School No. 17
Enrico Fermi School

Located in the northwest area of Rochester, Enrico Fermi School No. 17 is currently a Pre K – 6 school with an enrollment of 561 students. Constructed in 1967, the building is a three-story construction and contains approximately 77,881 square feet of building space. Additionally, the school utilizes four transportable classroom units that total approximately 4,584 square feet. The building sits on a 5.4 acre site, has 32 parking spaces, playground space, an athletic field and basketball court. The buses load/unload on the service drive located on site to the North of the school building. A 3.76 acre city park sits adjacent to the school to the east.

The school presently contains 37 general classrooms, most of which meet today’s standard. Common spaces include a cafeteria, gymnasium and library. The stage located in the cafeteria allows the lunchroom to double as an auditorium/performing arts venue. School No. 17 presently houses a universal Pre-K program, a Montessori Pre-K/Kindergarten, the Unity Health Orchard Street Community Health & Family Center and a dental clinic run by the Eastman Dental Center’s Department of Community Dentistry. It offers a bilingual program for native Spanish speakers in Kindergarten through grade 6; has the District’s only elementary school string orchestra, taught by personnel from the Eastman School of Music; and has a primary and intermediate vocal chorus.

The proposed scope of work for this facility is driven by its conversion to a 3-strand (3 classrooms per grade level) Pre-K – 8 building. Proposed building rehabilitation work includes alterations to reconfigure approximately 72,000 square feet of building area. Approximately $2.7 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school’s physical plant. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes selective repairs to the existing exterior precast concrete wall system.

Removal of the transportable classrooms will be replaced with the construction of one-story classroom and cafeteria additions consisting of approximately 13,000 square feet total. An alternative is to demolish the existing one-story kindergarten wing and construct a 3-story addition of approximately 22,000 square feet to house the cafeteria and kitchen on the 1st floor, and classrooms on the 2nd and 3rd floors.

Proposed site work includes expanding the existing Campbell Street parking lot to add approximately 25 additional spaces and to modify the existing bus loop to allow buses to enter the site from Orchard Street. Upgrades to the sidewalks, fencing, and outdoor recreation area are also proposed. An alternative scope for the site work is to acquire approximately .28 acres of adjacent property and expand the existing parking lot located on the North side of the service drive to add approximately 20 – 25 additional parking spaces.
ROCHESTER CITY SCHOOL DISTRICT

Rochester Schools Modernization Program - Master Plan

Project Description:

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

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

Proposed Building Addition:
Remove existing transportable classrooms as construct approximately 13,000 sq ft one story classroom and cafeteria additions.
Addition alternative - Demolish existing one story kindergarten wing and construct a three story addition of approximately 22,000 sq ft to house the cafeteria and kitchen on the first floor and classrooms on the second and third floors.

Program Concept Test:
Enrico Fermi #17
158 Orchard Street
Model Program: 3 Strand (Pre-K-8)
ROCHESTER CITY SCHOOL DISTRICT

Rochester Schools Modernization Program - Master Plan

PROPOSED SITE PLAN - ALTERNATIVE

ALTERNATIVE - ACQUIRE ADJACENT PROPERTY FOR PARKING EXPANSION
School No. 28
Henry Hudson School

Located in the northeast area of Rochester, Henry Hudson School No. 28 is a K – 6 school with a current enrollment of 624 students in kindergarten through grade 6. This two-story, 83,393 square foot building was constructed in 1969. The building sits on a 5.8 acre site. It has parking, playground space, an athletic field, baseball diamond, and basketball court. The buses unload in a loop off the south face of the school along Humboldt Street. A 1.6 acre city park sits adjacent to the school to the northeast.

The school presently contains 32 general classrooms, most of which meet today’s standard. Common spaces include a cafeteria, gymnasium, a state-of-the-art computer lab as well as a mobile lab; and computers with online access in all classrooms and the library. The stage located in the cafeteria allows the lunchroom to double as an auditorium/performing arts venue. School No. 28 offers a bilingual program and provides additional support through English for Speakers of Other Languages (ESOL) classes; offers self-contained and inclusive opportunities for students with autism and additionally offers inclusion opportunities at all grade levels for students with learning disabilities and other cognitive deficits; the Major Achievement Program (MAP), which provides students with opportunities for acceleration and enrichment; formal band instrument lessons for students in grades 4-6, and after-school learning and recreation opportunities.

The proposed scope of work for this facility is driven by its conversion to a 3-strand (3 classrooms per grade level) K – 8 building. Proposed building rehabilitation work includes alterations and reconstruction to approximately 101,000 square feet of building area. Approximately $2.3 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school’s physical plant. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes window replacement and selective repairs to the exterior precast concrete wall system.

Proposed additions include constructing a two-story, 16,000 square foot classroom addition to meet the model program needs of a K – 8 school. An alternative is to add a third story to the existing two-story building.

Site work includes expanding the existing parking lot to add approximately 70-75 parking spaces, and upgrades and reconstruction of the sidewalks, existing parking lot, fencing, and the outdoor recreation area. An alternative site work option is to acquire approximately 1.1 acres of adjacent property; reconfiguring the existing parking lot to create a bus loop, and constructing a new parking lot on the acquired property.
ROCHESTER CITY SCHOOL DISTRICT

Comprehensive School Facilities Modernization Plan for Rochester City Schools

Building & Site Data
- Original Building Date: 1969
- Existing Building Area (sq ft): 83,393
- Proposed Additional Area (sq ft): 15,260
- Total Gross Area: 98,653
- Current Site Acreage: 5.8
- Adjacent Parkland Acreage: 5.38
- Pre K Operating Capacity: 0
- K-8 Operating Capacity: 638
- Total Pre K-8 Operating Capacity: 638

Educational Program Data
- Grade Level/ Organization: K-8
- Model Program: 3 Strand
- Specialized Programs: MAPI & Bilingual Programs

Project Description:

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

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

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

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**Existing Site Plan**

Program Concept Test:
- Henry Hudson #28
- 450 Humboldt Street
- Model Program: 3 Strand (K-8)
ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

Proposed Site Plan

Program Concept Test:
Henry Hudson #28
450 Humboldt Street
Model Program: 3 Strand (K-8)
ROCHESTER CITY SCHOOL DISTRICT  Rochester Schools Modernization Program - Master Plan

SITE CONTEXT

<table>
<thead>
<tr>
<th>Existing Bus Loop</th>
<th>Proposed Bus Loop</th>
<th>Existing Total Parking Spaces</th>
<th>Proposed Parking Spaces</th>
<th>Total Parking Spaces</th>
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<tbody>
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<td>109</td>
<td>127</td>
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<tr>
<td>Parking</td>
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New York State GIS Clearinghouse

HENRY HUDSON #28
Program Concept Test:
Henry Hudson #28
450 Humbolt Street
Model Program: 3 Strand (K-8)
PROPOSED 2ND FLOOR PLAN

Program Concept Test:
Henry Hudson #28
450 Humboldt Street
Model Program: 3 Strand (K-8)
Located in the northeast area of Rochester, Helen Barrett Montgomery School No. 50 is a K – 6 school with a current enrollment of 530 students. A single-story building, School No. 50 contains approximately 56,296 square feet of building area. Constructed in 1956, the building sits on a 6.54 acre site. It has parking, playground space, an athletic field and a baseball diamond. The buses unload in a loop off the north face of the school along Rau Street.

The school presently contains 25 general classrooms, most of which meet today’s standard. Special programs offered include the Major Achievement Program (MAP) for grades 4-6, Learning English through Academic Program (LEAP) for grades K-3, and English for Speakers of Other Languages (ESOL) for all grades. Common spaces include a cafeteria, gymnasium, library, and a computer lab as well as mobile computer laptop stations. The existing school building does not have a stage or defined auditorium.

The proposed scope of work for this facility is driven by its conversion to a 3-strand (3 classrooms per grade level) K – 8 building. Proposed building work includes alterations and reconstruction of approximately 46,000 square feet of existing building area. Approximately $2.4 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school’s physical plant. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes roofing and masonry restoration.

The proposed building addition includes removal of the existing transportable classrooms and the new construction of an approximately 36,000 square feet of additional space consisting of a 2-story classroom addition and a 1-story kitchen, cafeteria, and locker room addition.

Site work includes expanding the existing parking lot to add approximately 20-25 additional parking spaces and constructing curb recesses along Lehaco Street for street parking. Reconstruction and upgrades of the existing parking lot, sidewalks, fencing, and outdoor recreation area are also proposed. The exterior of the existing school facing Seneca Avenue and Rau Street will remain largely unchanged. The exterior façade of the existing school building along Reliance Street will be changed by the addition.
ROCHESTER CITY SCHOOL DISTRICT

Rochester Schools Modernization Program - Master Plan

Project Description:

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

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

Proposed Building Additions:
Remove existing portable classrooms and construct approximately 36,000 sq ft addition consisting of a 2 story classroom addition and 1 story kitchen, cafeteria and locker room additions.

Program Concept Test:
Helen Barrett Montgomery #50
301 Seneca Avenue
Model Program: 3 Strand (K-8)
Comprehensive School Facilities Modernization Plan for Rochester City Schools
Comprehensive School Facilities Modernization Plan for Rochester City Schools

**School No. 58**
**World of Inquiry School**

Located in the south area of Rochester, World of Inquiry School No. 58 is presently a K – 8 school. The school's current enrollment is 476 students. A two-story building with a basement, School No. 58 contains approximately 100,299 square feet of building area. It is an Expeditionary Learning school, using inquiry-based learning that is interactive, experiential, and exploratory. The District's initiative is to "grow" this school to become the first K – 12 school in the district. It has been "growing" this school by adding an additional grade level each year.

Constructed in 1915, the school presently contains 23 general classrooms, most of which are smaller than today's standard. Common spaces include a cafeteria, two single teaching station gymnasiums and a library. A stage located in the girl's gymnasium allows this space to function as an auditorium. The building sits on a 2.72 acre site, has 59 parking spaces, playground space and a basketball court. The buses load/unload at the south face of the school on University Avenue.

The proposed scope of work for this facility centers on its "growth" to a K – 12 facility: 2-strands/classrooms per grade level at grades K - 6 and 3-strands/classrooms per grade level at grades 7-12. Proposed building work includes alterations and reconstruction approximately 100,000 square feet of existing building area. A building addition of approximately 60,000 square feet is also proposed. Alternatives include the option of a 2-story or a 3-story design configuration.

Approximately $1.6 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school's physical plant. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes window replacement, replacement of the roof, and masonry and precast rehabilitation.

Proposed site work includes reconfiguration of the existing parking lot on Scio Street side to allow truck access to the kitchen/loading dock addition. Upgrades to the existing parking lots, sidewalks, fencing, and outdoor recreation areas is also proposed. A portion of the existing parking will be eliminated by the building additions. Parking demand will be addressed through ancillary parking to be developed off site. An alternative is to acquire approximately .50 acres of adjacent property.

The final design of the new additions and site work (i.e. location of additional parking) could differ from the proposed conceptual plans presented to the public and included in the plan. There are several options regarding where the building additions could be placed on the site and in relation to the existing school building that require further investigation and conversations with the city and the District, and with property owners of land adjacent to School No. 58. One such option could be acquiring land across the street and constructing a classroom and gymnasium addition in this location with a connecting bridge to the existing building; while another option is to utilize the land vacated by Kentucky Fried Chicken. Both of these options require the acquisition of land. Further evaluation of options is a prudent measure prior to determining the final design for this facility.
ROCHESTER CITY SCHOOL DISTRICT

Rochester Schools Modernization Program - Master Plan

Building & Site Data

- Original Building Date: 1915
- Existing Building Area (sq ft): 100,299
- Proposed Additional Area (sq ft): 62,000
- Total Gross Building Area: 162,299
- Current Site Acreage: 2.72
- Adjacent Parkland Acreage: 0
- Pre K Operating Capacity: 0
- K-12 Operating Capacity: 788
- Total Pre K-12 Operating Capacity: 788

Educational Program Data

- Grade Level Organization: K-12
- Model Program: World of Inquiry K-12
- Specialized Programs: Expeditionary Learning

COSTS

<table>
<thead>
<tr>
<th>Project Description</th>
<th>New Buildings and Additions</th>
<th>Reconstruct Alterations</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Site Work:</td>
<td>Reconfigure existing parking lot on Soto street side of building to allow truck access to Kitchen / Loading dock. Site reconstruction work includes upgrades to existing parking lot, sidewalks, fencing and outdoor recreation area.</td>
<td>13,216,575</td>
<td>24,495,853</td>
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<tr>
<td>Proposed Rehabilitation Work:</td>
<td>Alterations and reconstruction to approximately 100,000 square feet of building area. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and selective abatement. Exterior rehabilitation work includes complete window replacement and masonry and precast rehabilitation and roof replacement.</td>
<td>16,277,084</td>
<td>25,591,842</td>
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<tr>
<td>Proposed Building Addition:</td>
<td>Construct approximately 60,000 sq ft addition. Possible alternatives include two and three story configurations.</td>
<td>13,725,395</td>
<td>24,292,500</td>
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</table>

World of Inquiry/School #58
200 University Avenue
Model Program: World of Inquiry (K-12)
ROCHESTER CITY SCHOOL DISTRICT
Rochester Schools Modernization Program - Master Plan

New York State GIS Clearinghouse

<table>
<thead>
<tr>
<th>Site Context</th>
<th>Existing Bus Loop</th>
<th>Proposed Bus Loop</th>
<th>Existing Total Parking Spaces - paved and striped</th>
<th>Proposed Parking Spaces</th>
<th>Total Parking Spaces</th>
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</thead>
<tbody>
<tr>
<td>Buses</td>
<td>No on site bus loop; Buses load/unload on University.</td>
<td>No Change</td>
<td>126</td>
<td>Decrease of 83 spaces; Plan requires off-site parking</td>
<td>43</td>
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</table>
Charlotte High School

Located in the northwest area of Rochester, Charlotte High School is a grades 7 through 12 school with a current enrollment of 1092 students. Constructed in 1931, the building contains five stories and a basement, and contains 217,247 square feet of space. The building sits on a 26.97 acre site. It has parking, a track, football field, two baseball/softball fields and five tennis courts. The buses unload off the east face of the school in the bus loop off Lake Avenue.

The school presently contains 53 general classrooms, most of which meet today’s standard. Common spaces include a cafeteria, a two teaching station gymnasium, a second gymnasium, a natatorium, auditorium and library. The scope of work proposed for this building includes alterations and reconstruction to approximately 125,000 square feet of existing building space and site work. The building will continue to serve grades 7 through 12.

The proposed scope of work includes alterations and reconstruction to approximately 125,000 square feet of building area. Approximately $6.4 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school’s physical plant. Interior rehabilitation work includes the removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems, and asbestos abatement. Exterior rehabilitation work includes the replacement of the original windows at the North, East, and South facades of the school building; roof replacement, exterior door replacement, and masonry rehabilitation.

Proposed site work includes the reconstruction and/or replacement of existing site elements including asphalt and concrete pavement, sidewalks, playground equipment, athletic fields, backstops, fencing, bleachers, and site lighting.
Rochester Schools Modernization Program – Master Plan

Project Description:

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

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

Proposed Building Additions:
- None.

Building & Site Data

Original Building Date: 1931
Existing Building Area (sq ft): 217,247
Proposed Additional Area (sq ft): 0
Total Gross Building Area: 217,247
Current Site Acreage: 26.97
Adjacent Parkland Acreage: 0

Educational Program Data

Grade Level Organization: 7-12
Model Program: 7-12
Specialized Programs: None

ROCHESTER CITY SCHOOL DISTRICT
SHEER PROJECT NUMBER: 1044500

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

SFD BUILDING AID UNITS

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<th>Grade Level</th>
<th>New Buildings</th>
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<tr>
<td>Elementary (K-8)</td>
<td>1,692</td>
<td>1,682</td>
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<tr>
<td>Secondary 9th - 12th</td>
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<tr>
<td>Special Ed Preschool K - 3rd</td>
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<td>TOTAL, SFD Building Aid Units</td>
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ESTIMATED COSTS

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<td>Estimate of Building Cost</td>
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<tr>
<td>Estimate of Site Work Costs</td>
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<td>TOTAL</td>
<td>20,892,000</td>
<td>20,882,000</td>
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BUILDING COSTS

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<th>New Buildings</th>
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<td>Maximum Construction Allowance</td>
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<tr>
<td>Building Allowance for Aid</td>
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<td>Surplus (Deficit)</td>
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INCIDENTAL COSTS

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<td>Estimate of Incidental Cost</td>
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<td>Incidental Allowance for Aid</td>
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<td>Surplus (Deficit)</td>
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TOTAL

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<td>Maximum Cost Allowance</td>
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<td>Estimate of Probable Cost</td>
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<td>Adjust Cost Allowance</td>
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<td>Surplus (Deficit)</td>
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<td>(100,000)</td>
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ROCHESTER CITY SCHOOL DISTRICT

Rochester Schools Modernization Program - Master Plan

CHARLOTTE HIGH SCHOOL

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