

COMPREHENSIVE SCHOOL FACILITIES MODERNIZATION PLAN - PHASE 1



Rochester Joint Schools Construction Board
January 31, 2011



Acknowledgements

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Master Planning Architect

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Steve Rebholz, Principal
Ed Watts, Jr., Principal, Watts Architecture & Engineering, P. C.
Craig Mol , Principal, CMA Architecture, P. C.
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General Counsel to the RJSCB

Harter Secrest & Emery

Peter Abdella

Independent Compliance Officer

Landon & Rian Associates

Windell Gray

Financial Advisor

Capital Markets Inc.

Richard Tortorra
Michael Neumeister
Roy McMaster
Rick Ganci
Ryan Neumeister

Bond Underwriter

Citigroup Global Markets Inc.

Jay Bartlett
Daniel Tomson

State Environmental Quality Review Act Consultant

Clark Patterson Lee

Thomas J. Wolanski
Norman E. Gardner
Kerry A. Ivers
Justin W. Steinbach

Energy Performance Contracting Consultant

Wendell Energy

Scott F. Smith
Dominic Insinna

New York State Energy Research and Development Authority

Joanna Moore



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Comprehensive School Facilities Modernization Plan for Rochester City Schools

“Every child is a work of art. Create a masterpiece.”

Grounded in the belief that every student can meet or exceed high expectations, the goal of the Rochester City School District (RCSD) is to ensure that every child in Rochester receives a quality education and is academically prepared for success in college, life, and the global economy. To attain this goal, the District is committed to creating great schools and “student masterpieces.”

Recognizing the urgency for change necessary to increase school and student performance, the Superintendent of Schools and the Rochester Board of Education’s educational objectives, direction and vision for Rochester City Schools means addressing substandard academic performance at many secondary schools; ensuring that every student has access to world class content taught by teachers in schools led by world class leaders; and creating a portfolio of high quality schools from which students and families can choose that focus on student strengths, wants, and needs.

Effective schools must have academic rigor for students to graduate prepared for post-secondary success, personalization to provide students with the necessary supports to attain success, and partnerships with intermediary organizations to bring educational resources to the schools. The challenge is to create the conditions that will enable all schools to be effective. How schools are structured impacts student performance and engagement. Some Rochester City schools offer rigorous curriculum in an engaging environment. However, many schools do not. Others need to build educational and physical structures to engage and support students. It is critical that facilities planning be driven by core educational priorities. Improvements to the learning environment that will have the greatest impact in the areas that most support the academic program are, therefore, a priority.

Focused on improving its school options based on school performance and demand data, the District has already begun creating a portfolio of high-quality schools for students and families to choose from. Five new schools opened in September 2010, seven schools are being developed as K - 8 or 9 - 12 schools; World of Inquiry School No. 58 is growing into the city’s first K - 12 school, and the District is planning to open up three additional new schools in 2011/2012. Struggling schools are being phased out, schools are being redesigned with a

focus on reconfiguration to K – 8 schools, and new schools are being created through phase in. Providing the right school for every child means having great schools that students and families want to attend, great teachers and principals, and a curriculum that ensures every child can do his or her best - *district wide*.

Providing state-of-the-art facilities and ensuring all students have access to modern, well-lit, well-equipped classrooms and schools that support teaching and learning is also part of the plan. School facilities provide an initial glimpse into the learning environment for the students who attend the school. Well-designed, modern facilities contribute positively to a school’s culture and program. A functioning school building also enables staff to focus on their core mission of teaching. Over half of the District school buildings are over 60 years of age. Although the District has been a good steward in maintaining its facilities, decreasing funds for maintenance and repairs, and normal wear-and-tear put the District’s aging school infrastructure in need of major investment. School facilities require constant care and maintenance.

All school buildings see significant use over the years, and roofs, windows, doors, heating, ventilation, and air-conditioning equipment need replacing at the end of their expected life, no matter how well maintained. While some health and safety problems are found in older buildings – asbestos and lead paint, for example, other problems such as mold and poor indoor air quality can be found in old or new buildings. Further, building codes and materials have changed dramatically. For instance, there is a much greater understanding of the need to conserve energy and incorporate environmentally responsible elements into buildings. There are also basic features, now considered standard, that were not a part of design and construction of earlier generations, greater use of special techniques and materials to help school buildings withstand natural disasters, and new security and safety measures required for schools that are designated as refuge centers in times of emergency. The District continues to implement its Capital Improvement Program, a five-year financing plan for the construction and reconstruction of facilities, the acquisition and replacement of vehicles, and the completion of other long-term capital projects. The capital resources earmarked to maintain and renovate the District’s school buildings are limited and

insufficient to provide the level of capital necessary that will allow the District to update its buildings so that they can become the “schools of the future” and provide world class educational settings.

But beyond basic maintenance, repairs and improvements, changes in educational standards, curriculum, and teaching also require the need for building improvements. Most importantly, school buildings must support the academic program and, as a resource, contribute to student achievement. Many of RCSDs school facilities fail to perform their primary function of supporting the District’s educational programs. Additionally, school facilities must also support District initiatives such as community use during and outside of regular school hours, and partnerships with health agencies and other entities. The District’s inventory of facilities must be maintained at a level that supports the overall needs of the schools and is fiscally responsible.

To achieve these goals, it is critical that the Rochester City School District look at its facilities as a *portfolio of schools* and not consider each school in isolation. A legislative act entitled “*The City of Rochester and the board of education of the city school district of the city of Rochester school facilities modernization program act*” requires the development of a comprehensive school facilities modernization plan. It is imperative that any plan developed: (1) Support the District’s Strategic Plan, (2) Accommodate the new K – 8 and 9 – 12 grade structure and other specialized academic programs, (3) Take into account financial considerations, and (4) Reflect input received from public meetings held from September through December. The result is this comprehensive school facilities modernization master plan document.

The ***Comprehensive School Facilities Modernization Plan*** itself is a “living” document that provides a roadmap of where the Rochester City School District is now, where it needs to be, how to get there, and how much it will cost. It builds on the substantial work that has already been completed, lessons learned, and the Superintendent and Board of Education’s vision that every child deserves to learn in an environment that supports the delivery of high quality education and ensures the academic success of all children.

Source: Rochester City School District Strategic Plan 2008 – 2013; Rochester City School District 2010-2011 to 2014-2015 Capital Improvement Program (May 2010)



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Executive Summary

This long-range Comprehensive School Facilities Modernization Plan for Phase I of the Rochester Schools Modernization Program (RSMP) was prepared at the direction of the Rochester Joint Schools Construction Board (the Board) and in accordance with Chapter 416, Laws of New York State 2007, the Rochester Schools Modernization Act.

The Board is an independent seven-member organization charged with governing the RSMP; its members are appointed by the Rochester City School District (RCSD) Superintendent and the City of Rochester Mayor. Members include Kenneth Bell, Chair; Carolyn Vitale, Vice Chair; Brian Roulin, Treasurer; and Bob Brown, Alex Castro, Randy Henderson, and Richard Pifer. Windell Gray is the Board's Independent Compliance Officer and serves on the Board as a non-voting member.

The Board hired its Program Manager in July 2010. Gilbane Building Company heads an experienced team that includes MBE firm Savin Engineers, P.C., and several other key sub-consultants with significant experience with large school construction programs.

The Board charged Gilbane/Savin with delivering it a draft comprehensive plan for Phase I that:

- Fulfills the Superintendent's vision for achievement, equity and accountability
- Maximizes New York State aid
- Minimizes local share
- Is completed in a timely, efficient, high-quality and financially responsible manner
- Expands opportunities for M/WBE participation at all levels
- Minimizes the disruption of school operations
- Begins the "right-sizing" of the District to reflect current/projected enrollment, taking into account recognized K – 12 best practices regarding academic achievement, class size, parent engagement, and community partnerships.

Gilbane/Savin approached this task by collaborating with the Rochester City School District to create a "model program" that moves the District toward its ultimate goal of providing a high achieving K-8 and 9-12 grade structure, and supports the Superintendent's Strategic Plan to establish a portfolio of schools from which students can choose.

All buildings in the District were evaluated based on how they fit the model K-8 program, accounting for the number of students the buildings can serve, infrastructure needs, the expected New York State Building Aid contribution, and, upon completion, their viability for the next 50 years. Also considered was advice from the New York State Education Department's facilities staff and information from the City of Rochester. The Board's Master Planning Architect, SWBR, played a critical role in this evaluation, as did representatives of the District's Facilities Department.

Based on this information, the projects proposed in the Comprehensive School Facilities Modernization Plan for Phase I:

- Move the K-8/9-12 grade configuration and portfolio strategy forward
- Support the model program
- Present a balance of work across the District's three zones, promoting equity
- Reflect the community's capacity in terms of design and construction delivery
- Reduce operating expenses via decreased energy consumption and maintenance needs
- Do not require large property acquisitions

Phase I totals \$325 million with \$230 million in estimated "hard" construction expenses and \$95 million in design, management, financing, and other "soft" incidental program expenses. Projected New York State Building Aid is \$278 million with aid calculations estimated using current State Education Department (SED) Building Aid formulas. The proposed local share, which is the cost incurred following New York State aid and the use of available EXCEL funding

is \$30 million, or approximately 9% of the total cost of the program. Funding for this local share is assumed to be provided from the District's current debt service allocation. Additional savings to the District resulting from the modernization are projected to total \$10 million in lower energy costs with additional savings from reduced operating expenses.

Phase I Buildings

Number / Name	Zone	Quadrant
5 John Williams	NW	NW
12 James P.B. Duffy	S	SE
17 Enrico Fermi	NW	NW
28 Henry Hudson	NE	SE
50 Helen Barrett Montgomery	NE	NE
58 World of Inquiry	S	SW
Charlotte High School	NW	NW
Thomas Jefferson High school	NW	NW
James Monroe High School	S	SE
East High School	NE	SE
Edison Educational Campus	NW	NW
Franklin Educational Campus	NE	NE





Introduction

The Rochester City School District is committed to providing a quality education for all students enrolled in its schools to ensure that all students are academically prepared for success in college, life, and the global economy. To ensure this commitment, city, school, and state officials realize that school facilities need to be maintained and provide environments conducive for learning and teaching. Long-range building improvement plans are particularly important because of the life expectancy of the educational facility. Their purpose is not only to maintain school district properties and ensure the safety and welfare of students and staff, but also to ensure that they provide adequate and appropriate spaces to support the academic programs.

Developing a long-range facilities plan is more than just an examination of “bricks and mortar.” Planning for a school district’s future is a process that must take into consideration up-to-date data, review of on-going programs and initiatives, appraisal of existing conditions and physical space and the building’s infrastructure. Although this report focuses on Phase 1 in accordance with the statute, the study encompassed the school district’s entire facility inventory. It takes into consideration current and projected enrollments, building capacities, academic programs, the desired educational framework, program and infrastructure standards, existing building conditions, finances, and the City of Rochester’s Focused Investment Strategy (FIS), the goal of which is to markedly improve neighborhoods in the City within a three to five year timeframe.

The process for developing this document was a proactive approach; exploring long-term facility options by determining which schools should be renovated, consolidated, re-purposed, closed or built to achieve the District’s goals of establishing more grade K – 8 elementary schools and 9 – 12 high schools, and “right-sizing” the district. This document proposes options and outlines a plan for improving and rebuilding the District’s elementary and secondary schools. More specifically, it identifies the first twelve projects to be undertaken pursuant to *“the city of Rochester and the board of education of the city school district of the city of Rochester cooperative school facilities modernization program act.”*

This is only the beginning of what is hoped will be a program that will enable the Rochester City School District to put into place a new generation of schools that will provide safe, nurturing, and appropriate learning environments for the next 50 years.





The Comprehensive School Facilities Modernization Plan Process

In 2007, legislation was passed establishing the Rochester Joint Schools Construction Board (RJSCB) as an agent of the Rochester City School District and the City of Rochester. The Board was established to plan and oversee up to thirteen building projects in Phase 1 of a projected three-phase modernization initiative for the Rochester City School District. In 2008, the Board elected to work with the RCSD Facilities Department to update the existing modernization plan as the most expedient way to move the modernization program forward. The review team included Thomas Keysa, RCSD Director of Facilities, Terry Costich, RCSD Project Architect; David Strabel, former RCSD Associate Architect, Andrew Wheatcraft, RCSD Facilities Planner, and Linda Dunsmoor, Administrative Director, RJSCB.

The 2007 Phase 1 plan was modified in 2009 to incorporate new initiatives being proposed by the District and to provide initial direction for Phase 1 of the Comprehensive School Facilities Modernization Plan. The development of this plan was driven by the need to bring about major improvements in educational achievement across the entire spectrum of students. The rationale was that this could be achieved by creating effective schools; creating new educational settings and models for nurturing students; providing educational and facility equity across the District, prioritizing investment in existing facilities first; right-sizing the inventory of school buildings; complying with the statute, and setting a goal of limiting the local investment to five percent or less. The plan identified three phases extended over a period of ten to fifteen years.

Although thirteen (13) buildings were selected for inclusion in Phase 1 in 2009, it was understood that the actual plan for Phase 1 would ultimately be finalized by the RJSCB following the hiring of a Program Manager and public feedback on the plan. In June 2010, the RJSCB engaged Gilbane Building Company and Savin Engineers, P. C. as Program Manager, in accordance with the statute, to oversee the project, including updating the District's 2007 Facility Modernization Plan (FMP) and priorities, and to specifically identify a first phase of facility development and renovation that supports the Rochester Schools Modernization Program, complies with the statute, and the District's

enrollment, educational program needs, and Strategic Plan. In August 2010, the RJSCB engaged SWBR Architects to work with the Program Manager on providing the foundation for the planning and design of school buildings that support the academic programs and, as a resource, contribute to student achievement by aligning facilities planning with educational needs.

Objectives of the 2010 Comprehensive School Facilities Modernization Plan

Although the main objective of the Comprehensive School Facilities Modernization Plan is the selection and development of a Phase 1 plan for the modernization of **up to** thirteen (13) school buildings, the goal was to develop a system-wide strategy to identify capital investments for the modernization and renovation of the 51 schools in the Rochester City School District. In order to complete this task, the RJSCB tasked the planning team with the following scope of work:

- Identify enrollment projections by grade and school for regular education students and self-contained special education students, and generate, if necessary, revised enrollment projections
- Develop a model space program for each school level to accommodate curriculum needs, and to evaluate existing facilities against these standards in terms of space quality and enrollment capacity
- Ensure that facilities are adequate to maintain existing programs and to accommodate new program initiatives such as K – 8 and 9 – 12 grade configurations
- Ensure that the physical condition of existing facilities is adequate to support programs and to identify and prioritize corrective measures for deficiencies
- Ensure maximum utilization of existing facilities

- Coordinate work with the District's Capital Improvement Plan
- Propose school sizes that respond to programs needs and make sound educational sense
- Propose solutions that are fiscally responsible, flexible, and can be implemented within a time frame that corresponds to District needs
- Identify **up to** thirteen (13) projects to be included in Phase 1 of the modernization plan

The Planning Process

The planning process initiated by the Program Manager in the early summer of 2010 had the goal of developing a comprehensive plan for public review and comment in late November/mid-December. The process involved a concentrated series of meetings, site visits, and analysis to identify the complex and varied factors inherent in the development of a cost effective and flexible plan for the Rochester City School District.

The RJSCB invited the community to a series of four dialogues held in September and October in each school zone to provide input regarding the facilities modernization plan development. Community members received background information regarding the District's philosophy, strategic plan, and its facilities. Participants posed questions which were responded to and then posted on a website specifically designed for the RSMP (Rochester Schools Modernization Program). Questions from the Community Dialogues and the website are included in the Appendix of this report.

Interviews were conducted with selected administrators, staff, City officials, and school principals to identify the issues and educational policy and program requirements to be addressed in the plan. The process resulted in a list of tasks that would need to be accomplished by the Program Manager in order to develop a comprehensive plan.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Building the Plan ...

Tasks accomplished by the Program Manager in order to develop the Comprehensive School Facilities Modernization Plan are outlined as follows:

- Review facility usage, grade configurations, program offerings
- Review elementary and secondary school programs and facility activity (i. e. closings, consolidations, phase-out)
- Assess the current conditions of all school facilities
- Establish the desired model program for K – 8 and 9 – 12 schools
- Identify alterations required for buildings to meet the standards and reach the desired condition through “test fits”
- Create a methodology for a practical and fair way to prioritize the buildings that best meet the criteria
- Conduct community dialogue sessions
- Prioritize Phase 1 recommendations for up to 13 school buildings
- Develop options for the RJSCB to consider for the next phases of the modernization program

Data Collection and Analysis

Numerous existing documents and studies were collected and reviewed by Gilbane Building Co., Savin Engineers, P. C. and SWBR Architecture, Engineering, & Landscape Architecture. Data utilized included the 2005 and 2010 Building Condition Surveys; site reviews; the District’s *School Portfolio Plan for 2010 – 2012* prepared by the RCSD Office of School Innovation in March 2010; the *Rochester City School District Strategic Plan* for 2008 – 2013; the *Facility Modernization Program Report – Phase 1*, prepared in January 2007 by SWBR Architects and revised in December 2009; the District’s *Capital Improvement Program (CIP)* for 2010/2011 – 2014/2015; and meetings with city and district personnel; consultants and planners; and community members. Options were developed within the three school zones based on community needs that work toward equity throughout the District.

Facilities History

School Zones

The Rochester City School District is divided into three zones. The three zones are: Northeast, Northwest, and South. Elementary students and their parents have the option of attending a school within their zone, neighborhood, or at one of the eight elementary schools offering open enrollment. Elementary schools offering open enrollment include Schools 20, 33 and the Montessori School at Franklin in the Northeast Zone; Schools 12, 15 and 58 in the South Zone, and Schools 54 and 57 in the Northwest Zone. All secondary programs are citywide schools offering enrollment to students of all zones. *Maps showing the citywide elementary schools, and elementary and secondary schools by school zone are included on the following pages.*

School Building Inventory

The Rochester City School District serves approximately 33,000 students pre-kindergarten through grade 12. At the time of this study, RCSD owned and maintained 51 school buildings; six non-school facilities, and leased four facilities: 30 Hart Street, 690 St. Paul Street, School No. 54, and “I’m Ready” at 2 Austin Street. The school buildings and sites owned by the District comprise a total of 7.45 million square feet of building space and 369.94 acres of land. The District’s inventory consists of 20+ district-based Pre-K sites located in school buildings and numerous Pre-K programs offered by community partners in various locations throughout the City; 40 elementary Schools, 19 secondary Schools, 1 Montessori School, a Family/Adult Learning Center, a centralized Parent Information & Student Registration Center, a Customer Service Center, and a Parent Education/Training Center. The elementary schools account for approximately 3.07 million square feet of this total, which includes approximately 46,074 square feet of floor area provided in transportable classrooms at 16 of the district’s elementary schools. The secondary schools account for approximately 3.70 million square feet. District-owned elementary school buildings average 76,000 square feet, while District-owned secondary schools average 260,000 square feet.

Age of Facilities

The average age of the district’s school facilities is 65 years. Over forty percent (22 facilities) have some portion of the building that is more than 80 years old. Approximately twenty-five percent are at least 75 years old. More than fifty percent are over 60 years of age. The average age of the district’s oldest buildings, which were constructed between 1898 and 1917, is 99 years old. The most recent schools were built in the mid- to late-1990s and are now nearing 20 years of age. The older buildings were not built to ADA (Americans with Disabilities Act) compliance, are not in compliance with new building codes, were not built for current teaching and learning practices, are not energy efficient, and the infrastructure for today’s technology needs did not exist. The number of buildings by age can be found on the chart that follows.

The inventory of facilities as of April 2010 and the number of buildings by age are displayed on the charts that appear at the end of this section.





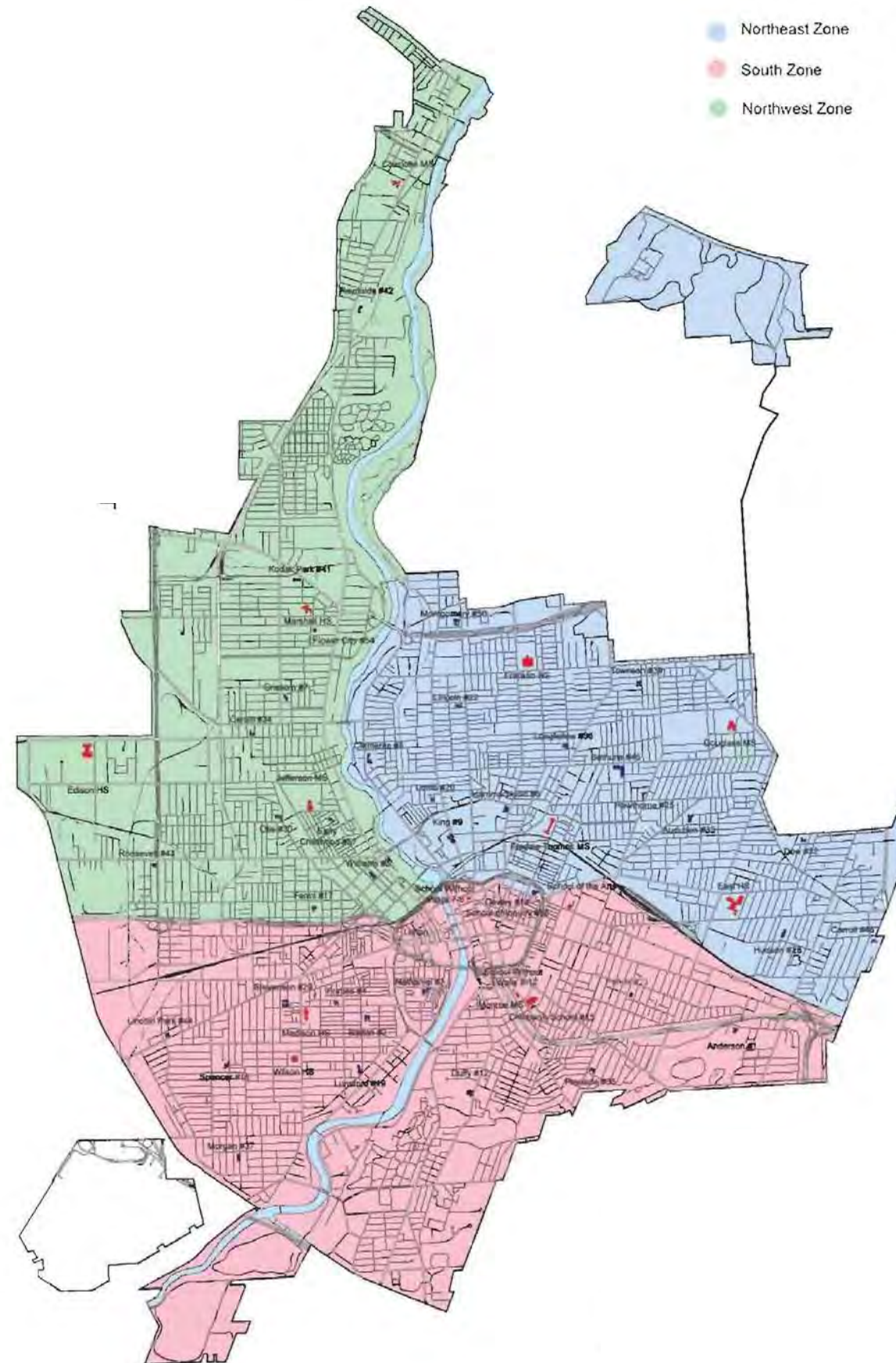
Comprehensive School Facilities Modernization Plan for Rochester City Schools

School Zone Map

The Rochester City School District is divided into three zones: Northeast, Northwest, and South.

All secondary schools are citywide schools offering open enrollment to all Rochester students in grades 7 – 12 regardless of where they reside.

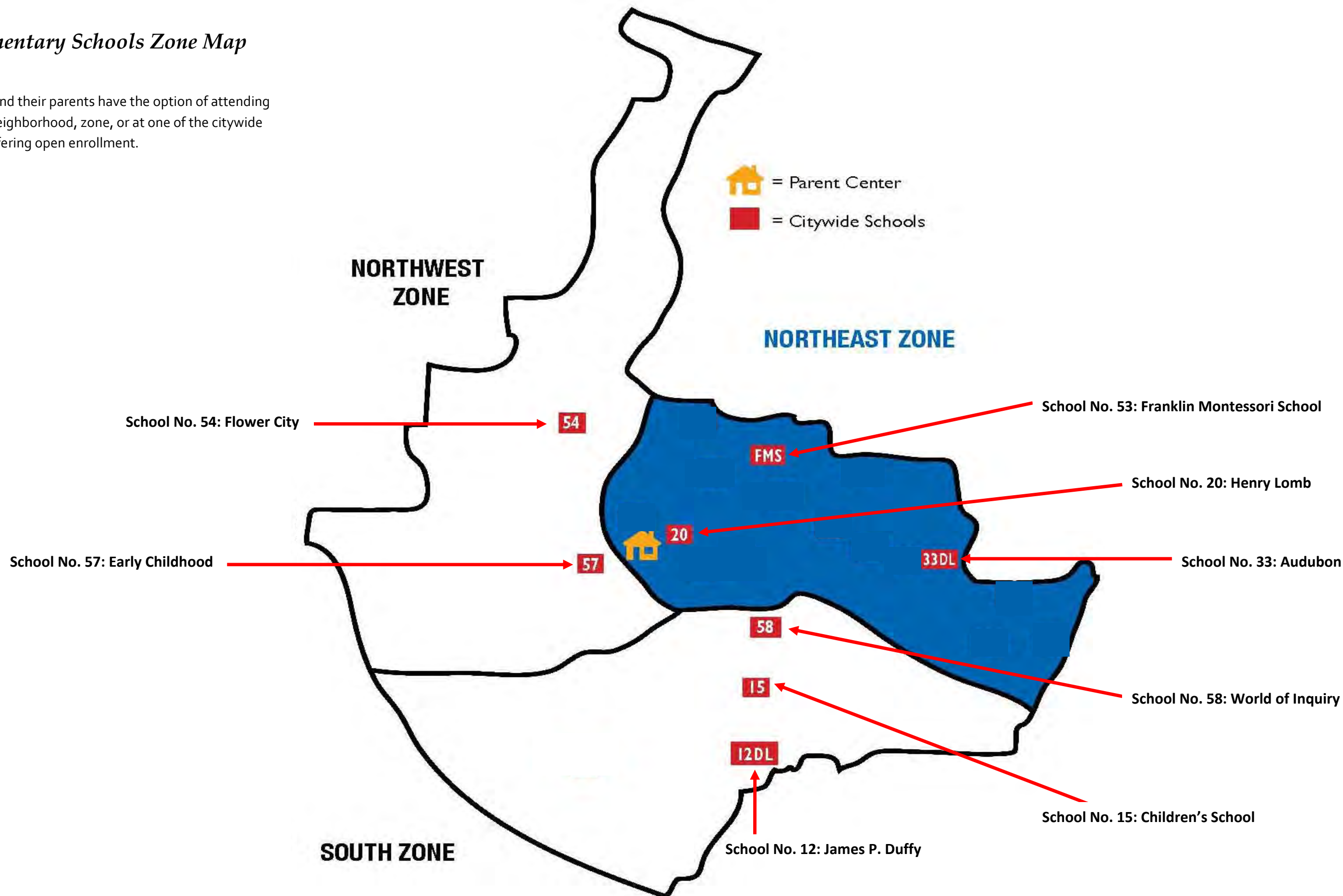
Open enrollment for elementary students is offered at select schools within each of the three school zones, giving elementary students the option of attending a school within their neighborhood, zone, or at one of the citywide elementary schools located in one of the other school zones.





Citywide Elementary Schools Zone Map

Elementary students and their parents have the option of attending a school within their neighborhood, zone, or at one of the citywide elementary schools offering open enrollment.





Northeast Zone

Elementary Schools

- Dag Hammarskjold School No. 6
- Roberto Clemente School No. 8
- Dr. Martin Luther King Jr. School No. 9
- Henry Lomb School No. 20***
- Lincoln School No. 22
- Nathaniel Hawthorne School No. 25
- Henry Hudson School No. 28
- John James Audubon School No. 33
- Henry W. Longfellow School No. 36
- Andrew J. Townson School No. 39
- Mary McCloud Bethune School No. 45
- Charles Carroll School No. 46
- Helen Barrett Montgomery School No. 50
- Frank Fowler Dow School No. 52
- Franklin Montessori School No. 53***

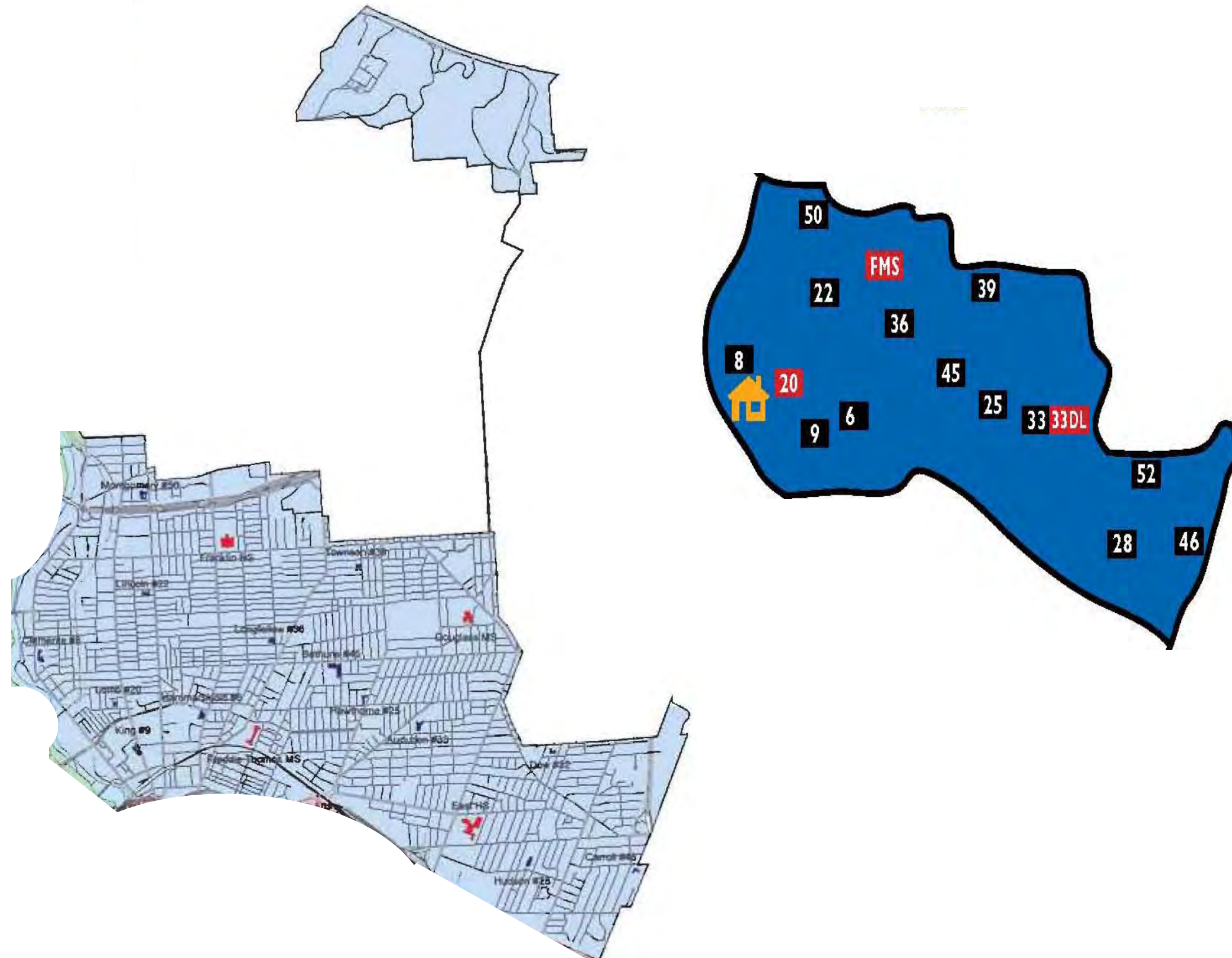
Citywide Secondary Schools

- Bioscience & Health Careers High School at Franklin
- Global Media Arts High School at Franklin
- Integrated Arts & Technology at Franklin
- International Finance & Economic Development High School at Franklin
- Vanguard Collegiate High School at Franklin
- Northeast College Preparatory High School at Doubtless
- Northwest College Preparatory High School at Doubtless
- Dr. Freddie Thomas High School
- East High School
- Young Mothers at Family Learning Center
- Northstar at Family Learning Center

Pre-K Programs (District-based)

- School No. 6, 8, **20***, 22, 25, **33***, 36, 39, 45, 52, **Franklin Montessori***, Family Learning Center

*Denotes Citywide Elementary School





Northwest Zone

Elementary Schools

- John H. Williams School No. 5
- Virgil I. Grissom School No. 7
- Enrico Fermi School No. 17
- General Elwell S. Otis School No. 30
- Dr. Louis A. Cerulli School No. 34
- Kodak Park School No. 41
- Abelard Reynolds School No. 42
- Theodore Roosevelt School No. 43
- Flower City School No. 54***
- Early Childhood School No. 57***

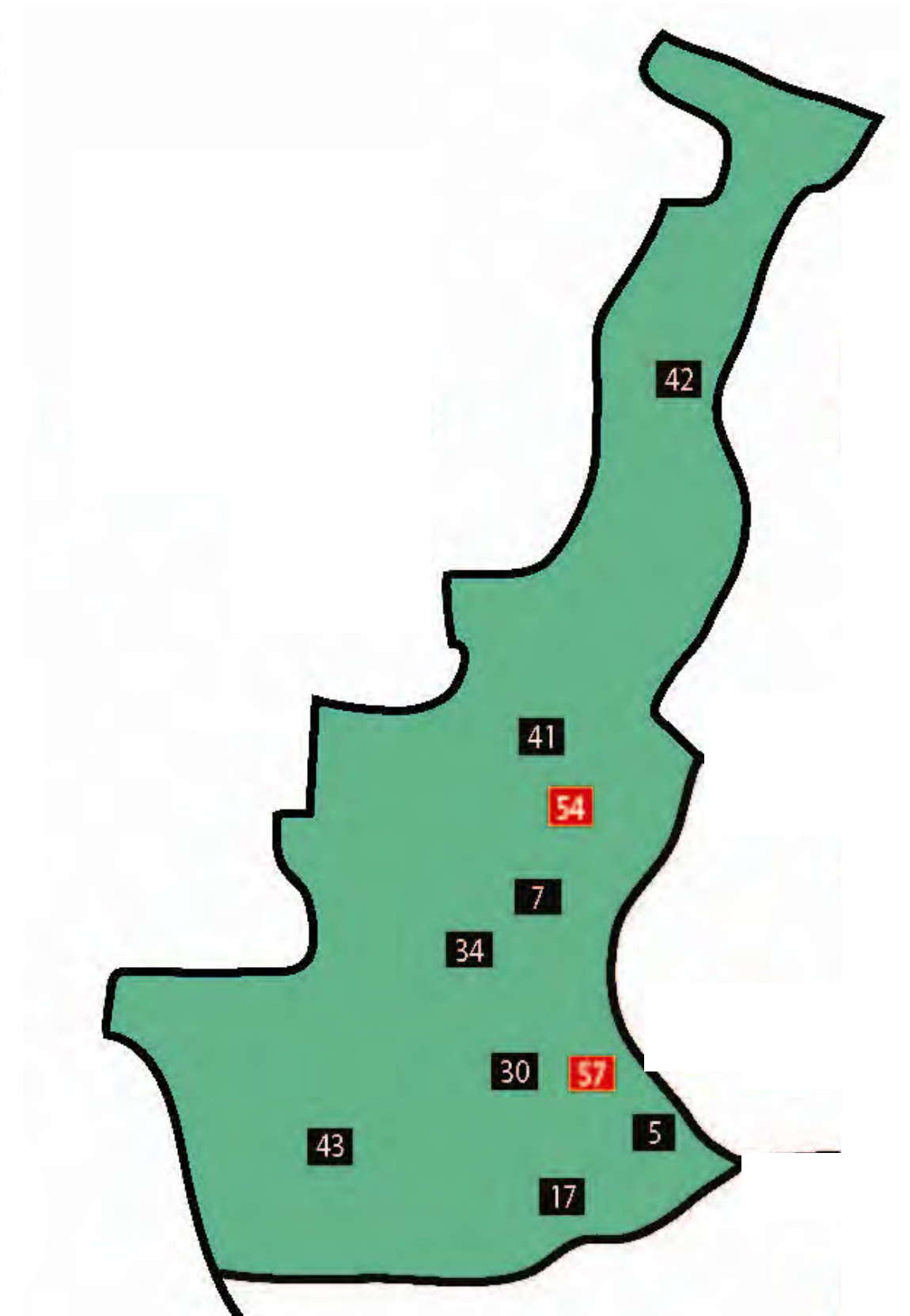
City-wide Secondary Schools

- Charlotte High School
- John Marshall High School
- Thomas Jefferson High School
- School of Applied Technology at Edison
- School of Business, Finance & Entrepreneurship at Edison
- School of Engineering & Manufacturing at Edison
- School of Imaging & Information Technology at Edison
- Rochester STEM (Science, Technology, Engineering, and Mathematics) High School at Edison
- Robert Brown High School of Construction & Design at Edison

Pre-K Programs (District-based)

School No. 5, 7, 17, 34, 41, 42, 57*

*Denotes Citywide Elementary School





South Zone

Elementary Schools

- Martin B. Anderson School No. 1
- Clara Barton School No. 2
- Nathaniel Rochester Community School No. 3
- George Mather Forbes School No. 4
- Dr. Walter Cooper Academy School No. 10**
- James P. B. Duffy School No. 12
- Children's School of Rochester School No. 15***
- John Walton Spencer School No. 16
- Dr. Charles T. Lunsford School No. 19
- Francis Parker School No. 23
- Adlai E. Stevenson School No. 29
- Pinnacle School No. 35
- Lincoln Park School No. 44
- World of Inquiry School No. 58***

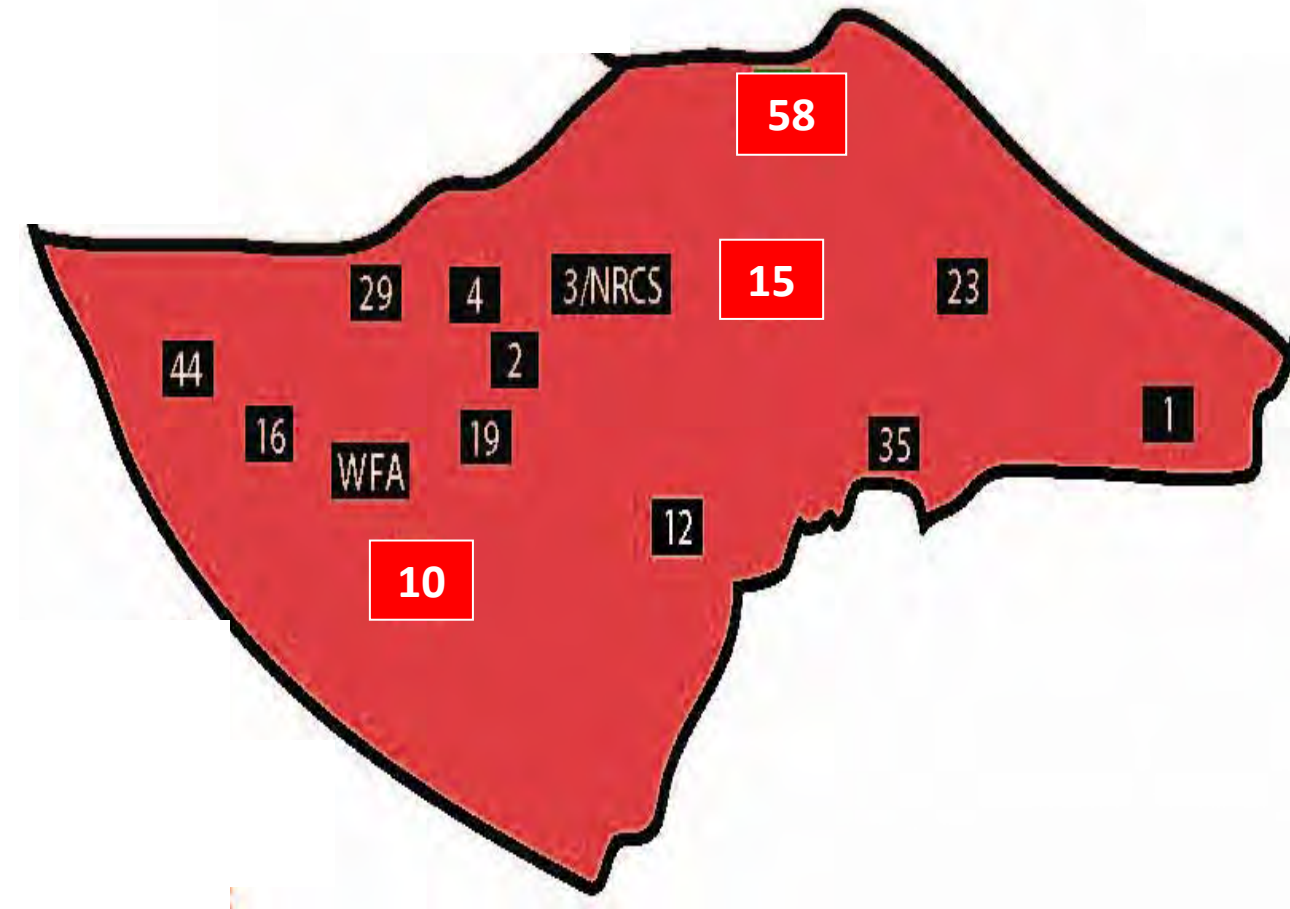
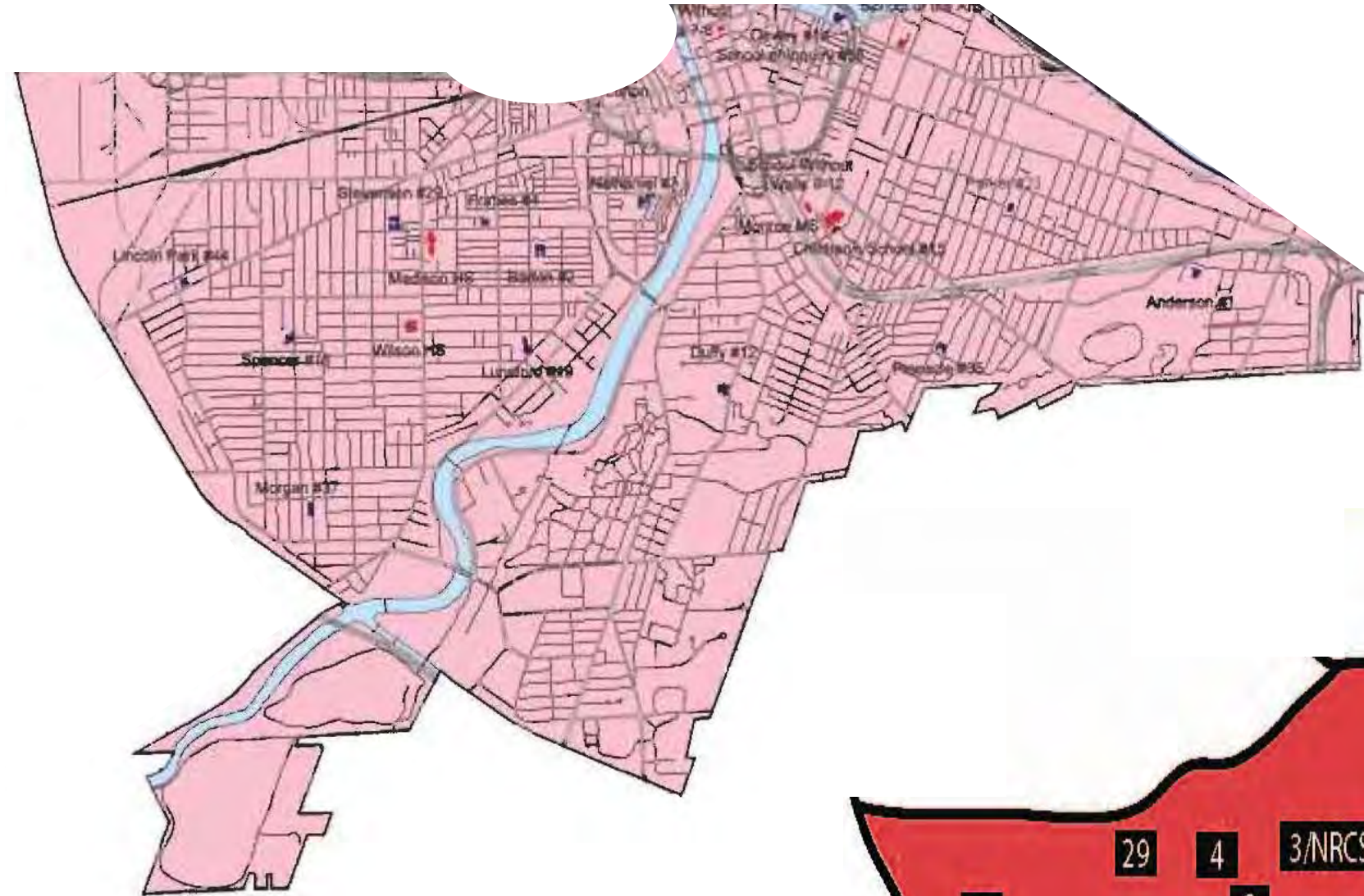
City-wide Secondary Schools

- Monroe High School
- School of the Arts
- School Without Walls Foundation Academy
- Wilson Magnet High School Foundation Academy
- School Without Walls Commencement Academy
- Wilson Magnet High School Commencement Academy
- Rochester Early College International High School at Wilson Foundation

Pre-K Programs (District-based)

- School No. 1, 2, 16, 19, 23, 29, 44

***Denotes Citywide Elementary School**





Comprehensive School Facilities Modernization Plan for Rochester City Schools

Rochester City School District Facilities Inventory As of April 2010

Facilities Name	Address	Square Feet Floor Area (Gross)	Square Feet Floor Area in Transportables	Additional Community Use Space (3)	Total Managed Square Footage	Site (Acres)	Adjacent Parkland	Year Built	Age	Ownership	Primary use
Elementary Schools											
Martin B. Anderson School #1	85 Hillside Avenue, 14610	44,476	3,520		47,996	7.24	109.00	1921	89	Owned	Grades PreK - 6
Clara Barton School #2	190 Reynolds Street, 14608	86,909	1,920		88,829	5.04		1960	50	Owned	Grades PreK - 6
Nathaniel Rochester Community School #3	85 Adams Street, 14608	90,416		40,173	130,589	7.90		1975	35	Owned	Grades K - 9
George Mather Forbes School #4	198 Dr. Samuel McCree Way, 14611	69,908			69,908	2.73	4.72	1935	75	Owned	Grades K - 6
John Williams School #5	555 Plymouth Avenue N., 14608	132,630			132,630	2.44	7.25	1926	84	Owned	Grades K - 6
Dag Hammarskjold School #6	595 Upper Falls Blvd., 14605	69,826	1,760		71,586	4.25	9.13	1962	48	Owned	Grades K - 6
Virgil S. Grissom School #7	31 Bryan Street, 14613	67,567	1,760		69,327	2.79		1966	44	Owned	Grades PreK - 6
Roberto Clemente School #8	1180 St. Paul Street, 14621	98,524			98,524	6.60		1994	16	Owned	Grades PreK - 6
Dr. Martin Luther King School #9	485 Clinton Avenue N., 14605	85,756		53,280	139,036	2.66	5.46	1975	35	Owned	Grades PreK - 6
James P. B. Duffy School #12	999 South Avenue, 14620	100,760		15,900	116,660	8.02		1971	39	Owned	Grades K - 6
The Children's School of Rochester #15	494 Averill Ave., 14607	42,804			42,804	n/a		1925	85	Owned	Grades K - 6
John Walton Spencer School #16	321 Post Avenue, 14619	74,044	3,536		77,580	3.86	1.52	1910	100	Owned	Grades PreK - 6
Enrico Fermi School #17	158 Orchard Street, 14611	85,464	4,584	4,500	94,548	5.40	3.76	1967	43	Owned	Grades PreK - 6
Dr. Charles T. Lunsford School #19	465 Seward Street, 14608	84,732		12,500	97,232	2.60	5.50	1971	39	Owned	Grades PreK - 6
Henry Lomb School #20	54 Oakman Street, 14605	55,130			55,130	1.21	2.00	1911	99	Owned	Grades PreK - 6
Lincoln School #22	27 Zimbrich Street, 14621	67,260			67,260	2.30		1916	94	Owned	Grades PreK - 6
Francis Parker School #23	170 Barrington Street, 14607	53,732			53,732	2.00		1905	105	Owned	Grades PreK - 6
Nathaniel Hawthorne School #25	965 Goodman Street N., 14609	35,911	1,760		37,671	3.37		1914	96	Owned	Grades PreK - 6
Henry Hudson School #28	450 Humboldt Street, 14610	95,284			95,284	5.80	5.38	1969	41	Owned	Grades K - 6
Adlai E. Stevenson School #29	88 Kirkland Road, 14611	98,162			98,162	3.51		1964	46	Owned	Grades PreK - 6
Gen. Elwell S. Otis School #30	36 Otis Street, 14606	71,080	1,776		72,856	2.73		1961	49	Owned	Grades K - 6
Audubon School #33/Florence Brown NYS PreK Center	500 Webster Avenue, 14609	167,171		22,884	190,055	6.69	8.84	1966	44	Owned	Grades PreK - 6
Dr. Louis A. Cerulli School #34	530 Lexington Avenue, 14613	64,281	1,760		66,041	2.82		1927	83	Owned	Grades K - 6
Pinnacle School #35	194 Field Street, 14620	70,705			70,705	3.80	1.40	1960	50	Owned	Grades K - 6
Henry W. Longfellow School #36	85 St. Jacob Street, 14621	68,244	890		69,134	2.24		1898	112	Owned	Grades PreK - 6
Congress Avenue Facility former Lewis H. Morgan School #37	353 Congress Avenue, 14619	52,224	5,334		57,558	3.87		1916	94	Owned	Administration
Andrew J. Townson School #39	145 Midland Avenue, 14621	90,691			90,691	3.23		1924	86	Owned	Grades PreK - 6
Kodak Park School #41	279 Ridge Road West, 14615	80,621	3,536		84,157	5.83		1912	98	Owned	Grades PreK - 6
Abelard Reynolds School #42	3330 Lake Avenue, 14612	68,246			68,246	7.35		1927	83	Owned	Grades PreK - 6
Theodore Roosevelt School #43	1305 Lyell Avenue, 14606	79,662	5,794		85,456	3.75		1913	97	Owned	Grades K - 6
Lincoln Park School #44	820 Chili Avenue, 14611	88,855			88,855	3.06		1911	99	Owned	Grades PreK - 6
Mary McLeod Bethune School #45	1445 Clifford Avenue, 14621	107,221			107,221	8.41		1996	14	Owned	Grades PreK - 6
Charles Carroll School #46	250 Newcastle Road, 14610	56,279	2,844		59,123	10.03		1931	79	Owned	Grades K - 6
Helen Barrett Montgomery School #50	301 Seneca Avenue, 14621	56,435	3,520		59,955	6.54		1956	54	Owned	Grades K - 6
Frank Fowler Dow School #52	100 Farmington Road, 14609	61,114			61,114	5.00	3.60	1929	81	Owned	Grades PreK - 6
Montessori Academy @ Franklin	950 Norton Street, 14621	n.a.			n.a.	n.a.		n.a.	n.a.	n.a.	Grades PreK - 6
Flower City School #54	311 Flower City Park, 14615	35,363			35,363	n.a.		n.a.	n.a.	Leased	Grades K - 6
Early Childhood School of Rochester #57	15 Costar Street, 14608	22,022	1,780		23,802	1.85		1955	55	Owned	Grades PreK - 2
World of Inquiry #58	200 University Avenue, 14605	93,651			93,651	2.72		1915	95	Owned	Grades K - 7
Elementary Schools Subtotals		2,873,160	46,074	149,237	3,068,471	159.64	167.56		69		

NOTE: Facilities indicated in red typeface are leased facilities.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Rochester City School District Facilities Inventory As of April 2010

Facilities Name	Address	Square Feet Floor Area (Gross)	Square Feet Floor Area in Transportables	Additional Community Use Space (3)	Total Managed Square Footage	Site (Acres)	Adjacent Parkland	Year Built	Age	Ownership	Primary use
Secondary Schools											
Charlotte High School	4115 Lake Avenue, 14612	230,617			230,617	26.97		1931	79	Owned	Grades 7 - 12
NE and NW Preparatory High Schools at Douglass Campus	940 Fernwood Park, 14609	189,415			189,415	17.25		1966	44	Owned	Grades 7 - 12
Thomas Jefferson High School	Edgerton Park, 14608	247,536			247,536	2.75	30.94	1917	93	Owned	Grades 7 - 12
James Monroe High School	164 Alexander Street, 14607	281,620			281,620	8.32		1921	89	Owned	Grades 7 - 12
Dr. Freddie Thomas High School	625 Scio Street, 14605	190,890		10,000	200,890	11.20	5.00	1995	15	Owned	Grades 7 - 12
Joseph C. Wilson Magnet High School Foundation Academy	200 Genesee Street, 14611	186,223		10,000	196,223	16.30	4.40	1998	12	Owned	Grades 7 - 9
East High School	1801 E. Main Street, 14609	430,492			430,492	29.90		1957	53	Owned	Grades 7 - 12
Edison Educational Campus	655 Colfax Street, 14606	508,032			508,032	29.27		1979	31	Owned	Grades 10 - 12
Franklin Educational Campus	950 Norton Street, 14621	481,129			481,129	22.85		1928	82	Owned	Grades PreK - 12
John Marshall High School	180 Ridgeway Avenue, 14615	273,996			273,996	10.97		1934	76	Owned	Grades 7 - 12
School of the Arts	45 Prince Street, 14607	278,139			278,139	3.91		1994	16	Owned	Grades 7 - 12
School Without Walls Commencement Academy	480 Broadway, 14607	51,116			51,116	3.50		1965	45	Owned	Grades 10 - 12
Joseph C. Wilson Magnet High School Commencement Academy	501 Genesee Street, 14611	259,378			259,378	7.81		1903	107	Owned	Grades 10 - 12
School Without Walls Foundation Academy	107 N. Clinton Avenue, 14604	30,000			30,000	1.59		1961	49	Owned	Grades 7 - 9
North S.T.A.R. Educational Program	30 Hart Street, 14605	25,753			25,753	n.a.		n.a.		Leased	Grades 7 - 12
Young Mothers Program	30 Hart Street, 14605	20,080			20,080	n.a.		n.a.		Leased	Grades 7 - 12
Secondary Schools Subtotals		3,684,416		20,000	3,704,416	192.59	40.34		57		
Adult & Continuing Education											
Family Learning Center	30 Hart Street, 14605	144,944			144,944	n.a.		n.a.		Leased	Adult Ed
Adult & Continuing Education Subtotals		144,944			144,944	0					
Administration & Support Facilities											
Central Office	131 W. Broad Street, 14614	116,755			116,755	2.09		1977	33	Owned	Administration
Service Center	835 Hudson Avenue, 14621	256,077			256,077	9.65		1979	31	Owned	Maintenance
District Nursing Administrative Office	283 W. Ridge Road	1,375			1,375	0.09				Owned	School Support
690 St. Paul Street Facility (5)	690 St. Paul Street, 14605	125,000			125,000	n.a.		n.a.		Leased	Administration
I'M READY Community Learning Center	2 Austin Street, 14606	30,000			30,000	n.a.		n.a.		Leased	School Support
Visual Studies Workshop (Parking for SOTA)	Prince and University	n/a								Leased	Parking
Memorial Art Gallery (Parking for SOTA)	500 University Avenue	n/a								Leased	Parking
MAPCO Parking (Parking for Central Office)	Broad and Plymouth	n/a								Leased	Parking
Central Office Parking	31-33 S. Washington Street	n/a				0.46				Owned	Parking
Central Office Parking	225-235 W. Broad Street	n/a				1.07				Owned	Parking
Lyell Business Center (Parking for School #43)	Lyell and Mount Read	n/a								Leased	Parking
Obra de Dios Pentecostal Church (Parking for School #22)	975 Joseph Avenue	n/a								Leased	Parking
Campbell Street Recreation Center (SWW Physical Education Classes)	524 Campbell Street, 14611	n/a								Leased	School Support
North Street Recreation Center (SWW and Northstar Physical Education Classes)	700 North Street, 14605	n/a								Leased	School Support
Memorial Art Gallery - (Athletic Field for SOTA)	500 University Avenue	n/a								Leased	School Support
Wilson Magnet High School Athletic Field	200 Arnett Blvd.	n/a				4.35				Owned	School Support
Administration & Support Facilities Subtotals		529,207	0	0	529,207	17.71					
TOTALS		7,231,727	46,074	169,237	7,447,038	369.94	207.90				65 (1)

NOTE: Facilities indicated in red typeface are leased facilities.



Comprehensive School Facilities Modernization Plan for Rochester City Schools



Number of Buildings by Age

The chart illustrates the ages of the school buildings in the Rochester City School District. The average age of the District's facilities is 65 years old: 80% are over 40 years old, 43% are over 80 years old, 48.9% of the elementary schools are over 80 years old. Less than 10% of all elementary and secondary school buildings are under 20 years of age.

Age of School Building	Elementary	Secondary	Total
Under 20	2	3	5
20 to 39	4	1	5
40 to 59	11	4	15
60 to 79	2	2	4
80 and over	18	4	22
Total	37	14	51

Oldest Building = 112; Average Age = 65



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Right-sizing the District's Facilities

A goal within the District's Strategic Plan involves continuing its partnership with the Joint School Construction Board to modernize, maintain, and right-size its facilities portfolio to support student learning. The Rochester City School District has begun right-sizing its facilities by creating a portfolio of high quality schools based on performance and demand. Many of the District's secondary schools suffer from low demand. Low demand schools and/or school programs, some of which had less than 100 students select each respective school as their first choice, are being closed through phase out or are being transformed. Other schools are being re-designed to model high performing schools linked with educational partners like Expeditionary Learning. Furthermore, the District is working to create more K – 8 and 9 – 12 schools to provide increased time in an elementary school environment.

The Office of School Innovation is implementing the phase out of eight schools, the creation of five new school in 2010*, and the reconfiguration of grade levels at four school facilities in 2010/2011.

Phase Out Schools/Programs

Bioscience & Health Careers High School at Franklin
Global Media Arts High School at Franklin
International Finance Career High School at Franklin
School of Applied Technology at Edison
School of Business, Finance & Entrepreneurship at Edison
School of Engineering & Manufacturing at Edison
School of Imaging & Information Technology at Edison
John Marshall High School

New Schools/Programs

Integrated Arts and Technology High School at Franklin
Rochester Early College International High School at Wilson Foundation
Rochester STEM (Science, Technology, Engineering, and Mathematics) High School at Edison
Robert Brown High School of Construction and Design at Edison
Vanguard Collegiate High School at Franklin

** It is important to note that the terms "phase out", "closing", and opening of "new" schools refers to the program, not the physical facility.*

Reconfiguration of School Facilities

Joseph C. Wilson Foundation Academy: changing from current 7 – 9 grade level configuration to grades K – 8

Early College International High School: a 9 – 12 high school opened in 2010/2011 with 100 9th grade students; 100 more will be added each subsequent year to grow this to a 9 – 12 high school

Joseph C. Wilson Magnet High School: changing from current 10 – 12 grade level organization to grades 9 – 12

Nathaniel Rochester Community School: changing from current K – 9 grade level configuration to grades K – 8

Dr. Charles T. Lunsford School No. 19: changing from current Pre K – 6 grade level configuration to grades Pre K – 8

World of Inquiry School No. 58: grown out to grades K – 8 for 2010/2011, and growing out to K – 12 over the next four years

The Portfolio Plan – Part 2

On January 18, 2011, the Superintendent of Schools presented part two of the District's Portfolio Plan, which outlines plans pertaining to two issues:

- The designation by the State in December of Charlotte, Jefferson, and Dr. Freddie Thomas high schools as persistently low-performing;
- The transition of more District school to a pre-K or K through 8 grade configuration.

To better serve the students, as well as to meet State Education Department requirements, the following was proposed:

- The "phase down" of Charlotte High School from grades 7 – 12 to grades 9 – 12. This would mean the school would not accept new seventh graders in September. The co-locating of an all-boys school serving boys in grades 9 – 12 on the Charlotte campus was also proposed.
- The phase out of Jefferson High School beginning in September 2011. This would mean the school would not accept new seventh graders,

- and the current eighth graders would select a new high school for ninth grade. It was also proposed that an academy serving students new to the United States be phased in to build on the work that has been done in Jefferson in serving this population.
- The transitioning of Dr. Freddie Thomas High School from grades 9 – 12 to grades K – 8 beginning in September 2011. This would mean the school would not accept new ninth graders this fall, and that current eighth graders would select a new high school for ninth grade. Additional high school grades would be eliminated and elementary grades added in the upcoming school years.

The Plan for "Right-sizing" in the Future

The plan for "right-sizing" the District's facility inventory for the future is consistent with the Phase 1 recommendations contained within the Comprehensive School Facilities Modernization Plan. The plan represents a coordinated set of actions concerning re-deploying facility assets to meet the strategic goals the District has established. Right-sizing is not necessarily about downsizing Rochester City Schools; it is about adjusting the needs of the facilities and developing a plan to assist the District in meeting the dynamic needs of change, population, funding, and expectations. A key component to this plan is identifying school choice data (the populations and the facility locations, demand, size, the desired K – 8 and 9 – 12 grade configuration, and the educational structure necessary for the population changes).

The recommendations included in the plan for right-sizing the District's inventory of school buildings support the following initiatives:

- Realign the grade configurations to meet the Superintendent and Board of Education's direction to convert to primarily kindergarten through grade 8 elementary and grade 9 – 12 secondary schools
- Eliminate the use of basement classrooms and transportable classroom buildings where possible
- Address enrollment changes



Comprehensive School Facilities Modernization Plan for Rochester City Schools

- Improve services and programs
- Provide a long-term strategy to reduce operating costs
- Reduce the square footage operated by the District
- Re-design District buildings to address new teaching techniques and support world-class operational standards and practices; to accommodate community service needs, and to provide the full range of services needed for student success

Part 2 of the Portfolio Plan also proposed that the following elementary schools add grades 7 and 8 to their existing grades:

- George Mather Forbes School No. 4
- John Williams School No. 5
- Roberto Clemente School No. 8
- John Walton Spencer School No. 16
- Enrico Fermi School No. 17
- Adlai E. Stevenson School No. 29
- General Elwell S. Otis School No. 30
- Lincoln Park School No. 44
- Mary McLeod Bethune School No. 45

It is the District belief that the transition of these schools to pre-K or K through 8 will better prepare students for high school and improve their chances for success.

The recommendations in the plan also reflect the District's desire that the optimal program be K – 8 schools with three sections per grade level. Using an average class size of 22 students means that enrollments per grade level will be approximately 66 students, while total student enrollment for the building will be approximately 600 students. In the case of the larger school buildings, these buildings will ideally house two schools of two sections per grade, and may in some cases have a four section per grade arrangement. Again, with an average class size of 22 students, enrollments per grade level will be approximately 44 students. This means that if two K – 8 schools are housed in one facility, enrollment for each school will be approximately 400 students, with a total building enrollment of approximately 800 students.

The K – 8 building conversions recommended in Phase 1 support either three or four sections; this will create a large number of seats and support the move to a K-8 configuration. The smaller building conversions that will only support a two-section-per-grade structure have been recommended for conversion in future phases. Future phasing out of low performing and low demand schools; growing elementary schools from K – 6 to K – 8; and reconfiguring secondary schools to grades 9 – 12 coupled with declining enrollments could result in an excess of buildings once the plan has been fully implemented.





Facility Conditions Analysis

In compliance with New York State Education Department Regulation 155, the Rochester City School District engaged Clark Patterson Lee Architects to perform the **2010 Building Condition Survey** on all occupied school buildings owned, operated, or leased by the school district. The Building Condition Survey is a comprehensive, professional survey administered every fifth year, beginning in 2000. For the four years between, the Annual Visual Inspection continues oversight of the district's facilities. The Building Condition Survey and Annual Visual Inspections are an assessment of each facility in terms of its age and condition, the quality of the learning environments, and the satisfaction, productivity and health of its occupants. Measured against qualitative and functional criteria, and health and safety standards, the intent of this evaluation is to identify deficiencies that will form the basis for establishing priorities and benchmarks for modernization, renovation, or replacement of major building systems and system components based on the existing condition and expected useful, serviceable life. The physical inspections required to complete the 2010 survey for RCSD were conducted by a team of licensed architects from Clark Patterson Lee and sub-consultants from Architectura, Hunt, and Watts; and licensed engineers from ME Engineers, and IBC.

The following building systems and system components were visually inspected for evidence of movement, deterioration, structural failure, probable useful life, need for repair and maintenance and the need for replacement.

- Building site, including utilities, paving, playgrounds, and play fields
- Roofing
- Exterior elements of the building, including walls, doors, windows, fire escapes
- Structural elements
- Building interiors, including finishes, doors, and hardware
- Electrical systems, including service and distribution, lighting, communications, technology infrastructure and cabling



- Plumbing, including water distribution system, drainage system, and fixtures
- Heating and cooling systems, including boilers, furnaces, terminal units, and control systems
- Ventilation systems
- Air conditioning systems, including refrigeration, terminal units, and control systems
- Special construction, including stairs, elevators, escalators, and swimming pools
- Fire protection and security systems, including alarm, detection and fire protection
- Environmental features, including appearance, cleanliness, acoustics, lighting quality, thermal comfort, humidity, ventilation and space adequacy

The results of the 2010 Building Condition Survey indicate that there is approximately \$133 million of infrastructure work district-wide. The estimated, probable costs to accomplish the recommended repairs and eliminate the deficiencies are represented in today's construction dollars. Costs do not include inflation or "soft costs." Soft costs are indirect or "off-site" costs not directly related to labor or materials for construction. Examples of soft costs include items such as building permits and architectural, construction management and legal fees.

A summary is provided on the following pages that identifies, by individual school building, the system categories in which deficiencies were identified and the probable estimated construction costs to accomplish the work.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Infrastructure Needs

School facilities require constant care and maintenance. All school buildings see significant use over the years, and roofs, windows, doors, heating, ventilation, and air-conditioning equipment need replacing at the end of their expected life, no matter how well maintained.

School of Facility	Year Built	Scope of Work	Total Probable Estimated Cost
School No. 1 - Martha B. Anderson	1921	Site work; exterior building envelope; structural flooring, windows, roofs, interior walls, ceilings, doors, floors, plumbing, HVAC	\$1,569,835
School No. 2 - Clara Barton	1960	Site work; exterior work, windows, interior walls, ceilings, floors, doors, electrical; plumbing, HVAC; fire safety; emergency lighting; lockers	\$2,749,027
School No. 3 - Nathaniel Rochester	1975	Site work; exterior building envelope; windows, interior walls, ceilings, doors, emergency systems, plumbing, lockers, athletic fields	\$2,392,986
School No. 4 - George Mather Forbes	1935	Site work; exterior work, windows, interior walls, ceilings, floors, doors, electrical; plumbing, HVAC; fire safety; emergency lighting; lockers	\$1,288,995
School No. 5 - John Williams	1926	Site work; exterior work, interior walls, ceilings, floors, doors, electrical; plumbing, HVAC; fire safety; emergency lighting; lockers, accessibility	\$2,373,040
School No. 6 - Dag Hammarskjold	1962	Site work; exterior building envelope; structural flooring, windows, roofs, interior walls, ceilings, doors, floors, plumbing, HVAC	\$2,284,630
School No. 7 - Virgil Grissom	1966	Site work; exterior work, windows, interior walls, ceilings, floors, doors, electrical; plumbing, HVAC; fire safety; emergency lighting; lockers, accessibility	\$2,561,198
School No. 8 - Roberto Clemente	1994	Site work; exterior building envelope; floor finishes, windows, interior walls, ceiling tiles, doors, HVAC	\$1,013,983
School No. 9 - Dr. Martin Luther King	1975	Site work; exterior work, windows, interior walls, ceilings, floors, doors, electrical; plumbing, HVAC; fire safety; emergency lighting	\$2,068,000
School No. 12 - James P. Duffy	1971	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, athletic fields, accessibility	\$1,687,875
School No. 15 - Children's School	1925	Site work; exterior building envelope; structural flooring, windows, roofs, interior walls, ceilings, doors, floor finishes, plumbing, HVAC	\$1,308,097
School No. 16 - John Walton Spencer	1910	Site work; exterior building envelope; structural flooring, windows, roofs, interior walls, ceilings, doors, floors, plumbing, HVAC; fire safety; emergency lighting, accessibility	\$1,928,010
School No. 17 - Enrico Fermi	1967	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, accessibility	\$2,670,646
School No. 19 - Dr. Charles T. Lunsford	1971	Site work; exterior building envelope; structural flooring, windows, roofs, interior walls, ceilings, doors, floors, plumbing, HVAC; fire safety; emergency lighting, accessibility	\$2,538,700
School No. 20 - Henry Lomb	1911	Site work; exterior building envelope; floor finishes, windows, interior walls, doors, HVAC, fire safety	\$647,700
School No. 22 - Lincoln	1916	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, accessibility	\$1,382,650
School No. 23 - Francis Parker	1905	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, accessibility	\$1,689,236
School No. 25 - Nathaniel Hawthorne	1914	Site work; exterior building envelope; structural flooring, windows, roofs, interior walls, ceilings, doors, floors, plumbing, HVAC; fire safety	\$2,479,342



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School of Facility	Year Built	Scope of Work	Total Probable Estimated Cost
School No. 28 - Henry Hudson	1969	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, accessibility	\$2,278,500
School No. 29 - Adlai E. Stevenson	1964	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, ceilings, doors, floor finishes, plumbing, HVAC; fire safety	\$3,249,865
School No. 30 - General Elwell S. Otis	1961	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, accessibility	\$3,115,224
School No. 33 - Audubon	1966	Site work, exterior building envelope, doors, paving, sidewalks, playgrounds, fields, interior doors, plumbing, fire alarm and smoke detection systems.	\$561,250
School No. 34 - Dr. Louis A. Cerulli	1927	Exterior building envelope; windows, roofs, interior walls, lockers, doors, floor finishes, plumbing, HVAC; fire safety	\$631,021
School No. 35 - Pinnacle	1960	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, electrical, ceilings, doors, floor finishes, plumbing, HVAC; fire safety	\$2,155,590
School No. 36 - Henry W. Longfellow	1898	Site work, exterior building envelope, roofs, interior walls, doors, floor finishes, plumbing, HVAC, emergency and fire safety systems, accessibility.	\$3,796,186
School No. 37 - Congress Avenue Facility	1916	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, electrical, ceilings, doors, floor finishes, plumbing, HVAC; fire safety	\$1,963,795
School No. 39 - Andrew J. Towson	1924	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, athletic fields, accessibility	\$2,461,239
School No. 41 - Kodak Park	1911	Site work; exterior building envelope; windows, interior walls, structural floors, ceilings, doors, floor finishes, lockers, HVAC, emergency systems, plumbing	\$1,541,852
School No. 42 - Abelard Reynolds	1927	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, electrical, ceilings, doors, floor finishes, plumbing, HVAC; fire safety	\$1,437,330
School No. 43 - Theodore Roosevelt	1913	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, athletic fields, accessibility	\$1,893,994
School No. 44 - Lincoln Park	1911	Site work; exterior building envelope; windows, interior walls, doors, floor finishes, lockers, HVAC, emergency systems, plumbing	\$1,800,175
School No. 45 - Mary McLeod Bethune	1996	Site work; exterior building envelope; roof, windows, interior walls, doors, floor finishes, lockers, HVAC, accessibility, plumbing fixtures	\$275,024
School No. 46 - Charles Carroll	1931	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, athletic/play fields, accessibility	\$1,951,305
School No. 50 - Helen Barrett Montgomery	1956	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, electrical, ceilings, doors, floor finishes, plumbing, HVAC; fire safety	\$2,358,538
School No. 52 - Frank Fowler Dow	1929	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, electrical, ceilings, doors, floor finishes, lockers, plumbing, HVAC; fire safety	\$1,470,075
Montessori Academy @ Franklin		See Franklin Educational Campus Below	



Comprehensive School Facilities Modernization Plan for Rochester City Schools

School of Facility	Year Built	Scope of Work	Total Probable Estimated Cost
School No. 54 - Flower City		Housed in Lease Space	Leased Space
School No. 57 - Early Childhood	1955	Site work; exterior building envelope; windows, roofs, electrical, doors, lockers, plumbing, HVAC; fire safety	\$1,006,950
School No. 58 - World of Inquiry	1915	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, accessibility	\$1,556,701
Charlotte High School	1931	Site work; exterior building envelope; windows, interior walls, ceilings, doors, floor finishes, HVAC, emergency systems, plumbing, athletic/play fields, pool systems	\$6,379,550
NE & NW Prep HS @ Douglass	1966	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, structural floors, electrical, ceilings, doors, floor finishes, lockers, pool systems, plumbing, HVAC; fire safety	\$2,893,225
Thomas Jefferson HS	1917	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, electrical, ceilings, doors, floor finishes, lockers, plumbing, HVAC; fire safety	\$7,191,265
James Monroe HS	1921	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, electrical, ceilings, doors, floor finishes, lockers, plumbing, HVAC; fire safety, athletic/play fields	\$3,867,292
Dr. Freddie Thomas HS	1995	Pool systems, plumbing, HVAC, fire safety systems	\$437,165
Wilson Foundation Academy	1998	Exterior building envelope; windows, roofs, interior walls, ceilings, doors, lockers, plumbing	\$433,479
East HS	1957	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, electrical, ceilings, doors, floor finishes, lockers, plumbing, HVAC; fire safety, athletic/play fields	\$12,038,715
Edison Educational Campus	1979	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, structural floors, electrical, ceilings, doors, floor finishes, lockers, plumbing, HVAC; fire safety, athletic/play fields	\$15,840,465
Franklin Educational Campus	1928	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, structural floors, electrical, ceilings, doors, floor finishes, lockers, plumbing, HVAC; fire safety, athletic/play fields	\$9,714,651
John Marshall High School	1934	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, structural floors, electrical, ceilings, doors, floor finishes, lockers, plumbing, HVAC; fire safety, athletic/play fields	\$4,034,153
School of the Arts	1994	Exterior work, windows, roofs, interior walls, electrical, ceilings, doors, stairs, HVAC; emergency systems	\$1,090,750
School Without Walls	1965	Windows; roofs; interior walls, floors, ceilings, lockers; plumbing, emergency power; sitework	\$2,089,772
Wilson Commencement Academy	1903	Site work; exterior building envelope; lighting fixtures, windows, roofs, interior walls, structural floors, electrical, ceilings, doors, floor finishes, lockers, plumbing, HVAC; fire safety, athletic/play fields	\$2,292,560
North S.T.A.R.	1961	Housed in Lease Space	Leased Space
Young Mothers Program		Housed in Lease Space	Leased Space
TOTAL DISTRICT WIDE:			\$132,916,536
TOTAL BCS WORK ADDRESSED IN PHASE 1:			\$67,957,238



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Improvements Made

Given the number and overall average building age of 65 years, there is a constant demand for building repairs or upgrades to the District's inventory of facilities. Although the overall condition of the District's portfolio of school buildings does not have any dangerous conditions, to prevent continued deterioration and address existing repair and revitalization needs, the District maintains a constant emphasis on long-term building maintenance and improvements. Each year the District makes difficult investment choices among competing infrastructure needs striving for a balanced program that is integral to the education of Rochester's children.

The District has been proactive in allocating limited capital resources to address increased renovation, repair, and maintenance needs. The District has invested \$491 million in capital improvements to its school buildings since 1988. Industry standards recommend that facility owners allocate 1.5% to 3% of a building's replacement value each year to maintain it. With an estimated replacement value of approximately \$2 billion, this means the District should be investing between \$30 million and \$60 million annually for maintenance and renovation. Over a 20 year period, this would amount to an investment of \$600 million to \$1.2 billion. Due to an overall decline in annual capital spending and inflation, District revenues and the city of Rochester debt limits have constrained the District from supporting industry standard levels of annual investment. Presently the District commits approximately \$13 million annually to primarily address existing facility needs that will extend the useful life of the buildings and for academic improvement initiatives as recommended by the Superintendent of Schools and included in the District's School Portfolio Plan. Utilizing its annual Capital Improvement Program (CIP) amortized over a five-year period, and a computerized facility management database, the District prioritizes and schedules recommended facility improvements needed to maintain its facilities and support educational programming.

In addition to annual maintenance and renovation costs, the 2010 Building Condition Survey identified approximately \$133 million in repairs and replacement of building systems and system components.

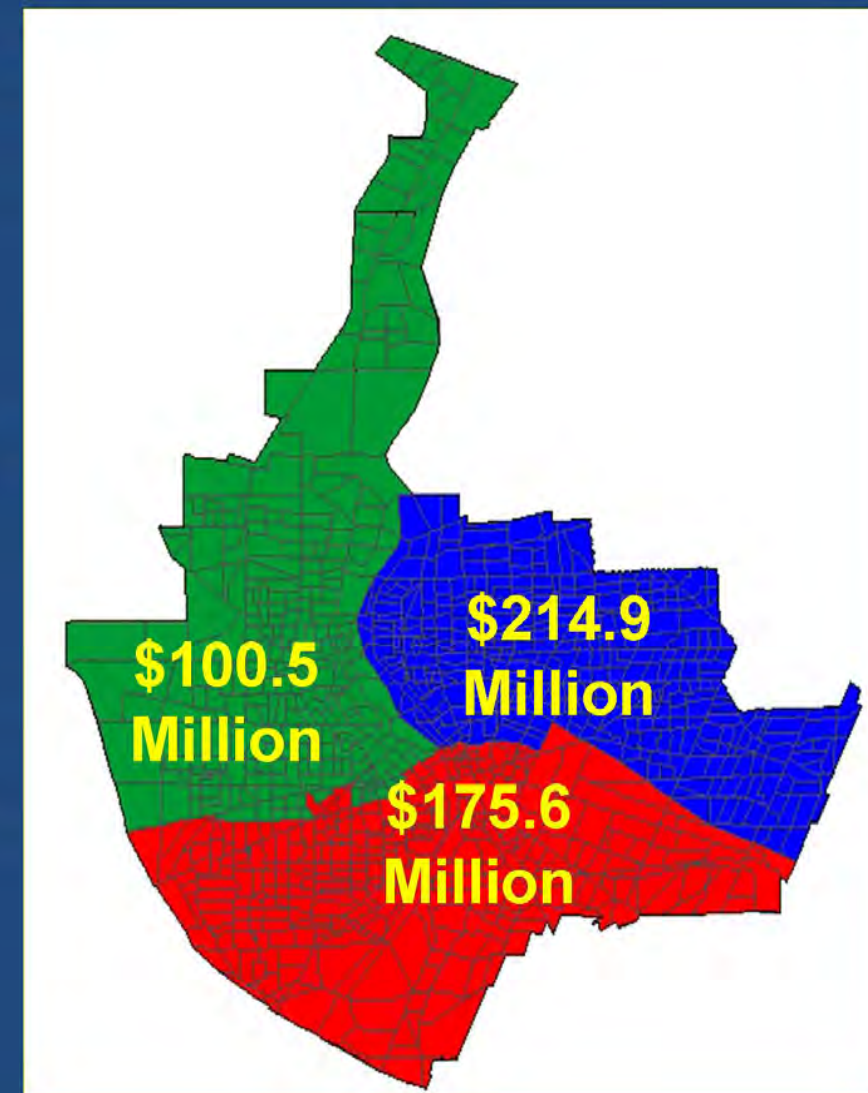
20+ Year Historic Modernization/Replacement Program

Since 1988, RCSD has invested \$491 million in the repair and maintenance of its facilities, including the full modernization of some school facilities such as School No. 33. The chart below shows, by school zone, how the capital improvement dollars were allocated.

The District has been a good steward of its building stock, investing \$491 million in capital improvements since 1988.

The Rochester Schools Modernization Program supports the Rochester City School District's educational goals for school improvement and student success.

The \$325 million RSMP will be a leap forward for our students, families, staff, and the community.





Space Analysis

A space analysis is a strategic assessment of a school building's physical spaces. It provides information on the space requirements for elementary and secondary schools based on the State's standards and guidelines for minimum classroom sizes, required square feet per student in elementary, middle, and high schools, as well as square footage for various program areas and mandated programs within the school. To determine the physical spaces needed for a model K – 8 and grades 9 – 12 secondary programs, a study was conducted to identify which buildings could easily accommodate the K – 8 configuration, which buildings would not be able to support a K – 8 program, and the extent of any physical changes that might be needed to accommodate the District's desired changes. Existing space standards and programs were compared to New York State Education Department standards. By looking at this comparison and considering the District's programmatic goals, a model program of physical spaces and educational specifications for a K – 8 were developed, existing space standards were modified, as needed, and "test fits" were developed.

For K – 8, test fits were developed for two, three, and four sections-per-grade model schools. In addition to the general classrooms, requirements for self-contained special education classrooms and specialized instructional areas outside of the classroom were also considered. Dedicated instructional areas for science labs, computer labs, resource and remedial rooms, physical therapy, occupational therapy, art, music, in-school suspension (ISS) foreign language, Family and Consumer Sciences, speech, and other specialized programs such as English Language Learners (ELL), and English as a Second Language (ESOL) were incorporated into the test fits and physical space needs for all applicable buildings.

In addition to the instructional areas mentioned above, the space includes requirements for special function areas such as gymnasiums, cafeterias, kitchens, libraries and library media centers, administrative and support spaces, and requirements for special programs offered at selected school sites such as MAP, (Major Achievement Program), LEAP (Learning Through English Academic Program), and AVID (Advancement Via Individual Determination). The analysis indicates that individual schools meet the established program requirements at varying levels.

School Capacity Analysis

School capacity is the number of students who could potentially be accommodated in a given building. A space capacity analysis identifies the physical capacity of the school building (the maximum number of defined teaching spaces/classrooms) compared to actual enrollments (maximum number of students for each teaching space). Together this allows for a standard framework with which to assess the efficiency of utilization for a given building. The information obtained from a space capacity analysis allows the District to understand the conditions under which multiple schools share a single building; make informed decisions about placement of new schools or programs in under-utilized buildings; and plan for major capital projects, including new additions and new school buildings and other upgrades that expand a building's capacity.

The District presently maintains an instructional capacity of 37,099 students: a capacity of 21,324 students exists at the elementary school level and a capacity of 15,775 students at the secondary school level based upon the utilization and grade configurations in place for the 2010/2011 school year. The modifications of facilities to create more K – 8 and 9 – 12 schools, grow World of Inquiry to a K – 12 school, reduce enrollments to accommodate smaller class sizes and smaller school units in the secondary schools, and "right-size" the facilities district-wide based on projected decreasing enrollments; could result in a reduction in the number of facilities needed to serve the students of Rochester.

The capacity analysis for Phase 1 recommendations indicates a total capacity of 31,865 students is needed: a capacity of 22,201 students needed at K – 8 and a capacity of 9,664 students needed at the secondary level. Phase 1 will provide excess capacity that will allow for future growth at both the elementary and secondary levels.





EPC & Other Energy Upgrades

Phase 1 EPC Master Plan – Preliminary Assessment

Executive Summary

The following is a preliminary assessment that was conducted to identify potential energy efficiency measures that could be implemented in Phase 1 of the Rochester Schools Modernization Program (RSMP) to obtain additional state aid available under these Energy Performance Contract (EPC) provisions. Specific energy efficiency measures were identified based on building site visits, information from previous EPC projects, upgrades that have been identified by Building Condition Surveys, and limited preliminary master plan information provided by the RSMP team.

The final EPC scope, which will be included in the building design, will need to be updated and further refined as the programming and design phases for these projects are developed. In addition, further clarifications from SED will be needed in determining the final EPC scope of work. *See SED letter attachment included in the Appendices at the end of this report.*

The following are included in this Executive Summary:

- Table 1: Total Project Summary – Preliminary EPC Project
- Table 2: Energy Savings Summary – Non-EPC Work
- Figure 1 : Preliminary Energy Saving Estimate – RSMP Phase 1

The preliminary EPC economics were developed based on typical percent savings and construction costs estimates from previous projects. Table 1: Total Project Summary – Preliminary EPC Project details the potential energy performance contract measures and includes estimated direct construction costs and annual energy savings for each building/project, as well as the total Phase 1 program. For the purposes of this assessment, it was assumed that a self-performing EPC model will be used to implement energy measures and that the aggregate simple payback for the Phase 1 buildings must be less than 18 years.

Table 2: Energy Savings Summary – Non-EPC Work details the expected annual energy savings that may be associated with energy related infrastructure improvements that are expected to be included in the Phase 1 program but would not fit into EPC project due to high simple payback periods.

Finally, Figure 1 (Preliminary Energy Saving Estimate – FMP Phase 1) summarizes the annual energy savings and emissions reductions for both the EPC and the Non-EPC work. In addition, the total Phase 1 program energy savings have been estimated over the 20 year financing term. An energy cost escalation factor of 3% was assumed over the 20 year period.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Table 1

RCSD FMP ENERGY SAVINGS SUMMARY (PRELIMINARY EPC PROJECT)

PRELIMINARY
November 19, 2010

Recommended (Y)es / (N)o or (O)ption	Project Type	FACILITY	FACILITY IMPROVEMENT MEASURE	MEASURE COST ¹	ANNUAL ELECTRIC SAVINGS (kWh)	ANNUAL DEMAND SAVINGS (kW)	ANNUAL FUEL SAVINGS (mmBtu)	ANNUAL ELECTRICAL SAVINGS	ANNUAL FOSSIL FUEL SAVINGS	EMISSIONS REDUCTION ² (lbs of CO ₂)	TOTAL ANNUAL SAVINGS	SIMPLE PAYBACK ³	ESTIMATED TOTAL INCENTIVE ⁴
Y	EPC	School 5	Lighting Improvements	\$81,919	39,610	152	0	\$3,829	\$0	43,255	\$3,829	21.4	\$4,753
Y	EPC	School 5	Boiler Burner Controls	\$46,000	0	0	261	\$0	\$2,556	42,099	\$2,556	18.0	\$0
Y	EPC	School 5	Radiator Reflectors	\$34,500	0	0	522	\$0	\$5,113	84,198	\$5,113	6.7	\$0
	EPC	School 5	Total Building Energy Savings & EPC Costs	\$162,419	39,610	152	783	\$3,829	\$7,669	169,552	\$11,498	14.1	\$4,753
Y	EPC	School 12	Lighting Improvements	\$41,215	28,582	272	0	\$2,392	\$0	31,211	\$2,392	17.2	\$3,430
Y	EPC	School 12	Boiler Burner Controls	\$46,000	0	0	48	\$0	\$542	7,678	\$542	84.8	\$0
Y	EPC	School 12	Variable Speed Hot Water Pumps	\$32,890	18,525	0	0	\$1,667	\$0	20,230	\$1,667	19.7	\$2,223
Y	EPC	School 12	Unit Ventilator Retrofits with ECM motors and VSDs	\$15,312	19,386	0	0	\$1,745	\$0	21,169	\$1,745	8.8	\$2,326
Y	EPC	School 12	Variable Speed Cooling Tower Fan	\$8,510	10,522	0	0	\$842	\$0	11,490	\$842	10.1	\$1,263
	EPC	School 12	Total Building Energy Savings & EPC Costs	\$143,927	77,015	272	48	\$6,646	\$542	91,778	\$7,188	20.0	\$9,242
Y	EPC	School 17	Lighting Improvements	\$83,631	30,224	227	0	\$2,998	\$0	33,004	\$2,998	27.9	\$3,627
Y	EPC	School 17	Unit Ventilator Retrofits with ECM motors and VSDs	\$15,312	19,386	0	0	\$1,745	\$0	14,104	\$1,745	8.8	\$2,326
Y	EPC	School 17	Radiant Heating Controls	\$9,900	0	0	35	\$0	\$318	5,577	\$318	31.1	\$0
Y	EPC	School 17	Exhaust Fan VSD	\$5,390	3,117	0	0	\$312	\$0	3,404	\$312	17.3	\$374
	EPC	School 17	Total Building Energy Savings & EPC Costs	\$114,233	52,727	227	35	\$5,054	\$318	56,089	\$5,372	21.3	\$6,327
Y	EPC	School 28	Lighting Improvements	\$40,471	30,827	133	0	\$2,827	\$0	33,663	\$2,827	14.3	\$3,699
Y	EPC	School 28	Boiler Replacement	\$316,891	0	0	379	\$0	\$3,712	61,123	\$3,712	85.4	\$0
Y	EPC	School 28	Variable Speed Hot Water Pumps	\$44,275	32,354	0	0	\$2,912	\$0	35,331	\$2,912	15.2	\$3,883
	EPC	School 28	Total Building Energy Savings & EPC Costs	\$401,637	63,182	133	379	\$5,738	\$3,712	130,118	\$9,450	42.5	\$7,582
Y	EPC	School 50	Lighting Improvements	\$59,490	30,381	138	0	\$2,869	\$0	33,177	\$2,869	20.7	\$3,646
Y	EPC	School 50	Variable Speed Hot Water Pumps	\$37,950	30,672	0	0	\$5,521	\$0	33,494	\$5,521	6.9	\$3,681
Y	EPC	School 50	Variable Speed Air Handling Units	\$39,600	41,666	0	107	\$3,750	\$986	62,803	\$4,736	8.4	\$5,000
	EPC	School 50	Total Building Energy Savings & EPC Costs	\$137,040	102,719	138	107	\$12,140	\$986	129,473	\$13,127	10.4	\$12,326
Y	EPC	School 58 WOI	Lighting Improvements	\$69,560	39,228	147	0	\$3,737	\$0	42,838	\$3,737	18.6	\$4,707
Y	EPC	School 58 WOI	Boiler Replacement	\$356,563	0	0	1,387	\$0	\$13,596	223,895	\$13,596	26.2	\$0
Y	EPC	School 58 WOI	Radiator Reflectors	\$31,050	0	0	438	\$0	\$4,293	70,704	\$4,293	7.2	\$0
	EPC	School 58 WOI	Total Building Energy Savings & EPC Costs	\$457,173	39,228	147	1,825	\$3,737	\$17,889	337,436	\$21,626	21.1	\$4,707
Y	EPC	Charlotte	Lighting Improvements	\$122,906	84,150	263	0	\$7,735	\$0	91,891	\$7,735	15.9	\$10,098
Y	EPC	Charlotte	Boiler Replacement	\$531,938	0	0	2,896	\$0	\$30,984	467,324	\$30,984	17.2	\$0
Y	EPC	Charlotte	Radiator Reflectors	\$62,100	0	0	891	\$0	\$8,732	70,564	\$8,732	7.1	\$0
Y	EPC	Charlotte	Pool Cover	\$46,704	0	0	499	\$0	\$5,340	80,538	\$5,340	8.7	\$0
	EPC	Charlotte	Total Building Energy Savings & EPC Costs	\$763,648	84,150	263	4,286	\$7,735	\$45,055	710,318	\$52,790	14.5	\$10,098
Y	EPC	Jefferson	Lighting Improvements	\$197,198	187,787	285	0	\$15,363	\$0	205,064	\$15,363	12.8	\$22,534
Y	EPC	Jefferson	Pool Cover	\$46,704	0	0	499	\$0	\$5,440	80,538	\$5,440	8.6	\$0
Y	EPC	Jefferson	Heat Exchanger	\$104,650	0	0	522	\$0	\$5,903	84,311	\$5,903	17.7	\$0
	EPC	Jefferson	Total Building Energy Savings & EPC Costs	\$348,552	187,787	285	1,021	\$15,363	\$11,343	369,913	\$26,706	13.1	\$22,534
Y	EPC	Monroe	Lighting Improvements	\$159,944	91,519	336	0	\$7,545	\$0	99,938	\$7,545	21.2	\$10,982
Y	EPC	Monroe	Heat Exchanger	\$93,150	0	0	535	\$0	\$6,050	86,411	\$6,050	15.4	\$0
Y	EPC	Monroe	Pool Cover	\$46,704	0	0	578	\$0	\$6,534	93,322	\$6,534	7.1	\$0
Y	EPC	Monroe	Radiant Heating Controls	\$9,900	0	0	80	\$0	\$741	12,990	\$741	13.4	\$0
Y	EPC	Monroe	Radiator Reflectors	\$110,400	0	0	892	\$0	\$8,745	144,018	\$8,745	12.6	\$0
	EPC	Monroe	Total Building Energy Savings & EPC Costs	\$420,098	91,519	336	2,087	\$7,545	\$22,071	436,680	\$29,616	14.2	\$10,982
Y	EPC	East High School	Lighting Improvements	\$193,934	131,376	495	0	\$10,924	\$0	143,463	\$10,924	17.8	\$15,765
Y	EPC	East High School	Heat Exchanger	\$163,300	0	0	859	\$0	\$9,195	138,685	\$9,195	17.8	\$0
Y	EPC	East High School	Chiller Replacement	\$358,311	155,183	1,019	0	\$22,117	\$0	169,460	\$22,117	16.2	\$18,622
Y	EPC	East High School	Pool Cover	\$46,704	0	0	499	\$0	\$5,340	80,538	\$5,340	8.7	\$0
	EPC	East High School	Total Building Energy Savings & EPC Costs	\$762,249	286,560	1,514	1,358	\$33,041	\$14,535	532,146	\$47,576	16.0	\$34,387
Y	EPC	Edison Tech	Pool Cover	\$46,704	0	0	499	\$0	\$4,392	80,538	\$4,392	10.6	\$0
Y	EPC	Edison Tech	Variable Speed Hot Water Pumps	\$317,745	291,920	0	0	\$20,434	\$0	318,777	\$20,434	15.5	\$35,030
Y	EPC	Edison Tech	Boiler Replacement	\$997,655	0	0	3,739	\$0	\$33,058	603,445	\$33,058	30.2	\$0
Y	EPC	Edison Tech	Variable Speed Cooling Tower Fan	\$26,000	25,405	0	0	\$1,869	\$0	27,742	\$1,869	13.9	\$0
	EPC	Edison Tech	Total Building Energy Savings & EPC Costs	\$1,388,104	317,325	0	4,238	\$22,303	\$37,449	1,030,501	\$59,753	23.2	\$35,030
PROGRAM TOTALS - EPC Measures				\$5,099,079	1,341,822	3,468	16,166	\$123,132	\$161,570	3,994,004	\$284,701	17.9	\$157,970

NOTES:

1. MEASURE COST includes direct construction costs only
2. EMISSIONS REDUCTION Calculated using conversions as dictated by the Environmental Protection Agency
3. SIMPLE PAYBACK periods do not include incentives. Payback is given by the total measure cost divided by total annual savings.
4. ESTIMATED TOTAL INCENTIVE is based on NYSERDA Existing Facilities Program (PON 1219) Performance Based Incentive at a rate of \$0.12/kWh and is subject to NYSERDA approval, program rules and modifications, and eligibility. This incentive rate does not account for customer-secured third party firms or their costs to provide program deliverables, such as measurement



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Table 2

RCSD FMP ENERGY SAVINGS SUMMARY (NON-EPC WORK)

PRELIMINARY
November 19, 2010

Project Type	FACILITY	FACILITY IMPROVEMENT MEASURE	ANNUAL ELECTRIC SAVINGS (kWh)	ANNUAL DEMAND SAVINGS (kW)	ANNUAL FUEL SAVINGS (mmBtu)	ANNUAL ELECTRICAL SAVINGS	ANNUAL FOSSIL FUEL SAVINGS	EMISSIONS REDUCTION (lbs of CO ₂)	TOTAL ANNUAL SAVINGS
Capital	School 5	Air Handling Unit Replacement w/ Heat Recovery	8,787	0	0	\$849	\$0	9,595	\$849
Capital	School 5	New Steam Radiators	0	0	98	\$0	\$1,071	11,445	\$1,071
Capital	School 5	Roof Replacement (Partial)	0	0	16	\$0	\$0	0	\$0
Capital	School 5	Total Building Energy Savings & EPC Costs	8,787	0	114	\$849	\$1,071	21,040	\$1,920
Capital	School 12	Window Replacement	1,125	0	24	\$94	\$222	4,012	\$316
Capital	School 12	Roof Replacement (Partial)	0	0	6	\$0	\$55	696	\$55
Capital	School 12	AHU Replacement (Library & Offices)	11,823	0	0	\$989	\$0	12,910	\$989
Capital	School 12	Cooling Tower Replacement	18,916	0	0	\$1,583	\$0	20,656	\$1,583
Capital	School 12	Total Building Energy Savings & EPC Costs	31,864	0	30	\$2,666	\$277	38,274	\$2,944
Capital	School 17	Roof Replacement	0	0	17	\$0	\$159	2,022	\$159
Capital	School 17	Replace Air Handling Units	13,635	0	0	\$1,352	\$0	14,889	\$1,352
Capital	School 17	Total Building Energy Savings & EPC Costs	13,635	0	17	\$1,352	\$159	16,911	\$1,511
Capital	School 28	Window Replacement	0	0	69	\$0	\$703	8,057	\$703
Capital	School 28	Roof Replacement (Flood Coat)	0	0	0	\$0	\$0	0	\$0
Capital	School 28	Air Handling Unit Replacement	7,143	0	0	\$655	\$0	7,800	\$655
Capital	School 28	Unit Ventilator Replacements	16,667	0	0	\$1,528	\$0	18,201	\$1,528
Capital	School 28	Total Building Energy Savings & EPC Costs	23,810	0	69	\$2,183	\$703	34,058	\$2,886
Capital	School 50	Roof Replacement	0	0	0	\$0	\$0	0	\$0
Capital	School 50	Replace Air Handling Units	4,378	0	0	\$413	\$0	4,780	\$413
Capital	School 50	Total Building Energy Savings & EPC Costs	4,378	0	0	\$413	\$0	4,780	\$413
Capital	School 58 WOI	Window Replacement	0	0	146	\$0	\$1,429	17,086	\$1,429
Capital	School 58 WOI	Roof Replacement (Partial)	0	0	0	\$0	\$0	0	\$0
Capital	School 58 WOI	Air Handling Unit Replacement w/ Heat Recovery	4,018	0	73	\$383	\$714	12,931	\$1,097
Capital	School 58 WOI	New Radiators	0	0	0	\$0	\$0	0	\$0
Capital	School 58 WOI	Total Building Energy Savings & EPC Costs	4,018	0	219	\$383	\$2,143	30,017	\$2,526
Capital	Charlotte	Air Handling Unit Installation w/ Heat Recovery	10,391	0	0	\$955	\$0	11,347	\$955
Capital	Charlotte	Replace Unit Ventilators with Fin Tube Radiant	62,345	0	0	\$5,730	\$0	68,080	\$5,730
Capital	Charlotte	Roof Replacement	0	0	74	\$0	\$792	8,687	\$792
Capital	Charlotte	Windows Replacement (Partial)	3,741	0	148	\$344	\$1,584	21,459	\$1,927
Capital	Charlotte	Air Handling Unit Replacement (GYM & Aud)	5,195	0	0	\$478	\$0	5,673	\$478
Capital	Charlotte	Total Building Energy Savings & EPC Costs	81,671	0	223	\$7,507	\$2,376	115,246	\$9,882
Capital	Jefferson	Replace Air Handling Units	11,624	0	0	\$951	\$0	12,693	\$951
Capital	Jefferson	Replace Steam Terminal Units with Hot Water Units	0	0	174	\$0	\$1,900	20,374	\$1,900
Capital	Jefferson	Window Replacement (Partial)	12,786	0	174	\$1,046	\$1,900	34,337	\$2,946
Capital	Jefferson	Roof Replacement	0	0	87	\$0	\$950	10,187	\$950
Capital	Jefferson	Total Building Energy Savings & EPC Costs	24,410	0	435	\$1,997	\$4,751	77,592	\$6,748
Capital	Monroe	Window Replacement (Partial)	18,026	0	178	\$1,486	\$2,010	40,566	\$3,496
Capital	Monroe	Roof Replacement (Partial)	0	0	45	\$0	\$503	5,220	\$503
Capital	Monroe	Air Handling Unit Replacement w/ Heat Recovery	24,581	0	89	\$2,027	\$1,005	37,283	\$3,032
Capital	Monroe	Replace Fin Tube Radiant Heaters	0	0	178	\$0	\$2,010	20,882	\$2,010
Capital	Monroe	Total Building Energy Savings & EPC Costs	42,607	0	491	\$3,513	\$5,528	103,951	\$9,041
Capital	East High School	Replace Dual Duct system with VAV Reheat System	30,060	0	0	\$2,500	\$0	32,826	\$2,500
Capital	East High School	Replace Air Handling Units	45,090	0	0	\$3,749	\$0	49,238	\$3,749
Capital	East High School	Replace Curtain Wall	60,120	0	1,146	\$4,999	\$12,214	199,708	\$17,213
Capital	East High School	Replace Roof	0	0	0	\$0	\$0	0	\$0
Capital	East High School	Total Building Energy Savings & EPC Costs	135,270	0	1,146	\$11,248	\$12,214	281,772	\$23,462
Capital	Edison Tech	Lighting Improvements	267,779	1,447	0	\$19,698	\$0	292,415	\$19,698
Capital	Edison Tech	Window Replacement	55,890	0	249	\$4,111	\$2,204	90,198	\$6,315
Capital	Edison Tech	Roof Replacement (Partial)	0	0	0	\$0	\$0	0	\$0
Capital	Edison Tech	Replace Pitch Fan Blades with VSD	5,081	0	0	\$374	\$0	5,548	\$374
Capital	Edison Tech	Insulate Duct Work	10,162	0	50	\$748	\$441	16,930	\$1,188
Capital	Edison Tech	Total Building Energy Savings & EPC Costs	338,913	1,447	299	\$24,931	\$2,645	405,091	\$27,575
PROGRAM TOTALS - EPC Measures			709,363	1,447	3,043	\$57,043	\$31,866	1,128,733	\$88,909



Comprehensive School Facilities Modernization Plan for Rochester City Schools



Figure 1
RCSD FMP
 Preliminary Energy Savings Estimate of Phase One

The Project's Energy Savings Impact.

EPC Annual Electric Savings:	1,341,822 kWh	EPC Natural Gas Savings:	16,188 mmBtu
EPC Annual Electric Savings:	\$123,132	EPC Natural Gas Savings:	\$161,570
Non-EPC Annual Electric Savings:	709,363 kWh	Non-EPC Natural Gas Savings:	3,043 mmBtu
Non-EPC Annual Electric Savings:	\$57,043	Non-EPC Natural Gas Savings:	\$31,888
Total Annual Electric Savings:	2,051,184 kWh	Annual Natural Gas Savings:	19,209 mmBtu
Total Annual Electric Savings:	\$180,174	Annual Natural Gas Savings:	\$193,436
EPC Annual Energy Savings:	\$284,701		
Non-EPC Annual Energy Savings:	\$88,909		
Total Annual Energy Savings:	\$373,610		
Current Energy Costs:	\$7,526,694		
Anticipated Annual Energy Rate Escalation:	3%		

Years	Projected Energy Costs		Annual Energy Savings
	Existing	Proposed	
1	\$7,526,694	\$7,153,384	\$373,610
2	\$7,752,495	\$7,337,577	\$414,818
3	\$7,985,070	\$7,586,707	\$398,363
4	\$8,224,622	\$7,816,368	\$408,254
5	\$8,471,360	\$8,050,959	\$420,501
6	\$8,725,504	\$8,292,385	\$433,119
7	\$8,987,286	\$8,541,156	\$446,110
8	\$9,256,394	\$8,797,391	\$459,493
9	\$9,534,591	\$9,061,313	\$473,278
10	\$9,820,826	\$9,333,152	\$487,478
11	\$10,115,247	\$9,613,147	\$502,100
12	\$10,418,705	\$9,901,541	\$517,163
13	\$10,731,266	\$10,198,503	\$532,678
14	\$11,053,204	\$10,504,545	\$548,659
15	\$11,384,800	\$10,819,382	\$565,118
16	\$11,726,344	\$11,144,272	\$582,072
17	\$12,078,134	\$11,478,900	\$599,534
18	\$12,440,478	\$11,822,953	\$617,520
19	\$12,813,393	\$12,177,847	\$636,049
20	\$13,198,103	\$12,542,376	\$655,127



Total Energy Savings Over Twenty Years: \$10,039,038

The Project annually will result in the equivalent of:



125

Cars Removed From the Road



1,514

Barrels of Oil Saved



56

Houses Energy Use



16,964

Trees Planted



722

Tons of CO₂ Saved



Enrollment Projections

One of the key tasks of the Comprehensive School Facilities Modernization Plan is to accurately project enrollment. Enrollment projections are forecasts of the estimated number of children who will be attending district schools at a point in time. Required by the New York State Education Department, future enrollments figure prominently in the development of a school district's long-range master plan. In accordance with State Education Department (SED) recommendations, pupil enrollment projections are calculated using a series of factors and data obtained from a variety of sources including live birth data, historic enrollment, and graduation rates. Projections for grades kindergarten through sixth are generally projected to a maximum of five years, seventh through ninth for eight years, and grades ninth or tenth through twelfth for ten years. A listing of present student enrollment by grades, with special or ungraded students indicated separately, will determine the distribution and allocation of space within school facilities. With a good understanding of how many students the District will be serving in the future, facilities can be "right-sized" and planned accordingly.

RCSD enrollment projections are prepared annually in an effort to adjust for changes in demographic trends and educational programming. Projections are made for the following school year to assist in staffing, program development and facility planning. Long-term projections are also developed to assess the impacts of major demographic changes and growth on programs and facilities. The impact of non-public schools based on information regarding the opening, closing, or changing of programs in non-public schools where children in the school district may be attending, is an integral part when projecting student enrollment. New charter schools continue to be the unknown factor in predicting future enrollment for the District. The District continues to monitor the development of and enrollment at the charter schools in order to adjust enrollment projections. The enrollment projections provided on the following pages do not reflect the recent approval of two new charter school contracts.

It is important that the method used for projecting enrollments is statistically reliable. RCSD enrollment projections are developed based upon the Projection Rate Method, which takes into account the number of students passing a grade

and progressing into the next, new students entering the District, students leaving the District, students being retained in the same grade, and major demographic trends. Based on historic data, each grade is assigned a multiplier rate, which is applied to the previous grade's population from the previous year. The resultant figure represents the projected population for the grade. In the case of kindergarten and first grade, a multiplier rate is applied to the number of live births five and six years previous to project the enrollment. Pre-kindergarten enrollments are projected at a constant number based on anticipated funding. Adult education enrollment is projected at a constant number. Both the method and the format are based on those prescribed by the New York State Education Department.

Projected K – 12 enrollment for the 2010/2011 school year of 30,769 students represented a predicted decrease of approximately 740 students from the 2009/2010 actual enrollments of 31,511 students. The ten-year summary of enrollment projections indicates that District enrollment will continue to experience a decline of approximately 1,300 students over the next five years, and gradually increase throughout the remainder of the projection period. The District's K – 12 enrollments is projected to grow by approximately 150 students per year over years six through ten of the projection period.

The charts on the following pages show projected enrollments for grades K – 6 and grades 7 – 12 through 2020; as well as ten-year enrollment projections by grade level.





Comprehensive School Facilities Modernization Plan for Rochester City Schools

Rochester City School District												
2011 - 2012 to 2020 - 2021												
Enrollment Projections Summary												
<i>(with 2010-2011 actual)</i>												
Grade	2010-2011 Enrollment	% of Population or Progression Rate	2011-2012 (LB 2006)	2012-2013 (LB 2007)	2013-2014 (LB 2008)	2014-2015 (LB 2009)	2015-2016 (LB 2010)	2016-2017 (LB 2011)	2017-2018 (LB 2012)	2018-2019 (LB 2013)	2019-2020 (LB 2014)	2020-2021 (LB 2015)
Live Births	3,230		3,450	3,563	3,413	3,428	3,440	3,451	3,462	3,472	3,481	3,489
K - 8 enrollment	21,849		21,450	21,515	21,267	21,230	21,348	21,360	21,395	21,880	22,080	22,104
9 -12 enrollment	9,398		9,067	8,695	8,577	8,434	8,387	8,510	8,564	7,941	8,002	8,242
Kindergarten - Grade 12 TOTAL	31,247		30,517	30,210	29,844	29,664	29,735	29,870	29,959	29,821	30,082	30,346
Prekindergarten Programs	2,031		2,031	2,031	2,031	2,031	2,031	2,031	2,031	2,031	2,031	2,031
DISTRICT TOTAL	33,278		32,548	32,241	31,875	31,695	31,766	31,901	31,990	31,852	32,113	32,377

Assumptions included in the Enrollment Projections Table

Kindergarten enrollment expressed as % of live birth cohort from 5 years previous

First Grade enrollment expressed as % of live birth cohort from 6 years previous

2010 - 2011 actual enrollment includes 95 ungraded elementary students and 173 ungraded secondary students that were allocated equally to each grade level within the elementary and secondary enrollments

Projections are adjusted to account for the opening of new charter schools in Rochester. Enrollments are adjusted downward by 90 percent of the new seats being planned per year.

Pre-kindergarten projections are based on assumptions for continued future funding at the same levels.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Rochester City School District 2011 - 2012 to 2020 - 2021 Enrollment Projections												
Grade	2010-2011	% of Population or Progression Rate	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
	Enrollment		(LB 2006)	(LB 2007)	(LB 2008)	(LB 2009)	(LB 2010)	(LB 2011)	(LB 2012)	(LB 2013)	(LB 2014)	(LB 2015)
Live Births	3,230		3,450	3,363	3,413	3,419	3,410	3,400	3,390	3,380	3,370	3,360
K	2,472	76.00%	2,586	2,708	2,594	2,605	2,614	2,623	2,631	2,639	2,646	2,652
1st	2,639	80.00%	2,548	2,760	2,850	2,730	2,742	2,752	2,761	2,770	2,778	2,785
2nd	2,570	93.35%	2,356	2,379	2,577	2,661	2,549	2,560	2,569	2,577	2,586	2,593
3rd	2,458	96.41%	2,478	2,163	2,293	2,484	2,565	2,457	2,468	2,477	2,484	2,493
4th	2,524	96.43%	2,370	2,390	1,978	2,211	2,395	2,474	2,369	2,380	2,389	2,395
5th	2,305	96.38%	2,363	2,284	2,303	1,870	2,131	2,308	2,384	2,283	2,294	2,303
6th	2,279	98.72%	2,276	2,263	2,255	2,274	1,810	2,104	2,279	2,354	2,254	2,265
7th	2,291	103.30%	2,354	2,351	2,268	2,329	2,349	1,870	2,173	2,354	2,432	2,328
8th	2,311	94.17%	2,119	2,217	2,149	2,066	2,193	2,212	1,761	2,046	2,217	2,290
K - 8 enrollment	21,849		21,450	21,515	21,267	21,230	21,348	21,360	21,395	21,880	22,080	22,104
9th	3,336	149.77%	3,393	3,174	3,320	3,219	3,094	3,284	3,313	2,637	3,064	3,320
10th	2,452	69.35%	2,313	2,285	2,201	2,302	2,232	2,146	2,277	2,297	1,829	2,125
11th	1,794	69.24%	1,698	1,602	1,514	1,524	1,594	1,546	1,486	1,577	1,591	1,266
12th	1,816	96.23%	1,663	1,634	1,542	1,389	1,467	1,534	1,488	1,430	1,518	1,531
9 -12 enrollment	9,398		9,067	8,695	8,577	8,434	8,387	8,510	8,564	7,941	8,002	8,242
K - 12 TOTAL	31,247		30,517	30,210	29,844	29,664	29,735	29,870	29,959	29,821	30,082	30,346
Prekindergarten												
Agency Based Universal Pre-kindergarten - 4 year olds	1,017		1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017
School District Pre-kindergarten - 3 year olds	50		50	50	50	50	50	50	50	50	50	50
School District Pre-kindergarten - 4 year olds	964		964	964	964	964	964	964	964	964	964	964
Total Prekindergarten	2,031		2,031	2,031	2,031	2,031	2,031	2,031	2,031	2,031	2,031	2,031
DISTRICT TOTAL	33,278		32,548	32,241	31,875	31,695	31,766	31,901	31,990	31,852	32,113	32,377

Assumptions included in the Enrollment Projections Table

Kindergarten enrollment expressed as % of live birth cohort from 5 years previous

First Grade enrollment expressed as % of live birth cohort from 6 years previous

2010 - 2011 actual enrollment includes 95 ungraded elementary students and 173 ungraded secondary students that were allocated equally to each grade level within the elementary and secondary enrollments

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Pre-kindergarten projections are based on assumptions for continued future funding at the same levels.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Special Education Actual Enrollments by Grade Level 2010 - 2011

Grade Level	Number of Special Education Students Educated In-district (Self-contained)	Number of Special Education Students Educated Out-of- District (Non-district)	Total Number of Special Education Students
Kindergarten	332	33	365
1 st	385	39	424
2 nd	424	37	461
3 rd	411	37	448
4 th	480	44	524
5 th	418	39	457
6 th	473	53	526
Elementary Sub-Total	2923	282	3205
7 th	487	75	562
8 th	486	56	542
9 th	622	64	686
10 th	483	70	553
11 th	309	64	373
12 th	290	99	389
12+	0	2	2
Ungraded	0	2	2
Secondary Sub-Total	2677	432	3109
K – 12 TOTAL:	5600	714	6314



Educational Philosophy & Objectives

Guided by its core values of achievement, equity and accountability, the Rochester City Schools created an ambitious agenda for reform to ensure that every child succeeds. The educational objectives focus on the changes that must be made at the district, school, and classroom level to ensure student success. Because the core work of teaching and learning takes place in the school and classroom, the District will focus its efforts and resources in the following areas:

- Ensure each student is prepared for college, life, and the global economy
- Create safe, engaging and nurturing school environments that enable student success
- Recruit highly effective, diverse people dedicated to student success
- Use world-class operational standards and practices
- Create a culture in which the District holds itself accountable for student success.



To educate and prepare all students for success in college, work and life, the Rochester City Schools embrace the following educational program objectives:

- **District-wide Reorganization:** Re-design/reconfigure existing schools by either expanding or shrinking them so they can better serve students; replace failing schools with schools that work; open new schools fueled by innovative ideas.
- **Create an organizational structure to best deliver results:** Create more K – 8 and 9 – 12 schools to support the District’s goals for student success. A K – 8 school model will allow students to receive additional nurturing associated with the elementary school setting; students will be better prepared for the transitions to high school; and parent satisfaction will increase.
- **Build on the national award-winning Expeditionary Learning model** used at School No. 58: World of Inquiry by growing this school to grade 12 and creating the district’s first K – 12 school.
- **“Right-size” the District** in both facilities and people.
- **Create a portfolio of high quality schools and program choices** for students/families to choose from that reflect the diverse needs and interest of every child and ensure academic success:
- **Overhaul and De-centralize Special Education:** Increase equity of distribution of high-quality Special Education programs across schools and school zones. Ensure that there is space for Special Education, including classrooms for Physical Therapy (PT) and Occupational Therapy (OT) in all buildings.
- **Plan for the expansion of the District’s nationally recognized Pre-K Program from half to full day.** Continue to deliver high-quality pre-kindergarten instruction. Pre-Kindergarten programs for children four years of age are offered at select elementary schools and through contracts with outside providers at various citywide locations.

- **Expand access to Early Childhood programs:** Seek policy and funding solutions at the State level.
- **Strengthen the quality of the Physical Education program in elementary schools:** Provide playgrounds that promote exercise and creativity; athletic facilities that promote school spirit, teamwork and lifelong exercise habits.
- **Increase distribution of high-quality ELL (English Language Learners), bi-lingual, dual language, and transitional bi-lingual programs across schools:** Provide more high-quality, differentiated options across all schools to meet the diverse needs of every ELL. Integrate ELLs across Math and ELA (English Language Arts).
- **Develop Pre-K – 12 arts curriculum** for art, music, theater, and dance.
- **Implement In-School Suspension Program:** Abolish practice of sending students home for suspensions; make improvements to ISS to support individual school needs; identify schools where the Alternatives to Suspension Program, focused on prevention and therapeutic intervention, should be opened.
- **Increase Instruction Time:** Expand portfolio of summer school courses and re-align extended learning offerings to target students most at risk including after school, Saturday and remediation courses for 7th and 8th grade students.

Source: Rochester City School District Strategic Plan 2008 – 2013.



Program Requirements

K – 8 Model Program

Based on New York State Education Department mandates, best practice and conversations with District administrators, a model program based upon curriculum, how the program is delivered and the physical space needs required for students in grades kindergarten through grade 8 was developed.

9 – 12 Educational Specifications

For grades 9 – 12, the State Education Department requires that districts offer courses and programs of study that lead to a New York State Regents Diploma. Specific courses are required, and Rochester City's high schools offer state-required courses in English, Math, Social Studies, Science, Health, Fine Arts, Foreign Language, and Physical Education. In addition to state-required courses, each high school offers its own unique programs that prepare students for graduation.

Career and Technical Education (CTE)

Career and Technical Education (CTE) is a kindergarten through adult area of study that includes rigorous academic content aligned with career and technical subjects. The purpose of CTE is to provide learning experiences through which students become aware of a broad spectrum of careers and develop skills that are necessary for employment in specific career areas or postsecondary study. In grades 9 – 12, CTE includes the specific disciplines of agriculture education, business and marketing education, family and consumer sciences education, health occupations education, technical education, technology education, and trade/industrial education.

Early Childhood/Pre-K

Pre-Kindergarten programs are offered at select elementary school buildings and at a number of community-based organizations located throughout the city.

Special Education Classroom Needs

The Rochester City School District's Special Education Department serves schools based on the District's three zones. Services include:

- **Related Services** such as speech, occupational and physical therapy, counseling, interpreter, note taker, audiology, itinerant services for visually and hearing impaired and assistive technology. The Committee for Special Education (CSE) determines whether the service will be delivered in, or outside of the general education classroom.
- **Consultant Teacher Services:** Typical service level of 2-5 hours per week is provided by a special education teacher directly to a student (direct service) or to the student's general education teacher (indirect service) in a general education setting.
- **Resource Room** service provided by a special education teacher that is supplementary to the general education curriculum. This service is typically delivered 3–5 hours per week to a group of 5 or less. The location can be in the general education classroom or out of the general education class room.
- **15:1 Integrated Special Class:** this service is designed for students who have met the criteria for special class level of service. Students are educated in a general education setting with the support of a special education teacher in addition to the general education teacher.
- **12:1:1:1 Special Class:** this level of service is designed for students who require a classroom separate from the general education environment. 12:1:1:1 classes are for students whose needs cannot be met unless they have more adult supervision. There is a maximum of 12 students with a full-time special education teacher and paraprofessional.
- **8:1:1 Special Class:** this level of service is designed for students who require a classroom separate from the general education environment. 8:1:1 classes are for students with intensive educational needs. These students require individual programming, continual adult supervision and usually a specific behavior management program. There is a maximum of 8 students with a full-time special education teacher and paraprofessional.
- **8:1:2 Special Class:** this level of service is designed for students who require a classroom separate from the general education environment.
- **8:1:2 classes** are for students with significantly intensive educational needs. These students require highly individual programming, continual adult supervision and a specific behavior management program. There is a maximum of 8 students, a full-time special education teacher and two paraprofessionals.
- **12:1:3+1 Special Class:** this level of service is designed for students who require a classroom separate from the general education environment. 12:1:3+1 classes are for students with multiple disabilities. The program consists of training in daily living skills and developing communication and basic functioning skills. There is a maximum of 12 students with one teacher and one paraprofessional or school support personnel for every three students.
- **Out of District Placements:** Day treatment, residential and BOCES programs provide special education services to students with disabilities and educational needs that cannot be met by current District offerings.
- **Home and Hospital Instruction:** Services are provided for students with disabilities, ages 5-21, who cannot attend school in a traditional environment.

Bilingual Education

The District's Bilingual Education Program uses both the student's native language and English to help the student acquire academic knowledge and proficiency in two languages. Seven elementary schools offer Bilingual Education Programs: Schools No. 9, 12, 17, 22, 28, 33, and 35. Bilingual pre-kindergarten is also offered at select school locations.

There are two instructional models offered: the Developmental Bilingual Model and the Dual Language Model. The Developmental Bilingual Model provides instruction in the core subjects in the students' native language while they learn English. As these students become fluent in English, they move to all-English classes. This model program is offered at Schools No. 9, 17, 22, 28, 35, and Monroe. The Dual Language Model provides instruction in which students learn to speak, read, and write two languages. This model program is offered at Schools No. 12, 33, and Monroe.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Learning Through English Academic Program (LEAP)

Schools No. 5, 14, 15, 50, and Jefferson High School offer an academic program known as LEAP (Learning Through English Academic Program) that offers support for the simultaneous development of English language proficiency.

English Language Learners (ELL)

English Language Learners (ELL) services are provided in all schools. ELL supports the development of academic proficiency in English for those students whose native language is not English.

Young Mothers Program

The Young Mothers Program provides an academic program, grades 7 – 12, and support services to pregnant and parenting students enrolled in the Rochester City School District schools. The goal is to keep students in school, help them graduate from high school, and encourage their post-secondary education.

North S.T.A.R. Educational Program

The North S.T.A.R. Program is designed to help emotionally fragile children learn coping strategies and to increase their academic skills so that they will be able to successfully reintegrate into comprehensive high schools. This is achieved through an instructional program that provides a nurturing environment and researched-based intervention in collaboration with the Hillside Children's Center.

I'M READY Program

The I'M READY Alternative Program ("I am a Mature, Respectful, Engaged, Accountable and Determined Youth") is for students who have been placed on long-term suspension by the Superintendent of Schools and are ready to transition back to the school environment. The program promotes a personalized learning environment where every student enrolled in the program will continue their academic programs along with supportive services built directly into the program

Adult & Post-secondary Education

The Office of Adult & Career Education Services (OACES) helps adult students learn skills they need for success in the workplace and outside the classroom.

Services offered include GED education classes and state testing, the Refugee Assistance Program, ESOL (English Speakers of Other Languages), career and technical education courses that lead to certification; distance-learning, job placement services, family literacy and early childhood education, day care, and adult continuing education courses.

Support Components

Community Use of School Buildings

Schools are important public assets in their neighborhoods and increasingly provide space for such things as day care, community recreation, and adult education. Integrating community use with school facility planning was part of the planning process. Opportunities for partnerships and more extensive and innovative community use of Rochester's public school buildings were considered. Collaborative arrangements presently include joint recreational programs, community health services, public libraries, academic programs, and other services.

School-based Health Services

Health and wellness is indisputably vital to student success, including policies and services that foster health, wellness, safety, and positive, respectful interaction. School-Based Health Center Clinics offer primary health care services at no cost to enrolled students and their families. Sponsored by the Rochester General Hospital Behavioral Health Network, the University of Rochester, and Threshold Health Center; school-based health care clinics are located at Schools No. 9, 33, East, Dr. Freddie Thomas, Marshall, Edison and Franklin high schools. The services provided include physical exams, immunizations, treatment of illnesses and injuries, prescriptions, lab tests, counseling, and health education services centered on preventing common risky behaviors such as drug and alcohol use, sexual behaviors, and childhood obesity.

Public-private Health Services Partnerships

Full-service health care is offered to students and their families in clinics adjacent to Schools No. 6 and 17. Provided by the Anthony Jordan Health Center, Unity Health, and Eastman Dental, services include pediatric and adult primary care, dental care, counseling, and psychiatric assessment, among others.

Free dental screenings and other dental services for students is offered by dental hygienists and dentists through periodic visits to schools by Eastman Dental's SMILEmobile. Participating schools include Schools No. 2, 4, 5, 6, 8, 9, 12, 14, 19, 22, 29, 33, 36, 39, 41, 43, 45, and 50.

Health-e-Access: Schools No. 5, 6, 8, 14, 15, 20, 22, 25, 36, 39, 44, 45, 53, and 58 have a program that allows children to see a doctor or nurse practitioner without leaving school. Offered in partnership with the University of Rochester Medical Center and health care practices that include Anthony Jordan Health Center; Clinton Family Medicine; Ed Lewis Pediatrics; Golisano Children's Hospital; Genesee Pediatrics; Lifetime Health; and Rochester General Hospital Pediatrics; the program uses video and Internet connections to enable health care providers located off-site to examine children while they remain at school. An initiative in the District's Strategic Plan includes a pilot program with Alliance for a Healthy Generation, Healthy Schools.

Strategic Partnerships

The District works closely with a myriad of strategic partners who have furthered the District's development and progress. A snapshot from a longer list of public and private partners includes PENCIL Partnership Program, United Way, Ibero, County of Monroe, Center for Governmental Research, City of Rochester, the Wallace Foundation, numerous faith-based organizations, the Hillside Work Scholarship Connection, Center for Youth, Rochester Business Alliance, Wegmans Food Markets, and institutions of higher learning including the University of Rochester, St. John Fisher College, and Monroe Community College.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Developing the Options

The 2010 Comprehensive School Facilities Modernization Plan is data-driven. The Program Managers were responsible for reviewing facility and demographic data, examining future trends that would impact educational facilities, engaging District personnel and the community in dialogue regarding future direction, formulating options for addressing school facility needs, and presenting recommendations to the RJSCB regarding the facility needs, and more immediately, the selection of school buildings to be included in Phase 1.

Every elementary and secondary school in the District was evaluated as a potential Phase 1 choice. Factors considered, in general, included size, location, and types of academic and support spaces; large group spaces such as gymnasiums, cafeterias, and performing arts spaces; administrative spaces, offices, and common spaces. The school sites were assessed regarding size (number of acres), adequate parking, the need to acquire additional land to meet the program and space needs; separation of bus, car, and pedestrian traffic, playgrounds and playfields. Additionally, the work previously accomplished in the 2007 Facilities Modernization Plan remained an important consideration. Implementation of new educational objectives and academic goals established by the District since 2007 was also a priority. An important and viable goal in the 2010 Comprehensive School Facilities Modernization Plan is to create a portfolio of schools that create safe, engaging and nurturing school environments that enable student success. It is this rationale combined with the analysis of the information referenced above, financial and budgeting parameters, and other constraints that served as the guiding principles upon which the 2010 Comprehensive School Facilities Modernization Plan was formulated.

The recommendations included in the 2010 Comprehensive School Facilities Modernization Plan were developed using the following guidelines and assumptions:

Portfolio Plan: The Facilities Modernization Plan must support the District's portfolio plan, which provides an overview of where the District is now and where it is headed. The phase out and creation of new schools, and the K – 8 and 9 – 12 grade configurations are important components.

K – 8 / 9 – 12 Grade Configuration: The District's initiative to redesign schools by grade configuration to create more K – 8 and 9 – 12 schools provided the framework for developing the options.

Academic Rigor: The plan must support schools that will share the common characteristics of academic rigor and personalization, and provide space for partnerships that have proven successful in supporting student achievement.

Flexibility: The plan must allow for the flexibility of specialized school buildings, configurations, and programs. School buildings must also be capable of utilizing and accommodating fluctuating enrollments and compatible community functions effectively, as well as have the flexibility to meet the needs of new initiatives and programs.

Adequate & Appropriate Spaces: Wherever possible, the plan should endeavor to:

- Eliminate the use of temporary modular classrooms
- Eliminate the use of basement-level classrooms and maximize day lighting opportunities
- Ensure that there is space for Special Education, including classrooms for physical therapy (PT) and occupational therapy (OT) in all buildings
- Ensure all elementary school buildings are capable of providing healthy, adequate food service
- Be technologically viable: provide appropriate technology with the capability for future flexibility
- Provide for education, administration, and community use needs
- Provide adequate playgrounds and athletic facilities

"Right Size": The plan should "right size" the District's physical inventory of school buildings.

Affordable: The plan must focus investments in a strategic way. It should maximize and leverage the building aid available from the NY State Education Department, while minimizing the local share.

Safe: Buildings must be restored to a state of good repair; must be safe, secure, eliminate or minimize health and safety issues, comply with federal, state and local mandates, the NY State Education Department's building codes, and ADA (*Americans With Disabilities*) codes.

Sustainable: Design recommendations and construction for improving the physical classroom environment will follow best-practice for high performance design in keeping with CHPS (*Collaborative for High Performance Schools*) guidelines. This will include energy efficient systems extending the useful life of the buildings, and other "green" initiatives.

Evaluation Methods Used for the Selection of the Schools Recommended for Phase 1

With the understanding that the projects in Phase 1 must include work to existing buildings and not include the construction of new school buildings or replacement of existing buildings with newly constructed facilities, the Project Team established a methodology for a practical and fair way to evaluate the buildings. The evaluation method focused on:

1. Model Program (i.e. curriculum needs, class size)
2. "Test fits" (additions/renovations, grade sections accommodated, traffic patterns, parking, site work, building aid reimbursement, infrastructure needs)
3. Responsiveness to the Portfolio Schools Model
4. Compliance with statutory and State Education Department regulations regarding the types and sizes of spaces
5. Affordability & Aidability (i.e. maximum cost allowance and eligibility for reimbursement/state aid)
6. Constructability & Program Impact (i.e. availability of swing space, local capacity, operating efficiencies, viability over next 50 years)

The twelve projects recommended in Phase 1 were determined to best "fit" the evaluation criteria.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Recommendations

RECOMMENDATION: *The scope of work recommended in the Modernization Plan for Phase 1 and assumed to continue in future program phases will focus on reorganizing the grade levels to create more K – 8 and Pre-K – 8 schools at the elementary level; and 9 – 12 high schools at the secondary level.*

RECOMMENDATION: *Ensure the plan allows the district to maintain its special programs at both the elementary and secondary levels.*

RECOMMENDATION: *Identify projects that do not require modernization work or which are not suitable for conversion to the K – 8 and 9 – 12 grade structure.* Indicate current program use or propose possible program changes where needed.

RECOMMENDATION: *Design K – 8 and Pre K – 8 facilities as either a 2-strand* (*2 sections per grade level) or 3-strand* (3 sections per grade level) model to preserve desired class size of approximately 22 students and provide building enrollments of approximately 425 to 650 students. In larger buildings, convert to either a 4-strand or a 2 x 2 model.*

RECOMMENDATION: *Include growing School No. 58: World of Inquiry to grades K – 12 as a Phase 1 project.* The District's initiative has been to grow this award-winning program to become the District's first K – 12 school by adding a grade level each year. School No. 58: World of Inquiry currently encompasses kindergarten through grade 8. Continuing to add one grade level each year would accomplish this goal in 4 years. It is recommended that renovations and the reconfiguring existing space, and the construction of additional space to meet the needs of the model K – 8 program and 9 – 12 programs be included in Phase 1. Doing so will allow the District to achieve its goal of establishing its first K – 12 school within 4 years.

RECOMMENDATION: *Relocate the Montessori school program to a location more appropriate to its needs.*

RECOMMENDATION: *Utilize former, large high/middle school buildings for multi-tenant programs or converting the 7 – 12 to 9 – 12 programs.* Utilizing a multi-tenant model not only helps to right-size the district, but will also reduce the number of facilities operated and maintained by the district, therefore reducing operating costs overall.

RECOMMENDATION: *The renovation and reconstruction of twelve school buildings be included in Phase 1 of the Rochester City School's Facilities Modernization Program.* The legislation authorizes up to thirteen projects may be undertaken in Phase 1.

RECOMMENDATION: *The twelve (12) school buildings recommended to be included in Phase 1 are:*

- Northeast Zone: Schools No. 28, 50, East, and Franklin
- South Zone: Schools No. 12, 58, Monroe
- Northwest Zone: Schools No. 5, 17, Charlotte, Edison, Jefferson

RECOMMENDATION: *Establish alternative locations ("swing spaces") to house students in those facilities slated for extensive renovations where it is in everyone's best interest that the building be unoccupied while the work is going on.* Moving students to other school sites will ensure that the students' educations are not compromised or disrupted; will provide for the safety of building occupants and users; and will expedite the implementation of the construction.

RECOMMENDATION: *Implement the "Swing Space Plan."* It is recommended when a school requires moving into swing space, the school's name, staff, and resources move with it, and transportation be provided to the new location for all students enrolled in that school. Refer to Section 12: Swing Space Plan for additional information.

RECOMMENDATION: *Provide swing space during the renovation and reconstruction of those facilities where it has been determined that the extent of the proposed work will require an unoccupied site.* It is the determination that the proposed construction projects at Schools No. 5, 12, 17, 28, 50, 58, Charlotte, Jefferson, Monroe will require moving students and staff to an alternate location for the duration of the construction of their school: Refer to Section 12: Swing Space Plan for additional information.

RECOMMENDATION: *Utilize Marshall and 30 Hart Street, and two additional spaces to be identified by the District as swing space.* Refer to Section 12: Swing Space Plan for additional information.

Phase 1 Recommendation

The statute limits to thirteen the maximum number of projects that may be authorized pursuant to the act and further stipulates that no more than thirteen projects, and up to a total cost of \$325 million (three hundred twenty five million dollars), shall be authorized and undertaken pursuant to the act, unless otherwise authorized by law. 'Project' is defined in Section 2 paragraph 2(g) of this legislation to mean work at an existing school building site that involves the design, reconstruction, or rehabilitation of an existing school building for its continued use as a school of the city school district, which may include an addition to existing school buildings for such continued use and which also may include (1) the construction or reconstruction of athletic fields, playgrounds, and other recreational facilities for such existing school buildings, and/or (2) the acquisition and installation of all equipment necessary and attendant to and for the use of such existing school building. The recommendation of twelve building projects for Phase 1 and a separate District-wide Technology Project with a total cost not exceeding \$325 million meets the legislation.

Conceptual plans, a summary of the proposed scope of work, estimated construction and project costs, and anticipated building aid that will be reimbursed for each of the twelve Phase 1 schools is included in Section 10.



Comprehensive School Facilities Modernization Plan for Rochester City Schools

Phase 1 Recommendations – Summary of Total Project Costs & Anticipated State Aid

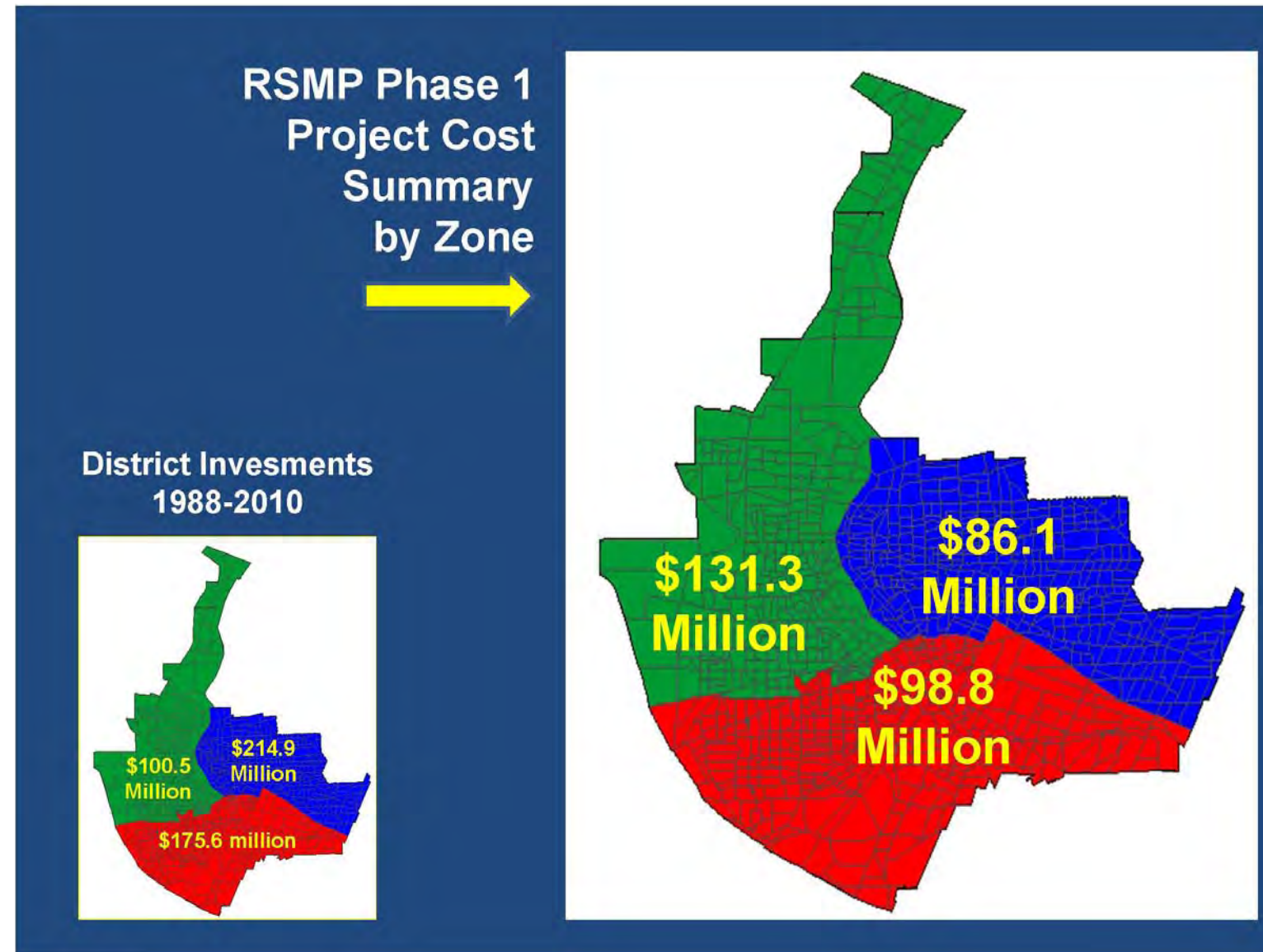
Building Name	Cost	State Aided Cost Allowance
John Williams No. 5	\$21.7	\$15.4
James P. B. Duffy No. 12	\$20.2	\$18.6
Enrico Fermi No. 17	\$19.2	\$16.5
Henry Hudson No. 28	\$24.9	\$16.8
Helen Barrett Montgomery No. 50	\$20.3	\$15.9
World of Inquiry No. 58	\$43.6	\$27.9
Charlotte High School	\$27.0	\$25.8
Thomas Jefferson High School	\$28.3	\$26.9
James Monroe High School	\$33.7	\$32.2
East High School	\$33.4	\$32.0
Thomas Edison Educational Campus	\$35.5	\$34.1
Benjamin Franklin High School	\$8.2	\$7.7
District-wide Technology	\$8.8	\$8.4
Totals	\$325 million	\$278 million

As part of the Phase 1 program, a District Wide Technology (DWT) program will be established for State Education Department (SED) assistance in funding. It is an SED requirement that this is a separate program, and therefore reflected separately in the Phase 1 budget. Currently the intent is to create two DWT projects to correspond with the A and B construction cycles of the Phase 1 school projects.

A technology integrator/facilitator will be hired to oversee the educational technology program for the Phase 1 schools, and will be responsible for design, procurement, construction oversight, and commissioning of the new systems. Representative items included in the DWT projects will include behind-the-wall wiring, service closets, switches, routers, communications, security and educational peripheral equipment (locations, type and connections). The technology integrator/facilitator will coordinate their work with the architects for each project. Further, they will be responsible for connections, upgrades, etc. with the District's network operations center.



Phase 1 Recommendations – Summary of Project Costs/Allocation





Comprehensive School Facilities Modernization Plan for Rochester City Schools

Conceptual Plans for Phase 1 Schools



School No. 5 John H. Williams School

Located in the northeast zone, School No. 5 is a Pre K – 6 school with a current enrollment of approximately 550 students. It is the northwest LEAP school—a school for children whose native language is other than English—for the City School District. Constructed in 1926, this three-story building with a basement contains 124,924 square feet of building space. The building contains 46 general classrooms, most of which are smaller than today’s standard. Core spaces within the building include a gymnasium with two teaching stations, cafeteria, a library media center, a fully equipped computer lab, a wireless lab, and computers in every classroom. The building does not have an auditorium, however a stage located in the gymnasium allows the gym to function as an auditorium/performing arts venue.

The proposed scope of work for this facility centers on the conversion from a Pre K – 6 school to a 3-strand (3 classrooms per grade level) Pre K – 8 facility. The proposed scope includes moderate to heavy renovations of approximately 102,000 square feet of existing space. This includes renovation of the kitchen, the main office/agency partner space, and the nurse’s suite on the 1st floor; and renovation of the library and computer classroom. Reconfiguration and alteration of approximately 32,000 square feet of existing interior spaces will create two special education classrooms, an art room for 7th and 8th grade students, a band/chorus classroom, dedicated classroom space or occupational therapy/physical therapy, and two science classrooms/labs for grades 7 and 8.

The building sits on a 2.94 acre site that includes the building footprint, parking a playground, athletic field, baseball diamond, and a basketball court. Presently, the buses unload along Verona Street. In the proposed scope of work, a portion of Verona Street between Smith and Jay Streets will be acquired and the intersections of Verona and Smith Street at Jay Street will be modified to suit their new purpose as driveway curb cuts to the site. Proposed site work includes the addition of approximately 35 – 40 additional parking spaces on the southwest side of Verona Street on City of Rochester property to address the parking deficiency as the expected demand exceeds the number currently available on site.

Approximately \$2.4 million dollars in infrastructure work has been identified to repair and replace deficient and outdated systems in the school’s physical plant. This work includes HVAC, plumbing and electrical upgrades; interior work, fire safety and emergency lighting, and handicapped accessibility items.

*555 Plymouth Avenue N.
Zone: Northeast
Current grade configuration: Pre K – 6
Current enrollment: 552
Proposed grade configuration: Pre 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 / AUDITORIUM

Building & Site Data

Original Building Date: 1926
 Existing Building Area (sq ft): 124,924
 Proposed Additional Area (sq ft): 0
 Total Gross Building Area: 124,924
 Current Site Acreage: 2.94
 Adjacent Parkland Acreage: 7.25
 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: LEAP Program

Project Description:

Proposed Site Work:

This project includes the acquisition of a portion of Verona Street between Smith and Jay. The intersections of Verona at Smith Street and at Jay Street will be modified to suit their new purpose as driveway curb cuts to the site. Construct approximately 35 - 40 new parking spaces on city property located on the Southwest side of Verona Street.

Proposed Building Rehabilitation Work:

Alterations and reconstruction to approximately 102,000 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 masonry, stone and precast repairs.

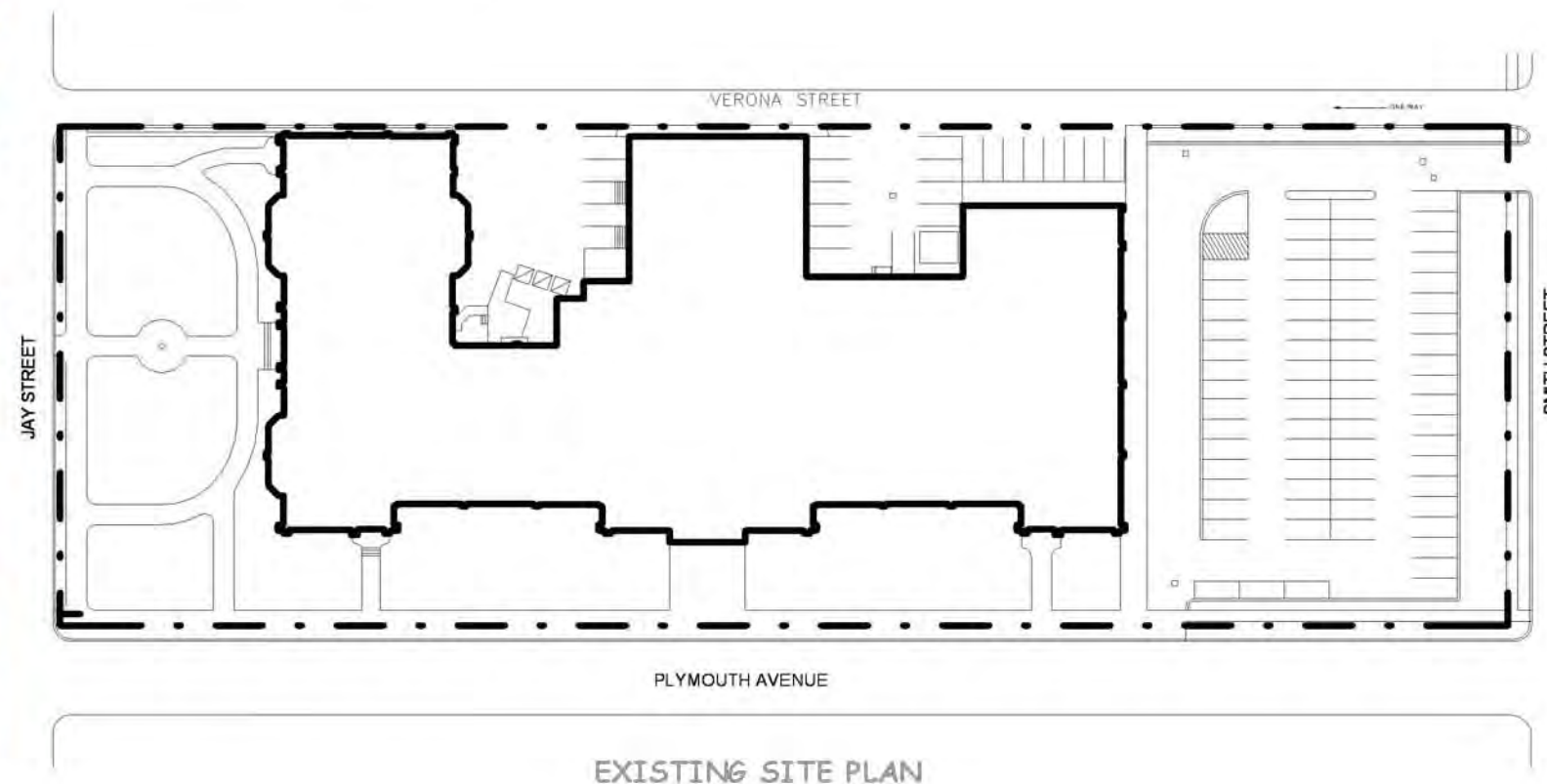
SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	-	549	549
Secondary 7th - 9th	-	300	300
Secondary 7th - 12th	-	-	-
Spec Ed Pre K - 12th	-	98	98
TOTAL SED Building Aid Units	-	947	947

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	-	17,236,325	17,236,325
Estimate of Site Work Costs	-	947,018	947,018
TOTAL	-	18,183,343	18,183,343

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	-	12,543,216	12,543,216
Estimate of Building Cost	-	17,236,325	17,236,325
Building Allowance for Aid	-	12,543,216	12,543,216
Surplus / (Deficit)	-	(4,693,109)	(4,693,109)

INCIDENTAL COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Incidental Allowance	-	2,863,090	2,863,090
Estimate of Incidental Cost	-	3,574,684	3,574,684
Incidental Allowance for Aid	-	2,863,090	2,863,090
Surplus / (Deficit)	-	(711,594)	(711,594)

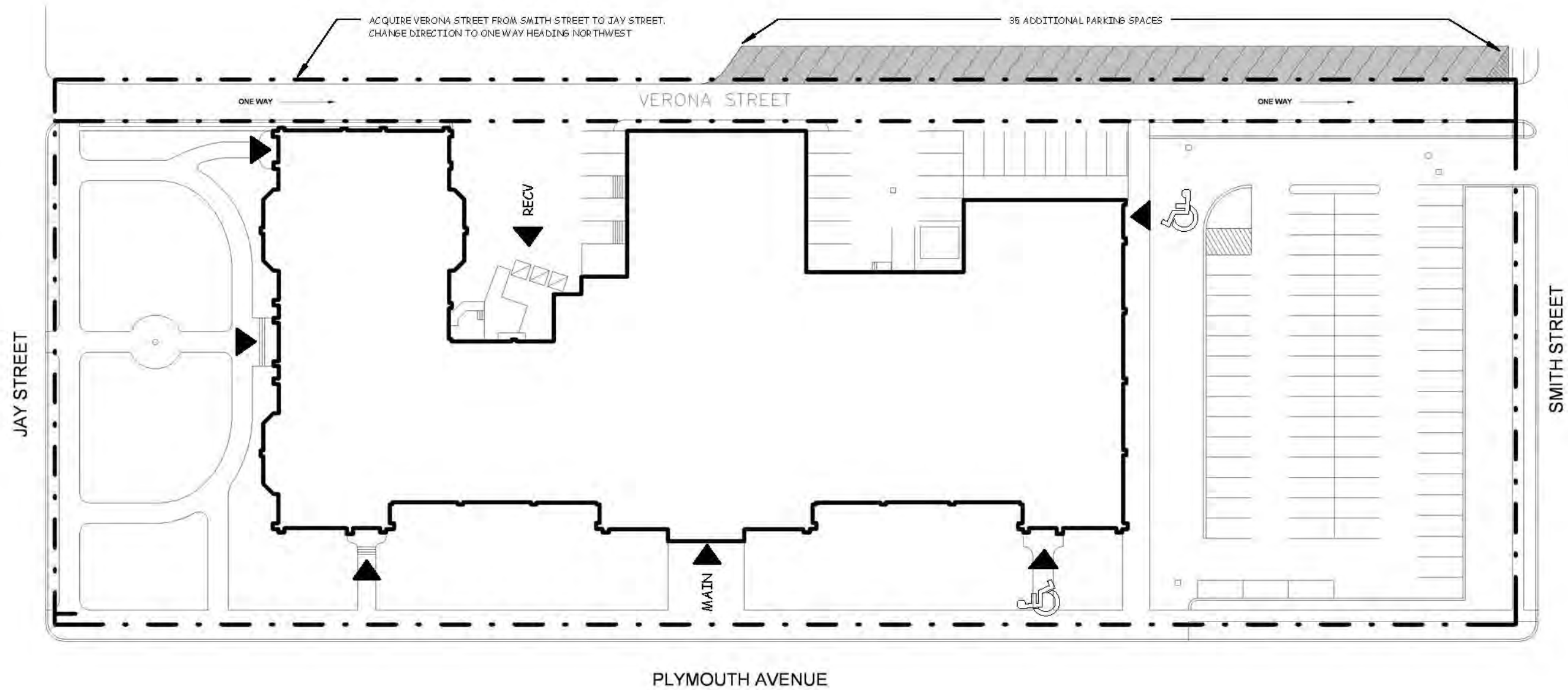
TOTAL	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Cost Allowance	-	15,406,306	15,406,306
Estimate of Probable Cost	-	20,811,009	20,811,009
Aided Cost Allowance	-	15,406,306	15,406,306
Surplus / (Deficit)	-	(5,404,703)	(5,404,703)



Program Concept Test:
 John H. Williams #5
 555 N. Plymouth Ave.
 Model Program: 3 Strand (PreK-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



PLYMOUTH AVENUE

PROPOSED SITE PLAN



Program Concept Test:
John H. Williams #5
555 N. Plymouth Ave.
Model Program: 3 Strand (PreK-8)



JOHN H. WILLIAMS #5

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Verona Street	Verona Street. Change to one way heading NW

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	89	35	124

	Proposed Property Acquisition
	Acquire Verona Street Between Smith And Jay Street



Program Concept Test:
 John H. Williams #5
 555 N. Plymouth Ave.
 Model Program: 3 Strand (PreK-8)

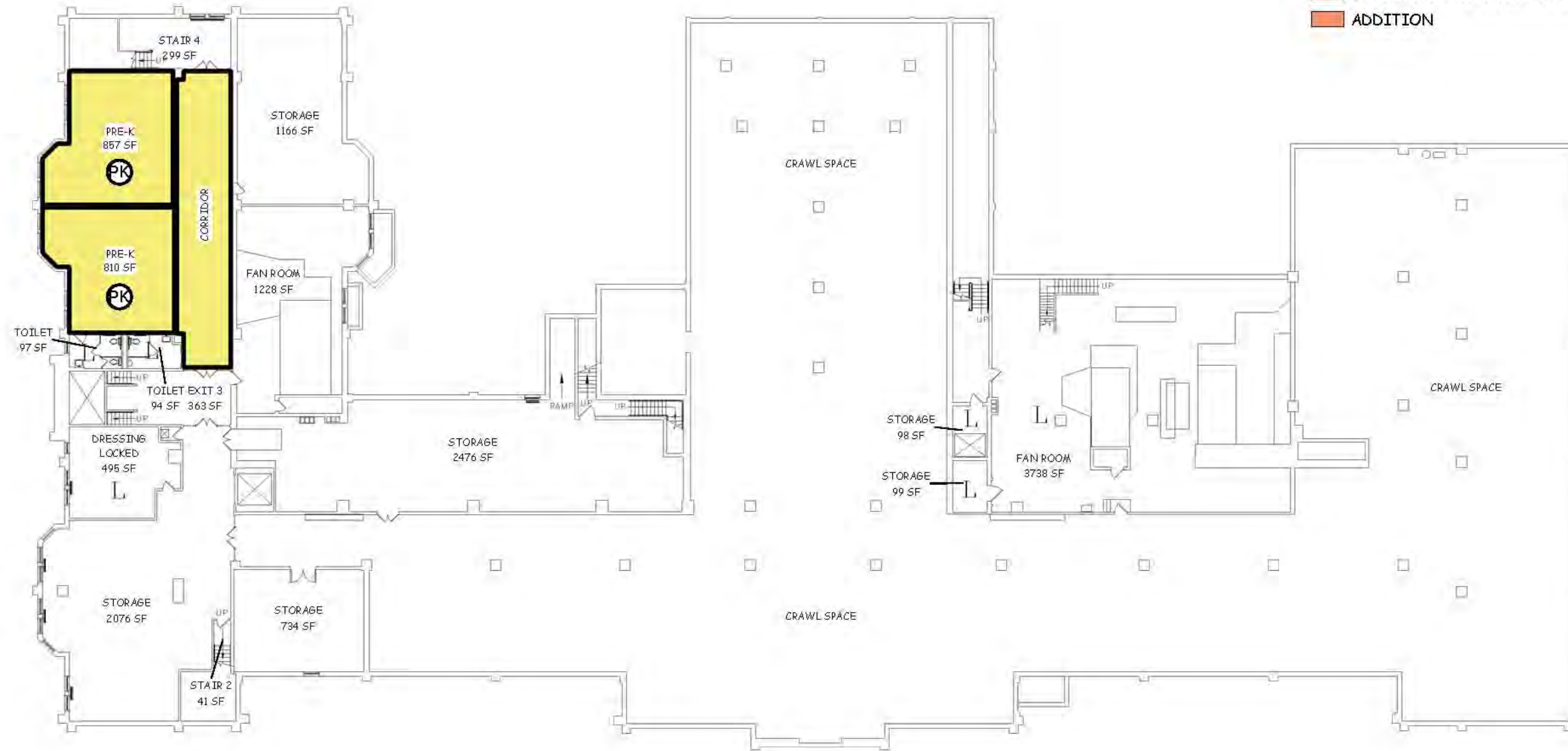
JOHN H. WILLIAMS #5

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

KEY:

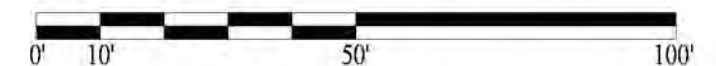
- LIGHT REHABILITATION
- MODERATE REHABILITATION
- HEAVY REHABILITATION
- STRUCTURAL REHABILITATION
- ADDITION



PROPOSED BASEMENT PLAN



Program Concept Test:
 John H. Williams #5
 555 N. Plymouth Ave.
 Model Program 3 Strand (PreK-8)

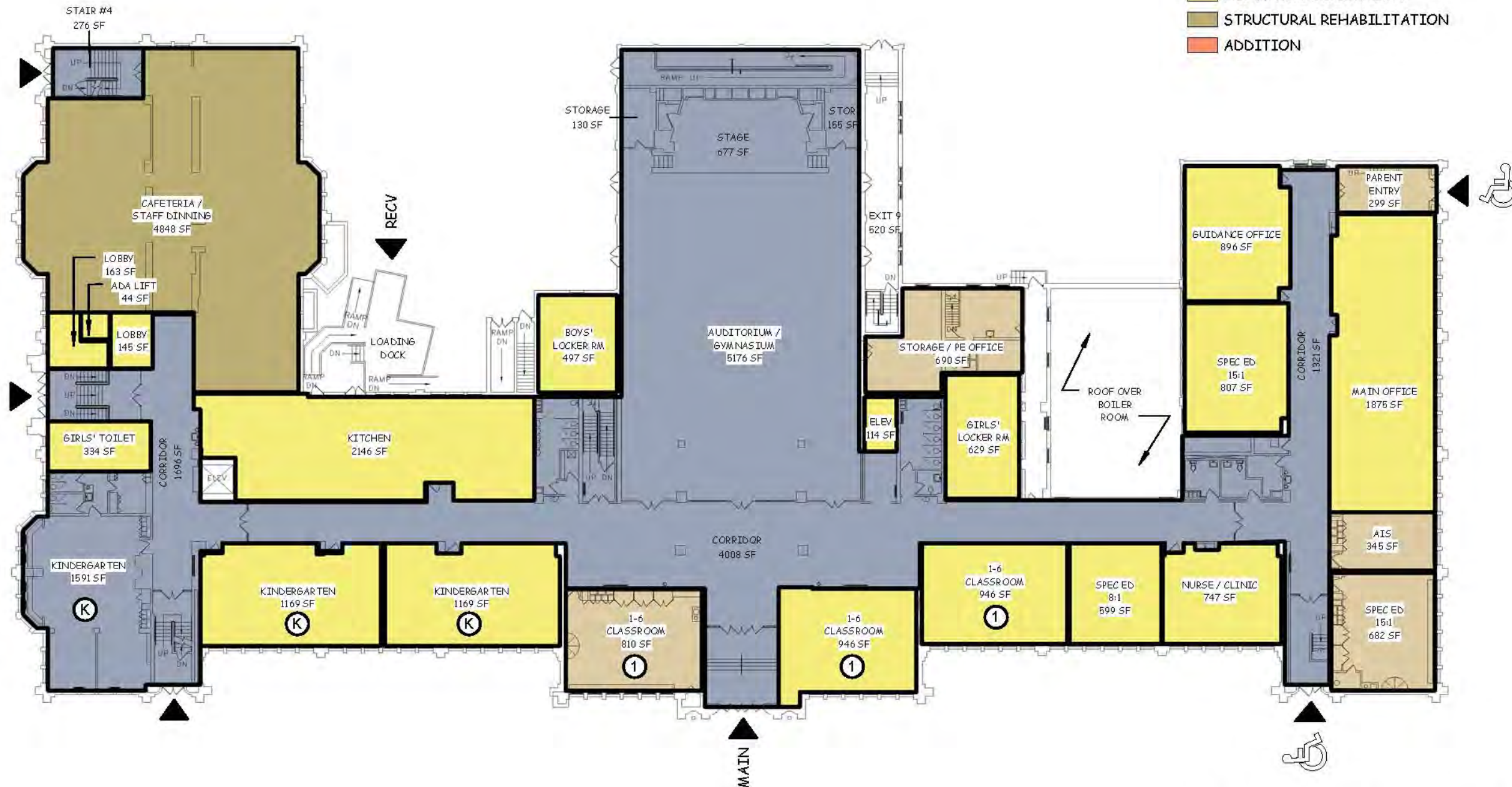


ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

KEY:

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



PROPOSED 1st FLOOR PLAN



Program Concept Test:
 John H. Williams #5
 555 N. Plymouth Ave.
 Model Program 3 Strand (PreK-8)

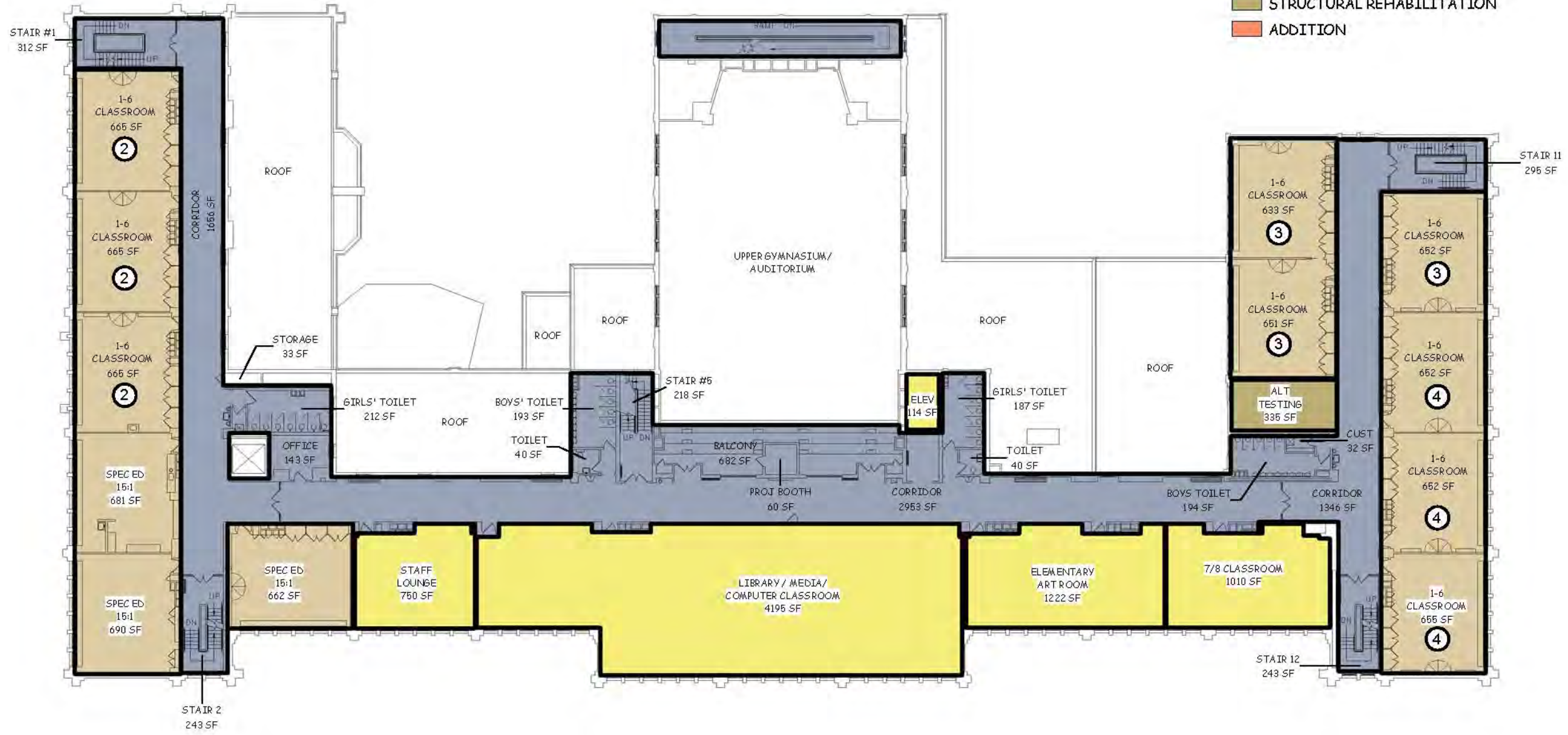


ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

KEY:

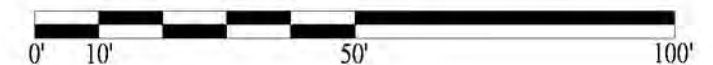
- LIGHT REHABILITATION
- MODERATE REHABILITATION
- HEAVY REHABILITATION
- STRUCTURAL REHABILITATION
- ADDITION



PROPOSED 2nd FLOOR PLAN



Program Concept Test:
 John H. Williams #5
 555 N. Plymouth Ave.
 Model Program 3 Strand (PreK-8)

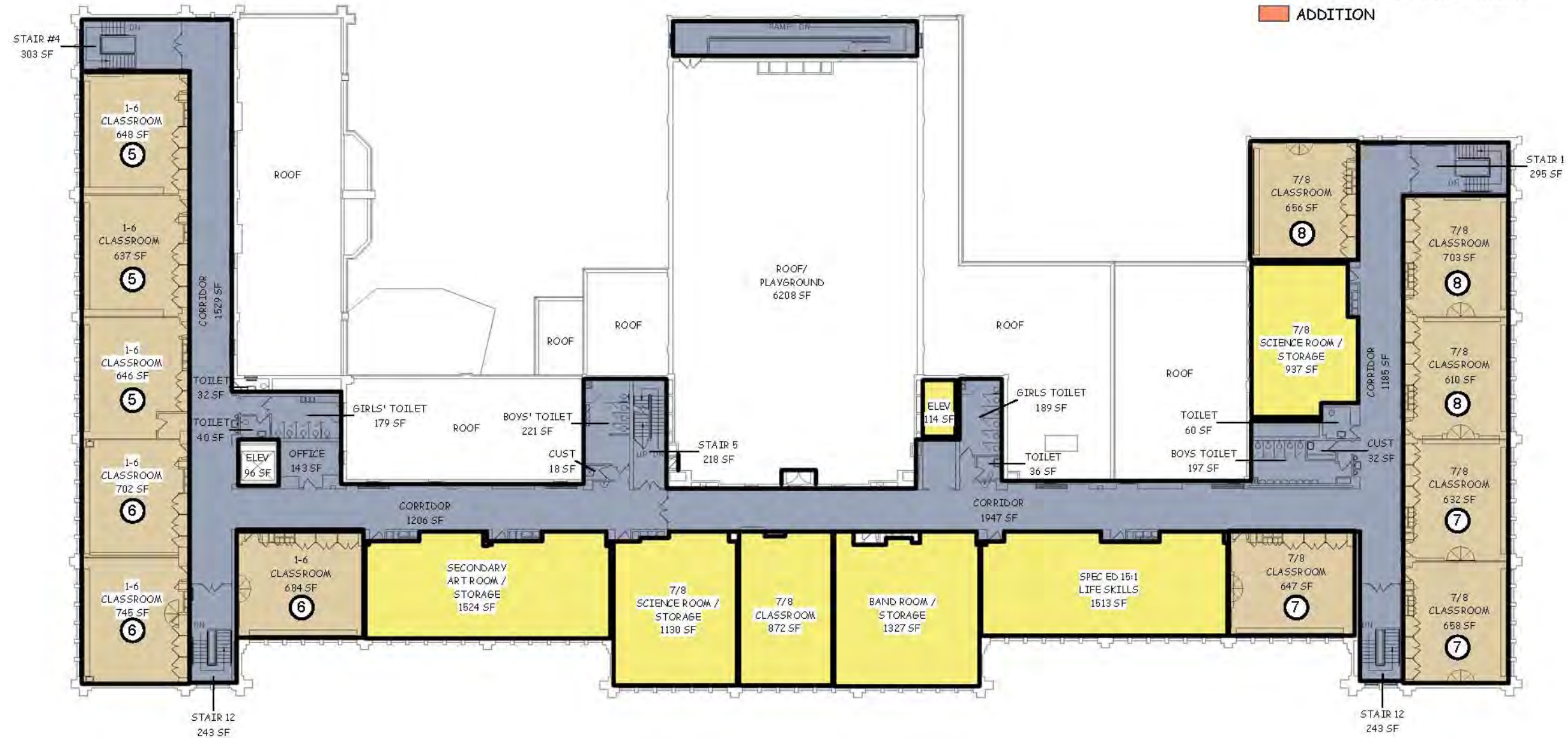


ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

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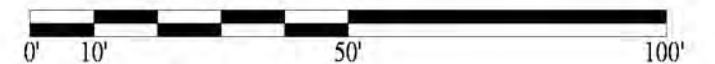
- LIGHT REHABILITATION
- MODERATE REHABILITATION
- HEAVY REHABILITATION
- STRUCTURAL REHABILITATION
- ADDITION



PROPOSED 3rd FLOOR PLAN

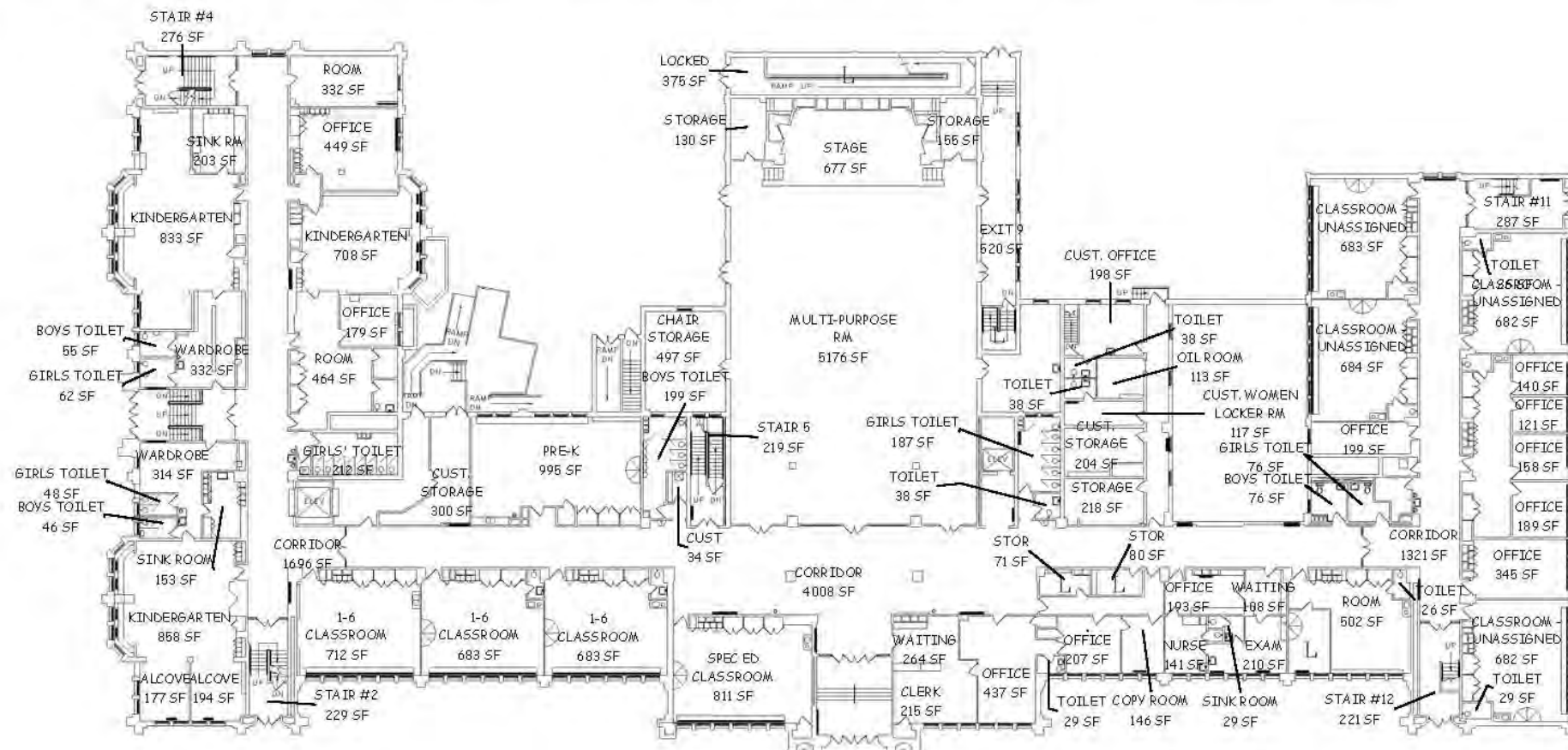


Program Concept Test:
 John H. Williams #5
 555 N. Plymouth Ave.
 Model Program 3 Strand (PreK-8)

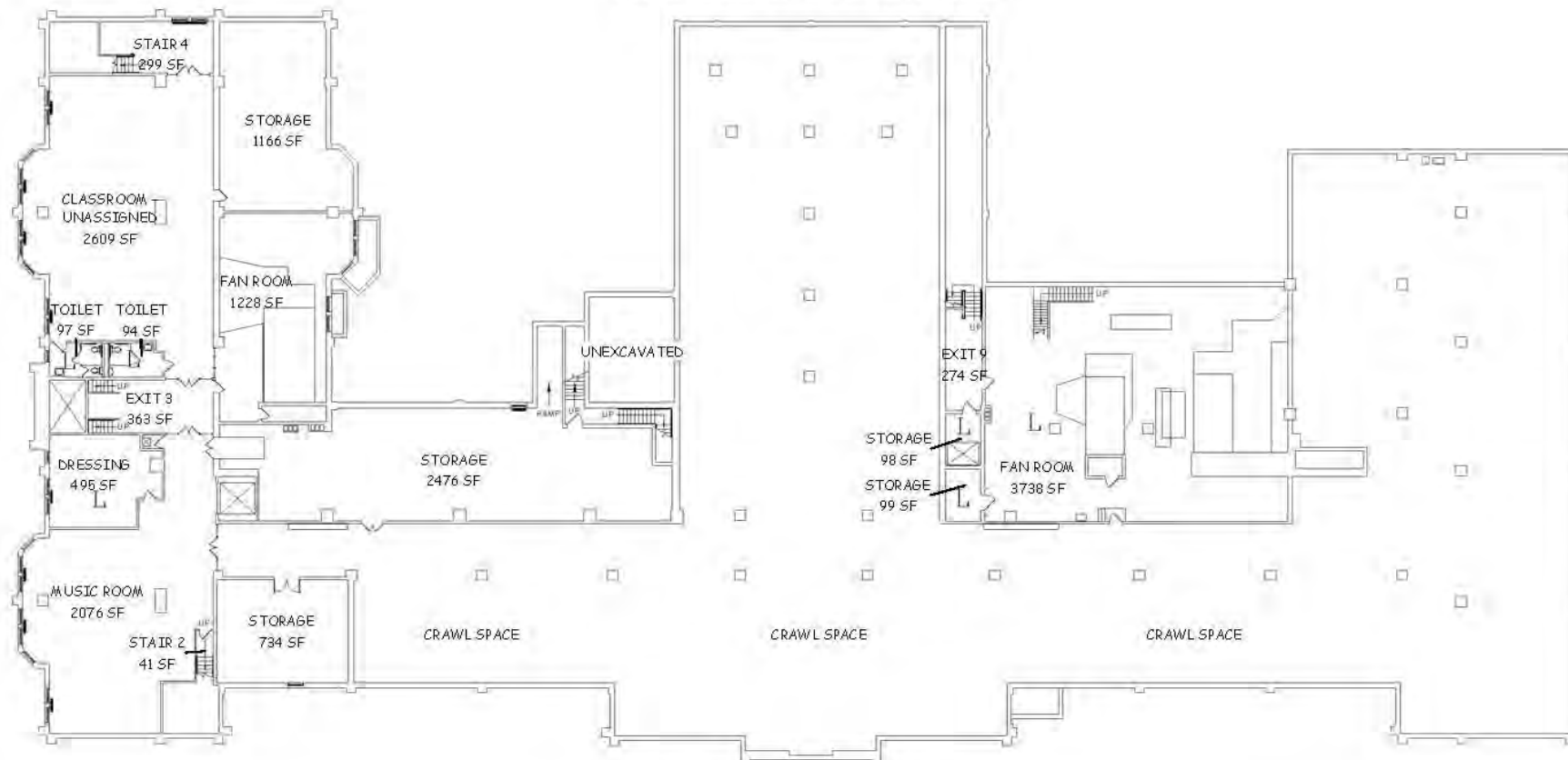


ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



EXISTING 1ST FLOOR PLAN

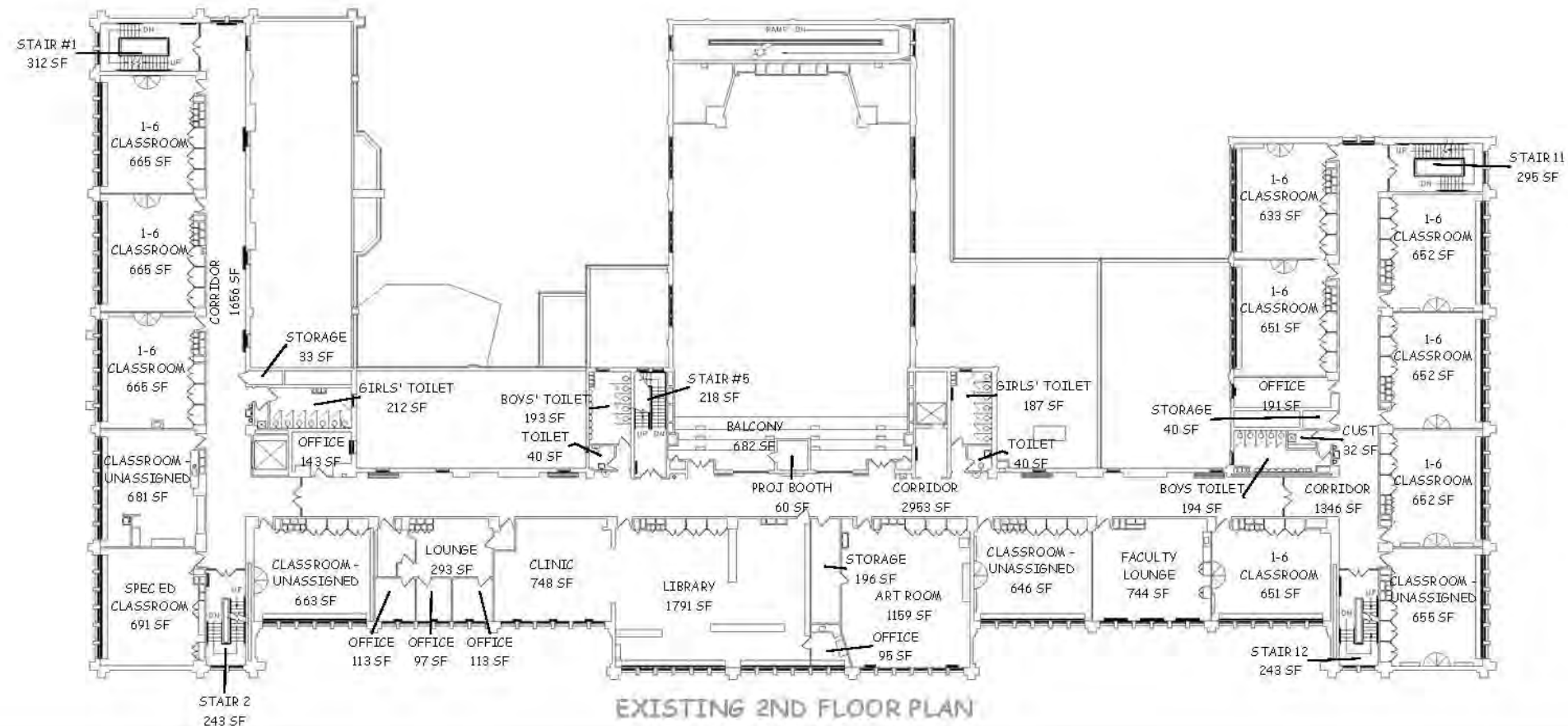
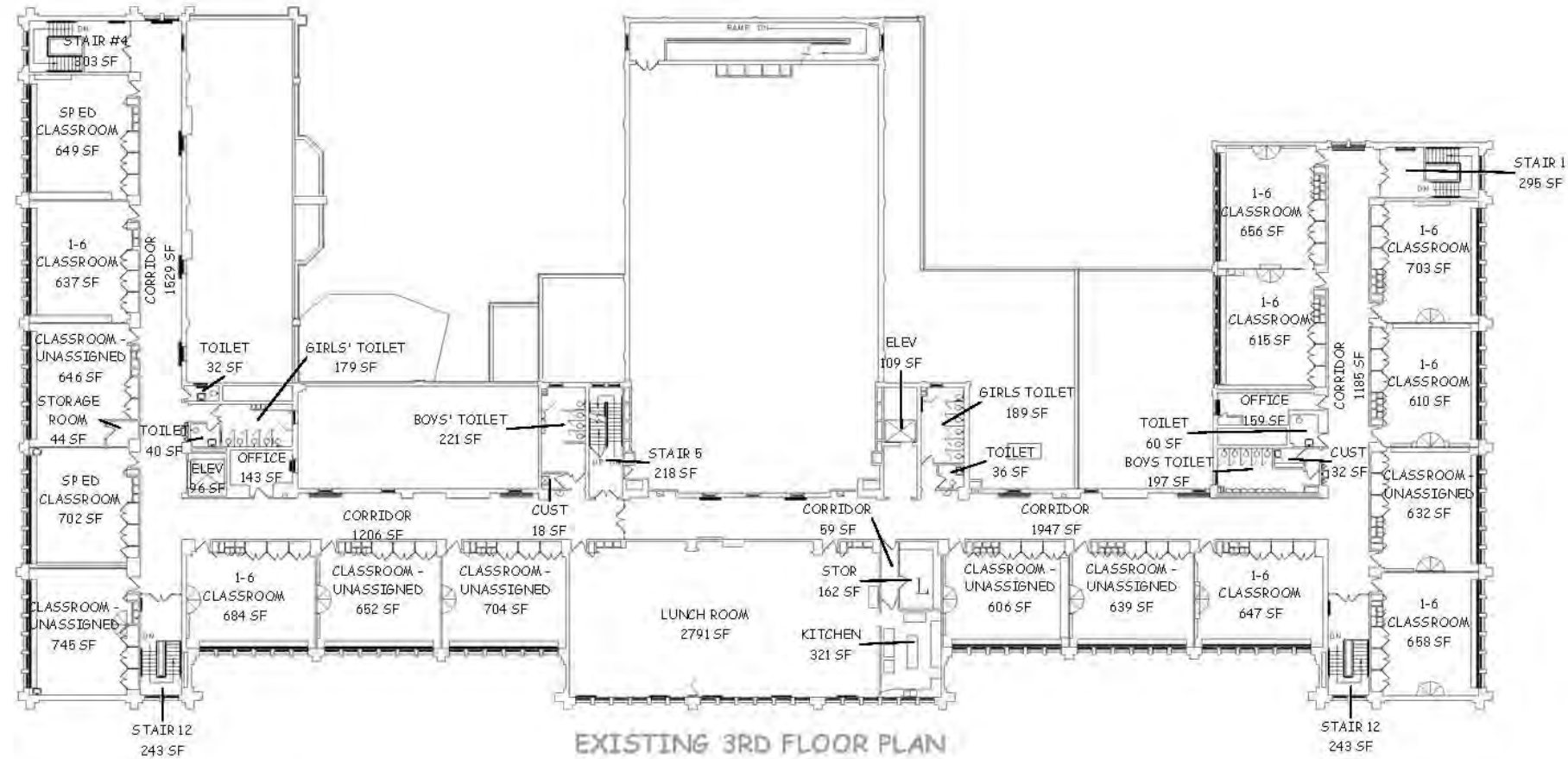


EXISTING BASEMENT PLAN



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00





School No. 12 James P. B. Duffy School

Located in the south zone, School No. 12 is a kindergarten through grade 6 school with a current enrollment of approximately 770 students. Constructed in 1971, this three-story building contains 95,337 square feet of building space. The building contains 40 general classrooms. Small learning environments were created through the use of a “cluster” design - open plan pods of four classrooms. The building does not have a gymnasium, auditorium, or school library. Located adjacent to a City Recreation Facility, the school shares the City’s gymnasium and locker rooms for its physical education programs and sports programs; and the public library located at this site. Having a strong visual arts program, the building features a “cafetorium,” a stage located in the cafeteria that allows the lunchroom to function as an auditorium/performing arts venue. Special academic programs offered include the Major Achievement Program (MAP) for grades 4 – 6, and the Spanish/English Dual Language enrichment program (HOLA) for grades K-6.

The proposed scope of work for this facility centers on its conversion from a K – 6 facility to a 4-strand (4 classrooms per grade level) K – 8 facility. The proposed scope includes alterations and renovations of approximately 95,000 square feet of existing interior space including the construction of new partitions to create separate classrooms. Interior rehabilitation work of the existing building includes the removal and replacement of interior finishes, doors; HVAC, plumbing and electrical system upgrades, and abatement of asbestos and asbestos containing materials. Exterior work includes complete window replacement, exterior doors, and rehabilitation of the existing brick masonry and concrete.

There are two options for consideration to meet the model program needs of a K – 8 school.

1. An addition of approximately 8,000 square feet to include the construction of four new 3-story stair towers and two one-story classroom additions, and
2. Construction of a one-story addition to infill the overhang area on the South Avenue side of the building, and construct corridor additions at the 2nd and 3rd floors along South Avenue that connect between two of the new stair towers.

The building sits on an 8.02 acre site that includes the building footprint, parking, a playground, athletic field, two baseball diamonds, and a basketball court. The buses unload at a bus loop located off the east face of the building on South Avenue. Adjacent to the school at the west location is Highland Park. The proposed scope of work includes expanding the existing parking lot to add approximately 30 – 35 additional parking spaces.

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

*999 South Avenue
Zone: South
Current grade configuration: K – 6
Current enrollment: 777
Proposed grade configuration: K – 8
Strands/Sections per grade level: 4
Proposed Enrollment: 860*



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



MAIN ENTRANCE



TYPICAL CLASSROOM



LIBRARY

Building & Site Data

Original Building Date: 1971

Existing Building Area - school only (sq ft): 95,337

Proposed Additional Area (sq ft): 7,480

Total Gross Building Area - school only: 102,817

Existing Rec Center Building Area: 14,556

Existing Public Library Building Area: 3,636

Current Site Acreage: 8.02

Adjacent Parkland Acreage: 0
Note: (Highland Park is adjacent, but not included in site acreage used by school.)

Pre K Operating Capacity: 0

K-8 Operating Capacity: 860

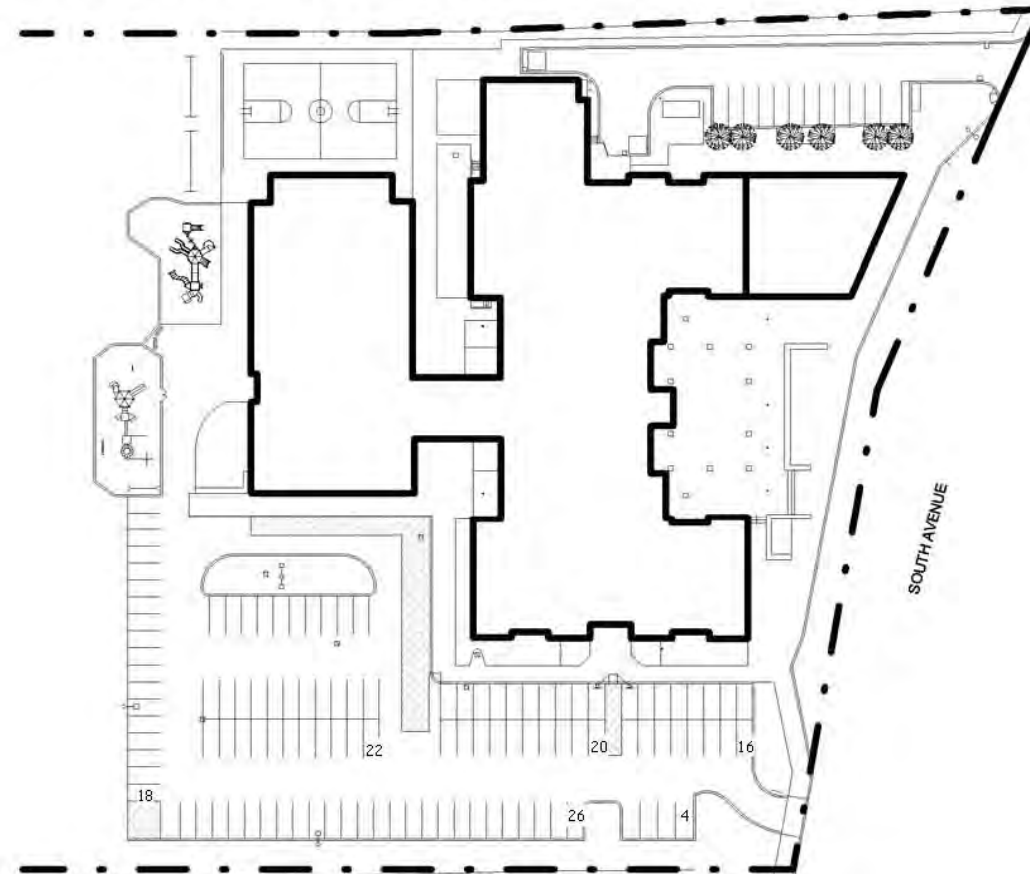
Total Pre K-8 Operating Capacity: 860

Educational Program Data

Grade Level Organization: K-8

Model Program: 4 Strand

Specialized Programs: Dual Language & Map Programs



EXISTING SITE PLAN

SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	-	756	756
Secondary 7th - 9th	-	330	330
Secondary 7th - 12th	-	-	-
Spec Ed Pre K - 12th	30	75	105
TOTAL SED Building Aid Units	30	1,161	1,191

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	884,584	14,484,550	15,369,134
Estimate of Site Work Costs	-	736,698	736,698
TOTAL	884,584	15,221,248	16,105,832

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	893,816	14,330,848	15,224,664
Estimate of Building Cost	884,584	14,484,550	15,369,134
Building Allowance for Aid	884,584	14,330,848	15,224,664
Surplus / (Deficit)	9,232	(153,702)	(144,470)

INCIDENTAL COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Incidental Allowance	223,446	3,207,207	3,430,653
Estimate of Incidental Cost	282,136	3,752,074	4,034,210
Incidental Allowance for Aid	223,446	3,207,207	3,430,653
Surplus / (Deficit)	(58,690)	(544,867)	(603,557)

TOTAL	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Cost Allowance	1,117,262	17,538,055	18,655,317
Estimate of Probable Cost	1,166,720	18,236,624	19,403,344
Aided Cost Allowance	1,108,030	17,538,055	18,655,317
Surplus / (Deficit)	(58,690)	(698,569)	(757,259)

Project Description:

Proposed Site Work:

Expand existing parking lot to add approximately 30 - 35 spaces. Site reconstruction work includes upgrades to existing parking lot, sidewalk, fencing and outdoor recreation area.

Proposed Building Rehabilitation Work:

Alterations and reconstruction to approximately 95,000 square feet of building area. Interior rehabilitation work includes construction of new partitions to create separate classrooms, removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes window replacement and masonry & concrete restoration.

Proposed Building Addition:

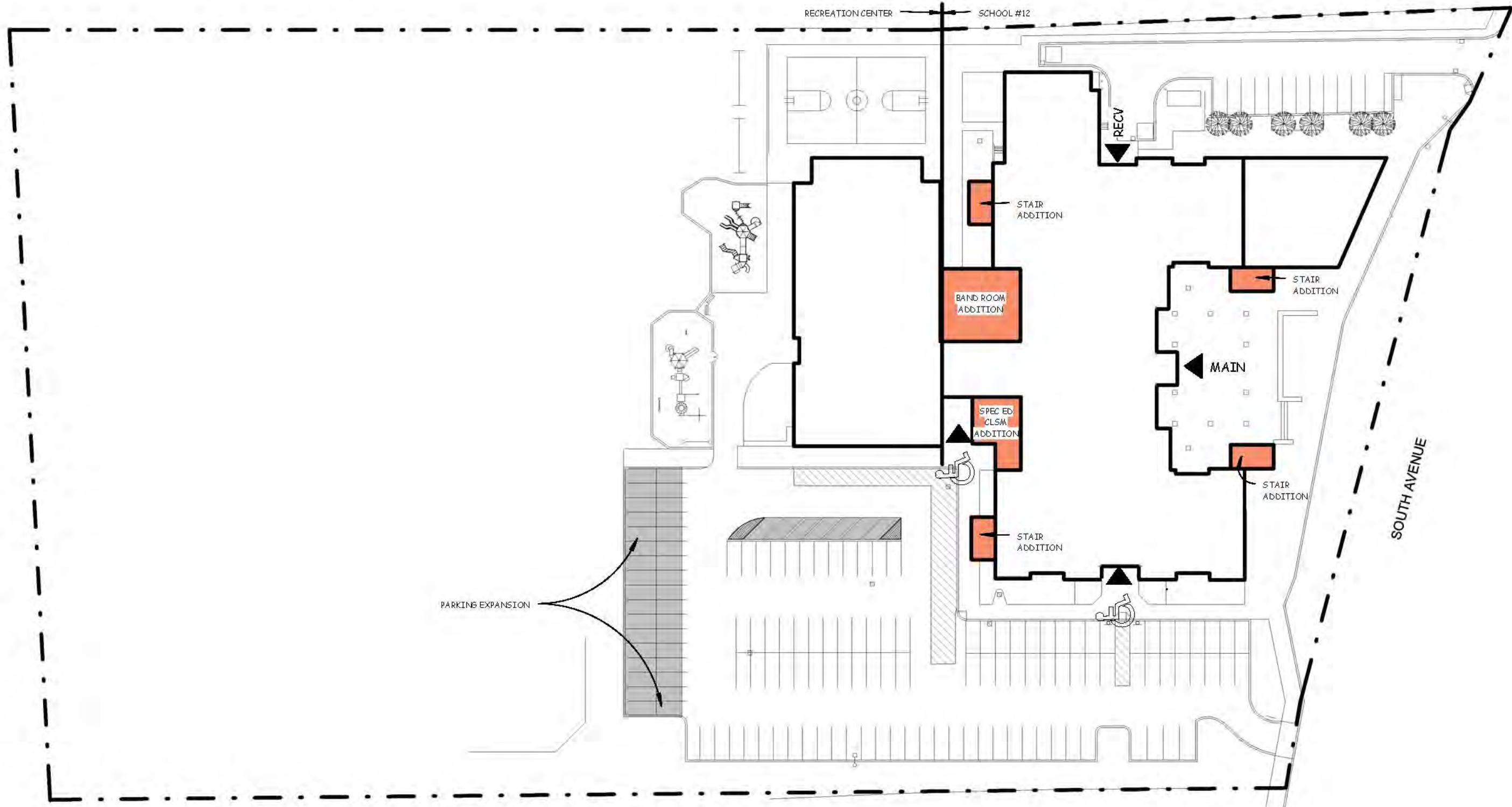
Construct approximately 8000 sq ft addition to include four new three story stair towers and two one story classroom additions. Addition alternative - Construct one story additions to infill the overhang area on the South Avenue side of the building. Construct corridor addition on the second and third floors along the South Avenue side of the building that connect between two of the new stair towers.



Program Concept Test:
James P. B. Duffy #12
999 South Avenue
Model Program: 4 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



PROPOSED SITE PLAN



Program Concept Test:
James P. B. Duffy #12
999 South Avenue
Model Program: 4 Strand (K-8)

JAMES P. B. DUFFY #12

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Curb Recess for 7 Buses	No Change

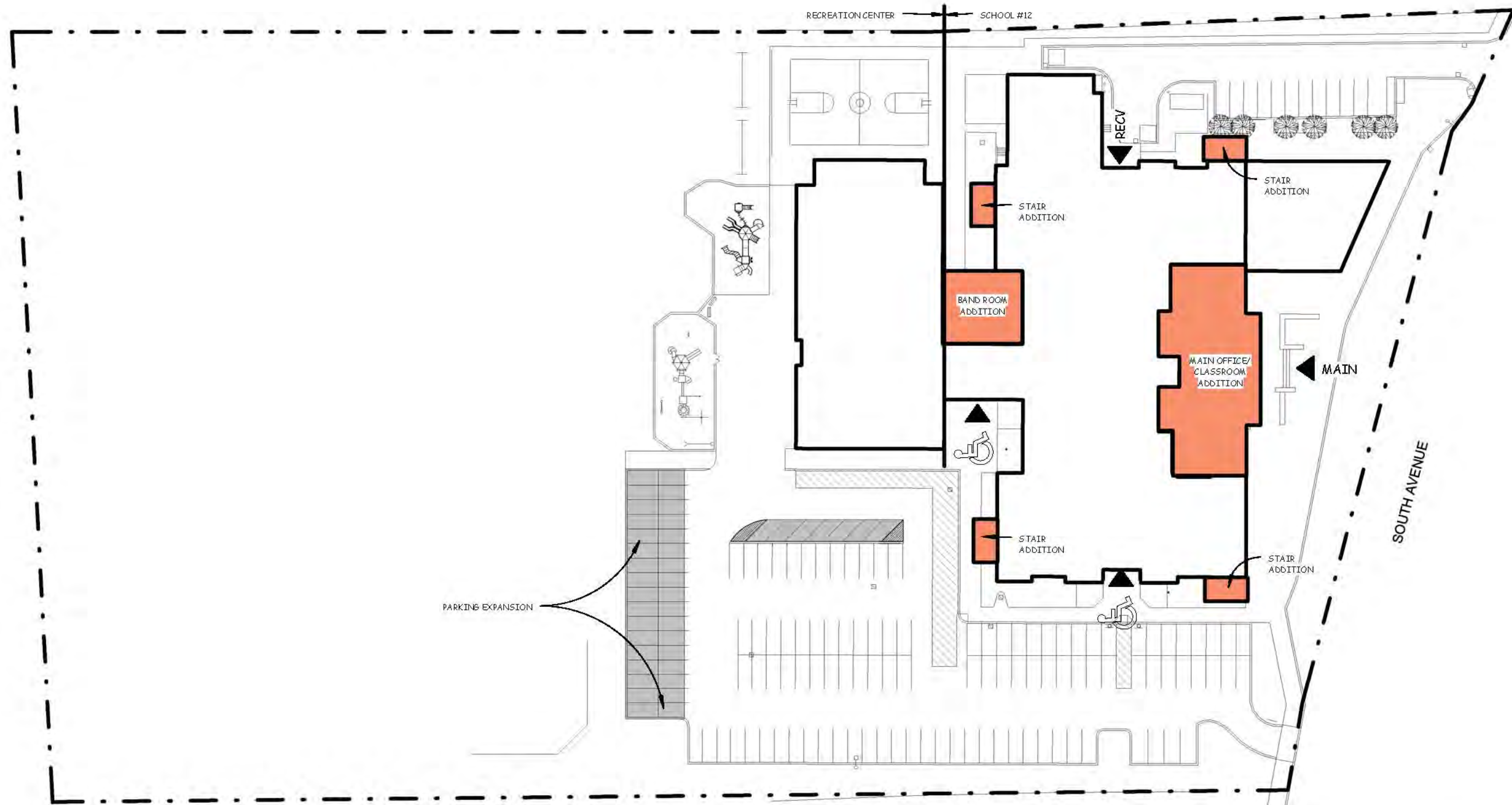
	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	116	30	136



Program Concept Test:
James P. B. Duffy #12
999 South Avenue
Model Program: 4 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



PROPOSED SITE PLAN - ALTERNATIVE ADDITION

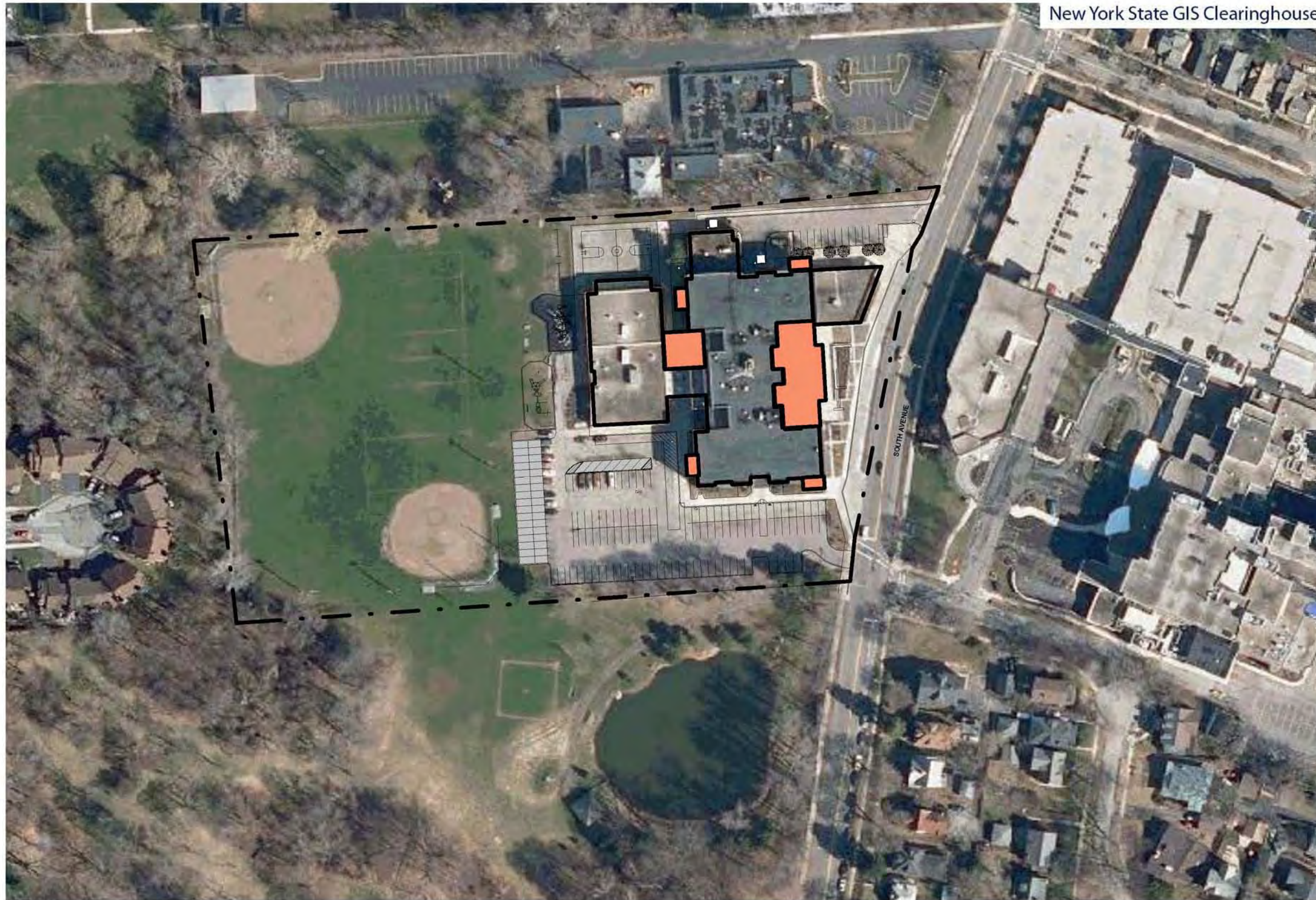


Program Concept Test:
James P. B. Duffy #12
999 South Avenue
Model Program: 4 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Curb Recess for 7 Buses	No Change

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	116	30	136



Program Concept Test:
 James P. B. Duffy #12
 999 South Avenue
 Model Program: 4 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



JAMES P. B. DUFFY #12

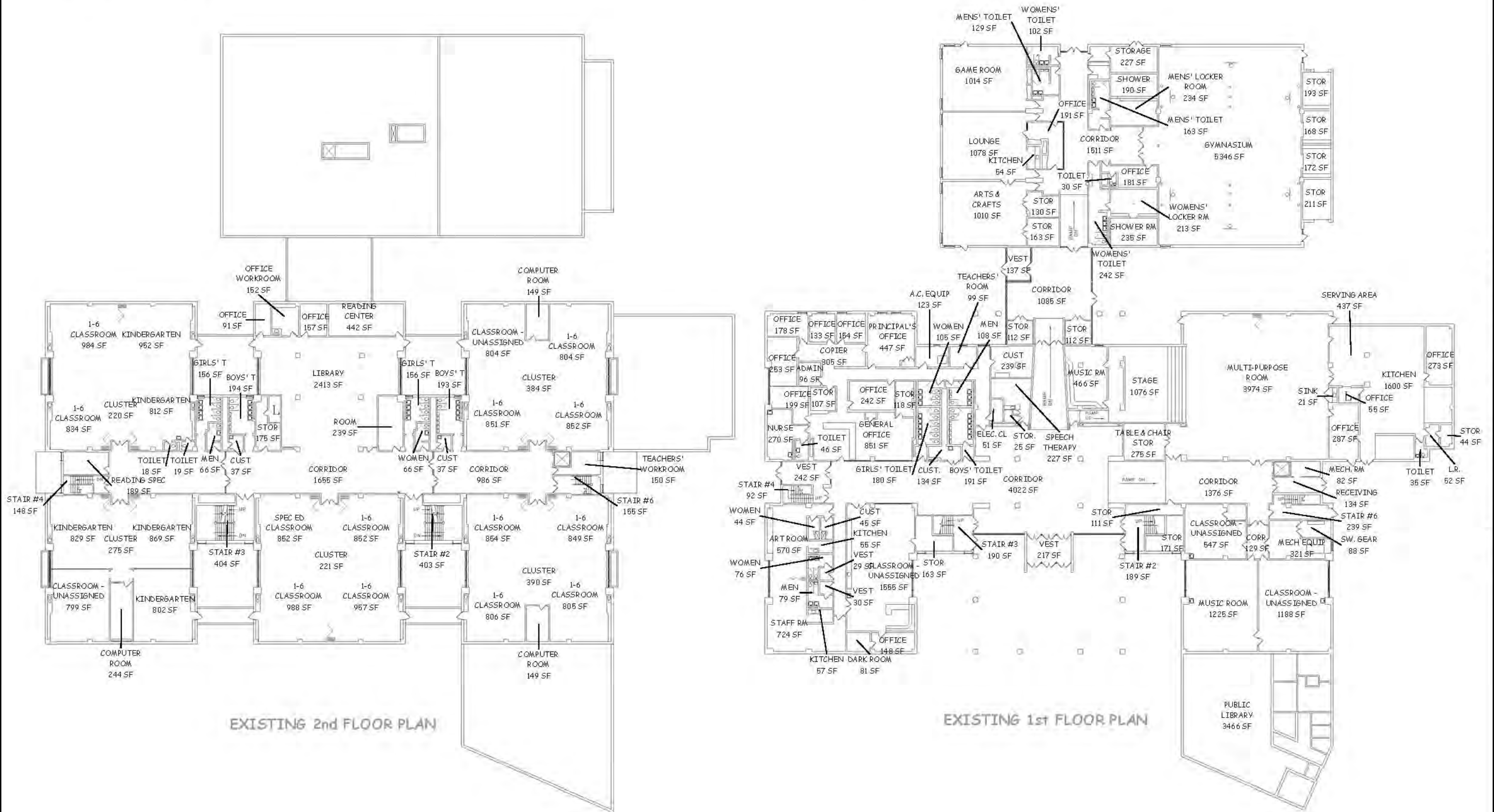
ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



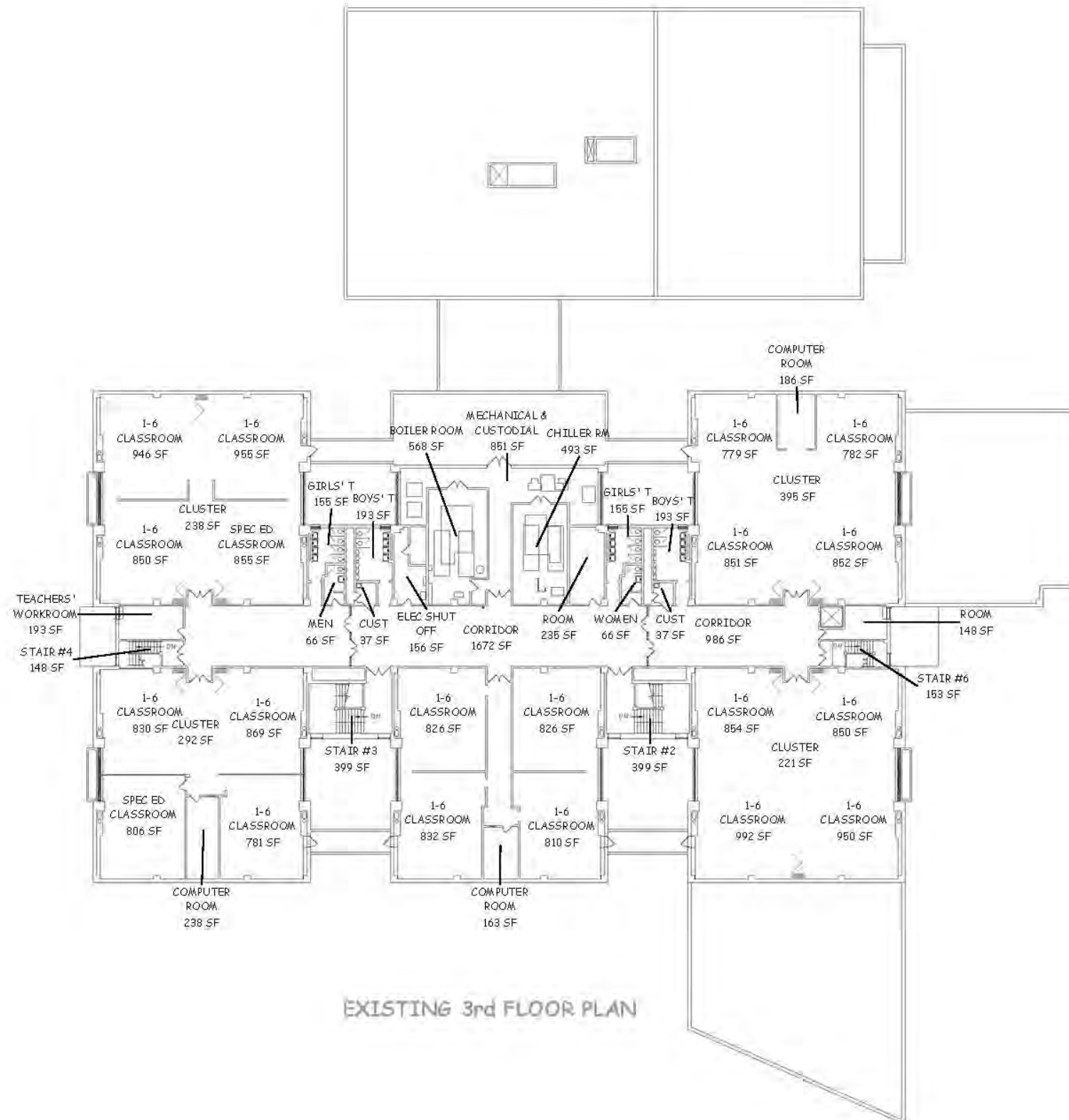
ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

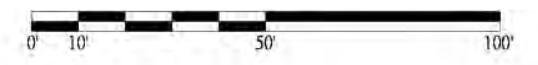


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EXISTING 3rd FLOOR PLAN



JAMES P. B. DUFFY #12