

ROCHESTER JOINT SCHOOLS CONSTRUCTION BOARD



Rochester Schools Modernization Program

ANNUAL REPORT FY 2011-2012

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Introduction

The Rochester Schools Modernization Program (the “RSMP”) was created by New York State Legislation in 2007 in order to provide the City of Rochester (the “City”) and the City School District (the “District”) with increased flexibility to meet the needs of its school children by providing alternative financing mechanisms for up to thirteen projects, collectively known as the RSMP.

Phase I authorized \$325 million with \$246 million in estimated “hard” construction expenses and \$79 million in design, management, financing, and other “soft” incidental program expenses. With Phases II and III, the Rochester Schools Modernization Program is expected to span nearly two decades, total approximately \$1.2 billion, and be the largest public works project in Rochester’s history.

The Legislation also created the Rochester Joint Schools Construction Board (the “RJSCB”) and designated the RJSCB as agent for the City and the District to undertake the RSMP projects on their behalf.

The powers granted to the RJSCB enable a more efficient approach to the reconstruction and rehabilitation of the District’s educational facilities. The Legislation was sponsored by members of Rochester’s local delegation and approved unanimously in both houses of the New York State Legislature.

The Rochester City School District (“RCSD”) has a demonstrated, twenty-year commitment to providing regular maintenance to its schools. This commitment, however, has been hampered by limits in borrowing and capacity to take on more debt service. While the buildings have been maintained, they are in need of updates to bring the learning environment into the 21st century and provide students with facilities that are comparable to neighboring suburban districts.

The RCSD occupies fifty school buildings. Nearly half are more than 75 years old. Given the number and overall age of the buildings in the inventory, there is a constant demand for building repair and upgrading. The RCSD does not have any buildings that have dangerous conditions; however, given the nature and use of the buildings it still must maintain a constant emphasis on long-term building maintenance.

In addition to maintenance it is also important that the instructional demands of the District’s school programs are met. These demands include maintaining low class size, providing Pre-K classrooms, creating labs for computers and other technologies, expanding Special Education rooms, and providing space for school-based health centers and Student and Family Support Centers. All of these measures help to improve the overall delivery of a quality instructional program and a quality learning environment.

Executive Summary

Formed in the fall of 2008, the RJSCB is comprised of three members appointed by the Rochester City School District Superintendent and three appointed by the Mayor of the City of Rochester. The seventh member is jointly appointed by both the Superintendent and the Mayor. The RJSCB's Independent Compliance Officer ("ICO") is a non-voting member hired by the Board.

The RJSCB members represent a wide variety of backgrounds and skillsets. Each member has attained a high level of expertise and achievement in their respective fields. Their individual experience and work history provide an excellent cross section of knowledge on many subjects which is essential to guide this project through its many challenges.

Following two orientation sessions in late fall 2008, the RJSCB initiated its official proceedings in January 2009. The RJSCB began by completing a number of foundational tasks required to become fully functional. Among those initial accomplishments were: Adoption of RJSCB Bylaws, election of Officers, and the establishment of a committee system.

The RJSCB then evaluated the current Facilities Master Plan which had been previously created by the District. The Board determined that the original Facilities Master Plan would be updated to become the foundation for Phase I of the Modernization Program.

The Board also began to establish relationships between the Superintendent of Schools, the Mayor, the Board of Education, and the Rochester City Council. The RJSCB has established and maintained positive working relationships between all of the major stakeholders. Those partnerships have fostered goodwill and cooperation between the RJSCB, the City, and the District and are vital to the successful delivery this historic project.

In August of 2009, following an extensive Request for Proposals and interview process, the RJSCB identified its general counsel.

In January of 2010 a Cooperative Agreement between the City School District, the City, and the RJSCB established the relationship and the roles and responsibilities of each party as it relates to the RSMP.

In the summer of 2010 the RJSCB hired a Program Manager, Gilbane Building Company ("Gilbane"), to implement the RSMP. The first task of the Gilbane team was to establish a Master Plan for the project using the criteria set forth by the District.

In 2010, the RJSCB established policies covering ethics, responsibilities, procurement, and communications. In addition the RJSCB selected its Financial Advisor and its Bond Underwriter for the project, selected a firm to provide an energy efficiency study, and identified its Independent Compliance Officer ("ICO").

Working with the ICO and the Program Manager the RJSCB established a Preliminary Diversity Plan for the project which established the Minority and Women Business Utilization goals and Work Force

Participation (EEO) goals for the project. (The goals and current RSMP participation are discussed later in the **MBE/WBE/SBE/DBE Business Utilization and EEO Compliance** section of this report.

The RJSCB engaged the services of a firm to assist the Board with SEQRA documentation for the RSMP. The Board acted as the lead agent for the assessment. In March of 2011, the RJSCB determined that the Phase 1 projects will not result in significant adverse environmental impacts. The Negative Declaration was distributed by the RJSCB to all interested and involved parties.

Beginning in the summer of 2010, Gilbane, along with a team of other firms, created the Master Plan for the RSMP. The Master Plan identified twelve school projects and a technology project (“District Wide Technology”) to be included in Phase 1 of the RSMP. The RJSCB conducted seven public meetings in September, October, and December 2010 for the purpose of seeking public comment and incorporating said comments into the draft Master Plan. The Master Plan was subsequently approved by the Board of Education and the State Education Department in 2011.

In the spring of 2011, the RJSCB selected the Architects for the first group of six school projects (Phase 1a). Those school projects include: School 17, School 28, School 50, School 58, Charlotte High School, and Franklin High School. (See Exhibit A - Table of Professional Service Firms)

The RJSCB hired a Technology Consultant to develop the District Wide Technology project, to act as the single point of contact for all technology related components that are a part of the RSMP, and to provide seamless technology integration in all schools, while also adhering to technology standards as set forth by the District. (See Exhibit A - Table of Professional Service Firms)

The RJSCB also engaged a food services consultant for the RSMP to ensure a site-based food service delivery system that compliments the operations of the District’s food service department and central kitchen. (See Exhibit A - Table of Professional Service Firms)

The RJSCB is committed to ensuring that the projects in Phase I support the educational objectives for students by assuring that building stakeholders have an active voice in the design process. The RJSCB is also committed to ensuring that neighborhood stakeholders have a voice in the design process. The Building Advisory Committees (“BAC”) were established for the first six school projects through the cooperation of the Program Manager and the building Principals. The BACs include participation from District parents, students, City of Rochester representatives, and neighborhood stakeholders unique to each project.

Major Achievements, 2011-2012

Executive Director

In June of 2011, the RJSCB hired an Executive Director to manage and oversee the day to day operations of the RSMP on behalf of the Board.

Construction Management Firms

The RJSCB selected Construction Management firms in the summer of 2011 to support the Architects during the design phase and to supervise the construction work on the Phase 1a projects. Each of the three firms selected was awarded two projects. (See Exhibit A - Table of Professional Service Firms)

City Issued BANs

In September of 2011, the City of Rochester issued \$29 million in Bond Anticipation Notes (“BANs”) in order to finance the Phase 1a project designs and other program work. These BANs will be paid back when the Bonds for the project are sold (see **Project Financing** section of this report).

Phase 1a Projects

The RJSCB and the Board of Education approved the designs of five of the first six projects in the fall and winter of 2011.

The Schematic Design (“SD”) and Design Development (“DD”) Phases for those five projects were completed at the end of 2011 followed immediately by the start of the Construction Document (“CD”) Phase in early 2012.

Several projects were submitted to the State Education Department (“SED”) for final approval in late winter 2012 including: School 50, School 17, Charlotte High School and Franklin High School. Approvals for these projects were received in the spring of 2012. (See Exhibit B - Project Summaries)

Currently, the School 50 project, the School 17 project, Charlotte High School, and Franklin High School have been approved by SED and have been issued for Bids. Contract awards are anticipated to take place the RJSCB monthly meetings in May 2012 and June 2012 with construction to begin in the summer of 2012.

The School 58 project will be presented to SED in early May 2012 with approval anticipated by June 1, 2012. School 58 will be bid in the summer of 2012 with construction to begin in early fall 2012.

Phase 1b Projects

In the fall of 2011, the RJSCB selected the Architects for the next group of six schools (Phase 1b): School 5, School 12, Monroe High School, East High School, Edison Educational Campus, and Jefferson High School. These projects are currently beginning the Program Verification Phase and are expected to move into the SD Phase in late spring/early summer 2012. (See Exhibit A- Table of Professional Service Firms, and Exhibit B - Project Summaries)

Building Inventory

The RJSCB selected a Move Management firm to inventory and catalog the furniture and equipment at each Phase 1a school building as well as to coordinate the moves of each school into “swing space” during the construction. (See Exhibit A - Table of Professional Service Firms and Exhibit C - Swing Space Allocations)

Project Labor Agreement (“PLA”)

The RJSCB hired a consultant to perform a PLA Study, analyzing the financial benefits that a PLA could bring to the project. The study concluded that a PLA would result in significant cost saving to the project. Following the results of the study, a formal PLA was drafted by the RJSCB and negotiations commenced with the Rochester Building and Construction Trades Council. In January 2012 the PLA negotiations concluded with all parties in agreement. The stipulations of the PLA provide economic savings to the project and support the RJSCB’s goal to ensure a diverse workforce for the project. Each of the contractors hired by the RJSCB will be required to abide by the labor rules set forth in the PLA.

Pre-apprentice Training

A Pre-apprenticeship Training Program has been established by the RJSCB to provide soft skills employment training and “hands-on” trade skills training to local residents. The graduates from this training program will enter into the local unions as first year apprentices. During the one week open enrollment period the program took in over 1,000 applications, far exceeding all expectations. Classes began on March 19th 2012 and are expected to run for approximately eight to ten weeks. The first graduating class is timed to coincide closely with the start of construction this summer.

Project Financing (Bonds)

The RJSCB officially selected the County of Monroe Industrial Development Agency (“COMIDA”) as the source to provide the Bond funds necessary to carry out the project. The City had previously issued \$29m in BANs in the summer of 2011 to fund the start-up and design costs associated with the RSMP. The timing of the Bond sale is planned for June of 2012 to correspond with the maturation of the original BANs. The COMIDA Bond issue anticipates using the Qualified School Construction Bond (“QSCB”) allocations provided to the RCSD in the amount of approximately \$58 Million. The Bonds will be paid by State Aid reimbursements up to a certain percentage, the balance of which is the local share. (See Exhibit D - Table of Construction Cost and Anticipated State Aid Reimbursement)

Trustee Services

The RJSCB selected a Trustee Service firm to provide fund administration and to act as the paying agent for the project. (See Exhibit A - Table of Professional Service Firms)

Financial Audit

The RJSCB engaged an independent auditing firm to review all of its financial activity to date. The final report included a recommendation that the RJSCB implement a formal accounting system and a suggestion that it adopt a budget policy. Both of these items have been implemented by the RJSCB.

SEQRA Update

In January 2012 the RJSCB completed an update to the original SEQRA Report which had been based on the Master Plan. This was done in order to reconcile the design changes that had taken place to the Phase 1a projects since the original SEQRA Report was completed. The original Negative Declaration was reaffirmed.

Commissioning Agent

The RJSCB solicited proposals for Commissioning Agent Services for the Phase 1 projects. Awards are anticipated for spring of 2012.

Project Bids and Contract Awards

In February 2012, the District Wide Technology Project associated with the Phase 1a school projects was approved by SED and released for bid. In March 2012, bids were received, reviewed, and contracts were awarded by the RJSCB. The paperwork necessary to apply for e-rate grants was filed on March 20, 2012. These grants are anticipated to save the project approximately \$2.5m. A similar process will take place again next year for the subsequent District Wide Technology Project associated with the Phase 1b group of school projects.

Other Anticipated Requests for Proposals and Bids

The RJSCB has issued or is planning to issue Request for Proposals (“RFPs”) for several other professional services. Issued in the spring of 2012, the RFP for Special Inspections and Testing Services requests the services of a firm to assure compliance with the project documents for items such as soils, concrete, steel, masonry, and fireproofing. Among the anticipated future RFPs are: Insurance Reviewer Services to manage contractor compliance with the insurance requirements for the project and Environmental Testing and Inspection Services to monitor compliance and document the environmental work taking place at each project. The RJSCB is mindful of the impact that this project will have on the local economy and makes a conscious effort to involve many local businesses. (See Exhibit E - Contracts by Region)

The RJSCB will also request bid proposals for the services of Moving Companies to perform the physical moves of each school into swing space.

MBE/WBE/SBE/DBE Business Utilization and EEO Compliance

The Diversity Goals established in the Preliminary Diversity Plan for Business Enterprise Utilization and Work Force (EEO) compliance are among the RJSCB’s primary initiatives to build capacity for the City of Rochester and its residents. All of the RJSCB’s partners including professional services and contractors must join in meeting the goals.

All of the diversity goals are currently being exceeded. The goal for Business Utilization is a combined 27% for M/W/S/DBE. The project has achieved 28.7% to date. The goals for Minority and Women workforce participation (EEO) are 20% and 6.9% respectively. To date the project has achieved 22% and 33% for EEO participation.

Consistent with the Preliminary Diversity Plan, the RJSCB, through its Independent Compliance Officer, has established relationships within the community. The RJSCB conducted three work force specific outreach information sessions between November 2011 and February 2012. In addition, the RJSCB held project specific “match maker” events in March 2012 and April 2012 where contractors in the business community began forming relationships with local M/W/S/DBE firms. These sessions will continue throughout the project in an effort to engage the local community and provide an opportunity for local M/W/S/DBE firms to participate in the project. (See Exhibit F – MBE/WBE/SBE/DBE Professional Services and Minority and Women Workforce Summary Report)

New Program Offices

The RJSCB and the Gilbane Team will be moving the Program Offices in the spring of 2012 to a facility located at 1776 North Clinton Avenue. This building will also house the Pre-apprentice training program and staff, the ICO staff, the CM staff and many of the contractors for the School 50 project, and it will also serve as warehouse space for furniture and bulk equipment purchases for the project.

Master Plan Update

In parallel to the work taking place for Phase 1 of the RSMP, the RJSCB and the District are looking towards the next step in the modernization process. To move forward with Legislation for future phases of work, the District has authorized an update to the original Master Plan. This update will focus on a detailed evaluation of the District's entire portfolio of Buildings including: each building's capacity, enrollment projections, infrastructure needs, the K-8 model, neighborhood schools, pre-k availability, and other District priorities. Work began in February 2012 and is expected to take approximately six to eight months to complete. The RJSCB has engaged the original Master Plan Architect, SWBR Architects, to perform this work.

Going Forward, 2012-2013

Phase 1a Construction Schedule

In the summer of 2012, the first schools will be vacated in preparation for construction. Existing furniture and equipment will be relocated to swing space in order for those schools to operate in the fall of 2012. School 50 will move to School 6, School 17 will move to Jefferson High School, School 58 will move to Franklin High School, and Charlotte will move into Martin Street. (See Exhibit C - Swing Space Allocations)

School 50, School 17, Charlotte High School and Franklin High School will begin construction in the summer of 2012. Those projects are scheduled to be completed in the summer of 2013.

The School 58 project will begin construction in the fall of 2012 and is scheduled for two years of construction, returning in the summer of 2014.

Construction Managers

The RJSCB will hire Construction Managers for the Phase 1b group of schools.

Phase 1a Project

The last project in the Phase 1a group, School 28, will complete the CD Phase in the summer of 2012 followed by submission to SED for final approval. This school project is slated to begin construction in the summer of 2013 and is scheduled for two years of construction, returning in the summer of 2015.

Phase 1b Projects

The Architects for the Phase 1b schools will begin the SD Phase in the late spring/early summer of 2012 followed by the DD Phase and CD Phase. The projects will be presented to the RJSCB and the Board of Education for review and approval in the fall and winter of 2012 followed by SED for final approval in the winter/spring of 2013. Four of the Phase 1b projects will begin construction in the summer of 2013 (School 5, East High School, Edison High School, and Monroe High School)

DWT Phase 1b

The District Wide Technology designs for the Phase 1b schools will be submitted to SED in the winter of 2013 in order to meet the schedule deadline for e-rate filing in early spring 2013.

Master Plan Update

The Master Plan Update will be completed and preparations for the Phase II Legislation will begin.

SEQRA update

The original SEQRA will be updated to reflect and changes to the Phase 1b schools from the Master Plan.

Professional Service for Phase 1b projects

The RJSCB will engage the services of professional service firms to carry out the necessary tasks associated with the Phase 1b projects. Those firms who qualified to bid as a part of the Phase 1a projects will be invited to submit proposals.

Legislation for Phase II

Following the completion of the Master Plan Update and subsequent review and approvals by the District, the RJSCB will seek Legislative authorization for Phase II of the RSMP.

Equal Opportunity

The Rochester Joint Schools Construction Board recognizes the need to take action to ensure that minority and women-owned business enterprises and minority and women employees and principals are given the opportunity to participate in the performance of contracts of the RJSCB. This opportunity for full participation in our free enterprise system by persons traditionally, socially and economically disadvantaged is essential to obtain social and economic equality. Accordingly, the RJSCB fosters and promotes the participation of such individuals and business firms in contracts with the RJSCB.

All firms and individuals seeking to participate in the Rochester Schools Modernization Program should be prepared to acknowledge their understanding and support of this social policy and will be expected to demonstrate efforts to solicit the participation of such individuals as partners, associates, and/or employees. In this regard, the RJSCB expects program participants to undertake or continue existing programs to ensure that minority group members and women are afforded equal employment opportunities without discrimination.

RJSCB Meetings

The Board conducts its business meetings generally on the first Monday of the month at 4:30 p.m. Meetings are currently held at the Program offices on the fourth floor of the RCSD facility at 175 Martin Street, Rochester, NY 14605. By late spring 2012, the Program offices will be moving to 1776 North Clinton Avenue, Rochester NY 14621. For scheduling, agendas, minutes and other details, visit the Board's website at www.rcsdk12.org/rsmp.

Exhibit A

Table of Professional Service Firms and Contractors

Vendors	Description of Services
Clark Patterson Lee	SEQRA Consulting Service
Gilbane Building Company	Program Manager
Kaizen Foodservice	Food Service Consulting
Millennium Strategies	District-wide Technology
SWBR Architects	Architectural Master Planning
Wendel Energy Services	Energy Consultant
Citi Group	Underwriter
Capital Market Advisors	Financial Advisor
CJS Architects	Architect Services - Charlotte
Clark Patterson Lee	Architect Services - School 50
JCJ Architecture	Architect Services - School 58
LaBella Associates, P.C.	Architect Services - School 28
SWBR Architects	Architect Services - School 17
Young + Wright Architectural	Architect Services - Franklin
LeChase Construction	CM Services (28 and 58)
The Pike Company	CM Services (17 and 50)
Campus Construction	CM Servs (Charlotte & Franklin)
Seeler Engineering	PLA Study/PLA
Landon & Rian	ICO
CCP	Pre-Apprenticeship Program
Vargas Associates	Move Manager
CJS Architects	Architect Services – Monroe HS
Young + Wright Architectural	Architect Services - School 5
LaBella Associates, P.C.	Architect Services – Edison HS
SEI Design Group	Architect Services - School 12
Cannon Design	Architect Services - East HS
SEI Design Group	Architect Services – Jefferson HS
Hewitt Young Electric	DWT 1a Electric
TEQ	Interactive White Boards
Ronco	Network Electronics
ICS Telecom	Handsets

Exhibit B
Project Summaries

“Phase 1A” Schools

ENRICO FERMI SCHOOL 17

Located in the northwest area of Rochester, Enrico Fermi School No. 17 is a Pre K – 6 school with a current enrollment of 561 students. Constructed in 1967, the building is a three-story construction and contains approximately 77,111 square feet of building space. Additionally, the school utilizes four transportable classroom units that total approximately 4,584 square feet. The building sits on a 5.40 acre site, 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) K – 8 building. Approximately \$2.3 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school’s physical plant. Exterior rehabilitation work includes some window replacement, replacing the doors, and rehabilitation and repairs to the existing precast concrete wall system.

The final design incorporates some new classrooms and a large building addition for a new cafeteria and gymnasium on the east side of the facility bounded by Saxton Street. A new vestibule has been added between the existing main facility and a cluster of kindergarten rooms to create a new main entrance. Due the limited amount of land available, the design includes land-use modifications to adjust for the impact of the building addition to recreational areas, play fields, green space, pedestrian circulation and parking. A landscaped buffer is maintained between the new addition and Saxton Street. Adjacent parkland access from the school site has been improved. A dedicated service and loading area has been added on the Saxton Street side. The existing bus loop extending from Orchard Street to Saxton Street (north of school) is to be upgraded with new fencing, curb cuts, roadway and improved drainage. All fencing, curb cuts and landscaping are being designed to complement adjacent properties and provide adequate buffers.

HENRY HUDSON SCHOOL 28

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, 101,370 square foot building was constructed in 1969. The building sits on a 5.80 acre site. It has 56 parking spaces, 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 1.60 acre city park sits adjacent to the school to the northeast.

The school presently contains 32 general classrooms, most of which meet today's standard except for classroom daylight. 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 to reconfigure and/or renovate the entire building. 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 complete window and exterior door replacement and rehabilitation of the precast concrete wall system with an option to look at replacement.

There are three small two-story additions needed to meet the model program needs of a K – 8 school. Site work proposed at this school includes additional parking on the west side of the building.

HELEN BARRETT MONTGOMERY SCHOOL 50

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 55,832 square feet of building area. Constructed in 1956, the building sits on a 6.54 acre site. It has 55 parking spaces, playground space, an athletic field and a baseball diamond. The buses currently 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 rehabilitation work includes alterations to reconfigure approximately 15,000 square feet of existing building area and renovation of approximately 31,000 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.

A total of 53,331 square feet of additions to add needed classroom spaces, a large gymnasium addition, and a new kitchen are required to meet the model program needs of a K–8 school. Following construction, the closing of Lehaco St. is being requested to provide for additional field area to make up for some of the field space being taken by the building additions. Additional parking along Reliance St. is proposed to address the parking deficiency as the projected parking demand exceeds the currently available on-site parking. 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 slightly changed by the classroom addition.

WORLD OF INQUIRY SCHOOL 58

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 106,510 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 upper 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 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/3classrooms per grade level at grades 7-12. Proposed building work includes alterations to reconfigure approximately 50,000 square feet of existing building area, renovation of approximately 50,000 square feet of building area; and several additions totaling approximately 60,000 square feet to meet the educational program and space needs of a grades K – 12 school. The additions include a combination of spaces including classrooms, a gym addition, mechanical room additions, and administrative space.

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 complete window and exterior door replacement, replacement of the roof, and rehabilitation and repairs to the existing brick masonry, stone and precast. Parking demand will be addressed by ancillary parking to be developed off-site.

CHARLOTTE HIGH SCHOOL

Located in the northwest area of Rochester, Charlotte High School is a grade 7 through 12 school with a current enrollment of 1092 students. Constructed in 1931, the building contains five-stories and a basement, and contains 216,670 square feet of space. The building sits on a 26.97 acre site. It has 160 parking spaces, 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 serve grades 9 through 12 as the home for two high schools including a Young Men's Leadership Academy and the existing coed high school.

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 replacement of roof areas, exterior door replacement, and masonry rehabilitation. Additionally, reconstruction and/or replacement of existing site elements including asphalt and concrete pavement and sidewalks, fencing, and site lighting are also proposed.

FRANKLIN EDUCATIONAL CAMPUS

Located in the northeast area of Rochester, Franklin Educational Campus currently houses the District's pre-k through grade 6 Montessori school, and three secondary school programs. Constructed in 1928, the building contains four-stories and a basement totaling 443,510 square feet of building area. The building sits on a 22.93 acre site, has an all-weather track, football and soccer fields, four baseball/softball fields and seven tennis courts. The buses unload in the bus loop off the south face of the school at Norton Street.

For the 2010 - 2011 school year, the Franklin Campus is home to three new high schools: Integrated Arts & Technology High School, a grades 7 – 12 expeditionary learning/outward bound secondary school; Early College International High School, a grades 9 – 12 International Studies School; and Vanguard Collegiate High School, a grades 9 – 12 high school. All schools offer cutting-edge technology. Early College International High Schools also offers dual language opportunities including Mandarin Chinese and model United Nations programs. The facility contains 89 general classrooms, most of which meet or exceed today's standard. Common spaces include a cafeteria, a two teaching station gymnasium, auditorium and library.

The proposed scope of work for the Franklin Education campus includes alterations and an addition package that will provide two new accessible entrances to the building. This includes a new accessible entrance at the rear of the building, which will be used primarily for sporting events. This entrance will also house a new accessible elevator which will carry students from grade level to the gymnasium, pool, and a new loading dock and receiving area. Interior alterations will include full renovation of the existing kitchen and servery, which includes new finishes, equipment, and a new accessible toilet room. Also, included is the replacement of the existing service elevator, which has outlived its useful life with a new accessible lobby and elevator; and renovations to the main lobby at the building's south entrance. Mechanical work includes upgrades to the existing kitchen HVAC and ventilation systems; associated work required for the building addition and service elevator replacement. Site work will include the removal and replacement of concrete walks and ramps, removal and replacement of site fencing and guardrails; removal and replacement of asphalt paving, and the installation of a new asphalt parking lot with bus loop.

Exhibit B
Project Summaries

“Phase 1B” Schools

John Williams School 5

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.

James P. B. Duffy School 12

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. Options for consideration to meet the model program needs of a K – 8 school include 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 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.

Thomas Jefferson High School

Located in the northwest area of Rochester, Thomas Jefferson High is a grades 7 through 12 school with a current enrollment of 936 students. Constructed in 1917, Jefferson is a four-story building with a basement, totaling 255,371 square feet in building area. The building sits on a 2.75 acre site; has parking, a track, football field, seven baseball/softball fields, four basketball courts and four tennis courts. The buses unload off the west face of the school in the parking lot off Bloss Street.

Jefferson was transformed into one high school comprised of three separate learning communities: Merchants of Dreams: School of Artistic Expression, Merchants of Hope & Inspiration: School of Entrepreneurial Studies and Applied Sciences, and Merchants of Inspiration: School of Sports and Health Sciences/Nursing. It offers the Newcomer Program, which focuses on intense English language acquisition for international students new to the United States, AVID, a full band and choir program, and an on-site Student Support Center.

The school contains 78 general classrooms, most of which meet today's standard. Common spaces include a cafeteria, two, two teaching station gymnasiums, a natatorium, auditorium and library. The proposed scope of work includes alterations and reconstruction to approximately 115,000 square feet of building area. Approximately \$7.2 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, infrastructure needs such as HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes window replacement, exterior door replacement, roof replacement, and masonry rehabilitation.

Site work includes the reconstruction and/or replacement of existing site elements including asphalt and concrete pavement and sidewalks, fencing, and other miscellaneous site elements.

James Monroe High School

Located in the northwest area of Rochester, James Monroe High School is a grades 7 through 12 United Nations School with a current enrollment of 1079 students. Constructed in 1921, Monroe is a four-story building with a basement totaling 274,087 square feet of area. The building sits on an 8.32 acre site, has parking, an athletic field and three tennis courts. The buses unload off the north face of the school at Alexander Street.

The school presently contains 69 general classrooms, most of which meet today's standard. Common spaces include a cafeteria, two, two teaching station gymnasiums, a pool, auditorium and library. It offers The Language Academy, an accelerated program designed for native Spanish speakers and English-speaking students interested in developing and excelling in Spanish; the Advancement Via Individual Determination (AVID) program, and the Bilingual Developmental Program, a full-day program for Spanish speakers who are English Language Learners and Former English Language Learners in Grades 7 and 8. The program is designed to provide instruction in Spanish and English in the content areas and ESOL services in a pull out and co-teaching model.

The proposed scope of work includes alterations and reconstruction to approximately 200,000 square feet of building area. Approximately \$3.9 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 stabilizing the floor structure, removal and replacement of interior finishes, doors, HVAC, plumbing, and electrical systems, and asbestos abatement. Exterior rehabilitation work includes window replacement, roof replacement, and masonry rehabilitation.

Proposed site work includes reconstruction and /or replacement of existing site elements including asphalt and concrete pavement and sidewalks, athletic fields, backstops, fencing, and other miscellaneous site improvements.

East High School

Located in the northeast area of Rochester, East High School's current enrollment is 1713 students in grades 7 through 12. Constructed in 1957, East is a three-story building comprised of 418,536 square feet of building area. The building sits on a 29.9 acre site, has parking, a track, football, soccer, baseball and softball fields, four tennis courts and an obstacle/ropes course. The buses unload in the bus loop off the at the north south face of the school at Main Street.

The school contains 100 general classrooms, most of which meet or exceed today's standard. Common spaces include a cafeteria, two teaching station gymnasium, auditorium and library. East is presently in the preliminary stages of becoming a large grades 9 – 12 high school with several small Learning Communities that will prepare students for college and careers after graduation. Students will choose their career pathway in 9th grade and take courses within a smaller school community for their final four years of high school. Beginning with the 2011-2012 school year, the five learning communities are:

- The Foundation Academy (7-8th Grades)
- The Academy of Business Management and Finance (9-12th Grades)
- The Academy of Humanities, Arts & Communication (9-12th Grades)
- The Academy of Environmental Sciences, Information Technology & Pre-Engineering (9-12th Grades)
- The Academy of Human, Health & Public Services (9-12th Grades)

Approximately \$12 million of infrastructure work was identified through the 2010 Building Condition Survey. The proposed scope of work is driven by completing all infrastructure modernization focusing on the D and F wings of the school building and includes alterations and reconstruction to approximately 125,000 square feet of building area, Interior rehabilitation work including the removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement are proposed. Exterior rehabilitation work includes replacement of the original windows and curtain wall system, roof replacement, exterior door replacement, and masonry rehabilitation. Site work proposed includes the reconstruction and/or replacement of existing site elements including asphalt and concrete pavement and sidewalks, athletic fields, backstops, fencing, site lighting, and the removal and replacement of the antenna structure.

Edison Educational Campus

Located in the northwest area of Rochester, Edison Educational Campus was restructured for the 2010 – 2011 school year. Constructed in 1979, Edison is a five-story building with a basement consisting of 464,519 square feet of building area. The building sits on a 29.27 acre site, has 325 parking spaces, a track, football field, two baseball/softball fields and five tennis courts. The buses unload off the south face of the school in the parking lot off Colfax Street.

The school contains 149 general classrooms, most of which meet today's standard. Common spaces include a cafeteria, a two teaching station gymnasium, a natatorium, auditorium and library. The Edison Educational Campus houses Rochester S.T.E.M. (Science, Technology, Engineering, and Mathematics) High School for students in grades 9 – 12. Structured as three academies: the Academy of Engineering, Academy of Information Technology, and Academy of Medical Sciences; this high school provides small learning communities for its students. The Robert Brown School of Construction and Design is also housed on the Edison Campus.

Approximately \$15.8 million of infrastructure work is identified in the 2010 Building Condition Survey as being in need of repair or replacement. The proposed scope of work includes alterations and reconstruction to approximately 125,000 square feet of building area. Interior rehabilitation work includes structural rehabilitation of the post-tensioned concrete floor system, the removal and replacement of interior finishes, doors, HVAC, plumbing, and electrical systems, and asbestos abatement. Exterior rehabilitation work includes window replacement, 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 and sidewalks, retaining walls, athletic fields, backstops, fencing, and tennis courts, and other miscellaneous site amenities.

District Wide Technology (DWT) Project

Phase 1 of the RSMP includes a separate project to include technology in all of the Phase 1 schools. The first set of schools, called the Phase 1A grouping includes Franklin, School 17, School 50, Charlotte, School 28 and School 58. The scope of the DWT work for the Phase 1A Schools includes instructional technology upgrades which include data, voice and video cabling, LAN Upgrades, pervasive wireless connectivity, video surveillance, interactive whiteboards with projection systems, extension of phone systems, sound field amplification and a centralized media distribution system. Approximately, \$2.6 million of the total \$6.1 million construction budget of these first 6 projects is eligible for E-rate subsidies. A similar project for the Phase 1B schools will be developed and bid during 2013. Upon completion of these projects for the two groupings of the Phase 1 projects, teachers at these schools will have enhanced access to tools and resources to enhance teaching and learning.

Exhibit C

Swing Space Allocations

Location	School Operations 2012-2013
595 Upper Falls Blvd (#6)	#50
Jefferson Campus	RIA, #17, Jefferson Seniors
Freddie Thomas Campus	Montessori (incl. FTHS 8 th graders), FTHS Seniors
Franklin Campus	Vanguard, Integrated Arts & Technology, Franklin Seniors, # 58
175 Martin Street	Charlotte
Edison Campus	STEM, Robert Brown, YMLA, Edison Seniors and any current Edison student who can graduate June 2013
Marshall Campus	All City High Phase Outs of Marshall, FTHS, Edison, Jefferson & Franklin

Exhibit D

Table of Construction Cost and Anticipated State Aid Reimbursement

Building Name	Approx Cost (in Million)	Projected State Aided Cost Allowance (in Million \$)	Current Project Status	Construction Starts	Construction Complete
School #5	\$22.1	\$18.3	Progrm Verif	Summer '13	Summer '14
School #12	\$19.7	\$18.5	Progrm Verif	Summer '14	Summer '14
School #17	\$23.1	\$18.5	Bidding	Summer '12	Summer '13
School #28	\$24.9	\$18.5	DD Phase	Summer '13	Summer '15
School #50	\$20.6	\$17.4	Bidding	Summer '12	Summer '13
School #58	\$42.6	\$26.7	CD Phase	Fall '12	Summer '14
Charlotte HS	\$25.7	\$24.1	Bidding	Summer '12	Summer '13
Jefferson HS	\$25.8	\$24.4	Prgm Verif	Summer '14	Summer '15
Monroe HS	\$29.4	\$27.7	Prgm Verif	Summer '13	Summer '14
Edison Campus	\$28.2	\$26.6	Prgm Verif	Summer '13	Summer '15
East High School	\$30.8	\$28.9	Prgm Verif	Summer '13	Summer '15
Franklin HS	\$5.7	\$5.2	Bidding	Summer '12	Summer '13
DWT (1a, 1b)	\$26.4	\$25.2	1a Awarded	Spring '13	Summer '15
Totals	\$325	\$280 *			

* Projected State Aid amount does not include approximately \$16m in anticipated Excel funding

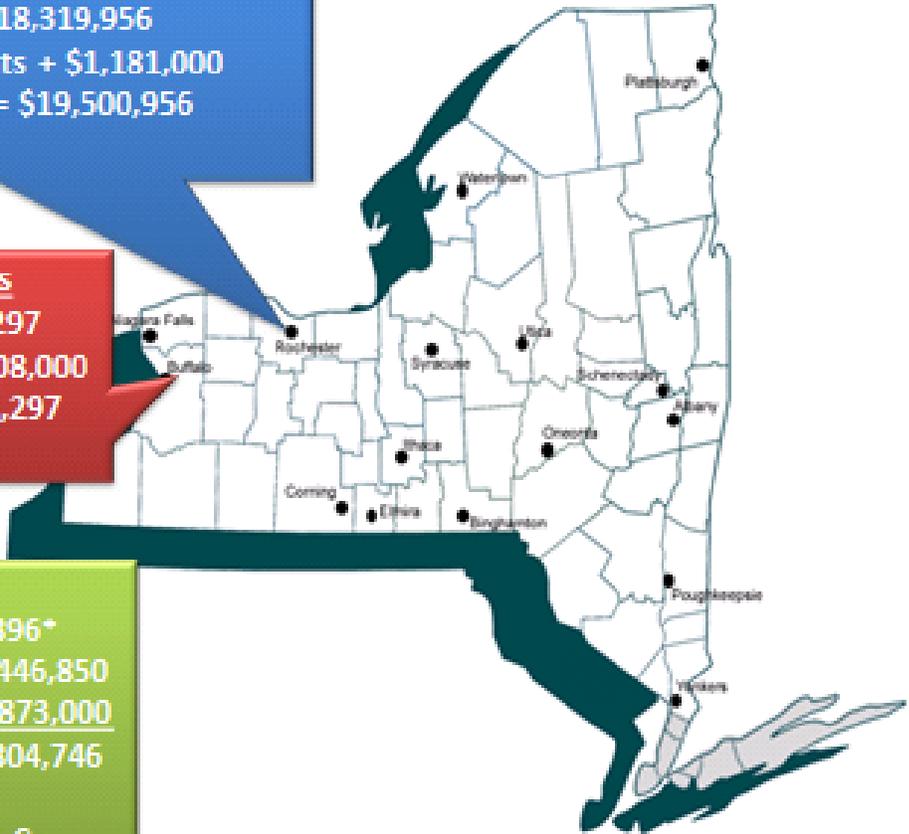
Exhibit E

Contracts by Region

Rochester Area Contracts
Prime Contracts = \$18,319,956
Rochester Sub-Consultants + \$1,181,000
Total Rochester Value = \$19,500,956
78.3%

Buffalo Area Contracts
Prime Contracts = \$2,934,297
Rochester Subconsultants - \$308,000
Total Buffalo Value = \$2,626,297
10.5%

Other Area Contracts
Prime Contracts= \$3,230,896*
Syracuse Sub-Consultants - \$446,850
Rochester Sub-consultants - \$873,000
Total Other Area Value = \$2,804,746
11.2%
*does not include Gilbane Co.



Values do not include Financial Advisors, Underwriters, or RJCSB operational costs

Exhibit E

Contracts by Region (continued)

Rochester Prime Contracts

Campus Construction = \$995,224
 CJS Architects 1a = \$1,086,342
 CJS Architects 1b = 1,481,931
 Clark Patterson Lee = \$1,373,750
 Hewitt Yng Elec = \$2,776,558-\$446,850=\$2,329,708
 LaBella Associates 1a = \$1,367,775
 LaBella Associates 1b = \$1,322,935
 Landon & Rian = \$200,000
 LeChase Construction = \$2,628,776
 SWBR Architects = \$1,674,924
 The Pike Company = \$1,348,000
 Seeler Engineering = \$15,800
 SEI Design 1b = \$961,900
 SEI Design 1b = \$1,233,000
Vargas Associates = \$319,891
 Value = \$18,319,956

Rochester Sub-consultants

Value = \$1,181,000

Total Rochester Contracts = \$19,500,956

Buffalo Prime Contracts

Cannon Design = \$1,187,200
 Wendel Energy = \$232,847
 Young & Wright Architectural 1a = \$361,500
Young & Wright Architectural 1b = \$1,152,750
 Value = \$2,934,297

Rochester Sub-consultants

Value = \$39,500 + \$268,500 = \$308,000

Total Buffalo Contracts = \$2,626,297

Other Area Prime Contracts

CCP = \$300,000
 JCI Architecture = \$2,220,700
 Kaizen Foodservice = \$221,196
Millennium Strategies = \$489,000
 Value = \$3,230,896

Rochester Sub-consultants

Value = - \$873,000

Syracuse Sub-consultants

Value = \$446,850

Total Other Area Contracts = \$2,804,746*

* does not include Gilbane Co.

Exhibit F

**MBE/WBE/SBE/DBE Professional Services and Minority and Women
Workforce Summary Report**

Rochester Schools Modernization Program as of February 2012

MBE contracted dollar amount is
\$6,032,239.36

MBE % of Contract Amount is 22.56%

WBE contracted dollar amount is
\$1,178,267

WBE % of Contract amount is 4.40%

SBE contracted dollar amount is
\$502,361

SBE % of Contract amount is 2%

DBE contracted dollar amount is
\$131,007

DBE % of Contract amount is .5%

Total Program Goal of MBE, WBE, SBE, DBE = 27%

Actual Total MBE, WBE, SBE, DBE = 29%

Total Hours Worked by All Workers to Date: 44,692

Total Hours Worked by All Minorities to Date: 10,479.02

Total Hours Worked by All Women to Date: 9,728.25

Total Program Goal of 20% Minority and 6.9% Women
Workforce

% of Total Hours Worked by Minorities = 24%

% of Total Hours Worked by Women = 22%