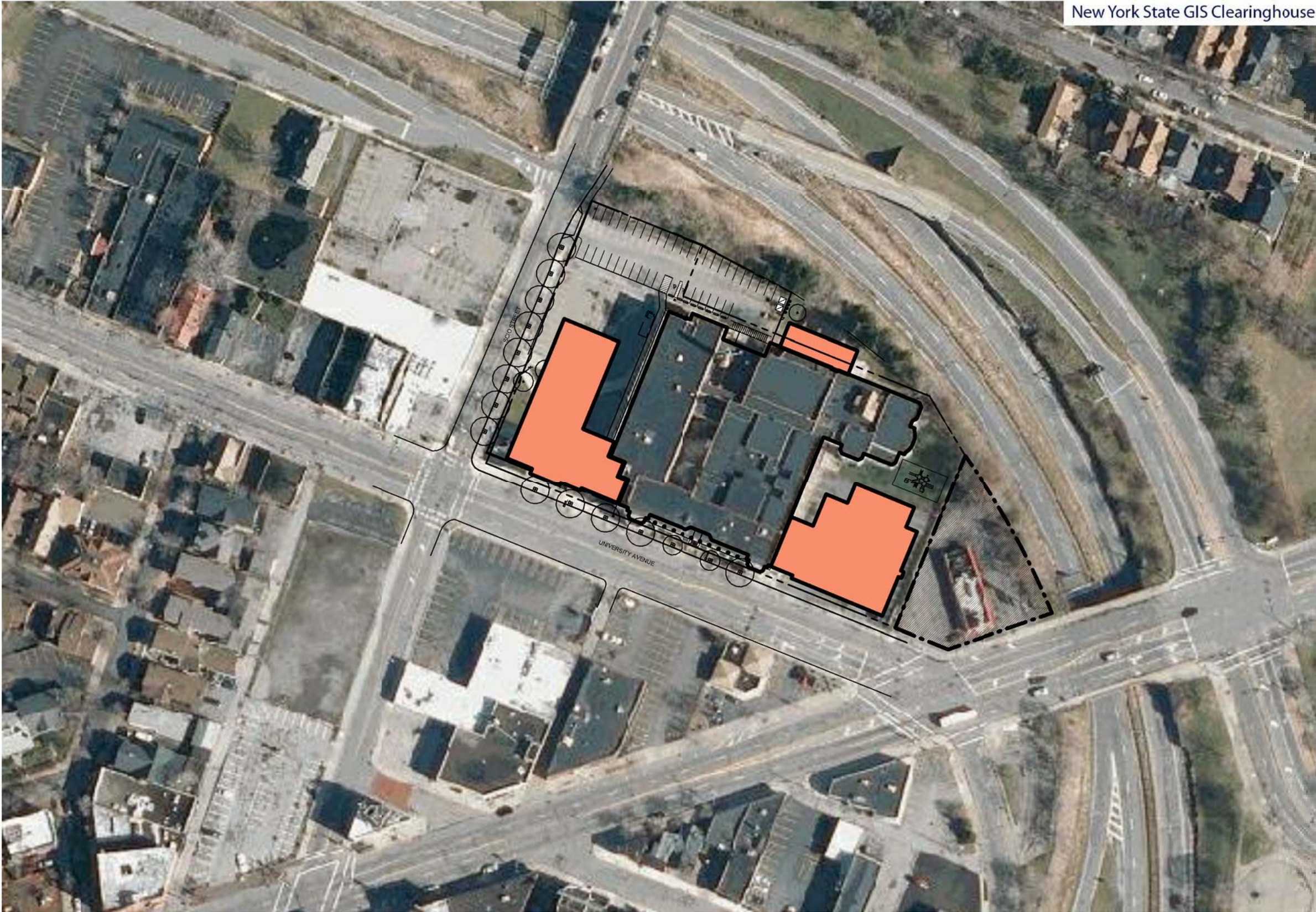
Program Concept Test:  
World of Inquiry/School #58  
200 University Avenue  
Model Program: World of Inquiry (K-12)





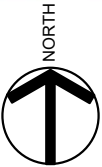
PROPOSED SITE PLAN - ALTERNATIVE





SITE CONTEXT






	Existing Bus Loop	Proposed Bus Loop		Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Buses	No on site bus loop. Buses load/unload on University.	No Change	Parking	126	Decrease of 83 spaces. Plan requires off-site parking.	43

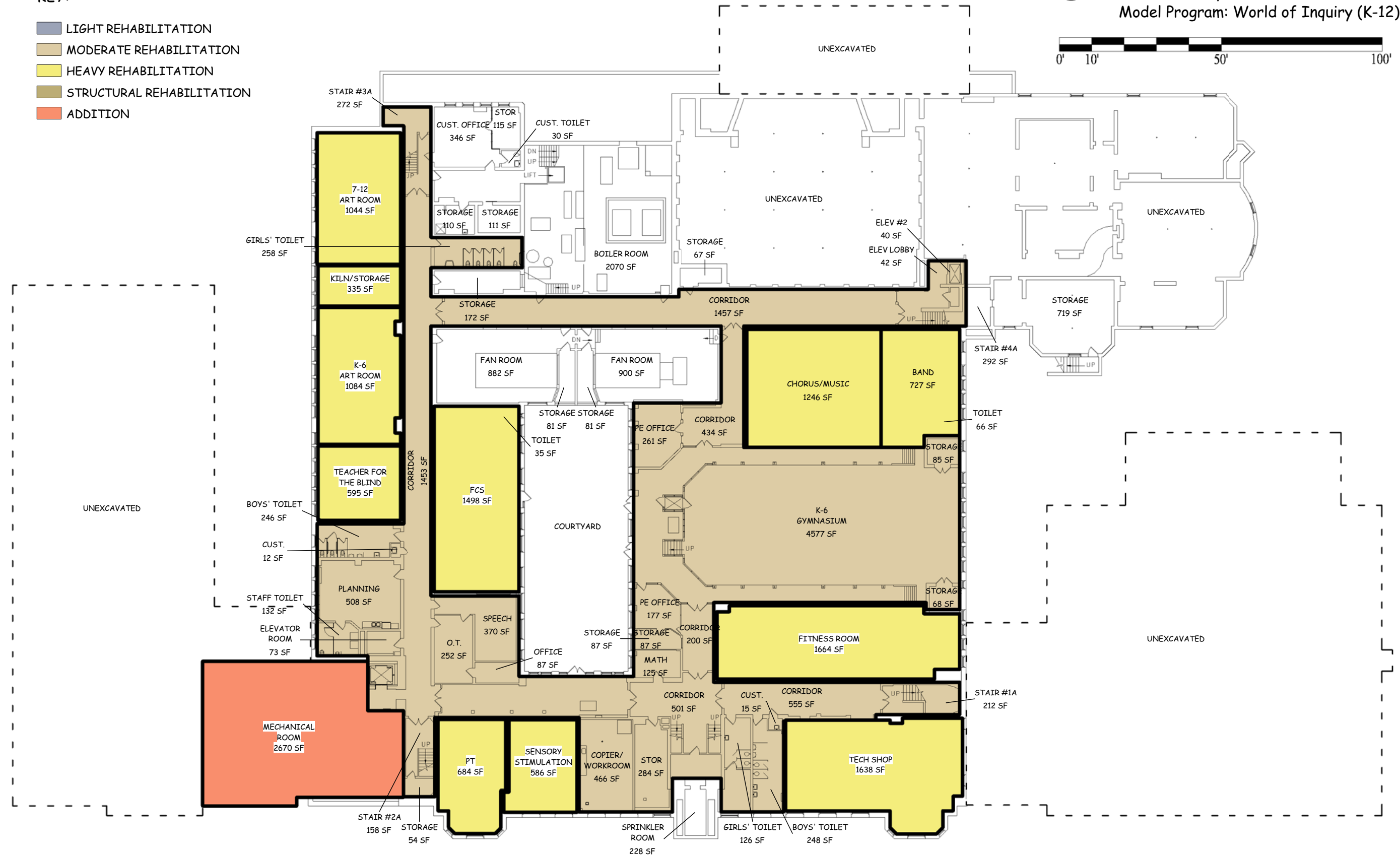
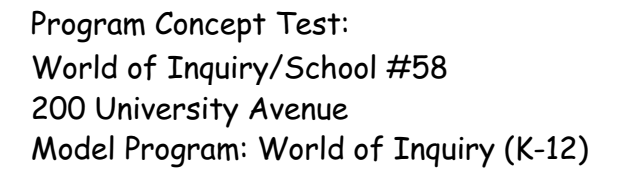


Program Concept Test:  
World of Inquiry/School #58  
200 University Avenue  
Model Program: World of Inquiry (K-12)



## SWBR PROJECT NUMBER: 10445.00

-  LIGHT REHABILITATION
-  MODERATE REHABILITATION
-  HEAVY REHABILITATION
-  STRUCTURAL REHABILITATION
-  ADDITION








## PROPOSED BASEMENT PLAN



## SWBR PROJECT NUMBER: 10445.00

A compass rose with a circle and an arrow pointing towards the top-left, labeled "NORTH".

A horizontal scale bar with alternating black and white segments. It is marked with '0'', '10'', '50'', and '100''.

-  LIGHT REHABILITATION
-  MODERATE REHABILITATION
-  HEAVY REHABILITATION
-  STRUCTURAL REHABILITATION
-  ADDITION



WORLD OF INQUIRY/SCHOOL #58

SWBR PROJECT NUMBER: 10445.00






# Rochester Schools Modernization Program - Master Plan

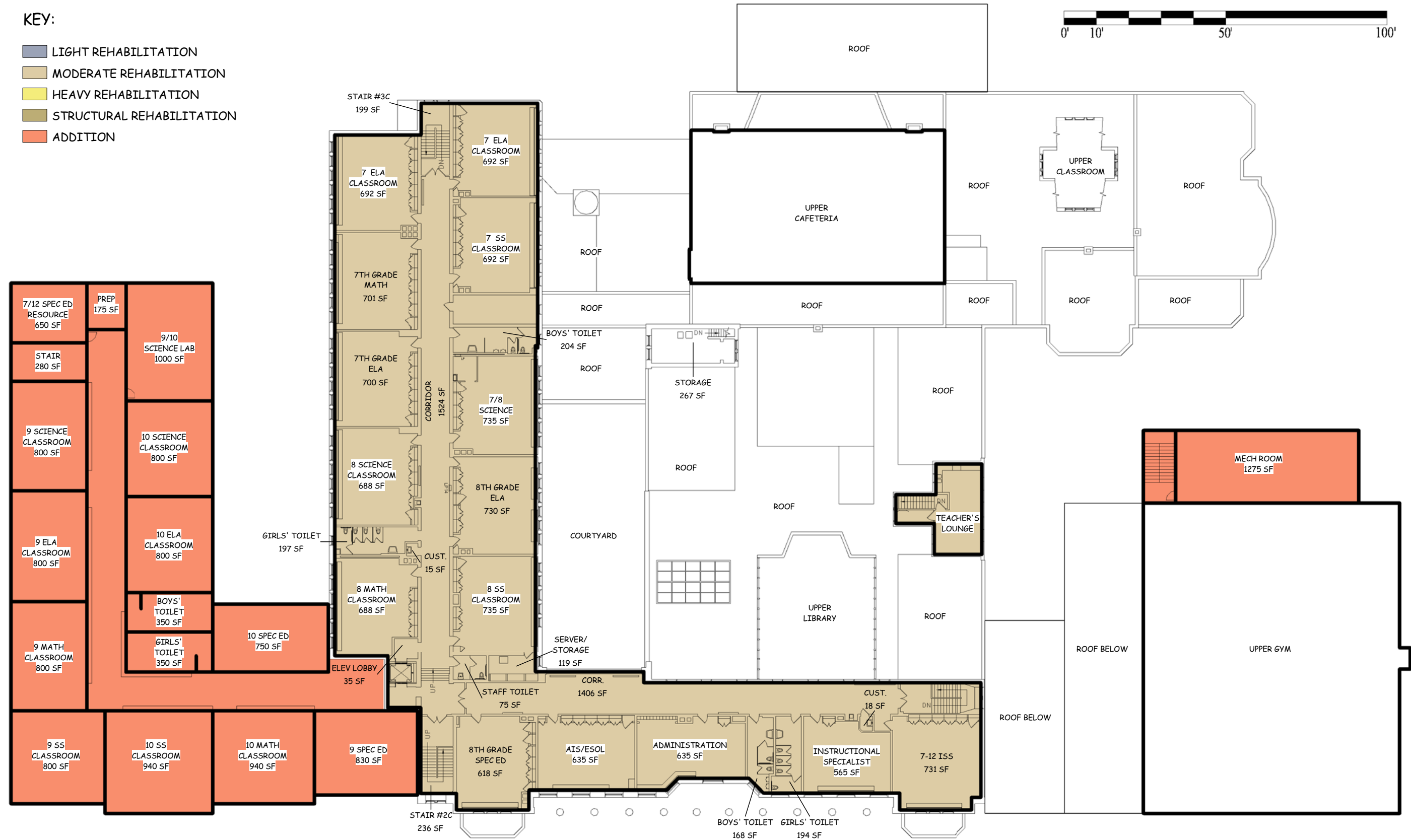


Program Concept Test:  
World of Inquiry/School #58  
200 University Avenue  
Model Program: World of Inquiry (K-12)



KEY:

-  LIGHT REHABILITATION
-  MODERATE REHABILITATION
-  HEAVY REHABILITATION
-  STRUCTURAL REHABILITATION
-  ADDITION

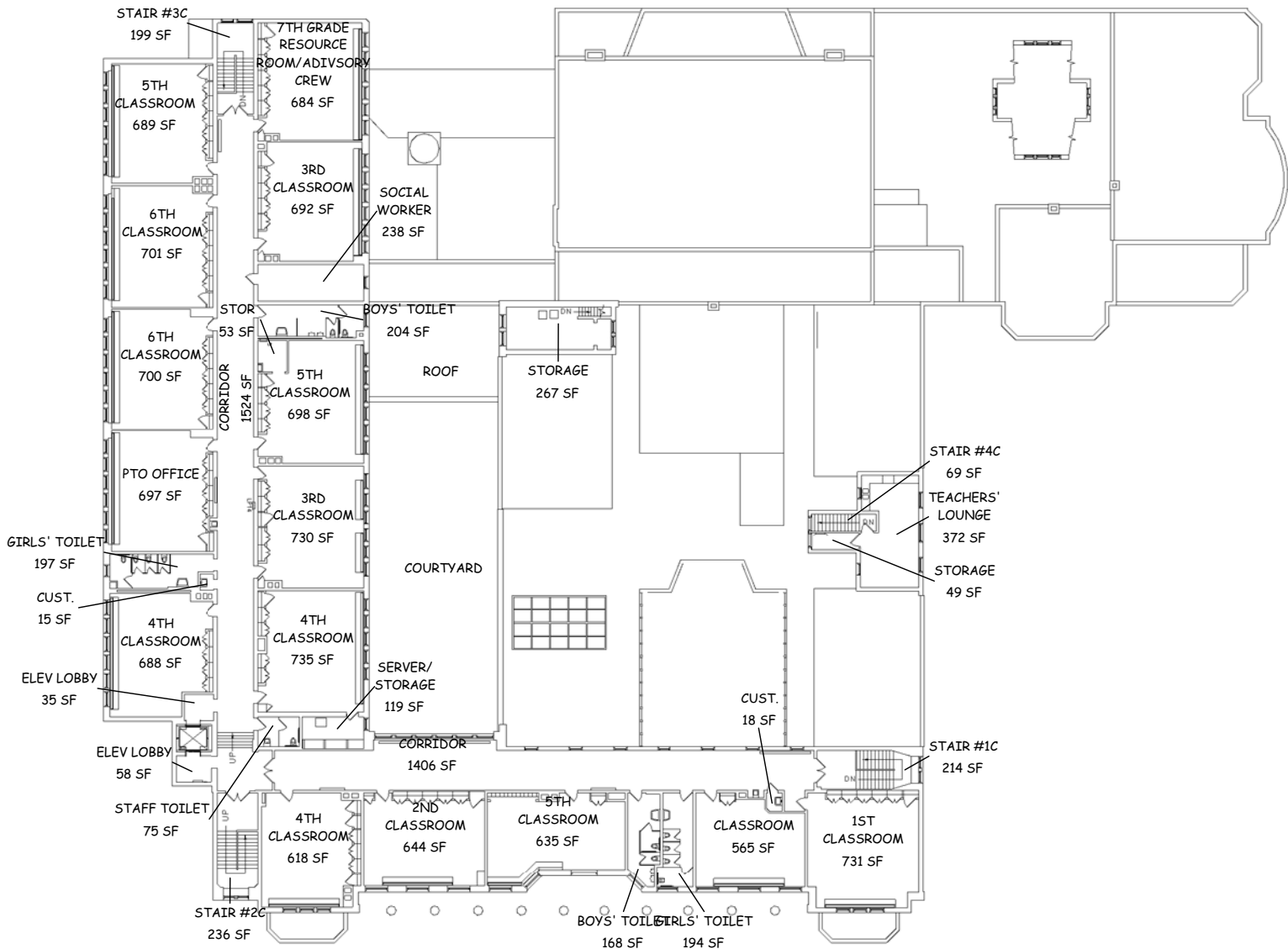


## PROPOSED 2nd FLOOR PLAN

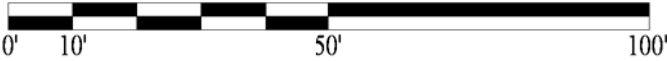


## SWBR PROJECT NUMBER: 10445.00





EXISTING 2nd FLOOR PLAN







# Charlotte High School

Located in the northwest area of Rochester, Charlotte High School is a grades 7 through 12 school with a current enrollment of 1092 students. Since the original construction of the school in 1931, several renovation projects have been completed with the most recent renovations were completed in 2010.

The original building is a five-story construction with a basement. The building sits on a 26.97 acre site. It has 160 parking spaces, a track, football field, (2) baseball/softball fields and (5) tennis courts. The buses unload off the east face of the school in the bus loop off Lake Avenue.

The school presently contains 53 general classrooms, most of which meet today’s standard. Common spaces include a cafeteria, a two teaching station gymnasium and second gymnasium, a natatorium, auditorium and library.

The proposed scope of work for this facility includes light to heavy renovations throughout the existing building. Infrastructure needs along with interior renovations will be completed.

4115 Lake Avenue  
Zone: South  
Current grade configuration: 7 - 12  
Current enrollment: 1092  
Proposed grade configuration: 7 – 12  
Strands/Sections per grade level: Other  
Proposed Enrollment: 1200



ROCHESTER CITY SCHOOL DISTRICT

SWBR PROJECT NUMBER: 10445.00



MAIN ENTRANCE



TYPICAL CLASSROOM



AUDITORIUM

Rochester Schools Modernization Program - Master Plan

Building & Site Data

Original Building Date: 1931

Existing Building Area (sq ft): 216,670

Proposed Additional Area (sq ft): 0

Total Gross Building Area: 216,670

Current Site Acreage: 26.97

Adjacent Parkland Acreage: 0

Educational Program Data

Grade Level Organization: 7-12

Model Program: 7-12

Specialized Programs: None

Project Description:

**Proposed Site Work:**

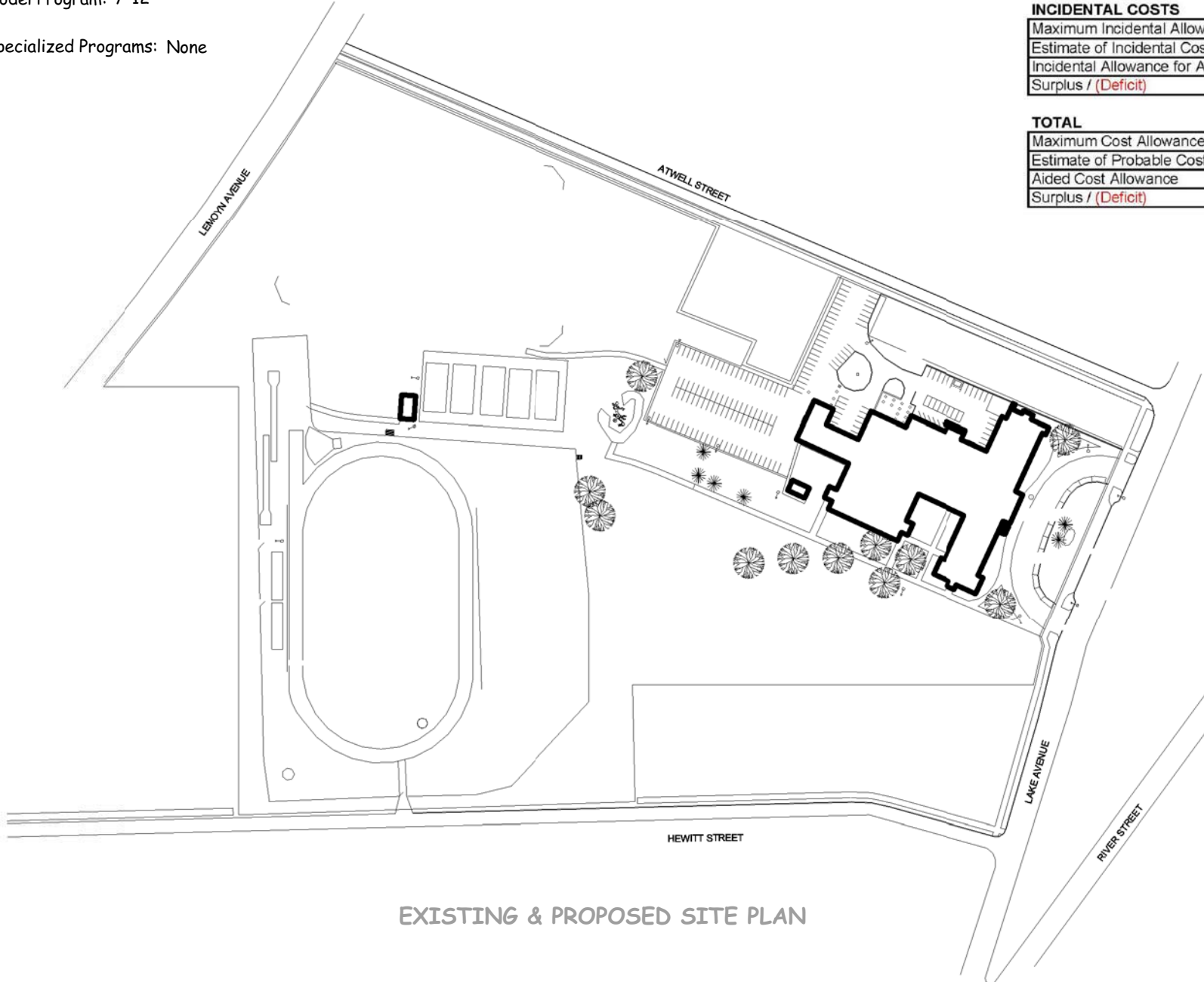
Reconstruction and / or replacement of existing site elements including asphalt & concrete pavement and sidewalks, playground equipment, athletic fields, backstops, fencing, bleachers and site lighting.

**Proposed Building Rehabilitation Work:**

Alterations and reconstruction to approximately 125,000 of building area. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes replacement of the original North, East and South windows, exterior door replacement and masonry rehabilitation and roof replacement.

**Proposed Building Addition:**

None.



EXISTING & PROPOSED SITE PLAN

SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	-	-	-
Secondary 7th - 9th	-	-	-
Secondary 7th - 12th	-	1,462	1,462
Spec Ed Pre K - 12th	-	182	182
TOTAL SED Building Aid Units	-	1,644	1,644

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	-	19,200,000	19,200,000
Estimate of Site Work Costs	-	1,000,000	1,000,000
TOTAL	-	20,200,000	20,200,000

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	-	26,920,091	26,920,091
Estimate of Building Cost	-	19,200,000	19,200,000
Building Allowance for Aid	-	19,200,000	19,200,000
Surplus / (Deficit)	0	0	0

INCIDENTAL COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Incidental Allowance	-	6,730,436	6,730,436
Estimate of Incidental Cost	-	6,585,169	6,585,169
Incidental Allowance for Aid	-	6,485,169	6,485,169
Surplus / (Deficit)	0	(100,000)	(100,000)

TOTAL	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Cost Allowance	-	33,650,527	33,650,527
Estimate of Probable Cost	-	25,785,169	25,785,169
Aided Cost Allowance	-	25,685,169	25,685,169
Surplus / (Deficit)	0	(100,000)	(100,000)

Program Concept Test:  
Charlotte High School  
4115 Lake Avenue  
Model Program: 7-12



New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	On Site	No Change

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	184	0	184



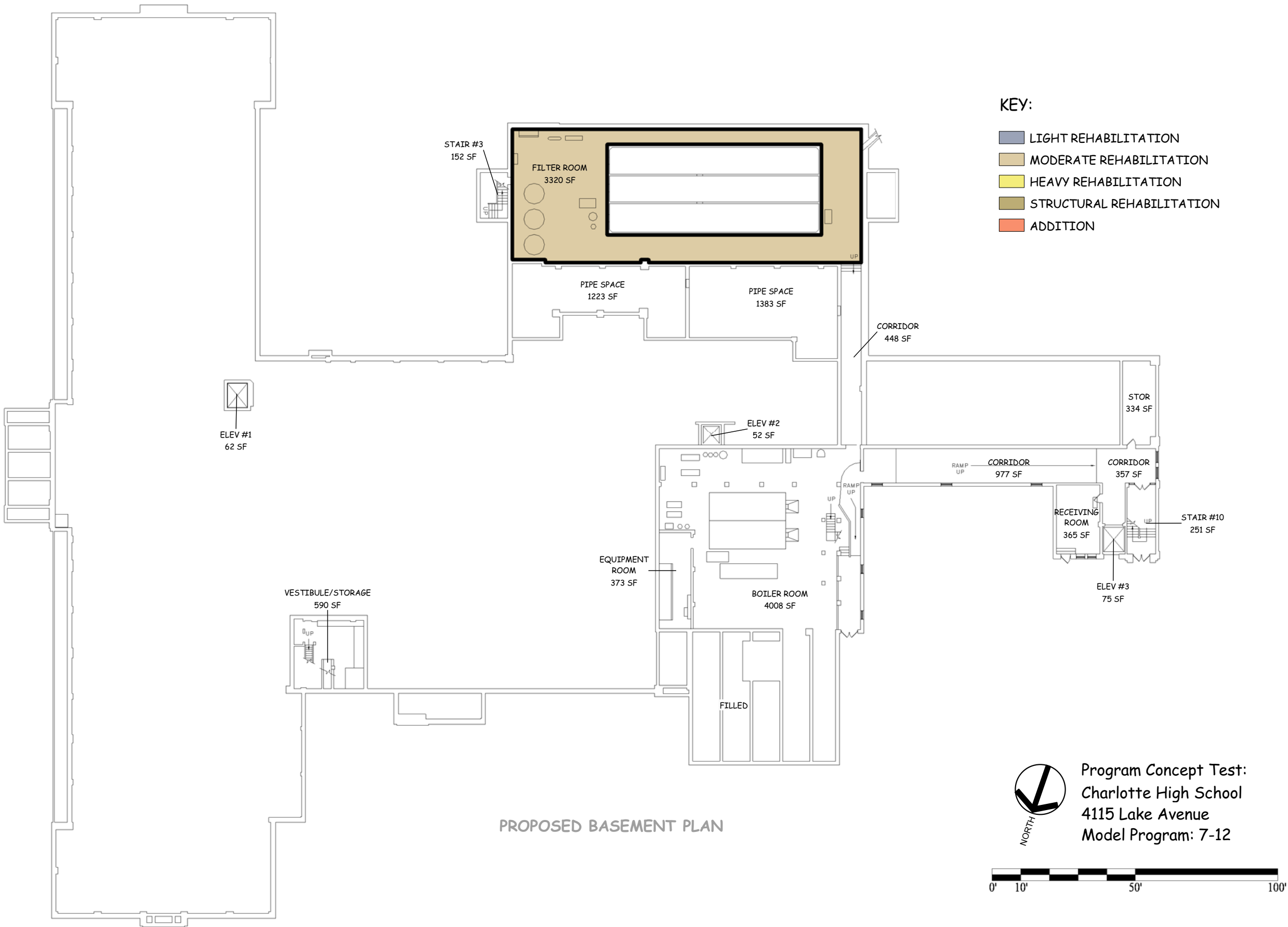
Program Concept Test:  
Charlotte High School  
4115 Lake Avenue  
Model Program: 7-12



ROCHESTER CITY SCHOOL DISTRICT

Rochester Schools Modernization Program - Master Plan

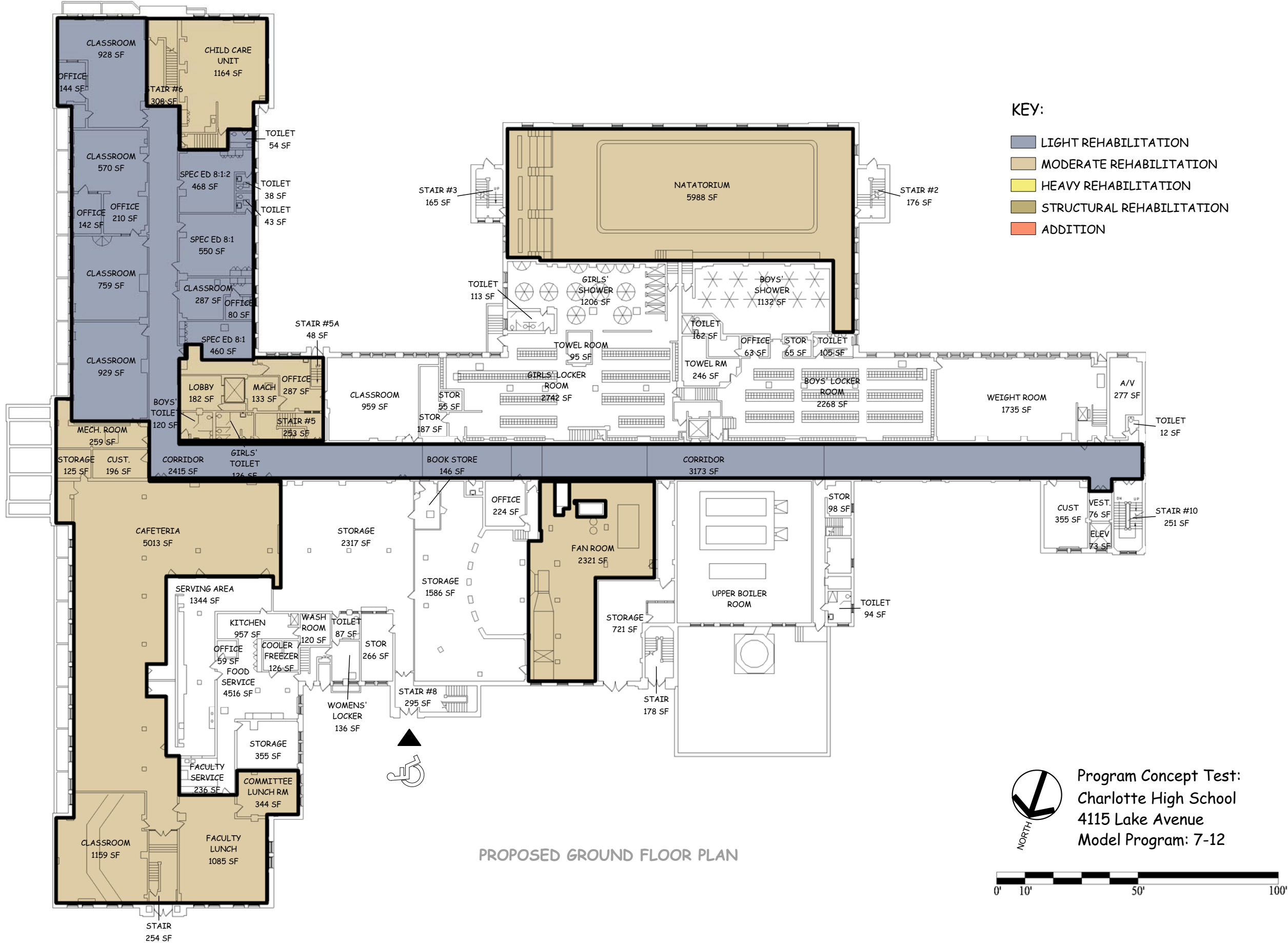
SWBR PROJECT NUMBER: 10445.00





ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

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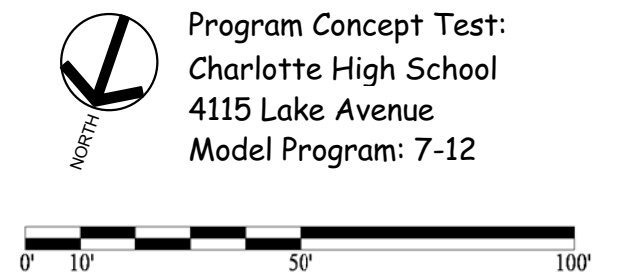


## SWBR PROJECT NUMBER: 10445.00





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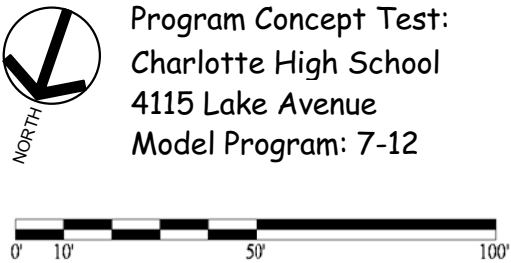
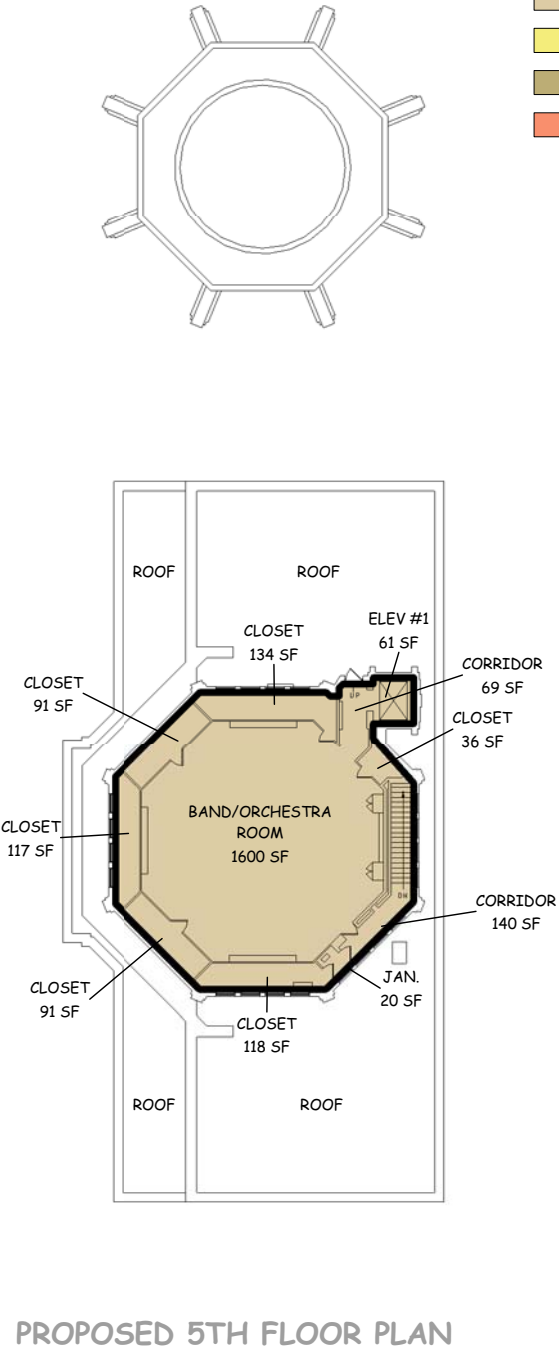




ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

- KEY:
- LIGHT REHABILITATION
  - MODERATE REHABILITATION
  - HEAVY REHABILITATION
  - STRUCTURAL REHABILITATION
  - ADDITION





# Thomas Jefferson High School

Located in the northwest area of Rochester, Jefferson High is a grades 7 through 12 school with a current enrollment is 936 students. Since the original construction of the school in 1921, several renovation projects have been completed with the most recent renovations were completed in 2008.

The original building is a four-story construction with a basement. The building sits on an 2.75 acre site. It has 162 parking spaces, a track, football field, seven (7) baseball/softball fields, four (4) basketball and four (4) tennis courts. The buses unload off the west face of the school in the parking lot off Bloss Street.

The school presently contains 78 general classrooms, most of which meet today’s standard. Common spaces include a cafeteria, two (2) two teaching station gymnasiums, a natatorium, auditorium and library.

The proposed scope of work for this facility includes light to moderate renovations throughout the existing building. Infrastructure needs along with interior renovations will be completed

Edgerton Park  
Zone: South  
Current grade configuration: 7 - 12  
Current enrollment: 936  
Proposed grade configuration: 7 – 12  
Strands/Sections per grade level: Other  
Proposed Enrollment: 1200

