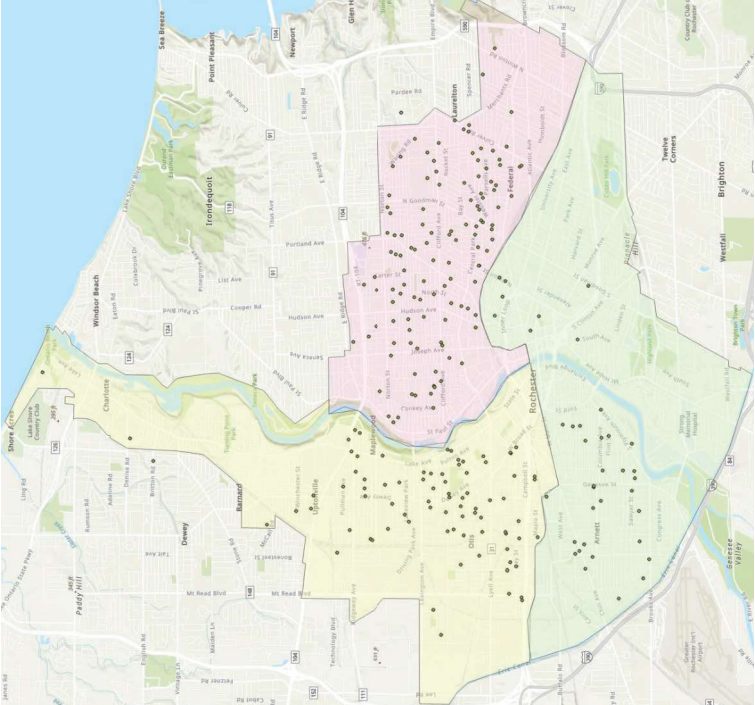


Program Biograph:
Frederick Douglass Campus



Frederick Douglass Campus (city-wide)

Background & Concept

The Frederick Douglass Campus was originally constructed in 1966 as a middle school facility.

The Test Fit examined the campus as a 7-8, junior high school model. The plan right sizes classrooms and widens narrow corridors.

Infrastructure Issues

The existing building needs significant work to be compliant with current codes and core model requirements. The corridors in the classroom building do not meet the SED minimum of eight feet in width. The windows in the building are original single-paned glass and need to be replaced. Ceilings throughout require replacement and toilet rooms need to be updated. Fire separations are non-existent and guardrails do not meet current codes. Mechanical, electrical, and plumbing system upgrades are required, as well. The building is not currently air conditioned and this would be provided.

Strategic Challenges

Corridors in the existing classroom wing will have to be widened to meet SED standards.



Existing Context
Site Highlights: The Frederick Douglass Campus is located on 18.66 acres of land.

Proposed Program Summary	
Location / Address:	940 Fernwood Park, 14609
Original Date:	1966
Addition Dates:	2014
Existing Building Gross Area:	181,455 gross square feet (gsf)
Existing Modular Building Area:	N/A
Proposed Addition Area:	N/A
Current 2022-2023 Enrollment:	310 7-8 Students
Planned Enrollment:	600 7-8 Students

Education Program Needs

Frederick Douglass Campus is a comprehensive school that embraces the principles of restorative practices, fostering a supportive and inclusive learning environment. Encouraging students in grades 7 and 8 to engage in self-reflection and mend broken relationships through circle work, the school aims to nurture responsible and compassionate individuals.

At Frederick Douglass Campus, a strong emphasis is placed on academic excellence and personal growth. The school seeks to welcome students who are self-motivated, eager to learn, and enjoy facing challenges in the middle grades. Recognizing the significance of these formative years in preparing students for future success, the school is dedicated to equipping them for high school, college, and diverse careers. A unique opportunity is offered to rising 7th and 8th grade students who qualify, allowing them to take high school Regents level courses during their middle school years. This enriching experience enables students to explore advanced subjects and better prepare for the rigors of secondary education.

Promoting a positive and respectful school culture, Frederick Douglass Campus has implemented a Positive Behavior Supports program where students are encouraged to exhibit PRIDE in their conduct, demonstrating qualities such as being a problem-solver, respectful, independent, dedicated, and putting forth effort to succeed. To encourage holistic development, Frederick Douglas Campus offers a wide range of extracurricular and athletic opportunities. Students can participate in various activities, including step team, football, cheerleading, volleyball, tennis,

swimming, soccer, lacrosse, basketball, wrestling, baseball, softball, and track. These experiences not only contribute to physical well-being but also encourage teamwork, discipline, and leadership skills.

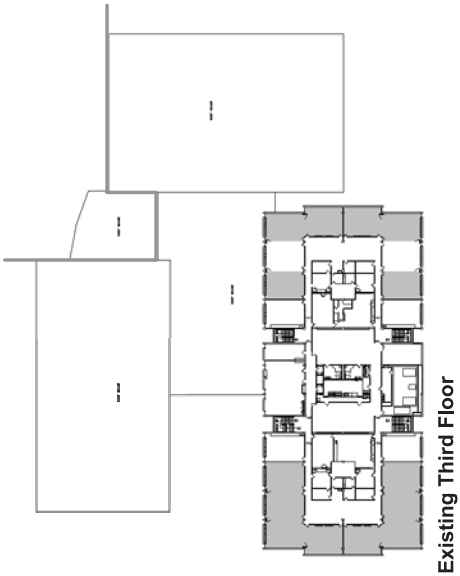
Frederick Douglass Campus is a nurturing and dynamic educational institution that prioritizes both academic excellence and character development. With a focus on restorative practices, college and career readiness, and a supportive learning environment, the school prepares students for a successful future in any field they choose to pursue.

Neighborhood Demographics

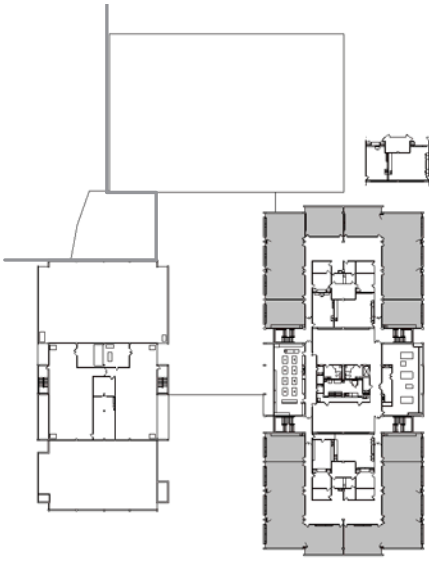
Based on an internal enrollment point-in-time capture and with the methodology that neighborhood needs will remain steady, the Northeast Zone total Students by Grade Level, Students with Disabilities by grade level, and English Language Learners by

Grade Level	Grade 7	Grade 8
Total in Zone	687	761
SWD in Zone	140	221
ELLs in Zone	148	160

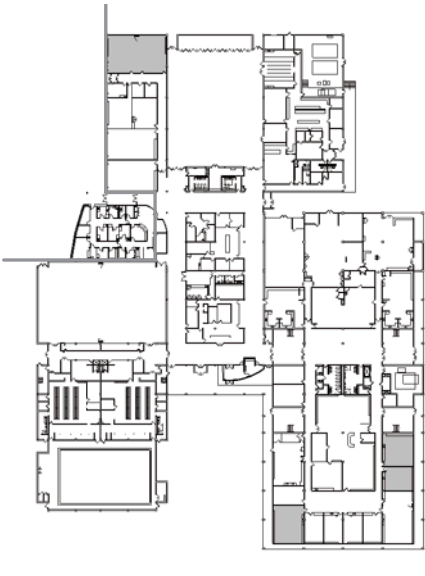
Note: Shadowed classrooms indicate below SED minimum area criteria



Existing Third Floor



Existing Second Floor



Existing First Floor





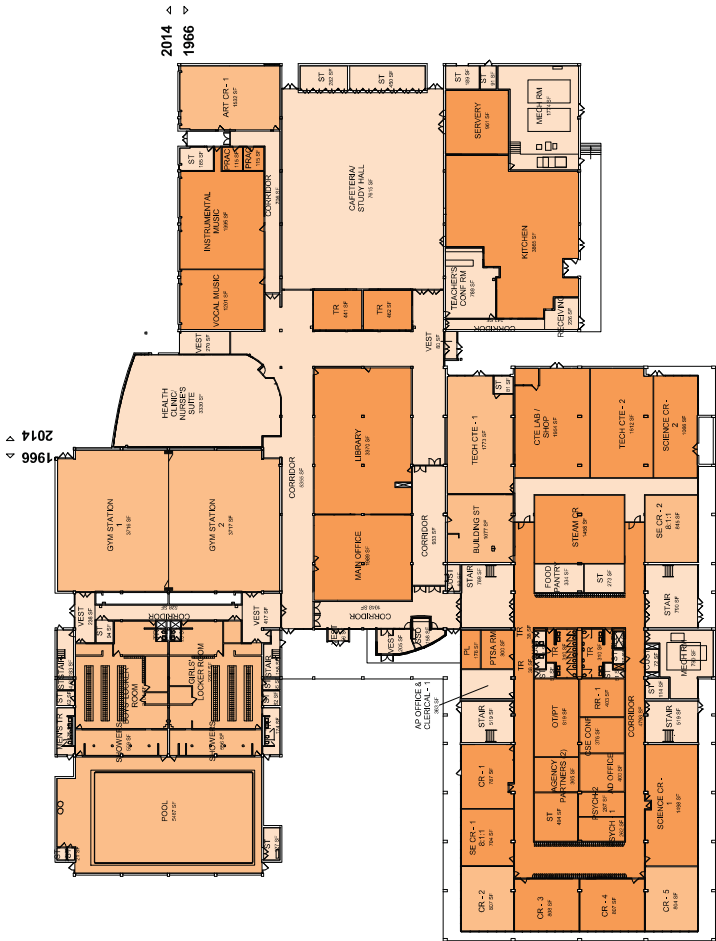


- Property Boundary

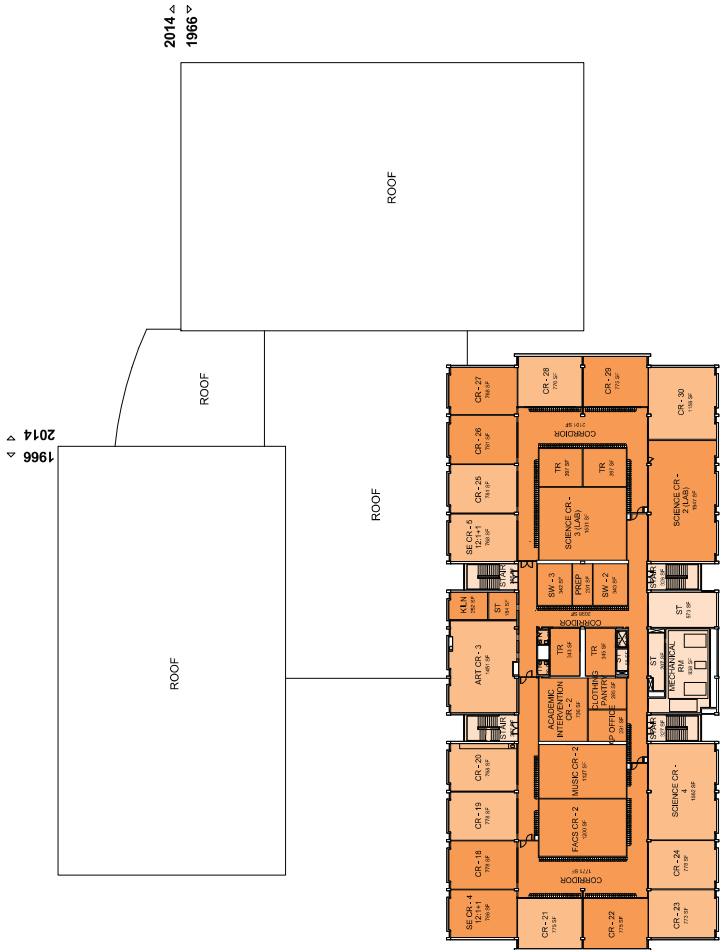
SITE CONTEXT & STRATEGY - OPTION 1



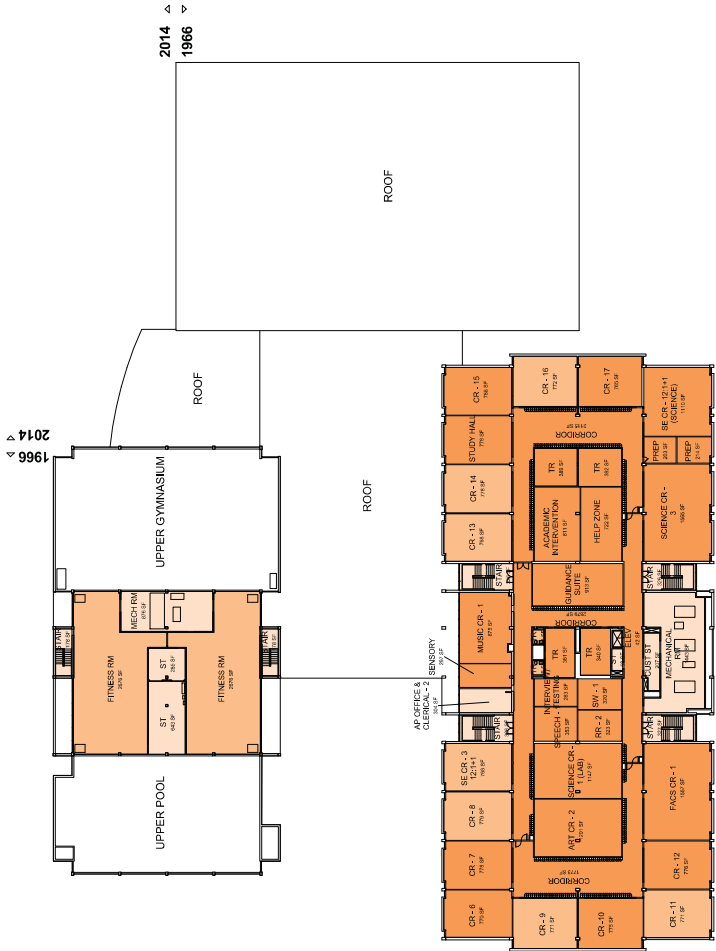
PHASE III STRATEGIC PLAN
Rochester School Modernization Program



PROPOSED FIRST FLOOR



PROPOSED THIRD FLOOR



PROPOSED SECOND FLOOR

LEGEND

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

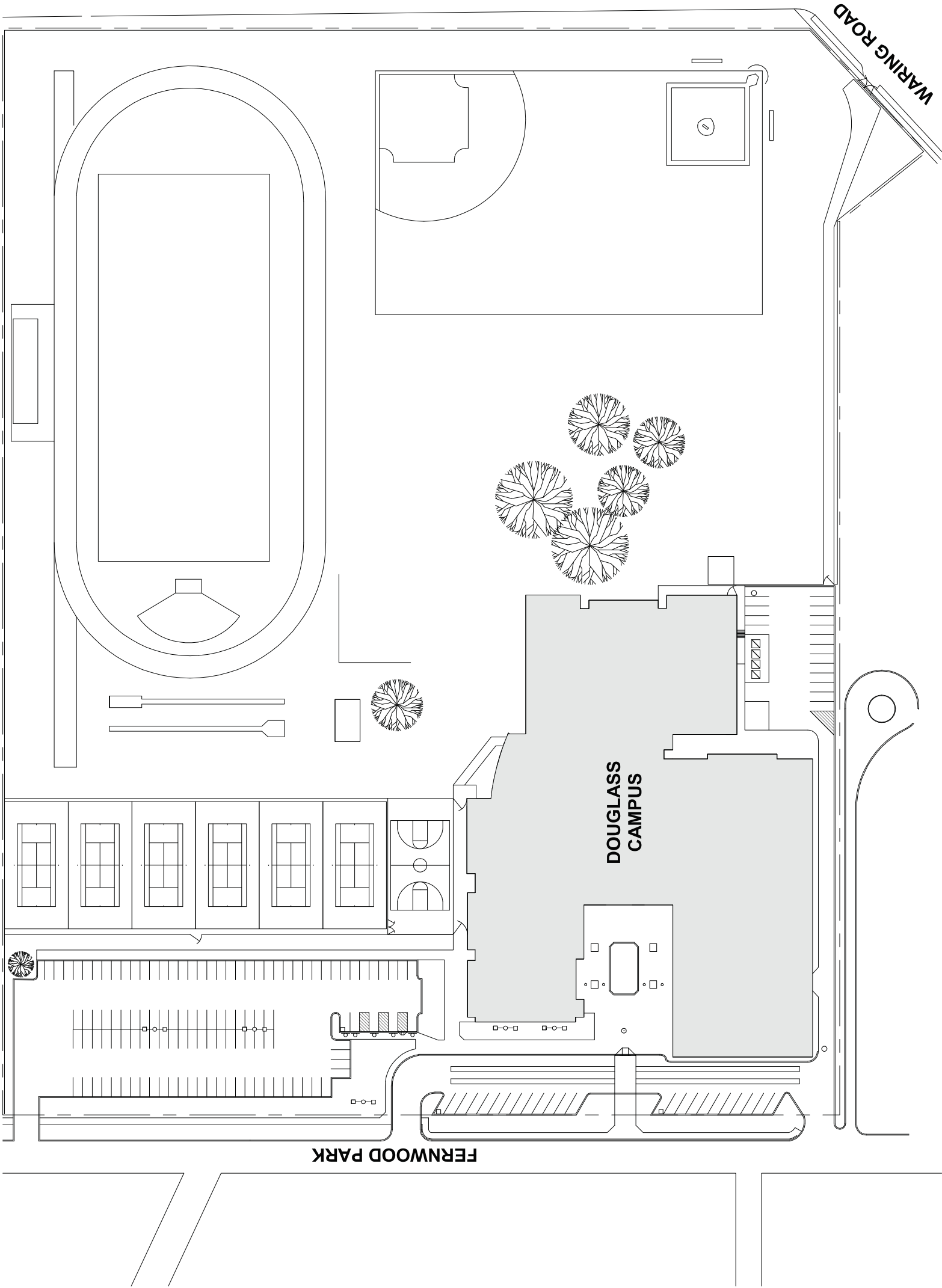
PROPOSED SCOPE OF WORK SUMMARY

LEVEL OF WORK	AREA
HEAVY REHABILITATION	153 SF
LIGHT REHABILITATION	80732 SF
MODERATE REHABILITATION	47006 SF
TOTAL	166565 SF

Frederick Douglass Campus
940 Fernwood Park, Rochester, NY 14609

PROPOSED SCOPE OF WORK
CORE MODEL PROGRAM: 7/8
ENROLLMENT: 600

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD



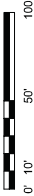
Frederick Douglass Campus

940 Fernwood Park, Rochester, NY 14609

PROPOSED SITE PLAN

CORE MODEL PROGRAM: 7/8

ENROLLMENT: 600



Rochester School Modernization Program



PHASE III STRATEGIC PLAN

Rochester School Modernization Program



Rochester School Modernization Program



2014
 1966

2014
1966



940 Fernwood Park, Rochester, NY 14609

Rochester School Modernization Program



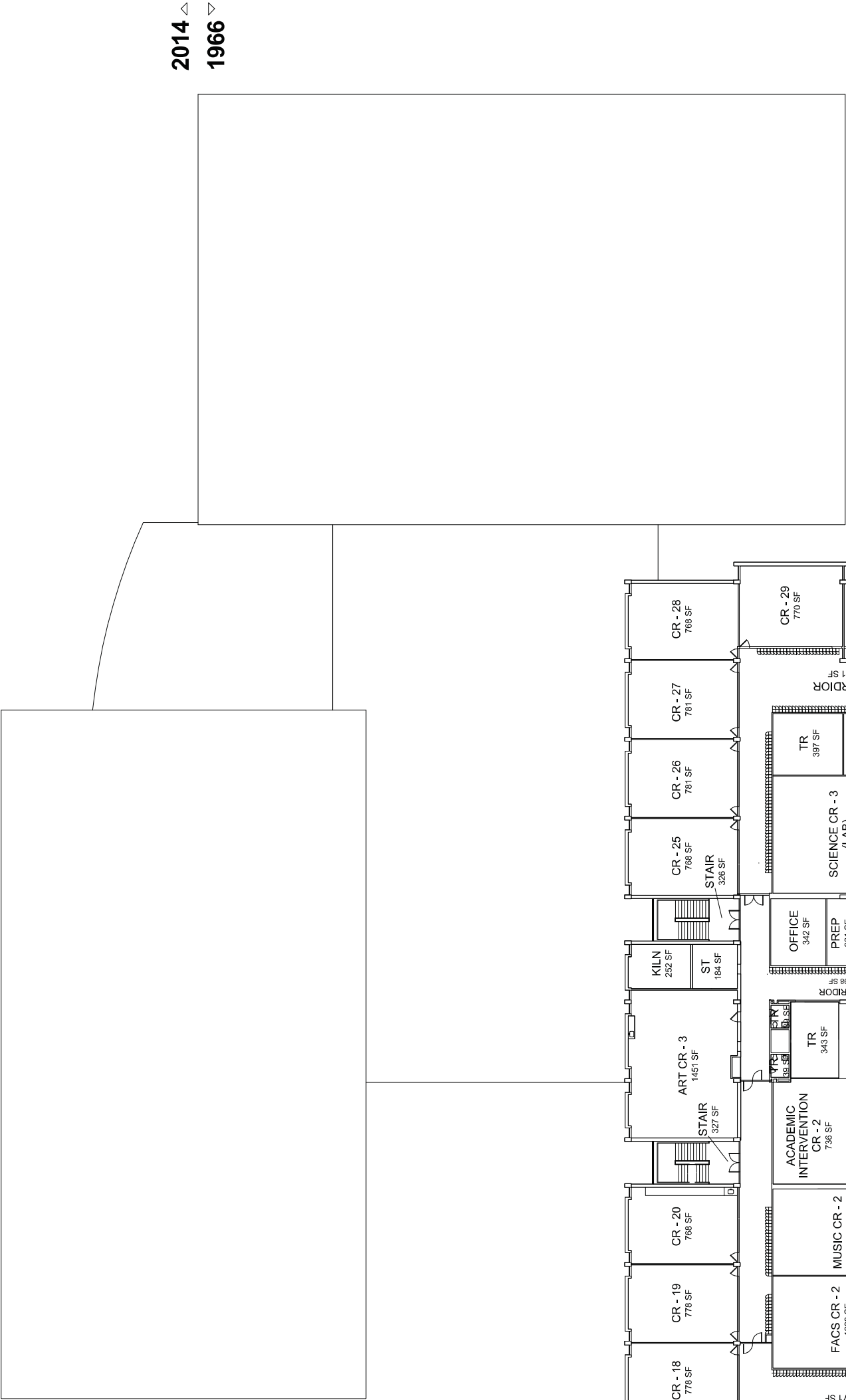
PHASE III STRATEGIC PLAN

Rochester School Modernization Program

1966



2014

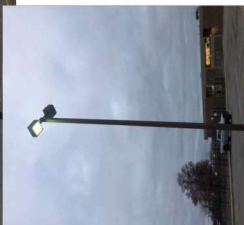
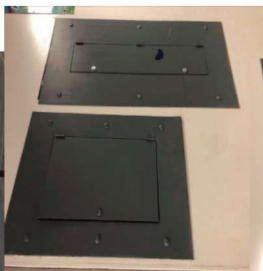


Frederick Douglass Campus

940 Fernwood Park, Rochester, NY 14609

THIRD FLOOR PLAN



Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
04A Building Envelope BCS	072 Windows	B136 - broken glass in curtain wall		\$	1,000.00	\$ 1,000.00		Open		
09A Electrical Systems BCS	102 Lighting Fixtures	Site Parking Lot. Replace (2) HID fixtures on existing pole to LED type		\$	3,600.00	\$ 3,600.00	Electrical	Open		
09A Electrical Systems BCS	102 Lighting Fixtures	Site Parking Lot. Replace (2) HID fixtures on existing pole to LED type		\$	3,600.00	\$ 3,600.00	Electrical	Open		
09A Electrical Systems BCS	102 Lighting Fixtures	Site Parking Lot. Replace (2) HID fixtures on existing pole to LED type		\$	3,600.00	\$ 3,600.00	Electrical	Open		
09A Electrical Systems BCS	101 Electrical Power Distribution System	3C3 Replace aged branch circuit panelboard in kind		\$	6,750.00	\$ 5,000.00	Electrical	Open		
09A Electrical Systems BCS	101 Electrical Power Distribution System	3C1 Replace aged branch circuit panelboard in kind		\$	6,750.00	\$ 5,000.00	Electrical	Open		



Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
09A Electrical Systems BCS	101 Electrical Power Distribution System	2C3 Replace aged branch circuit panelboard in kind		\$	6,750.00	\$ 5,000.00	Electrical	Open		
09A Electrical Systems BCS	101 Electrical Power Distribution System	2C1 Replace aged branch circuit panelboard in kind		\$	6,750.00	\$ 5,000.00	Electrical	Open		
09A Electrical Systems BCS	101 Electrical Power Distribution System	D-151 Replace aged branch circuit panelboard in kind		\$	6,750.00	\$ 5,000.00	Electrical	Open		
09A Electrical Systems BCS	101 Electrical Power Distribution System	D-162 Replace aged branch circuit panelboard in kind		\$	6,750.00	\$ 5,000.00	Electrical	Open		
09A Electrical Systems BCS	101 Electrical Power Distribution System	D-157 Replace aged branch circuit panelboard in kind		\$	6,750.00	\$ 5,000.00	Electrical	Open		
09A Electrical Systems BCS	101 Electrical Power Distribution System	C-112P Replace aged branch circuit panelboard in kind		\$	6,750.00	\$ 5,000.00	Electrical	Open		



Rochester City School District

Douglass Campus

DRAFT

SWBR Category	NYS&ED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
09A Electrical Systems BCS	101 Electrical Power Distribution System	D-wing 1st Floor Corridor Replace aged branch circuit panelboard in kind		\$ 6,750.00	\$ 5,000.00		Electrical	Open		
09A Electrical Systems BCS	101 Electrical Power Distribution System	C-124 Replace aged branch circuit panelboard in kind		\$ 6,750.00	\$ 5,000.00		Electrical	Open		
09A Electrical Systems BCS	105 Fire Alarm Systems	C144 and Building Wide. Replace Fire Alarm System with Point Addressable system including Emergency Communications		\$ 540,000.00	\$ 844,400.00	Cost assumes \$5.00/sf for complete fire alarm system replacement throughout 168,960 square feet of building space with minimal conduit and circuiting replacement.	Electrical	Open		
09A Electrical Systems BCS	107 Communications Systems	C-120 Replace CO Detection System		\$ 1,125.00	\$ 1,500.00		Electrical	Open		
09A Electrical Systems BCS	107 Communications Systems	A-112 Replace building master clock system.		\$ 130,000.00	\$ 168,960.00	Cost assumes \$1.00/sf for complete master clock system replacement throughout 168,960 square feet of building space including testing and programming	Electrical	Open		
09A Electrical Systems BCS	107 Communications Systems	A-112 Replace building public address system		\$ 350,000.00	\$ 464,640.00	Cost based on \$2.75/sf for removal and installation of new IP based system (168,960 GSF)	Electrical	Open		



Rochester City School District

Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
09A Electrical Systems BCS	106 Carbon Monoxide Alarm Systems	102 Pool Equipment Room Replace/Provide CO detection in this room.		\$	1,125.00	\$	1,500.00	Electrical	Open	
09A Electrical Systems BCS	102 Lighting Fixtures	B-103 Pool. Replace HID lighting system with LED system to meet current DOH requirements.				Cost assumes \$15.00/sf to include removal and replacement of pool lighting fixtures and controls (5,487 sf)	82,305.00	Electrical	Open	
09A Electrical Systems BCS	102 Lighting Fixtures	3rd Floor Corridors and Classrooms: Replace Fluorescent Lighting Fixtures with LED Fixtures and provide new controls.				Square footage of designated space unknown. Apply \$8/sf for fixture and controls replacement throughout designated space with minimal conduit and circuiting replacement.		Electrical	Open	
09A Electrical Systems BCS	102 Lighting Fixtures	2nd Floor Corridors and Classrooms: Replace Fluorescent Lighting Fixtures with LED Fixtures and provide new controls.				Square footage of designated space unknown. Apply \$8/sf for fixture and controls replacement throughout designated space with minimal conduit and circuiting replacement.		Electrical	Open	
09A Electrical Systems BCS	102 Lighting Fixtures	1st Floor Corridors and Classrooms: Replace Fluorescent Lighting Fixtures with LED Fixtures and provide new controls.				Square footage of designated space unknown. Apply \$8/sf for fixture and controls replacement throughout designated space with minimal conduit and circuiting replacement.		Electrical	Open	
04A Building Envelope BCS	073 Roof & Skylights	Remove loose lighting fixture.		\$	200.00		200.00	Electrical	Open	

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NVSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
04A Building Envelope BCS	073 Roof & Skylights	Clean roof drain strainers of debris (typ).		\$ -		Building maintenance task	General Trades	Open		
		Remove and replace aged built-up roof system at all roof areas.		\$ -	5,251,200.00				105042 SF	General Trades
04A Building Envelope BCS	073 Roof & Skylights	Repair cracked rubber bellows-type roof expansion joint.		\$ -	1,000.00		General Trades	Open		
04A Building Envelope BCS	073 Roof & Skylights	Repair cracked rubber bellows-type roof expansion joint.		\$ -	1,000.00		General Trades	Open		
04A Building Envelope BCS	073 Roof & Skylights	Coating at top of concrete parapet walls has deteriorated. Provide metal coping assembly at top of concrete parapet walls as part of roof replacement project.		\$ -	Cost included elsewhere		General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	Repair cracks in brick masonry wall.		\$ -	5,000.00 QTY?		General Trades	Open		



Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
04A Building Envelope BCS	068 Parapets	Remove and replace sealant in concrete parapet wall.		\$	-	2,000.00 100 LF	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	Repair concrete wall.		\$	500.00	1,500.00	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	Repair concrete wall.		\$	500.00	1,500.00	General Trades	Open		
04A Building Envelope BCS	073 Roof & Skylights	Clean roof of leaves.		\$	-	Building maintenance task	General Trades	Open	Maintenance item	
03A Building Structure BCS	063 Columns	Exterior - Spalled concrete at column and exposed rebar		\$	500.00	1,200.00	General Trades	Open	Patch concrete at exposed rebar.	
03A Building Structure BCS	065 Structural Floors	Exterior - Spalled concrete and exposed rebar		\$	1,000.00	3,000.00	General Trades	Open		

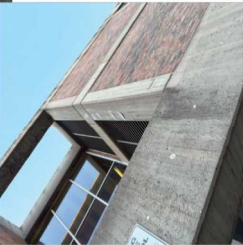
Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
04A Building Envelope BCS	066 Exterior Walls/Columns	Exterior - Damaged brick veneer at wall corner		\$	-	\$ 1,200.00	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	Exterior - Cracking in brick veneer below roof framing member		\$	500.00	\$ 500.00	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	Exterior - Step crack in exterior brick		\$	500.00	\$ 500.00	General Trades	Open		
03A Building Structure BCS	065 Structural Floors	Underside of exposed roof structure - Spalled concrete and exposed rebar		\$	1,500.00	\$ 1,500.00	General Trades	Open		
03A Building Structure BCS	065 Structural Floors	Exterior - Spalled concrete and exposed rebar		\$	500.00	\$ 1,000.00	General Trades	Open	Provide structural investigation and patch concrete.	
03A Building Structure BCS	065 Structural Floors	Exterior - Spalled concrete at loading dock		\$	1,000.00	\$ 4,500.00	General Trades	Open		

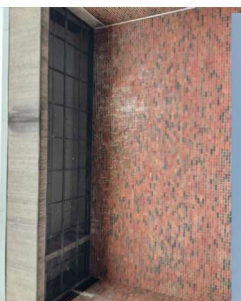


Rochester City School District

Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
03A Building Structure BCS	063 Columns	Exterior - Locations of previously patched concrete spalls may be working loose		\$	500.00	\$ 1,500.00	General Trades	Open		
03A Building Structure BCS	065 Structural Floors	Exterior - Spalled concrete and exposed rebar		\$	500.00	1,200.00	General Trades	Open		
03A Building Structure BCS	063 Columns	Exterior - Spalled concrete at base of column		\$	1,000.00	500.00	General Trades	Open	Location has been patched previously, replace section	
03A Building Structure BCS	065 Structural Floors	Exterior - Spalled concrete and exposed rebar		\$	500.00	1,500.00	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	Heavy efflorescence and brick in alcove		\$	250.00	250.00 Power washing 80 SF	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	Wall closure/flushing at base of wall damaged in multiple locations this elevation		\$	6,700.00	6,700.00 30 LF	General Trades	Open		

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
04A Building Envelope BCS	066 Exterior Walls/Columns	Rust staining and cast stone from fencing material and frame above		\$	260.00	\$ 600.00 200 SF powerwashing	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	Heavy efflorescence present on brick		\$	520.00	300.00 100 SF	General Trades	Open		
04A Building Envelope BCS	068 Parapets	Heavy staining on cast stone band entire 3 story wing		\$	1,400.00	8,000.00 assume 2000sf @ \$4/sf	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	Evidence of moisture damage and efflorescence outside of entrance door 28		\$	1,150.00	1,150.00 Scope of work unclear	General Trades	Open		
04A Building Envelope BCS	072 Windows	Curtainwall mullion cover missing		\$	200.00	500.00	General Trades	Open		
03A Building Structure BCS	065 Structural Floors	D351 efflorescence seen in roof structure, parallel with roof joists multiple locations		\$	6,000.00	1,000.00 Assume 1500 sf @ \$4/sf	General Trades	Open		

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	D336/ Vinyl wall base missing		\$	150.00	150.00	General Trades	Open		
03A Building Structure BCS	065 Structural Floors	D336/ hump in floor with cracks in vinyl floor tile					General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D349 cracks in masonry wall near duct penetrations		\$	500.00	500.00 Cost per location	General Trades	Open	Multiple locations	
05A Building Interior BCS	078 Hard Flooring	D349 vinyl floor tile damage			\$	2,000.00	General Trades	Open	200 SF	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	D336/ portion of vinyl wall base damaged			\$	100.00	General Trades	Open	3 LF	
05A Building Interior BCS	082 Interior Doors	Stair 3/ portion of exit device hardware missing from door adjacent to stair 3			\$	500.00	General Trades	Open	Exit Device Trim	

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	075 Other Interior Walls	D310/ drywall damage adjacent to exterior window			\$ 500.00		General Trades	Open	5 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D309/ drywall damage adjacent to exterior window			\$ 500.00		General Trades	Open	5 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D308 - drywall damaged adjacent to both exterior windows			\$ 250.00		General Trades	Open	patch wall	
05A Building Interior BCS	075 Other Interior Walls	D308/ finish damage at operable partition			\$ 3,600.00	Cost to refinish entire operable partition	General Trades	Open	32 SF Wall Covering Replacement (at operable partition)	
05A Building Interior BCS	075 Other Interior Walls	D307/ finish is damaged at operable partition			\$ -	Cost included elsewhere	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	D307 step cracks in exterior masonry wall		\$ 500.00	\$ 500.00		General Trades	Open		



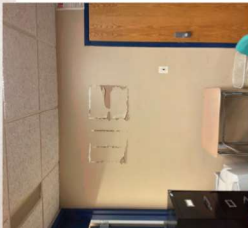
Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	075 Other Interior Walls	D306/ Applied wall paneling is delaminating throughout			\$	2,400.00 Assumes 160 SF	General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D305/ Applied Wall paneling is delaminating throughout			\$	2,400.00	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	D304 vertical crack in masonry wall		\$	250.00	500.00	General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D303/ finish delaminating from operable partition			\$	500.00	General Trades	Open		
05A Building Interior BCS	080 Ceilings	D303/ drywall soffit damaged above exterior window			\$	500.00	General Trades	Open	3 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D321/ drywall damaged at wall stop location			\$	350.00	General Trades	Open	3 SF Repair	

PHASE III STRATEGIC PLAN

Rochester School Modernization Program

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05B Building Interior EDU	007 Interior Millwork/Casework	D320 damaged and/or missing casework drawers handles etc.			\$ 400.00		General Trades	Open	Remove existing & provide new	
05A Building Interior BCS	075 Other Interior Walls	D315A/ drywall damaged			\$ 500.00		General Trades	Open	New full size sheet of drywall required	
05A Building Interior BCS	075 Other Interior Walls	D315 vinyl base portions missing			\$ 150.00		General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D301/ drywall adjacent to exterior window damaged			\$ 500.00		General Trades	Open	5 SF Repair	
05A Building Interior BCS	078 Hard Flooring	D322 Vinyl base missing portions throughout			\$ 200.00		General Trades	Open	Full replacement	
05A Building Interior BCS	082 Interior Doors	D314/ door between rooms D314 and D322 does not have hardware			\$ 1,500.00		General Trades	Open		

Rochester City School District				Douglass Campus				DRAFT		
SWBR Category	NYSSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	078 Hard Flooring	D322 vinyl floor tile separating			\$ 8,550.00		General Trades	Open	Entire Room (855 SF)	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	D314/ vinyl floor base delaminating from bookshelf					General Trades	Open		
05A Building Interior BCS	082 Interior Doors	Stair 1 aluminum door to stair one difficult to operate			\$ 6,500.00		General Trades	Open	Replace door - existing hardware to remain	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	3C-2/ vinyl tile damaged along expansion joint in floor			\$ 400.00		General Trades	Open	20 SF Replacement	
05A Building Interior BCS	080 Ceilings	D330 Ceiling tile damage				Building maintenance task	General Trades	Open	Room number is different than on floor plans	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	D327/ vinyl floor tile missing			\$ 350.00		General Trades	Open	5 SF Replacement	



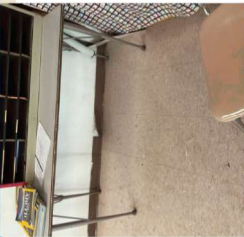


Douglass Campus

PHASE III STRATEGIC PLAN

Rochester School Modernization Program



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	D353/ vinyl base damage			\$ 100.00		General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D353/ drywall adjacent to exterior window is damaged			\$ 350.00		General Trades	Open	5 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D353/ Applied wall paneling is delaminating			\$ 1,000.00 32 SF		General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D354/ drywall damage adjacent to exterior window			\$ 500.00		General Trades	Open	5 SF Repair	
05A Building Interior BCS	080 Ceilings	D355/ drywall soffit damaged above exterior window			\$ 500.00		General Trades	Open	5 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D357/ applied wall paneling delaminating and damaged			\$ 1,500.00		General Trades	Open		



Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	076 Carpet	D367A/ carpeting damaged			\$ 1,305.00		General Trades	Open	Entire Room (145 SF)	
05A Building Interior BCS	078 Hard Flooring	3C3 corridor vinyl floor tile damage			\$ 150.00		General Trades	Open	2 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D359/ drywall damage adjacent to both exterior windows			\$ 500.00		General Trades	Open	12 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D359/ finish delaminating from operable partition			\$ 3,600.00	Cost to refinish entire operable partition	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	D359 vertical crack in masonry wall		\$ 250.00	\$ 500.00		General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D360/ finish delaminating from operable partition			\$ -	How many partitions are damaged? Is this included elsewhere?	General Trades	Open		

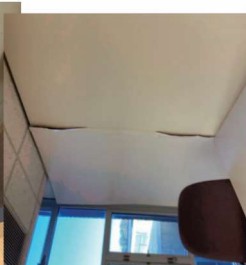
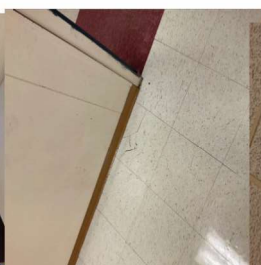
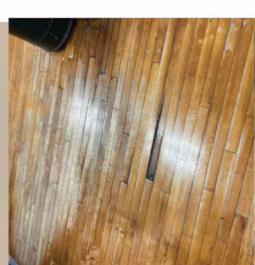
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	075 Other Interior Walls	D361/ finish delaminating from operable partition			\$ 3,600.00	Cost to refinish entire operable partition	General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D362/ drywall damage			\$ 500.00		General Trades	Open	5 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D237 vertical cracks in masonry wall near room corner		\$ 500.00	\$ 500.00		General Trades	Open		
05A Building Interior BCS	078 Hard Flooring	D242 Missing and damaged floor tiles			\$ 2,100.00		General Trades	Open	Entire Room (210 SF)	
05A Building Interior BCS	075 Other Interior Walls	D209/ drywall damage adjacent to exterior window			\$ 500.00		General Trades	Open	5 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D207/ finish is delaminating from operable partition			\$ -	How many partitions are damaged? Is this included elsewhere?	General Trades	Open		



Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	075 Other Interior Walls	D218/ Applied wall paneling is delaminating			\$ 1,500.00		General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D205/ finish delaminating from operable partition			\$ 3,600.00	Cost to refinish entire operable partition	General Trades	Open		
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	2C-2/ vinyl tile damage in Corridor adjacent to expansion joint cover			\$ 400.00		General Trades	Open	20 SF Repair	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	D227/ vinyl tile damaged throughout			\$ 12,950.00		General Trades	Open	Entire Room (1,295 SF)	
05A Building Interior BCS	078 Hard Flooring	D268 Missing floor tile			\$ 100.00		General Trades	Open		
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	D268/ portions of vinyl base missing throughout			\$ 700.00		General Trades	Open	Entire Room (115 LF)	

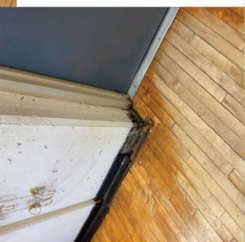
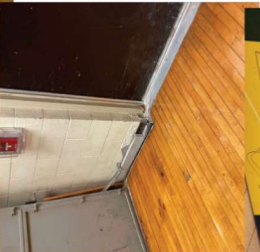
Rochester City School District			Douglass Campus					
SWBR Category	NYSED Category	Description	Priority	Cost				
				Trophy Point Cost	Trophy Point Comments			
					Contractor Type			
				Status	Notes			
					Photo			
05A Building Interior BCS	075 Other Interior Walls	D246/ drywall damage adjacent to window		\$ 500.00	General Trades	Open	10 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D247/ partition damaged at wall stop location		\$ 300.00	General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D249/ acoustical wall panel failing at seams		\$ 1,500.00	General Trades	Open		
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	D264/ cracked vinyl tile flooring		\$ 100.00	General Trades	Open	2 SF Repair	
05A Building Interior BCS	075 Other Interior Walls	D264/ drywall damage		\$ 500.00	General Trades	Open	5 SF Repair	
05A Building Interior BCS	079 Wood Flooring	D162 - Athletic wood flooring damaged		\$ 35,120.00	General Trades	Open	replace flooring in its entirety - 1756 SF	



Rochester City School District

Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	079 Wood Flooring	D162 - vented cove base damaged and missing throughout			\$ 2,600.00	200 LF	General Trades	Open	replace base	
05A Building Interior BCS	075 Other Interior Walls	D151 - drywall damage at abandoned penetration			\$ 300.00		General Trades	Open		
05A Building Interior BCS	082 Interior Doors	D151 - glazing in door to Corridor broken			\$ 600.00		General Trades	Open		
05A Building Interior BCS	079 Wood Flooring	D157 - Missing spot of wood flooring			\$ 1,200.00	Patch repair	General Trades	Open	2495 sf	
04A Building Envelope BCS	069 Exterior Doors	D157 - base of the door jam at exterior door is deteriorating			\$ 450.00		General Trades	Open	repair base	
05A Building Interior BCS	074 Interior Bearing Walls & Fire Walls	D157 - Kiln not exhausted and not in separate enclosed room			\$ 15,000.00		General Trades	Open	provide wall enclosure	

PHASE III STRATEGIC PLAN

Rochester School Modernization Program

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	075 Other Interior Walls	D157 - missing vinyl base			\$ 100.00		General Trades	Open		
05A Building Interior BCS	082 Interior Doors	D146A - damaged door, interior face			\$ 4,000.00	New door, frame and hardware	General Trades	Open		
05A Building Interior BCS	080 Ceilings	D146A - damaged ceiling tiles throughout			\$ 4,800.00	Assumes 400 SF	General Trades	Open	replace ceiling	
05B Building Interior EDU	007 Interior Millwork/Casework	D146A - damaged millwork			\$ 6,750.00	Assumes 10 lf	General Trades	Open	replace millwork	
05A Building Interior BCS	082 Interior Doors	Corridor - base of door jambs for door D131 and D133 damaged			\$ 800.00		General Trades	Open	repair wall	
05A Building Interior BCS	078 Hard Flooring	D133 - mosaic tile flooring and curb at mop sink damaged			\$ 1,000.00		General Trades	Open	37 SF	



Rochester City School District

Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	082 Interior Doors	D133 - bottom of hollow metal door frame deteriorated			\$ 1,000.00	Replace door frame, reinstall existing door and hardware	General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	D129 - drywall damage			\$ 500.00		General Trades	Open	patch drywall	
05A Building Interior BCS	075 Other Interior Walls	D129 - Wood wall cap missing from partial height wall			\$ 450.00		General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	Stair 3 - aluminum mullion and cap missing from storefront			\$ -		General Trades	Open	no action	
05A Building Interior BCS	075 Other Interior Walls	Stair 3 - evidence of water infiltration at base of brick wall and on floor in stairwell		\$ 500.00	\$ 1,000.00		General Trades	Open	clean masonry	
04A Building Envelope BCS	066 Exterior Walls/Columns	Stair 3 - missing base throughout			\$ 200.00		General Trades	Open	replace base	

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05B Building Interior EDU	007 Interior Millwork/Casework	D111 - damaged case work			\$	8,100.00 12 LF	General Trades	Open	replace casework with sink	
	080 Ceilings	D110 - damage to ceiling tile								
05A Building Interior BCS						Building maintenance task	General Trades	Open	replace tile from attic stock	
04A Building Envelope BCS	072 Windows	D108 - glazing at exterior windows damaged		\$	500.00	500.00	General Trades	Open	replace glazing	
05A Building Interior BCS	075 Other Interior Walls	D109 - Vinyl base missing								
05B Building Interior EDU	007 Interior Millwork/Casework	D107 - countertop damaged at casework					General Trades	Open	replace countertop	
05A Building Interior BCS	075 Other Interior Walls	D107 - Vinyl base missing								



Douglass Campus



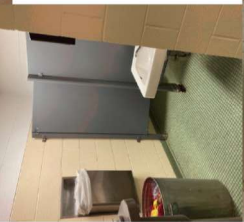
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
04A Building Envelope BCS	072 Windows	D106 - Window glazing at exterior window damaged		\$	300.00	\$ 2,000.00	General Trades	Open	replace glass	
04A Building Envelope BCS	072 Windows	D124 - rescue window not present in classroom		\$	3,000.00	5,000.00 Includes modifying existing window	General Trades	Open		
05A Building Interior BCS	075 Other Interior Walls	Corridor - vinyl base missing along corridor wall			\$	200.00	General Trades	Open	replace base	
05B Building Interior EDU	007 Interior Millwork/Casework	D101 - damage to countertop at casework			\$	1,800.00	General Trades	Open		
05A Building Interior BCS	080 Ceilings	D100B - damaged ceiling tile			\$	1,284.00	General Trades	Open	replace ceiling - 107 SF	
05A Building Interior BCS	080 Ceilings	D124 - damaged ceiling tiles			\$	4,620.00	General Trades	Open	replace ceiling 385 SF	

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	083 Interior Stairs	Stair 2 - underside of stair is open and accessible to balance of lobby		\$	-	-	General Trades	Open		
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	D124 - vinyl base outside of D124 damaged			\$	100.00	General Trades	Open		
05A Building Interior BCS	078 Hard Flooring	Corridor - Severe crack and Terrazzo floor finish at corner of corridor		\$	500.00	2,500.00 Terrazzo crack repair only	General Trades	Open	provide structural investigation	
05A Building Interior BCS	082 Interior Doors	Stair 2 - aluminum doors, frame and hardware beyond useful life			\$	30,000.00 Price is for 2 pairs / transom and hardware	General Trades	Open		
05A Building Interior BCS	078 Hard Flooring	Stair 2 - cracks in Terrazzo flooring throughout		\$	-	2,500.00 15 LF	General Trades	Open		
05A Building Interior BCS	078 Hard Flooring	C146 - mosaic tile floor base damaged throughout			\$	1,500.00	General Trades	Open		



Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C146 - flooring failed in storage room off of room C146			\$ 2,724.00		General Trades	Open	227 SF	
	115 Interior Accessible Route & Restroom Facilities									
011A Accessibility BCS		C141 - ADA compliant toilet stall and sink not provided					General Trades	Open	renovate toilet room	
05A Building Interior BCS	080 Ceilings	C140 - paint flaking from gypboard ceiling			\$ 1,400.00	400 SF	General Trades	Open	patch and paint ceiling	
	115 Interior Accessible Route & Restroom Facilities									
011A Accessibility BCS		C140 - ADA compliant toilet stall and sink not provided					General Trades	Open	Renovate Toilet Room	
05A Building Interior BCS	080 Ceilings	1C-G - damaged ceiling tile			\$ 3,000.00	250 SF	General Trades	Open	replace ceiling	
	080 Ceilings	C118 - stained and damaged ceiling tiles throughout Corridor								
05A Building Interior BCS				\$	10,800.00	900 SF	General Trades	Open	replace all ceilings in FMP	

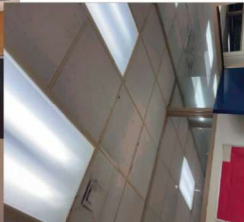
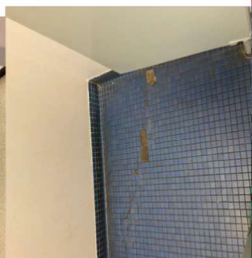
Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
011A Accessibility BCS	115 Interior Accessible Route & Restroom Facilities	C117 - no ADA compliant sinks, toilet stalls or urinals provided					General Trades	Open	renovate toilet room	
	011A Accessibility BCS	115 Interior Accessible Route & Restroom Facilities	C115 - no ADA compliant sinks or toilet stalls provided				General Trades	Open	renovate toilet room	
05A Building Interior BCS	075 Other Interior Walls	C130 - miscellaneous drywall damage throughout suite			\$ 5,000.00		General Trades	Open		
05A Building Interior BCS	082 Interior Doors	A132 - door between office and storage room does not operate because of sweep				Building maintenance task	General Trades	Open		
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	A132 - vinyl floor tile separating			\$ 250.00		General Trades	Open		
03A Building Structure BCS	065 Structural Floors	B103 - exposed rebar and corrosion at underside of pool deck floor slab		\$ 1,000.00	\$ 2,500.00	Cost to patch only	General Trades	Open	Provide structural investigation and patch underside of slab.	



Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
03A Building Structure BCS	061 Foundations	B103 - deteriorating concrete, cracking with efflorescence around pool perimeter crawlspace		\$ 2,000.00	\$ 15,000.00		General Trades	Open	Investigate cause and repair concrete	
05A Building Interior BCS	080 Ceilings	A131 - damaged ceiling tile		\$ 1,620.00			General Trades	Open	135 SF	
05A Building Interior BCS	075 Other Interior Walls	A132 - clerestory glazing cracked		\$ 250.00	\$ 500.00		General Trades	Open	replace glazing	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	A123 - vinyl floor tile separating		\$ 1,890.00			General Trades	Open	189 sf	
05A Building Interior BCS	080 Ceilings	A123 - damage to ceiling tile throughout		\$ 2,268.00			General Trades	Open	189 sf	
05A Building Interior BCS	080 Ceilings	A124 - Damaged ceiling tile		\$ 4,800.00	400 SF		General Trades	Open	Replace ACT	

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	A125 - vinyl floor tile separating and damaged			\$ 250.00		General Trades	Open		
05A Building Interior BCS	080 Ceilings	A122 - ceiling tile damage			\$ 2,064.00		General Trades	Open	172 SF	
05A Building Interior BCS	080 Ceilings	A126 - ceiling tile damage throughout room			\$ 1,320.00		General Trades	Open	110 SF	
05A Building Interior BCS	078 Hard Flooring	A123 - VCT floor tiles separating			\$ 150.00		General Trades	Open		
05A Building Interior BCS	082 Interior Doors	A112 - Doors and hardware throughout main office suite and adjacent areas in center core in need of replacement			\$ 96,000.00		General Trades	Open	Replace (24) doors and frames.	
05A Building Interior BCS	078 Hard Flooring	A119 - damaged mosaic floor tile and base throughout			\$ 1,100.00		General Trades	Open	19 sf	



Rochester City School District

Douglass Campus



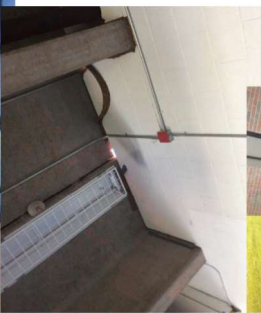
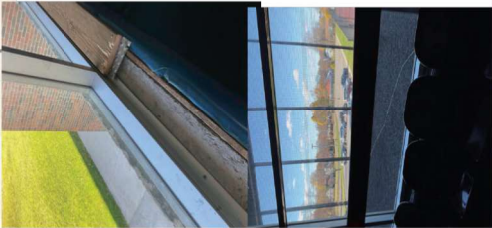
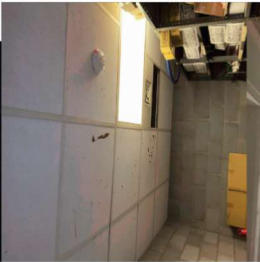
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	A120 - Vinyl tile damaged and missing			\$ 500.00		General Trades	Open	replace VCT, 30 SF	
05A Building Interior BCS	076 Carpet	A116 - carpet run/damaged			\$ 3,600.00 400 SF		General Trades	Open	replace damaged carpet.	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	A113 - Vinyl wall base damaged in Corridor outside of a A113			\$ 150.00		General Trades	Open	Patch rubber base.	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	A113 - Floor tile damaged and missing outside of a A113		\$	\$ 300.00		General Trades	Open	Patch VCT floor tile from attic stock.	
05A Building Interior BCS	075 Other Interior Walls	A108 - Wall damage at doorstep location			\$ 300.00		General Trades	Open	Complete wall patch and provide wall stop.	
05A Building Interior BCS	075 Other Interior Walls	A107 - Wall damage at previous doorstep location			\$ 300.00		General Trades	Open	Patch damaged drywall, provide wall stop.	

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
04A Building Envelope BCS	069 Exterior Doors	West stair - door frame at first floor to exterior is damaged			\$	1,200.00	Replace door frame, reinstall existing door and hardware	General Trades	Open	
05A Building Interior BCS	082 Interior Doors	East stair/ door hardware missing from inside stairwell at second floor			\$	800.00		General Trades	Open	
05A Building Interior BCS	075 Other Interior Walls	B205/ Gymnasium wall padding missing below curtainwall			\$	3,500.00	100 SF	General Trades	Open	
04A Building Envelope BCS	072 Windows	B205/ glazing broken at curtain wall		\$	3,500.00	\$	3,500.00	General Trades	Open	Approx 32 SF Glazing Replacement 
04A Building Envelope BCS	072 Windows	B205/ interior stool missing throughout at curtain wall		\$	7,500.00	\$	6,000.00	General Trades	Open	60 LF of Solid Surface Stool 
05A Building Interior BCS	075 Other Interior Walls	B206/ damaged gymnasium wall padding			\$	1,000.00		General Trades	Open	



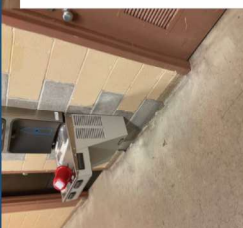
Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	075 Other Interior Walls	B206 Vertical crack and masonry below concrete roof beam overhead		\$	500.00	\$ 500.00	General Trades	Open		
04A Building Envelope BCS	066 Exterior Walls/Columns	B206 open joint at roof structure with failed joint filler material, daylight visible		\$	500.00	1,500.00	General Trades	Open		
04A Building Envelope BCS	072 Windows	B206/ interior stool missing throughout and exterior sill flashing missing		\$	9,000.00	\$ 6,000.00	General Trades	Open	60 LF or Solid Surface Stool & exterior sill flashing	
04A Building Envelope BCS	072 Windows	B206/ multiple broken glass panes in curtain wall		\$	2,800.00	\$ 2,800.00	General Trades	Open	15 SF Glazing Replacement	
05A Building Interior BCS	080 Ceilings	B113 - Damaged ceiling tile.				Building maintenance task	General Trades	Open	Replace ceiling tile with attic stock.	
011A Accessibility BCS	116 Interior Spaces that Meet Accessibility Standards	B126 - ADA bench not provided		\$	500.00	10,000.00 100 LF	General Trades	Open		

PHASE III STRATEGIC PLAN

Rochester School Modernization Program

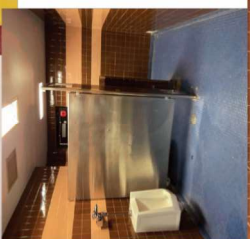
Rochester City School District				Douglass Campus				DRAFT			
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo	
05A Building Interior BCS	078 Hard Flooring	B126 - mosaic tile base missing at drinking fountain installation			\$ 800.00		General Trades	Open	Patch tile base and paint CMU at Drinking fountain.		
05A Building Interior BCS	080 Ceilings	B128 - Damage ceiling tiles.				Building maintenance task	General Trades	Open	Provide new tile from attic stock.		
011A Accessibility BCS	116 Interior Spaces that Meet Accessibility Standards	B129 - Grant bars in ADA stall non-compliant			\$ 350.00		General Trades	Open	Provide compliant ADA grab bars.		
05A Building Interior BCS	078 Hard Flooring	B129 - mosaic floor tile missing at floor drain		\$ 200.00	\$ 500.00		General Trades	Open	Patch floor tile.		
05A Building Interior BCS	075 Other Interior Walls	B117 - mosaic wall tiles failing in shower area			\$ 500.00	Cost to patch only	General Trades	Open	Renovate shower area.		
05A Building Interior BCS	082 Interior Doors	B104 - Doors, frames and lintels rusted throughout pool space			\$ 64,000.00	Assumed stainless steel doos and frames	General Trades	Open	Replace (7) single doors/frames/hardware and (1) pair		

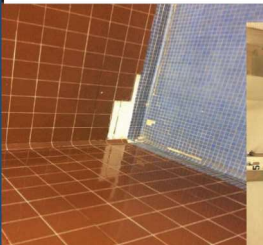
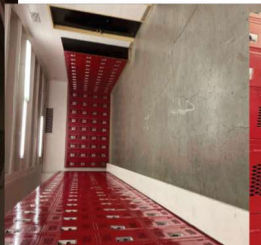


Rochester City School District

Douglass Campus



SWBR Category	NYSed Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
03A Building Structure BCS	065 Structural Floors	B104 - spalled concrete and exposed rebar corroding and overhead roof structure		\$	1,000.00	\$	2,500.00	Open	Provide structural investigation.	
05A Building Interior BCS	082 Interior Doors	B103 - door hardware failing and door frame damaged			\$	8,000.00		Open	Replace (2) doors, frames and hardware.	
05A Building Interior BCS	085 Swimming Pools & Swimming Pool Systems	B103 - pool ladders rusted at base typical throughout		\$	1,200.00	\$	6,000.00	Open	Replace ladders	
05A Building Interior BCS	080 Ceilings	B103 - ceiling tiles failing throughout					IS THIS IN POOL??????	Open	replace ceiling tile 5486	
05A Building Interior BCS	075 Other Interior Walls	B103 - Separation of vertical masonry joints at corners, multiple locations in pool area		\$	500.00	\$	500.00	Open	Provide structural investigation.	
011A Accessibility BCS	116 Interior Spaces that Meet Accessibility Standards	B105 - ADA toilet stall not provided						Open	Renovate toilet room.	

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	078 Hard Flooring	B105 - Missing and damaged tile near corner			\$ 500.00		General Trades	Open	Patch tile flooring.	
05A Building Interior BCS	078 Hard Flooring	B110 - mosaic floor tile damaged at floor drain in shower			\$ 500.00	Patch repair	General Trades	Open	Renovate shower area.	
03A Building Structure BCS	065 Structural Floors	B110 - Cracks between concrete floor joists overhead		\$ 1,000.00	\$ 1,000.00	Patch repair	General Trades	Open	Provide structural investigation.	
011A Accessibility BCS	116 Interior Spaces that Meet Accessibility Standards	B110 - Accessible bench not provided		\$ 500.00	\$ 2,000.00	20 LF	General Trades	Open	Provide ADA bench.	
05A Building Interior BCS	081 Lockers	B110 - Lockers damaged/missing.			\$ 900.00		General Trades	Open	replace missing door.	
03A Building Structure BCS	065 Structural Floors	B110 - Cracks perpendicular to concrete joists overhead shower area		\$ 1,000.00	\$ 1,000.00		General Trades	Open	Continues to B118 and B120. Provide structural investigation.	



Rochester City School District

Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
03A Building Structure BCS	065 Structural Floors	B110 - Cracks in concrete slab on grade floor		\$	500.00	500.00	General Trades	Open	Provide structural investigation.	
05A Building Interior BCS	078 Hard Flooring	B110 - Missing cove base at drinking fountain installation			\$	500.00	General Trades	Open	Patch base a drinking fountain and paint CMU.	
03A Building Structure BCS	065 Structural Floors	B110 - Crack in overhead concrete floor joists		\$	1,000.00	1,000.00	General Trades	Open	Provide structural investigation.	
05A Building Interior BCS	078 Hard Flooring	B223 - Missing mosaic tile cove base throughout			\$	750.00	General Trades	Open	Patch mosaic tile base.	
011A Accessibility BCS	116 Interior Spaces that Meet Accessibility Standards	B136 - Accessible seating or companion seating not provided		\$	125,000.00	125,000.00	General Trades	Open	Replace bleachers.	
05A Building Interior BCS	079 Wood Flooring	B136 - Vented cove base missing throughout.		\$	-	500.00 assumes 300 LF	General Trades	Open	Flooring replacement recommended in RSMP.	

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
04A Building Envelope BCS	066 Exterior Walls/Columns	B136 - Masonry wall crack near corner of gymnasium		\$	500.00	\$ 500.00	General Trades	Open	Provide structural investigation.	
		B136 - Crack and masonry wall below roof beam		\$	500.00	\$ 500.00				General Trades
04A Building Envelope BCS	066 Exterior Walls/Columns	B136 - Masonry step crack above door at Upper gym wall		\$	500.00	\$ 500.00	General Trades	Open	Provide structural investigation.	
05A Building Interior BCS	080 Ceilings	B136 - Damaged ceiling tiles throughout			\$	89,256.00	General Trades	Open	Replace ceiling in RSMP. 7438 SF	
		B136 - Crack in upper corner of gymnasium masonry wall near roof		\$	1,500.00	\$ 1,500.00				General Trades
05A Building Interior BCS	082 Interior Doors	1C-D - Entrance system has mix of aluminum and wood and wire glass		\$	25,000.00	\$ 54,000.00	General Trades	Open	Replacement storefront system.	

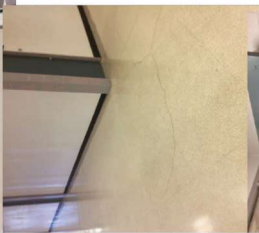
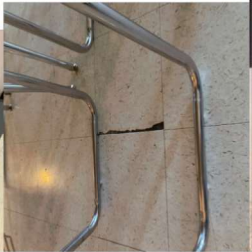


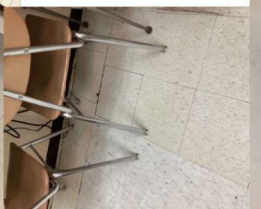
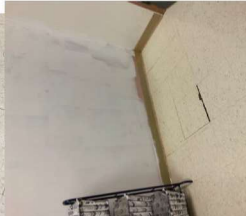


Rochester City School District

Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	1C-D - failed resilient base at storefront			\$ 300.00		General Trades	Open	Replace rubber base	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	A138 - Failed flooring transition at door.			\$ 250.00		General Trades	Open	Replace threshold	
05A Building Interior BCS	080 Ceilings	A138 - Cracked gyp bd ceiling/soffit			\$ 450.00		General Trades	Open	Patch crack	
05A Building Interior BCS	078 Hard Flooring	1C-C - Cracks and Terrazzo floor occasionally throughout all corridor areas		\$	\$ 50,000.00	Allowance - quantity unknown	General Trades	Open		
05A Building Interior BCS	082 Interior Doors	C110 - smoke doors have wire glass in them (Doors in entire wing are not in good condition)			\$ 20,000.00	Replace doors, assumed 5	General Trades	Open		
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C198 - resilient floor tile cracked throughout			\$ 9,990.00		General Trades	Open	999 sf	

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	075 Other Interior Walls	C198 - Crack in masonry wall near corner		\$	500.00		General Trades	Open	Provide structural investigation.	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C197 - Resilient base failing throughout		\$	500.00		General Trades	Open	replace base	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C196 - gaps in vinyl tile and resilient base failures		\$	5,110.00		General Trades	Open	replace flooring, 511 sf	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C195 - damaged floor tile		\$	400.00		General Trades	Open	replace from attic stock	
05A Building Interior BCS	080 Ceilings	C195 - Damage ceiling tiles		\$	1,380.00		General Trades	Open	replace ceiling - 115 SF	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C193 - resilient base failing throughout room		\$	500.00		General Trades	Open		



Rochester City School District

Douglass Campus



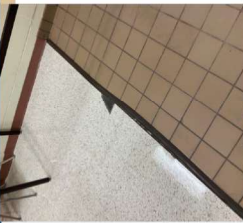
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	078 Hard Flooring	C193 - damage floor tile in hallway			\$ 400.00		General Trades	Open	replace tiles	
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C191 - damaged floor tile at base of wall			\$ 400.00		General Trades	Open	investigate cause of damage	 
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C192 - damaged floor tile			\$ 250.00		General Trades	Open	patch floor tile with attic stock	
05B Building Interior EDU	007 Interior Millwork/Casework	C192 - deteriorated millwork			\$ 6,750.00 10 LF		General Trades	Open		
05A Building Interior BCS	082 Interior Doors	C190 - wire glass in sidelight			\$ 1,000.00	Assume replace wire glass	General Trades	Open		
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C190 - vinyl base missing			\$ 100.00		General Trades	Open		

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	C190 - flooring failure at area of water (rain) leak		\$	500.00	\$ 500.00	General Trades	Open		
05A Building Interior BCS	078 Hard Flooring	C113 - Cracks in Terrazzo floor		\$	-	Cost included elsewhere	General Trades	Open		
011B Accessibility EDU	002 Interior Route Accessibility, Toilet Rooms	C114 & C116 - headroom and egress width		\$	-	Scope of work unclear	General Trades	Open		
05A Building Interior BCS	078 Hard Flooring	C116 - damaged sheet flooring			\$	500.00	General Trades	Open	patch flooring	
04B Building Envelope EDU	006 Rescue Windows	C111A - rescue window gasketing failure		\$	200.00	\$ 350.00	General Trades	Open	repair window	
05A Building Interior BCS	078 Hard Flooring	C123 - cracked quarry tile flooring			\$	600.00	General Trades	Open	patch tile	



Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	077 Resilient Tiles & Sheet Flooring	A139 - transition failing and tiles cracked		\$	200.00	\$	300.00	Open	General Trades	
05A Building Interior BCS	075 Other Interior Walls	C138 - loose masonry block at door frame. Void through wall visible at door frame		\$	500.00	\$	750.00	Open	General Trades	
05A Building Interior BCS	082 Interior Doors	C137 - doors damaged				\$	8,000.00	Open	General Trades	
05A Building Interior BCS	078 Hard Flooring	C142 - cracked floor tile						Open	General Trades	
05A Building Interior BCS	078 Hard Flooring	C135 - cracked tile base				\$	200.00	Open	General Trades	
05A Building Interior BCS	078 Hard Flooring	C124 - cracked quarry tile flooring				\$	1,200.00	Open	General Trades	

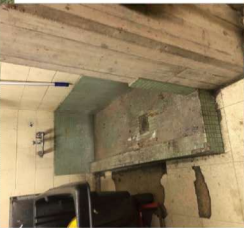
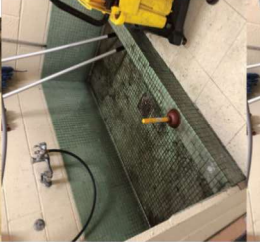
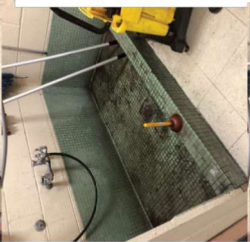
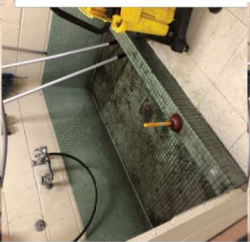
Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
05A Building Interior BCS	075 Other Interior Walls	C123 - masonry wall vertical crack			\$ 500.00		General Trades	Open	investigate cause	
		C120 - masonry step crack		\$ 500.00	700.00		General Trades	Open	investigate cause	
05A Building Interior BCS	083 Interior Stairs	C120 - railing required		\$ 750.00	2,100.00	12 LF	General Trades	Open		
06A HVAC Systems BCS	088 Ventilation Systems	A-144/Roof Replace exhaust fan		\$ 3,000.00	3,500.00		Mechanical	Open		
		C-120 Replace building heating hot water pumps		\$ 64,000.00	100,000.00	4 pumps, 40 HP, 1,000 GPM each	Mechanical	Open		
06A HVAC Systems BCS	092 HVAC Control Systems	C-120 Building Wide DDC Pneumatic to Electronic Conversion								
		Eco Software Update Only: \$80,000 Eco MPX Controller Replacements and Software Update: \$280,000 Everything needed for complete update/upgrade: \$370,000.		\$ 370,000.00	400,000.00		Mechanical	Open		

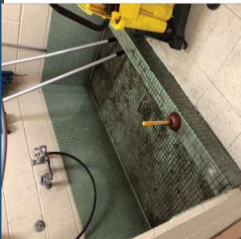
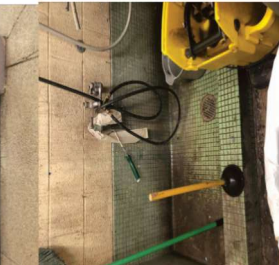


Rochester City School District

Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
06A HVAC Systems BCS	088 Ventilation Systems	D-140 Replace Mutli-Zone unit SAF-1		\$ 250,000.00		Need more info	Mechanical	Open		
07A Plumbing Systems BCS	097 Plumbing Fixtures	C-115 Replace Girls Room plumbing fixtures/ (3) Sinks and (3) toilets.		\$ 15,000.00	\$ 18,000.00		Plumbing	Open		
07A Plumbing Systems BCS	097 Plumbing Fixtures	C117 Replace plumbing fixtures with metering type. (3) sinks, (2) Urinals and (1) toilet.		\$ 15,000.00	\$ 18,000.00		Plumbing	Open		
07A Plumbing Systems BCS	097 Plumbing Fixtures	D242 Replace Mop Sink Including Masonry & Tile Work		\$ 7,000.00	\$ 7,500.00		Plumbing	Open		
07A Plumbing Systems BCS	097 Plumbing Fixtures	D-237 Replace Mop Sink, Including Masonry & Tile Work		\$ 7,000.00	\$ 7,500.00		Plumbing	Open		 
07A Plumbing Systems BCS	097 Plumbing Fixtures	D-349 Replace Mop Sink Including Masonry & Tile Work		\$ 7,000.00	\$ 7,500.00		Plumbing	Open		

Rochester City School District			Douglass Campus							
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
07A Plumbing Systems BCS	097 Plumbing Fixtures	D-344 Replace Mop Sink Including Masonry & Tile Work		\$	7,000.00	\$ 7,500.00	Plumbing	Open		
07A Plumbing Systems BCS	098 Water Outlets/Taps for Drinking/Cooking Purposes	1C1 Replace watercooler/drinking fountain with bottle filler type.		\$	4,500.00	\$ 5,000.00	Plumbing	Open		
07A Plumbing Systems BCS	097 Plumbing Fixtures	C-114 Replace mop sink Including Masonry & Tile Work		\$	7,000.00	\$ 7,500.00	Plumbing	Open		
07A Plumbing Systems BCS	097 Plumbing Fixtures	C-124 Replace Garbage Disposal		\$	8,000.00	\$ 8,000.00	Plumbing	Open		
07A Plumbing Systems BCS	097 Plumbing Fixtures	C-124 Provide/Replace Garage Disposal		\$	8,000.00	\$ 8,000.00	Plumbing	Open		
07A Plumbing Systems BCS	096 Hot Water Heaters	C-120 Replace DHW Plant, heaters, controls and pumps.		\$	75,000.00		Plumbing	Open		





Rochester City School District

Douglass Campus

SWBR Category

NYSed Category

Description

Priority

Cost

Trophy Point Cost

Trophy Point Comments

Contractor Type

Status

Notes

Photo

07A Plumbing Systems BCS

097 Plumbing Fixtures

C-120 Replace eyewash station with unit with mixing valve

\$

4,500.00

\$

6,000.00

Plumbing

Open



07A Plumbing Systems BCS

097 Plumbing Fixtures

B125 Replace Showers

\$

50,000.00

\$

50,000.00

\$10,000 per shower, full shower unit

Plumbing

Open



07A Plumbing Systems BCS

097 Plumbing Fixtures

B-110 Replace showers'

\$

50,000.00

\$

50,000.00

\$10,000 per shower, full shower unit

Plumbing

Open



07A Plumbing Systems BCS

093 Water Supply System

102 Pool Equipment Room: Replace corroded sanitary, gas and domestic water piping.

\$

12,000.00

How much piping? Size?

Plumbing

Open



02A Other Site Features BCS

056 Sidewalks

Stair handrail missing on the building. Add new handrail

\$

3,000.00

\$

1,500.00

8 LF wall mounted handrail

Site/Civil

Open



02A Other Site Features BCS

056 Sidewalks

Sidewalks on east side had no control joints ever cut in the concrete so the concrete has cracked in many areas. Remove and replace sidewalks add control joints.

\$

4,500.00

\$

5,400.00

300 SF

Site/Civil

Open



DRAFT

Douglass High School
Cost Estimate

ROCHESTER SCHOOLS
MODERNIZATION PROGRAM

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Rochester City School District			Douglass Campus							
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
011A Accessibility BCS	112 Exterior Accessible Route to Building	ADA handicap spots are over 2% and no striping for unloading area. No ADA access ramp to school on that side. Remove parking stalls.		\$	750.00	\$ 2,000.00	Site/Civil	Open		
02A Other Site Features BCS	056 Sidewalks	Cracked sidewalks, not a tripping hazard yet. Temporary fix sawcut and caulk cracks.		\$	1,500.00	1,500.00	Site/Civil	Open	Remove and replace sidewalks price is 10,000	
01A Site Utilities BCS	046 Catch Basins/Inlets/Manholes	Clean out ST-DI full of debris.		\$	500.00	500.00	Site/Civil	Open		
02A Other Site Features BCS	056 Sidewalks	Replace sidewalks from D23 heading east to roadway.		\$	9,000.00	\$ 9,000.00 500 SF for \$9,000	Site/Civil	Open		
02A Other Site Features BCS	056 Sidewalks	Sidewalk on east side of building spalling, dated and cracking. Replace.		\$	10,000.00	\$ 10,000.00 660 SF	Site/Civil	Open		
02A Other Site Features BCS	055 Pavement (Roadways & Parking Lots)	East parking lot and roadway in fair condition some reconstruction in areas, mill and pave rest of the parking lot. Remove and replace various broken sections of granite curb.		\$	88,000.00	\$ 88,000.00 2500 SY	Site/Civil	Open		

PHASE III STRATEGIC PLAN
Rochester School Modernization Program



Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
02A Other Site Features BCS	056 Sidewalks	Sidewalk leading to gate 4 is over 5%. handrail needed.		\$	5,000.00	\$ 6,500.00	Site/Civil	Open		
02A Other Site Features BCS	060 Related Structures	Replace the fence between doors 3 and 4 poor shape.		\$	7,500.00	7,500.00 125 LF	Site/Civil	Open		
02A Other Site Features BCS	058 Athletic Fields & Play Fields	Northwest fence is too high off the ground a person can access site going under it.		\$	10,000.00	10,000.00 Scope of work unclear	Site/Civil	Open		
02A Other Site Features BCS	055 Pavement (Roadways & Parking Lots)	Clean asphalt along the northwest side and determine condition of pavement. Areas that are visible shows some signs of deterioration. Budgetary number to replace portions of the road.		\$	7,500.00	15,000.00	Site/Civil	Open		
02A Other Site Features BCS	058 Athletic Fields & Play Fields	Replace benches at softball field. Fix fence protecting fences.		\$	6,000.00	6,000.00	Site/Civil	Open		
02A Other Site Features BCS	058 Athletic Fields & Play Fields	Backstop, bench protection fences and benches are all in poor shape and need to be replaced.		\$	55,000.00	75,000.00	Site/Civil	Open		

Rochester City School District			Douglass Campus			DRAFT				
SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
02A Other Site Features BCS	058 Athletic Fields & Play Fields	West side fence in need or many repairs.		\$	5,000.00	\$	5,000.00	Open		
02A Other Site Features BCS	056 Sidewalks	Two flags of sidewalk have settled and are a tripping hazard in front of the bleachers.		\$	1,500.00	\$	1,500.00 100 SF	Open		
02A Other Site Features BCS	058 Athletic Fields & Play Fields	Top dress football field with topsoil and seed to level the field out.		\$	50,000.00	\$	50,000.00	Open		
02A Other Site Features BCS	058 Athletic Fields & Play Fields	The surface of the track and all events are in poor shape and should be resurfaced.		\$	350,000.00	\$	450,000.00	Open		
02A Other Site Features BCS	056 Sidewalks	Sidewalks have footprints in them and are spalling and cracked by door 11 and 12.		\$	2,700.00	\$	2,700.00 cost allows for 150sf	Open		
02A Other Site Features BCS	058 Athletic Fields & Play Fields	Replace chain link fence from tennis court to school.		\$	4,000.00	\$	4,000.00 Allows for 80 to 100lf	Open		

PHASE III STRATEGIC PLAN
Rochester School Modernization Program



Douglass Campus



SWBR Category	NYSED Category	Description	Priority	Cost	Trophy Point Cost	Trophy Point Comments	Contractor Type	Status	Notes	Photo
01A Site Utilities BCS	046 Catch Basins/Inlets/Manholes	Catch basin frame and grate in need or reconstruction. Remove frame and grate and install new concrete collar.		\$	1,500.00 \$	2,500.00	Site/Civil	Open		
02A Other Site Features BCS	056 Sidewalks	Sidewalks just south of ADA parking area need to be replaced. Sidewalks have settled and severe cracking.		\$	3,500.00 \$	3,500.00	Site/Civil	Open		
01A Site Utilities BCS	046 Catch Basins/Inlets/Manholes	Catch basin in ADA parking area needs to be rebuilt. Poor shape and pavement are starting to settle around it.		\$	1,500.00 \$	2,500.00	Site/Civil	Open		
011A Accessibility BCS	112 Exterior Accessible Route to Building	One of the handicap spots does not have striped out unloading area. ADA detectable warning system is missing on ramp. Restripe parking lot or eliminate one handicap parking spot and add Detectable warning system to ramp.		\$	2,000.00 \$	2,000.00	Site/Civil	Open		
02A Other Site Features BCS	056 Sidewalks	Reset 2 piece of granite curb and remove sidewalk and pavement as needed to complete work. Replace sidewalk flag and adjust MH cover.		\$	2,500.00 \$	3,500.00	Site/Civil	Open		
02A Other Site Features BCS	056 Sidewalks	Various chipped colored and regular sidewalks near flagpole. Remove and replace in kind.		\$	5,500.00 \$	5,500.00 305 SF	Site/Civil	Open		

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*BCS ITEMS WITHOUT TROPHY POINT ESTIMATE NUMBERS ARE INCLUDED IN THE TOTAL PROJECT COST

1.1 MECHANICAL DESIGN PARAMETERS

A. Design Statement

1. Purpose: To develop the HVAC (Division 23 Mechanical) systems and equipment to be designed to address the current building needs identified by the most recent BCS reports, proposed modernization test fit concepts and providing Air-conditioning to identified portions of the building.

1.2 CODE, REFERENCES AND STANDARDS

- A. The HVAC systems and equipment will be designed in accordance with applicable sections of the following codes and guidelines:

1. The following is a list of codes and standards that will apply to this project:

- a. 2020 Building Code of New York State (BCNYS)
- b. 2020 Existing Building Code of New York State (EBCNYS)
- c. 2020 Energy Conservation Construction Code of New York State (ECCCNYS)
- d. 2020 Fire Code of New York State (FCNYS)
- e. 2020 Fuel Gas Code of New York State (FGCNYS)
- f. 2020 Mechanical Code of New York State (MCNYS)
- g. 2020 Plumbing Code of New York State (PCNYS)
- h. New York State Office of Mental Health
- i. New York State Department of Labor Rules and Regulations.
- j. Federal Occupational Safety and Health Administration - OSHA.
- k. RCSD Design and Construction Standards
- l. National Fire Protection Association (NFPA) (including NFPA 101, 90A, 90B)
- m. SED Manual of Planning Standards 2022.

1.3 HVAC Scope

A. Central Plant - Heating

1. BCS Items:
- a. Replace Building heating hot water pumps. (4) pumps and motors including new VFD's. Approximate size is 40HP, 1,000 GPM.

- b. Boiler Room. Provide work per boiler report including repair of leaking piping, removal and replacement of burner motor on Boiler 2. Replace Boiler #3 (500 BTU/hr cast iron sectional)

B. Central Plant - Cooling:

1. The existing school presently does not have a central chiller plant. Air cooled chillers could be mounted on grade or the low roof with acoustical louver screen walls to minimize noise impacts to school functions and community neighbors.
2. Presently approximately 9% (16,835 sf has AC, with the total building area 180,854 sf) of the Frederick Douglass School #250 has air conditioning, which is DX based. There is an additional 128,913 sf of classroom and support space that can be upgraded with central air conditioning. Spaces such as Gymnasium, mechanical and electrical rooms, kitchen, storage, stairwells are not recommended to be air conditioned.
3. Provide additional chillers and related scope to the existing chilled water plant (serving total of 128,913 SF).
- a. Provide (1) 150 Ton Air Cooled Chiller – Grade Mounted Serving 52,825 sf (areas denoted in tan on drawings) of the First Floor.
 - b. Provide (1) 200 Ton Air Cooled Chiller – Roof Mounted Serving 76,088 sf on the Second and Third Floor (areas denoted in tan on the drawings).
 - c. An acoustical louver wall will enclose each of the chillers to minimize impact on the school functions and nearby community neighbors. Provide (2) Acoustical Louver Wall Enclosures (Vibro Acoustics with additional acoustical blanketing on 2 of 4 louver faces).
 - d. Provide structural support for the roof mounted chiller
 - e. Provide chilled water piping, pumps, pumps, valving for entire 128,913 sf.
 - e. Temperature Controls – Chilled Water Plant (Chillers, Pumps, Primary-Secondary)

C. Central Air Handling:

1. The A Wing on the first floor is served by an Air Handling Unit with DX cooling, and a Rooftop Unit with DX Cooling both installed in 2013. These systems are in good condition and will remain in use.
2. The following smaller areas on the first floor are recommended replacement of existing equipment with new FCU as noted: and adding chilled water and condensate piping to support added air-conditioning.
- a. Office B114 500cfm 4 pipe FCU and new insulated ductwork.
 - b. Office B124 500cfm 4 pipe FCU and new insulated ductwork
 - c. Corr B223 500cfm 4 pipe FCU and new insulated ductwork
 - d. Corr B133 500cfm 4 pipe FCU and new insulated ductwork
 - e. Foyer 013 500cfm 4 pipe FCU and new insulated ductwork
 - f. Nurse A140 250cfm 4 pipe FCU and new insulated ductwork

- g.

Office C116

400cfm 4 pipe FCU and new insulated ductwork
3.

Existing classrooms and offices on the north side of the first floor D Wing, the entire second floor D Wing, and entire third floor D Wing are served by (6) Air Handling Units from a 2008 project that have chilled water coils installed, but not connected. The ductwork in these areas shall be replaced and insulated to handle the added Air Conditioning system. The 2008 project included primarily the replacement of (6) AHU in the mechanical rooms with connection into the existing multizone original uninsulated ductwork. The scope of work shall include:

a.

Remove ceilings and existing ductwork for 90,367sf of area served by the (6) AHU that have chilled water coils. Install new insulated ductwork for the 90,367 sf spaces.

b.

Existing AHU to be upgraded with new piping, valving, and DDC temperature controls tied into BMS.

4.

Existing AHU serving Area C are heating and ventilating only and were replaced in 2013. It is recommended that the larger AHU’s be replaced or retrofitted with CHW coils and fan motors replaced to overcome the increased static pressure due to the new AC coil. The ductwork in these areas shall be replaced and insulated to handle the added Air Conditioning system. The following AHU systems shall be upgraded as noted:

a.

Music Wing (1) 10,000 cfm ADD CHW Coil, piping, replace fan motor. and install new insulated ductwork. Approximately 7000 sqft.

b.

Cafeteria/Stage (2) 8500 cfm ADD CHW Coil, piping, replace fan motor. and install new insulated ductwork. Approximately 8000 sqft.

c.

Music Offices (2) 400cfm Replace FCU with new 4 pipe FCU. Install New Insulated Ductwork.

d.

Faculty Dining and Misc areas in kitchen area (1)10,000 cfm ADD CHW Coil, piping, replace fan motor. and install new insulated ductwork. Approximately 7000 sqft.

5.

The South Wing of Area D on the First Floor is served by and Heating and Ventilating only multi-Zone AHU. It is recommended to replace the existing AHU with a new 20,000 cfm AHU with HW and CHW coils and VAV distribution system. Provide and install new insulated ductwork serving this area (approximately 13,500 sq ft) and install (16) vav boxes with necessary controls.
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- IBC # 23009
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- Douglass High School
- Cost Estimate
- ROCHESTER SCHOOLS
MODERNIZATION PROGRAM
- 60

2.1 ELECTRICAL DESIGN

A. Design Statement

1. Purpose: To develop the Electrical (Division 26) systems and equipment to be designed to address the current building needs identified by the most recent BCS reports, proposed modernization test fit concepts and providing Air-conditioning to identified portions of the building.

B. Codes and Standards

1. All engineering design and construction work will comply with the following codes and standards:
- a. 2020 Building Code of New York State (BCNYS)
 - b. 2020 Existing Building Code of New York State (EBCNYS)
 - c. 2020 Energy Conservation Construction Code of New York State (ECCCNYS)
 - d. 2020 Fire Code of New York State (FCNYS)
 - e. New York State Department of Labor Rules and Regulations.
 - f. Federal Occupational Safety and Health Administration - OSHA.
 - g. RCSD Design and Construction Standards
 - h. SED Manual of Planning Standards 2022
 - i. All applicable chapters of NFPA, including, but not limited to:
 - 1) NFPA 70 – National Electrical Code
 - 2) NFPA 72 – National Fire Alarm Code
 - 3) NFPA 101 – Life Safety Code
 - j. Americans with Disabilities Act
 - k. Underwriter’s Laboratory (UL)

2.2 ELECTRICAL SCOPE

A. Electric Service:

1. The existing 2000-amp distribution equipment in the boiler room will remain. Provide necessary breakers in this gear to support added HVAC A/C loads.

B. Power Distribution

1. Light Renovations areas, existing branch circuit distribution to remain and shall be reused with minor modifications to support renovations.
2. Moderate and Heavy renovations areas, existing branch circuit wiring and devices shall be completely removed and replaced as part of the renovations in

these areas.

3. BMS Items:

- a. Replace (12) 225AMP, 42 space branch circuit panels throughout the building. Include necessary wall cutting and patching. Reuse and extend existing feeders and branch circuit wiring to replacement panels.

C. Emergency Generator and Distribution:

1. Remove and replace the existing exterior 200 KW natural gas generator. Remove and replace feeder from MDP and ATS.
2. Remove and replace in kind existing standby power 400 Amp ATS and reconnect to existing standby distribution panel and feeders from MDP. Replace feeder from generator.
3. Provide new 100 AMP Life Safety ATS and branch circuit panelboard. Provide new feeder from MDP and Generator. Provide branch circuits from new panel to emergency egress and exit light throughout buil

D. Lighting

1. Light, Moderate and Heavy renovation areas, replace all fluorescent lighting with LED lighting including all new branch circuit wiring, and controls to meet NYSEC. Provide dimming controls in all classrooms and office spaces.
2. Exit Lighting: Light, Moderate and Heavy renovation areas, replace exiting exit light fixtures with new LED type throughout the building. Provide new branch circuit wiring from the new life safety branch circuit panel.
3. Emergency Egress Lighting: Light, Moderate and Heavy renovation areas, using replacement LED fixtures installed throughout the building, provide emergency switching modules and life safety branch circuits from the new life safety branch circuit panel to those fixtures.

4. BCS Items:

- a. Site Lighting: Replace (6) existing HID parking lot fixtures in kind with LED type fixtures. Replace existing poles (3) and fixtures (6). Install poles on existing bases and connect to existing circuit wiring.
- b. Pool area: Replace existing HID wall mounted fixtures with new LED fixtures.

E. Communication Systems:

1. BCS Items:

- a. Public Address System: remove and replace the public address system completely including all devices and system wiring.
- b. Master Clock System: remove and replace the master clock system

completely including all devices and system wiring.

- c.

Replace pool phone and electrical devices per pool report.
2.

Data, Information Technology, and classroom technology is not covered by the report. Provide these as required.
- F.

Fire Alarm System

1.

BCS Items:

a.

Completely remove and replace the fire alarm system including all devices and system wiring.

b.

Provide new point addressable fire alarm system with voice emergency communications and network connectivity to RCSD Security Center.

c.

Replace existing CO detector with new point addressable devices that are compatible and monitored by the new fire alarm system. Add new devices. In pool equipment room and at any renovated science labs.
- G.

Security

1.

CCTV camera system: Modify existing system as necessary to support renovations.

2.

Door access control system: Modify existing system as necessary to support renovations.

3.

Intrusion Detection System: Complete remove and replace existing system including all devices, sensors, door contacts, keypads and controls panels. Provide new addressable system and integrate with access controls system.

4.

BCS Items:

a.

Entire Building – Add ten (10) security cameras.

3.1 PLUMBING DESIGN PARAMETERS

- A.

Design Statement

1.

Purpose: To develop the Plumbing (Division 22) systems and equipment to be designed to address the current building needs identified by the most recent BCS reports, proposed modernization test fit concepts and providing Air-conditioning to identified portions of the building
- B.

Codes and Standards

1.

All engineering design and construction work will comply with the following codes and standards:

a.

The following is a list of codes and standards that will apply to this project:

b.

2020 Building Code of New York State (BCNYS)

c.

2020 Existing Building Code of New York State (EBCNYS)

d.

2020 Energy Conservation Construction Code of New York State (ECCCNYS)

e.

2020 Fire Code of New York State (FCNYS)

f.

2020 Fuel Gas Code of New York State (FGCNYS)

g.

2020 Mechanical Code of New York State (MCNYS)

h.

2020 Plumbing Code of New York State (PCNYS)

i.

Federal Occupational Safety and Health Administration - OSHA.

j.

RCSD Design and Construction Standards

k.

National Fire Protection Association (NFPA) (including NFPA 101, 90A, 90B)

1.

SED Manual of Planning Standards 2022

3.2 PLUMBING SCOPE

- A.

Water Supply System

1.

Provide updated lead testing and reports. Replace any existing fixtures as required to meet new requirements.

2.

Replace domestic water isolation valves in kind and add valves as required to support any renovations.
- B.

Domestic Water Heating System:

1.

BCS Items:

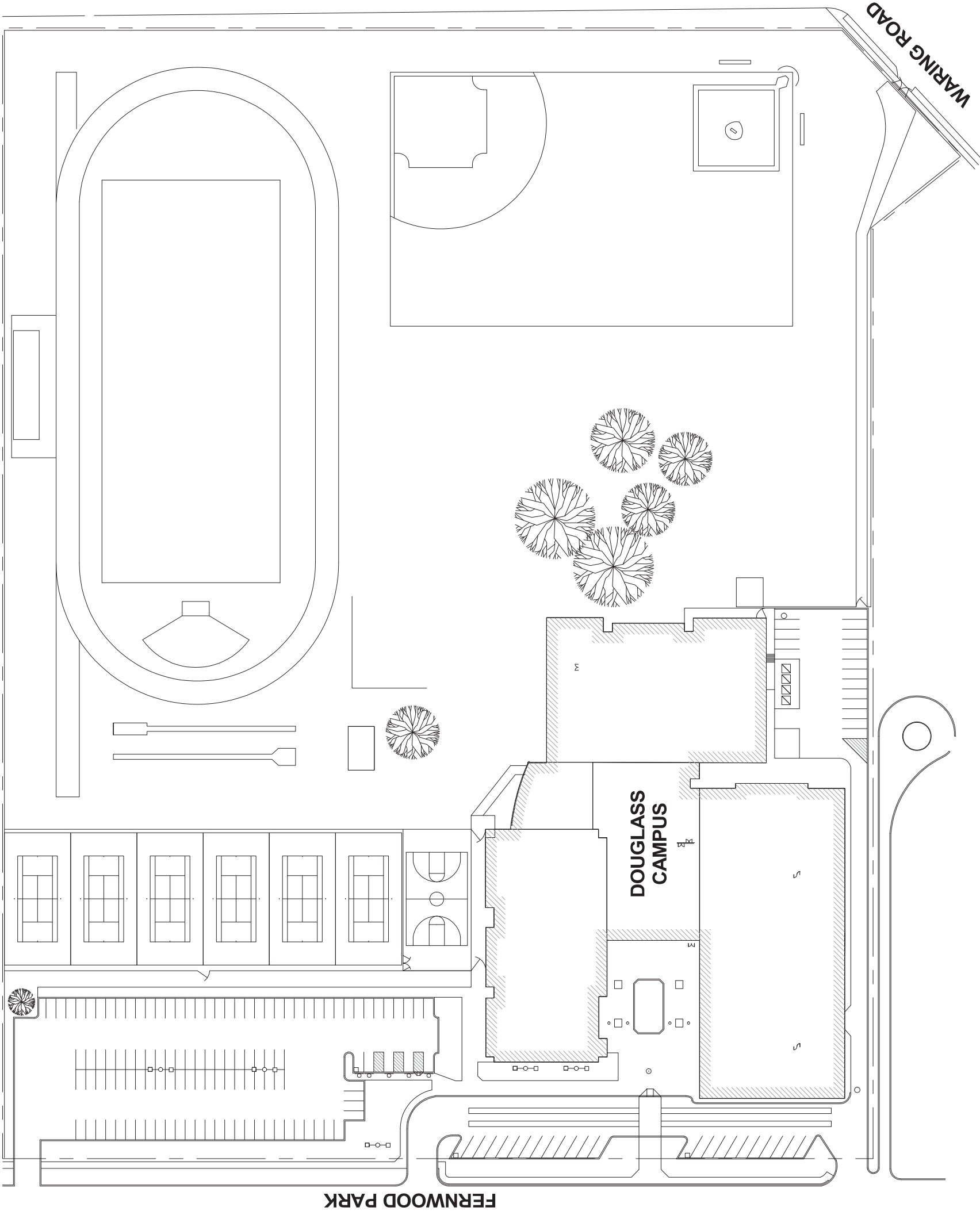
a.

Remove (2) existing 120 Gallon, 670 MBH storage tank type water heaters and associated pumps and controls. Provide (2) new high

- efficiency style condensing water heaters, mixing valves and circulation pumps.
- C. Sanitary Drainage and Vent System:
- For any areas of the building receiving replacement of roofing extend existing roof vents to a minimum of 18” to above the new roof.
 - Provide new Indirect waste piping as required to support condensate from HVAC equipment if and as required. Indirect waste piping shall be Type DWV copper with solder fittings. Indirect waste piping shall be insulated.
- D. BCS Items:
- Pool Equipment Room: Replace corroded sanitary, gas and domestic water piping.
- E. Storm System:
- For any areas of the building receiving replacement of roofing, replace roof drains and provide secondary (emergency) roof drains and conductors. Secondary roof drainage will discharge visibly above grade at splash blocks.
- F. Plumbing Fixtures and Equipment:
- BCS Items:
 - Replace aged plumbing fixtures in Girls Room C-115 including (3) Sinks and (3) water closets.
 - Replace aged plumbing fixtures in Boys Room C-117 including (3) Sinks, (2) urinals and (1) water closet.
 - Replace (5) built in mop sinks. Replacement includes removal of Masonry and wall tile. At each location.
 - Replace (4) shower tree units and (1) ADA shower station in the Boy Locker Room.
 - Replace (4) shower tree units and (1) ADA shower station in the Girls Locker Room.
 - Replace (1) water cooler with combination fountain/bottle filler fixture.
 - Replace (2) Garbage disposals in the kitchen.
 - Replace the eye wash station in the boiler room. Provide new mixing valve.

- G. Pool Mechanical Systems:
- BCS Items:
 - Replace pool chemical feed system.
 - Replace failing pool piping. Approximately 150’.

PHASE III STRATEGIC PLAN
Rochester School Modernization Program



Frederick Douglass Campus

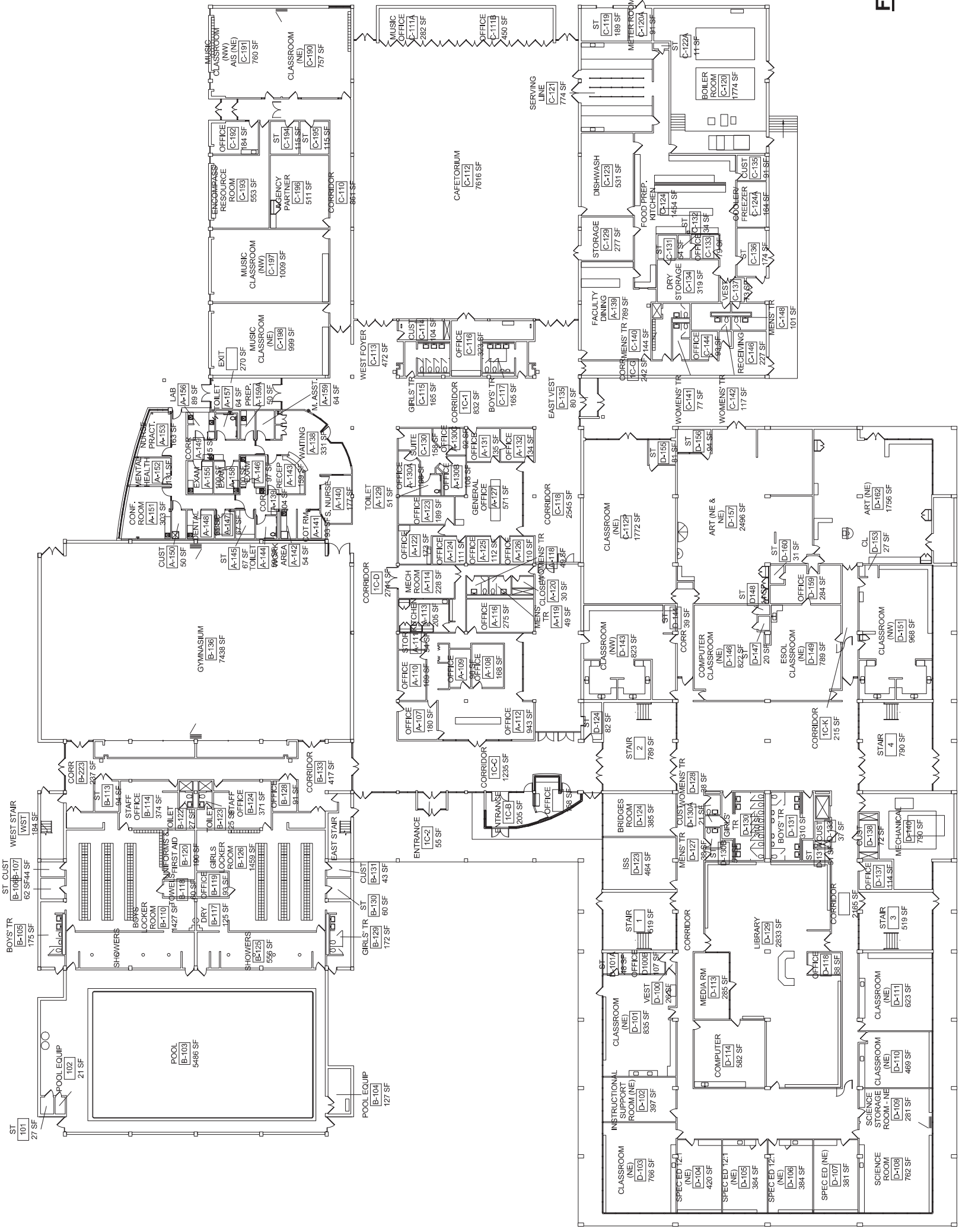
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SITE



PHASE III STRATEGIC PLAN

Rochester School Modernization Program



Frederick Douglass Campus

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FIRST FLOOR



PHASE III STRATEGIC PLAN

Rochester School Modernization Program

