Rochester Joint Schools Construction Board Phase II Strategic Plan

Volume 1: Strategic Plan Summary

Rochester Facilities Modernization Program
28 April 2016 (Final)
# Table of Contents

## VOLUME 1: STRATEGIC PLAN SUMMARY
- **ACKNOWLEDGEMENTS**
- **SECTION 1: EXECUTIVE SUMMARY**
  - Overview
  - Master Schedule
  - Financial Strategy
  - Community and Engagement Summary
- **SECTION 2: ENROLLMENT BENCHMARKS**
  - Ten Year Projections
  - Elementary Choice Zones
  - Planned Operating Capacity & Projected Enrollment
- **SECTION 3: SCHOOL FACILITY INVENTORY**
- **SECTION 4: CORE MODEL PROGRAM - PK / 6**
- **SECTION 5: PHASE 2 RECOMMENDATIONS**
  - Building Area, Project Cost & MCA Summary
  - Test Fit Concepts
- **SECTION 6: PROBABLE COSTS & MAXIMUM COST ALLOWANCES**

## VOLUME 2: FINANCIAL PLAN
- **SECTION 1: INTRODUCTION**
- **SECTION 2: FINANCIAL PLAN OVERVIEW**
- **SECTION 3: PHASE I FINANCING PLAN**
- **SECTION 4: TERMS AND CONDITIONS OF FINANCING (FINANCIAL AND LEGAL STRUCTURE)**
- **SECTION 5: ESTIMATED FINANCING COSTS**
- **SECTION 6: BUILDING AID PROJECTIONS: ASSUMPTIONS AND METHODOLOGY**
- **SECTION 7: LOCAL SHARE SOURCES AND STRATEGIES**

## APPENDICES:
- A. INFORMATION ON PROPOSED FEES BY COMIDA AND DASNY (PENDING)
- B. PRO-FORMA BOND CASH FLOWS
- C. BUILDING AID PROJECTIONS
- D. SCHOOL DISTRICT LETTER ACKNOWLEDGING THE LOCAL SHARE CONTRIBUTION (PENDING)
- E. CITY ACKNOWLEDGMENT LETTER (PENDING)
- F. OUTSTANDING DEBT AND STATE BUILDING AID PROFILE

## VOLUME 3: DIVERSITY PLAN
- (PRELIMINARY DRAFT IN REVIEW)

## VOLUME 4: SUPPLEMENTARY APPENDIX
- **SECTION 1: EXISTING RECORD DRAWINGS**
- **SECTION 2: BUILDING CONDITION SURVEY PRIORITIES**
- **SECTION 3: PHASE 2 PROJECT CONSTRUCTION BUDGETS AND MCA DATA**
- **SECTION 4: ENROLLMENT TRENDS**
- **SECTION 5: SPECIAL EDUCATION ENROLLMENT ANALYSIS**
- **SECTION 6: OPERATING CAPACITY ANALYSIS**
- **SECTION 7: TEST FIT PLANS — PHASE 3 AND BEYOND**
ACKNOWLEDGEMENTS

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Phase II Strategic Plan - Executive Summary

Executive Summary

We believe all stakeholders share the Rochester City School District vision that, “Every child is a work of art... Create a masterpiece.” Further, that course of action involves three (3) strategic elements working in concert:

- Educators expected and enabled to teach every child.
- Students prepared and encouraged to learn.
- And, high performance, flexible facilities which sustain that dynamic interaction to expand knowledge.

The State Education Department (SED) thru special legislation has re-authorized the Rochester Joint Schools Construction Board (RJSCB) to facilitate “no more than 26 Projects” with a total budget not to exceed $435-million for the Phase 2 Capital Program. The following document summarizes the strategic findings and recommendations on the Phase 2 Projects for the review and approvals by the Rochester Board of Education and SED.

The Phase 2 of the Rochester Schools Modernization Program (RSMP) is dedicated to the pursuit of ‘Great Schools’ that can inspire a truly 21st century education. The proposed Projects must balance the challenges of assessing the existing conditions, prioritizing the competing needs, and optimizing the investment of valuable resources. As a frame of reference, the District has 42-schools that are candidates for consideration. A range of several different combinations from 8 to 24 School Projects have been studied as possible solutions. In all cases, the proposed options for Phase 2 would not exceed the total budget authorized of $435-million.

The clear drivers to the RSMP are ‘right sizing’ the District relative to its 10-year enrollment projections in step-by-step manner that sets the framework for equity across the three (3) School Choice Zones (see diagram). The SED traditional Maximum Cost Allowance (MCA) are school specific calculations never intended as the funding mechanism for such an ambitious District-wide initiative seeking to address:

- Complete replacement of mechanical, electrical, and plumbing (M/E/P) building system infrastructure.
- Replacement of non-conforming wood structural system components.
- Vertical expansion over existing building wings due to under-sized school sites in urban neighborhoods.
- Grade re-structuring and comprehensive Programmatic upgrades that will reinforce and sustain higher academic achievement by all students.
- And, a District-wide Technology network assuring access and linkage to each student, school and the overall District to the robust digital world.

A pre-conceptual ‘Test Fit’ methodology based upon a Core Program Model developed with RCSD as a consistent baseline for the recommendations on thirteen (13) major reconstruction School Projects for Phase 2 are presented in the balance of this document.

Proposal Projects

Elementary Schools (9-total):
- Martin Anderson School 1
- Clara Barton School 2
- George Forbes School 4
- Dag Hammarskjold School 6
- Virgil Grissom School 7
- Walter Cooper School 10
- John Spencer School 16
- Dr. Freddie Thomas
- Flower City School 30/54

Secondary Schools (4-total):
- Monroe Campus
- East Upper/Lower Campus
- Edison Educational Campus
- School Without Walls
- Commencement Academy

Note: Project in conjunction with the SED approved Educational Partnership Organization (EPO) agreement with the University of Rochester.

Report Organization

Volume 1 contains the summary documentation for the recommended Phase 2 School Projects ranging from the Student Enrollment Projections and Core Program Model to the ‘reader friendly’ Biograph highlighting the challenges, physical and program metrics for each pre-conceptual Test Fit; to probable construction costs and preliminary MCA’s.

Volume 2 contains the Financial Plan culminating in the Local Cost Share that the District should anticipate after the SED Capital Building Aid Reimbursement. All of our assumptions, estimates, and debt service calculations are subject to review and approval by SED, and the NYS Comptroller.

Volume 3 is the new Diversity Plan initiative.

Volume 4 containing the supplementary ‘details’ on a school-by-school basis is assembled for future reference including existing record drawings, Building Condition Surveys (BCS), other Test Fit studies of grade strand alternatives, probable estimate budget back-up, MCA Building Unit calculations, etc.

Evaluation Criteria

The District currently lacks both the quantity and quality of ‘seats’ to accommodate its projected Elementary Student Enrollment. Perhaps the most illuminating observation is the SED Traditional MCA policy in Rochester’s circumstances translates to actually complete a typical existing Elementary School Project in the District. The existing conditions contributing to the dilemma include:

- Classrooms in basement level ‘found’ spaces.
- Obsolete classrooms in free-standing (temporary) portables.
- Vintage/antiquated classrooms that are too small (i.e., well below the SED minimum usable area standards).
- Specialty spaces – library, cafe, art, music, science, computer, career technical education, gyms – that are also too small/obsolete.
- Students already placed in interim swing spaces for excessive and unproductive durations of up to several years.
- Finally, as a ‘Big 5’ dependent public school district, Rochester lacks the capital bonding capacity to fund scheduled major maintenance.

Guiding Principle

This Strategic Plan optimizes real opportunities and resources, compared to the ‘wish lists’ of traditional master plans. The needs of the District’s Schools in many cases exceed double the Traditional MCA Aid. The recommendation is to pursue ‘complete Projects rather than the Traditional MCA approach that spreads the needed work over multiple phases. The Traditional MCA that drives multiphase Projects typically allows Reimbursement Aid in a smaller amount, which regenerates over 5 years. The problems that arise are the students already at risk academically would also have to endure the disruptions of multiple construction cycles separated by 3 to 6 years, and worse multiple tenures in interim swing spaces while their home school undergoes reconstruction. Accordingly, we believe the Complete Project/ Extended MCA option is the best model for success as it is much more cost and time effective should SED agree to modify their MCA policy as we propose.

In simple terms, our recommendation would place the most Students in completed Schools in the shortest time as a single phase.

For convenient reference, the illustrative site plans depicting the proposed building additions for each recommended Phase 2 School Project are presented in shades of violet on the succeeding pages. An overview of the Swing Space Strategy, and Financial Plan conclude the Executive Summary.
**Phase II Strategic Plan**

**Executive Summary**

**ROCHESTER JOINT SCHOOLS CONSTRUCTION BOARD**

- **Dag Hammarskjold School 6 (PK-6)**
  - Probable Budget: $27M
  - Completion: 2020
  - Proposed New Construction

- **Dr. Walter Cooper School 10 (PK-6)**
  - Probable Budget: $27M
  - Completion: 2020
  - Proposed New Construction

- **George Mather Forbes School 4 (PK-6)**
  - Probable Budget: $28M
  - Completion: 2020
  - Proposed New Construction

- **Clara Barton School 2 (PK-6)**
  - Probable Budget: $31M
  - Completion: 2020
  - Proposed New Construction
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
Phase II Strategic Plan
Executive Summary

PROPOSED PHASE 2-D
Rochester School Modernization Program

Flower City School 54 (PK-6)
Probable Budget: $23M
Completion: 2021

- Proposed New Construction

LEGEND:
- PHASE 2-D
- NORTHWEST ZONE
- NORTHEAST ZONE
- SOUTH ZONE
Phase II of the Rochester School Modernization Program will require most of the proposed schools to move temporarily into different buildings until the reconstruction and/or additions to the existing ‘home’ school buildings have been completed. ‘Swing Space’ as it is commonly referred to, is temporary space made available for students and staff while their home school is in the construction stage. It can involve a temporary move to another facility; or, in some instances, re-purposed space within the home school building.

Only those schools that are slated for complete, or ‘gut reconstruction’ that is so extensive that the building must be unoccupied during the construction stage will require relocating students and staff to swing spaces until the work is completed. Further, when such interim relocations occur, the school’s name and program will move with it, and transportation will be provided to the swing space facility for all students.

For the record, a total of 4-schools in 5-locations are currently in swing spaces as a multi-year carry over from Phase I. These schools are listed below, and are proposed to be Phase II Projects in this Strategic Plan:

- Monroe Campus (at the Marshall Campus)
- John Spencer School 16 (at Dr. Freddie Thomas, and School 44)
- Children’s School of Rochester 15 (at School 6)
- Abraham Lincoln School 22 (at the Franklin Campus)

The District has a clear preference for ‘Complete Projects’ as a critical catalyst to turning around student academic performance, rather than the much more modest traditional MCA Projects that must undergo multiple phases to address major deferred repair work and program equity. The District has made every effort to avert the disruption of multiple relocations in a domino fashion within a home school, or multiple relocations entirely to a swing space during construction. The long-term disposition of Martin B. Anderson School 1 has yet to be determined (TBD) by the Board of Education, and similarly the permanent home for Nathaniel Hawthorne School 25. By contrast, Phase II has three (3) proposed Projects for secondary schools that will not require any swing space namely:

- School Without Walls (i.e. a gym and Classroom Addition primarily)
- Monroe Campus – Part ‘B’ (a gym and Pool Addition primarily)
- Edison Educational Campus – Part ‘A’ (a M/E/P building infrastructure replacement)

It is the ‘strong desire’ of the University of Rochester as the SED approved Educational Partnership Organization (EPO) for the East Upper/Lower Campus to keep all of those students in the building during its complete reconstruction and proposed addition. Based on experience, the Program Management Team has serious reservations, and has planned a swing space situation contingency that allows re-visiting the situation in terms of the impacts of major construction upon a ‘day in the life’ of the students, as well as the fact it will be much more time and cost effective to sequentially vacate a building wing-by-wing for construction. Thus, the option exists for a swing space for the East Campus Project.

For your reference, the balance of proposed Phase II Projects that will require swing spaces are listed below for convenience, and the expected durations are illustrated as a summary matrix:

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The balance of proposed Phase II Projects that will require swing spaces are listed below for convenience, and the expected durations are illustrated as a summary matrix:
# Rochester Schools Phase 2: Preliminary Master Schedule Option “C.1” (Extended MCA)

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<td></td>
</tr>
<tr>
<td>MONROE CAMPUS – Part “A”</td>
<td>Marshall</td>
<td>$26M</td>
<td>Design</td>
<td>Approvals &amp; Bidding</td>
<td>Construction</td>
<td>See Part B Below</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GRISCOM SCHOOL 7</td>
<td>Jefferson</td>
<td>$24M</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPENCER SCHOOL 16</td>
<td>F. Thomas/School 44</td>
<td>$29M</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PHASE 2-B PROJECTS:</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>F. THOMAS (for Sch. 25)</td>
<td>Not Required</td>
<td>$5M</td>
<td>Work for School 25 (Summer)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCHOOL Without Walls</td>
<td>Not Required</td>
<td>$9M</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCHOOL 1 (Sch. 15 Relocation)</td>
<td>Sch. 6 (currently) Charleston</td>
<td>$21M</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MONROE CAMPUS – Part “B”</td>
<td>Not Required</td>
<td>$28M</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>EDISON CAMPUS – Part “A”</td>
<td>T.B.D.</td>
<td>$30M (Infrastructure)</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>PHASE 2-C PROJECTS:</strong></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>SCHOOL 6 (Sch. 22 Relocation)</td>
<td>Franklin (currently)</td>
<td>$27M</td>
<td>District CP at Franklin</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCHOOL 10</td>
<td>School 44</td>
<td>$27M</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCHOOL 4</td>
<td>Jefferson</td>
<td>$28M</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>SCHOOL 2</td>
<td>Marshall</td>
<td>$31M</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>PHASE 2-D PROJECT:</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCHOOL 30 (Sch. 54 Relocation)</td>
<td>School 25</td>
<td>$23M</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District Wide Technology/ Capitalized Interest (Applies to all Phases)</td>
<td>Not Applicable</td>
<td>$72M +/-</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$435M</td>
</tr>
</tbody>
</table>
While the Financial Plan presented herein has been prepared based on the projects and project costs currently authorized by the Phase II Act, there are future phases planned in the context of the Facilities Modernization Program’s Master Plan. As future phases of the Facilities Modernization Program are authorized by the State Legislature, additional financial plans will be developed based on construction cost estimates, State building aid estimates, financial market conditions and other factors at the time those future phases are approved, designed and financed.

### Summary of Phase II Projects

The financing of the Phase II Projects is expected to be completed in multiple stages, which are expected to coincide with SED approval of the Phase II Projects and the timing of needs for construction funding on a cash flow basis. It is currently anticipated that $435 million of proceeds will be needed to complete the Phase II Projects and to finance the related bond costs of issuance and capitalized interest costs. While absolute dollar costs will not be known until final plans and specifications have been finalized and approved by SED for all of the schools, pursuant to the Act, it is currently estimated that $435 million in proceeds will be sufficient for completion of the Phase II Projects based on current project expectations and cost estimates.

The table below summarizes the Phase II Projects, including projected costs, SED approval dates and aided cost allowances. The table includes the Phase II sub-categories of “Phase II-A,” “Phase II-B,” “Phase II-C” and “Phase II-D.” The financing of the Phase II Projects is expected to be completed with four series of bonds that are expected to fund the planning and construction cash flow needs of the Phase II Projects prior to the next expected bond issuance. The four series of bonds and their expected issue dates are as follows: Series 2017A (assumed to be issued on February 15, 2017), Series 2017B (assumed to be issued on June 15, 2017), Series 2018 (assumed to be issued on June 15, 2018) and Series 2019 (assumed to be issued on December 15, 2019).

<table>
<thead>
<tr>
<th>Series</th>
<th>School / Project</th>
<th>Assumed SED Approval Date</th>
<th>Assumed Bond Local Date</th>
<th>Project Cost Estimate (in CAP)</th>
<th>Capitalized Interest Cost</th>
<th>Total Project Cost Estimate</th>
<th>Assumed Aided Cost Allowance (in CAP)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase II-A</td>
<td>James Monroe High School (Part A)</td>
<td>5/23/2016</td>
<td>2/15/2017</td>
<td>26,000,000</td>
<td>457,512</td>
<td>26,457,512</td>
<td>26,951,041</td>
</tr>
<tr>
<td>Phase II-A</td>
<td>Virgil C. Ginnon School No. 7</td>
<td>12/15/2016</td>
<td>2/15/2017</td>
<td>24,000,000</td>
<td>385,396</td>
<td>24,385,396</td>
<td>24,877,884</td>
</tr>
<tr>
<td>Phase II-A</td>
<td>John Walton Spencer School No. 16</td>
<td>12/15/2016</td>
<td>2/15/2017</td>
<td>29,000,000</td>
<td>465,687</td>
<td>29,465,687</td>
<td>28,928,903</td>
</tr>
<tr>
<td>Phase II-A</td>
<td>East High School</td>
<td>12/15/2016</td>
<td>2/15/2017</td>
<td>55,000,000</td>
<td>883,199</td>
<td>55,883,199</td>
<td>57,011,817</td>
</tr>
<tr>
<td>Phase II-B</td>
<td>District-Wide Technology Project</td>
<td>5/23/2016</td>
<td>2/15/2017</td>
<td>18,000,000</td>
<td>3,257,189</td>
<td>18,357,189</td>
<td>18,606,497</td>
</tr>
<tr>
<td>Phase II-B</td>
<td>Dr. Freddie Thomas High School</td>
<td>4/23/2017</td>
<td>6/15/2017</td>
<td>5,000,000</td>
<td>101,052</td>
<td>5,101,052</td>
<td>5,182,983</td>
</tr>
<tr>
<td>Phase II-B</td>
<td>Martin D. Anderson School No. 5</td>
<td>4/23/2017</td>
<td>6/15/2017</td>
<td>21,000,000</td>
<td>424,899</td>
<td>21,424,899</td>
<td>21,846,788</td>
</tr>
<tr>
<td>Phase II-B</td>
<td>School Without Walls</td>
<td>4/23/2017</td>
<td>6/15/2017</td>
<td>9,000,000</td>
<td>181,984</td>
<td>9,181,984</td>
<td>9,559,209</td>
</tr>
<tr>
<td>Phase II-B</td>
<td>District-Wide Technology Project</td>
<td>4/23/2017</td>
<td>6/15/2017</td>
<td>24,014,244</td>
<td>449,125</td>
<td>24,463,369</td>
<td>43,551,062</td>
</tr>
<tr>
<td>Phase II-C</td>
<td>Dog Hammarskold School No. 6</td>
<td>3/23/2018</td>
<td>6/15/2018</td>
<td>27,000,000</td>
<td>572,005</td>
<td>27,572,005</td>
<td>28,054,505</td>
</tr>
<tr>
<td>Phase II-C</td>
<td>Dr. Walter Cooper Academy School No. 10</td>
<td>3/23/2018</td>
<td>6/15/2018</td>
<td>27,000,000</td>
<td>572,005</td>
<td>27,572,005</td>
<td>28,054,505</td>
</tr>
<tr>
<td>Phase II-C</td>
<td>George Mather Forbes School No. 4</td>
<td>3/23/2018</td>
<td>6/15/2018</td>
<td>28,000,000</td>
<td>585,757</td>
<td>28,585,757</td>
<td>29,068,009</td>
</tr>
<tr>
<td>Phase II-C</td>
<td>Clara Barton School No. 2</td>
<td>3/23/2018</td>
<td>6/15/2018</td>
<td>30,000,000</td>
<td>606,313</td>
<td>30,606,313</td>
<td>31,307,331</td>
</tr>
<tr>
<td>Phase II-D</td>
<td>The Flower City School No. 54</td>
<td>10/30/2019</td>
<td>12/15/2019</td>
<td>25,000,000</td>
<td>0</td>
<td>25,000,000</td>
<td>25,656,581</td>
</tr>
</tbody>
</table>

Total: 423,014,244 5,985,556 428,999,800 43,551,062

Results are preliminary, subject to change.

2. Aggregate building aid for all projects calculated at the assumed interest rates for each series, using other assumptions provided by CMA.

### Interest Rate Sensitivity Analysis

Because local share and bond proceeds can also be impacted by changes in interest rates, we also performed an interest rate sensitivity analysis, based on the assumed yields shown in Section 4 plus (+) and minus (-) 1.00% (and holding the assumed 5.00% coupon constant for this purpose). Relative to the base case, an increase in interest rates would increase total debt service and capitalized interest costs and a decrease in interest rates would decrease total debt service and capitalized interest costs. However, since the assumed interest rates for prospective amortized building aid calculation purposes are based on the actual borrowing cost of the bonds issued to finance the Phase II Projects, building aid payments will also increase or decrease based on an increase or decrease of interest rates in the market.

At assumed rates minus (-) 1.00% the total local share cost over the life of the bonds issued to finance the Phase II Projects would decrease by approximately $0.659 million and the maximum annual local share would be reduced by approximately $0.044 million. At assumed rates plus (+) 1.00%, the total local share cost over the life of the bonds issued to finance the Phase II Projects would increase by approximately $4.827 million and the maximum annual local share would be increased by approximately $0.322 million.

In addition, as a result of changes in the amount of bond proceeds required for capitalized interest under different interest rate assumptions and holding the $435 million total project cost constant, total bond proceeds available for construction would increase by approximately $0.370 million at assumed rates -1.00% and would decrease by approximately $0.389 million at assumed rates +1.00%.
Transparency

The Rochester Board of Education and the RJSCB recognize there were valuable ‘lessons learned’ in Phase 1, and remain fully committed in Phase 2 to embracing public stakeholder input / feedback, and more specifically to the meaningful improvement in the process. The District’s Superintendent of Schools over the past year has convened several ‘Coffee & Conversation’ sessions in small group settings with parents. Similarly, the District’s Chief of Operations and also RJSCB Member has been invited to, and participated in site-based leadership meetings at Schools 1, 15, 16, and 22 just to name a few.

A series of ‘town hall’ meetings and Board of Education work sessions (broadcast on community TV) were conducted to further solicit public comments on the Final Draft Strategic Plan throughout the past three (3) months as follows:

• Neighborhood Meetings—Northeast School Choice Zone
  Franklin Campus, 19 January 2016
  Wilson Foundation Magnet, 26 January 2016
  Northeast School Choice Zone
  East Campus, 2 February 2016

• School Stakeholder Meetings—School 15, 3 March 2016
  School 22, 3 March 2016

• Public Forums— PK / K Open Enrollment Saturday, 6 February 2016
  Board of Education Finance Committee, 9 February 2016
  Board of Education Work Session, 8 March 2016
  Board of Education Finance Committee, 17 March 2016

We Heard You

The process as highlighted above has had a direct impact on the Strategic Plan as submitted for approval by the Rochester Board of Education. First, the preferred locations for Schools 1, 15, 22, and 25 have been adjusted to reflect the majority of the stakeholders. Second, the School Without Walls (SWW) was added as a proposed Phase 2-B Project to address the existing lack of any physical education (P.E.) facilities ‘on-site’ for that highly innovative Program. The availability of other community resources for P.E. facilities that could be reliably scheduled has proven to be an unacceptable gap in the efficient operation of the Program. The proposed Project will alleviate that compromising condition, while also encouraging a greater sense of collaborative teamwork and school spirit. In conclusion, the recommendation is to proceed with the 13-School Projects shown on the adjoining map as Phase 2 of the comprehensive Rochester Schools Modernization Program.
The RCSD’s official 2015 – 2016 TO 2024 - 2025 enrollment projection provides the basis for the enrollment analysis for this Master Plan update. The October 30, 2015 enrollment for the 2015-2016 school year shows the following:

<table>
<thead>
<tr>
<th>Grade Levels</th>
<th>2015-2016 Enrollment Actual</th>
<th>2015-2016 Enrollment asProjected</th>
</tr>
</thead>
<tbody>
<tr>
<td>K-12</td>
<td>29,407</td>
<td>27,624</td>
</tr>
<tr>
<td>K-8</td>
<td>20,670</td>
<td>20,181</td>
</tr>
<tr>
<td>9-12</td>
<td>8,737</td>
<td>7,443</td>
</tr>
</tbody>
</table>

The actual 2015-2016 enrollment is somewhat higher than that projected, however, it does compare favorably, particularly at the K-8 grade levels. Given the overall accuracy of last year’s projections, it is recommended that an independent, professionally certified demographer be retained for the Phase 3 Strategic Plan update.

### Rochester City School District

#### 2015 - 2016 to 2024 - 2025 Enrollment Projections

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>K</td>
<td>2,482</td>
<td>73.51%</td>
<td>2,470</td>
<td>2,430</td>
<td>2,403</td>
<td>2,442</td>
<td>2,458 (a)</td>
<td>2,434</td>
<td>2,430</td>
<td>2,427</td>
<td>2,423</td>
</tr>
<tr>
<td>1st</td>
<td>2,478</td>
<td>76.07%</td>
<td>2,516</td>
<td>2,554</td>
<td>2,514</td>
<td>2,487</td>
<td>2,527 (a)</td>
<td>2,522</td>
<td>2,519</td>
<td>2,515</td>
<td>2,511</td>
</tr>
<tr>
<td>2nd</td>
<td>2,530</td>
<td>95.23%</td>
<td>2,480</td>
<td>2,396</td>
<td>2,422</td>
<td>2,374</td>
<td>2,348</td>
<td>2,406</td>
<td>2,402</td>
<td>2,399</td>
<td>2,395</td>
</tr>
<tr>
<td>3rd</td>
<td>2,683</td>
<td>95.77%</td>
<td>2,385</td>
<td>2,375</td>
<td>2,295</td>
<td>2,329</td>
<td>2,273</td>
<td>2,248</td>
<td>2,304</td>
<td>2,288</td>
<td>2,294</td>
</tr>
<tr>
<td>4th</td>
<td>2,222</td>
<td>97.84%</td>
<td>2,394</td>
<td>2,334</td>
<td>2,324</td>
<td>2,046</td>
<td>2,279</td>
<td>2,244</td>
<td>2,217</td>
<td>2,209</td>
<td>2,204</td>
</tr>
<tr>
<td>5th</td>
<td>2,037</td>
<td>91.09%</td>
<td>2,146</td>
<td>2,091</td>
<td>1,946</td>
<td>1,937</td>
<td>1,846</td>
<td>1,970</td>
<td>1,931</td>
<td>1,869</td>
<td>1,797</td>
</tr>
<tr>
<td>6th</td>
<td>2,080</td>
<td>101.22%</td>
<td>1,975</td>
<td>2,172</td>
<td>2,117</td>
<td>1,970</td>
<td>1,941</td>
<td>1,681</td>
<td>1,974</td>
<td>1,980</td>
<td>1,983</td>
</tr>
<tr>
<td>7th</td>
<td>1,895</td>
<td>92.32%</td>
<td>1,980</td>
<td>1,833</td>
<td>2,005</td>
<td>1,954</td>
<td>1,819</td>
<td>1,810</td>
<td>1,744</td>
<td>1,822</td>
<td>1,828</td>
</tr>
<tr>
<td>8th</td>
<td>1,949</td>
<td>97.08%</td>
<td>1,835</td>
<td>1,922</td>
<td>1,770</td>
<td>1,946</td>
<td>1,897</td>
<td>1,746</td>
<td>1,757</td>
<td>1,673</td>
<td>1,269</td>
</tr>
</tbody>
</table>

#### Kindergarten - Grade 8 Sub-Total

| 20,286 | 20,181 | 20,097 | 19,806 | 19,705 | 19,448 | 19,289 | 19,305 | 19,350 | 19,469 | 19,521 |

#### Grade 9 - 13 Sub-Total

| 8,115 | 7,443 | 7,016 | 6,627 | 5,884 | 6,197 | 6,264 | 6,159 | 6,265 | 6,244 | 6,357 |

#### K - 12 TOTAL

| 28,401 | 27,624 | 27,113 | 26,433 | 25,589 | 25,645 | 25,533 | 25,463 | 25,636 | 25,735 | 25,878 |

### Note (a): Depending on grade level, SED requires cumulative Demographic Projections for select years. See the following page for explanation.
ENROLLMENT ANALYSIS

PROJECTED ENROLLMENT BY GRADE LEVELS
The projections were analyzed and broken down to identify the probable enrollment within the following timeframes as required by the NYS Education Department, Office of Facilities Planning:

- Year 5 for Pre-K, Kindergarten, Grades 1 – 3 and Grades 4 - 6
- Year 8 for Grades 7 – 8
- Year 10 for Grades 9 – 12

The overall enrollment distribution by zone was evaluated and applied to the projected enrollments to develop an understanding of the projected enrollment in each zone. The strategic plan assumes that the current elementary choice zones will continue. Therefore, the elementary operating capacity and projected enrollments must be evaluated on a zone by zone basis.

2015-2016 PRE K - 12 ENROLLMENT BY ZONE

<table>
<thead>
<tr>
<th>Grade Level</th>
<th>Year</th>
<th>Projected Enrollment</th>
<th>Northwest Zone (NW) 30%</th>
<th>Northeast Zone (NE) 45%</th>
<th>South Zone (S) 25%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-K (School District Based)</td>
<td>2019 – 2020</td>
<td>1,804</td>
<td>324</td>
<td>486</td>
<td>270</td>
</tr>
<tr>
<td>Kindergarten</td>
<td>2019 – 2020</td>
<td>2,438</td>
<td>731</td>
<td>1,097</td>
<td>610</td>
</tr>
<tr>
<td>Grades 1 – 3</td>
<td>2019 – 2020</td>
<td>7,188</td>
<td>2,156</td>
<td>3,235</td>
<td>1,797</td>
</tr>
<tr>
<td>Grades 4 – 6</td>
<td>2019 – 2020</td>
<td>6,106</td>
<td>1,832</td>
<td>2,748</td>
<td>1,527</td>
</tr>
<tr>
<td>Grades 7 – 8</td>
<td>2022 – 2023</td>
<td>3,515</td>
<td>1,055</td>
<td>1,582</td>
<td>879</td>
</tr>
<tr>
<td>Grades 9 – 12</td>
<td>2024 – 2025</td>
<td>6,357</td>
<td>1,907</td>
<td>2,861</td>
<td>1,589</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>26,684</td>
<td>8,005</td>
<td>12,009</td>
<td>6,672</td>
</tr>
</tbody>
</table>

PROJECTED ENROLLMENT – GRADE LEVEL AND ZONE BREAKDOWN

TOTAL PROJECTED PRE K - 12 ENROLLMENT BY ZONE

- **Northwest Zone (NW)**: 30%
- **Northeast Zone (NE)**: 45%
- **South Zone (S)**: 25%
## Phase II Strategic Plan - Planned Operating Capacity & Projected Enrollment

### Planned Operating Capacity & Projected Enrollment

18-Apr-16

<table>
<thead>
<tr>
<th>School Choice Zones</th>
<th>Northwest</th>
<th>NE</th>
<th>South</th>
<th>1 North</th>
<th>3 South</th>
<th>5 South</th>
<th>7 North</th>
<th>9 South</th>
<th>11 North</th>
<th>13 South</th>
<th>15 North</th>
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<tbody>
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</tr>
</tbody>
</table>

- **Legend:**
  - Phase I & 2 Projects
  - Building Closed
  - Space Available
  - Student in these programs are counted in home schools

### Current Class Policy

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### Phase II Strategic Plan

- **Legend:**
  - Phase I & 2 Projects
  - Building Closed
  - Space Available
  - Student in these programs are counted in home schools

### Planned Operating Capacity & Projected Enrollment

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### Phase II Strategic Plan: Planned Operating Capacity & Projected Enrollment

#### Rochester Joint Schools Construction Board

**Legend**
- Phase 1 & 2 Projects
- Building Closed
- Space Available
- Student in these programs are counted in home schools

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## Phase II Strategic Plan - Planned Operating Capacity & Projected Enrollment

### Planned Operating Capacity & Projected Enrollment

**18-Apr-16**

**Legend:**
- Phase I & 2 Projects
- Building Closed
- Space Available
- Student in these programs are counted in home schools

### School Building & Program Name / Grade Structure

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### Total Enrollment

- **Total PK / 12 Planned Operating Capacity:** 11,716
- **Total PK / 12 Total Enrollment:** 12,322

### Enrollment Differences

- **Difference (Planned Capacity to Demographic Projections):**
  - Phase 3, 4 & 5: -5,096
  - Phase 1 & 2: -8,074
  - Grand Total: -11,456

### Overall Enrollment Differences

- **Overall % Planned Operating Capacity / Projected Enrollment:** 149%
## Phase II Strategic Plan - School Facility Inventory

### Rochester City Schools 2015-2016 Inventory

<table>
<thead>
<tr>
<th>Building</th>
<th>School Name</th>
<th>Grades</th>
<th>2016-17 Grade Levels</th>
<th>Gross Building Area</th>
<th>Space Footage</th>
<th>Transmittals</th>
<th>Additional Community Use Space</th>
<th>Total Managed Space Footage</th>
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<th>Adjacent Parkland Acreage</th>
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<th>Unit</th>
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<th>Construction Type</th>
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**Elementary & PK-8 Sub-Total**: $20,015,290

**Elementary & PK-8 Average**: $80,803

**Elementary & PK-8 Sub-Total**: $3,098,432

**Elementary & PK-8 Average**: $151,980
### Rochester City Schools 2015-2016 Inventory

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<th>Total Managed Square Footage</th>
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### Phase II Strategic Plan - Educational Program & Space Requirements

#### Elementary Pre K Core Model Programs

A major component of the Strategic Plan analysis involves the evaluation of the individual school building’s room quantities and attributes against the model programs to determine the appropriate fit of program to building.

#### RJSB Phase 2 Strategic Plan Update 2015

**Pre K - 6 Model Program**

Reviewed by RCSD 6/18/2015

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<th>Room Name</th>
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<th>MCA (Dec 2015 $)</th>
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<th>Demo</th>
<th>Addition Area</th>
<th>Retire</th>
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<th>Building Aid Allowance (Dec 2015 $)</th>
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### Phase II Strategic Plan - Building Area, Project Cost & Maximum Cost Allowance Summary

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## Phase II Strategic Plan - Building Area, Project Cost & Maximum Cost Allowance Summary

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<td>3424</td>
<td>$76,246,365</td>
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<td>Edison Career &amp; Technology High School</td>
<td>9 - 12</td>
<td>CW 1508</td>
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<tr>
<td>Pathways to Technology</td>
<td>9 - 12</td>
<td>CW 216</td>
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</tbody>
</table>

Total: 33,632 $ 948,481,232 6,685,664 (45,297) 302,870 (449,057) 6,494,180 $1,110,029,310 $694,543,249
Program Biograph:
Martin B. Anderson School 1

Background & Concept
The Martin B. Anderson School 1 is a one story school building located in the Southeast Quadrant of the City (RCSD South Elementary Choice Zone). The original school building was constructed in 1921. Currently, 76% of the existing classrooms are below the SED minimum floor area criteria (see diagram). School 1 is occupied as a Pre-Kindergarten through 6th grade school and will remain this grade level structure for the proposed relocation of School 15. The proposed concept includes the addition of seven classroom spaces, seven support spaces and a receiving area for the expanded kitchen. The addition will add the necessary classroom space, replacing the transportables which will be removed. The addition will occupy a similar footprint as the transportables.

Infrastructure Issues
A majority of the School 1 building has wood floor and roof framing. Significant portions of the wood framing are deteriorated and in need of major rehabilitation work. The complete removal and replacement of the wood floor and roof structure with non-combustible structural system is desired. Facility infrastructure work includes the replacement of windows and exterior doors, masonry and parapet rehabilitation, alterations to suit program, the replacement of interior finishes and doors, toilet room renovations, and the replacement of most of the existing Mechanical, Electrical and Plumbing systems.

Strategic Challenges
Site topography precludes the construction of a two station gymnasium addition. The concept results in an undersized, single gym station multi-purpose room. Site activities also preclude the construction of a separate on-site bus loop. Expansion of on-site parking is required to accommodate the parking demand and bus traffic. Physical constraints results in 66% of classrooms below the SED Standard room size.

Note: A series of representative photos of existing conditions follow.

Existing Context
Site Highlights: The existing site is one of the largest in the District when combined with the adjacent parkland. The addition and parking lotbus drop-off expansion does not encroach on the adjacent parkland which includes an athletic field. The concept maintains the current parkland and play area site which requires the bus drop-off within the parking lot expansion. Existing modular classrooms are removed and that site area used for the classroom addition.

Proposed Program Summary
Location / Address: 85 Hildebrand Avenue 14610
Original Date: 1921
Addition Dates: 1972
Existing Building Gross Area: 44,815 gross square feet (gsf)
Existing Modular Building Area: 3,520 gsf (to be demolished)
Proposed Addition Area: 13,000 gsf
Total Proposed Gross Area: 57,815 gsf
Previous Grade Structure: Pre K – 6th
Planned Grade Structure: Pre K – 6th
Current 2015-2016 Enrollment: 356 PK/6 Students
Planned Enrollment: 398 PK/6 Students

Core Model “Test Fit” Summary:

<table>
<thead>
<tr>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR’s</th>
<th>Enrollment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>8</td>
<td>6</td>
<td>6</td>
<td>0</td>
<td>2</td>
</tr>
</tbody>
</table>

Specialized Functions:

- **Elementary Science Classroom**: 0
- **Gym**: 1
- **ESOL Room**: 1
- **7th / 8th Grade Science Classroom**: 0
- **Multipurpose Gym / Auditorium**: 1
- **Parent Liaison Room**: 1
- **Music Classroom - General**: 1
- **Library**: 1
- **Main Office Suite**: 1
- **Music Classroom - Instrumental**: 1
- **ESE Office / Conference Room**: 0
- **Secure Main Entrance**: Yes
- **Vocal / Band Ensemble Classroom**: 0
- **ELA Specialist Room**: 1
- **Accessible Main Entrance**: Yes
- **Art Classroom**: 1
- **Math Specialist Room**: 1
- **School Safety Officer Office**: 1
- **Computer Classroom**: 1
- **Reading Teacher Room**: 1
- **Cafeteria**: 1
- **Primary Project Room**: 1
- **Multipurpose Cafeteria / Auditorium**: 0
- **Family & Consumer Science**: 0
- **Social Worker Office**: 1
- **Kitchen / Servery**: 1
- **Technology Lab / Shop**: 0
- **School Psychologist Office**: 1
- **Teacher Workroom**: 1
- **Other Thematic Classroom**: 0
- **OT / PT Room**: 1
- **Parent / PTSA Room**: 1
- **In School Suspension (ISS) / ATS**: 1
- **Speech Room**: 1
- **Agency Partner Room**: 0
- **Interchangeable Classrooms**: 2

Note: Shadowed classrooms indicate below SED minimum area criteria.
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
PHASE II STRATEGIC PLAN
Rochester School Modernization Program
Martin B. Anderson - School No.1
Pre-Conceptual Test Fit

CLASSROOM AND SUPPORT SPACE ADDITION
13,000 SF

RECONFIGURE EXISTING PARKING

EXISTING ATHLETIC FIELD

PROPOSED SITE PLAN
Pre K-6 with 2-Strand Program Model
Program Biograph:
Clara Barton School 2

Background & Concept
The Clara Barton School 2 is a two-story school building located in the Southwest Quadrant of the City (RCSD South Elementary Choice Zone). The original school building constructed in 1959 with a two-story classroom addition added in 1961 and an elevator addition in 1994. Currently, 14% of the existing classrooms are below the SED minimum floor area criteria (see diagram). School 2 is occupied as a Kindergarten through 6th grade school with Hillside Agency Program occupying 3 classroom size spaces. The existing support services spaces are substandard for the 3 strand program. The current multipurpose Gymnasium/Auditorium is without a stage.

The proposed concept includes the addition of a two-story classroom addition on the south end of the building where the existing transportable resides. A small stage and receiving area addition is also proposed for the school.

Infrastructure Issues
A majority of the School 2 building is in good condition. Facility infrastructure work includes the replacement of the roof and window panel system and casework, asbestos abatement, alterations to suit program, the replacement of interior finishes and doors, toilet room renovations, and upgrading of some of the existing mechanical, electrical and plumbing systems.

Strategic Challenges
Site constraints preclude the construction of an expanded parking area. Future consideration should be given to land acquisition to the east of the school for needed additional parking and potential on-site bus drop-off area.

Note: A series of representative photos of existing conditions follow.

Proposed Program Summary
Location / Address: 190 Reynolds Street 14608
Original Date: 1959
Existing Building Gross Area: 78,193 gross square feet
Existing Modular Building Area: 3,520 (gsf to be demolished)
Proposed Addition Area: 11,676 gsf
Total Proposed Gross Area: 89,869 gsf
Current 2015-2016 Enrollment: 434 PKK6 Students
Planned Enrollment: 622 PKK6 Students

Core Model "Test Fit" Summary

### Interchangeable Classrooms

<table>
<thead>
<tr>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR's</th>
<th>Enrollment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>3</td>
<td>9</td>
<td>9</td>
<td>0</td>
<td>3</td>
<td>1</td>
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</table>

### Specialized Functions:

<table>
<thead>
<tr>
<th>Elementary Science Classroom</th>
<th>Gym (dedicated)</th>
<th>Music Classroom - General/Vocal</th>
<th>Music Classroom - Instrumental</th>
<th>Art Classroom</th>
<th>Computer Classroom</th>
<th>Technology Lab / Shop</th>
<th>Other Thematic Classroom</th>
<th>In School Suspension (ISS) / ATB</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7th / 8th Grade Science Classroom</th>
<th>Library</th>
<th>CSE Office / Conference Room</th>
<th>ELA Specialist Room</th>
<th>Math Specialist Room</th>
<th>Reading Teacher Room</th>
<th>Primary Project Room</th>
<th>Social Worker Office</th>
<th>Psychologist Office</th>
<th>OT / PT Room</th>
<th>Speech Room</th>
<th>ESOL Room</th>
<th>Parent Liaison Room</th>
<th>Main Office Suite</th>
<th>Secure Main Entrance (Lock Box)</th>
<th>Accessible Main Entrance</th>
<th>School Safety Officer Office</th>
<th>Cafeteria</th>
<th>Multipurpose Cafeteria / Auditorium</th>
<th>Kitchen / Servery</th>
<th>Teacher Workroom</th>
<th>Parent / PTSA Room</th>
<th>Agency Partner Room</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<td>0</td>
<td>1</td>
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</tr>
</tbody>
</table>

Note: Shadowed classrooms indicate below SED minimum area criteria

Existing Context
Site Highlights: The existing site is small and would benefit greatly from strategic land acquisitions to the east of the school. The existing modular classroom will be removed and that site area used to construct a two-story classroom addition to support the 3 strand program.

Note: A series of representative photos of existing conditions follow.
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
PHASE II STRATEGIC PLAN
Rochester School Modernization Program
Clara Barton - School No. 2
Pre-Conceptual Test Fit

PROPOSED SITE PLAN
Pre K-6 with 3-Strand Program Model
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
PHASE II STRATEGIC PLAN
Rochester School Modernization Program
Clara Barton - School No. 2
Pre-Conceptual Test Fit

Legend:
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition

PROPOSED FIRST FLOOR
Pre K/6 with 3-Strand Program Model
Program Biograph:
Clara Barton School No. 2 - Optional Concept

Background & Concept
The Clara Barton School #2 is a two story school building located in the Southwest Quadrant of the City (RCSD South Elementary Choice Zone). The original school building constructed in 1959 with a two-story classroom addition added in 1961 and an elevator addition in 1994. Currently, 0 % of the existing classrooms are below the SED minimum floor area criteria. School #2 is occupied as a Kindergarten through 6th grade school with Hillside Agency Program occupying 3 classroom size spaces. The proposed optional concept includes the addition of a two-story classroom link and second story classroom wing to be constructed over the existing one story Pre-K wing. A stage and receiving area addition is also proposed for the school.

The existing support services spaces are substandard for the 3 strand program. The current multipurpose Gymnasium / Auditorium is without a stage. The receiving area is currently sub-standard as well.

Infrastructure Issues
A majority of the school #2 building is in good condition. Facility infrastructure work includes the replacement of the roof and window panel system and casework, asbestos abatement, alterations to suit program, the replacement of interior finishes and doors, toilet room renovations, and upgrading of some of the existing Mechanical, Electrical and Plumbing systems.

Strategic Challenges
Site constraints preclude the construction of an expanded parking area. The District should consider future land acquisition to the east of the school for needed additional parking and potential on-site bus drop-off area.

Proposed Program Summary

Location / Address: 190 Reynolds Street 14608
Original Date: 1959
Existing Building Gross Area: 44,815 gross square feet (gsf)
Existing Modular Building Area: 3,520 gsf (to be demolished)
Proposed Addition Area: 13,755 gsf
Total Proposed Gross Area: 91,948 gsf
Current 2015-2016 Enrollment: 434 PK/6 Students
Planned Enrollment: 622 PK/6 Students

Core Model "Test Fit" Summary

<table>
<thead>
<tr>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR's</th>
<th>Enrollment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>3</td>
<td>9</td>
<td>9</td>
<td>0</td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>

Specialized Functions:

- Elementary Science Classroom 0
- 7th / 8th Grade Science Classroom 0
- Special Education Resource Room 2
- Music Classroom - General/Vocal 1
- Music Classroom - Instrumental 1
- Vocal / Band Ensemble Classroom 0
- Art Classroom 1
- Computer Classroom 2
- Family & Consumer Science 0
- Technology Lab / Shop 0
- Other Thematic Classroom 1
- In School Suspension (ISS) / ATB 1
- Gym (dedicated) 0
- Multipurpose Gym / Auditorium 1
- Library 1
- CSE Office / Conference Room 1
- ELA Specialist Room 1
- Math Specialist Room 1
- Reading Teacher Room 1
- Primary Project Room 1
- Social Worker Office 1
- Psychologist Office 1
- OT / PT Room 1
- Speech Room 2
- ESOL Room 2
- Parent Liaison Room 1
- Main Office Suite 1
- Secure Main Entrance (Lock Box) Yes
- Accessible Main Entrance Yes
- School Safety Officer Office 1
- Cafeteria 1
- Multipurpose Cafeteria / Auditorium 0
- Kitchen / Bar 1
- Library 1
- Teacher Workroom 1
- Parent / PTSA Room 1
- Agency Partner Room 1

Note: Shadowed classrooms indicate below SED minimum area criteria

Site Highlights: The existing site is small and would benefit greatly from the proposed strategic land acquisitions to the east of the school. The existing modular classroom is removed and that site area used for play area expansion. A majority of the addition area is over the existing one story Pre-K classroom wing to minimize loss of outdoor playfield area.

Existing Context

Existing Second Floor

Existing First Floor
CLARA BARTON - School No. 2
Pre-Conceptual Test Fit

Proposed Scope of Work Summary

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq. Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>14,379 sf</td>
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<tr>
<td>Moderate Reconstruction</td>
<td>46,592 sf</td>
</tr>
<tr>
<td>Heavy Reconstruction</td>
<td>8,181 sf</td>
</tr>
<tr>
<td>Structural Reconstruction</td>
<td>596 sf</td>
</tr>
<tr>
<td>None</td>
<td>8,586 sf</td>
</tr>
<tr>
<td>Subtotal</td>
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<tr>
<td>Addition</td>
<td>13,755 sf</td>
</tr>
<tr>
<td><strong>Grand Total for School</strong></td>
<td><strong>91,948 sf</strong></td>
</tr>
</tbody>
</table>

Legend: Light Rehabilitation, Moderate Reconstruction, Heavy Reconstruction, Structural Reconstruction, Addition
PROPOSED SITE STRATEGY
Pre K-6 with 3-Strand Program Model
Background & Concept
The George Mather Forbes School 4 is a two-story school building located in the Southwest Quadrant of the City (RCSD South Elementary Choice Zone). The original school building was constructed in 1935. Currently, 72% of the existing classrooms are below the SED minimum floor area criteria (see diagrams). School 4 is occupied as a Kindergarten through 8th grade school and will be converted into a Pre-Kindergarten through 8th grade school. The proposed concept includes the demolition of a non-accessible 1970 classroom addition and the addition of an eight-classroom building link. The addition will add the necessary classroom space, replacing the 1970. The addition will occupy a similar footprint as the demolished classroom wing which will conserve the site.

Infrastructure Issues
A majority of the School 4 building will require upgraded finishes. Facility infrastructure work includes the replacement of portions of the roof, wardrobe door replacement, masonry and parapet rehabilitation, alterations to suit program, the replacement of interior finishes and doors, toilet room renovations, and the replacement of most of the existing mechanical, electrical and plumbing systems.

Strategic Challenges
Site topography precludes the construction of a two-station gymnasium addition. The concept retains the undersized, single gym station multipurpose room. Site activities also preclude the construction of a separate on-site bus loop. Expansion of on-site parking is required to accommodate the parking demand and bus traffic. Physical constraints contribute to the net results that 18% of classrooms will remain below the SED standard for minimum classroom size.

Program Biograph:
George Mather Forbes School 4

Proposed Program Summary
Location / Address: 198 Dr. Samuel McCree Way 14611
Original Date: 1935
Addition Dates: 1970
Existing Building Gross Area: 69,914 gross square feet (gsf)
Existing Non-Accessible Addition: 7,726 gsf (to be demolished)
Proposed Addition Area: 9,435 gsf
Total Proposed Gross Area: 70,723 gsf
Previous Grade Structure: K — 8th
Planned Grade Structure: Pre K — 6th
Current 2015-2016 Enrollment: 515 PK/8 Students
Planned Enrollment: 398 PK/6 Students

Core Model “Test Fit” Summary
<table>
<thead>
<tr>
<th>Interchangeable Classrooms</th>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR’s</th>
<th>Enrollment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>6</td>
<td>6</td>
<td>0</td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>

Specialized Functions:
- Elementary Science Classroom: 0
- 7th / 8th Grade Science Classroom: 0
- Special Education Resource Room: 1
- Music Classroom - General/Vocal: 1
- Music Classroom - Instrumental: 1
- Vocal / Band Ensemble Classroom: 0
- Art Classroom: 1
- Computer Classroom: 1
- Family & Consumer Science: 0
- Technology Lab / Shop: 0
- In School Suspension (ISS) / ATS: 1
- Gym (dedicated): 0
- Multipurpose Gym / Auditorium: 0
- Library: 0
- CSE Office / Conference Room: 1
- ELA Specialist Room: 1
- Math Specialist Room: 1
- Reading Teacher Room: 1
- Primary Project Room: 1
- Social Worker Office: 1
- Psychologist Office: 1
- OT / PT Room: 1
- Speech Room: 1
- ESOL Room: 0
- Parent Liaison Room: 1
- Main Office Suite: 1
- Secure Main Entrance (Lock Box): 1
- Accessible Main Entrance: 1
- School Safety Officer Office: 1
- Cafeteria: 1
- Multipurpose Cafeteria / Auditorium: 0
- Kitchen / Servery: 1
- Teacher Workroom: 1
- Parent / PTSBA Room: 1
- Agency Partner Room: 1

Note: Shadowed classrooms indicate below SED minimum area criteria.
George Mather Forbes - School No. 4

Pre-Conceptual Test Fit

SITE CONTEXT & STRATEGY

- Proposed New Construction
### Proposed Scope of Work Summary

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq. Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>13,391 sf</td>
</tr>
<tr>
<td>Moderate Reconstruction</td>
<td>21,193 sf</td>
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<tr>
<td>Heavy Reconstruction</td>
<td>15,454 sf</td>
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<tr>
<td>Structural Reconstruction</td>
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<tr>
<td>None</td>
<td>18,316 sf</td>
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<tr>
<td>Subtotal</td>
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<tr>
<td>Demo</td>
<td>-7,726 sf</td>
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<tr>
<td>Addition</td>
<td>9,435 sf</td>
</tr>
<tr>
<td>Grand Total for School</td>
<td>70,723 sf</td>
</tr>
</tbody>
</table>

**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
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- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
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- Moderate Reconstruction
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**Legend:**
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- Moderate Reconstruction
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**Legend:**
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- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
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- Structural Reconstruction
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- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
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- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

---

**Legend:**
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

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ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Strategic Site Considerations:

Bus Loop: None Exists On-Site and None Proposed (Remains Curbside)

Parking: 72 Existing Spaces, 86 Proposed for a Net Increase of 14

PROPOSED SITE PLAN
Pre K-6 with 2-Strand Program Model
George Mather Forbes - School No. 4 Pre-Conceptual Test Fit

Legend:
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition

PROPOSED GROUND FLOOR
Pre K/6 with 2-Strand Program Model
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

PHASE II STRATEGIC PLAN
Rochester School Modernization Program

George Mather Forbes - School No. 4 
Pre-Conceptual Test Fit

PROPOSED FIRST FLOOR
Pre K/6 with 2-Strand Program Model

Legend:
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition
Program Biograph:
Dag Hammarskjold School 6

Background & Concept
The Dag Hammarskjold School 6 is a two story school building located in the Northeast Quadrant of the City (RCSD Northeast Elementary Choice Zone). The original school building was constructed in 1962. Currently, 0% of the existing classrooms are below the SED minimum floor area criteria. School 6 is currently swing space for The Children’s School of Rochester (15) and is occupied as a Kindergarten through 6th grade school and will be converted into a four strand Pre-Kindergarten through 6th grade school for School 22. The proposed concept includes the addition of a two-story classroom wing to be constructed on the south end of the building where the existing playground sits and a gym expansion/stage addition.

Infrastructure Issues
A majority of the school 6 building will require upgraded finishes. Facility infrastructure work includes the replacement of the roof, exterior doors, wardrobe doors, masonry and parapet rehabilitation, alterations to suit program, the replacement of interior finishes and doors, toilet room renovations, and the replacement of most of the existing mechanical, electrical and plumbing systems.

Strategic Challenges
The two story classroom wing addition shown averts the major complications and costs associated with vertical expansion over-top an existing classroom wing, which is an alternative concept that was investigated to preserve the outdoor playfield area adjacent to the school. A second alternative involves a reduced program (hybrid 3/2 strands) in lieu of the four strand program proposed.

Proposed Program Summary
Location / Address: 595 Upper Falls Blvd. 14605
Original Date: 1962
Addition Dates: 1969, 1994
Existing Building Gross Area: 65,977 gross square feet (gsf)
Existing Modular Building Area: 1,760 gsf (to be demolished)
Proposed Addition Area: 19,263 gsf
Total Proposed Gross Area: 80,209 gsf
Previous Grade Structure: K – 6th
Planned Grade Structure: Pre K – 6th
Current 2015-2016 Enrollment: 317 K/6 Students
Planned Enrollment: 784 PK6 Students

Prospective Program Summary

Site Highlights: The existing site is adjacent to City parkland. The concept maintains the current parkland and play area site which requires the bus drop-off to remain within the expanded parking lot.

Core Model “Test Fit” Summary:

<table>
<thead>
<tr>
<th></th>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR’s</th>
<th>Enrollment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interchangeable Classrooms</td>
<td>4</td>
<td>4</td>
<td>12</td>
<td>12</td>
<td>0</td>
<td>4</td>
<td>1</td>
</tr>
</tbody>
</table>

Specialized Functions:

<table>
<thead>
<tr>
<th>Elementary Science Classroom</th>
<th>0</th>
<th>Gym</th>
<th>0</th>
<th>ESOL Room</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>7th / 8th Grade Science Classroom</td>
<td>0</td>
<td>Multipurpose Gym / Auditorium</td>
<td>1</td>
<td>Parent Liaison Room</td>
<td>1</td>
</tr>
<tr>
<td>Special Education Resource Room</td>
<td>2</td>
<td>Library</td>
<td>1</td>
<td>Main Office Suite</td>
<td>1</td>
</tr>
<tr>
<td>Music Classroom - General</td>
<td>2</td>
<td>CSE Office / Conference Room</td>
<td>1</td>
<td>Secure Main Entrance</td>
<td>Yes</td>
</tr>
<tr>
<td>Music Classroom - Instrumental</td>
<td>1</td>
<td>ELA Specialist Room</td>
<td>1</td>
<td>Accessible Main Entrance</td>
<td>Yes</td>
</tr>
<tr>
<td>Vocal / Band Ensemble Classroom</td>
<td>0</td>
<td>Math Specialist Room</td>
<td>1</td>
<td>School Safety Officer Office</td>
<td>1</td>
</tr>
<tr>
<td>Art Classroom</td>
<td>2</td>
<td>Reading Teacher Room</td>
<td>1</td>
<td>Cafeteria</td>
<td>1</td>
</tr>
<tr>
<td>Computer Classroom</td>
<td>2</td>
<td>Primary Project Room</td>
<td>1</td>
<td>Multipurpose Cafeteria / Auditorium</td>
<td>0</td>
</tr>
<tr>
<td>Family &amp; Consumer Science</td>
<td>0</td>
<td>Social Worker Office</td>
<td>1</td>
<td>Kitchen / Servery</td>
<td>1</td>
</tr>
<tr>
<td>Technology Lab / Shop</td>
<td>0</td>
<td>Psychologist Office</td>
<td>1</td>
<td>Teacher Workroom</td>
<td>1</td>
</tr>
<tr>
<td>Other Thematic Classroom</td>
<td>0</td>
<td>OT / PT Room</td>
<td>1</td>
<td>Parent / PTSA Room</td>
<td>1</td>
</tr>
<tr>
<td>In School Suspension (ISS) / ATS</td>
<td>1</td>
<td>Speech Room</td>
<td>2</td>
<td>Agency Partner Room</td>
<td>1</td>
</tr>
</tbody>
</table>

Note: A series of representative photos of existing conditions follow.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Dag Hammarskjold School - School No.6
Pre-Conceptual Test Fit

SITE CONTEXT & STRATEGY

- Proposed New Construction
The document appears to be a strategic plan for the Rochester School Modernization Program, focusing on Dag Hammarskjold School - School No.6. It includes a detailed layout of proposed first and second floors with various rooms and their respective square footage, along with a legend indicating different levels of work:

- **Addition**
- **Heavy Reconstruction**
- **Moderate Reconstruction**
- **Light Rehabilitation**
- **None**

### Proposed Scope of Work Summary

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq. Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>17,402 sf</td>
</tr>
<tr>
<td>Moderate Reconstruction</td>
<td>22,345 sf</td>
</tr>
<tr>
<td>None</td>
<td>20,466 sf</td>
</tr>
<tr>
<td>Subtotal</td>
<td>65,977 sf</td>
</tr>
<tr>
<td>Addition</td>
<td>20,514 sf</td>
</tr>
<tr>
<td>Grand Total for School</td>
<td>86,491 sf</td>
</tr>
</tbody>
</table>

The document contains a floor plan that illustrates the proposed floor layouts and room assignments, with specific areas highlighted for different work scopes.
Dag Hammarskjold School - School No. 6
Pre-Conceptual Test Fit

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

PROPOSED SITE PLAN
Pre K-6 with 4-Strand Program Model
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
PHASE II STRATEGIC PLAN
Rochester School Modernization Program
Dag Hammarskjold School - School No.6
Pre-Conceptual Test Fit

Legend:
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition

PROPOSED SECOND FLOOR
Pre K6 with 4-Strand Program Model
Program Biograph:
Dag Hammerskjold School No. 6 - Optional Concept

Background & Concept
The Dag Hammerskjold School #6 is a two story school building located in the Northeast Quadrant of the City (RCSD South Elementary Choice Zone). The original school building was constructed in 1962. Currently, 0% of the existing classrooms are below the SED minimum floor area criteria. School #6 is currently using space for The Children's School of Rochester #15, and is occupied as a Kindergarten through 6th grade school and will be converted into a three strand Pre-Kindergarten through 6th grade school. The proposed concept includes the addition of a second story classroom wing to be constructed over the existing one story wing.

Infrastructure Issues
A majority of the school #6 building will require upgraded finishes. Facility infrastructure work includes the replacement of the roof, exterior doors, wardrobe doors, masonry, and parapet rehabilitation, alterations to suit program, the replacement of interior finishes and doors, toilet room renovations, and the replacement of most of the existing mechanical, electrical, and plumbing systems.

Strategic Challenges
This option accommodates a three strand program with a second story addition constructed on top of the existing one story wing. The advantage of this approach is that it preserves the limited open playfield area adjacent to the school. The disadvantage is the technical complexity of building on top of existing space.

Proposed Program Summary
Location / Address: 595 Upper Falls Blvd. 14605
Original Date: 1962
Addition Dates: 1994
Existing Building Gross Area: 65,977 gross square feet (gsf)
Existing Modular Building Area: 1,790 gsf (to be demolished)
Proposed Addition Area: 14,863 gsf
Total Proposed Gross Area: 80,840 gsf
Previous Grade Structure: K – 6th
Planned Grade Structure: Pre K – 6th
Current 2015-2016 Enrollment: 317 K/6 Students
Planned Enrollment: 582 PK/6 Students

Core Model “Test Fit” Summary:

<table>
<thead>
<tr>
<th></th>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR’s</th>
<th>Enrollment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interchangeable</td>
<td>3</td>
<td>3</td>
<td>9</td>
<td>9</td>
<td>0</td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>

Specialized Functions:
- Elementary Science Classroom: 0
- 7th / 8th Grade Science Classroom: 0
- Special Education Resource Room: 2
- Music Classroom - General: 1
- Music Classroom - Instrumental: 1
- Vocal / Band Ensemble Classroom: 1
- Art Classroom: 1
- Computer Classroom: 1
- Family & Consumer Science: 0
- Technology Lab / Shop: 0
- Other Thematic Classroom: 1
- In School Suspension (ISS) / ATS: 1
- Gym: 0
- Multipurpose Gym / Auditorium: 1
- Library: 1
- CSE Office / Conference Room: 1
- ELA Specialist Room: 1
- Math Specialist Room: 1
- Reading Teacher Room: 1
- Primary Project Room: 1
- Social Worker Office: 1
- Psychologist Office: 1
- OT / PT Room: 1
- Speech Room: 2
- ESOL Room: 0
- Parent Liaison Room: 2
- Main Office Suite: 1
- Secure Main Entrance: 1
- Accessible Main Entrance: 1
- School Safety Officer Office: 1
- Cafeteria: 1
- Multipurpose Cafeteria / Auditorium: 0
- Kitchen / Servery: 1
- Teacher Workroom: 1
- Parent / PTSA Room: 1
- Agency Partner Room: 1

Note: Shadowed classrooms indicate below SED minimum area criteria.

Site Highlights: The existing site is adjacent to City parkland. The concept maintains the current parkland and play area site which requires the bus drop-off to remain within the expanded parking lot.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Dag Hammerskjold School - School No. 6
Pre-Conceptual Test Fit

SITE CONTEXT & STRATEGY
Proposed Scope of Work Summary

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq. Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>15,128 sf</td>
</tr>
<tr>
<td>Moderate Reconstruction</td>
<td>30,339 sf</td>
</tr>
<tr>
<td>Heavy Reconstruction</td>
<td>14,445 sf</td>
</tr>
<tr>
<td>Structural Reconstruction</td>
<td>761 sf</td>
</tr>
<tr>
<td>None</td>
<td>5,294 sf</td>
</tr>
<tr>
<td>Subtotal</td>
<td>65,977 sf</td>
</tr>
<tr>
<td>Addition</td>
<td>14,863 sf</td>
</tr>
<tr>
<td>Grand Total for School</td>
<td>80,840 sf</td>
</tr>
</tbody>
</table>

Legend:
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition
PROPOSED SITE STRATEGY
Pre K-6 with 3-Strand Program Model

Strategic Site Considerations:
- **Bus Loop**: None exists on-site; none proposed (remains curbside)
- **Parking**: 62 existing spaces, 84 proposed for a net increase of 22

**Upper Falls Blvd.**

**Main Entry**

**Upper Falls Blvd.**

**Bus Loop**

**Parking**

62 Existing Spaces
22 Proposed Additional Spaces
Net Increase of 22 Spaces
**Rochester School Modernization Program**

**Dag Hammarskjold School - School No.6**

**Pre-Conceptual Test Fit**

**Legend:**
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition

**Proposed Second Floor**

Pre K-6 with 3-Strand Program Model
Background & Concept

The Virgil I. Grissom School 7 is a three-story building located in the Northwest Quadrant of the City (RJSC Northwest Elementary Choice Zone). The original school constructed in 1966 has the challenge of having its steel frame coated with asbestos containing fireproofing which is a hindrance to routine repairs and maintenance. Currently, only 15% of the classrooms are below the SED minimum floor area criteria (see diagrams). School 7 is a Pre-Kindergarten through 6th grade school and will remain such. The proposed concept includes the removal of the existing modular classrooms and a possible third story classroom wing to be constructed over the existing two story wing and a third story addition to include cafeteria, stage area and classrooms.

Infrastructure Issues

The modernization of the School 7 building will require the removal of most of the existing interior construction to allow for the complete removal of the existing asbestos containing fireproofing. New fireproofing will be required to maintain the Type IIA construction classification of this three story building. Building envelope rehabilitation includes roofing, window replacement, exterior door replacement and masonry rehabilitation. Classrooms are configured in pairs with operable partitions, which are nearing the end of their usefulness and should be replaced in kind or with fixed partitions. The existing unit ventilator mechanical system should be completely removed and replaced with a central mechanical system meeting current mechanical and SED requirements. Full building air conditioning should be evaluated as part of the mechanical system replacement. The electric service, electric distribution and many of the communication and special systems are nearing the end of their useful life and should be removed and replaced. Plumbing distribution and drainage systems are also nearing the end of their useful life and should be replaced in coordination with the building alterations. The modernization should include the construction of an accessible, secure and identifiable main entrance.

Strategic Challenges

Site constraints preclude the construction of an on-site bus loop. Expansion of on-site parking is desired to accommodate the demand which intrudes on the already marginal green space available for outdoor Physical Education and play areas. The planned concept largely meets the classroom SED size standards.

Note: A series of representative photos of existing conditions follow.

Proposed Program Summary

<table>
<thead>
<tr>
<th>Location / Address</th>
<th>31 Bryan Street 14613</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Date</td>
<td>1966</td>
</tr>
<tr>
<td>Addition Dates</td>
<td>1991</td>
</tr>
<tr>
<td>Existing Building Gross Area</td>
<td>68,302 gross square feet (gfd)</td>
</tr>
<tr>
<td>Existing Modular Building Area</td>
<td>1,790 gsf (to be demolished)</td>
</tr>
<tr>
<td>Proposed Addition Area</td>
<td>10,053 gsf</td>
</tr>
<tr>
<td>Total Proposed Gross Area</td>
<td>78,255 gsf</td>
</tr>
<tr>
<td>Previous Grade Structure</td>
<td>Pre K – 6th</td>
</tr>
<tr>
<td>Planned Grade Structure</td>
<td>Pre K – 6th</td>
</tr>
<tr>
<td>Current 2015-2016 Enrollment</td>
<td>633 PK-6 Students</td>
</tr>
<tr>
<td>Planned Enrolment</td>
<td>582 PK-6 Students</td>
</tr>
</tbody>
</table>

Core Model “Test Fit” Summary:

<table>
<thead>
<tr>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR’s</th>
<th>Enrolment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>3</td>
<td>9</td>
<td>9</td>
<td>Not Applicable</td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>

Specialized Functions:

- Elementary Classroom 0
- Special Education Resource Room 1
- Music Classroom - General 1
- Music Classroom - Instrumental 1
- Vocal Band Ensemble Classroom 0
- Art Classroom 1
- Computer Classroom 1
- Family & Consumer Science N/A
- Technology Lab / Shop N/A
-其他 Thematic Classroom N/A
- In School Suspension (ISS) / ATS 1
- Gym 2
- Multipurpose Gym / Auditorium 0
- Library 1
- ESE Office / Conference Room 1
- ELA Specialist Room 1
- Math Specialist Room 1
- Reading Teacher Room 1
- Primary Project Room 1
- Social Worker Office 1
- OT / PT Room 1
- Speech Room 2
- ESOL Room 2
- Parent Liaison Room 1
- Main Office Suite 1
- Secure Main Entrance Yes
- Accessible Main Entrance Yes
- School Safety Officer Office 1
- Cafeteria N/A
- Multipurpose Cafeteria / Auditorium 1
- Kitchen / Servery 1
- Teacher Workroom 1
- Parent / PTSA Room 1
- Agency Partner Room 1

Note: Shadowed classrooms indicate below SED minimum

Program Biograph:

Virgil I Grissom School 7
Proposed Scope of Work Summary

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq. Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>0 sf</td>
</tr>
<tr>
<td>Moderate Reconstruction</td>
<td>4,857 sf</td>
</tr>
<tr>
<td>Heavy Reconstruction</td>
<td>56,957 sf</td>
</tr>
<tr>
<td>Structural Reconstruction</td>
<td>273 sf</td>
</tr>
<tr>
<td>None</td>
<td>6,115 sf</td>
</tr>
<tr>
<td>Subtotal</td>
<td>68,202 sf</td>
</tr>
<tr>
<td>Addition</td>
<td>9,141 sf</td>
</tr>
<tr>
<td>Grand Total for School</td>
<td>77,343 sf</td>
</tr>
</tbody>
</table>

Legend:
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Strategic Site Considerations:

Bus Loop: None Exists On-Site and None Proposed (Remains Curbside)

Parking: 62 Existing Spaces, 84 Proposed for a Net Increase of 28

PROPOSED SITE PLAN
Pre K-6 with 3-Strand Program Model
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
Virgil I. Grissom - School No.7
Pre-Conceptual Test Fit
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Legend:
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition

PROPOSED FIRST FLOOR
Pre K/6 with 3-Strand Program Model
Legend:
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition
Program Biograph: 
Dr. Walter Cooper School 10

Background & Concept
The Dr. Walter Cooper School 10 is a one story school building located in the Southwest Quadrant of the City (RCSD South Elementary Choice Zone). The original school building constructed in 1916 is one of the oldest RCSD buildings and has been added on to in 1919. Currently, 94% of the existing classrooms are below the SED minimum floor area criteria (see diagrams). School 10 is occupied as a Pre-Kindergarten through 6th grade school and will remain in that configuration. The proposed concept includes the demolition of the south portion of the existing wood structure to create a two story gymnasium and classrooms addition. The two story addition preserves the already compromised site by constructing the addition within the original building’s footprint.

Infrastructure Issues
A majority of the School 10 building has wood floor and roof framing. Significant portions of the wood framing are deteriorated and in need of major rehabilitation work. The complete removal and replacement of the wood floor and roof structure with non-combustible structural system is desired in the remaining areas of the building. Facility infrastructure work includes the replacement of the roof, windows and exterior doors, masonry and paspam rehabilitation, alterations to suit program, the replacement of interior finishes and doors, toilet room renovations, and the replacement of most of the existing mechanical, electrical and plumbing systems.

Strategic Challenges
Site constraints preclude the construction of a two station gymnasium addition. The concept results in a single gym station multi-purpose room. Site constraints preclude the construction of an on-site bus loop. Expansion of on-site parking is desired to accommodate the demand which intrudes on the already marginal green space available for outdoor Physical Education and play areas. Physical constraints contribute to the net results that 22% of classrooms will remain below the SED Standard for minimum classroom size.

Note: A series of representative photos of existing conditions follow.

Proposed Program Summary
Location / Address: 353 Congress Avenue 14619
Original Date: 1916
Addition Dates: 1919
Existing Building Gross Area: 47,543 gross square feet (gsf)
Existing Modular Building Area: 6,046 gsf (to be removed)
Proposed Addition Area: 47,104 gsf
Total Proposed Gross Area: 75,802 gsf
Current 2015-2016 Enrollment: 381 PK/6 Students
Planned Enrollment: 398 PK/6 Students

Core Model "Test Fit" Summary

<table>
<thead>
<tr>
<th>Interchangeable Classrooms</th>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR’s</th>
<th>Enrollment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>Not Applicable</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

Specialized Functions:
- Elementary Science Classroom 0
- 7th / 8th Grade Science Classroom N/A
- Special Education Resource Room 1
- Music Classroom - General/Vocal 1
- Music Classroom - Instrumental 1
- Vocal / Band Ensemble Classroom 0
- Art Classroom 1
- Computer Classroom 1
- Family & Consumer Science N/A
- Technology Lab / Shop N/A
- Other Thematic Classroom N/A
- In School Suspension (ISS) / ATB 1

- Gym (dedicated) 1
- Multipurpose Gym /Auditorium 0
- Library 1
- CSE Office / Conference Room 1
- ELA Specialist Room 1
- Math Specialist Room 1
- Reading Teacher Room 1
- Primary Project Room 1
- Social Worker Office N/A
- Psychological Office 1
- OT / PT Room 1
- Speach Room 1

- ESOL Room 1
- Parent Liaison Room 1
- Main Office Suite 1
- Secure Main Entrance (Lock Box) Yes
- Accessible Main Entrance Yes
- School Safety Officer Office 1
- Cafeteria 0
- Multipurpose Cafeteria / Auditorium 1
- Kitchen / Server 1
- Teacher Workroom 1
- Parent / PTSA Room 1
- Agency Partner Room 0

Note: Shadowed classrooms indicate below SED minimum area criteria

Existing Context

Site Highlights: The existing site is small and would benefit greatly from strategic land acquisitions, however the school is surrounded by a well-established neighborhood, making land acquisition financially challenging and potentially destabilizing. The concept maintains the current site size which requires on-street bus drop off and on-street parent drop off.

Existing Second Floor

Existing First Floor

Existing Ground Floor
Dr. Walter Cooper - School No.10
Pre-Conceptual Test Fit

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Strategic Site Considerations:

Bus Loop: None Exists On-Site and None Proposed (Remains Curbside)

Parking: 53 Existing Spaces

PROPOSED SITE PLAN
Pre K-6 with 2-Strand Program Model
PROPOSED FIRST FLOOR
Pre K/6 with 2-Strand Program Model

Legend:
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition
PROPOSED SECOND FLOOR
Pre K-6 with 2-Strand Program Model
Program Biograph:
John Walton Spencer School 16

Background & Concept
The John Walton Spencer School 16 is a three story building located in the Southwest Quadrant of the City (RCSD South Elementary Choice Zone). The original school constructed in 1910 is one of RCSD’s oldest buildings and has had several additions including portable classrooms (CR’s). Currently, 60% of the CR’s are below the SED minimum floor area criteria (see diagrams). School 16 was last occupied as a K to 8th grade school (K/8) and this plan transforms it into a PK/6 Model. The proposed concept has a second story addition built over the existing one story wing’s bearing walls, and a kitchen / receiving addition constructed adjacent to the existing cafeteria.

The Physical Education program is delivered in a multipurpose Gymnasium / Auditorium with a stage and balcony. The existing balcony is underutilized and compromises the use of the multipurpose room for Physical Education. The removal of the balcony is proposed and would significantly improve the “flexibility” of the multipurpose room with a modest reduction in seating capacity for assemblies.

Infrastructure Issues
A majority of the School 16 building has wood floor and roof framing. Significant portions of the wood framing are deteriorated and in need of major rehabilitation work. The complete removal and replacement of the desolate wood components with a non-combustible structural system is desired. Facility infrastructure work includes the replacement of the roof, windows and exterior doors, masonry and parapet rehabilitation, the replacement of interior finishes and doors, toilet room renovations, and the replacement of most of the mechanical, electrical and plumbing systems.

Strategic Challenges
Site constraints preclude the construction of a two station gymnasium addition. The concept results in a single gym station/multi-purpose room. Site constraints preclude the construction of an on-site bus loop. Expansion of on-site parking is desired to accommodate the parking demand which intrudes on the already marginal green space available for outdoor Physical Education and play areas. Overall, 78% of the classrooms will now meet, or exceed SED minimum criteria.

Note: A series of representative photos of existing conditions follow.
Pre-K-6 with 3-Strand Program Model

Strategic Site Considerations:

Bus Loop: None Exists On-Site and None Proposed (Remains Curbside)

Parking: 72 Existing Spaces, 86 Proposed for a Net Increase of 14
PROPOSED THIRD FLOOR
Pre K/6 with 3-Strand Program Model
Program Biograph: Flower City School 54

Background & Concept

The Flower City School 54 is a two story school building located in the Northwest Quadrant of the City (RCSD Northwest Elementary Choice Zone). The original school building constructed in 1961 was added on to in 1996. Currently, 0% of the existing classrooms are below the SED minimum floor area criteria (see diagram). School 54 is occupied as a Pre-Kindergarten through 6th grade school and will remain a Pre-Kindergarten through 6th grade school. The proposed concept includes the demolition of the existing modular classrooms and a two story addition which will displace existing parking.

Infrastructure Issues

Facility infrastructure work includes the replacement of the two story curtain wall system, windows, exterior doors, roofing, masonry rehabilitation, interior doors, casework and finishes, and the replacement of most of the existing mechanical, electrical and plumbing systems.

Strategic Challenges

Site constraints are further challenged by the addition, which displaces needed parking. The District should consider the future acquisition of adjacent land for parking expansion.

Proposed Program Summary

Location / Address: 36 Otis Street 14605
Original Date: 1996
Existing Building Gross Area: 63,889 gross square feet (gsf)
Existing Modular Building Area: 1,776 gsf (to be removed)
Existing Student Enrollment: 437 PK-6 Students
Total Proposed Gross Area: 72,518 gsf
Current 2015-2016 Enrollment: 437 PK-6 Students
Existing Student Enrollment: 437 PK-6 Students
Planned Enrollment: 582 PK-6 Students

Core Model "Test Fit" Summary

<table>
<thead>
<tr>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR's</th>
<th>Enrollment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Special Education Resource Room: 1
Library: 1
CSE Office / Conference Room: 1
Secure Main Entrance (Lock Box) Yes
Accessible Main Entrance Yes
School Safety Officer Office: 1
Cafeteria: 0
Multipurpose Cafeteria / Auditorium: 1
Kitchen / Servery: 1
Teacher Workroom: 1
Parent / PTSA Room: 1
Agency Partner Room: 0

Existing Context

Site Highlights: The existing site is small and would benefit greatly from strategic land acquisitions. The concept maintains the current site size which requires on-street bus drop off and on-street parent drop off. Existing modular classrooms are removed and that site area used for green space expansion.

Note: A series of representative photos of existing conditions follow.
Flower City - School No. 54
Pre-Conceptual Test Fit

SITE CONTEXT & STRATEGY

- Proposed New Construction
PROPOSED FIRST FLOOR
Work Scope

PROPOSED SECOND FLOOR
Work Scope

Proposed Scope of Work Summary

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq. Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>16,968 sf</td>
</tr>
<tr>
<td>Moderate Reconstruction</td>
<td>30,927 sf</td>
</tr>
<tr>
<td>Heavy Reconstruction</td>
<td>9,106 sf</td>
</tr>
<tr>
<td>Structural Reconstruction</td>
<td>0 sf</td>
</tr>
<tr>
<td>None</td>
<td>6,688 sf</td>
</tr>
<tr>
<td>Subtotal</td>
<td>63,689 sf</td>
</tr>
<tr>
<td>Addition</td>
<td>10,001 sf</td>
</tr>
</tbody>
</table>

Grand Total for School | 73,690 sf

Legend:
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition
PROPOSED SITE STRATEGY
PK/6 with 3-Strand Program Model - Option 2

Strategic Site Considerations:

Bus Loop: None Exists On-Site
- Proposed Bus Loop
- On-site

Parking: 21 Existing Spaces,
- 57 Proposed for a
- Net Increase of 36
Program Biograph:
Flower City School 54 - Optional Concept

Background & Concept
The Flower City School #54 is a two story school building located in the Northwest Quadrant of the City (RCSD Northwest Elementary Choice Zone). The original school building constructed in 1961 was added onto in 1996. Currently, 0% of the existing classrooms are below the SED minimum floor area criteria. School #54 is occupied as a Pre-Kindergarten through 6th grade school and will remain a Pre-Kindergarten through 6th grade school. The proposed concept includes the demolition of the modular classroom structure and a two story addition with portions of the second story additions on top of existing one story wings.

Infrastructure Issues
A Facility infrastructure work includes the replacement of the two story curtain wall system, windows, exterior doors, roofing, masonry rehabilitation, interior doors, casework and finishes and the replacement of most of the existing Mechanical, Electrical and Plumbing systems.

Strategic Challenges
This alternative attempts to mitigate the impact of additions on this small site. The District should consider the future acquisition of adjacent land for parking expansion.

Note: A series of representative photos of existing conditions follow.

Proposed Program Summary
Location / Address: 36 Otis Street 14605
Original Date: 1961
Existing Building Gross Area: 63,889 gross square feet (gsf)
Existing Modular Building Area: 1,776 gsf (to be removed)
Proposed Addition Area: 8,829 gsf
Total Proposed Gross Area: 72,518 gsf
Current 2015-2016 Enrollment: 381 PK/6 Students
Planned Enrollment: 398 PK/6 Students

Core Model “Test Fit” Summary

<table>
<thead>
<tr>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR’s</th>
<th>Enrolment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interchangeable Classrooms</td>
<td>3</td>
<td>3</td>
<td>9</td>
<td>9</td>
<td>Not Applicable</td>
<td>3</td>
</tr>
</tbody>
</table>

Specialized Functions:
- Elementary Science Classroom: 1
- 7th / 8th Grade Science Classroom: 1
- Special Education Resource Room: 1
- Music Classroom - General/Vocal: 1
- Music Classroom - Instrumental: 1
- Vocal / Band Ensemble Classroom: 0
- Art Classroom: 1
- Computer Classroom: 1
- Family & Consumer Science: N/A
- Technology Lab / Shop: N/A
- Other Thematic Classroom: N/A
- In School Suspension (ISS) / ATS: 1

- Gym (dedicated): 1
- Multipurpose Gym / Auditorium: 0
- CSE Office / Conference Room: 1
- ELA Specialist Room: 1
- Math Specialist Room: 1
- Reading Teacher Room: 1
- Primary Project Room: 1
- Social Worker Office: N/A
- Psychological Office: 1
- OT / PT Room: 1
- Speech Room: 1

- ESOL Room: 1
- Parent Liaison Room: 1
- Office Suite: 1
- Secure Main Entrance (Lock Box): Yes
- Accessible Main Entrance: Yes
- School Safety Office: 1
- Cafeteria: 0
- Multipurpose Cafeteria / Auditorium: 1
- Kitchen / Server: 1
- Teacher Workroom: 1
- Parent / PTSA Room: 1
- Agency Partner Room: 0

Existing Context
Site Highlights: The existing site is small and would benefit greatly from strategic land acquisitions, however the school is surrounded by a well-established neighborhood, making land acquisition financially challenging and potentially destabilizing. The concept maintains the current site size which requires on-street bus drop off and on-street parent drop off. Existing modular classrooms are removed and that site area used for parking expansion. A majority of the addition area is over the existing one story classroom wing to minimize loss of outdoor playfield area.

Note:
A series of representative photos of existing conditions follow.
**PHASE II STRATEGIC PLAN**
Rochester School Modernization Program

Pre-Conceptual Test Fit

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**Proposed Scope of Work Summary**

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>17,411 sf</td>
</tr>
<tr>
<td>Moderate Reconstruction</td>
<td>30,927 sf</td>
</tr>
<tr>
<td>Heavy Reconstruction</td>
<td>8,662 sf</td>
</tr>
<tr>
<td>Structural Reconstruction</td>
<td>0 sf</td>
</tr>
<tr>
<td>None</td>
<td>6,739 sf</td>
</tr>
<tr>
<td>Subtotal</td>
<td>63,689 sf</td>
</tr>
<tr>
<td>Addition</td>
<td>9,408 sf</td>
</tr>
</tbody>
</table>

Grand Total for School 73,095 sf

Legend: Light Rehabilitation
Moderate Reconstruction
Heavy Reconstruction
Structural Reconstruction
Addition
**PROPOSED SITE PLAN**

PK/6 with 3-Strand Program Model

**Strategic Site Considerations:**

- **Bus Loop:** None Exists On-Site
  
  - Proposed Bus Loop
  
  - On-site

- **Parking:** 21 Existing Spaces,
  
  - 57 Proposed for a
  
  - Net Increase of 36

**PROPOSED SITE PLAN**

**PK/6 with 3-Strand Program Model**
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Flower City - School No. 54
Pre-Conceptual Test Fit

PROPOSED SECOND FLOOR
PK/6 with 3-Strand Program Model

Legend:
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition
Background & Concept

The Dr. Freddie Thomas Learning Center was originally constructed in 1995 as a middle school. The building located in the Northeast Quadrant of the City (RCS Northeast Elementary Choice Zone). The school is one of the largest buildings in the District and has one of the largest sites with several athletic fields. Currently, 0% of the existing classrooms are below the SED minimum floor area criteria. The Freddie Thomas Learning Center is home to two independent schools: Montessori Academy School 53 (Pre K – 6th) and swing space for John Walter Spencer School 16 (Pre K – 8th). The proposed concept includes the expansion of the current Montessori Academy School 53 and the relocation of Nathaniel Hawthorne School 25 from the existing School 25 Building located on North Goodman Street. This scheme would require the relocation of School 16, which will be addressed as a proposed Phase 2 Project.

Infrastructure Issues

The Phase 2 scope will be a ‘make ready’ Project to allow the initial relocation of School 25 into the Freddie Thomas Learning Center. The future Phase 3 of the modernization Program for this campus will focus on minor renovations to accommodate two completely separate elementary schools. Roof replacement and ongoing masonry rehabilitation will be included as well as mechanical, plumbing and electrical improvements to suit the alterations.

Strategic Challenges

The planned concept would create two completely separate schools within the same building. Shared space would include the kitchen, pool, OT/PT classroom, library and gymnasium. All other spaces including the main office and secure vestibules will be separate.

Note: A series of representative photos of existing conditions follow.

Program Biograph:
Dr. Freddie Thomas Learning Center

Proposed Program Summary

Location / Address: 625 Scio Street 14605
Original Date: 1995
Addition Date: Not Applicable
Existing Building Gross Area: 448,145 square feet
Existing Modular Building Area: Not Applicable
Proposed Addition Area: 0 square feet
Total Proposed Gross Area: 173,641 square feet
Current 2015-2016 Enrollment: 315 - PK/6 Students (#53)
614 - PK/8 Students (#16)
Planned Enrollment: 570 - PK/6 Students (#53), 776 - PK/6 (25)

Core Model “Test Fit” Summary

<table>
<thead>
<tr>
<th>Interchangeable Classrooms</th>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Self-Contained Special Ed CR’s</th>
<th>Enrollment Flex Classrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>6</td>
<td>17</td>
<td>18</td>
<td>Not Applicable</td>
<td>3</td>
<td>Not Applicable</td>
<td></td>
</tr>
</tbody>
</table>

Specialized Functions:

- Elementary Science Classroom 0
- 7th / 8th Grade Science Classroom 0
- Special Education Resource Room 1
- Music Classroom - General/Vocal 2
- Music Classroom - Instrumental 0
- Vocal / Band Ensemble Classroom 0
- Art Classroom 2
- Computer Classroom 2
- Family & Consumer Science 0
- Technology Lab / Shop 0
- Other Thematic Classroom 0
- In School Suspension (ISS) / ATB 1

- Gym (shared) 1
- Pool (shared) 1
- Library 2
- CSE Office / Conference Room 2
- ELA Specialist Room 2
- Math Specialist Room 2
- Reading Teacher Room 2
- Primary Project Room 2
- Social Worker Office 2
- Technology Lab / Shop 0
- OT / PT Room 1
- Speech Room 2

- ESOL Room 2
- Parent Liaison Room 2
- Main Office Suite 2
- Secure Main Entrance (Lock Box) Yes
- Accessible Main Entrance Yes
- Cafeteria / Auditorium (shared) 1
- Auditorium 1
- Kitchen / Servery 1
- Teacher Workroom 1
- Parent / PTSA Room 2
- Agency Partner Room 2

Existing Context

Site Highlights: The existing site includes on-site bus loops, sufficient off street parking, athletic fields and playground area. The concept maintains the current site size and continues the District’s investment in the site assets.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Legend:
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

PROPOSED FIRST FLOOR
Work Scope

PROPOSED SECOND FLOOR
Work Scope

PROPOSED THIRD FLOOR
Work Scope

Proposed Scope of Work Summary

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq. Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>80,803 sf</td>
</tr>
<tr>
<td>Moderate Reconstruction</td>
<td>53,713 sf</td>
</tr>
<tr>
<td>Heavy Reconstruction</td>
<td>12,839 sf</td>
</tr>
<tr>
<td>Structural Reconstruction</td>
<td>0 sf</td>
</tr>
<tr>
<td>None</td>
<td>23,288 sf</td>
</tr>
<tr>
<td>Subtotal</td>
<td>173,641 sf</td>
</tr>
<tr>
<td>Addition</td>
<td>0 sf</td>
</tr>
<tr>
<td>Grand Total for School</td>
<td>173,641 sf</td>
</tr>
</tbody>
</table>
Strategic Site Considerations:

Bus Loop: Existing On-Site

Parking: 162 Existing Spaces

PROPOSED SITE PLAN
K/6 with 2-School Program Model
ROCHESTER JOINT SCHOOLS CONSTRUCTION BOARD

Freddie Thomas Learning Center
Pre-Conceptual Test Fit

PHASE II STRATEGIC PLAN
Rochester School Modernization Program

PROPOSED FIRST FLOOR
K/6 with 2-School Program Model

Legend:
- Circulation: Existing
- Circulation: Addition
- Classroom: Existing
- Classroom: Addition
- Stairs/Elevators
- Support: Existing
- Support: Addition
- Toilets/Storage: Existing
- Toilets/Storage: Addition
Program Biograph:
East School Campus

Background & Concept
The former East High School, now East School, consist of a Lower School (serving grades 6 through 8) and an Upper School (serving grades 9 through 12) on one campus and one building. Both schools are currently being managed by the University of Rochester (U of R) through an SED-approved Educational Partnership Organization (EPO) to run the school. U of R as the EPO was approved by the Rochester City School District (RSCD) board of education in December, 2014 and by the Commissioner of Education in February, 2015. These unique reform practices include, Restorative Practice, Small Family Groups, Literacy and Mathematics and STE@M. Based on the existing building infrastructure needs, the number of existing under sized classroom spaces (86%, see diagrams) and the changes needed to fully implement the approved EPO plan, a complete reconstruction and an addition are proposed.

Infrastructure Issues
The Phase 2 of renovations will provide upgrades and replacement of the entirety of the building’s mechanical, electrical, plumbing (MEP) as well as tele-data building system infrastructure. The scope also includes replacement of interior finishes, doors, hardware and toilet room and locker room renovations.

Strategic Challenges
The existing building was designed as a high school. The implementation of the East School configured as an Upper and Lower school requires additional program spaces such as a separate Lower School office and a multi-purpose/gathering space as a “collaboratorium” spanning the functions of cafe, multidisciplinary teaching, to multi-grade student forums. The Lower School “gathering space” would need to be large enough to seat the entire student population for school and class meetings. The majority of the existing classrooms are below the SED minimum area. All classrooms would meet/exceed the SED minimum area criteria. The addition would be home to the Lower School “gathering space”, classrooms, science rooms and labs and STE@M Labs (i.e. also includes art).

Note: A series of representative photos of existing conditions follow.

Proposed Program Summary
Location / Address: 1801 E Main St 14609
Original Building Date: 1957
Existing Building Gross Area: 418,536 sf
Existing Modular Building Area: None
Proposed Addition Area: 49,605
Total Proposed Gross Area: 468,141 SF
Previous Grade Structure: 7th – 12th
Planned Grade Structure: 6th – 12th
Current 2015-2016 Enrollment: 1,470
Planned Enrollment: 1,200

Major Instructional Spaces:

<table>
<thead>
<tr>
<th>Grades 6-8</th>
<th>Grades 9-12</th>
<th>Self Contained Special Ed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interchangeable Classrooms</td>
<td>21</td>
<td>36</td>
</tr>
<tr>
<td>General Science</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Science Fusion</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>Site Lab</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>

Specialized Functions:

| Art | 4 |
| Collaboratorium | 1 |
| Family and Consumer Science | 1 |
| Information Technology | 2 |
| Library | 2 |
| Media Center | 3 |
| Administrative Office | 7 |
| Faculty Development | 1 |
| Main Office | 2 |
| Resource Room | 7 |
| Accessible Main Entrance | Yes |
| Secure Main Entrance | Yes |

Site Highlights: The East School is located on 56 acres. Parking that is displaced by the proposed addition will get relocated to the existing Ohio Street bus loop. Phase 2 introduces a new entry for the Lower School creating a separate entrance from the Upper School, while the current number of athletic fields will be maintained.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
East School Campus - School No. 261
Pre-Conceptual Test Fit
PROPOSED FIRST FLOOR PLAN
ARCHITECT OF RECORD: CANNON DESIGN
Program Biograph:
James Monroe School

Program Concept
The James Monroe School was originally constructed in 1921 as a junior high school. The building located in the Southeast Quadrant of the City (RCSD South Elementary Choice Zone). The James Monroe School will continue to house grades 7 through 12, and is undergoing the first phase of a multi-phase rehabilitation project that will replace most of the existing mechanical, plumbing and electrical systems and will result in a fully air-conditioned building. The Part ‘A’ of the modernization will focus on the replacement of interior construction and finishes. The Part ‘B’ is planned to provide adequately sized gymnasium, pool and cafeteria spaces. Currently, 53% of the existing classrooms are below the SED minimum floor area criteria (see diagrams).

Summary of major facility infrastructure needs
The Part ‘A’ of modernization of the James Monroe School will focus on completing the interior modernization of the existing classroom portion of the school, including ceilings and flooring. The Part ‘B’ will address the gymnasium, athletic field and off-street parking needs.

Strategic Concerns
Due to the urgency to relieve entire Student Enrollment of the Monroe School that has endured “years” off campus in interim swing space, CJS Architects have already been retained to develop the Phase 2 Plan in a comprehensive manner.

The existing site is small for a secondary building. Future demolition of the cafeteria and The Children’s School of Rochester will allow for the construction of a gymnasium housing a high school regulation basketball court and a full size, outdoor multipurpose athletic field. The site is not large enough to accommodate all of the required parking nor an off-street bus loop.

Note: A series of representative photos of existing conditions follow.

Proposed Program Summary
Location / Address: 164 Alexander Street 14607
Original Building Date: 1921
Existing Building Gross Area: 279,618 square feet
Existing Modular Building Area: NA
Proposed Addition Area: 2A = no addition
Total Proposed Gross Area: 279,618 square feet
Previous Grade Structure: 7th – 12th
Planned Grade Structure: 7th – 12th
Current 2015-2016 Enrollment: 1,083
Planned Enrollment: 1,236

Major Instructional Spaces:

<table>
<thead>
<tr>
<th>Classrooms</th>
<th>Pre K</th>
<th>Kindergarten</th>
<th>Grades 1 - 3</th>
<th>Grades 4 - 6</th>
<th>Grades 7 - 8</th>
<th>Grades 9-12</th>
<th>Self Contained Special Ed</th>
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<tr>
<td>Elementary Science Lab</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>28</td>
<td>13</td>
</tr>
<tr>
<td>Secondary Science Lab</td>
<td>11</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<tr>
<td>Special Education Resource Room</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Music - General</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Music - Instrumental</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Vocal / Band Ensemble</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<tr>
<td>Art</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Computer Classroom</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<td></td>
</tr>
<tr>
<td>Family &amp; Consumer Science</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>CTE</td>
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<td>3</td>
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<td>3</td>
<td></td>
</tr>
<tr>
<td>Other Thematic Classroom</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>In School Suspension / ATS</td>
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<td>1</td>
<td>1</td>
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<td>1</td>
<td></td>
</tr>
</tbody>
</table>

Existing Context
Site Highlights: The existing site is small with insufficient off street parking and no off-street bus loop. The concept maintains the current site size. Part ‘B’ will address the lack of sufficient parking and athletic fields.

Note: Shadowed classrooms indicate below SED minimum area criteria
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

James Monroe School - School No.266
Pre-Conceptual Test Fit

ROCHESTER JOINT SCHOOLS CONSTRUCTION BOARD

SITE CONTEXT & STRATEGY

MAIN ENTRY

DEMOLOISH FOR FUTURE PLAY FIELD

PEARSE ST.
PEARL ST.
ALEXANDER ST.
MONROE AVE.
AVERILL AVE.

Map data ©2015 Google
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

James Monroe School - School No.266
Pre-Conceptual Test Fit

Note:
The Children’s School of Rochester (School 15) is currently empty, and the students relocated to Swing Space at the Dr. Freddie Thomas Learning Center. The building will be demolished in Phase 2B.

PROPOSED GROUND FLOOR PLAN
Phase 2A
ARCHITECT OF RECORD: CJS ARCHITECTS
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

James Monroe School - School No.266
Pre-Conceptual Test Fit

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

ARCHITECT OF RECORD: CJS ARCHITECTS

PROPOSED FIRST FLOOR PLAN
Phase 2A
ARCHITECT OF RECORD: CJS ARCHITECTS

Note:
School 15 is currently empty.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

ROCHESTER JOINT SCHOOLS CONSTRUCTION BOARD

James Monroe School - School No.266
Pre-Conceptual Test Fit

PROPOSED SECOND FLOOR PLAN
Phase 2A
ARCHITECT OF RECORD: CJS ARCHITECTS

Note:
School 15 is currently empty.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program
James Monroe School - School No.266
Pre-Conceptual Test Fit
ROCHESTER JOINT SCHOOLS CONSTRUCTION BOARD

Note:
School 15 is currently empty.

PROPOSED THIRD AND FOURTH FLOOR PLAN
Phase 2A
ARCHITECT OF RECORD: CJS ARCHITECTS
PHASE II STRATEGIC PLAN
Rochester School Modernization Program
James Monroe School - School No.266
Pre-Conceptual Test Fit
ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD

PROPOSED GROUND FLOOR PLAN
Phase 2B
ARCHITECT OF RECORD: CJS ARCHITECTS
Program Biograph:
Edison High School

Background & Concept
The Edison Technology School was originally constructed in 1979 as a high school. The building located in the Northwest Quadrant of the City (RCSD Northwest Elementary Choice Zone). The school is the largest building in the District and has one of the largest sites with a full size running track and exhibition athletic fields. Currently, 25% of the existing classrooms are below the SED minimum floor area criteria (see diagrams). The Edison Educational Campus is home to two independent schools: P-Tech Rochester Pathways to Technology Program (9th – 10th) and Edison Career and Technology High School (Grades 9th – 12th).

Infrastructure Issues
The next phase of modernization of the Edison Educational Campus will focus on infrastructure rehabilitation consisting of exterior envelope rehabilitation, structural rehabilitation, mechanical, electrical and luming rehabilitation, toilet room renovations and associated finish work. The project consists primarily of priority Building Condition Survey items.

Strategic Challenges
The District should develop a clear educational specification for the CTE programs at Edison to allow the CTE spaces to be modernized in coordination with the infrastructure rehabilitation.

Note: A series of representative photos of existing conditions follow.
SITE CONTEXT & STRATEGY
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Legend:
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

Proposed Scope of Work Summary

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq. Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>59,947 sf</td>
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<tr>
<td>Moderate Reconstruction</td>
<td>250,647 sf</td>
</tr>
<tr>
<td>None</td>
<td>131,884 sf</td>
</tr>
<tr>
<td>Grand Total for School</td>
<td>506,618 sf</td>
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</table>

PROPOSED GROUND FLOOR
Work Scope

PROPOSED SECOND FLOOR
Work Scope

PROPOSED FIRST FLOOR
Work Scope

PROPOSED THIRD FLOOR
Work Scope
ROCHESTER JOINT SCHOOLS CONSTRUCTION BOARD
PHASE II STRATEGIC PLAN
Rochester School Modernization Program
Edison High School
Pre-Conceptual Test Fit

Legend:
- Circulation - Existing
- Circulation - Addition
- Classroom - Existing
- Classroom - Addition
- Stairs/Elevators
- Support - Existing
- Support - Addition
- Toilets/Storage - Existing
- Toilets/Storage - Addition
Background & Concept
The School Without Walls was converted from a former Sears automotive building to a school in the 1970’s. The building located in the Southeast Quadrant of the City (RCSD South Elementary Choice Zone). The school is the smallest high school building in the District, has no indoor physical education facilities, and is located on a small site with no athletic fields. Currently, 64 % of the existing classrooms are below the SED minimum floor area criteria (see diagram). The School Without Walls is a unique program that encourages self-directed learning. The proposed concept includes the construction of an addition containing one secondary gym station and two classrooms. The Physical Education program is delivered in a multipurpose adaptive P.E. / Auditorium.

Infrastructure Issues
This phase of modernization will replace the entire roof and address certain priority Building Condition Survey items. New parking will need to be pursued to accommodate the parking that will be displaced from the existing parking area due to the addition.

Strategic Challenges
The planned concept addresses the physical education space needs and provides two additional classrooms. Additional infrastructure work will need to be addressed in future phases.

Proposed Program Summary
Location / Address: 480 Broadway 14607
Original Date: 1965
Addition Dates: 1998
Existing Building Gross Area: 52,409 gross square feet (gsf)
Existing Modular Building Area: Not Applicable
Proposed Addition Area: 8,867
Total Proposed Gross Area: 61,276 gsf
Current 2015-2016 Enrollment: 262 9-12 Students
Planned Enrollment: 366 9-12 Students

Core Model "Test Fit" Summary

<table>
<thead>
<tr>
<th>Pre K Classrooms</th>
<th>Kindergarten Classrooms</th>
<th>Grades 1 - 3 Classrooms</th>
<th>Grades 4 - 6 Classrooms</th>
<th>Grades 7 - 8 Classrooms</th>
<th>Grades 9-12 Classrooms</th>
<th>Self-Contained Special Ed.</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>10</td>
</tr>
</tbody>
</table>

Specialized Functions:
- Elementary Science Classroom: 0
- Secondary Science Lab: 3
- Special Education Resource Room: 1
- Music Classroom - General/Vocal: 0
- Music Classroom - Instrumental: 1
- Vocal / Band Ensemble Classroom: 1
- Art Classroom: 1
- Computer Classroom: 0
- Family & Consumer Science: 1
- Technology Lab / Shop: 0
- Other Thematic Classroom: 1
- In School Suspension (ISS) / ATB: 0

- Gym (dedicated): 1
- Pool: 0
- Library: 0
- CSE Office / Conference Room: 3
- ELA Specialist Room: 0
- Math Specialist Room: 0
- Reading Teacher Room: 0
- Primary Project Room: 0
- Social Worker Office: 1
- Psychologist Office: 0
- OT / PT Room: 0
- Speech Room: 0
- ESOL Room: 1
- Parent Liaison Room: 0
- Main Office Suite: 1
- Secure Main Entrance (Lock Box): Yes
- Accessible Main Entrance: Yes
- School Safety Officer Office: 0
- Cafeteria: 1
- Auditorium: 0
- Kitchen / Servery: 1
- Teacher Workroom: 1
- Parent / PTSA Room: 0
- Agency Partner Room: 1

Note: A series of representative photos of existing conditions follow.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

Legend:
- Light Rehabilitation
- Moderate Reconstruction
- Heavy Reconstruction
- Structural Reconstruction
- Addition

Proposed Scope of Work Summary

<table>
<thead>
<tr>
<th>Level of Work</th>
<th>Gross Sq. Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Rehabilitation</td>
<td>12,972 sf</td>
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<td>Moderate Reconstruction</td>
<td>12,123 sf</td>
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<tr>
<td>Heavy Reconstruction</td>
<td>0 sf</td>
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<tr>
<td>Structural Reconstruction</td>
<td>0 sf</td>
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<tr>
<td>None</td>
<td>27,314 sf</td>
</tr>
<tr>
<td>Subtotal</td>
<td>52,409 sf</td>
</tr>
<tr>
<td>Addition</td>
<td>8,867 sf</td>
</tr>
<tr>
<td>Grand Total for School</td>
<td>61,276 sf</td>
</tr>
</tbody>
</table>
Phase II Strategic Plan - Probable Costs & MCA's

CURRENT SCHOOL - 2015/2016:
• MARTIN B. ANDERSON SCHOOL NO. 1
• CLARA BARTON SCHOOL NO. 2
• GEORGE MATHERS FORBES SCHOOL NO. 4
• DAG HAMMARSKJOLD SCHOOL NO. 6
• VIRGIL I. GRISsom SCHOOL NO. 7
• WALTER S. COOPER ACADEMY SCHOOL NO. 10 (FORMER SCHOOL 37)
• JOHN WALTER SPENCER SCHOOL NO. 16
• FLOWER CITY SCHOOL NO. 54 (FORMER SCHOOL 30)
• DR. FREDDIE THOMAS LEARNING CENTER
• EAST SCHOOL CAMPUS
• MONROE HIGH SCHOOL
• EDISON CAREER AND TECHNOLOGY HIGH SCHOOL CAMPUS
• SCHOOL WITHOUT WALLS

PHASE 2 STRATEGIC PLAN RECOMMENDATION:
• CHILDREN’S SCHOOL OF ROCHESTER 15 (RELOCATION) - RECONSTRUCTION & ADDITION
• CLARA BARTON SCHOOL NO. 2 - RECONSTRUCTION & ADDITION
• GEORGE MATHERS FORBES SCHOOL NO. 4 - RECONSTRUCTION & ADDITION
• LINCOLN SCHOOL 22 RELOCATION (FROM CURRENT SWING SPACE) - RECONSTRUCTION & ADDITION
• VIRGIL I. GRISsom SCHOOL NO. 7 - RECONSTRUCTION & ADDITION
• WALTER S. COOPER ACADEMY SCHOOL NO. 10 - RECONSTRUCTION & ADDITION
• JOHN WALTER SPENCER SCHOOL NO. 16 - RECONSTRUCTION & ADDITION
• FLOWER CITY SCHOOL NO. 54 - RECONSTRUCTION & ADDITION
• MONTESSORI SCHOOL 53 (CURRENTLY), AND SCHOOL 25 RELOCATION
• EAST LOWER & UPPER SCHOOLS (EPO AGREEMENT) - RECONSTRUCTION & ADDITION
• MONROE CAMPUS - RECONSTRUCTION & ADDITION
• EDISON CAMPUS - INFRASTRUCTURE
• SCHOOL WITHOUT WALLS - BUILDING ADDITION
**PHASE II STRATEGIC PLAN - PROBABLE COSTS & MCA’S**

**MARTIN B. ANDERSON SCHOOL NO. 1**

**Proposed Addition & Reconstruction**
The key objective is to modernize School Building No. 1 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 2 Strand Pre-K through 6th program for the relocation of School 15. This project includes the elimination of modular classrooms, and the removal and replacement of the existing wood floor structure with a non-combustible floor structure is also desired.

**Major Scope Line Items:**
- New addition $3,380,000
- Infrastructure modernization and alterations $11,922,000
- Site Improvements $1,200,000
- Furniture and Equipment $1,000,000
- Soft Costs $3,498,000

**TOTAL PROBABLE CONSTRUCTION BUDGET $21,000,000**

For general comparison, the ‘Traditional MCA Approach’ preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.
Proposed Addition & Reconstruction
The key objective is to modernize School Building No. 2 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 3 Strand Pre-K through 6th program. This project includes the elimination of modular classrooms.

Major Scope Line Items:
- New addition $3,576,000
  (Remove modular classrooms and construct 13,755 sf two story addition)
- Infrastructure modernization and alterations $20,414,000
  (Window replacement, roof replacement, masonry rehab, haz-mat abatement, Interior Alterations, M/E/P rehab, technology upgrades)
- Site Improvements $1,000,000
  (Reconstruct parking, drop off, sidewalks and playfields)
- Furniture and Equipment $1,000,000
  (Kitchen equipment, cafeteria, library, office and classroom furniture)
- Soft Costs $5,010,000
  (A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET $31,000,000

For general comparison, the ‘Traditional MCA Approach’ preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.
GEORGE MATHER FORBES SCHOOL NO. 4

Proposed Addition & Reconstruction
The key objective is to modernize School Building No. 4 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 2 Strand Pre-K through 6th program. This project includes the selective demolition of inaccessible building areas.

Major Scope Line Items:
- New addition
  (Remove 7,726 sf of existing building and construct 9,435 sf three story addition) $2,453,000
- Infrastructure modernization and alterations
  (Roof restoration, masonry rehab, haz-mat abatement, Interior Alterations, M/E/P rehab, technology upgrades) $18,795,000
- Site Improvements
  (Reconstruct loading dock, parking, and sidewalks) $1,200,000
- Furniture and Equipment
  (Kitchen equipment, cafeteria, library, office and classroom furniture) $1,000,000
- Soft Costs
  (A/E fees, CM fees, surveys, testing, legal, administrative and program costs) $4,552,000

TOTAL PROBABLE CONSTRUCTION BUDGET $28,000,000

For general comparison, the ‘Traditional MCA Approach’ preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.
PROPOSED ADDITION & RECONSTRUCTION

The key objective is to modernize School Building No. 6 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 3 Strand Pre-K through 6th program for the relocation of School 22. This project includes the elimination of modular classrooms.

Major Scope Line Items:
- New addition: $3,864,000
- Infrastructure modernization and alterations: $16,376,000
- Site improvements: $850,000
- Furniture and equipment: $1,150,000
- Soft costs: $4,400,000

TOTAL PROBABLE CONSTRUCTION BUDGET: $27,000,000

For general comparison, the ‘Traditional MCA Approach’ preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.
PHASE II STRATEGIC PLAN - PROBABLE COSTS & MCA'S

VIRGIL I. GRISSOM SCHOOL NO. 7

Proposed Addition & Reconstruction
The key objective is to modernize School Building No. 7 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 3 Strand Pre-K through 6th program. This project includes the elimination of spray on asbestos containing fire-proofing and modular classrooms.

Major Scope Line Items:
- New addition
  - Remove modular classrooms and construct 10,930 sf addition
  - Infrastructure modernization and alterations
    - Window replacement, roof replacement, masonry rehab, haz-mat abatement, interior Alterations, M/E/P rehab, technology upgrades
  - Site Improvements
    - (Reconstruct parking, drop off, sidewalks and playfields
  - Furniture and Equipment
    - Kitchen equipment, cafeteria, library, office and classroom furniture
  - Soft Costs
    - (A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET $ 24,000,000

For general comparison, the ‘Traditional MCA Approach’ preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

PHASE II STRATEGIC PLAN - PROBABLE COSTS & MCA'S

Dr. WALTER S. COOPER ACADEMY SCHOOL NO. 10 (SCHOOL BUILDING NO. 37)

Proposed Addition & Reconstruction
The key objective is to modernize School Building No. 37 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 2 Strand Pre-K through 6th program. This project includes the elimination of modular classrooms, and the removal and replacement of the existing wood floor and roof structure with a non-combustible floor and roof structure is also desired.

Major Scope Line Items:
- New addition $6,288,000
  (Remove modular classrooms and construct 24,200 sf addition)
- Infrastructure modernization and alterations $14,312,000
  (Window replacement, roof replacement, masonry rehab, haz-mat abatement, Interior Alterations, M/E/P rehab, technology upgrades)
- Site Improvements $1,000,000
  (Reconstruct, parking, drop off, sidewalks, playground and playfields)
- Furniture and Equipment $1,000,000
  (Kitchen equipment, cafeteria, library, office and classroom furniture)
- Soft Costs $4,400,000
  (A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET $27,000,000

For general comparison, the 'Traditional MCA Approach' preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.

For general comparison, the 'Traditional MCA Approach' preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.
Proposed Addition & Reconstruction
The key objective is to modernize School Building No. 16 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 3 Strand Pre-K through 6th program. This project includes the elimination of modular classrooms and the removal and replacement of the existing wood floor and roof structure with a non-combustible floor and roof structure, is also desired.

Major Scope Line Items:
- New addition $ 4,324,000
  (Remove modular classrooms and construct 14,400 sf addition)
- Infrastructure modernization and alterations $ 18,631,000
  (Window replacement, roof replacement, masonry rehab, haz-mat abatement, Interior Alterations, M/E/P rehab, technology upgrades)
- Site Improvements $ 1,200,000
  (Reconstruct, parking, drop off, sidewalks, playground and playfields)
- Furniture and Equipment $ 1,150,000
  (Kitchen equipment, cafeteria, library, office and classroom furniture)
- Soft Costs $ 3,695,000
  (A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET $ 29,000,000
(ADMINISTRATIVE DECISION TO REVISE BUDGET)

For general comparison, the ‘Traditional MCA Approach’ preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

FLOWER CITY SCHOOL NO. 54 (SCHOOL BUILDING NO. 30)

Proposed Addition & Reconstruction
The key objective is to modernize School Building No. 30 by replacing building systems that have reached the end of their useful life in coordination with additions and alterations to accommodate a 3 Strand Pre-K through 6th program. This project includes the elimination of modular classrooms.

Major Scope Line Items:
- New addition $2,295,000
- Infrastructure modernization and alterations $3,805,000
- Site Improvements $1,200,000
- Furniture and Equipment $1,150,000
- Soft Costs $3,750,000

TOTAL PROBABLE CONSTRUCTION BUDGET $23,000,000

For general comparison, the ‘Traditional MCA Approach’ preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.
**DR. FREDDIE THOMAS LEARNING CENTER**

**Proposed Addition & Reconstruction**

The key objective is to provide alterations that separate the Dr. Freddie Thomas Learning Center building into two schools-within-a-school for Montessori School 53 and initial relocation of School 25. The project includes the construction of additional student toilet rooms, corridor separation doors, office renovations and playground areas.

---

**Major Scope Line Items:**

- **Main Office Renovation**
  - Renovations to create main office at Northern entrance
  - $200,000

- **Construct Student Toilet rooms**
  - Construct 2 multi-user student toilet rooms and renovate 2 student toilet rooms
  - $700,000

- **Alterations to create separate elementary schools**
  - Alterations at 2nd & 3rd floor corridors, central science room areas, primary classrooms
  - $2,067,000

- **Site Improvements**
  - Construct playground
  - $400,000

- **Furniture and Equipment**
  - Selective office and classroom furniture
  - $800,000

- **Soft Costs**
  - (A/E fees, CM fees, surveys, testing, legal, administrative and program costs)
  - $833,000

**TOTAL PROBABLE CONSTRUCTION BUDGET**

- $5,000,000

For general comparison, the ‘Traditional MCA Approach’ preliminary calculation summary page has been provided to the right (see Vol. 3 Supplementary Appendix for supporting detail back-up). The RCSD has requested SED to allow as eligible scope consistent with the preferred Test Fit concepts under an Extended MCA for complete Projects in a single Phase, rather than the multiple Phases that would be required in the Traditional Approach.
PHASE II STRATEGIC PLAN
Rochester School Modernization Program

ROCHESTER JOINT SCHOOLS
CONSTRUCTION BOARD
Phase II Strategic Plan
Probable Costs & MCA’s

Proposed Addition & Reconstruction

The key objective is to optimize replacement of M/E/P infrastructure, along with the alignment of the Educational, Administrative and Organizational Program to compliment the learning goals of the University of Rochester’s agreement as the Educational Partnership Organization (EPO) approved by SED. The Preliminary Construction Budget (below) and the Probable Maximum Cost Allowance (right) are close to aligning, pending more discussion with SED.

Major Scope Line Items:

- New Lower School Building Wing $ 7,800,000
  (Small Learning Communities, SLC’s @ 45,000 sf)
- Reconstruct Existing Classroom Wings $ 26,030,000
  (SLC’s conversion @ 164,000 sf, and replace central M/E/P)
- New Connecting corridor for 3rd Floor Classrooms $ 1,035,000
  (1,800 sf, facilitates ease of supervision & safety)
- CTE Wing Renovations (24,600 sf) $ 1,035,000
- Entry / Event Lobbies & Shared Spaces (27,000 sf) $ 3,000,000
- Separate Café’s / Shared Kitchen Upgrades $ 2,240,000
  (16,000 sf excludes kitchen equipment, T.B.D.)
- Reconstruct / Expand Admin., Guidance, Nurse, etc $ 1,387,500
  (11,300 sf includes ‘House Admin. Hub’ in each SLC)
- Upgrade Pool & Locker / Team Rooms (23,500 sf) $ 2,850,000
- Site Improvements (New Bus Loop & Parking) $ 478,600
- Furniture and Equipment $ 1,200,000
  (Kitchen equipment, cafeteria, library, office and classroom furniture)
- Soft Costs $ 7,871,900
  (A/E fees, CM fees, surveys, testing, legal, administrative and program costs)

TOTAL PROBABLE CONSTRUCTION BUDGET $ 55,000,000

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Proposed Addition & Reconstruction

The key objective is to complete the modernization of Monroe High School that was begun in Phase 1. This project has a Part A and B, which together include the demolition of the cafeteria wing and School Building No. 15, the construction of a gymnasium addition, and construction of parking and athletic fields.

Major Scope Line Items:
- New addition: $10,764,000
- Infrastructure modernization and alterations: $29,736,000
- Site Improvements: $2,500,000
- Furniture and Equipment: $2,000,000
- Soft Costs: $9,000,000

TOTAL PROBABLE CONSTRUCTION BUDGET: $54,000,000

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PHASE II STRATEGIC PLAN
Rochester School Modernization Program

PROPOSED ADDITION & RECONSTRUCTION

The key objective is to provide infrastructure rehabilitation consisting of exterior envelop rehabilitation, structural rehabilitation, Mechanical, Electrical and Plumbing rehabilitation, toilet room renovations and associated interior finish work. This project consists primarily of priority Building Condition Survey items.

Major Scope Line Items:

- Exterior envelope rehabilitation
  (Replacement of windows and metal panel system. Masonry rehabilitation) $4,000,000
- Structural rehabilitation
  (Continue replacement and or reinforcement of post tensioned structural system) $1,500,000
- Mechanical, Electrical and Plumbing System rehabilitation
  (Replacement of Air Handling units and associated Electrical, Plumbing and interior finishes) $12,000,000
- Toilet and locker room rehabilitation
  (Renovate all student and staff toilet rooms and locker rooms) $2,800,000
- Site Improvements
  (Selective Building Condition Survey items) $2,700,000
- Furniture and Equipment
  (Selective office and classroom furniture) $2,000,000
- Soft Costs
  (A/E fees, CM fees, surveys, testing, legal, administrative and program costs) $5,000,000

TOTAL PROBABLE CONSTRUCTION BUDGET $30,000,000

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SCHOOL WITHOUT WALLS

Proposed Addition & Reconstruction
The key objective is to provide an addition consisting of one physical education teaching station and two additional classrooms, along with parking, infrastructure rehabilitation consisting of roofing work, Mechanical, Electrical and Plumbing rehabilitation, toilet room renovations and associated interior finish work as related to the proposed addition.

Major Scope Line Items:
- New Addition $2,800,000
- Reconstruction work $3,700,000
- Site Improvements $850,000
- Furniture and Equipment $150,000
- Soft Costs $1,500,000

TOTAL PROBABLE CONSTRUCTION BUDGET $9,000,000

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