Rochester Joint Schools Construction Board Phase II Strategic Plan











Volume 1: Strategic Plan Summary

Rochester Facilities Modernization Program 28 April 2016 (Final)

ROCHESTER JOINT SCHOOLS CONSTRUCTION BOARD PHASE II STRATEGIC PLAN

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Every Child is a work of art.. Create a masterpiece!



Noor Mohamed, Children's School o Rochester- 2002 **VOLUME 1: STRATEGIC PLAN SUMMARY**

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ACKNOWLEDGEMENTS

SAVIN Engineers, P.C., Gilbane Building Co. and SWBR Architects extend their appreciation to the Rochester Joint Schools Construction Board, The Rochester City School District, and the City of Rochester for commissioning this project and for their cooperation to make this update possible.

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- 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.

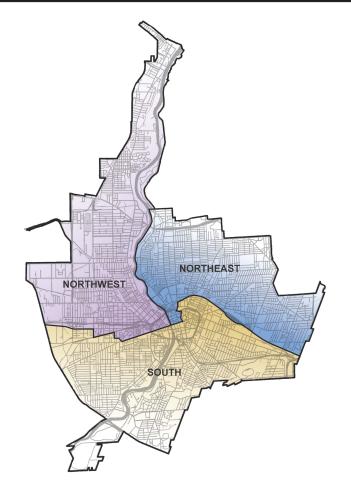
The State Education Department (SED) thru special legislation has re-authorized the Rochester Joint Schools Construction Board (RJSCB) to facilitate "no more than 26 Projects" with a total budget not to exceed \$435-million for the Phase 2 Capital Program. The following document summarizes the strategic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

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 considerate. A range of soveral different combinations from 8 to 24 School Projects have 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 of 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.



Proposed Projects

Elementary Schools (9-total):Martin Anderson School 1Clara Barton School 2

- George Forbes School 4
- Dag Hammerskjold 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 has been assembled for future reference regarding 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 12-years or more 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'
- 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, café, 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

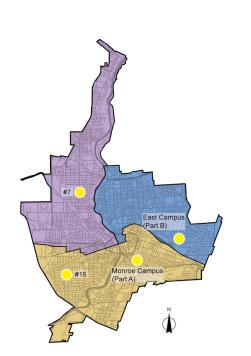
This Strategic Plan optimizes real opportunities and resources, compared to the "wish lists" of traditional master plans. The needs of the District's Schools in many cases exceed double the Traditional MCA Aid. The recommendation is to pursue 'complete' Projects rather than the Traditional MCA approach 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 while their home school undergoes spaces 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.

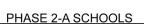
In simple terms, our recommendation would place the most Students in completed Schools in the shortest time as a single phase.

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.

PROPOSED PHASE 2-A

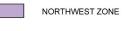
Rochester School Modernization Program





LEGEND:

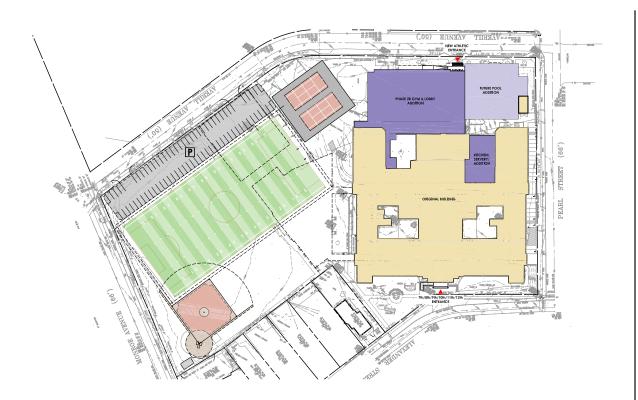
PHASE 2-A



NORTHEAST ZONE



SOUTH ZONE



James Monroe High School (9-12) Probable Budget: \$26M / (Part A) Completion: 2017



- Proposed New Construction



Virgil I Grissom School 7 (PK-6) Probable Budget: \$24M

Completion: 2018

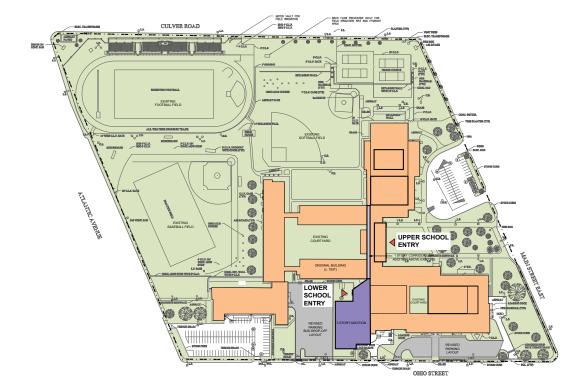
- Proposed New Construction



John Walton Spencer School 16 (PK-6)
Probable Budget: \$36.6M
Completion: 2018

 $\binom{\mathbb{N}}{\mathbb{N}}$

- Proposed New Construction



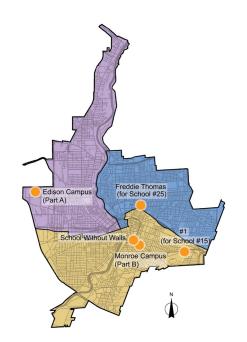
East CampusProbable Budget: \$55M
Completion: 2020



- Proposed New Construction

PROPOSED PHASE 2-B

Rochester School Modernization Program



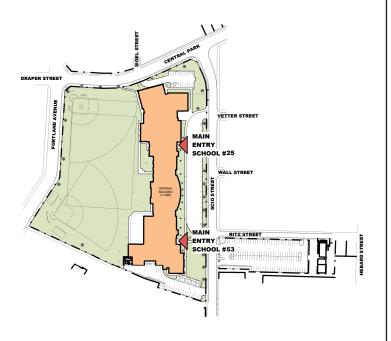


LEGEND: PHASE 2-B

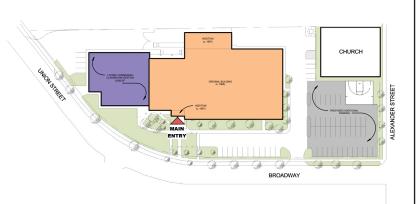
NORTHWEST ZONE

NORTHEAST ZONE

SOUTH ZONE



Dr. Freddie Thomas, for Sch. 25 (PK-6) Probable Budget: \$5M Completion: 2018



School Without Walls (9-12)
Probable Budget: \$9M Completion: 2018

- Proposed New Construction

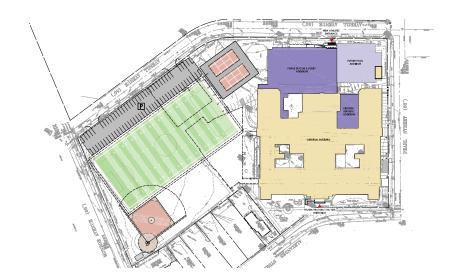




Martin B. Anderson School 1 (PK-6) Probable Budget: \$22M Completion: 2018



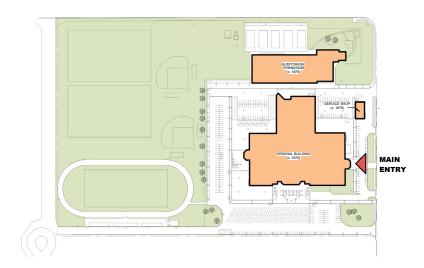
- Proposed New Construction



James Monroe High School (9-12) Probable Budget: \$28M (Part B) Completion: 2019



- Proposed New Construction

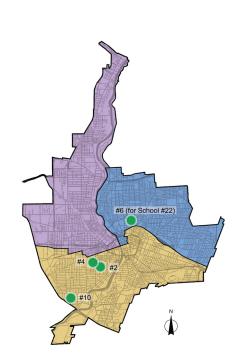


Edison High School Campus (9-12) Probable Budget: \$30M Completion: 2019



PROPOSED PHASE 2-C

Rochester School Modernization Program

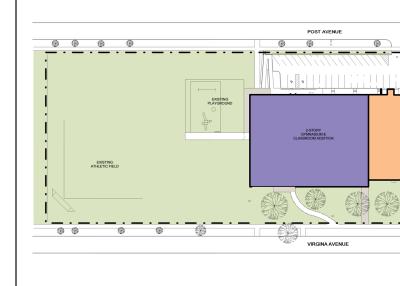


Dag Hammarskjold School 6 (PK-6) Probable Budget: \$27M

Completion: 2020



- Proposed New Construction



Dr. Walter Cooper School 10 (PK-6)Probable Budget: \$27M

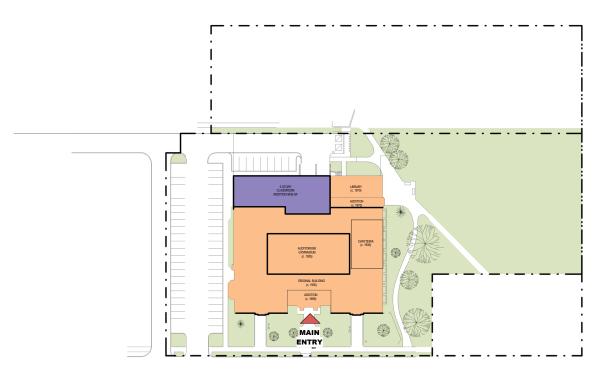
Completion: 2020



- Proposed New Construction

PHASE 2-C SCHOOLS LEGEND: PHASE 2-C NORTHWEST ZONE NORTHEAST ZONE

SOUTH ZONE

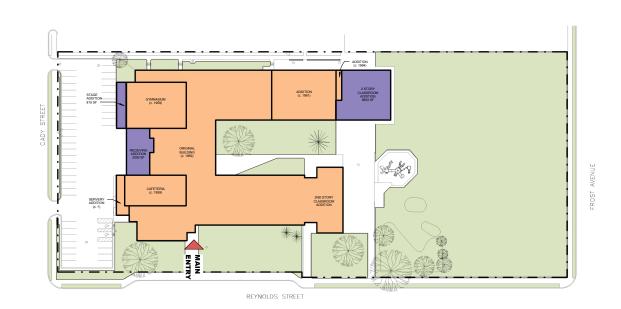


George Mather Forbes School 4 (PK-6) Probable Budget: \$28M

Completion: 2020



- Proposed New Construction



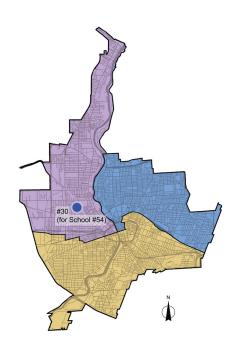
Clara Barton School 2 (PK-6) Probable Budget: \$31M Completion: 2020



Proposed New Construction

PROPOSED PHASE 2-D

Rochester School Modernization Program



PHASE 2-D SCHOOLS

LEGEND:

NORTHWEST ZONE

PHASE 2-D



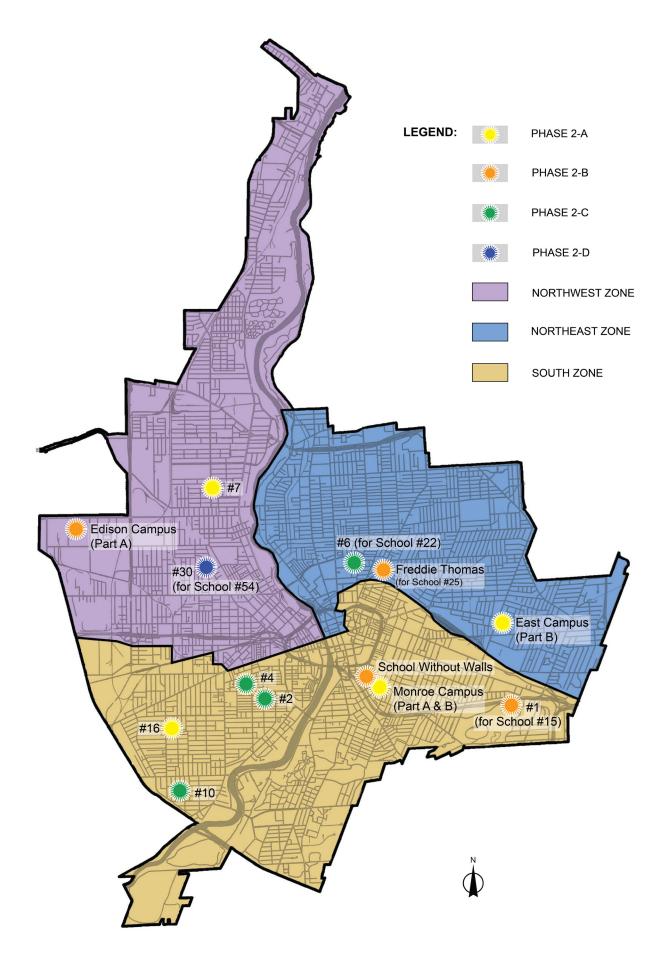
NORTHEAST ZONE

SOUTH ZONE

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



- Proposed New Construction



PHASE II STRATEGIC PLAN - SWING SPACE STRATEGY

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. Those 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.

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:

- Clara Barton School 2
- George Mather Forbes School 4
- Virgil Grissom School 7
- Dr. Walter Cooper Academy School 10
- Children's School of Rochester School 15
- John Walton Spencer School 16
- Abraham Lincoln School 22
- Flower City School 54

Date: 22 Mar 2016

Phase 2 Swing Space			Propose	d Sch	ool	Pi	rojects & D	uratio	ons	
Availability	20	16	2017	20	18		2019	20	20	2021
MARSHALL	(IV	lonroe – Part "/ (currently)	۹"	(or	pos	School 2* sible for East Ca	ampus)		
JEFFERSON			Grissom Sc	h. 7			School 4			
F. THOMAS			Spencer Sc (currentl	h,16			School 25 (Make R	eady)	•
F. THOWAS			(currentl	y)			Perman	ent T.B	.D.	
SCHOOL 44	(Spencer Sc (currentl	h.16 y)			School 10			
sauce s			Scho	ol 15		(Construction fo	r 🔦		
SCHOOL 6			(curre	ently)		Scl	nool 22 Relocat	ion 🥒		
FRANKLIN	-						School 22 (currently)			
CHARLOTTE	Τ		Scho	ol 1		F	uture Dispositi	on		
CHARLOTTE			30110	011			T.B.D.			-
SCHOOL 25 (Available September 2018)					Г — <u> </u>	_	Alt. School 2 (see above)*		Scł	nool 30/54
MARTIN ST. / T.B.D.										



Rochester Schools Phase 2: Preliminary Master Schedule Option "C.1" (Extended MCA)

Date: 2 Feb 2016 Rev: 22 Mar 2016

Candidate	Swing	Prelim	201	.6		201	7	2	018	3	2019)		20	20		20	21		2	022	2
Schools	Space	Budget	Jan. Apr. J	uly Oct.	Jan.	Apr. J	uly Oct.	Jan. A	or. July Oct.	Jan.	Apr. Jul	y Oct.	Jan.	Apr.	July O	t. Jan	. Apr.	July O	ct. J	an. Ap	r. July	y Oct
PHASE 2-A PROJECTS:			App	orovals idding		struction																
MONROE CAMPUS – Part "A"	Marshall	\$26M	Design	*	Cons	struction	1	See P	art B Below	!												
GRISSOM SCHOOL 7	Jefferson	\$24M		*						Pr	oject Clo	se Out										
SPENCER SCHOOL 16	F. Thomas/School 44	\$29M		*					<u> </u>													
EAST CAMPUS – Part "B"	Marshall (after July 2017)	\$55M		*										 								
PHASE 2-B PROJECTS:				+		200	for Scho	100	, , ,													
F. THOMAS (for Sch. 25)	Not Required	\$5M			K	(Sum	mer)		(Summer)			04.0										
SCHOOL Without Walls	Not Required	\$9M				*			Scn.	25 IVI	ove in 2	018										
SCHOOL 1 (Sch. 15 Relocation) Sch. 1 to Swing Space:	Sch. 6 (currently) Charlotte	\$21M				*			<u> </u>	•												
MONROE CAMPUS – Part "B"	Not Required	\$28M				_ >	K					•										
EDISON CAMPUS – Part "A"	T.B.D.	\$30M (Infrastructure)				_	k					 										
PHASE 2-C PROJECTS:			District _		5																	
SCHOOL 6 (Sch. 22 Relocation)	Franklin (currently)	\$27M	CIP at Franklin	-3	314			*[li li												
SCHOOL 10	School 44	\$27M			181			*[
SCHOOL 4	Jefferson	\$28M						>	<	1 3		3				•						
SCHOOL 2	Marshall	\$31M						 >	<					1	<u>-</u>							
PHASE 2-D PROJECT:																			\top			
SCHOOL 30 (Sch. 54 Relocation)	School 25	\$23M										*					-			•		
District Wide Technology/ Capitalized Interest	Not Applicable	\$72M +/-																				
(Applies to all Phases)	GRAND TOTAL	\$435M															-					N. S.



PHASE II STRATEGIC PLAN - FINANCIAL STRATEGY

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 2018 (assumed to be issued on June 15, 2018) and Series 2019 (assumed to be issued on December 15, 2019).

		Assumed SED Approval	Assumed Bond	Project Cost Estimate	Capitalized Interest	Total Project	Assumed Aided Cost
Series	School / Project	Date	Issue Date	(excl. CAPI)	Cost	Cost Estimate	Allowance (2)
Phase II-A	James Monroe High School (Part A) (1)	5/23/2016	2/15/2017	26,000,000	417,512	26,417,512	26,951,041
Phase II-A	Virgil I. Grissom School No. 7	12/15/2016	2/15/2017	24,000,000	385,396	24,385,396	24,730,102
Phase II-A	John Walton Spencer School No. 16	12/15/2016	2/15/2017	29,000,000	465,687	29,465,687	28,928,903
Phase II-A	East High School	12/15/2016	2/15/2017	55,000,000	883,199	55,883,199	57,011,818
Phase II-A	District-Wide Technology Project	5/23/2016	2/15/2017	24,000,000	385,396	24,385,396	24,877,884
				158,000,000	2,537,189	160,537,189	162,499,749
Phase II-B	Dr. Freddie Thomas High School	4/23/2017	6/15/2017	5,000,000	101,052	5,101,052	5,182,893
Phase II-B	Martin B. Anderson School No. 1	4/23/2017	6/15/2017	21,000,000	424,419	21,424,419	21,064,193
Phase II-B	James Monroe High School (Part B)	4/23/2017	6/15/2017	28,000,000	565,892	28,565,892	29,024,198
Phase II-B	Edison Technical High School	4/23/2017	6/15/2017	30,000,000	606,313	30,606,313	31,097,355
Phase II-B	School Without Walls	4/23/2017	6/15/2017	9,000,000	181,894	9,181,894	9,329,207
Phase II-B	District-Wide Technology Project	4/23/2017	6/15/2017	42,014,244	849,125	42,863,369	43,551,062
				135,014,244	2,728,694	137,742,938	139,248,907
Phase II-C	Dag Hammarskjold School No. 6	3/23/2018	6/15/2018	27,000,000	172,005	27,172,005	27,666,053
Phase II-C	Dr. Walter Cooper Academy School No. 10	3/23/2018	6/15/2018	27,000,000	172,005	27,172,005	21,036,201
Phase II-C	George Mather Forbes School No. 4	3/23/2018	6/15/2018	28,000,000	178,375	28,178,375	23,328,069
Phase II-C	Clara Barton School No. 2	3/23/2018	6/15/2018	31,000,000	197,487	31,197,487	32,133,934
I mase ii c	Cana Barron Serios 11 (6) 2	2, 22, 2010	0, 10, 2010	113,000,000	719,872	113,719,872	104,164,256
							, ,
Phase II-D	The Flower City School No. 54	10/30/2019	12/15/2019	23,000,000	0	23,000,000	23,606,581
				23,000,000	0	23,000,000	23,606,581
Total				429,014,244	5,985,756	435,000,000	429,519,494
Total				747,014,444	3,903,130	433,000,000	747,317,494

⁽¹⁾ Certain upfront construction costs are expected to be financed with BAN proceeds, following SED approval.

Fiscal Year	Estimated Annual Aggregate Net Debt Service (1)	Projected Annual Aggregate Building Aid (2)	Annual Local Share
2018	4,527,942	4,419,649	108,293
2019	26,352,194	25,725,849	626,345
2020	35,448,722	34,608,332	840,390
2021	35,446,750	34,608,332	838,418
2022	37,528,750	36,638,897	889,853
2023	37,527,500	36,638,897	888,603
2024	37,529,750	36,638,897	890,853
2025	37,527,750	36,638,897	888,853
2026	37,529,000	36,638,897	890,103
2027	37,525,500	36,638,897	886,603
2028	37,529,500	36,638,897	890,603
2029	37,527,500	36,638,897	888,603
2030	37,526,500	36,638,897	887,603
2031	37,528,000	36,638,897	889,103
2032	37,528,250	36,638,897	889,353
2033	32,998,500	32,219,248	779,252
2034	11,176,250	10,913,048	263,202
2035	2,078,250	2,030,565	47,685
2036	2,079,000	2,030,565	48,435
2037			
2038			
2039			
2040			
_	562,915,608	549,583,455	13,332,153

Results are preliminary, subject to change.

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%.

⁽²⁾ Includes aided presumed capitalized interest.

⁽¹⁾ Aggregate annual debt service, net of capitalized interest, for Series 2017A, 2017B, 2018 and 2019 bonds.

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

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

> South School Choice Zone 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

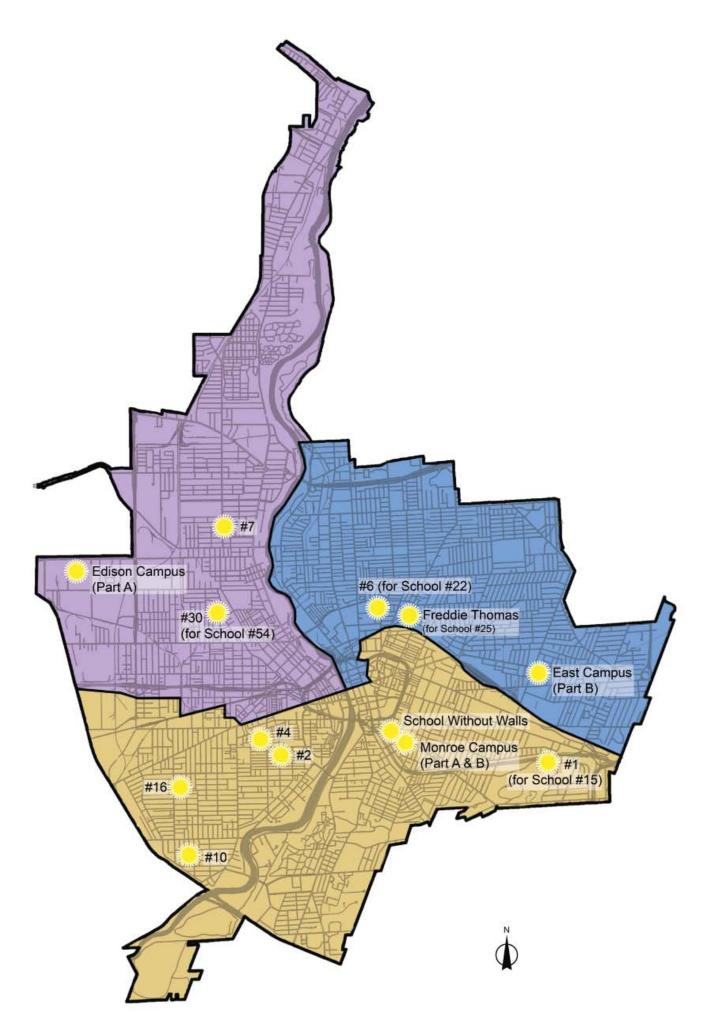
Board of Education Finance Committee, 9 February 2016

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.



ENROLLMENT ANALYSIS

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:

Grade	2015-2016 Enrollment	2015-2016 Enrollment
Levels	Actual	as Projected
K-12	29,407	27,624
K-8	20,670	20,181
9-12	8,737	7,443

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.

		2015 -			City So - 2025				าร			
	2014-2015	% of Population or Progression	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2023-2024
Grade	Enrollment	Rate	(LB 2010)	(LB 2011)	(LB 2012)	(LB 2013)	(LB 2014)	(LB 2015)	(LB 2016)	(LB 2017)	(LB 2018)	(LB 2019)
Live Births	3,476		3,357	3,305	3,269	3,322	3,316	3,311	3,306	3,301	3,296	3,291
K	2,482	73.51%	2,470	2,430	2,403	2,442	2,438	2,434	2,430	2,427	2,423	2,419
1 st	2,478	76.07%	2,516	2,554	2,514	2,487	2,527	(a) 2,522	2,519	2,515	2,511	2,507
2nd	2,530	95.23%	2,480	2,396	2,432	2,394	2,368	2,406	2,402	2,399	2,395	2,391
3rd	2,483	95.77%	2,385	2,375	2,295	2,329	2,293	2,268	2,304	2,300	2,298	2,294
4th	2,222	97.86%	2,394	2,334	2,324	2,246	2,279	2,244	2,219	2,255	2,251	2,249
5th	2,037	91.09%	2,146	2,091	1,946	1,937	1,866	1,950	1,956	1,959	2,011	2,020
6th	2,096	101.22%	1,975	2,172	2,117	1,970	1,961	1,889	1,974	1,980	1,983	2,035
7th	1,989	92.32%	1,980	1,823	2,005	1,954	1,819	1,810	1,744	1,822	1,828	1,831
8th	1,969	97.08%	1,835	1,922	1,770	1,946	1,897	1,766	1,757	1,693	1,769	1,775
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
9th	2,815	142.27%	1,808	2,435	2,382	2,116	2,317	2,383	2,291	2,345	2,300	(a) ^{2,441}
10th	2,115	69.14%	2,259	1,249	1,684	1,647	1,463	1,602	1,647	1,584	1,621	1,591
11th	1,602	71.05%	1,656	1,605	887	1,196	1,170	1,039	1,138	1,170	1,125	1,152
12th	1,583	104.28%	1,722	1,727	1,674	925	1,247	1,220	1,083	1,187	1,220	1,173
Grade 9 - 12 Sub-Total	8,115		7,443	7,016	6,627	5,884	6,197	6,244	6,159	6,286	6,266	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
Prekindergarten												
Agency Based Universal Pre- kindergarten - 4 year olds	1, 156		1,183	1, 183	1,183	1,183	1, 183	1,183	1, 183	1, 183	1,183	1, 183
School District Pre-kindergarten - 3 year olds	74		18	18	18	18	18	18	18	18	18	18
School District Pre-kindergarten - 4 year olds	976		1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062	1,062
Total Prekindergarten	2,206		2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263
Ĭ												
DISTRICT TOTAL	30,607		29,887	29,376	28,696	27,852	27,908	27,796	27,726	27,899	27,998	28,141
DISTRICT TOTAL (IN DISTRICT MANAGED FACILITIES)	29,451		28,704	28,193	27,513	26,669	26,725	26,613	26,543	26,716	26,815	26,958

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

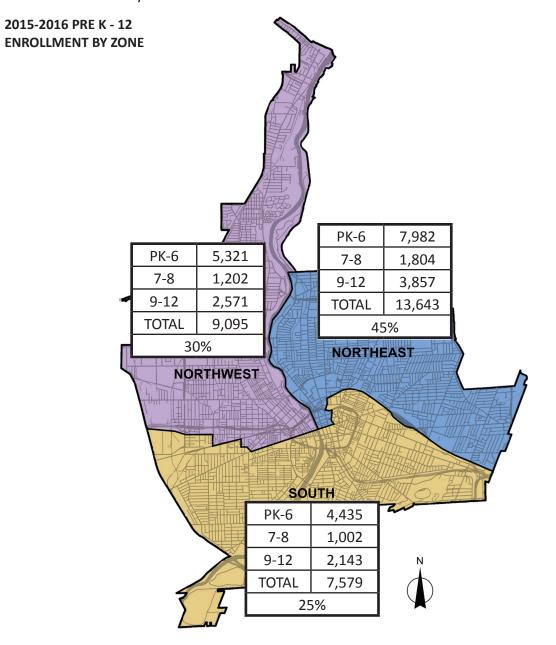
ENROLLMENT ANALYSIS

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:

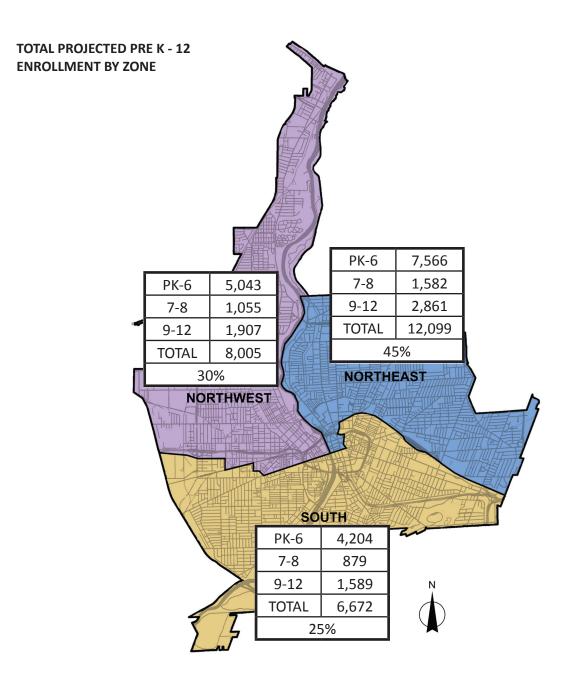
- Year 5 for Pre K, Kindergarten, Grades 1 3 and Grades 4 6
- Year 8 for Grades 7 8
- Year 10 for Grades 9 12

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.



PROJECTED ENROLLMENT - GRADE LEVEL AND ZONE BREAKDOWN

Grade Level	Year	Projected	Northwest Zone	Northeast Zone	South Zone
		Enrollment	(NW) 30%	(NE) 45%	(S) 25%
Pre –K (School					
District Based)	2019 – 2020	1,080	324	486	270
Kindergarten	2019 – 2020	2,438	731	1,097	610
Grades 1 – 3	2019 – 2020	7,188	2,156	3,235	1,797
Grades 4 – 6	2019 – 2020	6,106	1,832	2,748	1,527
Grades 7 – 8	2022 – 2023	3,515	1,055	1,582	879
Grades 9 – 12	2024 – 2025	6,357	1,907	2,861	1,589
TOTAL		26,684	8,005	12,009	6,672



PHASE II STRATEGIC PLAN - PLANNED OPERATING CAPACITY & PROJECTED ENROLLMENT

Planned Operating Capacity & Projected Enrollment 8-Apr-16		Legend		1 & 2 P	rojects			Buildir	ng Close	d			Space Availat	ble			Stude	nt in th	ese pro	grams a	are counted ir	home schools
	School Choice Zones	1				ı	1	ı	1		1	PK / 6	Option 1 PK / 6	1	ı	ı	1		1	7 /12	7 / 12	Total PK / 12
	Northeast NE South S											SC SC	Planned							SC	Planned	Planned
	Northwest NW		Pre-K	Pre-K								SpEd	Operating							SpEd	Operating	Operating
	City Wide CW	Zone	Half	Full	K	1st	2nd	3rd	4th	5th	6th	(Avg)	Capacity	7th	8th	9th	10th	11th	12th		Capacity	Capacity
	Current		36	18	22	22	22	22	26	26	26	10		28	28	28	28	28	28	10		Current Class
chool Building & Program Name / Grade Structure	Class Policy		30	10	22	22	22	22	20	20	20	10		20	20	20	20	20	20	10		Policy
HASE 1																						
5 - John Williams School / Pre K, K - 6		NW		3	3	3	3	3	3	3	3	3	582	3	3					1	178	760
2 - James P.B. Duffy School / K - 8		S			4	4	4	4	4	4	4	3	694	4	4					1	234	928
7 - Enrico Fermi School / Pre K, K - 8		NE		3	3	3	3	3	3	3	3	3	582	3	3					1	178	760
2 - Building / Building Closed. Program relocated to Franklin		NE											0								0	0
8 - Henry Hudson School / K - 8		NE			3	3	3	3	3	3	3	3	528	4	4					2	244	772
6 - Building / Building Closed.		NE											0								0	0
0 - Helen Barrett Montgomery School / Pre K, K - 8		NE		1	3	3	3	3	3	3	3	3	546	3	3					1	178	724
lower City Park - Building. Lease expired. Program relocated to Building #30		CW											0								0	0
8 - World of Inquiry School / K - 12		CW			2	2	2	2	2	2	2	1	342	4	4	4	4	4	4	2	692	1034
		CW							-			-	372		_	_	1	_	-		032	1034
ranklin Educational Campus / Pre K, K - 6, 7 - 12 (Partial Project, See Phase 2)		CW																				
harlotte Campus / 7 - 12 (Partial Project, See Phase 2)																						
ast Educational Campus / 6 - 8, 9 - 12 (Partial Project, See Phase 2)		CW																	_	_		
ames Monroe / 7 - 12 (Partial Project, See Phase 2)		CW																		—		
dison Educational Campus / 9 - 12 (Partial Project, See Phase 2)		CW																				
ustin Street - Building. Lease expired.		CW											0								0	0
HASE 2																						
1 - Martin B. Anderson (15 - Children's School of Rochester) / Pre K, K - 6		CW		2	2	2	2	2	2	2	2	3	398								0	398
2 - Clara Barton School / Pre K, K - 6		S		3	3	3	3	3	3	3	3	7	622								0	622
4 - George Mather Forbes School / Pre K, K - 6		S		2	2	2	2	2	2	2	2	3	398								0	398
6 - Dag Hammarskjold (22 - Abraham Lincoln School) / Pre K, K - 6		NE		4	4	4	4	4	4	4	4	4	776								0	776
7 - Virgil I. Grissom School / Pre K, K - 6		NW		3	3	3	3	3	3	3	3	3	582								0	582
0 - Walter Cooper School (Former School #37) / Pre K, K - 6		CW		2	2	2	2	2	2	2	2	3	398								0	398
5 - Building / Building Closed. Program relocated to Building #1		CW											0								0	0
6 - John Walton Spencer School / Pre K, K - 6		S		3	3	3	3	3	3	3	3	3	582								0	582
5 - Nathaniel Hawthorne School / Building Closed. Program relocated to FTLC		NE											0								0	0
4 - Lincoln Park School / Building Closed		S											0								0	0
4 - Flower City School (former School #30) / Pre K, K - 6		CW		2	2	2	2	2	2	2	2	3	398								0	398
		CVV		2		2	2	2		2	2	3	330							 	U	398
r. Freddie Thomas learning Center - Partial		CVA		,	,		<u> </u>		5		5	1	500								0	F00
53 - Montessori Academy / Pre K, K - 6		CW					_		-				590							_		590
25 - Nathaniel Hawthorne School / Pre K, K - 6		CW		2	3	3	3	3	3	3	3	2	554						_	_	0	554
ast Educational Campus																				!		
East Lower School / 6 - 8		CW									6	1	166	6	6					2	356	522
East Big Picture / 9 - 10		CW											0			1	1				56	56
East High School / 9 - 12		CW											0			6	6	6	6	4	712	712
ames Monroe / 7 - 12		CW											0	7	7	7	7	7	7	6	1236	1236
chool Without Walls - Partial / 9 - 12		CW											0			3	3	3	3	3	366	366
dison Educational Campus - Partial																						
Edison Career & Technology High School / 9 - 12		CW											0			15	12	12	12	8	1508	1508
Pathways to Technology / 9 - 10		CW											0			4	3			2	216	216
Unassigned rooms at Edison / Available		CW											0			3	3	3	3		336	336
hase 1 & 2 Sub-total - Sections			0	35	45	46	46	45	44	45	50	49		34	34	43	39	35	35	33		
hase 1 & 2 Sub-total - Planned Operating Capacity			0	630	990	1012	1	1	1144	1170	1300	490	8,738	952	952	1204	1	-	980	+	6,490	15,2
								1							4					_	-	-
rojected Enrollment - Years 5, 8 & 10				1080	2340	2398	2247	2176	2097	1717	1804	953	16,812	1674	1556	2221	1448	1048	1067	857	9,872	26,6

PHASE II STRATEGIC PLAN - PLANNED OPERATING CAPACITY & PROJECTED ENROLLMENT

Planned Operating Capacity & Projected Enrollment 18-Apr-16	Legend	Phase	1 & 2 P	rojects			Buildir	ng Close	ed			Space Availab	ble	į		Stude	nt in the	ese pro	grams a	ire counted ir	home schools
School Choice Zones						1	1	1		1		Option 1	1			1		1			
Northeast NE South S											PK / 6 SC	PK / 6 Planned							7 /12 SC	7 / 12 Planned	Total PK / 12 Planned
Northwest NW		Pre-K	Pre-K								SpEd	Operating							SpEd	Operating	Operating
City Wide CW		Half	Full	K	1st	2nd	3rd	4th	5th	6th	(Avg)	Capacity	7th	8th	9th	10th	11th	12th	(Avg)	Capacity	Capacity
Curren	t	36	18	22	22	22	22	26	26	26	10		28	28	28	28	28	28	10		Current Class
School Building & Program Name / Grade Structure Class Police	у	30	10	22	22	22	22	20	20	20	10		20	20	20	20	20	20	10		Policy
PHASES 3, 4 and 5																					
03 - Nathanial Rochester Community School / K - 8	S			3	3	3	3	3	3	3	2	518	5	5					2	300	818
08 - Roberto Clemente School / Pre K, K - 8	NE		3	3	3	3	3	3	3	3	3	582	3	3					1	178	760
09 - Dr. Martin Luther King School / Pre K, K - 6	NE		4	4	4	4	4	3	3	3	4	698								0	698
19 - Dr. Charles T. Lunsford School / Pre K, K - 8	S		2	2	2	2	2	2	2	2	2	388	2	2					1	122	510
20 - Henry Lomb School / Pre K, K - 6	CW		2	2	2	2	2	2	2	2	3	398								0	398
23 - Francis Parker School / Pre K, K - 6	S		1	2	2	2	2	2	2	2	1	360								0	360
29 - Adelia E. Stevenson School / Pre K, K - 6, 7 - 8 SpEd	S		2	2	2	2	2	2	2	2	8	448							4	40	488
33 - Audubon School / Pre K, K - 6	NE	1	6	7	7	7	7	6	6	6	7	1298								0	1298
34 - Dr. Louis A. Cerulli School / Pre K, K - 6	NW		3	3	3	3	3	3	3	3	3	582								0	582
35 - Pinnacle School / Pre K, K - 6	S		3	3	3	3	3	3	3	3	3	582								0	582
39 - Andrew J. Townson School / Pre K, K - 6	NE		3	3	3	3	3	3	3	3	3	582								0	582
41 - Kodak Park School / Building Closed. Program relocated to Marshall and merged with #43	NW											0								0	0
42 - Abelard Reynolds School / Pre K, K - 6	NW		2	2	2	2	2	2	2	2	3	398								0	398
43 - Theodore Roosevelt School / Building Closed. Program relocated to Marshall and merged with #41	NW											0								0	0
45 - Mary McLeod Bethune School / Pre K, K - 8	NE		3	3	3	3	3	3	3	3	3	582	3	3					1	178	760
46 - Charles Carroll School / Pre K, K - 6	NE		2	2	2	2	2	2	2	2	3	398	3							0	398
52 - Frank Fowler Dow School / Pre K, K - 6	NE		2	2	2	2	2	2	2	2	3	398								0	398
	CW	1	1	3	3	3					3	252								0	252
57 - Early Childhood School of Rochester / Pre K - 2	CVV	1	1	3	3	3						232								U	232
Dr. Freddie Thomas learning Center - Partial - See Phase 2 above																					
Wilson Foundation Campus	6)44		4	2	2	2	2		_	_	2	F.46	-	-					4	200	026
Joseph C. Wilson Magnet High School Foundation Academy / Pre K, K - 8	CW		1	3	3	3	3	3	3	3	3	546	5	5	_				1	290	836
Rochester Early College International High School / 9 - 12	CW											0			5	4	4	4	4	516	516
Thomas Jefferson Campus															_			ļ .			
Rochester International Academy / 1 - 12	CW				1	1	1	1	1	1		144	1	2	2	2	1	1		252	396
Unassigned rooms @ Thomas Jefferson Campus / Available	CW			4	4	4	4	4	4	4	4	704								0	704
Franklin Educational Campus																					
Elementary School #TBD / Pre K, K - 6	NE		4	4	4	4	4	4	4	4	4	776								0	776
Vanguard Collegiate High School / 9 - 12	CW											0			5		5	5	4	600	600
Integrated Arts & Technology High School / 7 - 12	CW											0	5	5	5	5	5	5	6	900	900
Charlotte Campus																					
Unassigned rooms @ Charlotte / Available												0	1	1	1	1	1	1		168	168
Leadership Academy for Young Men / 7 - 12	CW											0	5	5	6	5	5	5	6	928	928
Marshall Campus																					
#41 + #43 Replacement / Pre K, K - 6	NW		5	5	5	5	5	4	4	4	6	902								0	902
James Monroe - Partial Pool Addition - See Phase 2 Above / 7 - 12	CW																				
Joseph C. Wilson Magnet High School Commencement Academy / 9 - 12	CW											0			8	8	8	8	6	956	956
School Without Walls - Partial - See Phase 2 Above / 9 - 12	CW																				
Douglass Campus																					
Northeast College Prep HS at Frederick Douglass / 9 - 12	CW											0			7	7	7	7	4	824	824
Northwest College Prep HS at Frederick Douglass / 7 - 8	CW											0	7	7					2	412	412
School of the Arts / 7 - 12	CW											0	7	7	7	7	7	7	3	1206	1206
Edison Educational Campus - Partial - See Phase 2 Above																					
107 N. Clinton / Pre K	CW		10									180								0	180
	1 1			L	L	1	1	 	L	!	1		ı		<u> </u>	L	<u> </u>	1	1	L	

PHASE II STRATEGIC PLAN - PLANNED OPERATING CAPACITY & PROJECTED ENROLLMENT

Planned Operating Capacity & Projected Enrollment 18-Apr-16		Legend		1 & 2 Pr	rojects			Buildin	ng Close	ed			Space Availa	ble			Studer	nt in the	ese pro	grams a	re counted in	home schools
Nort Sou North	nwest NW Wide CW	Zone	Pre-K Half	Pre-K Full	K	1st	2nd	3rd	4th	5th	6th	PK / 6 SC SpEd (Avg)	Option 1 PK / 6 Planned Operating Capacity	7th	8th	9th	10th	11th	12th	7/12 SC SpEd (Avg)	7 / 12 Planned Operating Capacity	Total PK / 12 Planned Operating Capacity
School Building & Program Name / Grade Structure	Current Class Policy		36	18	22	22	22	22	26	26	26	10		28	28	28	28	28	28	10		Current Class Policy
175 Martin Street	,																					
All City High School / 9 - 12		CW											0			2	4	4	4		392	392
Space leased to Rochester Prep HS		CW											0								0	0
30 Hart Street Facility																						
30 Hart Street - North S.T.A.R. Educational Program / LyncX Academy		CW											0								0	0
30 Hart Street - OACES		CW											0								0	0
30 Hart Street - Young Mothers Program (YM)		CW											0								0	0
30 Hart Street - Interim Health Academy (IHA)		CW											0								0	0
30 Hart Street - Home/Hospital Instruction (H/H)		CW											0								0	0
30 Hart Street Facility - Rochester Preschool Parent Program													0								0	0
30 Hart Street - Rochester Office of Professional Learning													0								0	0
30 Hart Street - Shared Space													0								0	0
Other Programs																						
Y & J Alternative Programs - Subtotal													0								0	0
Phases 3, 4 & 5 Sub-total - Sections			2	59	62	63	63	60	57	57	57	68		44	45	48	48	47	47	45		
Phases 3, 4 & 5 Sub-total - Planned Operating Capacity			72	1062	1364	1386	1386	1320	1482	1482	1482	680	11,716	1232	1260	1344	1344	1316	1316	450	8,262	19,978
Projected Enrollment - Years 5, 8 & 10				1080	2340	2398	2247	2176	2097	1717	1804	953	16,812	1674	1556	2221	1448	1048	1067	857	9,872	26,684
Difference (Planned Capacity to Demographic Projections)				54	-976	-1012	-861	-856	-615	-235	-322	-273	(5,096)	-442	-296	-877	-104	267.7	248.6	-407	(1,610)	(6,706)
% Phase 3, 4 & 5 Planned Operating Capacity / Projected Enrollment				105%	58%	58%	62%	61%	71%	86%	82%	71%	70%	74%	81%	61%	93%	126%	123%	53%	84%	75%
Phase 1 & 2 Sub-total - Sections				35	45	46	46	45	44	45	50	49		34	34	43	39	35	35	33		
Phase 1 & 2 Sub-total - Planned Operating Capacity				630	990	1012	1012	990	1144	1170	1300	490	8,738	952	952	1204	1092	980	980	330	6,490	15,228
Projected Enrollment - Years 5, 8 & 10				1080	2340	2398	2247	2176	2097	1717	1804	953	16,812	1674	1556	2221	1448	1048	1067	857	9,872	26,684
Difference (Planned Capacity to Demographic Projections)				-450	-1350	-1386	-1235	-1186	-953	-547	-504	-463	(8,074)	-722	-604	-1017	-356	-68.3	-87.4	-527	(3,382)	(11,456
% Phase 1 & 2 Planned Operating Capacity / Projected Enrollment				58%	42%	42%	45%	45%	55%	68%	72%	51%	52%	57%	61%	54%	75%	93%	92%	39%	66%	57%
GRAND TOTAL - SECTIONS			2	94	107	109	109	105	101	102	107	117		78	79	91	87	82	82	78		
GRAND TOTAL - PLANNED OPERATING CAPACITY			72	1692	2354	2398	2398	2310	2626	2652	2782	1170	20,454	2184	2212	2548	2436	2296	2296	780	14,752	35,206
Projected Enrollment - Years 5, 8 & 10				1080	2340	2398	2247	2176	2097	1717	1804	953	16,812	1674	1556	2221	1448	1048	1067	857	9,872	26,684
Difference (Planned Capacity to Demographic Projections)				684	14	0	151	134	529	935	978	217	3,642	510	656	327	988	1248	1229	-77	4,880	8,522
Overall % Planned Operating Capacity / Projected Enrollment				163%	101%	100%	107%	106%	125%	154%	154%	123%	122%	130%	142%	115%	168%	219%	215%	91%	149%	132%

Rochester City Schools 2015-2016 Inventory

Rochester City Schools 2015-2016 Inventory	2015-2016 Grade Levels	2015-2016 Enrollment	Gross Building Area Square Footage	Transportables	Additional Community Use Space	Total Managed Square Footage	Site Acreage	Adjacent Parkland Acreage	RCSD Zone	City Quadrant	Air Conditioned	Year Built	Age	Construction Type	Building Condition Survey Prioitized Item Budget Totals
01 - Martin B. Anderson	PreK-6	356	44,815	3,520	-	48,335	7.82	104.46	S	SE	N	1921	95	IIIB - Masonry w/ Woodframe	6,582,000
02 - Clara Barton	PreK-6	434	78,193	2,016	-	80,209	5.04	-	S	SW	Ν	1960	56	IIA - Noncombustible	7,419,000
03 - Nathaniel Rochester Community	K-8	692	83,328	-	29,222	112,550	7.63	-	S	SW	Υ	1975	41	IIA - Noncomustible	9,392,000
04 - George Mather Forbes	K-8	515	69,014	-	-	69,014	2.74	1.81	S	SW	N	1935	81	IB - Fireproof	4,716,000
05 - John H. Williams - PHASE 1	K-8	654	125,874	-	-	125,874	2.72	4.05	NW	NW	Υ	1926	90	IIA - Noncombustible	1,054,000
06 - Dag Hammarskjold - Building	-	-	65,977	1,760	-	67,737	4.30	8.65	NE	NE	N	1962	54	IIA - Noncombustible	8,421,000
07 - Virgil I. Grissom	PreK-6	633	68,202	1,760	-	69,962	2.75	n/a	NW	NW	Ν	1966	50	IIA - Noncombustible	17,899,000
08 - Roberto Clemente	PreK-8	661	96,873	-	-	96,873	6.27	n/a	NE	NE	Υ	1994	22	IIA - Noncombustible	2,833,000
09 - Dr. Martin Luther King Jr.	PreK-8	792	86,063	-	44,464	130,527	2.72	5.73	NE	NE	Υ	1975	41	IB - Fireproof	7,433,000
10 - Dr. Walter Cooper Academy	PreK-6	381	47,543	6,048	-	53,591	3.88	n/a	CW	SW	Υ	1916	100	IIIA - Masonry w/ Woodframe	9,346,000
12 - James P. B. Duffy - PHASE 1 (15-16 @ Jefferson)	K-6	708	-	-	-	0	-	-	_	_	-	-	_	SEE JEFF	2,012,000
12 - James P. B. Duffy - Building (Per P1B plans)	-	-	111,127	-	18,192	129,319	7.88	n/a	S	SE	Υ	1971	45	IB - Fireproof	913,000
15 - Children's School of Rochester (@ #6)	PreK-6	317	-	_	-	-	-	-	-	-	_	-	-	SEE #6	0.0,000
15 - Children's School of Rochester - Building	-	-	41,675	_	_	41,675	n/a	n/a	CW	SE	N	1925	91	IB - Fireproof	7,552,000
16 - John Walton Spencer @ FTLC (1st & 3rd Floor)	PreK-8	614	-	_	_		-	-	_			-	-	SEE FTLC	7,002,000
16 - John Walton Spencer - Building	-	-	70,684	4,032	_	74,716	3.82	1.50	S	SW	N	1910	106	IIIB - Masonry w/ Woodframe	23,088,000
17 - Enrico Fermi - PHASE 1	PreK-8	719	117,526	- 1,002	8,300	125,826	5.53	1.00	NW	NW	N	1967	49	IB - Fireproof	1,769,000
19 - Dr. Charles T. Lunsford	PreK-8	410	87,303	_	16,179	103,482	2.57	4.41	S	SW	Y	1971	45	IIA - Noncombustible	18,294,000
	PreK-6	391	54,980	_	-	54,980	0.95	2.46	CW	NE	N	1911	105	IIB - Noncombustible	3,380,000
20 - Henry Lomb	PreK-6	638	34,900	-	-	54,900	-	2.40	NE	NE	N	1911	103	SEE FRANKLIN	3,360,000
22 - Lincoln (@ Franklin Campus)	PreK-6	352	47,591	-	_	47,591	1.97	n/a	S	SE	N	1905	111	IIIA - Masonry w/ Woodframe	7,717,000
23 - Francis Parker		371	35,102	1 760	-	36,862	3.38		NE	NE	IN NI	1905	102		11,752,000
25 - Nathaniel Hawthorne	PreK-6	730	93,690	1,760	-			n/a 1.62	NE	SE	N	1914	47	IIA - Noncombustible IIA - Noncombustible	
28 - Henry Hudson - PHASE 1	K-8			-	-	93,690	5.76				T V				108,000
29 - Adlai E. Stevenson	PreK-6	414	89,789	-	-	89,789	3.45	n/a	S	SW	Y NI	1964	52	IIA - Noncombustible	6,215,000
33 - John James Audubon - PRE PHASE 1	PreK-6	1207	165,351	1 700	25,348	190,699	6.76	8.85	NE NW	SE NW	N	1966	50	IB - Fireproof	3,042,000
34 - Dr. Louis A. Cerulli	PreK-6	460	60,925	1,760	-	62,685	2.85	n/a			N	1927	89	IIA - Noncombustible	5,188,000
35 - Pinnacle	K-6	484	71,199	-	-	71,199	3.74	/	S	SE	N	1960	56	IB - Fireproof	7,277,000
39 - Andrew J. Townsend	PreK-6	669	81,818	2 500	-	81,818	3.23	n/a	NE	NE	N	1924	92	IB - Fireproof	5,204,000
41 - Kodak Park	PreK-6	590	73,217	3,520	-	76,737	5.80		NW					IIIA - Masonry w/ Woodframe	12,824,000
42 - Abelard Reynolds	PreK-6	505	65,643		-	65,643	10.27	n/a		NW	N	1927	89	IIA - Noncombustible	8,730,000
43 - Theodore Roosevelt	PreK-6	553	77,680	5,794	-	83,474	3.74	n/a	NW			1913		•	10,429,000
44 - Lincoln Park	PreK-6	271	81,231	-	-	81,231	3.09	n/a		SW	N	1911	105	IIIA - Masonry w/ Woodframe	6,435,000
45 - Mary McLeod Bethune	PreK-8	625	105,248	-	-	105,248	8.74	n/a	NE	NE	Y	1996		IIA - Noncombustible	4,082,000
46 - Charles Carroll	PreK-6	344	52,573	2,016	-	54,589	10.04	n/a	NE	SE	N	1931	85	IIA - Noncombustible	9,251,000
50 - Helen Barrett Montgomery - PHASE 1	PreK-8	729	106,296	-	-	106,296	6.48	n/a	NE	NE	Υ	1956	60	IIB - Noncombustible	7,868,000
52 - Frank Fowler Dow	PreK-6	390	59,766	-	-	59,766	4.97	3.59	NE	SE	N	1929	87	IB - Fireproof	5,440,000
54 - Flower City (General Elwell S. Otis)	K-6	437	63,689	1,800	-	65,489	2.51	n/a	NW	NW	N	1961	55	IB - Fireproof	11,179,000
53 - Montessori Academy @ FTLC (2nd Floor)	PreK-6	315	-	-	-	0	-	-	-	-	-	-	-	SEE FTLC	
57 - Early Childhood School of Rochester	PreK-2	234	21,972	1,776	-	23,748	1.70	n/a		NW	N	1955	61	IV - Timber	3,365,000
58 - World of Inquiry - PHASE 1	K-12	872	133,292	-	-	133,292	2.97	n/a	CW	SW	Υ	1915	101	IIIA - Masonry w/ Woodframe	2,036,000
Dr. Freddie Thomas Learning Center - Building	PreK-8	-	173,641	-	10,275	183,916	10.95	6.76	NE	NE	Υ	1995	21	IIA - Noncombustible	7,934,000
Joseph C. Wilson Foundation Academy	PreK-4/7-8	548	-	-	-		-	-	-	-	-	-	-	SEE WFA	
Elementary & PK-8 Sub-Total		20,015	2,908,890	37,562	151,980	3,098,432	169.02	153.89							\$ 266,167,000
Elementary & PK-8 Average		541	80,803	2,889	21,711	81,538	4.83	12.82					71		\$ 7,393,528

Rochester City Schools 2015-2016 Inventory

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Rochester City Schools 2015-2016 Inventory	2015-2016 Grade Levels	2015-2016 Enrollment	Gross Building Area Square Footage	Transportables	Additional Community Use Space	Total Managed Square Footage	Site Acreage	Adjacent Parkland Acreage	RCSD Zone	City Quadrant	Air Conditioned	Year Built	Age	Construction Type	Building Condition Survey Prioitized Item Budget Totals
Charlotte Campus			217,247	-	-	217,247	26.97	-	CW	NW	N	1931	85	IB - Fireproof	6,539,000
Charlotte High School	9-12	67	,			,								· ·	, ,
The Leadership Academy for Young Men	7-12	567													
Fredrick Douglass Campus			181,455	-	-	181,455	17.25	-	CW	NE	N	1966	50	IB - Fireproof	21,717,000
Fredrick Douglass NW Preparatory School	7-8	228	,			,								'	, ,
Fredrick Douglass NE Preparatory School	9-12	690													
Thomas Jefferson Campus			254,409	-	-	254,409	2.75	30.94	CW	NW	Ν	1917	99	IB - Fireproof	13,908,000
Rochester International Academy	1-12	285	ŕ			,								·	, ,
James Monroe High School - Building			279,618	-	-	279,618	8.32	-	CW	SE	N	1921	95	IB - Fireproof	11,317,000
James Monroe High School (@ Marshall)	7-12	1083													
Joseph C. Wilson Magnet Foundation Campus			183,854	-	9,637	193,491	16.30	4.40	CW	SW	Υ	1998	18	IA - Fireproof	7,268,000
Early College International High School	9-12	378													
East High School			418,536	-	-	418,536	29.90	-	CW	NE	Υ	1957	59	IB - Fireproof	35,204,000
East Lower School	6-8	418													
East Big Picture	9-10	54													
East High School	9-12	998													
Edison Educational Campus			506,618	-	-	506,618	29.27	-	CW	NW	Υ	1979	37	IB - Fireproof	3,049,000
Edison Career & Technology High School	9-12	1503													
Pathways to Technology Program	9-10	191													
Franklin Educational Campus			448,145	-	-	448,145	22.85	-	CW	NE	Ν	1928	88	IB - Fireproof	24,320,000
Integrated Arts and Technology High School	7-12	627													
Vanguard Collegiate High School	9-12	523													
John Marshall Campus - Building			242,876	-	-	242,876	10.97	-	CW		N	1934		IB - Fireproof	11,426,000
School of the Arts	7-12	1177	230,472	-	-	230,472	3.91	-	CW	SE	Υ	1994	22	IA - Fireproof	10,484,000
School Without Walls Commencement Academy	9-12	262	52,680	-	-	52,680	3.50	-	CW	SE	Υ	1965		IIA - Noncombustible	3,651,000
Joseph C. Wilson Magnet Commencement Academy	9-12	759	241,402	-	-	241,402	7.81	-	CW	SW	N	1903	113	IIIA - Masonry w/Woodframe	9,270,000
175 Martin Street	0.10		140,152	-	-	140,152	-	-	CW	NE	Υ	-		-	-
All City High	9-12	418													
Secondary 7-12 & 9-12 Sub-Total		10,228	3,397,464	-	9,637	3,407,101	179.80	35.34							\$ 158,153,000
Average		568	261,343	-		262,085	14.98	17.67					67		\$ 13,179,417
All District Schools Grand Total		30,243	6,306,354			6,505,533	348.82	189.23					70		\$ 424,320,000

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.



RJSCB Phase 2 Strategic Plan Update 2015

Pre K - 6 Model Program

Reviewed by RCSD 6/18/2015	Pre K - 6	Pre K - 6		Pre K - 6	Pre K - 6	Pre K - 6	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2 Strand	3/2 Strand		3 Strand	4/3 Strand	4 Strand	
Room Name	Quantity	Quantity	Area (sf)	Quantity	Quantity	Quantity	Area (sf)
Pre-Kindergarten Classrooms (Full Day)	2	3	900	3	4	4	900
Pre-Kindergarten Classrooms (Half Day)	0	0	900	0	0	0	900
Kindergarten Classrooms	2	3	900	3	4	4	900
Primary Flex Classroom	1	0	900	1	1	1	900
Grade 1 - 3 Classrooms	6	9	820	9	12	12	820
Grade 4 - 6 Classrooms	6	6	820	9	9	12	820
Grade 4 - 6 Flex Classroom	0	1	820	0	1	1	820
Self-Contained Special Education Classrooms	3	3	820	3	4	4	820
Music Classroom	1	1	900	1	1	1	900
Instrumental Music Room	1	1	600	1	1	1	600
Music Ensemble Room	1	1	900	1	1	1	1200
Art Room	1	1	900	1	2	2	900
Computer Classroom	1	1	820	2	2	2	820
In School Suspension / Alternatives to Suspension	1	1	600	1	1	1	820
OT / PT Room	1	1	820	1	1	1	820
Other Classroom	1	1	820	1	1	1	820
Library	1	1	2000	1	1	1	2400
Kitchen / Servery	1	1	1500	1	1	1	2000
Cafeteria	1	1	4000	1	1	1	4500
Stage	1	1	1200	1	1	1	1200
Gymnasium	1	1	3744	1	1	1	6336
P.E. Office	1	1	150	1	1	1	150
P.E. Office Bathroom	1	1	70	1	1	1	150
Special Education Resource Room	1	1	300	2	2	2	300
CASE office	1	1	120	1	1	1	120
CASE / CSE conference room	1	1	180	1	1	1	180
ELA Specialist Room	1	1	500	1	1	1	500
Math Specialist Room	1	1	300	1	1	1	400
Speech Room	1	1	300	2	2	2	300
ESOL Room	1	1	300	2	2	2	400
Primary Project Room	1	1	300	1	1	1	300
Reading Teacher	1	1	300	1	1	1	300
Social Worker Office	1	1	120	1	1	2	120
Psychologist Office	1	1	120	1	1	1	120
Parent / PTSA Room	1	1	300	1	1	1	300
Parent Liason Office	1	1	110	1	1	1	110
Main Office Suite w/ conference room	1	1	1400	1	1	1	2000
Conference Room	1	1	240	1	1	1	240
Nurses Office Suite	1	1	650	1	1	1	650
School Safety Officer Room	0	1	300	1	1	1	400
Agency Partner Room	1	1	300	1	1	1	300
Teacher Lounge / Workroom	1	1	600	1	1	1	800

PHASE II STRATEGIC PLAN - BUILDING AREA, PROJECT COST & MAXIMUM COST ALLOWANCE SUMMARY

							Optio	n 1						
School Building / Program Name Phase 2 Recommended Schools Highlighted	Option 1	Zone	Planned Operating Capacity	BAU	MCA (Dec 2015 \$)	Existing Managed Bldg Area	Demo	Addition Area	Retire	Total Building Area	Estimated Project Cost (2016\$)	Building Aid Allowance (Dec 2015 \$)	Requested Extended MCA	Comments
01 - Martin B. Anderson (15 - Children's School of Rochester)	Pre K, K - 6	S	398	625	\$ 10,160,556	48,335	(3,520)	13,000	-	57,815	\$ 21,000,000	10,160,556	20,321,112	Phase 2
02 - Clara Barton School	Pre K, K - 6	S	622	979	\$ 17,092,351	80,209	(2,016)	13,755	-	91,948	31,000,000	17,092,351	34,184,701	Phase 2
03 - Nathanial Rochester Community School	K - 8	S	818	1117	\$ 18,905,115	112,550	-	3,025	-	115,575	28,144,840	18,905,115		
04 - George Mather Forbes School	Pre K, K - 6	S	398	674	\$ 11,252,563	69,014	(7,726)	9,435	-	70,723	28,000,000	11,252,563		Phase 2
05 - John Williams School	Pre K, K - 8	NW	760	1134	\$ 20,859,068	125,874	-	-	-	125,874	-	-		NA Phase 1
06 - Dag Hammarskjold (22 - Abraham Lincoln School)	Pre K, K - 6	NE	776	877	\$ 13,563,161	67,737	(1,760)	14,863	-	80,840	27,000,000	13,563,161	27,126,322	Phase 2
07 - Virgil S. Grissom School	Pre K, K - 6	NW	582	873	\$ 13,939,540	69,962	(1,760)	10,928	-	79,130	24,000,000	13,939,540	27,879,080	Phase 2
08 - Roberto Clemente School	Pre K, K - 8	NE	760	1133	\$ 19,121,154	96,873	-	480	-	97,353	12,793,282	12,793,282		
09 - Dr. Martin Luther King School	Pre K, K - 6	NE	698	1078	\$ 17,137,921	130,527	-	-	-	130,527	30,990,362	17,137,921		
10 - Walter Cooper School (Former School #37)	Pre K, K - 6	cw	398	624	\$ 10,147,054	53,591	(6,048)	24,187	-	71,730	27,000,000	10,147,054	20,294,107	Phase 2
12 - James P.B. Duffy School	K - 8	S	928	1232	\$ 22,078,766	129,319	-	-	-	129,319	-	-		NA Phase 1
15 - Building	Building Closed, See #1	CW	0	0	\$ -	41,675	-	-	(41,675)	-	-	-		Retire
16 - John Walton Spencer School	Pre K, K - 6	s	582	843	\$ 13,964,857	74,716	(4,032)	14,412	-	85,096	29,000,000	13,964,857	27,929,714	Phase 2
17 - Enrico Fermi School	Pre K, K - 8	NE	760	1192	\$ 21,818,853	125,826	-	-	-	125,826	-	-		NA Phase 1
19 - Dr. Charles T. Lunsford School	Pre K, K - 8	S	510	899	\$ 15,159,872	103,482	-	-	-	103,482	33,120,422	15,159,872		
20 - Henry Lomb School	Pre K, K - 6	CW	398	707	\$ 11,698,142	54,980	-	14,844	-	69,824	23,499,352	11,698,142		
23 - Francis Parker School	Pre K, K - 6	S	360	518	\$ 7,855,021	47,591	-	10,947	-	58,538	19,655,655	7,855,021		
25 - Building	Building Closed, See FTLC	NE	0	0	\$ -	36,862	(1,760)	-	(35,102)	-	-	-		Retire
28 - Henry Hudson School	K - 8	NE	772	1161	\$ 21,413,236	93,690	-	-	-	93,690	-	-		NA Phase 1
29 - Adelia E. Stevenson School	Pre K, K - 6, 7 - 8 SpEd	S	488	860	\$ 14,481,324	89,789	-	-	-	89,789	29,178,953	14,481,324		
33 - Audubon School	Pre K, K - 6	NE	1298	1856	\$ 27,470,633	190,699	-	-	-	190,699	-	-		NA Pre-Phase 1
34 - Dr. Louis A. Cerulli School	Pre K, K - 6	NW	582	820	\$ 12,793,524	62,685	(1,760)	15,834	-	76,759	26,546,374	12,793,524		

PHASE II STRATEGIC PLAN - BUILDING AREA, PROJECT COST & MAXIMUM COST ALLOWANCE SUMMARY

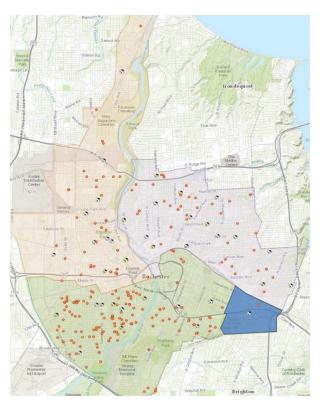
							Option	n 1						
35 - Pinnacle School	Pre K, K - 6	S	582	829	\$ 12,915,046	71,199	-	12,244	-	83,443	27,294,389	12,915,046		
39 - Andrew J. Townson School	Pre K, K - 6	NE	582	820	\$ 13,223,913	81,818	-	-	-	81,818	26,797,218	13,223,913		
41 - Building	Building Closed, See Marshall	NW	0	0	\$ -	76,746	(3,529)	-	(73,217)	-	-	-		Retire
42 - Abelard Reynolds School	Pre K, K - 6	NW	398	667	\$ 11,158,046	65,643	-	-	-	65,643	21,814,128	11,158,046		
43 - Building	Building Closed, See Marshall	NW	0	0	\$ -	83,474	(5,794)	-	(77,680)	-	-	-		Retire
44 - Building	Building Closed	S	0	0	\$ -	81,231	-	-	(81,231)	-	-	-		Retire
45 - Mary McLeod Bethune School	Pre K, K - 8	NE	760	1014	\$ 17,759,092	105,248	-	-	-	105,248	13,598,272	13,598,272		
46 - Charles Carroll School	Pre K, K - 6	NE	398	655	\$ 10,565,628	54,589	(2,016)	10,602	-	63,175	22,661,398	10,565,628		
50 - Helen Barrett Montgomery School	Pre K, K - 8	NE	724	1102	\$ 20,061,849	106,296	-	-	-	106,296	-	-		NA Phase 1
52 - Frank Fowler Dow School	Pre K, K - 6	NE	398	660	\$ 10,633,140	59,766	-	14,083	-	73,849	24,451,977	10,633,140		
54 - Flower City School (former School #30)	Pre K, K - 6	CW	398	845	\$ 13,561,473	65,489	(1,800)	1,748	-	65,437	23,000,000	13,561,473	27,122,946	Phase 2
57 - Early Childhood School of Rochester	Pre K - 2	CW	252	305	\$ 5,409,399	23,748	(1,776)	8,112	-	30,084	10,357,515	5,409,399		
58 - World of Inquiry School	K - 12	CW	1034	1233	\$ 24,539,768	133,292	-	-	-	133,292	-	-		NA Phase 1
Dr. Freddie Thomas learning Center				1368	\$ 19,762,450	183,916	-	-	-	183,916	5,000,000	5,000,000		Phase 2
53 - Montessori Academy	Pre K, K - 6	CW	570	0		-					-	-		
25 - Nathaniel Hawthorne School	Pre K, K - 6	CW	388	0		-					-	-		
Wilson Foundation Campus				888	\$ 16,954,795	193,491	-	-	-	193,491	18,542,947	16,954,795		
Joseph C. Wilson Magnet High School Foundation Academy	Pre K, K - 8	CW	836	0		-					-	-		
Rochester Early College International High School	9 - 12	CW	516	0		-					-	-		
Thomas Jefferson Campus				1000	\$ 17,525,153	254,409	-	-	-	254,409	61,468,216	17,525,153		
Rochester International Academy	K - 12	CW	396	0	\$ -	-					-	-		
Unassigned rooms @ Thomas Jefferson Campus	Possible OACES, YM, IHA, HH, LAPC	CW	0	0	\$ -	-					-	-		
Franklin Educational Campus				3385	\$ 65,999,731	448,145	-	23,904	-	472,049	83,775,329	65,999,731		
Elementary School #TBD	Pre K, K - 6	NE	776	0	\$ -	-					-	-		
Vanguard Collegiate High School	9 - 12	CW	600	0	\$ -	-					-	-		
Integrated Arts & Technology High School	7 - 12	cw	900	0	\$ -	-					-	-		

PHASE II STRATEGIC PLAN - BUILDING AREA, PROJECT COST & MAXIMUM COST ALLOWANCE SUMMARY

							Optio	on 1					
Charlotte Campus				1551	\$ 36,561,968	217,247	-	-	-	217,247	32,597,997	32,597,997	
Leadership Academy for Young Men	7 - 12	CW	928	0	\$ -	-					-	-	I
East Educational Campus				3326	\$ 70,950,049	418,536	-	36,200	-	454,736	55,000,000	55,000,000	Phase 2
East Lower School	6 - 8	CW	522	0	\$ -	-					-	-	
East Big Picture	9 - 10	CW	56	0	\$ -	-					-	-	
East High School	9 - 12	CW	712	0	\$ -	-					-	-	l
Marshall Campus				1353	\$ 21,711,859	242,876	-	-	-	242,876	58,335,570	21,711,859	
Schools #41 + #43	Pre K, K - 6	NW	902	0	\$ -	-						-	
James Monroe	7 - 12	cw	1236	2293	\$ 53,250,090	279,618	-	41,400	-	321,018	54,000,000	53,250,090	Phase 2
Joseph C. Wilson Magnet High School Commencement Academy	9 - 12	CW	956	1339	\$ 28,249,553	241,402	-	-	-	241,402	56,451,879	28,249,553	ı
School Without Walls	9 - 12	cw	366	582	\$ 12,911,670	52,680	-	8,867	-	61,547	9,000,000	9,000,000	Phase 2
Douglass Campus				1657	\$ 36,561,968	181,455	-	-	-	181,455	45,842,724	36,561,968	
Northeast College Prep HS at Frederick Douglass	9 - 12	CW	824	0	\$ -	-						-	
Northwest College Prep HS at Frederick Douglass	7 - 8	CW	412	0	\$ -	-						-	
School of the Arts	7 - 12	CW	1206	1448	\$ 31,055,520	230,472	-	-	-	230,472	30,682,906	30,682,906	
Edison Educational Campus				3434	\$ 76,246,365	506,618	-	-	-	506,618	30,000,000	30,000,000	Phase 2
Edison Career & Technology High School	9 - 12	CW	1508	0	\$ -	-						-	
Pathways to Technology	9 - 12	CW	216	0	\$ -	-						-	

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.



Proposed Program Summary

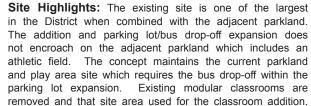
Location / Address: 85 Hillside Avenue 14610

Original Date: 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

Existing Context



Core Model "Test Fit" Summary:

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Self-Contained	Enrollment Flex
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's	Classrooms
Interchangeable Classrooms	2	2	6	6	0	2	1

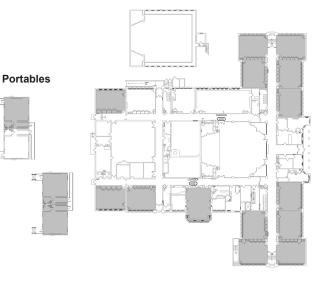
Specialized Functions:

Elementary Science Classroom	0
7th / 8th Grade Science 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	0
Technology Lab / Shop	0
Other Thematic Classroom	0
In School Suspension (ISS) / ATS	1

Gym	1
Multipurpose Gym /Auditorium	1
Library	1
CSE Office / Conference Room	0
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	1
Parent Liaison Room	1
Main Office Suite	1
Secure Main Entrance	Yes
Accessible Main Entrance	Yes
School Safety Officer Office	1
Cafeteria	1
Multipurpose Cafeteria / Auditorium	0
Kitchen / Servery	1
Teacher Workroom	1
Parent / PTSA Room	1
Agency Partner Room	0

Note: Shadowed classrooms indicate below SED minimum



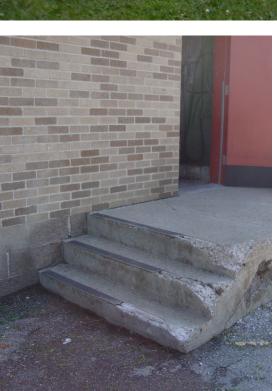
Existing First Floor



Existing Ground Floor















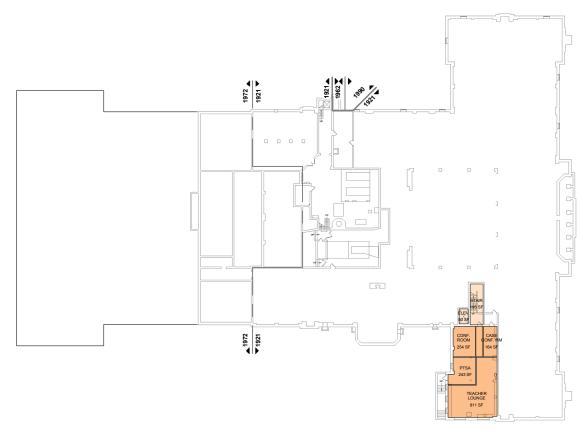




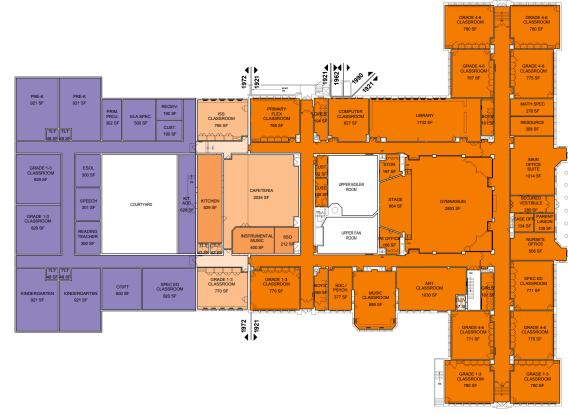


- Proposed New Construction





PROPOSED GROUND FLOOR Work Scope



PROPOSED FIRST FLOOR Work Scope

Proposed S Work Sum	•
Level of Work	Gross Sq. Footage
Light Rehabilitation	795 sf
Moderate Reconstruction	5,208 sf
Heavy Reconstruction	1,229 sf
Structural Reconstruction	26,274 sf
None	11,309 sf
Subtotal	44,815 sf
Addition	12,127 sf

Grand Total for School	56,942 sf
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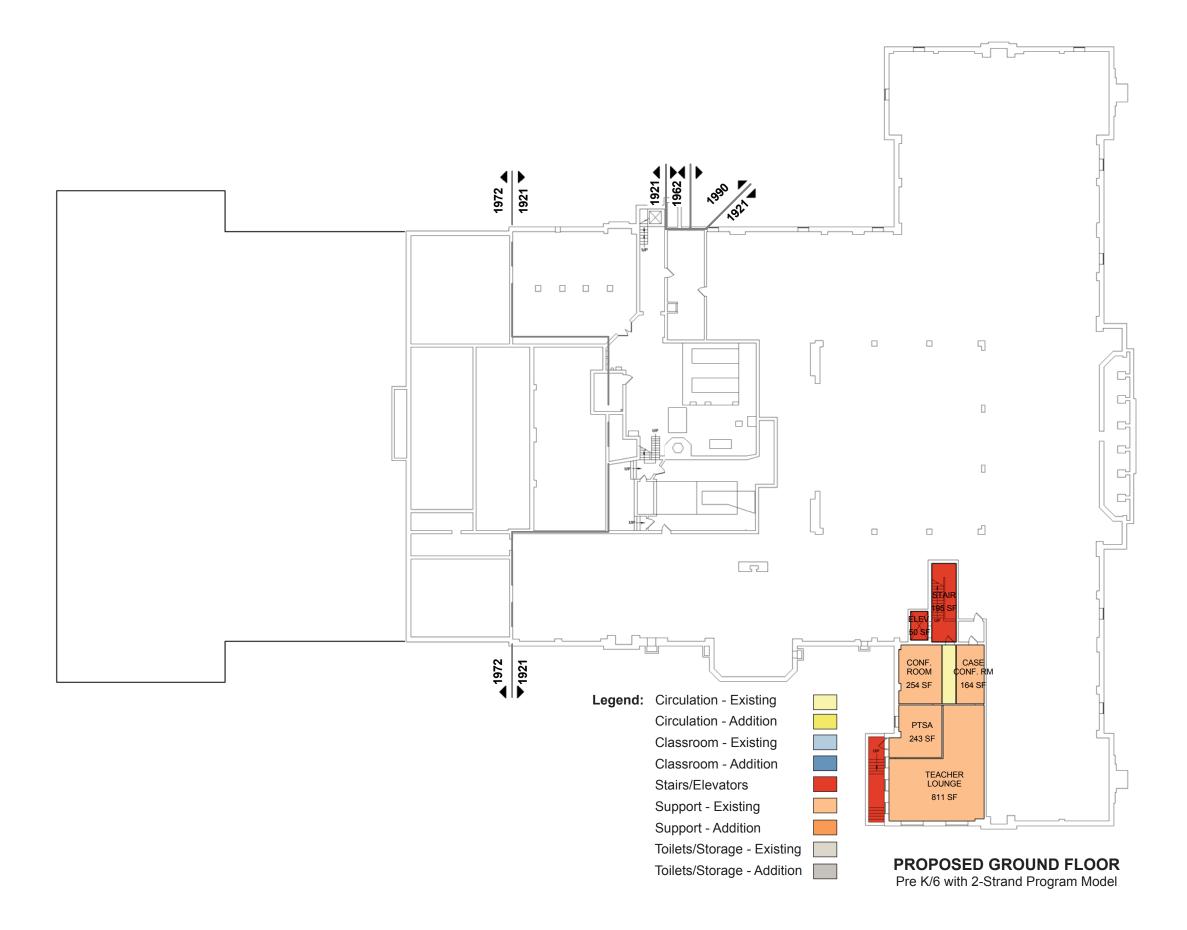
Legend:	Light Rehabilitation	
	Moderate Reconstruction	
	Heavy Reconstruction	
	Structural Reconstruction	
	Addition	

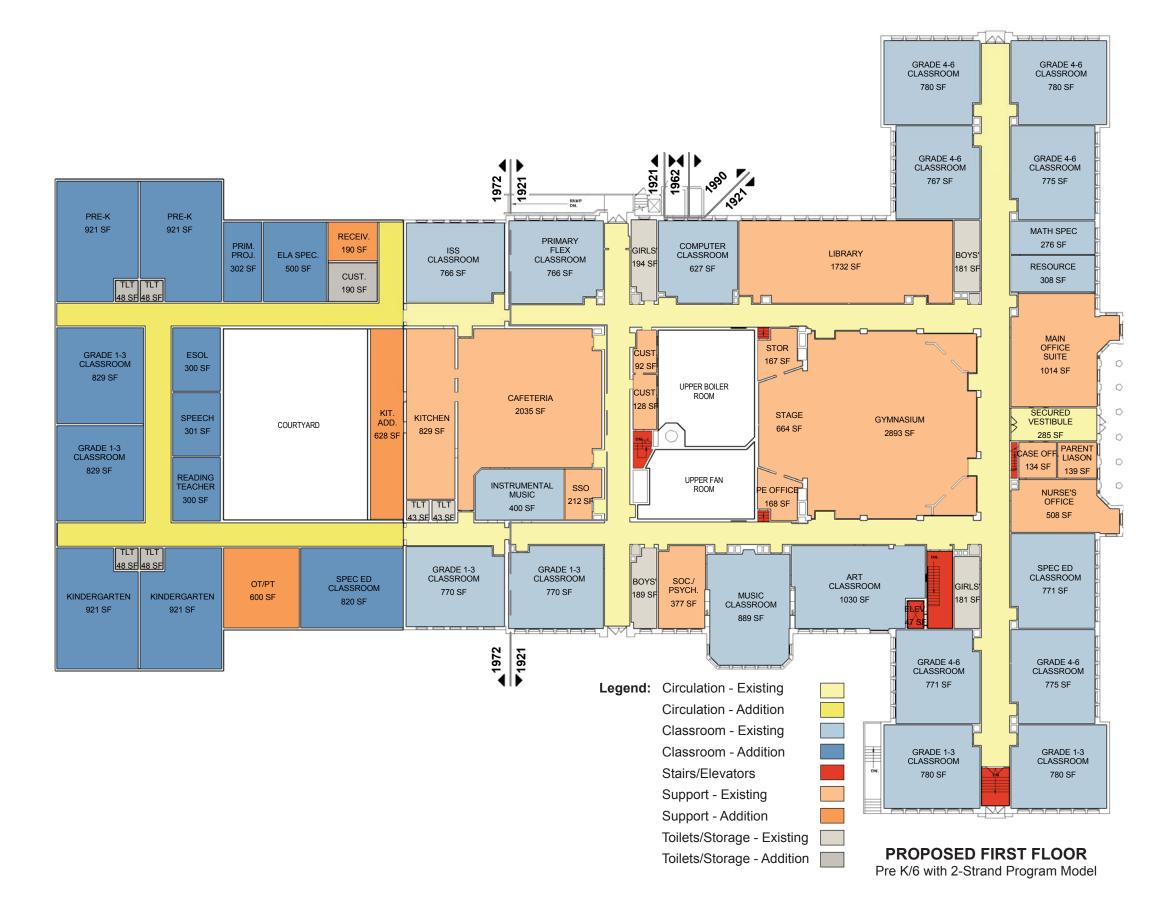


PROPOSED SITE PLAN

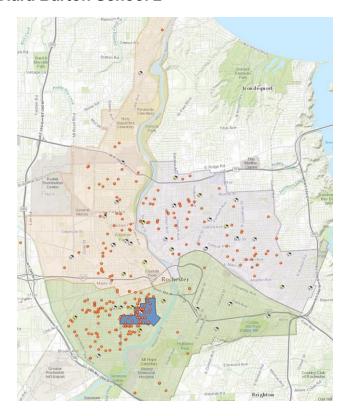
Pre K-6 with 2-Strand Program Model







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

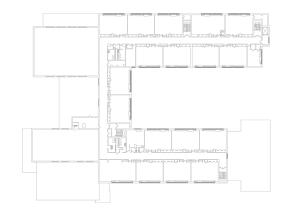
622 PK/6 Students

Location / Address: 190 Reynolds Street 14608 Original Date: 1959 1961 / 1994 Addition Dates: Existing Building Gross Area: 78,193 gross square feet Existing Modular Building Area: 3,520 (gsf to be demolished) 11,676 gsf Proposed Addition Area: Total Proposed Gross Area: 89,869 gsf Current 2015-2016 Enrollment: 434 PK/6 Students

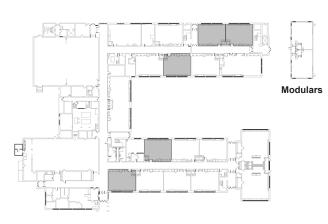
Existing Context

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: Shadowed classrooms indicate below SED minimum area criteria



Existing Second Floor



Existing First Floor

Core Model "Test Fit" Summary

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Self-Contained	Enrollment Flex
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's	Classrooms
Interchangeable Classrooms	3	3	9	9	0	3	1

Specialized Functions:

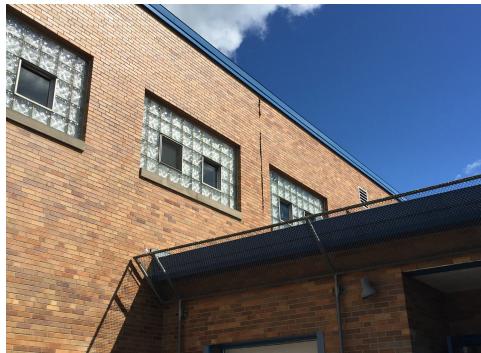
Planned Enrollment:

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	1
Art Classroom	1
Computer Classroom	2
Family & Consumer Science	0
Technology Lab / Shop	0
Other Thematic Classroom	1
In School Suspension (ISS) / ATS	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	0
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 / Servery	1
Teacher Workroom	1
Parent / PTSA Room	1
Agency Partner Room	1













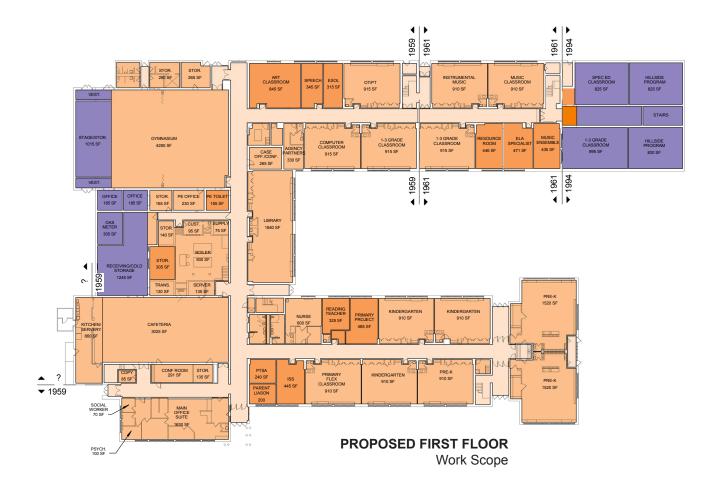


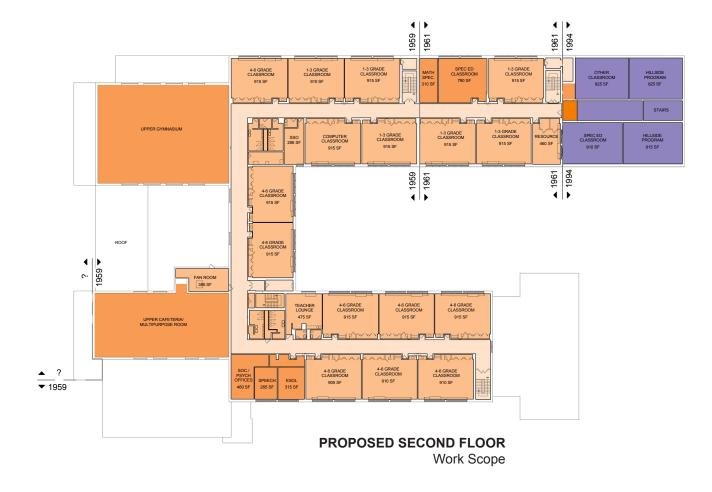




Proposed New Construction







Proposed Scope of				
Work Summary				
Level	Gross Sq.			
of Work	Footage			
Light Rehabilitation	14,330 sf			
Moderate Reconstruction	47,513 sf			
Heavy Reconstruction	7,407 sf			
Structural Reconstruction	208 sf			
None	8,735 sf			
Subtotal	78,193 sf			
Addition	11,676 sf			

Grand Total 89,869 sf for School

Legend: Light Rehabilitation Moderate Reconstruction

Heavy Reconstruction
Structural Reconstruction

Addition



FROST AVENUE

PROPOSED SITE PLAN

Pre K-6 with 3-Strand Program Model





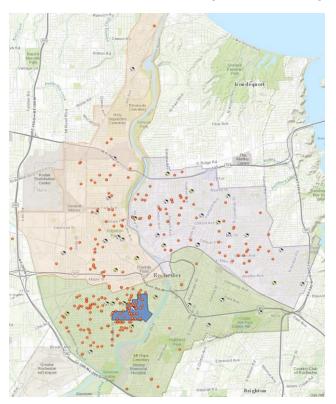
Rochester School Modernization Program



PROPOSED SECOND 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 condiser future land acquisition to the east of the school for needed additional parking and potential on-site bus drop-off area.



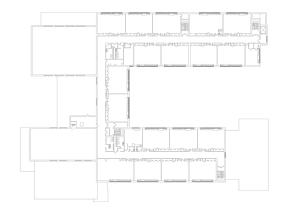
Proposed Program Summary

Location / Address: 190 Reynolds Street 14608 Original Date: 1959 1961 / 1994 Addition Dates: 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 622 PK/6 Students Planned Enrollment:

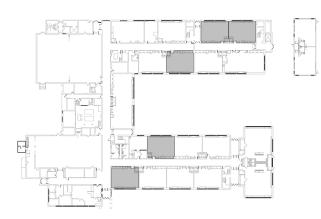
Existing Context

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.

Note: Shadowed classrooms indicate below SED minimum area criteria



Existing Second Floor



Existing First Floor

Core Model "Test Fit" Summary

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Self-Contained	Enrollment Flex
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's	Classrooms
Interchangeable Classrooms	3	3	9	9	0	3	1

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) / ATS	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 / Servery	1
Teacher Workroom	1
Parent / PTSA Room	1
Agency Partner Room	1

















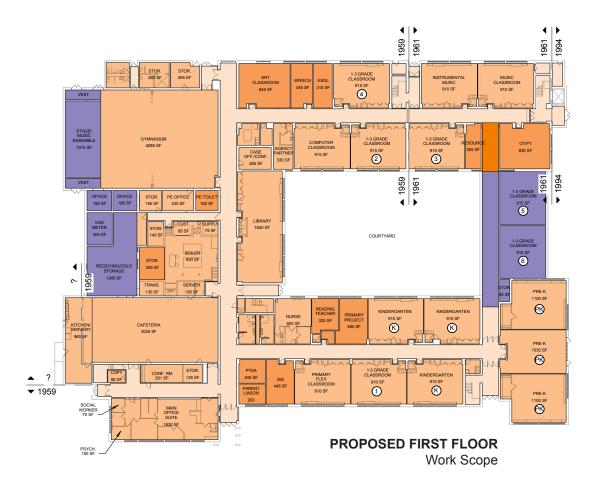


- Proposed New Construction



Proposed Scope of Work Summary				
Level of Work	Gross Sq. Footage			
Light Rehabilitation	14,379 sf			
Moderate Reconstruction	46,592 sf			
Heavy Reconstruction	8,181 sf			
Structural Reconstruction	596 sf			
None	8,586 sf			
Subtotal	78,193 sf			
Addition	13,755 sf			

Grand Total	91,948 sf
for School	0 1,0 10 01



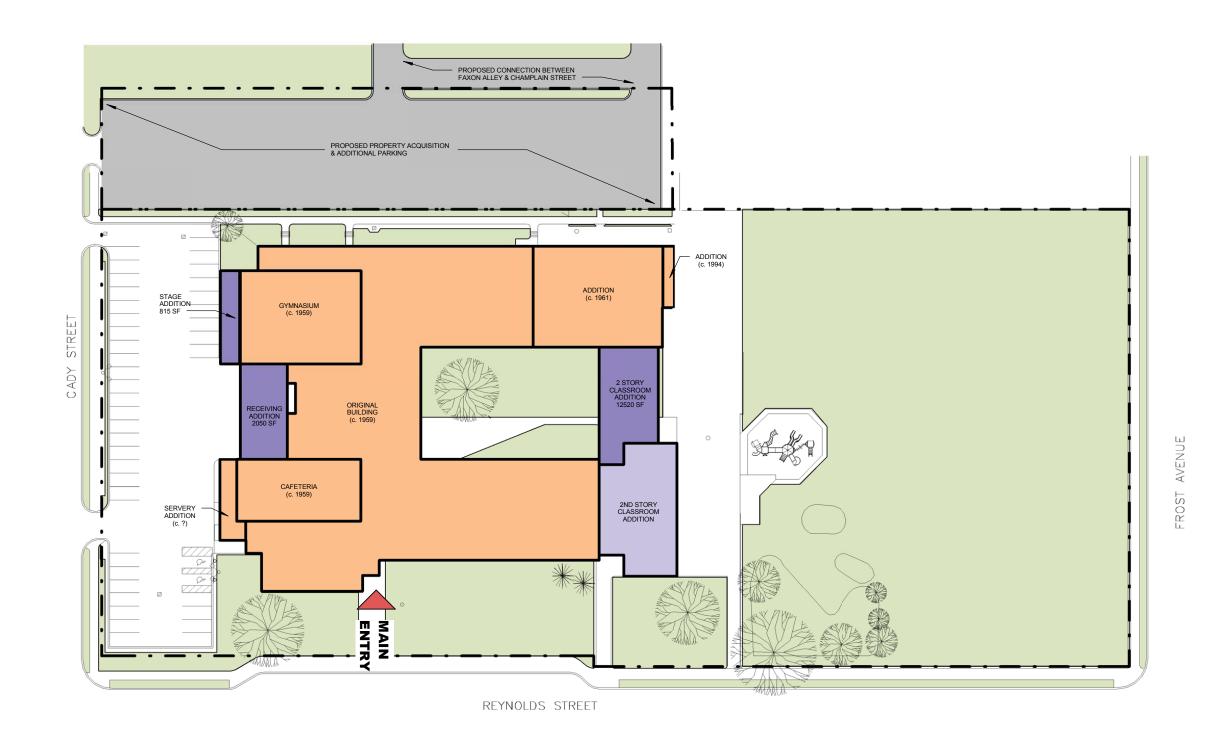


Moderate Reconstruction

Heavy Reconstruction

Structural Reconstruction

Addition



PROPOSED SITE STRATEGY

Pre K-6 with 3-Strand Program Model





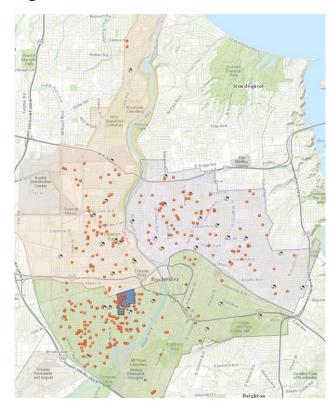
Rochester School Modernization Program



PROPOSED SECOND FLOOR

Pre K/6 with 3-Strand Program Model

Program Biograph: George Mather Forbes School 4



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 6th 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 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 contribute to the net results that 18% of classrooms will remain below the SED Standard for minimum classroom size.



Proposed Program Summary

Location / Address: 198 Dr. Samuel McCree Way 14611

Original Date: 1935 Addition Dates: 1970

Existing Building Gross Area: 69,014 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

Existing Context

Site Highlights: The existing site is adjacent to City parkland. The site would benefit from strategic land acquisition for parking lot and bus drop-off expansion. The concept maintains the current parkland and play area site which requires the bus drop-off within the parking lot expansion.

Note: Shadowed classrooms indicate below SED minimum area criteria



Existing Second Floor



Existing First Floor



Existing Ground Floor

Core Model "Test Fit" Summary

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Self-Contained	Enrollment Flex
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's	Classrooms
Interchangeable Classrooms	2	2	6	6	0	3	1

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
Other Thematic Classroom	1
In School Suspension (ISS) / ATS	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	1
40	

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	1
Multipurpose Cafeteria / Auditorium	0
Kitchen / Servery	1
Teacher Workroom	1
Parent / PTSA Room	1
Agency Partner Room	1









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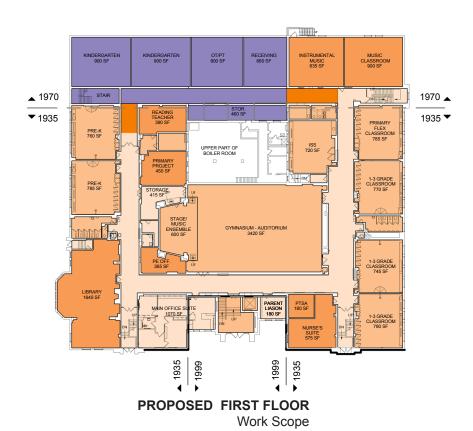
Proposed Scope of Work Summary				
Level Gross Sq. of Work Footage				
Light Rehabilitation	13,391 sf			
Moderate Reconstruction	21,193 sf			
Heavy Reconstruction	15,454 sf			
Structural Reconstruction	660 sf			
None	18,316 sf			
Subtotal	69,014 sf			
Demo	-7,726 sf			
Addition	9,435 sf			

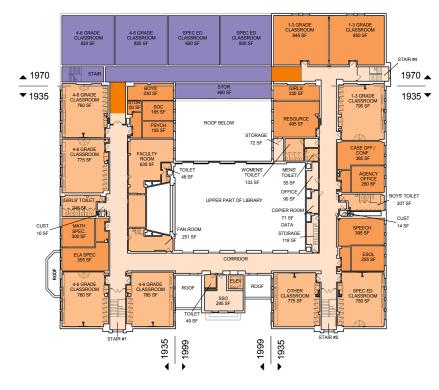
Grand Total

for School

Legend: Light Rehabilitation Moderate Reconstruction Heavy Reconstruction Structural Reconstruction

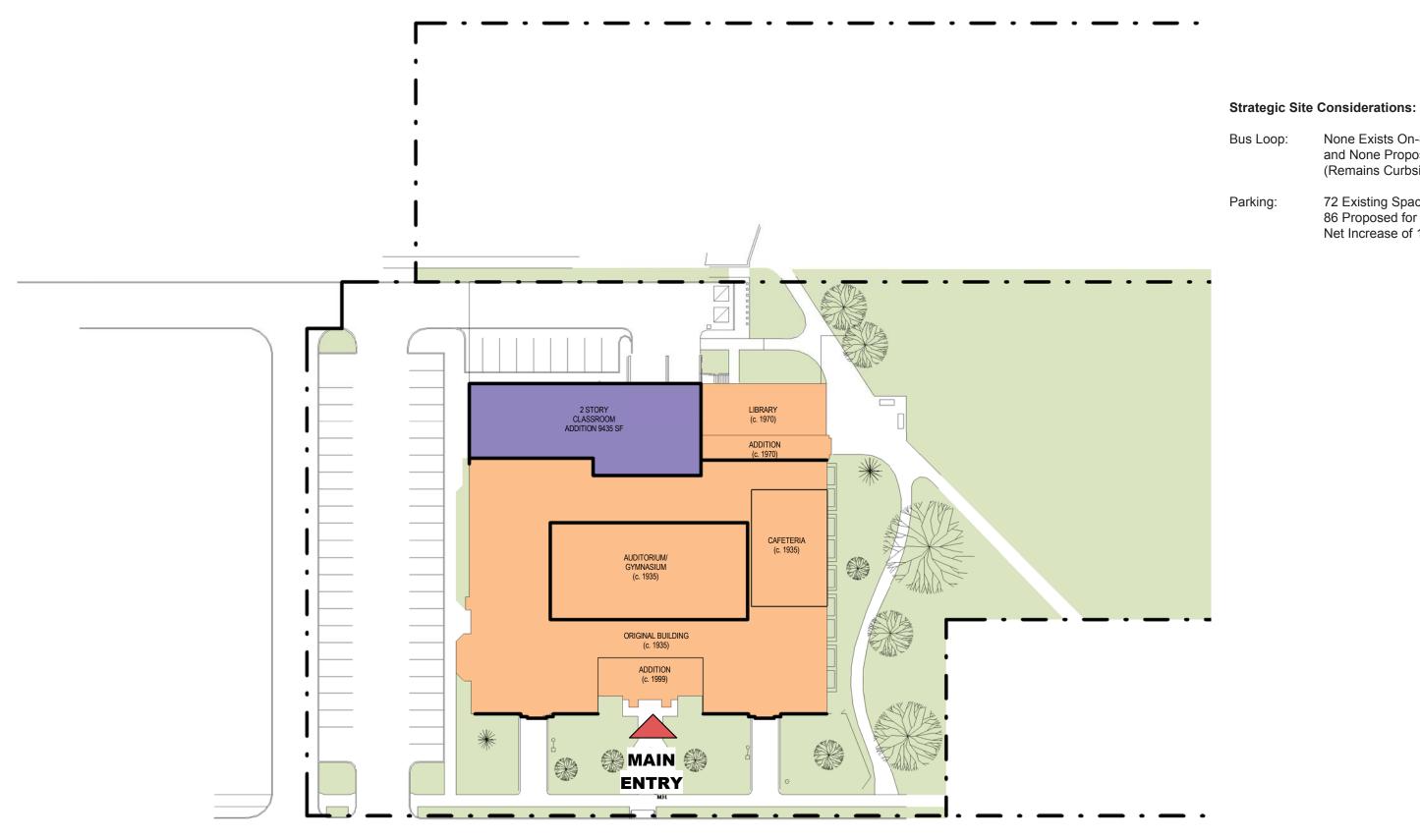
Addition





PROPOSED SECOND FLOOR Work Scope

70,723 sf



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

None Exists On-Site

PROPOSED SITE PLAN

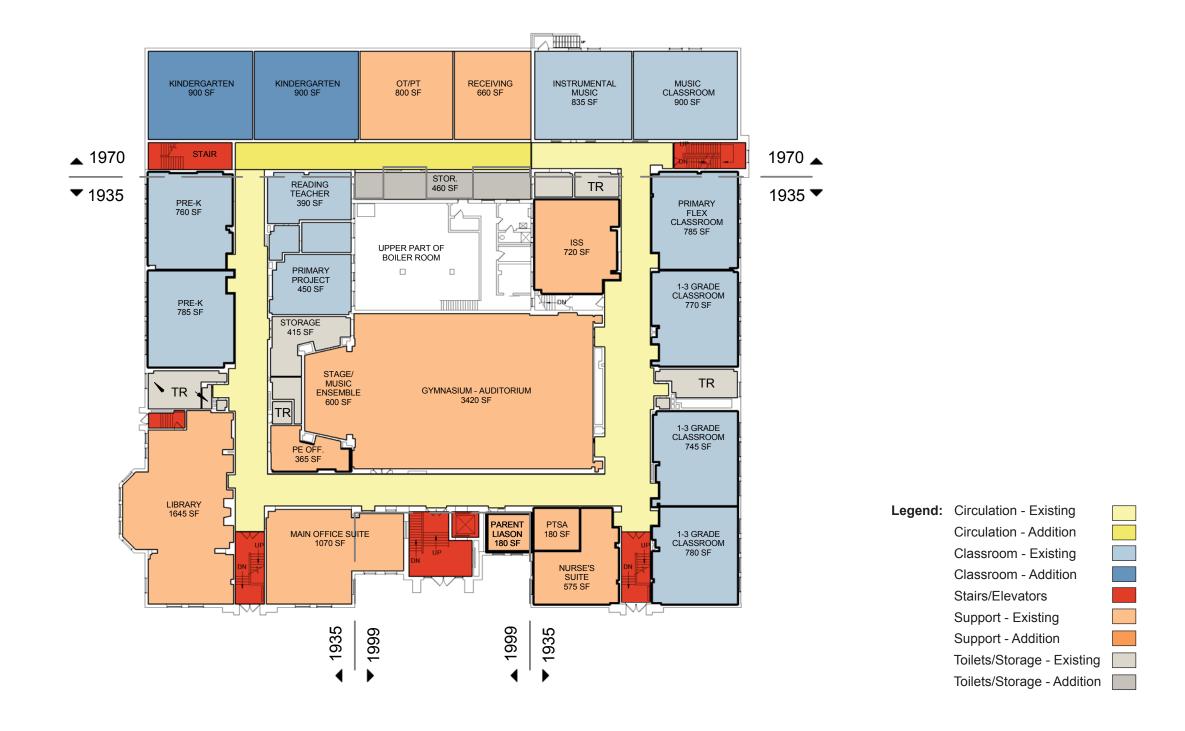
Pre K-6 with 2-Strand Program Model





PROPOSED GROUND FLOOR

Pre K/6 with 2-Strand Program Model



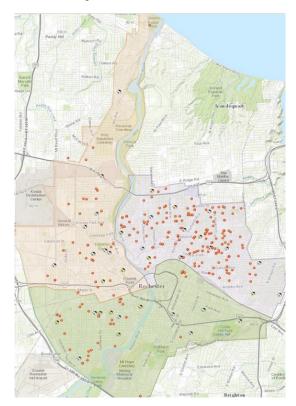
PROPOSED FIRST FLOOR

Pre K/6 with 2-Strand Program Model



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

Program Biograph: Dag Hammarskjold School 6



Background & Concept

The Dag Hammerskjold 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 investibated to preserve the outdoor playfield area adjacent to the school. A second alternative involves a reduced program (hybrid 3/2 strands) in the 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:

Total Proposed Gross Area:

Previous Grade Structure:

Planned Grade Structure:

Current 2015-2016 Enrollment:

Planned Enrollment:

Planned Enrollment:

Proposed Addition Area:

19 ,263 gsf

80,209 gsf

K – 6th

Pre K – 6th

317 K/6 Students

784 PK/6 Students



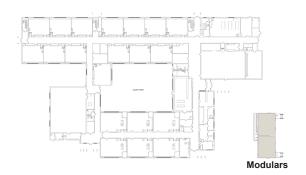
Site Highlights: The existing site is adjacent to City parkland. The concept maintains the current parkland and play area site which requires the bus drop-off to remain within the expanded parking lot.

Existing Context

Note: Shadowed classrooms indicate below SED minimum area criteria



Existing Second Floor



Existing First Floor

Core Model "Test Fit" Summary:

	Pre K Classrooms	Kindergarten Classrooms	Grades 1 - 3 Classrooms	Grades 4 - 6 Classrooms	Grades 7 - 8 Classrooms	Self-Contained Special Ed CR's	Enrollment Flex Classrooms
Interchangeable Classrooms	4	4	12	12	0	4	1

Elementary Science Classroom	0
7th / 8th Grade Science Classroom	0
Special Education Resource Room	2
Music Classroom - General	2
Music Classroom - Instrumental	1
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) / 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	2
Parent Liaison Room	1
Main Office Suite	1
Secure Main Entrance	Yes
Accessible Main Entrance	Yes
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







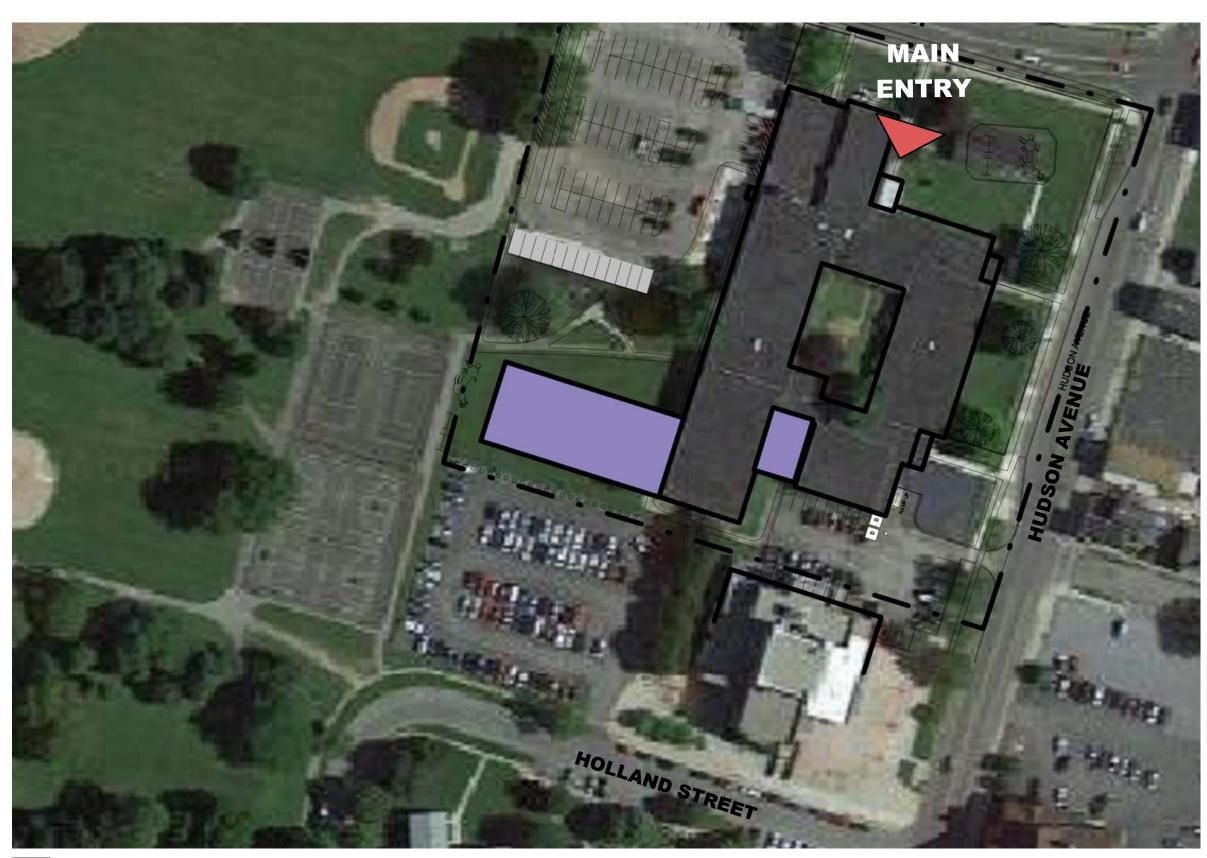








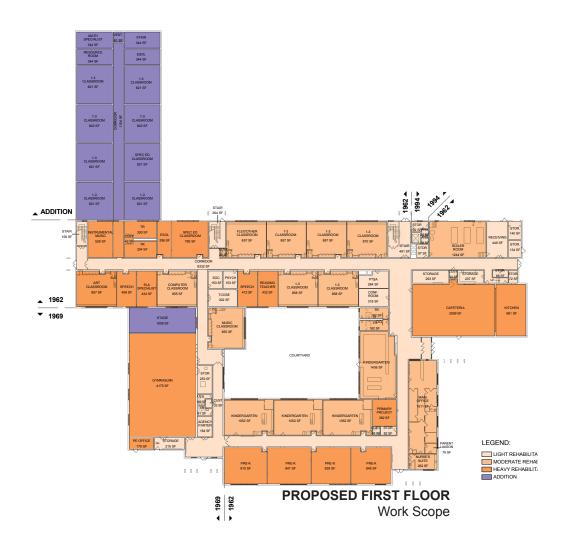




- Proposed New Construction

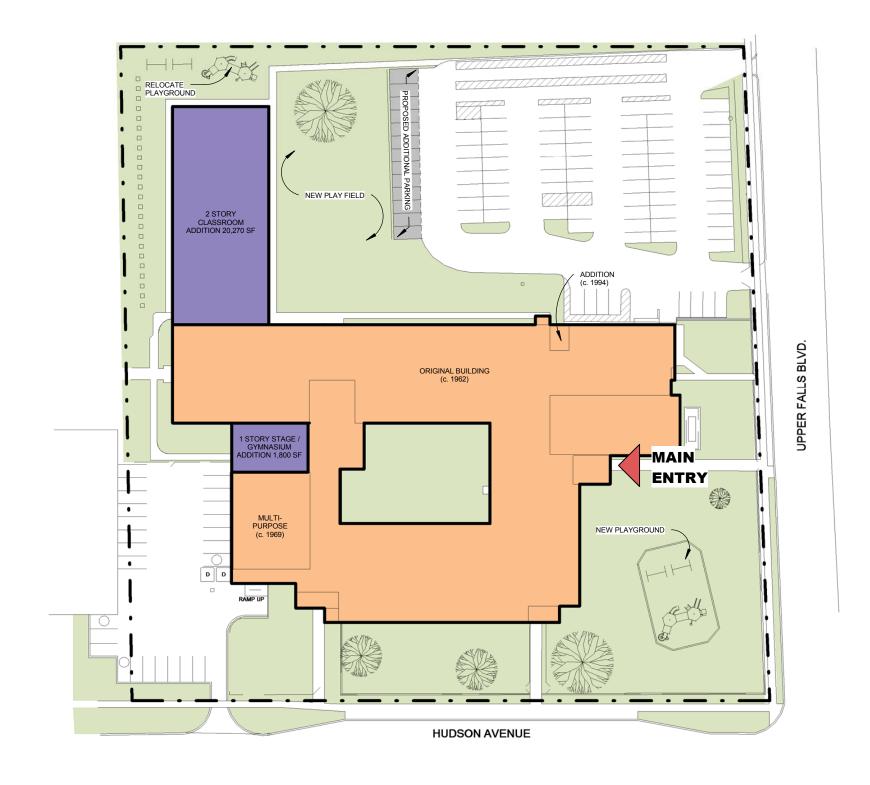


Rochester School Modernization Program





Proposed S Work Sum	•			
Level of Work	Gross Sq. Footage			
Light Rehabilitation	17,402 sf			
Moderate Reconstruction	22,345 sf			
Неяву	25;46 6 sf			
Reconstruction				
		Legend: Lig	ght Rehabilitation	
Subtotal	65,977 sf	M	oderate Reconstruction	ı
Addition	20,514 sf]	oover Doognotruction	
			eavy Reconstruction	
Grand Total for School	86,491 sf		tructural Reconstruction ddition	



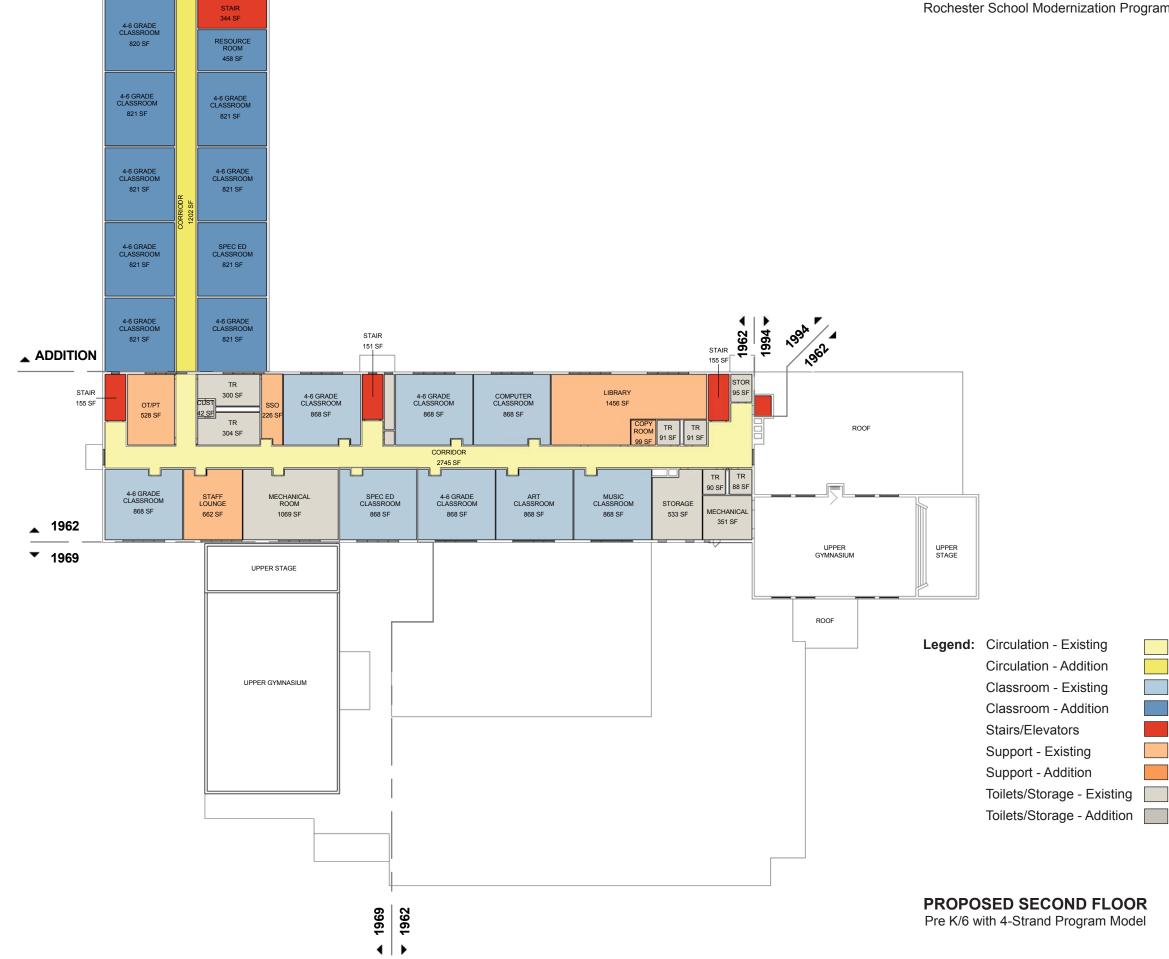
PROPOSED SITE PLAN

Pre K-6 with 4-Strand Program Model

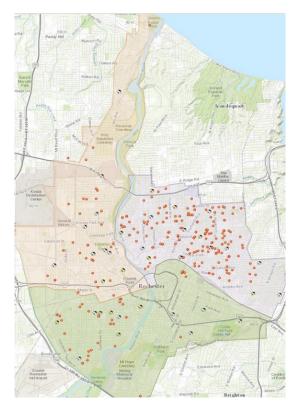




Rochester School Modernization Program



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 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 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 accomodates 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: 1,760 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



Existing ContextSite Highlights: The existing site is adjacent to City parkland. The concept maintains the current parkland and play

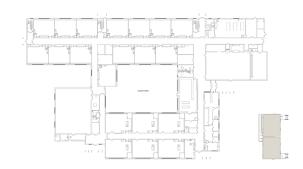
area site which requires the bus drop-off to remain within the

expanded parking lot.

Note: Shadowed classrooms indicate below SED minimum area criteria



Existing Second Floor



Existing First Floor

Core Model "Test Fit" Summary:

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Self-Contained	Enrollment Flex
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's	Classrooms
Interchangeable Classrooms	3	3	9	9	0	3	1

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	2
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	2
Parent Liaison Room	1
Main Office Suite	1
Secure Main Entrance	Yes
Accessible Main Entrance	Yes
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



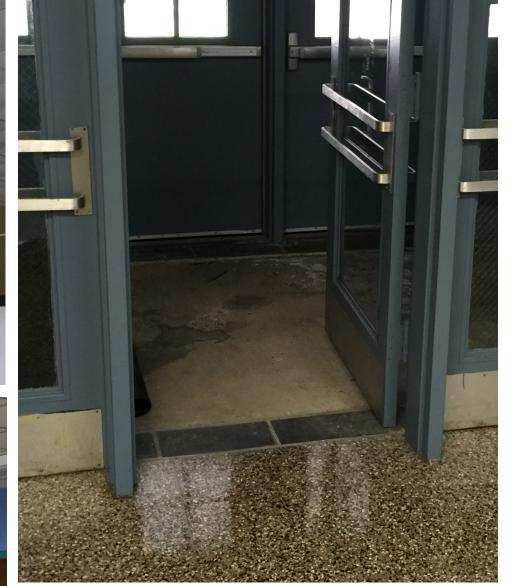




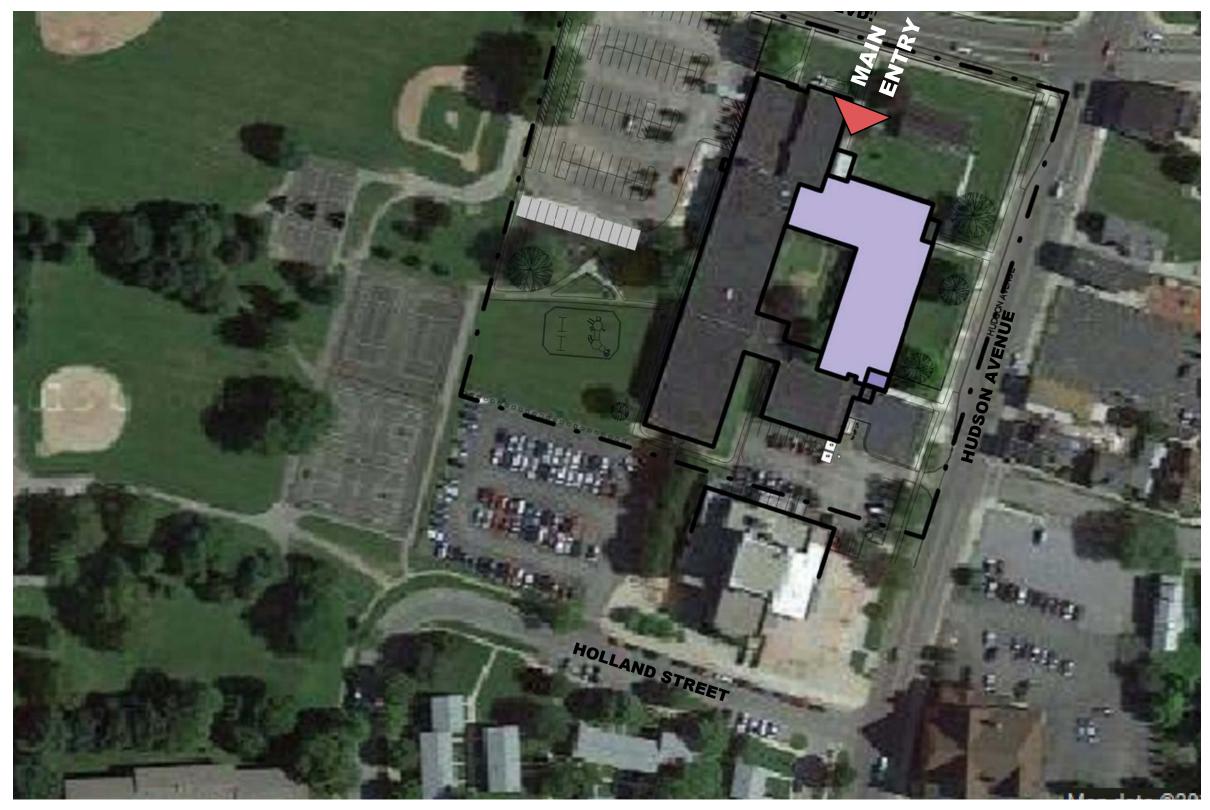














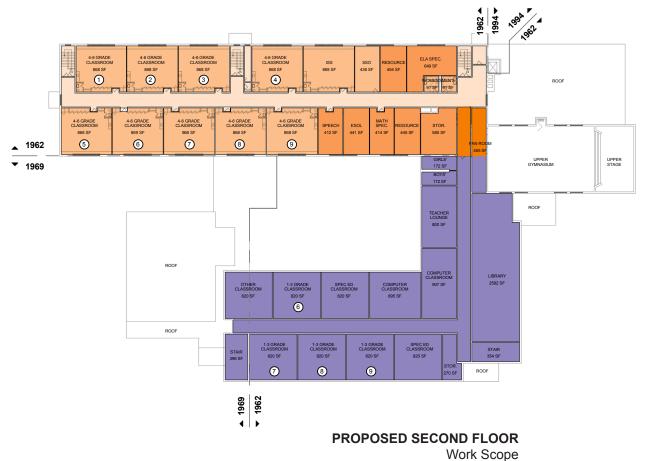


Proposed Scope of Work Summary		
Level of Work	Gross Sq. Footage	
Light Rehabilitation	15,128 sf	
Moderate Reconstruction	30,339 sf	
Heavy Reconstruction	14,445 sf	
Structural Reconstruction	761 sf	
None	5,294 sf	
Subtotal	65,977 sf	
Addition	14,863 sf	

Grand Total	80,840 sf
for School	00,040 81



PROPOSED FIRST FLOOR Work Scope



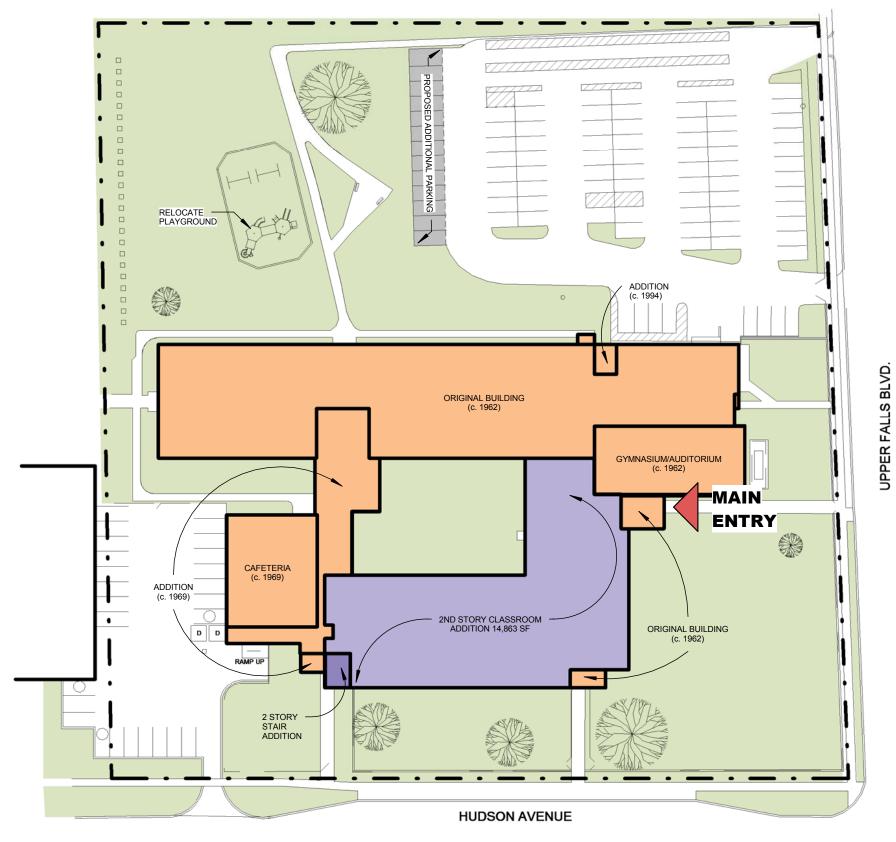
Legend: Light Rehabilitation

Moderate Reconstruction Heavy Reconstruction Structural Reconstruction

Addition

PHASE II STRATEGIC PLAN

Rochester School Modernization Program



Strategic Site Considerations:

Parking:

None Exists On-Site Bus Loop:

and None Proposed

(Remains Curbside)

62 Existing Spaces, 84 Proposed for a

Net Increase of 28

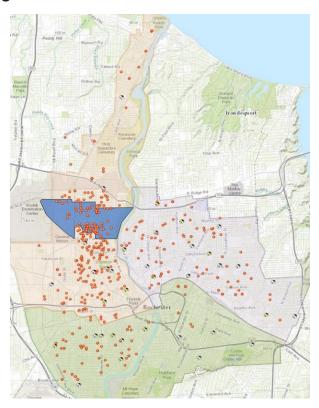
PROPOSED SITE STRATEGY





74

Program Biograph: Virgil I Grissom School 7



Background & Concept

The Virgil I. Grissom School 7 is a three story building located in the Northwest Quadrant of the City (RCSD 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 three 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

Core Model "Test Fit" Summary:

Location / Address: 31 Bryan Street 14613 Original Date: Addition Dates: 1991 Existing Building Gross Area: 68,202 gross square feet (gsf)

Existing Modular Building Area: 1,760 gsf (to be demolished) Proposed Addition Area: 10,053 gsf

Kindergarten

Classrooms

Total Proposed Gross Area: 78,255 gsf Previous Grade Structure: Pre K – 6th Planned Grade Structure: Pre K – 6th Current 2015-2016 Enrollment: 633 PK/6 Students Planned Enrollment: 582 PK/6 Students

Pre K

Classrooms

Existing Context

Site Highlights: The existing site is small and bordered on all sides by city streets, and a well-established neighborhood, making land acquisition financially impractical. 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 utilizing a stacked parking layout. A majority of the addition area is over the existing two story classroom wing which was designed for a future 3rd floor, and thus would minimize loss of outdoor playfield area.



Existing Second Floor

Existing Third Floor

Grades 4 - 6 Grades 7 - 8 Self-Contained **Enrollment Flex** Classrooms Classrooms Special Ed CR's Classrooms Not Applicable

Specialized Functions:

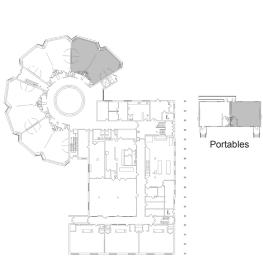
Interchangeable

Classrooms

Elementary Science Classroom	0
7th / 8th Grade Science Classroom	N/A
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
Other Thematic Classroom	N/A
In School Suspension (ISS) / ATS	1

Gym	2
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	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	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

Existing First Floor

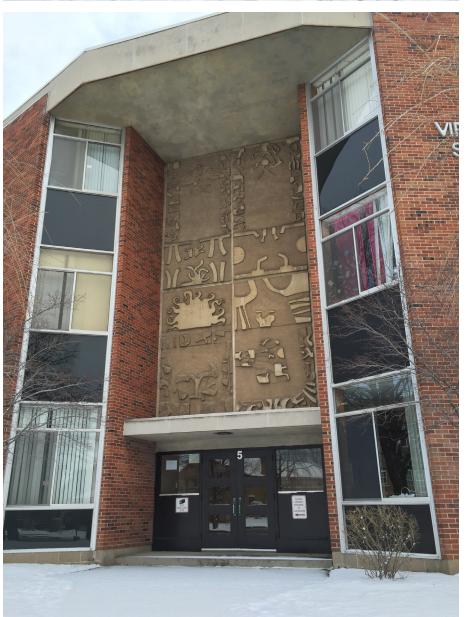
Grades 1 - 3

Classrooms







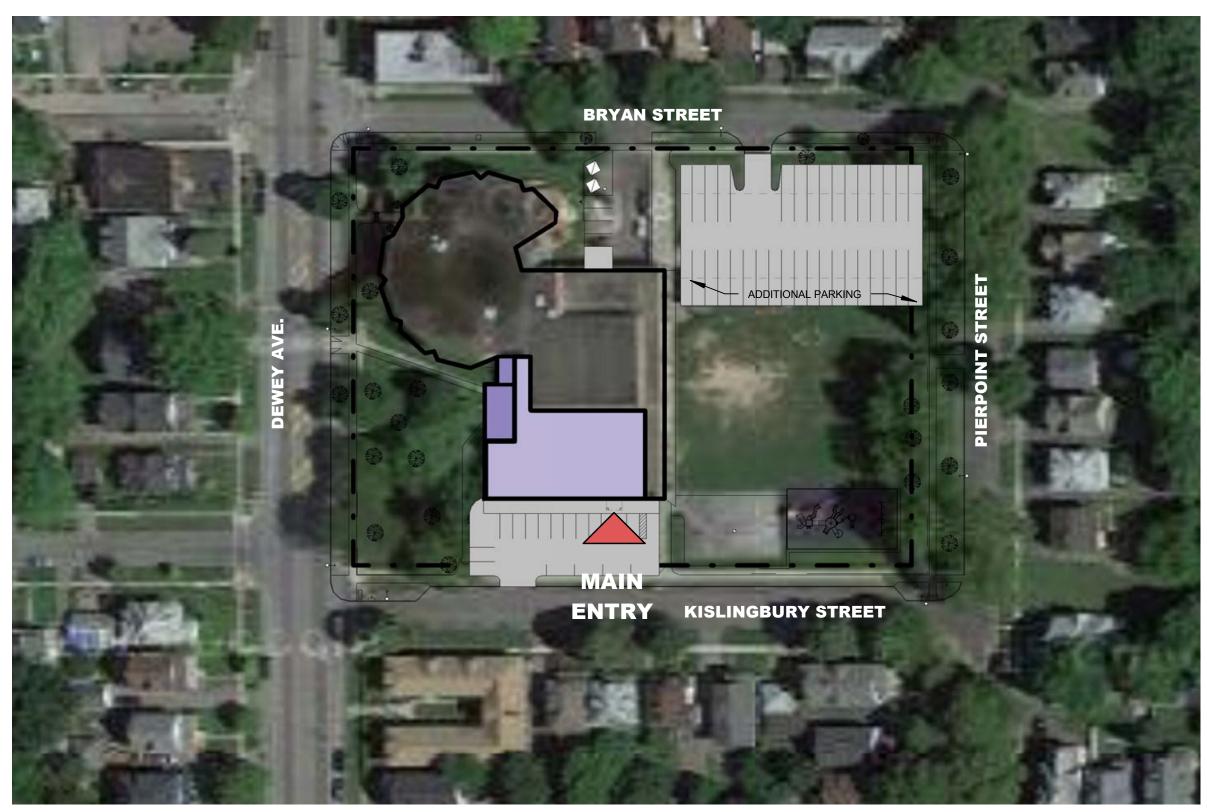






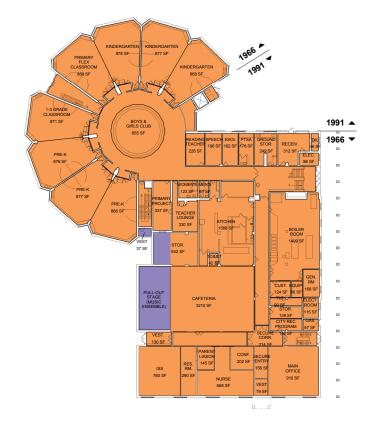




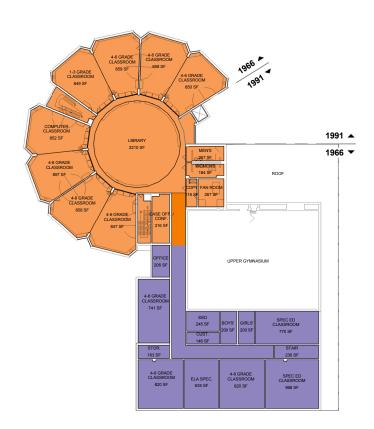




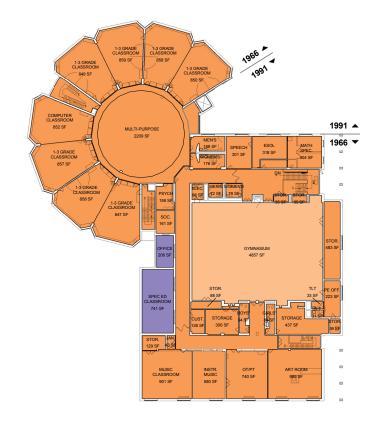




PROPOSED FIRST FLOOR
Work Scope



PROPOSED THIRD FLOOR
Work Scope



PROPOSED SECOND FLOOR Work Scope

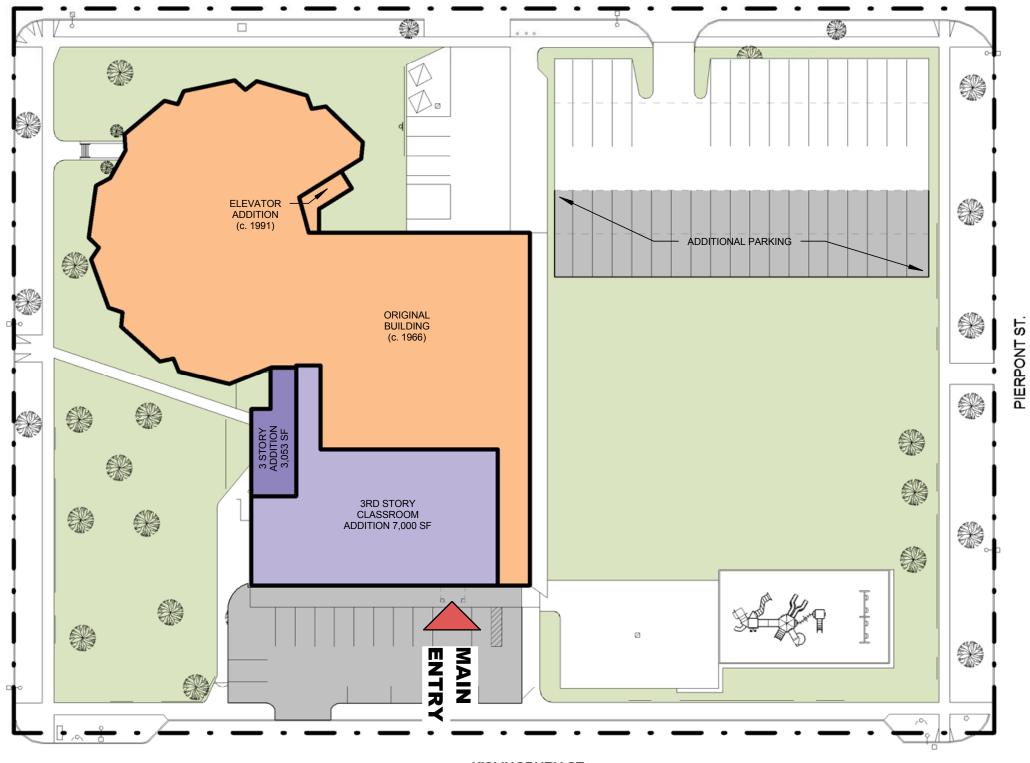
Proposed Scope of Work Summary		
Level of Work	Gross Sq. Footage	
Light Rehabilitation	0 sf	
Moderate Reconstruction	4,857 sf	
Heavy Reconstruction	56,957 sf	
Structural Reconstruction	273 sf	
None	6,115 sf	
Subtotal	68,202 sf	
Addition	9,141 sf	

Grand Total	77 242 of
for School	77,343 sf

Legend: Light Rehabilitation Moderate Reconstruction Heavy Reconstruction Structural Reconstruction Addition

DEWEY AVE.

BRYAN ST.



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

KISLINGBURY ST.

PROPOSED SITE PLAN



Legend: Circulation - Existing

Circulation - Addition

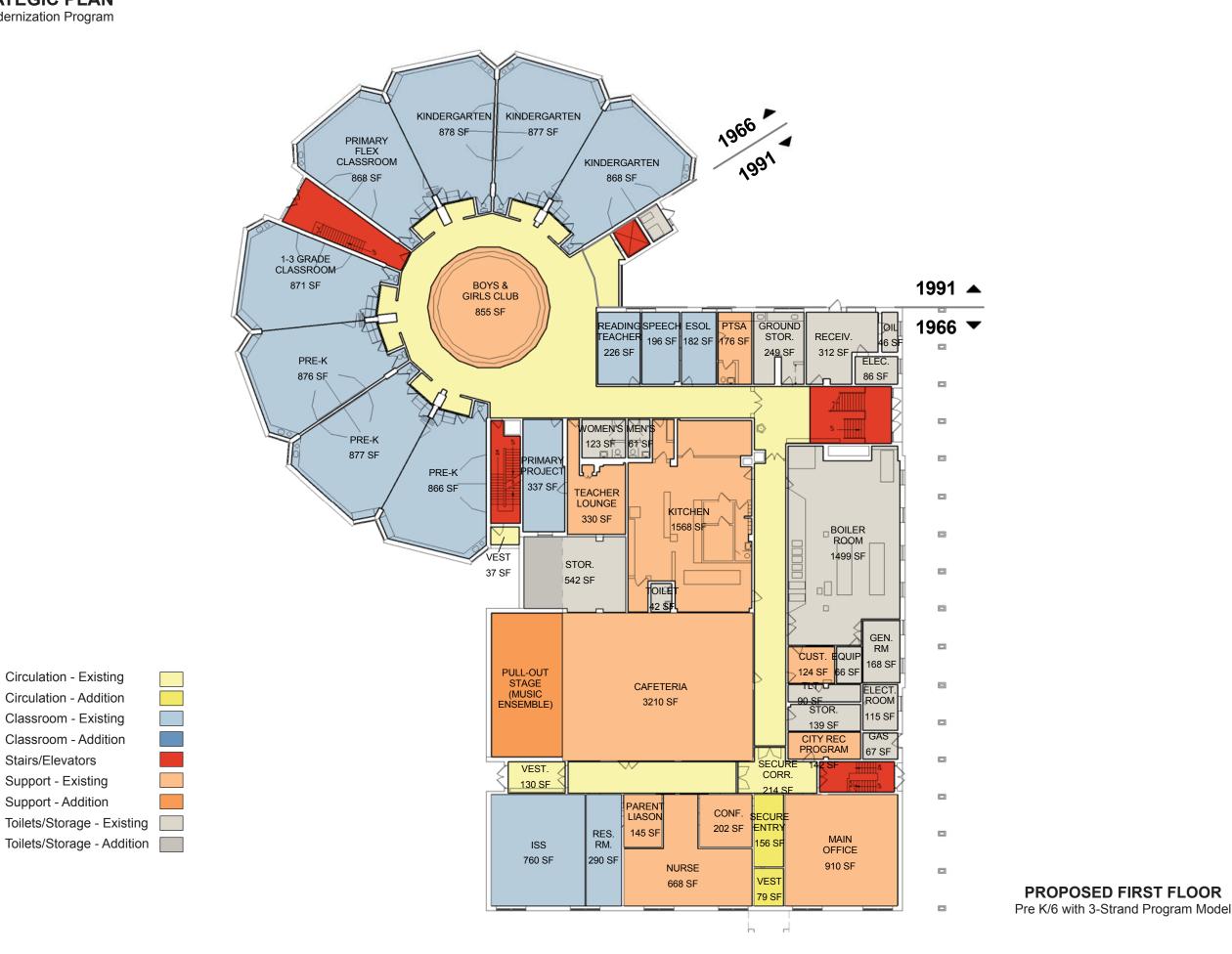
Classroom - Existing

Classroom - Addition Stairs/Elevators

Support - Existing

Support - Addition

Toilets/Storage - Existing



Legend: Circulation - Existing

Circulation - Addition

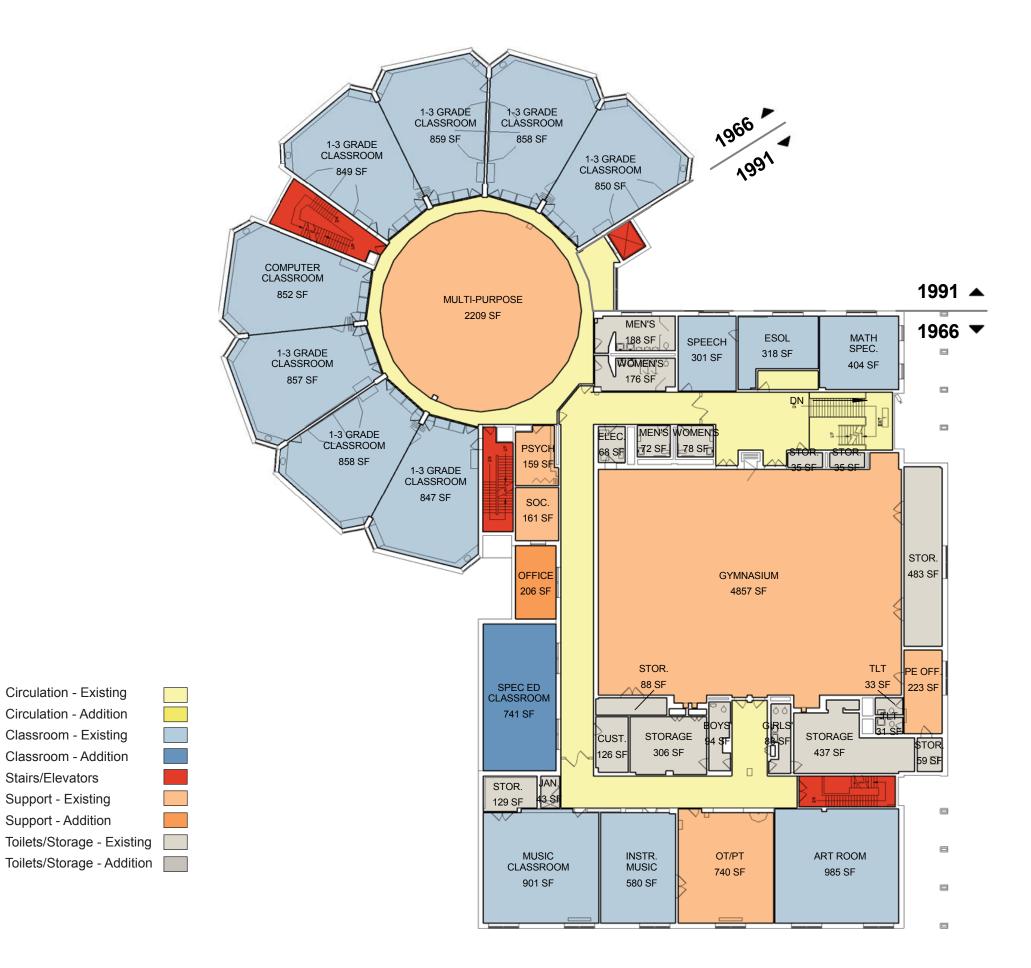
Classroom - Existing

Classroom - Addition

Stairs/Elevators

Support - Existing

Support - Addition



PROPOSED SECOND FLOOR

Legend: Circulation - Existing

Circulation - Addition

Classroom - Existing

Classroom - Addition

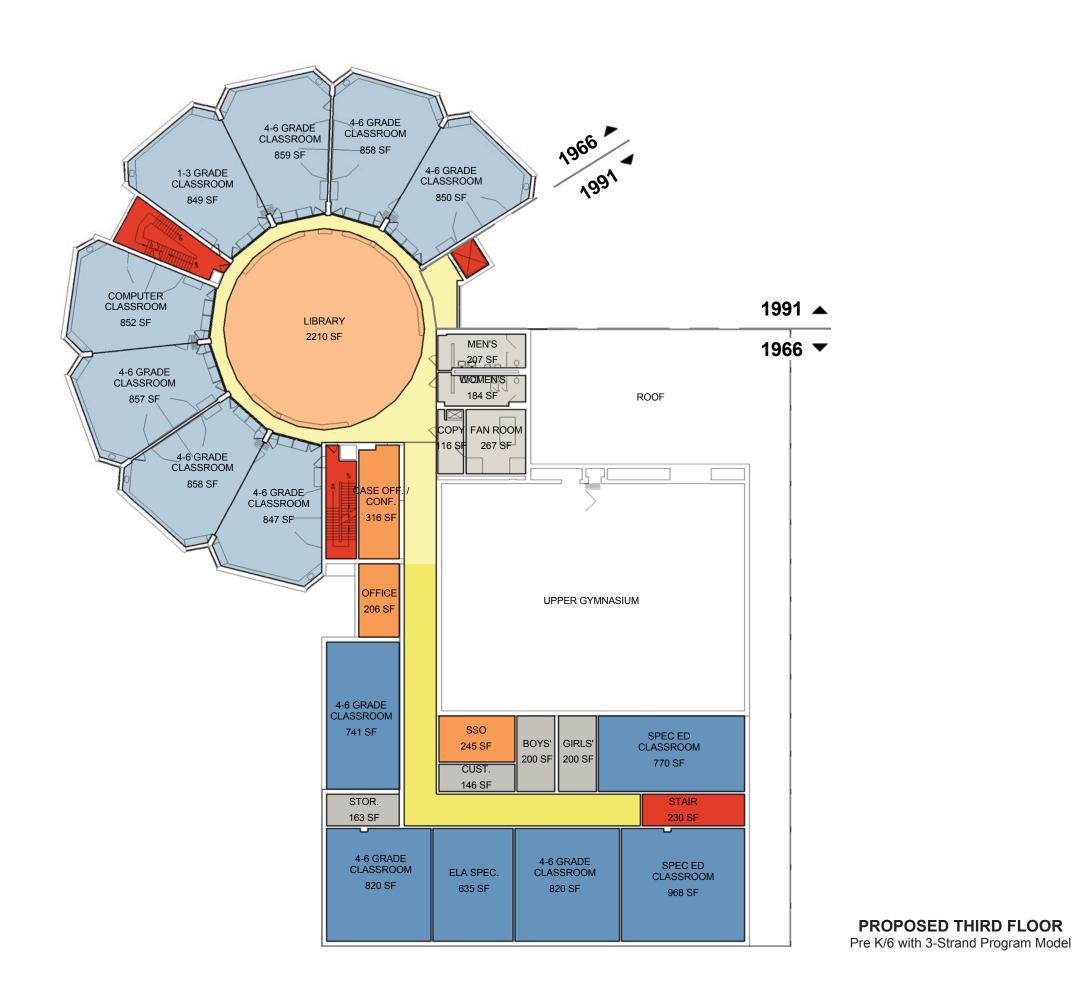
Stairs/Elevators

Support - Existing

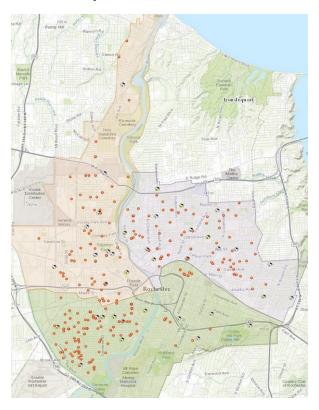
Support - Addition

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 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 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 classroomva size.

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

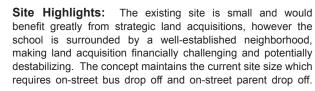


Proposed Program Summary

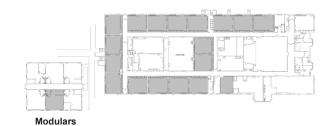
Location / Address: 353 Congress Avenue 14619 Original Date: 1916 Addition Dates: Existing Building Gross Area: 47,543 gross square feet (gsf) Existing Modular Building Area: 6,048 gsf (to be removed) Proposed Addition Area: 47,104 gsf 75,802 gsf Total Proposed Gross Area: Current 2015-2016 Enrollment: 381 PK/6 Students

398 PK/6 Students

Existing Context (







Note: Shadowed classrooms indicate below SED minimum

Existing First Floor

Existing Second Floor

Core Model "Test Fit" Summary

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Self-Contained	Enrollment Flex
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's	Classrooms
Interchangeable Classrooms	2	2	6	6	Not Applicable	2	2

Specialized Functions:

Planned Enrollment:

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) / ATS	1

Gym (dedicated)	1	Е
Multipurpose Gym /Auditorium	0	Р
Library	1	М
CSE Office / Conference Room	1	s
ELA Specialist Room	1	Α
Math Specialist Room	1	S
Reading Teacher Room	1	С
Primary Project Room	1	М
Social Worker Office	1	K
Psychologist Office	1	Te
OT / PT Room	1	Р
Speech Room	1	Α

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 / Servery	1
Teacher Workroom	1
Parent / PTSA Room	1
Agency Partner Room	0



Existing Ground Floor













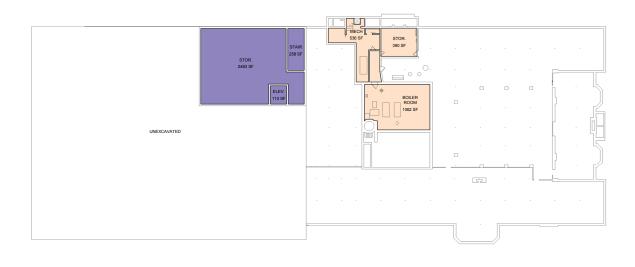








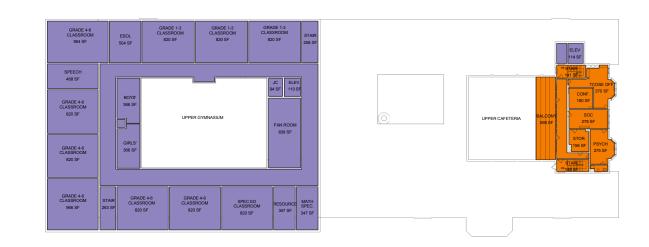






PROPOSED GROUND FLOOR
Work Scope

PROPOSED FIRST FLOOR Work Scope



PROPOSED SECOND FLOOR
Work Scope

Proposed Scope of			
Work Summary			
Level Gross Sq.			
of Work	Footage		
Light	2,111 sf		
Rehabilitation	2,111 51		
Moderate	0 sf		
Reconstruction	0 31		
Heavy	0 sf		
Reconstruction	0 01		
Structural	22,538 sf		
Reconstruction 22,536 si			
Demolition	-18,841 sf		
None	4,055 sf		
Subtotal	47,543 sf		
Addition	39,215 sf		

Grand Total 75,802 sf for School

Legend: Light Rehabilitation

Moderate Reconstruction

Heavy Reconstruction

Structural Reconstruction

Addition

PHASE II STRATEGIC PLAN

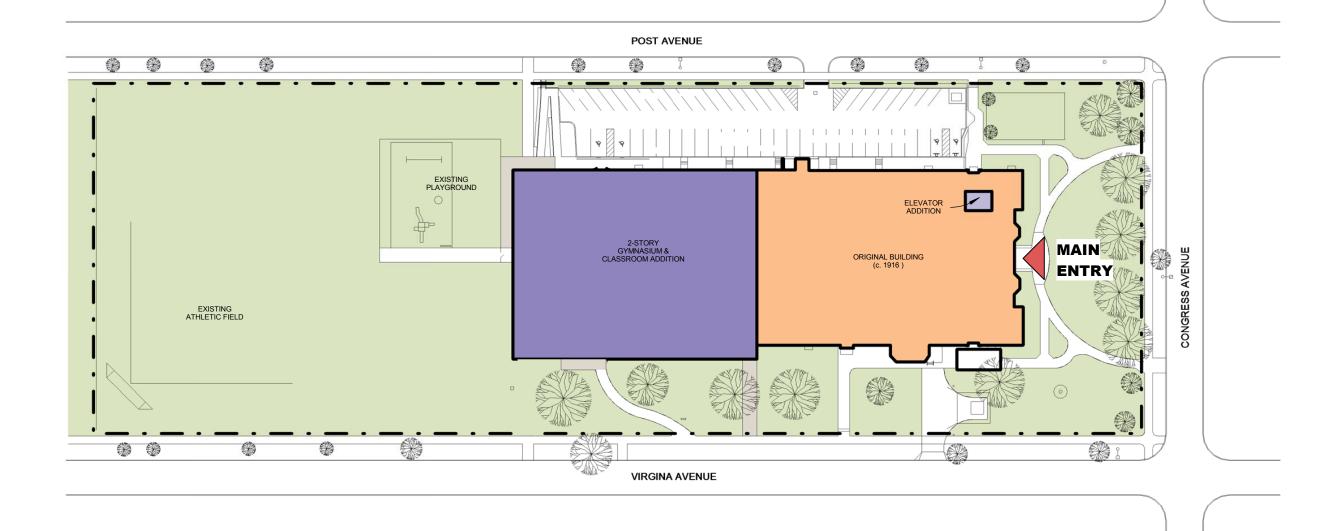
Rochester School Modernization Program

Strategic Site Considerations:

Bus Loop: None Exists On-Site

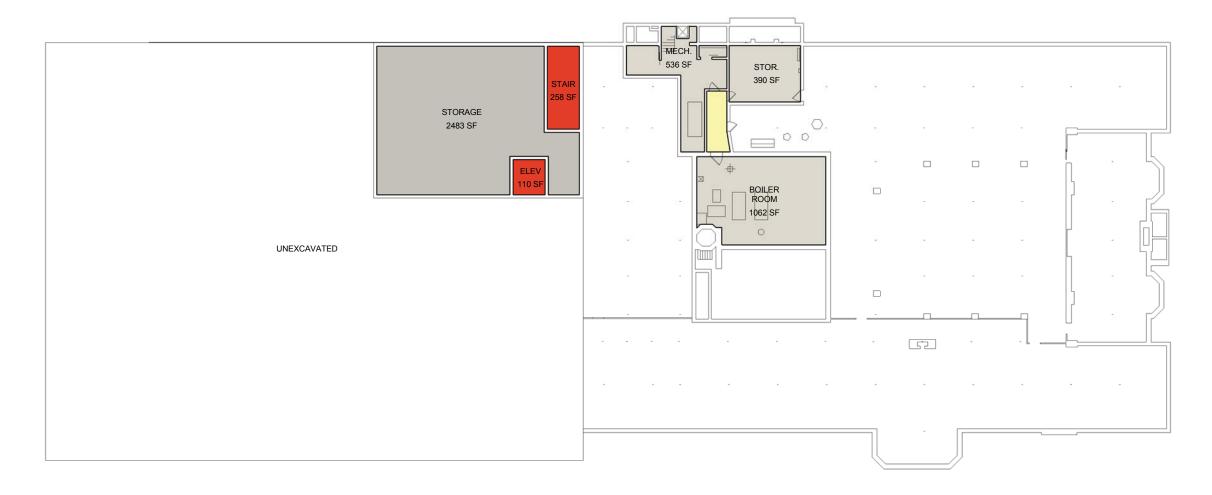
and None Proposed (Remains Curbside)

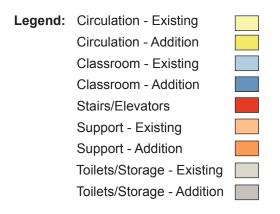
Parking: 53 Existing Spaces



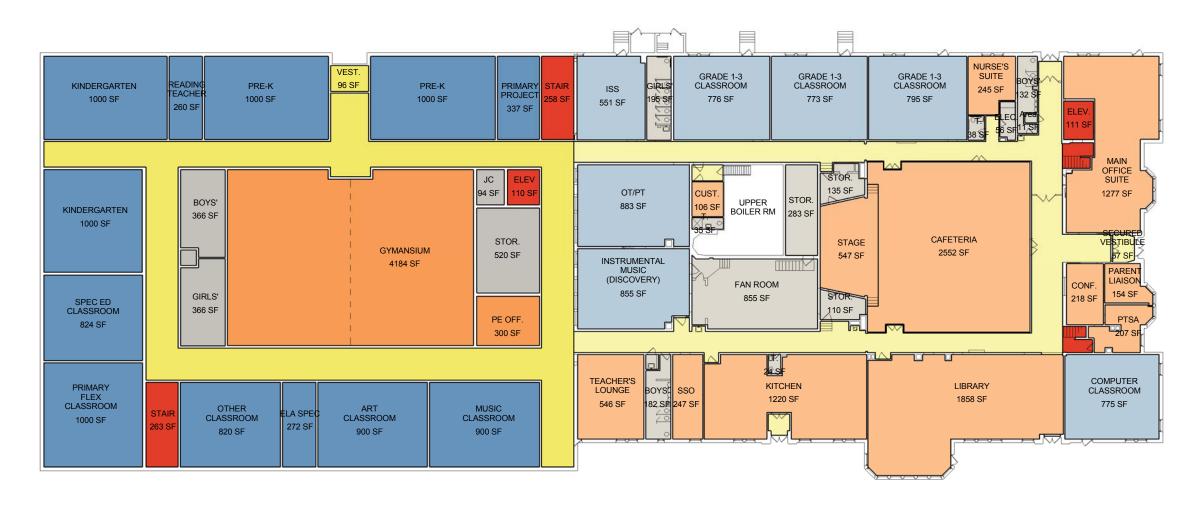
PROPOSED SITE PLAN

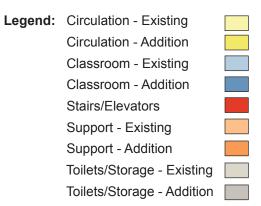




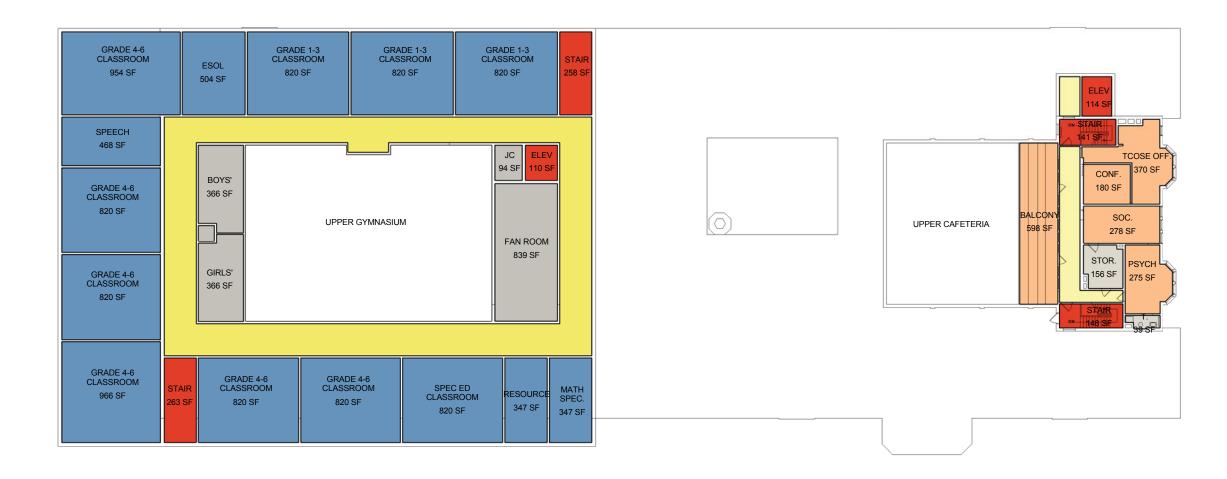


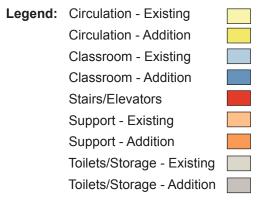
PROPOSED GROUND FLOOR





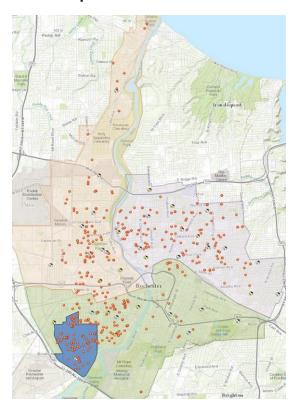
PROPOSED FIRST FLOOR





PROPOSED SECOND FLOOR

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 reducation 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.



Proposed Program Summary

Location / Address: 321 Post Avenue 14619 Original Date: 1910 Addition Dates: 1912/ 1915/ 1917/ 1920/ 1971/ 1980/ 1995 Existing Building Gross Area: 70,684 gross square feet (gsf) Existing Modular Building Area: 4,032 gsf (to be demolished) Proposed Addition Area: 14,412 gsf Total Proposed Gross Area: 85,096 gsf Current 2015-2016 Enrollment: 614 K/8 Students Planned Enrollment: 582 PK/6 Students

Highlights: The existing site is small and would

Site Highlights: The existing site is small and would benefit greatly from strategic land acquisitions, should adjacent parcels become available in the future (coordinated with the City). The concept optimizes the current site size and requires on-street bus drop off and on-street parent drop off. Existing modular classrooms are to be removed, and that site area will be used for parking expansion. A majority of the addition is proposed to be located over top the existing one story classroom wing to minimize loss of outdoor playfield area.

Core Model "Test Fit" Summary

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Self-Contained	Enrollment Flex
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's	Classrooms
Interchangeable Classrooms	3	3	9	9	Not Applicable	3	1

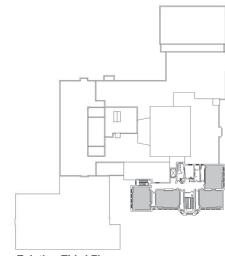
Specialized Functions:

Elementary Science Classroom	0
7th / 8th Grade Science Classroom	N/A
Special Education Resource Room	2
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

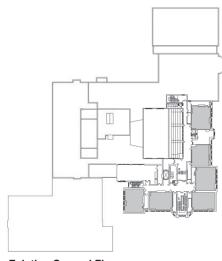
Gym (dedicated)	0
Multipurpose Gym /Auditorium	1
Library	1
CSE Office / Conference Room	1
ELA Specialist Room	1
Math Specialist Room	1
Reading Teacher Room	1
Primary Project Room	1
Social Worker Office	1
Psychologist Office	1
OT / PT Room	1
Speech Room	2

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	N/A
Kitchen / Servery	1
Teacher Workroom	1
Parent / PTSA Room	1
Agency Partner Room	1

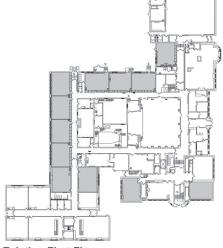
Note: Shadowed classrooms indicate below SED minimum area criteria



Existing Third Floor



Existing Second Floor



Existing First Floor

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

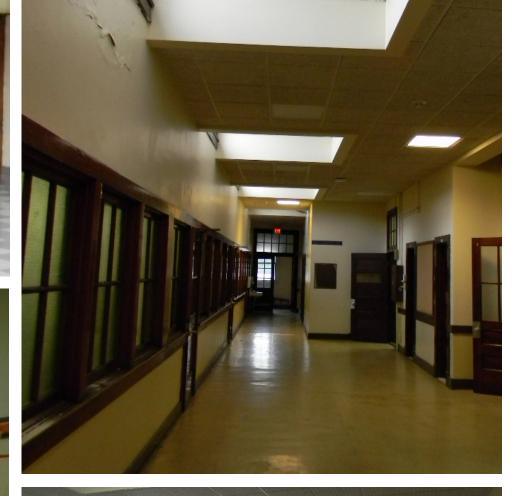






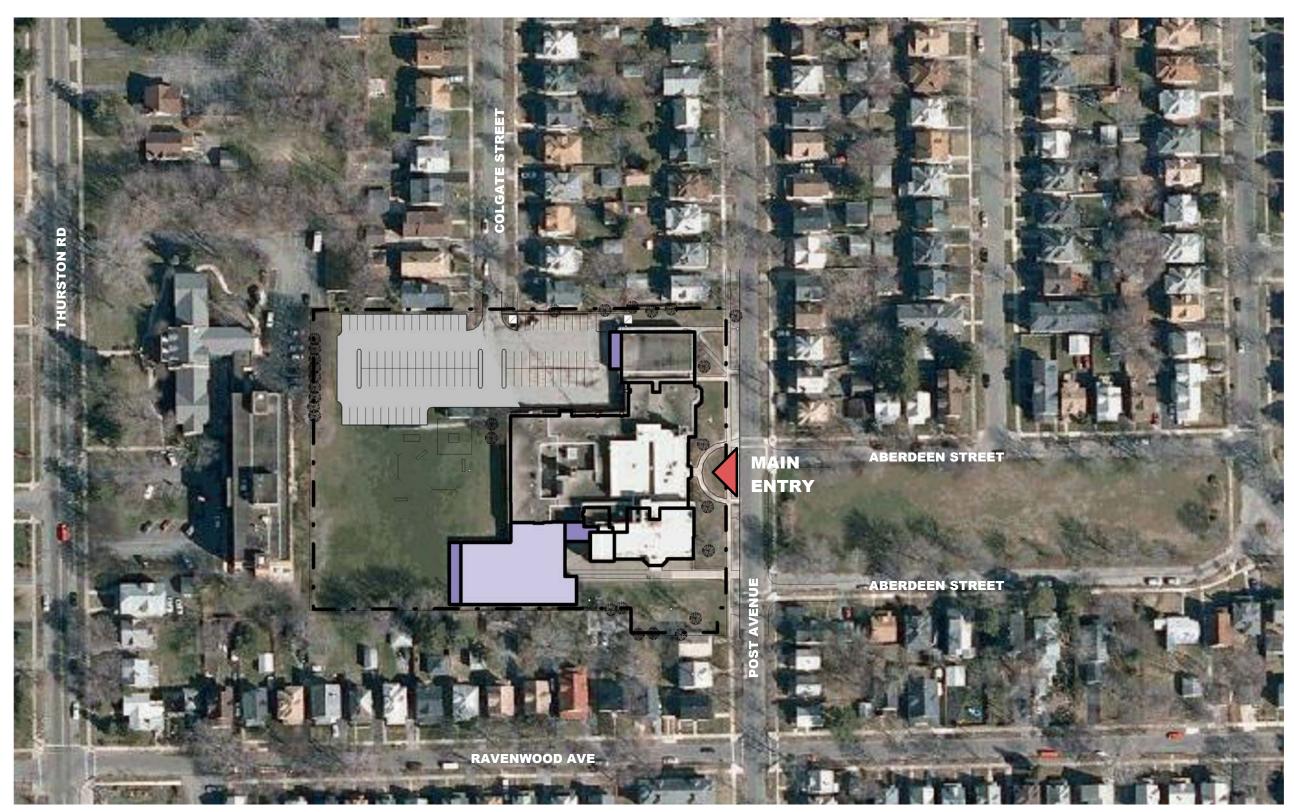






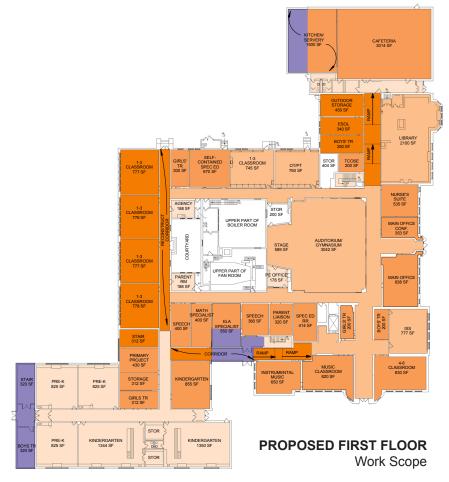
















Proposed Scope of Work Summary			
Level of Work	Gross Sq. Footage		
Light Rehabilitation	12,003 sf		
Moderate Reconstruction	13,959 sf		
Heavy Reconstruction	23,283 sf		
Structural Reconstruction	8,171 sf		
Demolition: Balcony	-1,168 sf		
None	14,436 sf		
Subtotal	70,684 sf		
Addition	14,412 sf		

Grand Total for School	85,096 sf

Legend: Light Rehabilitation

Moderate Reconstruction

Heavy Reconstruction

Structural Reconstruction

Addition

PHASE II STRATEGIC PLAN

Rochester School Modernization Program





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

PROPOSED FIRST FLOOR

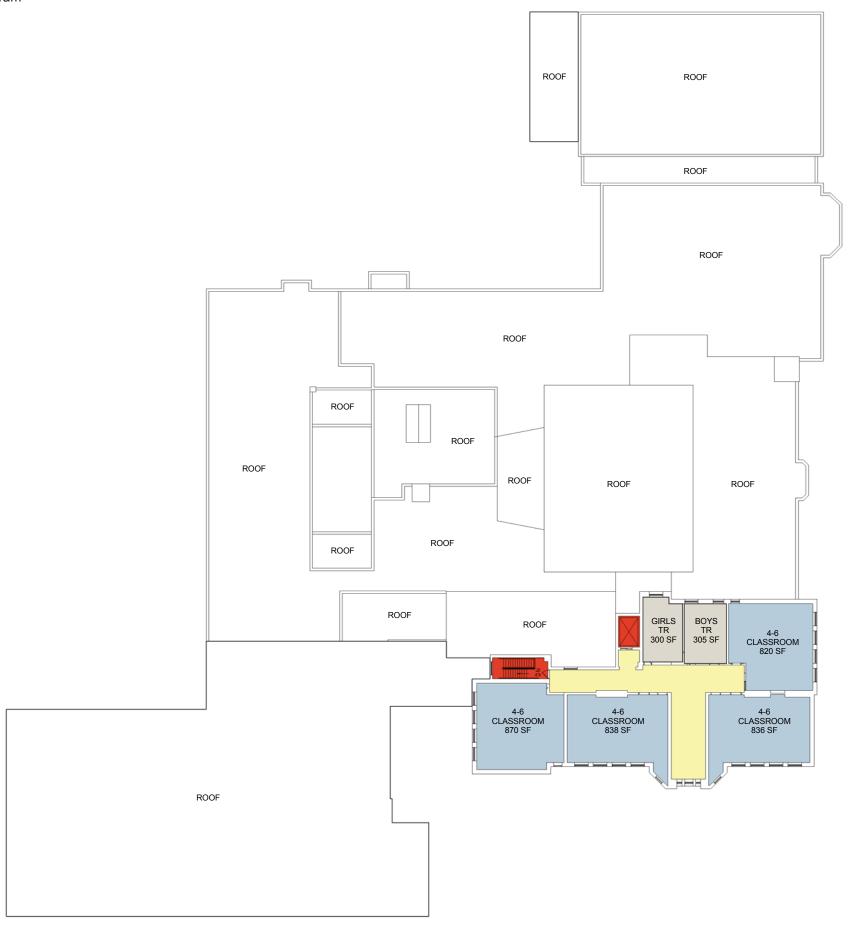
PHASE II STRATEGIC PLAN

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

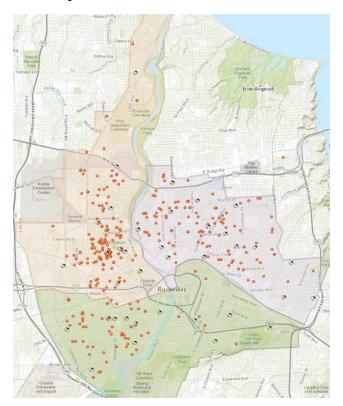
PROPOSED SECOND FLOOR



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

PROPOSED THIRD FLOOR

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.



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 forgreen space expansion.

Existing Second Floor



Self-Contained Pre K Kindergarten Grades 1 - 3 Grades 4 - 6 Grades 7 - 8 **Enrollment Flex** Classrooms Classrooms Classrooms Classrooms Classrooms Special Ed CR's Classrooms Interchangeable 3 9 Not Applicable 3 Classrooms

14605

36 Otis Street

8,829 gsf

72,518 gsf

437 PK/6 Students

582 PK/6 Students

63,689 gross square feet (gsf)

1,776 gsf (to be removed)

Specialized Functions:

Proposed Program Summary

Location / Address:

Existing Building Gross Area:

Total Proposed Gross Area:

Proposed Addition Area:

Planned Enrollment:

Existing Modular Building Area:

Current 2015-2016 Enrollment:

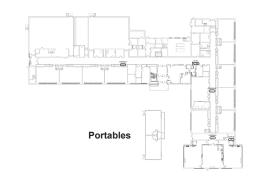
Core Model "Test Fit" Summary

Original Date:

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) / ATS	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	1
Psychologist Office	1
OT / PT Room	1
Speech 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 / Servery	1
Teacher Workroom	1
Parent / PTSA Room	1
Agency Partner Room	0



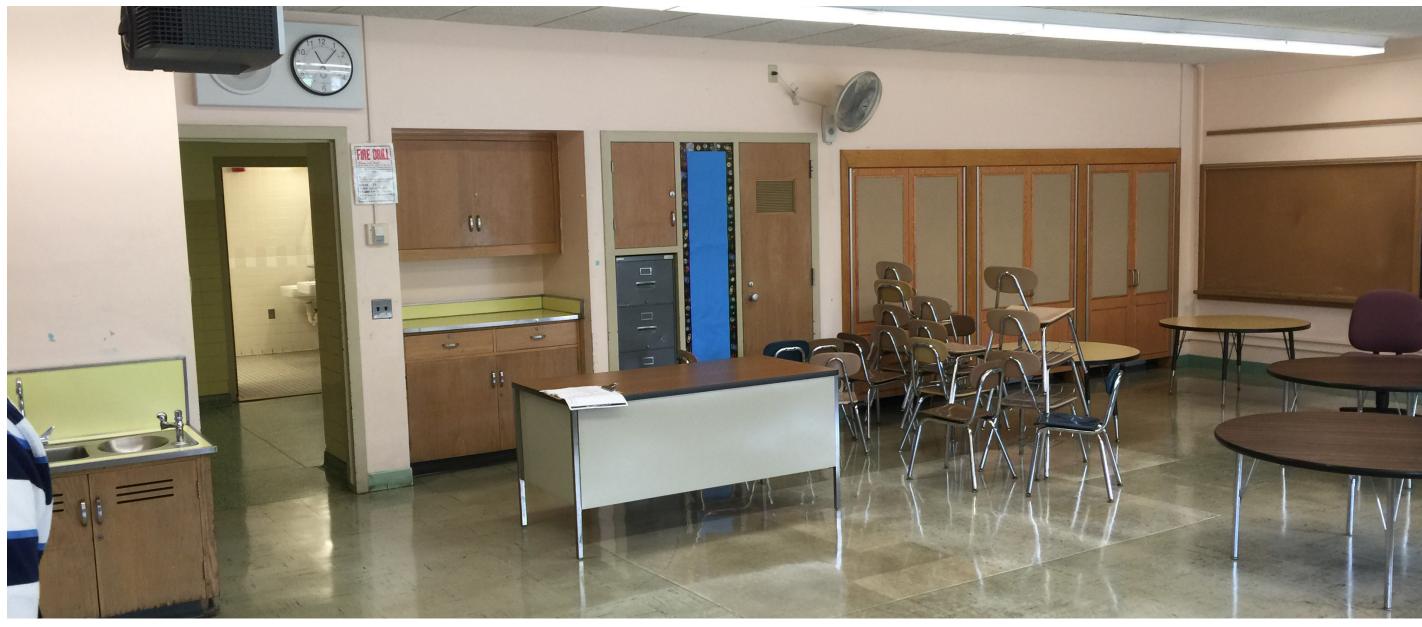
Existing First Floor







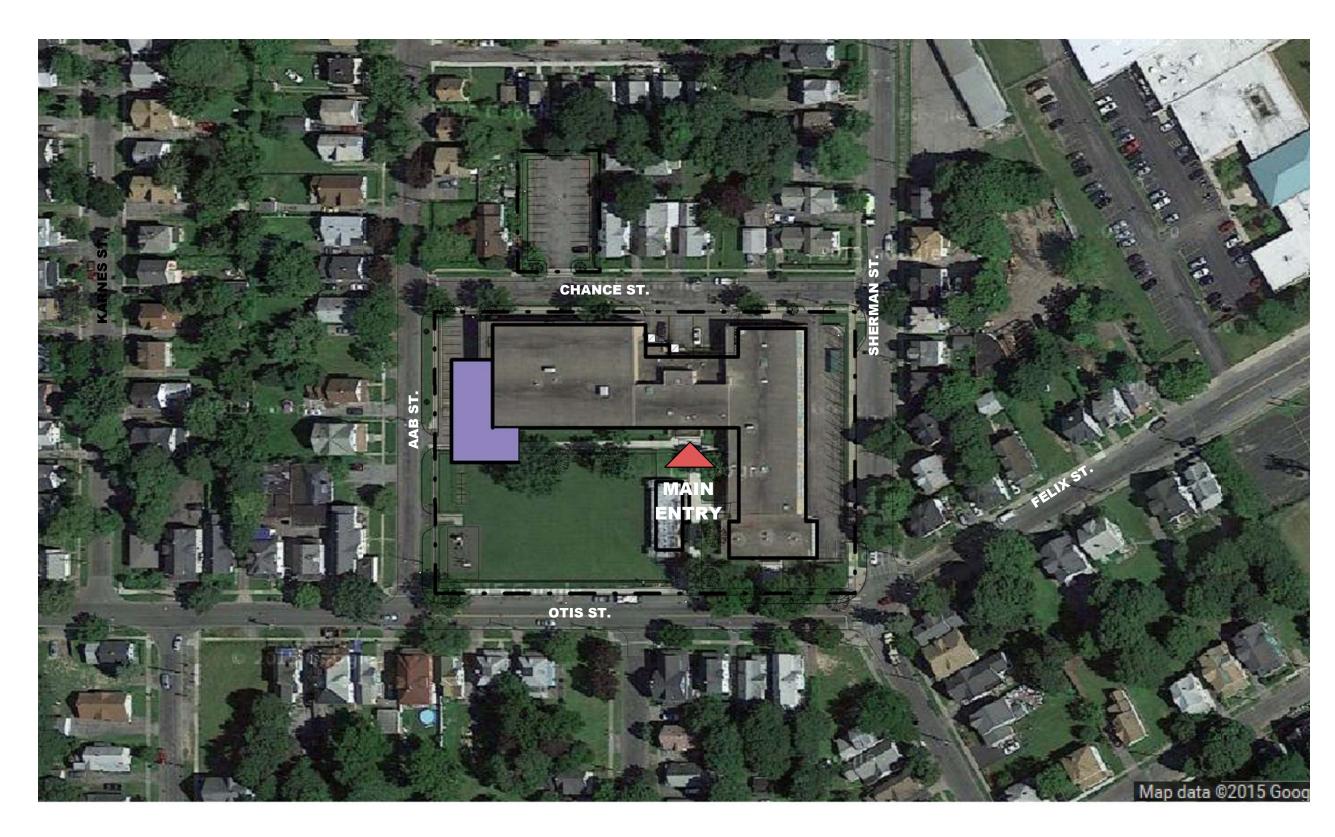






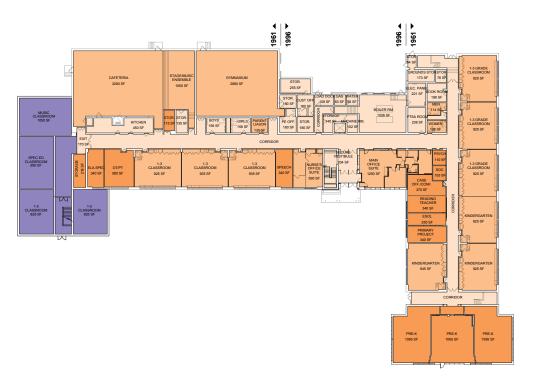


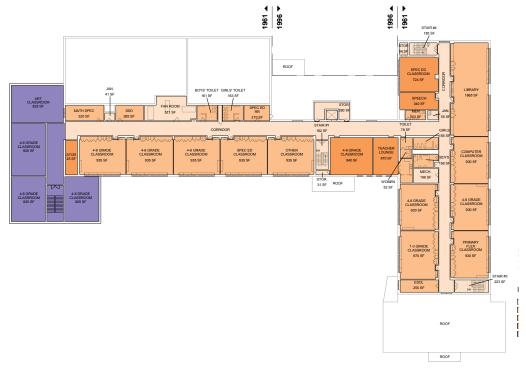












PROPOSED FIRST FLOOR Work Scope

PROPOSED SECOND FLOOR
Work Scope

Proposed Scope of				
Work Summary				
Level Gross Sq				
of Work	Footage			
Light	16,968 sf			
Rehabilitation	10,900 SI			
Moderate	30,927 sf			
Reconstruction	30,927 SI			
Heavy	9,106 sf			
Reconstruction	0,100 31			
Structural	0 sf			
Reconstruction	0 51			
None	6,688 sf			
Subtotal	63,689 sf			
Addition	10,001 sf			

Grand Total 73,69



Rochester School Modernization Program

Strategic Site Considerations:

None Exists On-Site Bus Loop:

Proposed Bus Loop

On-site

Parking:

21 Existing Spaces, 57 Proposed for a Net Increase of 36



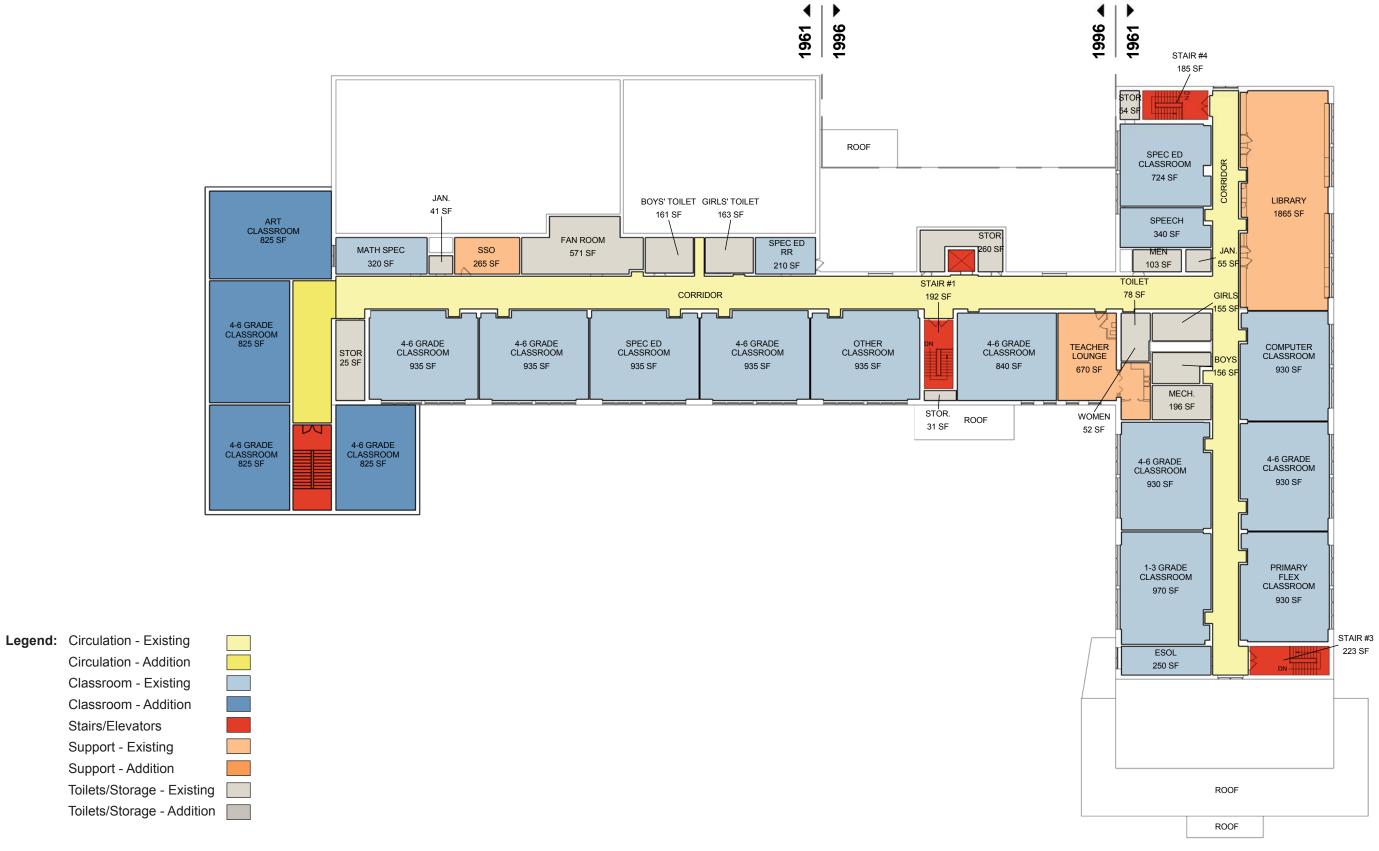
PROPOSED SITE STRATEGY

PK/6 with 3-Strand Program Model - Option 2





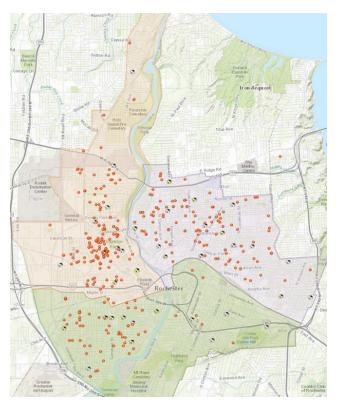
Rochester School Modernization Program



PROPOSED SECOND FLOOR

PK/6 with 3-Strand Program Model - Option 2

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 on to 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.



Proposed Program Summary

Location / Address:
Original Date:
Existing Building Gross Area:
Existing Modular Building Area:
Proposed Addition Area:
Total Proposed Gross Area:
Current 2015-2016 Enrollment:
Planned Enrollment:

36 Otis Street 14605 1995 63,689 gross square feet (gsf) 1,776 gsf (to be removed) 8,829 gsf 72,518 gsf 381 PK/6 Students 398 PK/6 Students

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 onstreet 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.

Core Model "Test Fit" Summary

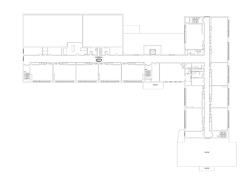
	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Self-Contained	Enrollment Flex
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's	Classrooms
Interchangeable Classrooms	3	3	9	9	Not Applicable	3	1

Specialized Functions:

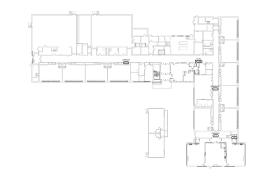
Elementary Science Classroom	0
7th / 8th Grade Science Classroom	N/A
Special Education Resource Room	1
Music Classroom - General/Vocal	1
Music Classroom - Instrumental	1
Vocal / Band Ensemble Classroom	0
Art Classroom	1
Computer Classroom	1
Family & Consumer Science	N/A
Technology Lab / Shop	N/A
Other Thematic Classroom	N/A
In School Suspension (ISS) / ATS	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	1
Psychologist Office	1
OT / PT Room	1
Speech 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 / Servery	1
Teacher Workroom	1
Parent / PTSA Room	1
Agency Partner Room	0



Existing Second Floor



Existing First Floor







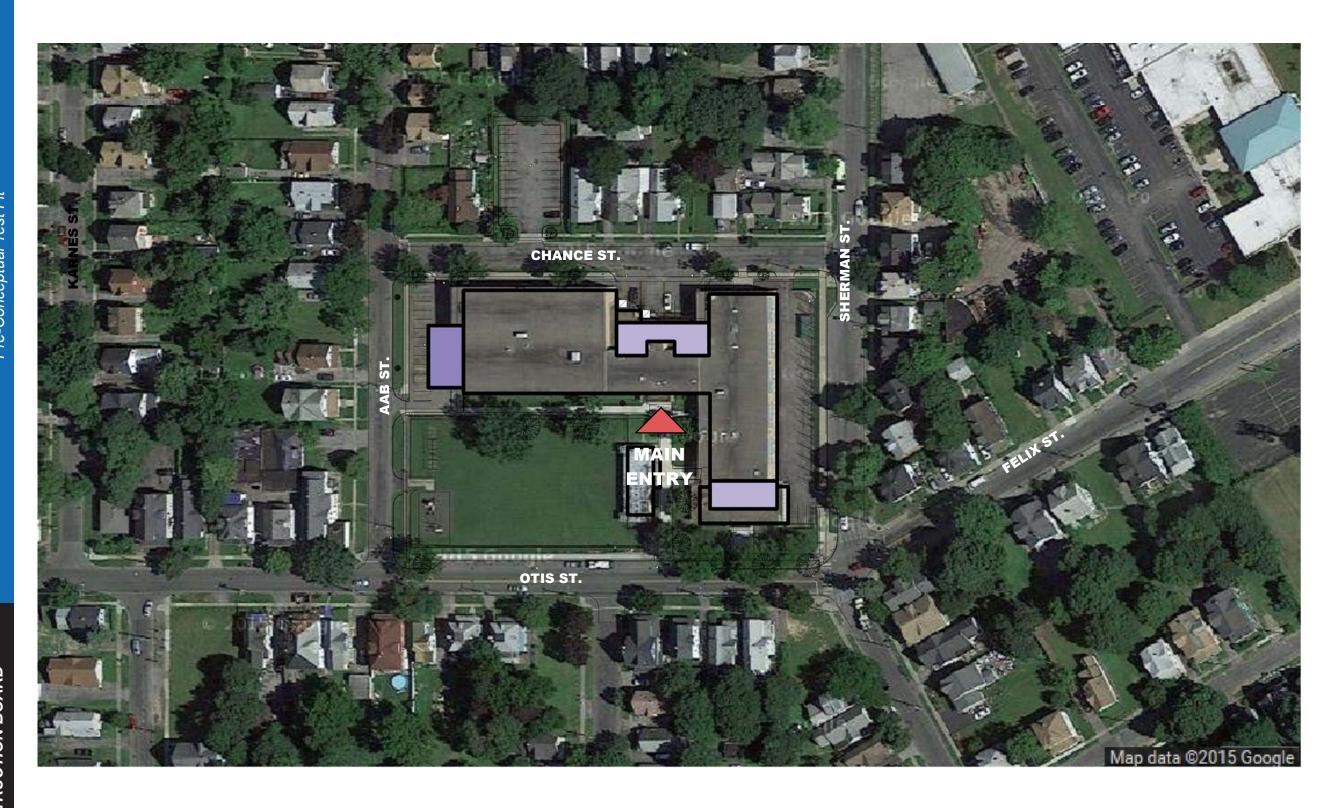


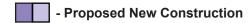




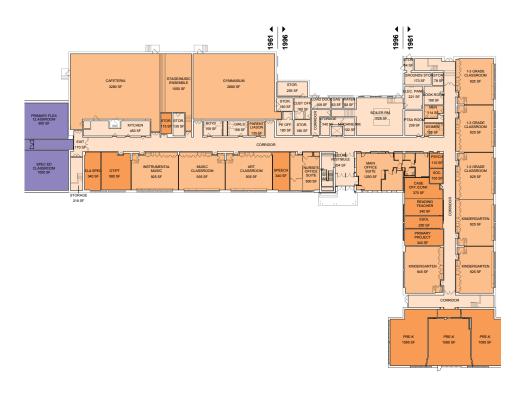




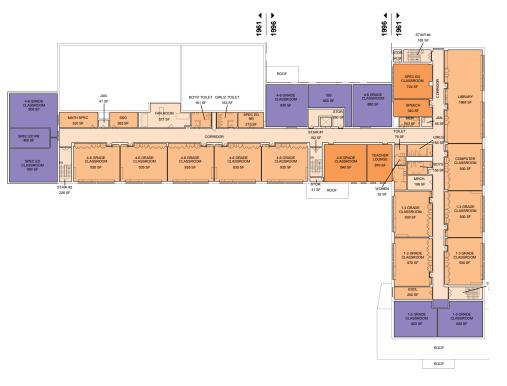












PROPOSED SECOND FLOOR
Work Scope

Proposed Scope of				
Work Sum	nmary			
Level	Gross Sq.			
of Work	Footage			
Light	17,411 sf			
Rehabilitation	17,41151			
Moderate	30,927 sf			
Reconstruction	30,927 31			
Heavy	8,662 sf			
Reconstruction	0,002 0			
Structural	0 sf			
Reconstruction	0 31			
None	6,739 sf			
Subtotal	63,689 sf			
Addition	9,406 sf			

Grand Total for School

Legend: Light Rehabilitation

Moderate Reconstruction

Heavy Reconstruction

Structural Reconstruction

Addition

Rochester School Modernization Program

Strategic Site Considerations:

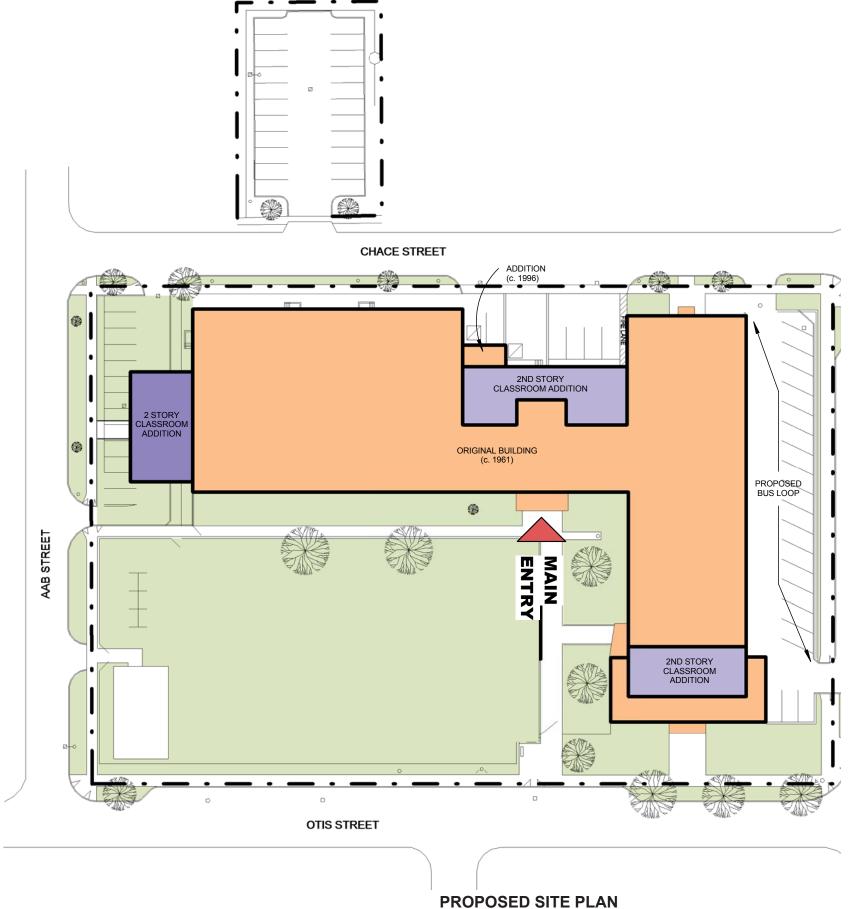
None Exists On-Site Bus Loop:

Proposed Bus Loop

On-site

Parking:

21 Existing Spaces, 57 Proposed for a Net Increase of 36

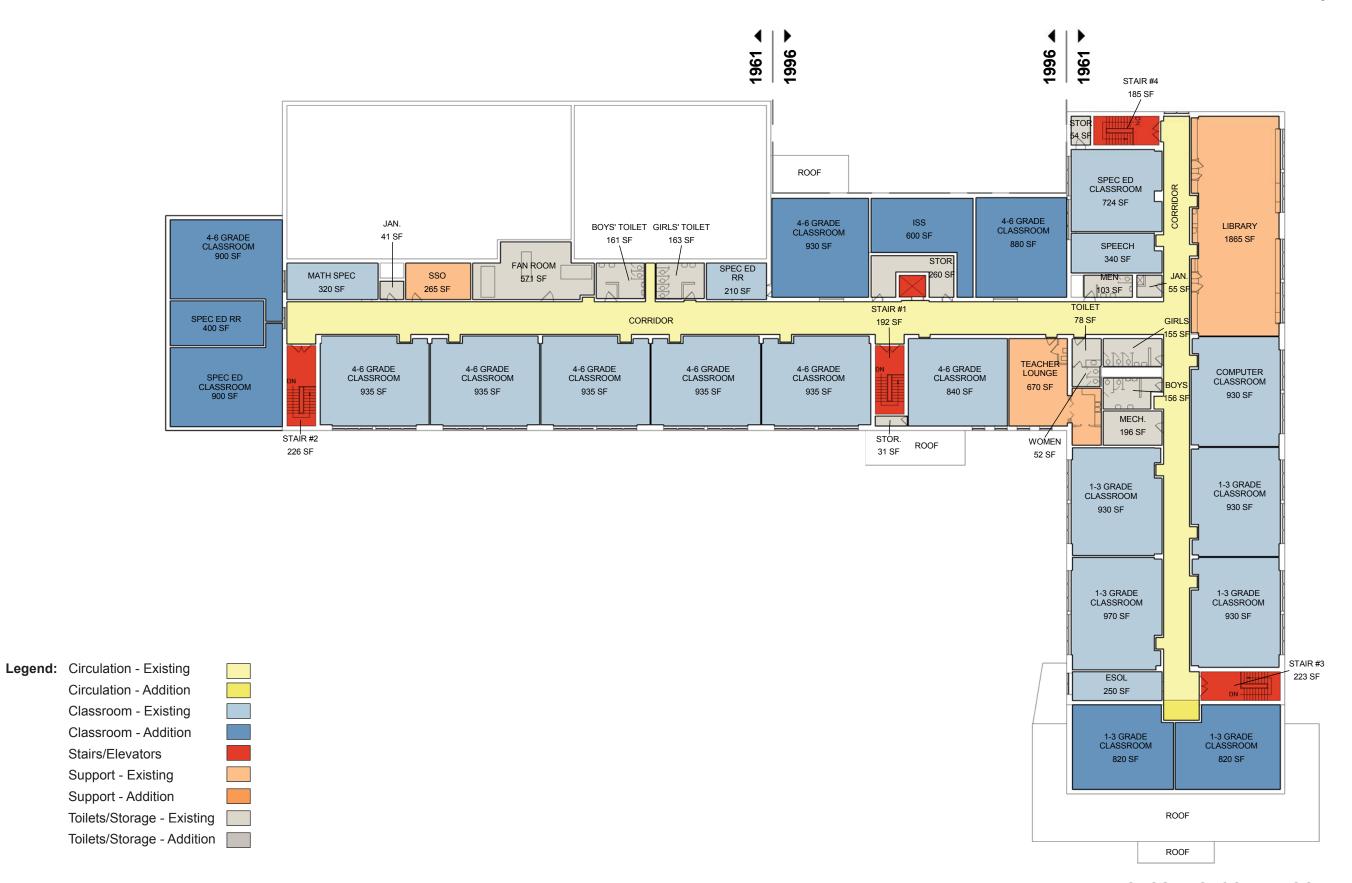


PK/6 with 3-Strand Program Model





Rochester School Modernization Program

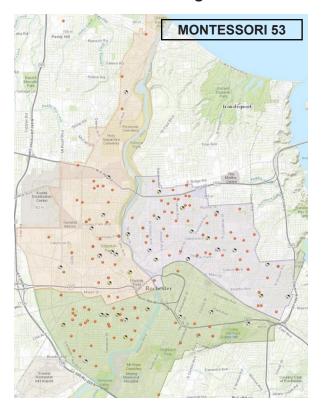


PROPOSED SECOND FLOOR

PK/6 with 3-Strand Program Model

Program Biograph:

Dr. Freddie Thomas Learning Center



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 (RCSD 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.



Proposed Program Summary

Location / Address: 14605 625 Scio Street 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 173,641 square feet Total Proposed Gross Area: 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

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Self-Contained	Enrollment Flex
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's	Classrooms
Interchangeable Classrooms	2	6	17	18	Not Applicable	3	Not Applicable

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) / ATS	1

Gym (shared)	1	ESOLI
Pool (shared)	1	Parent
Library	2	Main O
CSE Office / Conference Room	2	Secure
ELA Specialist Room	2	Access
Math Specialist Room	2	School
Reading Teacher Room	2	Cafete
Primary Project Room	2	Auditor
Social Worker Office	2	Kitcher
Psychologist Office	2	Teache
OT / PT Room	1	Parent
Speech Room	2	Agency

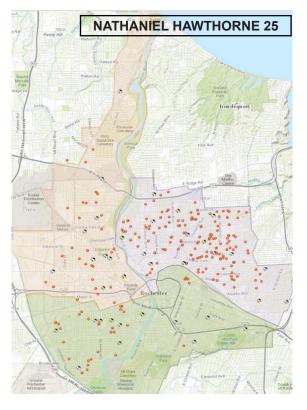
ESOL Room	2
Parent Liaison Room	2
Main Office Suite	2
Secure Main Entrance (Lock Box)	Yes
Accessible Main Entrance	Yes
School Safety Officer Office	2
Cafeteria / Auditorium (shared)	1
Auditorium	0
Kitchen / Servery	1
Teacher Workroom	1
Parent / PTSA Room	2
Agency Partner Room	2
·	

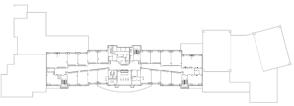
Site Highlights: The existing site includes on-site

bus loops, sufficient off street parking, athletic fields and

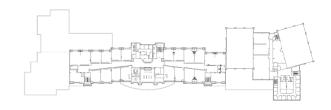
playground area. The concept maintains the current site size

and continues the District's investment in the site assets.

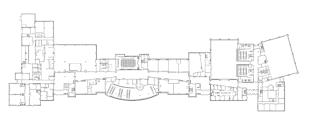




Existing Third Floor



Existing Second Floor



Existing First Floor



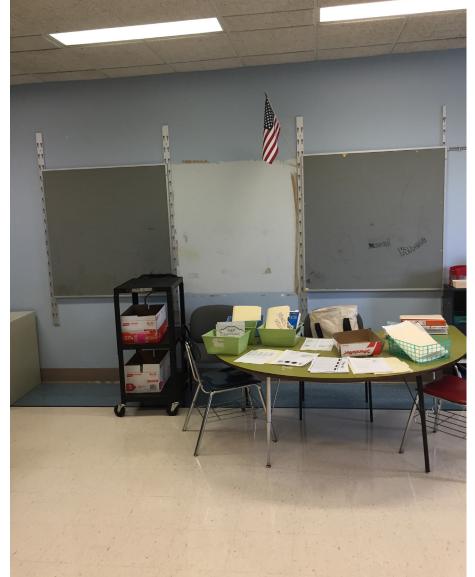


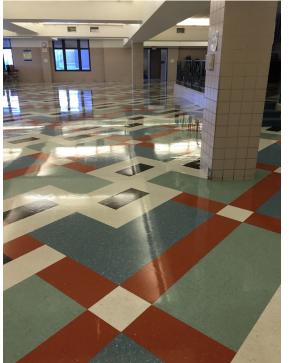


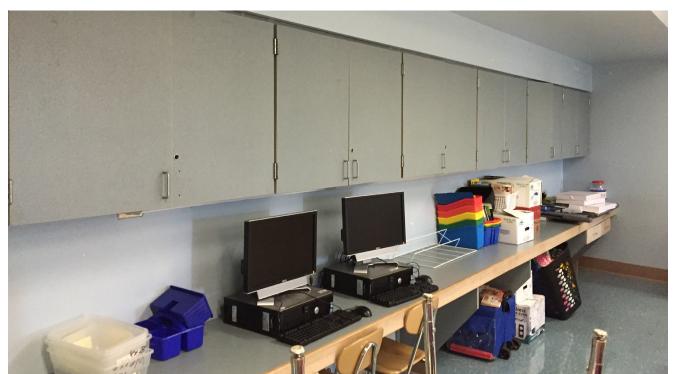












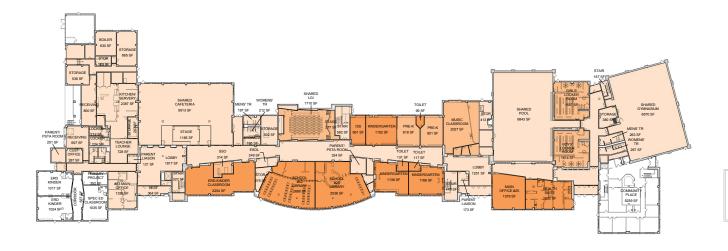


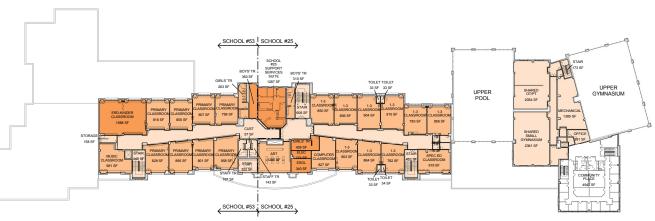




Rochester School Modernization Program

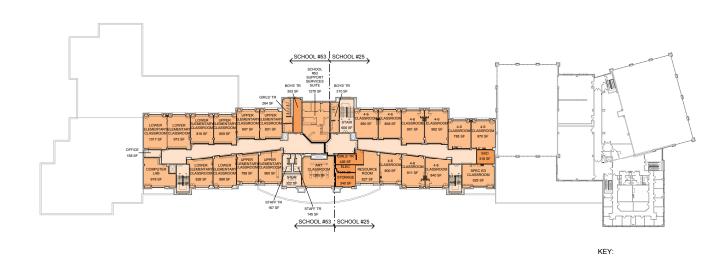






PROPOSED FIRST FLOOR
Work Scope

PROPOSED SECOND FLOOR
Work Scope



PROPOSED THIRD FLOOR Work Scope

Proposed Scope of		
Work Summary		
Level	Gross Sq.	
of Work	Footage	
Light Rehabilitation	80,803 sf	
Moderate Reconstruction	53,713 sf	
Heavy Reconstruction	12,839 sf	
Structural Reconstruction	0 sf	
None	23,286 sf	
Subtotal	173,641 sf	
Addition	0 sf	

Grand Total for School	173,641 sf
------------------------	------------

Rochester School Modernization Program

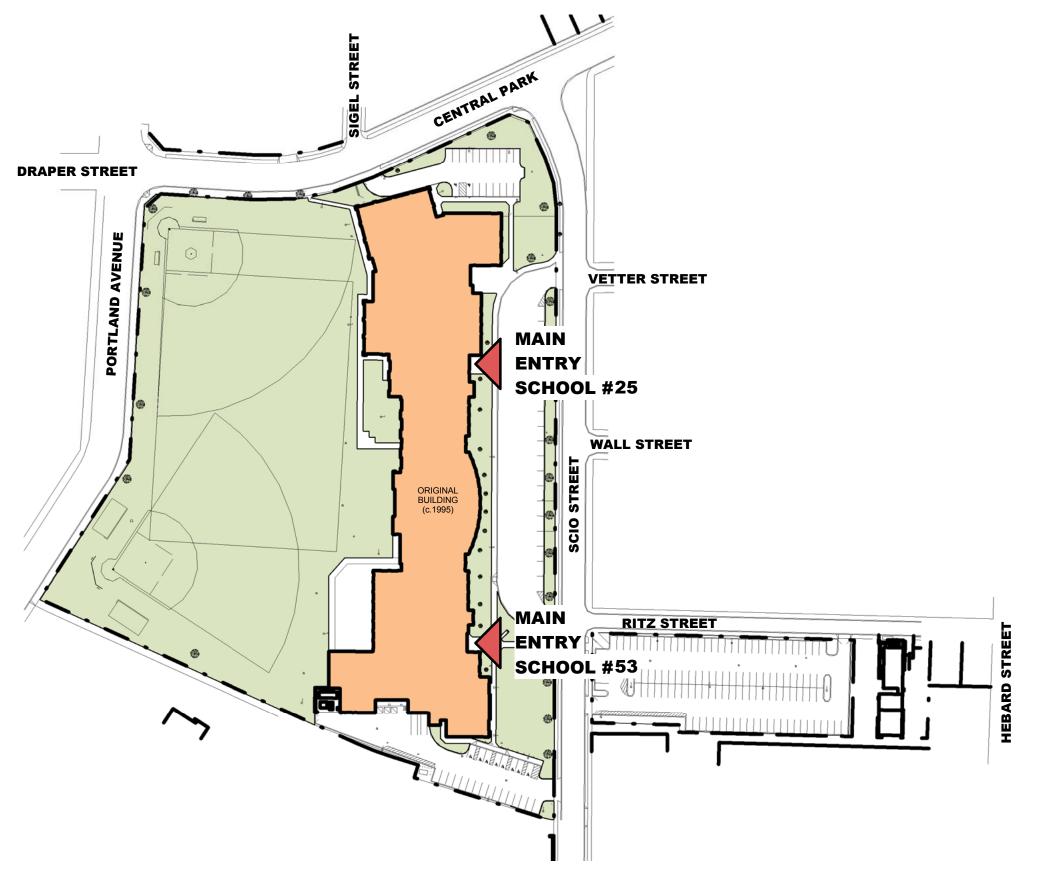
Strategic Site Considerations:

Bus Loop:

Parking:

Existing On-Site

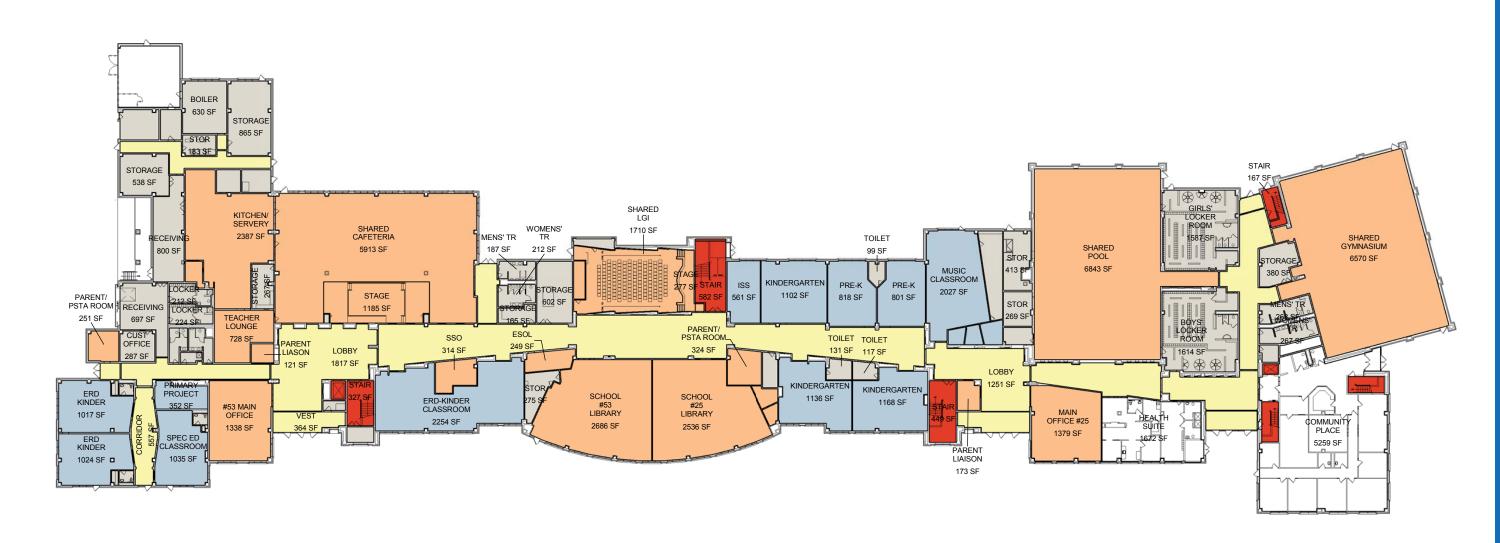
162 Existing Spaces

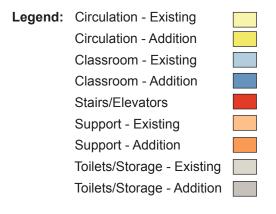


PROPOSED SITE PLAN

K/6 with 2-School Program Model

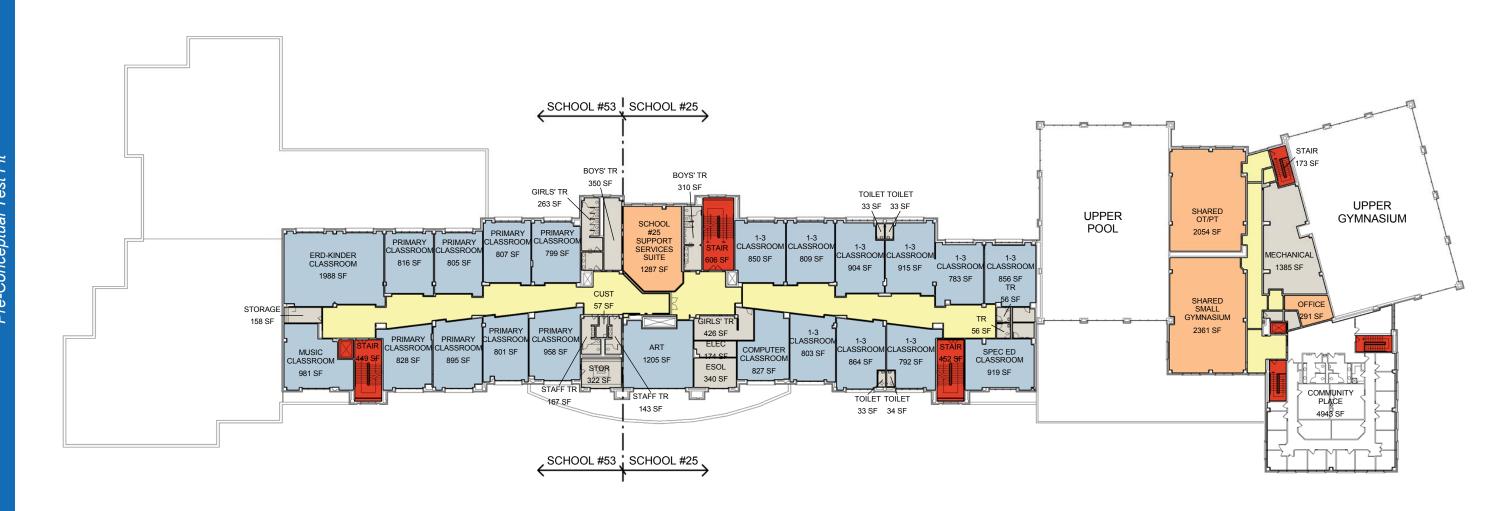






PROPOSED FIRST FLOOR

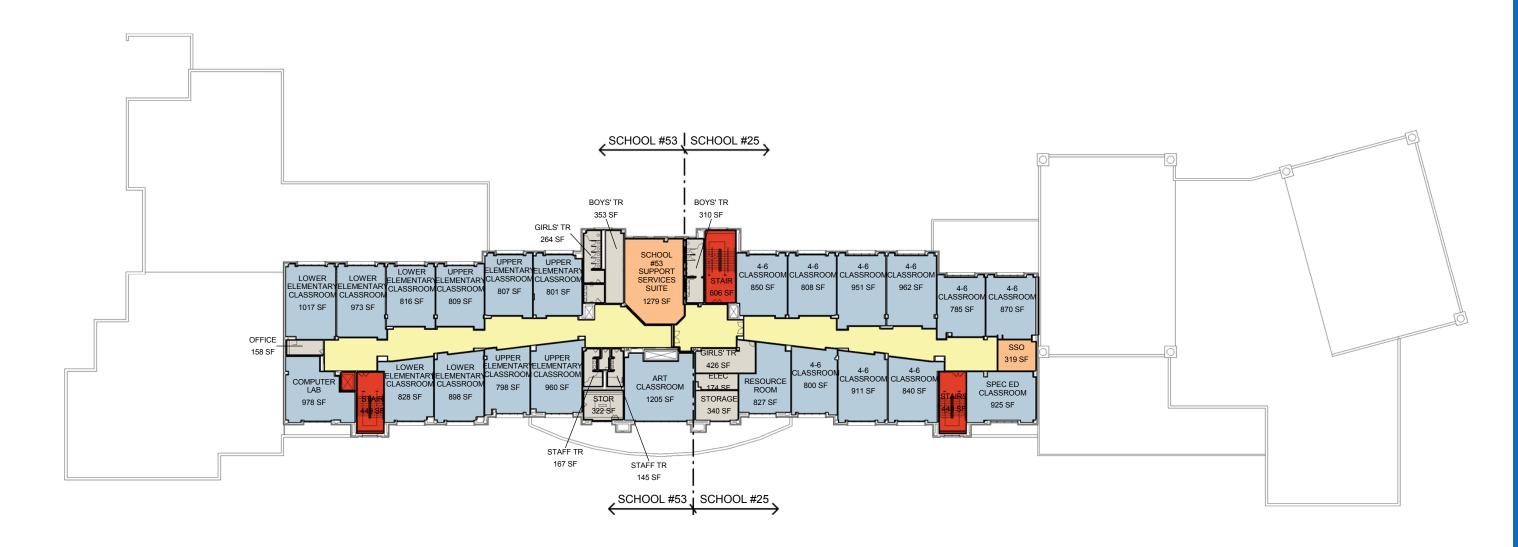
K/6 with 2-School Program Model

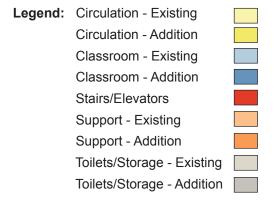


Legend: Circulation - Existing Circulation - Addition Classroom - Existing Classroom - Addition Stairs/Elevators Support - Existing Support - Addition Toilets/Storage - Existing Toilets/Storage - Addition

PROPOSED SECOND FLOOR

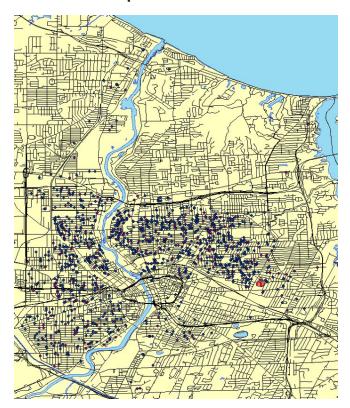
K/6 with 2-School Program Model





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

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 after reconstruction. In right sizing the program required classrooms we are driven to need an addition. 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: Addition Dates: 1990 / 1991 / 1992 / 2002 / 2003 / 2008 Existing Building Gross Area: 418,536 sf Existing Modular Building Area: None Proposed Addition Area: 49.605 468.141 SF Total Proposed Gross Area: Previous Grade Structure: 7th - 12th Planned Grade Structure: 6th - 12th

> 1,470 1,200

Major Instructional Spaces:

Current 2015-2016 Enrollment:

Planned Enrollment:

	Grades 6-8	Grades 9-12	Self Contained Special Ed.
Interchangeable Classrooms	21	36	7
General Science	3	4	N/A
Science Fusion	0	5	N/A
Ste@m Lab	3	4	N/A

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
Media Center	2
Administrative Hub	8

AV Technology	1
Copy Area	1
Faculty Development	4
Health	2
Cafeteria - Upper School	1
Main Office	2
Resource Room	7
Accessible Main Entrance	Yes
Secure Main Entrance	Yes

Computer Classroom Storage 3 CTE - Culinary Arts 2 CTE - Precision Optical 1 CTE - IT Classroom 1 CTE - Vision Care 1 CTE - Office/Conference 1 CTE - Lower School Shop 1 CTE - Teaching and Learning Inst.

Existing Context

Site Highlights: The East School is located on 56 acres. Parking that is displaced by the proposed addition will get

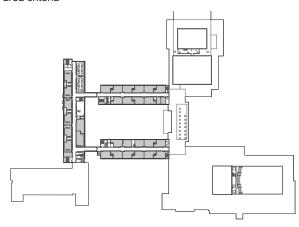
relocated to the existing Ohio Street. bus loop. Phase 2

introduces a new entry for the Lower School creating a seperate

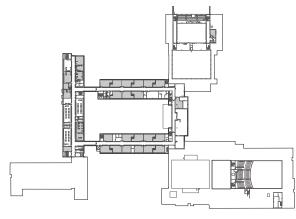
entrance from the Upper School, while the current number of

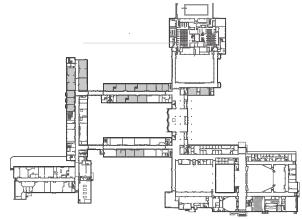
athletic fields will be maintained.

Note: Shadowed classrooms indicate below SED minimum



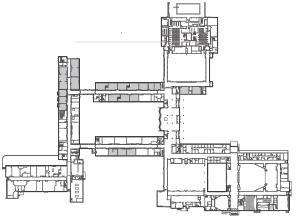
Existing Third Floor





Existing First Floor

Existing Second Floor









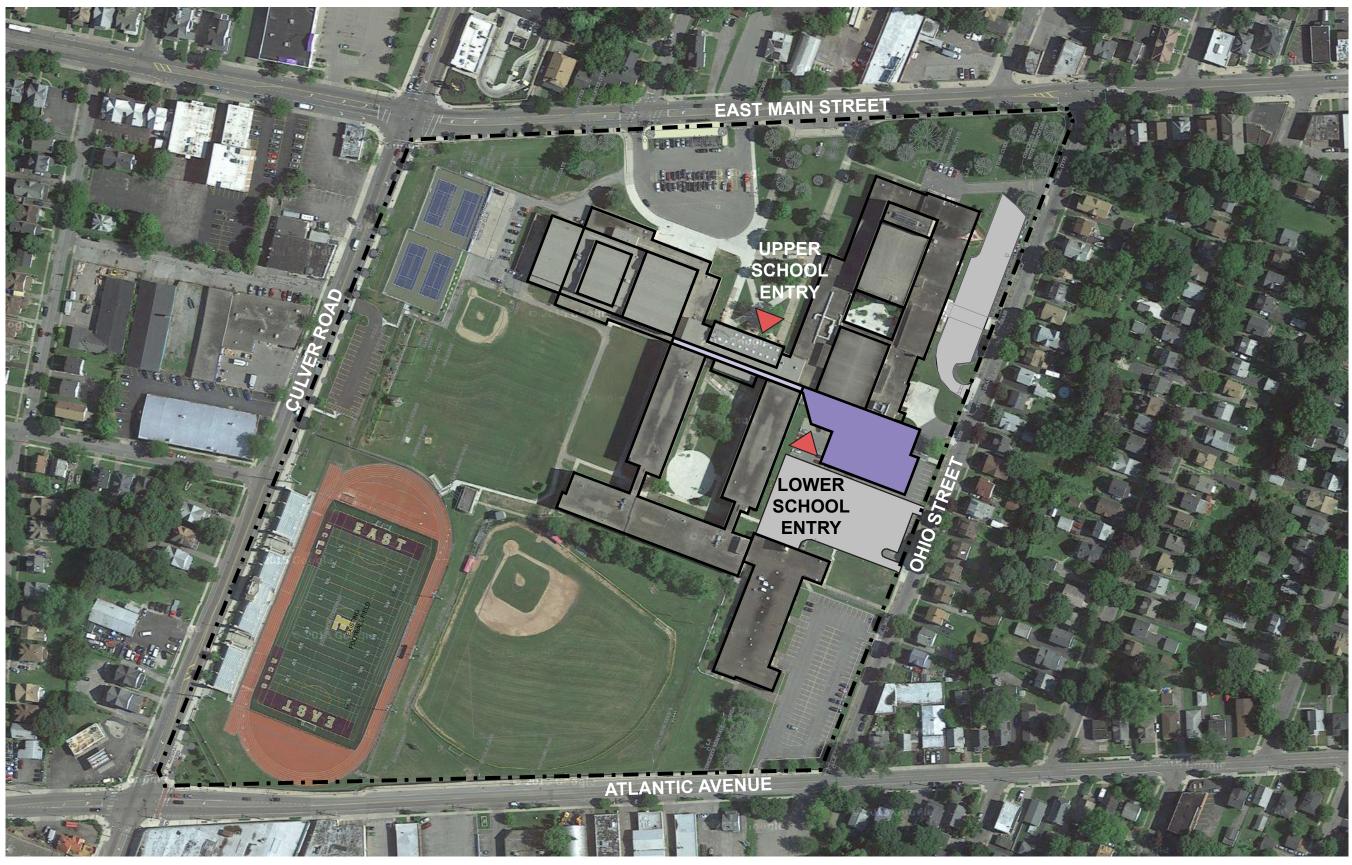






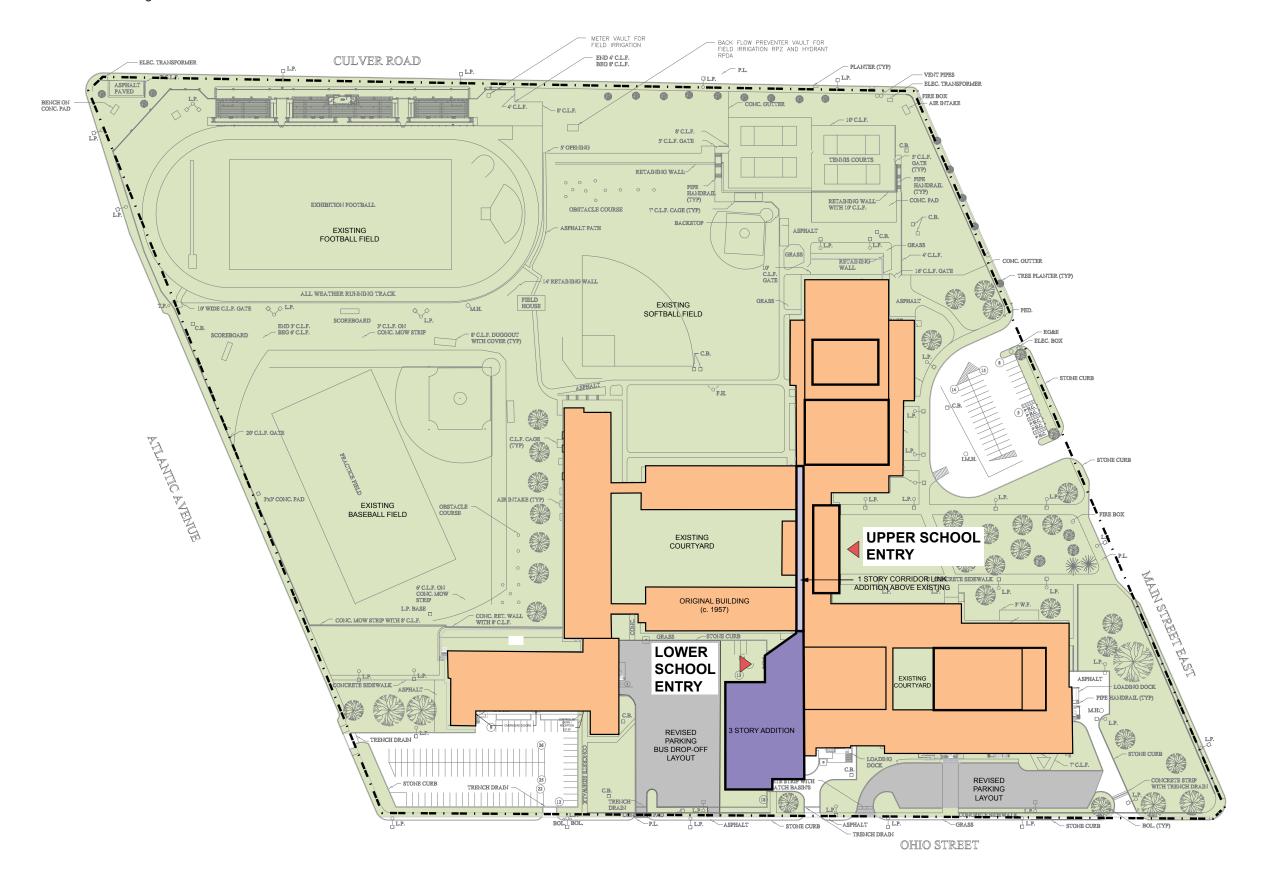
















Rochester School Modernization Program



PROPOSED FIRST FLOOR PLAN ARCHITECT OF RECORD: CANNON DESIGN



Legend: Circulation - Existing Circulation - Addition

Classroom - Existing
Classroom - Addition

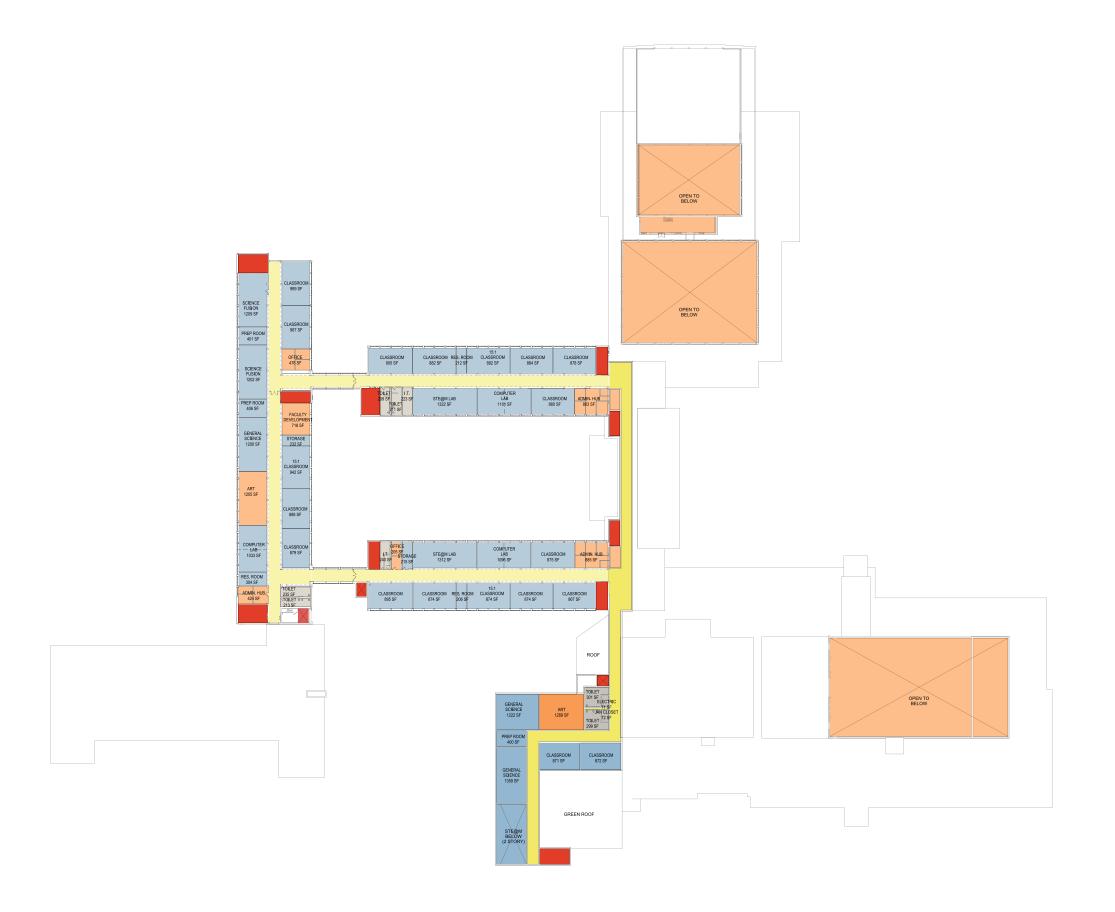
Stairs/Elevators
Support - Existing

Support - Addition

Toilets/Storage - Existing
Toilets/Storage - Addition

PROPOSED SECOND FLOOR PLAN ARCHITECT OF RECORD: CANNON DESIGN

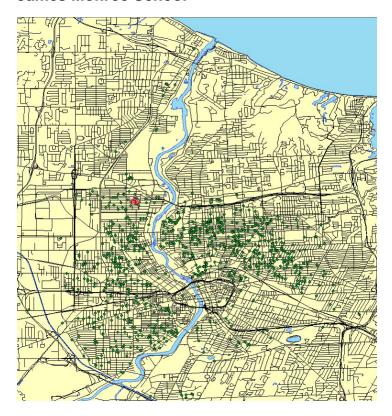
Rochester School Modernization Program



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

PROPOSED THIRD 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 airconditioned 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.



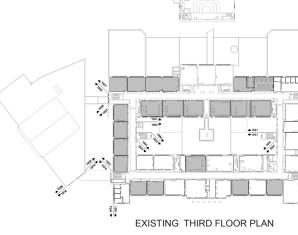
Proposed Program Summary

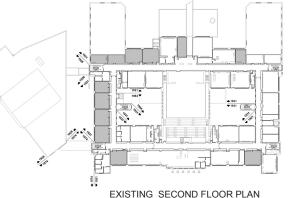
Location / Address: 164 Alexander Street 14607 Original Building Date: Addition Dates: Existing Building Gross Area: 279,618 square feet Existing Modular Building Area: Proposed Addition Area: 2A = no addition 279,618 square feet Total Proposed Gross Area: Previous Grade Structure:

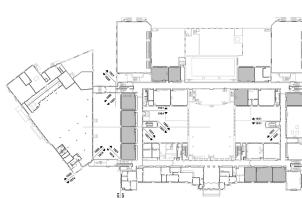
Planned Enrollment: **Major Instructional Spaces:**

1926 / 1931 / 1974 / 1984

7th - 12th 7th - 12th 1,083 1,236

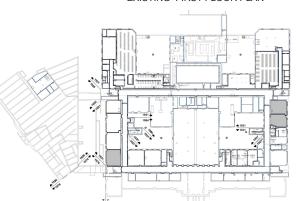






EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN



Planned Grade Structure: Current 2015-2016 Enrollment:

•	•						
	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Grades 9-12	Self Contained Special Ed.
Classrooms	0	0	0	0	12	28	13

Specialized Functions:

Elementary Science Lab	0
Secondary Science Lab	11
Special Education Resource Room	2
Music - General	0
Music - Instrumental	1
Vocal / Band Ensemble	3
Art	3
Computer Classroom	3
Family & Consumer Science	1
CTE	3
Other Thematic Classroom	0
In School Suspension / ATS	?

Gym	2
Pool	1
Library	1
CSE Office / Conference Room	?
ELA Specialist Room	0
Math Specialist Room	0
Reading Teacher Room	0
Primary Project Room	0
Social Worker Office	?
Psychologist Office	?
OT / PT Room	0
Speech Room	0

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	1
Auditorium	1
Kitchen / Servery	1
Teacher Workroom	2
Parent / PTSA Room	1
Agency Partner Room	2

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

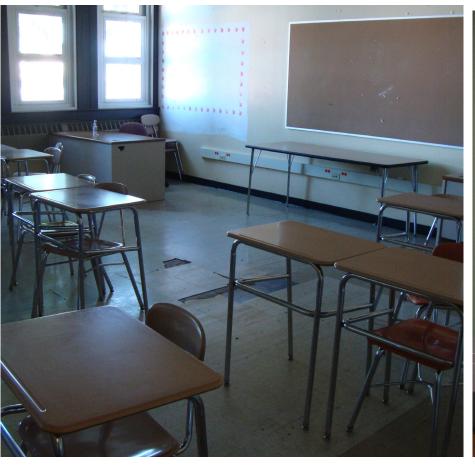
parking and athletic fields.







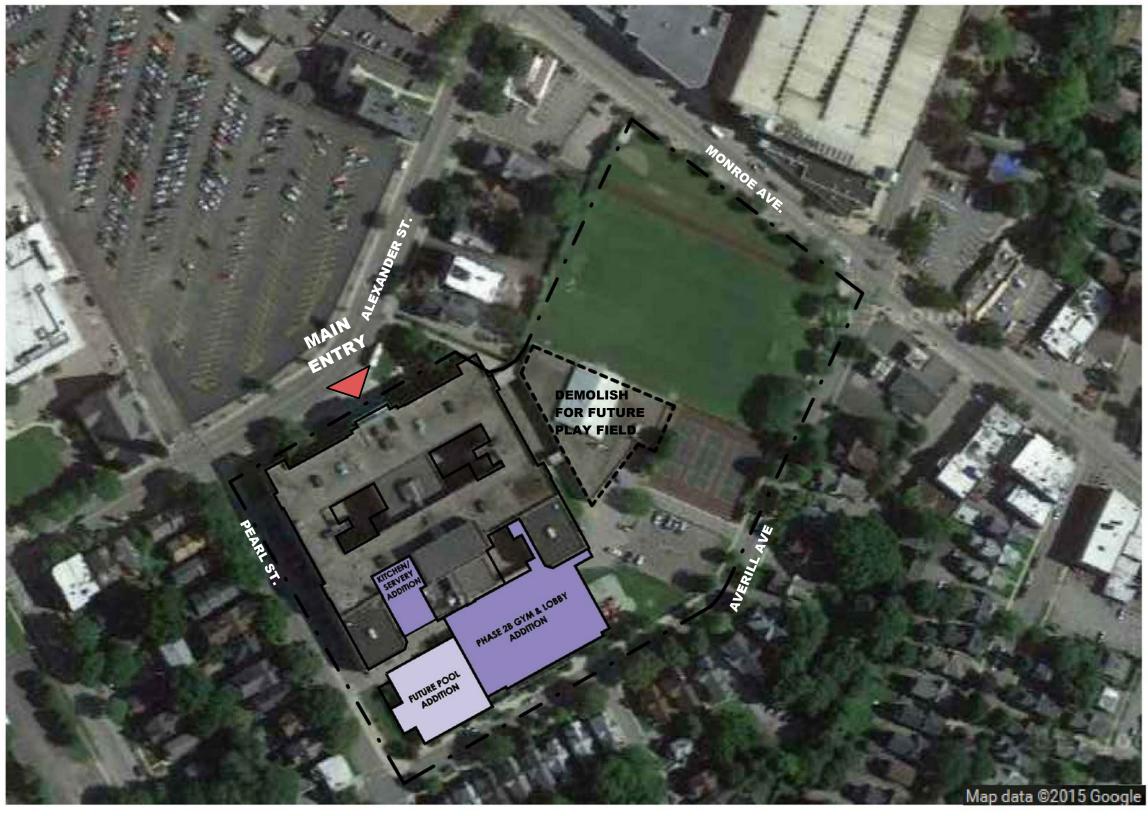






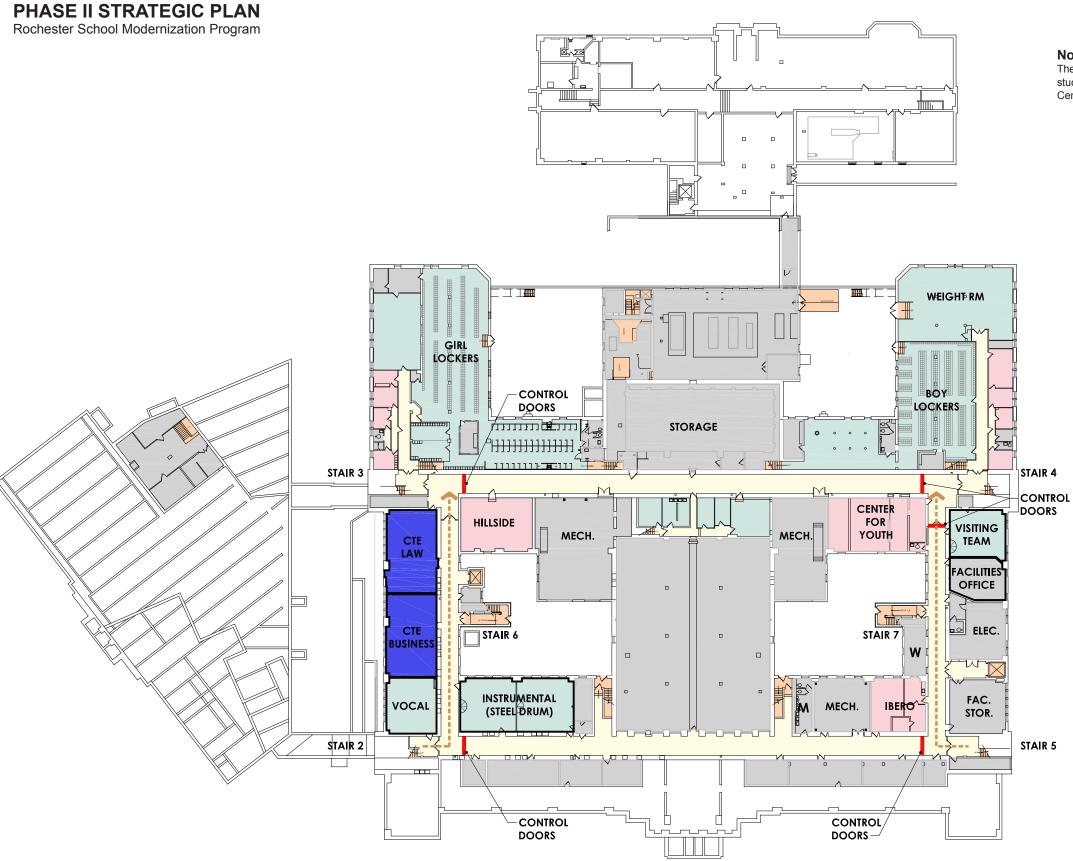






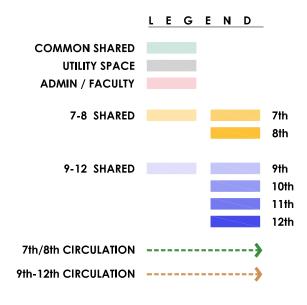






Note:

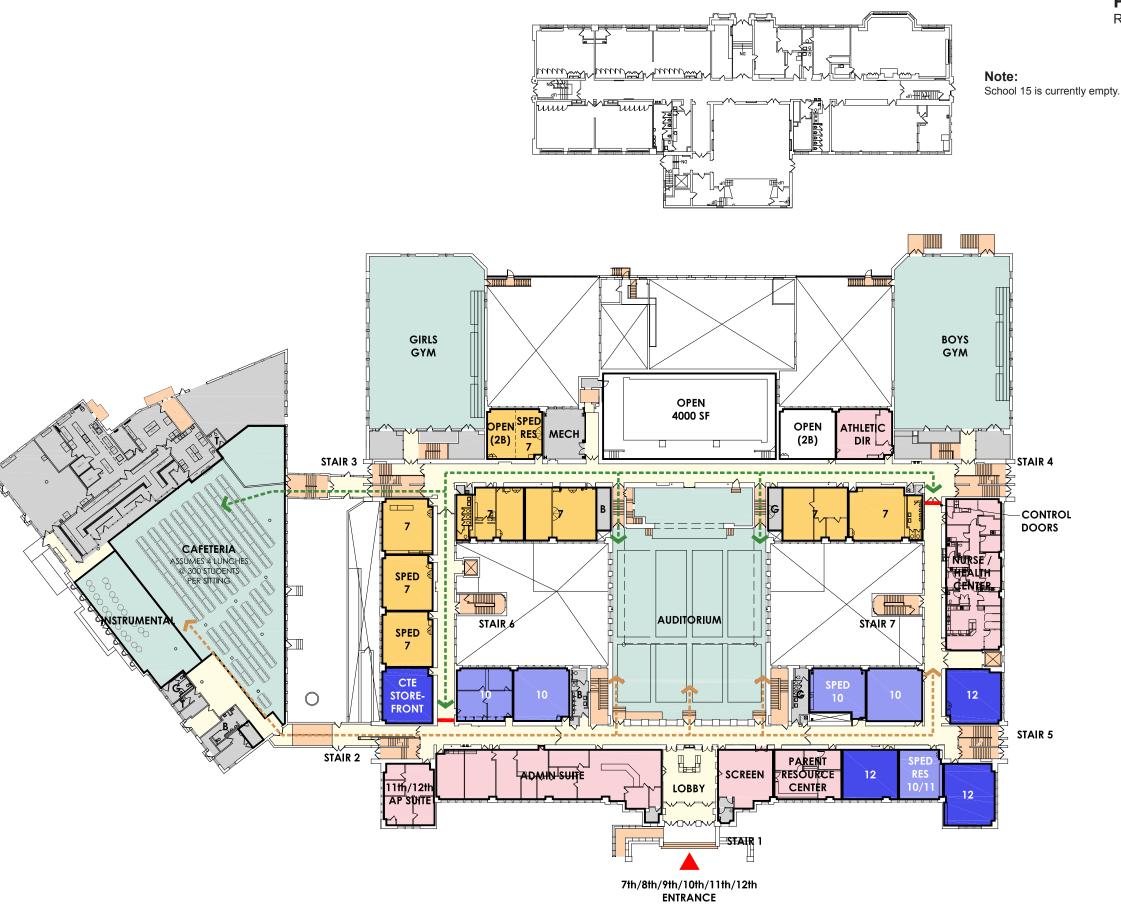
The Children's School of Rochester (School 15) is currently empty, and the students relocated to Swing Space at the Dr. Freddie Thomas Learning Center. The building will be demolished in Phase 2B.

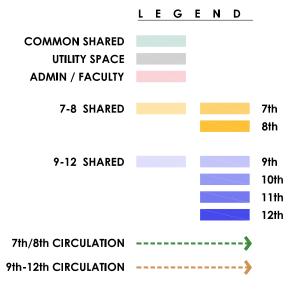


PROPOSED GROUND FLOOR PLAN Phase 2A ARCHITECT OF RECORD: CJS ARCHITECTS

PHASE II STRATEGIC PLAN

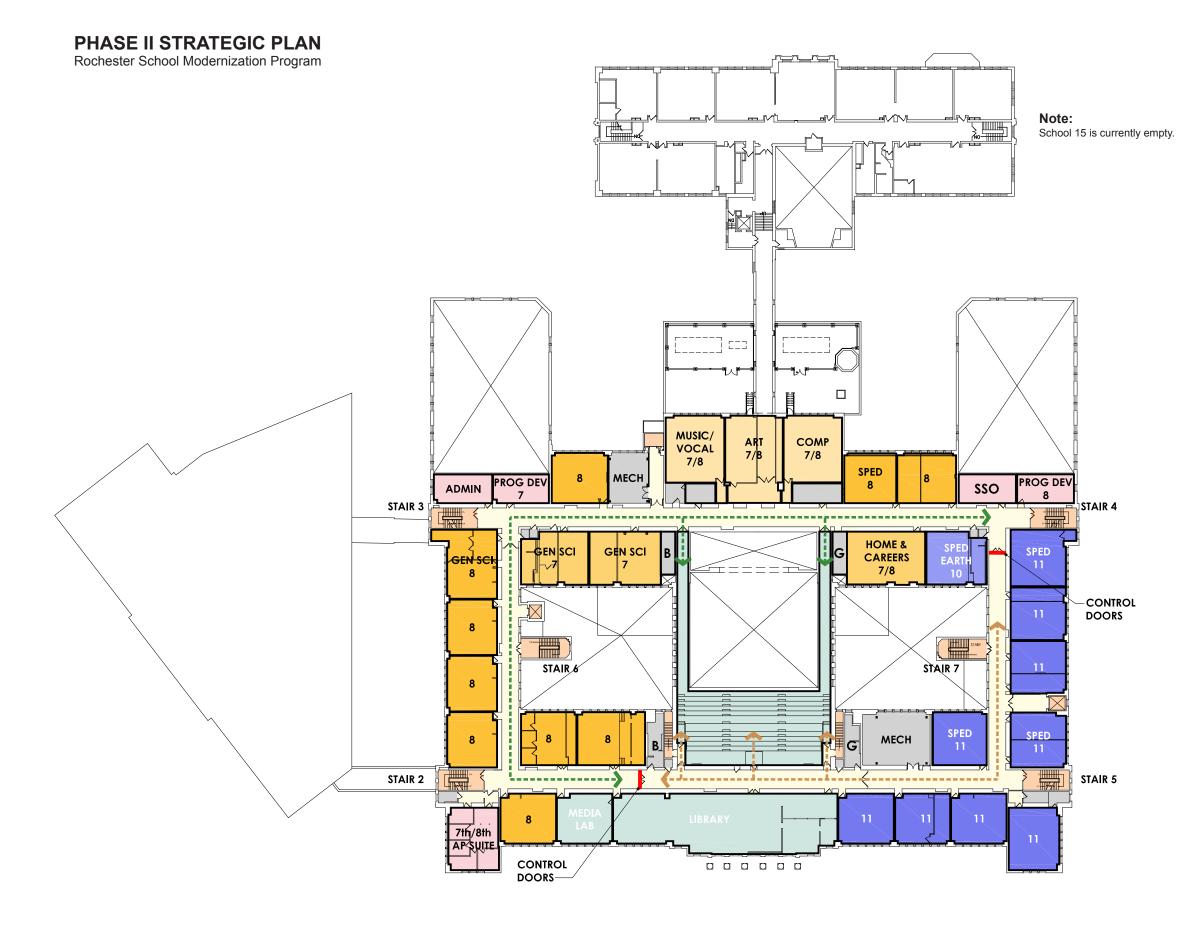
Rochester School Modernization Program

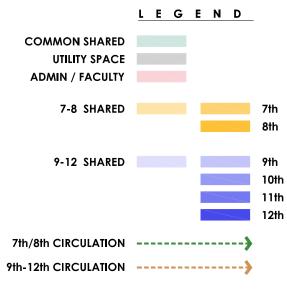




PROPOSED FIRST FLOOR PLAN Phase 2A

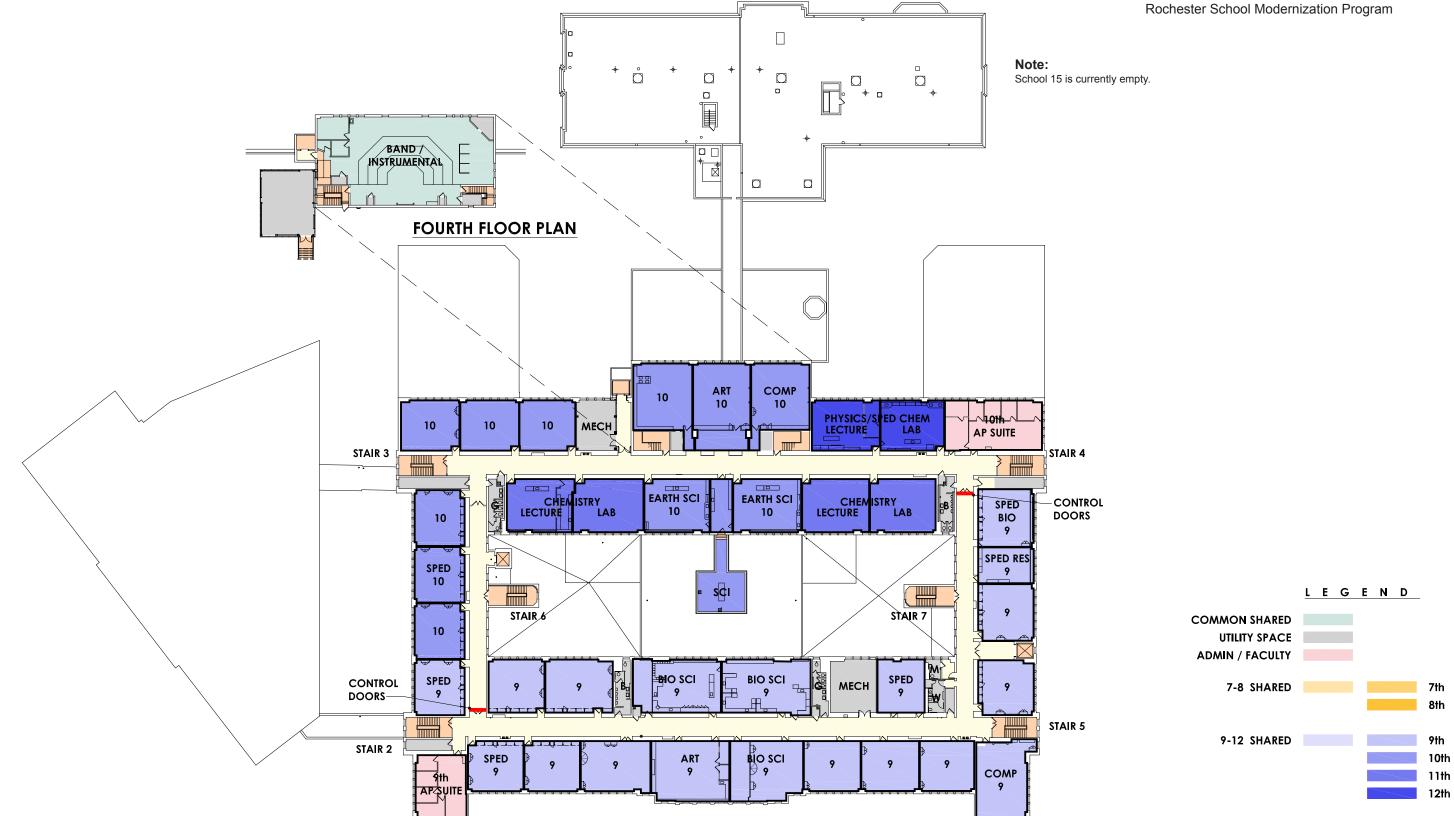
ARCHITECT OF RECORD: CJS ARCHITECTS





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

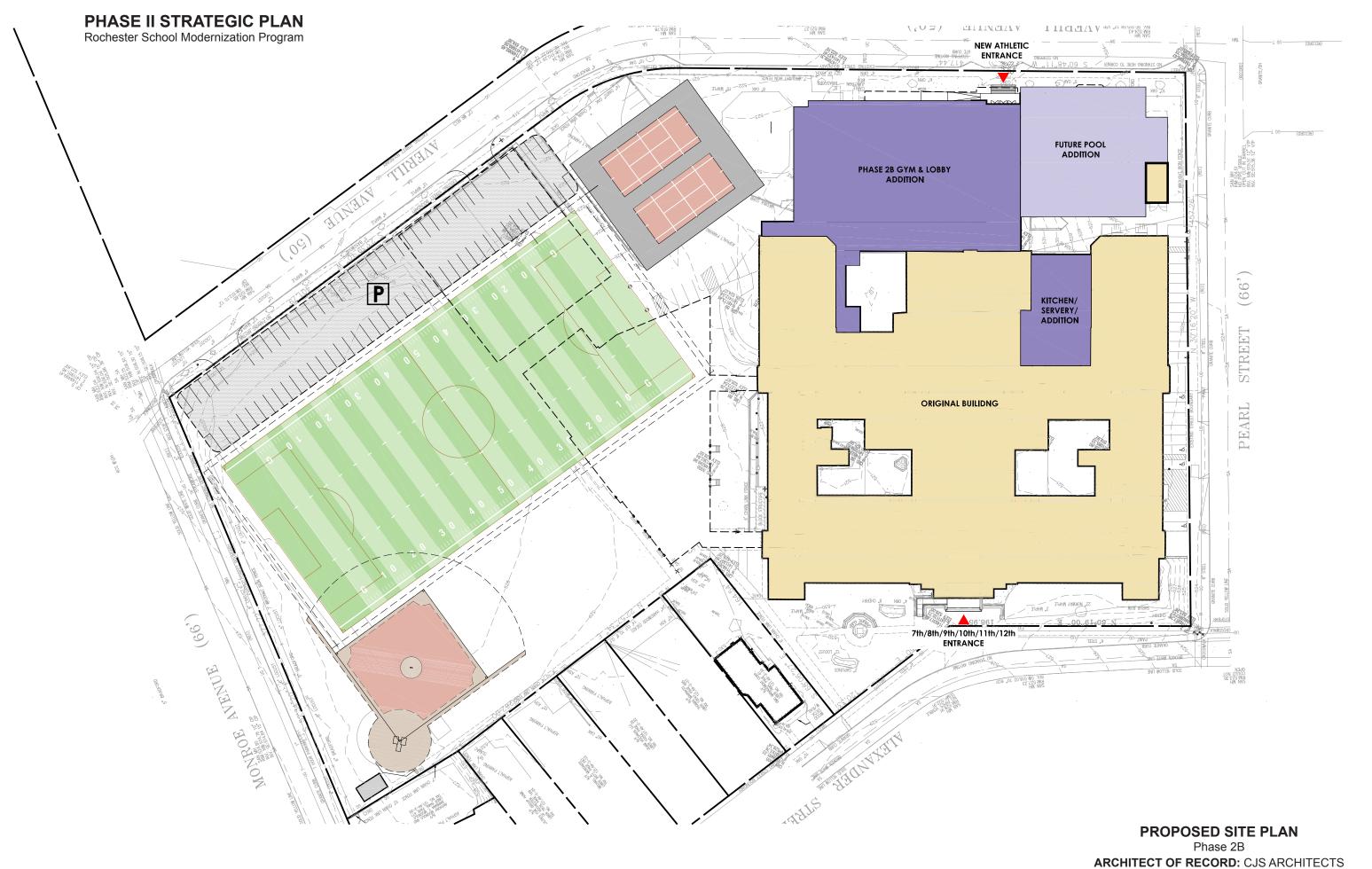
PHASE II STRATEGIC PLAN



PROPOSED THIRD AND FOURTH FLOOR PLAN

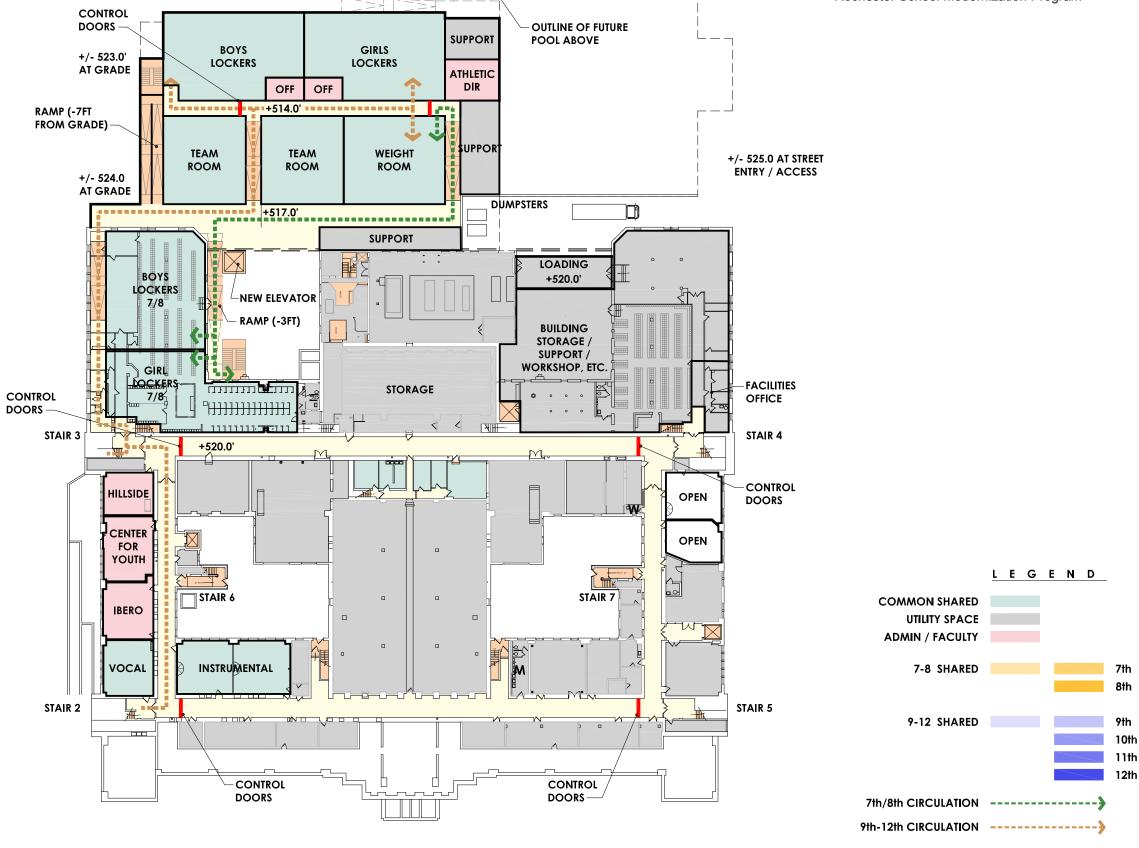
Phase 2A

ARCHITECT OF RECORD: CJS ARCHITECTS



PHASE II STRATEGIC PLAN

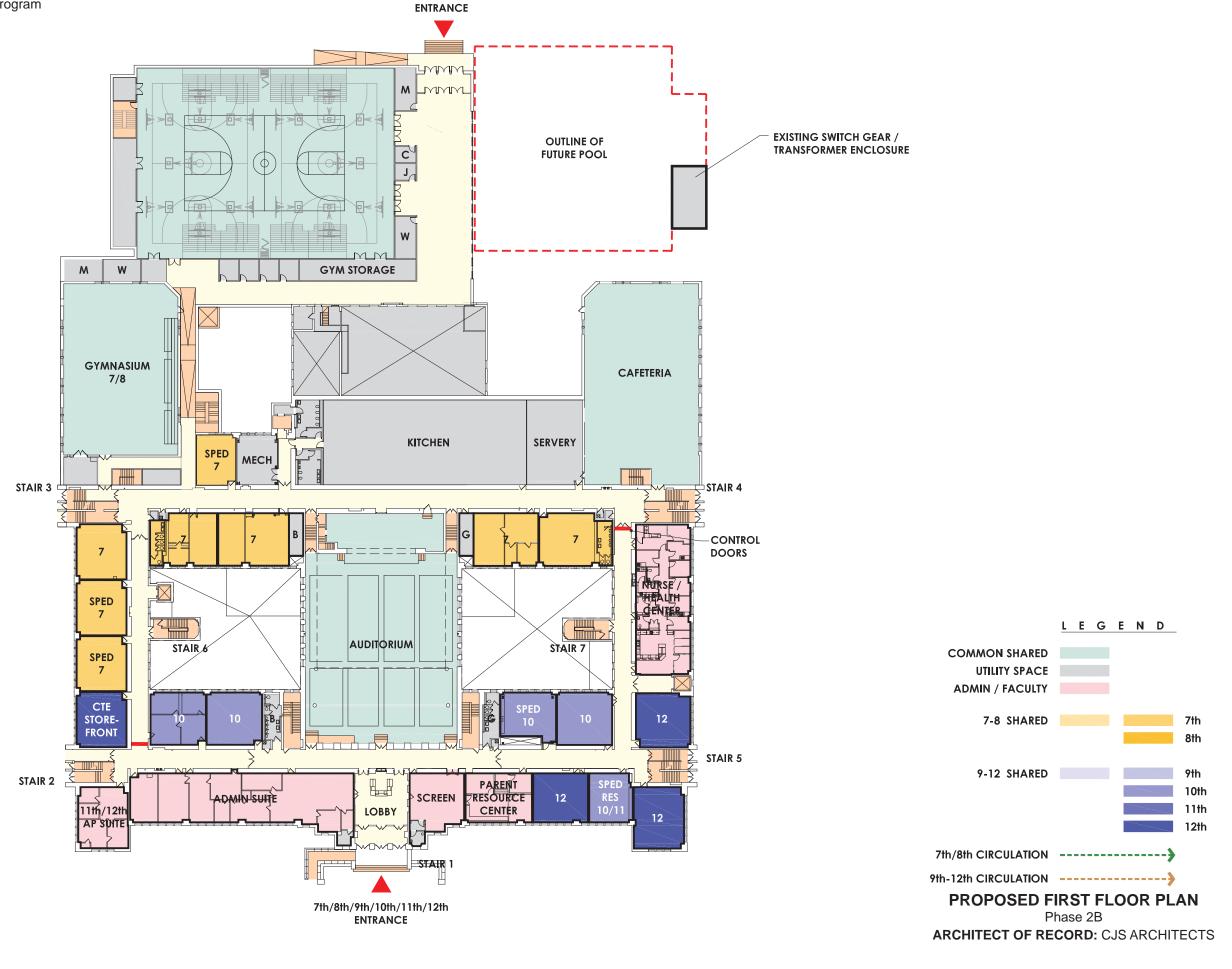
Rochester School Modernization Program



PROPOSED GROUND FLOOR PLAN

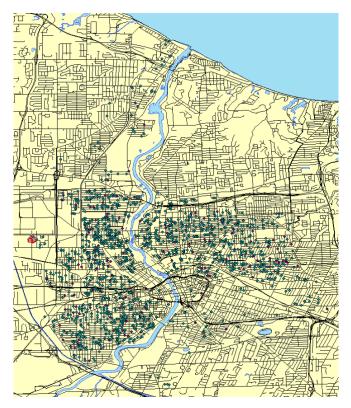
Phase 2B

ARCHITECT OF RECORD: CJS ARCHITECTS



NEW ATHLETIC

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 lumbing 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.



Proposed Program Summary

Location / Address: 655 Colfax Street 14606 Original Date: 1979 Addition Date: Not Applicable Existing Building Gross Area: 506,618 square feet Existing Modular Building Area: Not Applicable Proposed Addition Area: 0 square feet Total Proposed Gross Area: 506,618 square feet

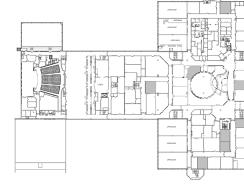
Current 2015-2016 Enrollment: 191 9-10 Students. 1.503 9-12 Students 1,724 9-12 Students Planned Enrollment:

Existing Context

Site Highlights: The existing site includes on-site bus loops, sufficient off street parking, running track and athletic fields. The concept maintains the current site size and continues the District's investment in the site assets.

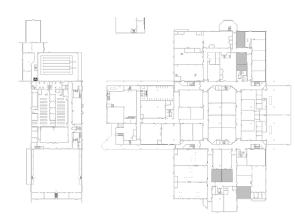
Existing Third Floor

area criteria



Note: Shadowed classrooms indicate below SED minimum

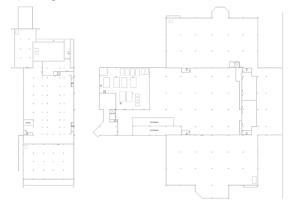
Existing Second Floor



Existing First Floor

0

0



Existing Ground Floor

Core Model "Test Fit" Summary

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Grades 9 - 12	Self-Contained
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed CR's
Interchangeable Classrooms	0	0	0	0	0	58	10

Specialized Functions:

opecialized i diletions.	
Elementary Science Classroom	0
Secondary Science Lab	13
Special Education Resource Room	5
Music Classroom - General/Vocal	0
Music Classroom - Instrumental	0
Vocal / Band Ensemble Classroom	1
Art Classroom	3
Computer Classroom	10
Family & Consumer Science	0
Technology Lab / Shop	15
Other Thematic Classroom	0
In School Suspension (ISS) / ATS	1

2	ESOL Room
1	Parent Liaison Room
1	Main Office Suite
1	Secure Main Entrance
0	Accessible Main Entra
0	School Safety Officer (
0	Cafeteria
0	Auditorium
1	Kitchen / Servery
1	Teacher Workroom
1	Parent / PTSA Room
0	Agency Partner Room
	1 1 1 0 0 0 0 0 1 1

Main Office Suite Secure Main Entrance (Lock Box) Yes Accessible Main Entrance Yes School Safety Officer Office 1 Cafeteria 1 1 Auditorium Kitchen / Servery 1 eacher Workroom 3 Parent / PTSA Room 0 0 Agency Partner Room

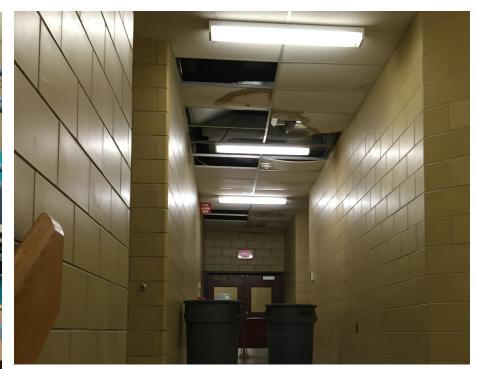


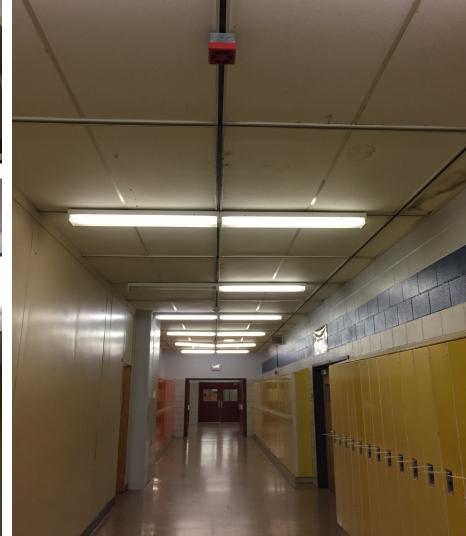






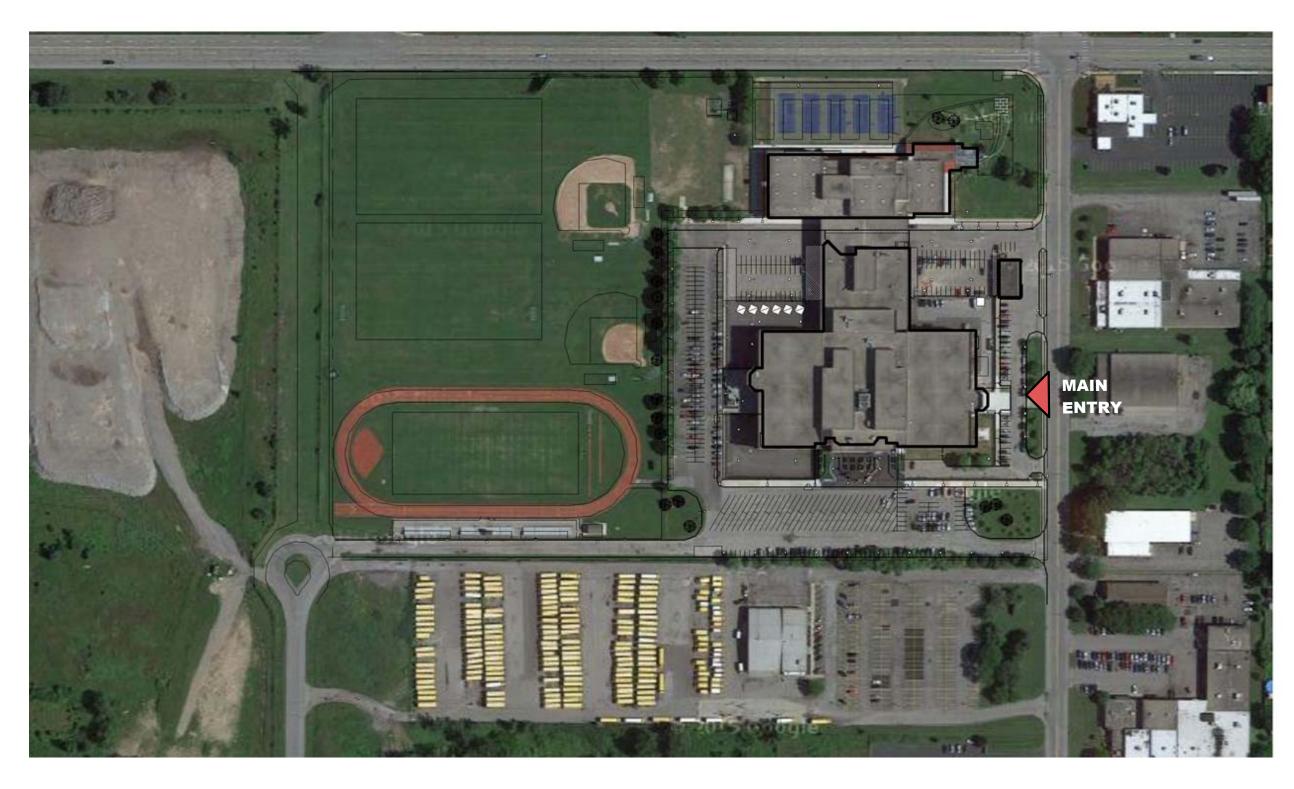














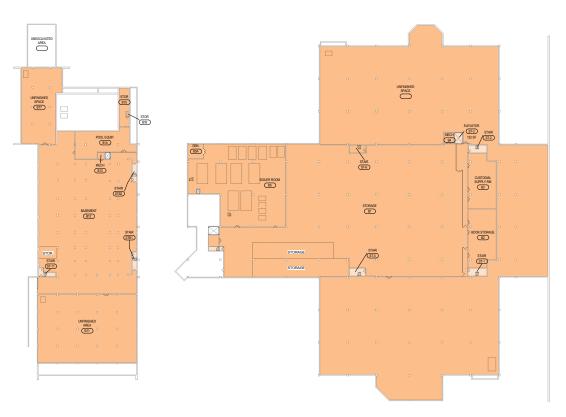
PHASE II STRATEGIC PLAN

Rochester School Modernization Program

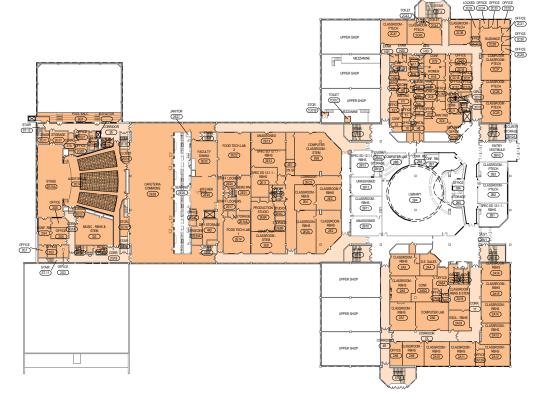


Proposed S Work Sum	
Level of Work	Gross Sq. Footage
Light Rehabilitation	59,947 sf
Moderate Reconstruction	250,647 sf
None	131,884 sf

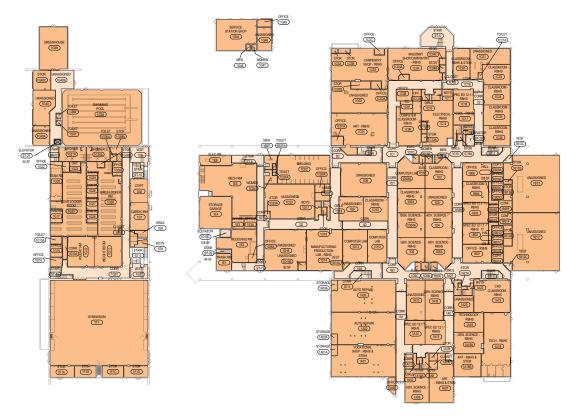
Grand Total for School	506,618 sf
101 301001	



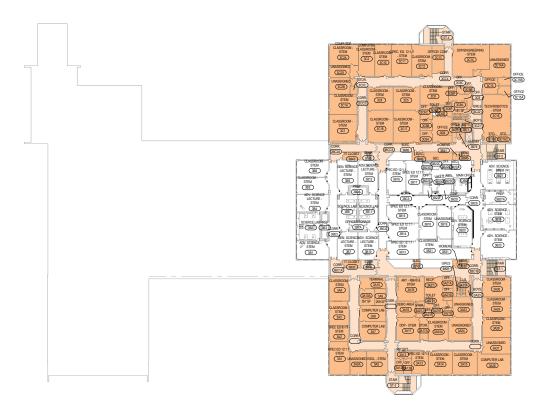
PROPOSED GROUND FLOOR Work Scope



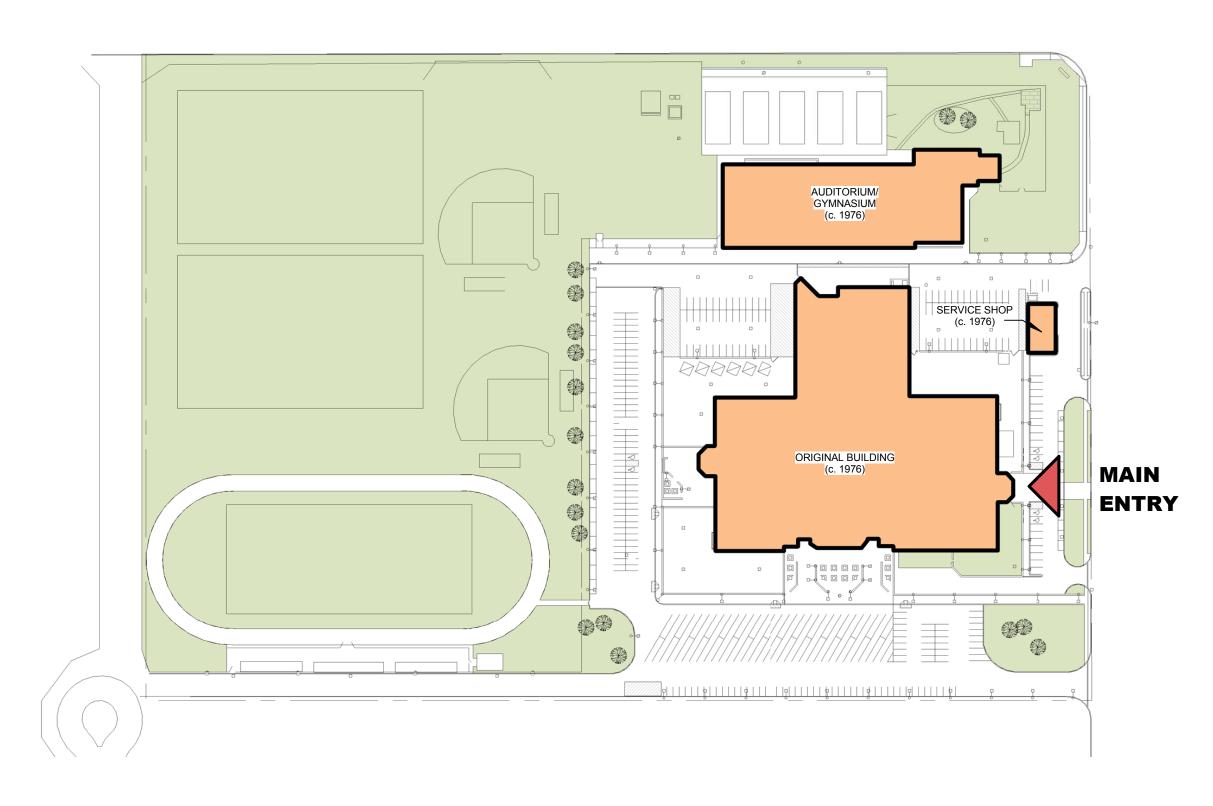
PROPOSED SECOND FLOOR
Work Scope



PROPOSED FIRST FLOOR
Work Scope



PROPOSED THIRD FLOOR
Work Scope



PROPOSED SITE PLAN

PK/6 with 5-Strand Program Model



Legend: Circulation - Existing

Circulation - Addition Classroom - Existing Classroom - Addition Stairs/Elevators Support - Existing Support - Addition



PROPOSED Ground FLOOR PK/6 with 5-Strand Program Model



Stairs/Elevators Support - Existing Support - Addition Toilets/Storage - Existing

Legend: Circulation - Existing

Circulation - Addition

Classroom - Existing

Classroom - Addition

Toilets/Storage - Addition

PK/6 with 5-Strand Program Model

Legend: Circulation - Existing

Circulation - Addition

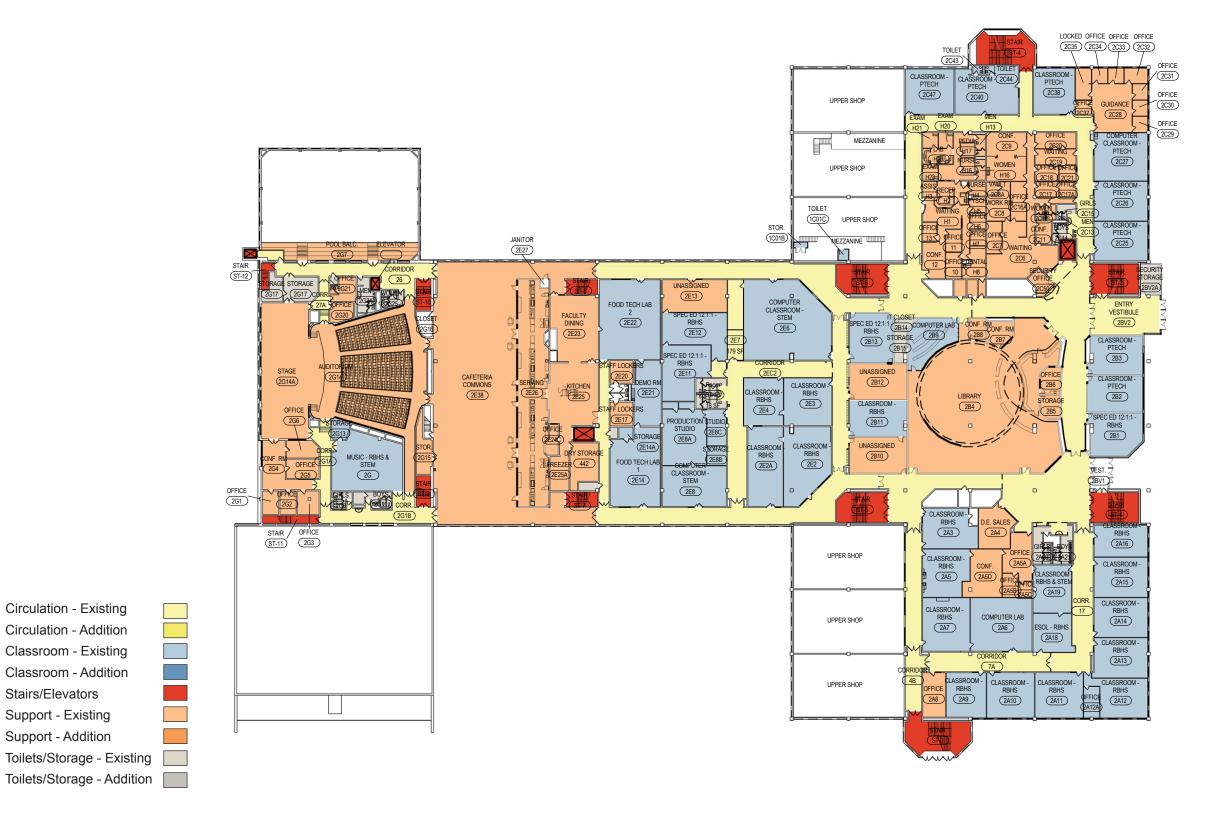
Classroom - Existing

Classroom - Addition

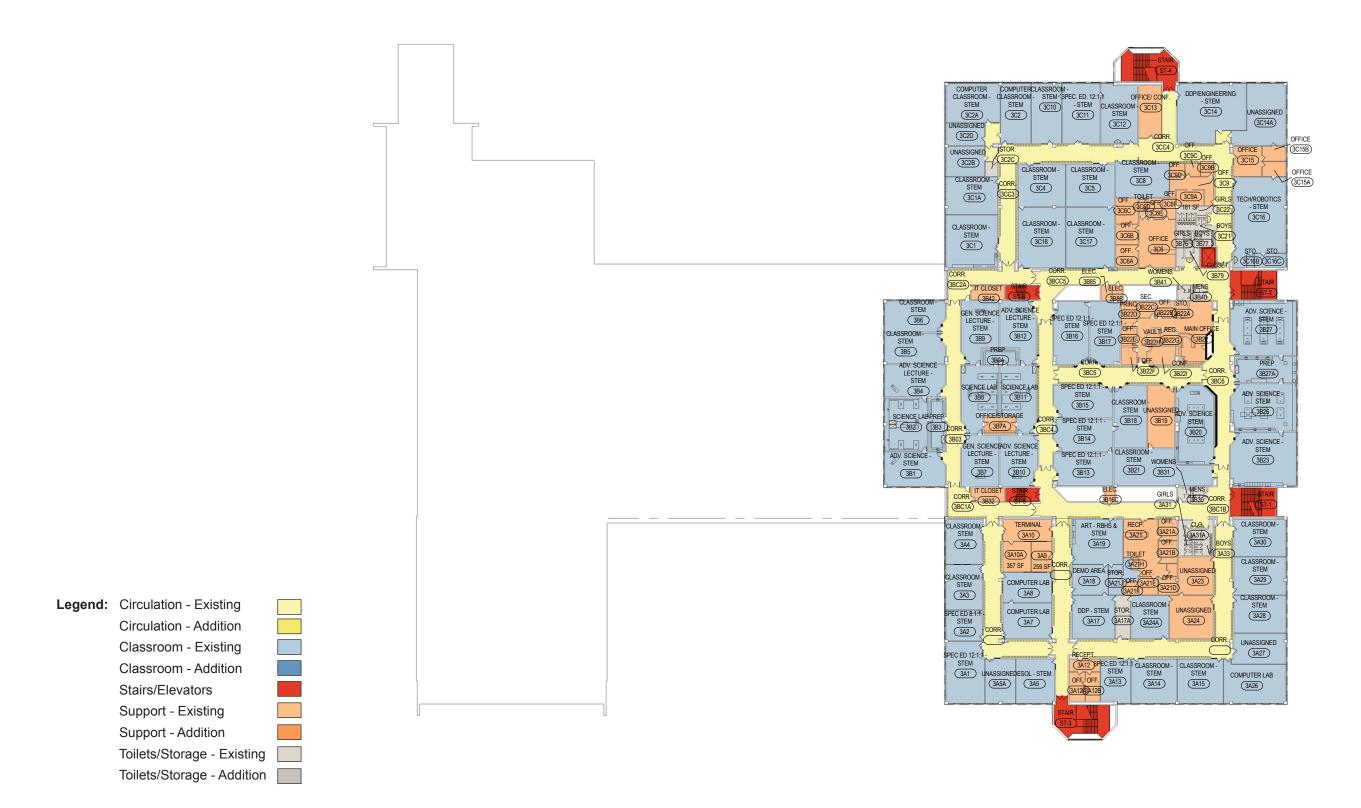
Toilets/Storage - Existing

Stairs/Elevators

Support - Existing Support - Addition



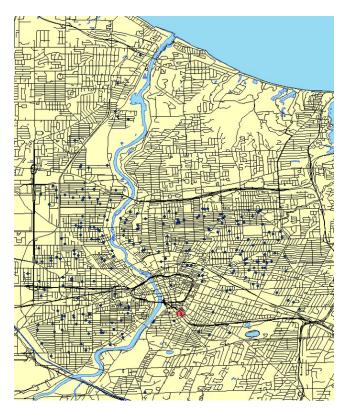
PROPOSED SECOND FLOOR PK/6 with 5-Strand Program Model



PROPOSED THIRD FLOOR

PK/6 with 5-Strand Program Model

Program Biograph: School Without Walls Commencement



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.



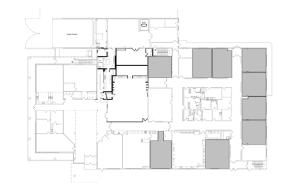
Proposed Program Summary

Location / Address: 14607 480 Broadway Original Date: 1965 Addition Dates: Existing Building Gross Area: 52,409 gross square feet (gsf) Existing Modular Building Area: Not Applicable Proposed Addition Area: 8.867 61,276 gsf Total Proposed Gross Area: Current 2015-2016 Enrollment: 262 9-12 Students

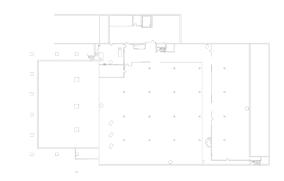
Existing Context

Site Highlights: The existing site is small and does not accommodate an off street bus loop or athletic fields. The concept maintains the current site size, and accordingly, results in a reduction in on-site parking. It is recommended that discussions occur with the adjacent owner regarding the prospect of leasing parking spaces to offset those displaced by the proposed Gym / Added Classroom Addition.

Note: Shadowed classrooms indicate below SED minimum area criteria



Existing First Floor



Existing Basement Floor

Planned Enrollment: 366 9-12 Students Core Model "Test Fit" Summary

	Pre K	Kindergarten	Grades 1 - 3	Grades 4 - 6	Grades 7 - 8	Grades 9-12	Self-Contained
	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Classrooms	Special Ed.
Interchangeable Classrooms	0	0	0	0	0	10	2

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) / ATS	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







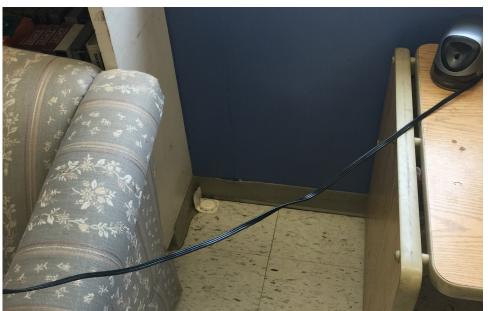


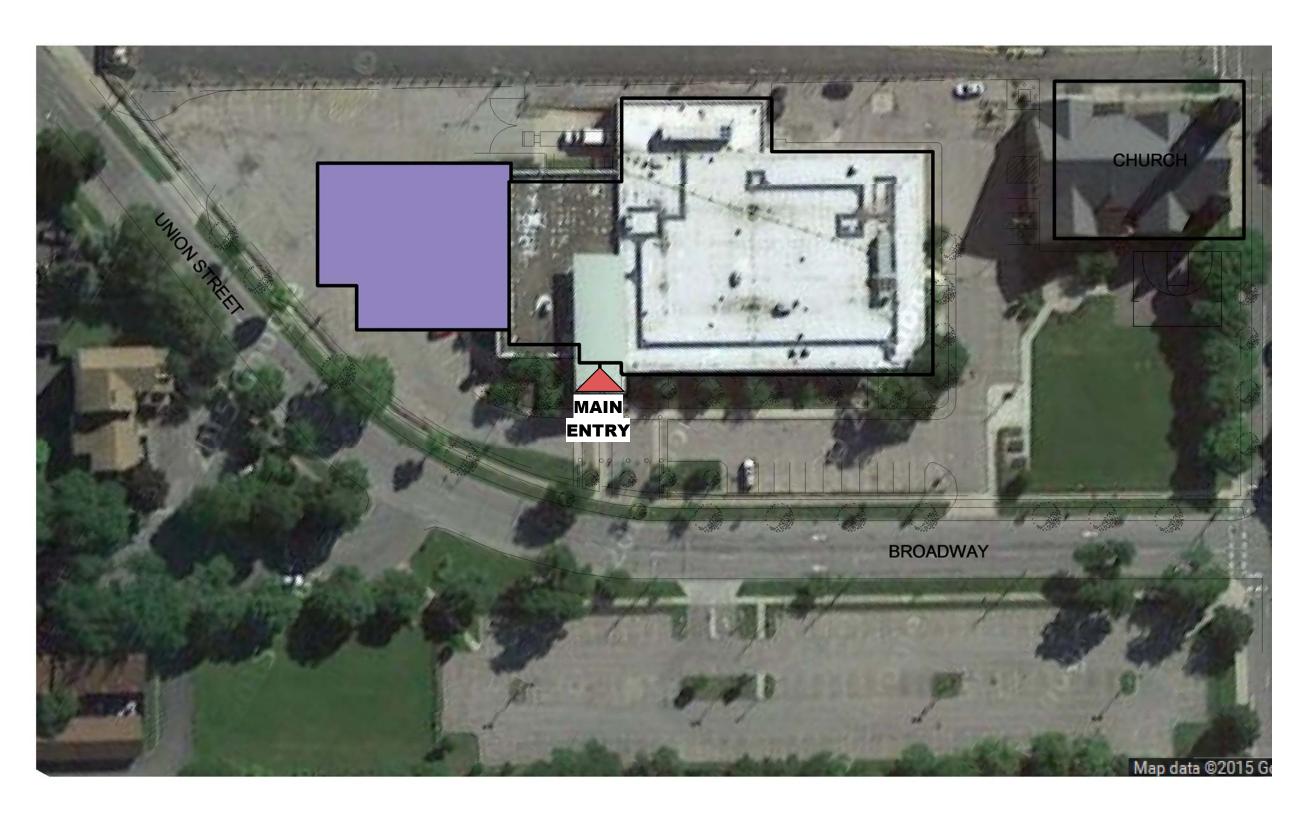






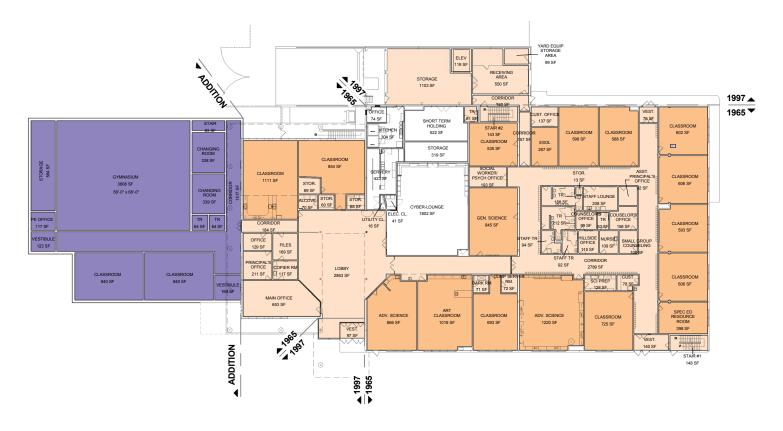




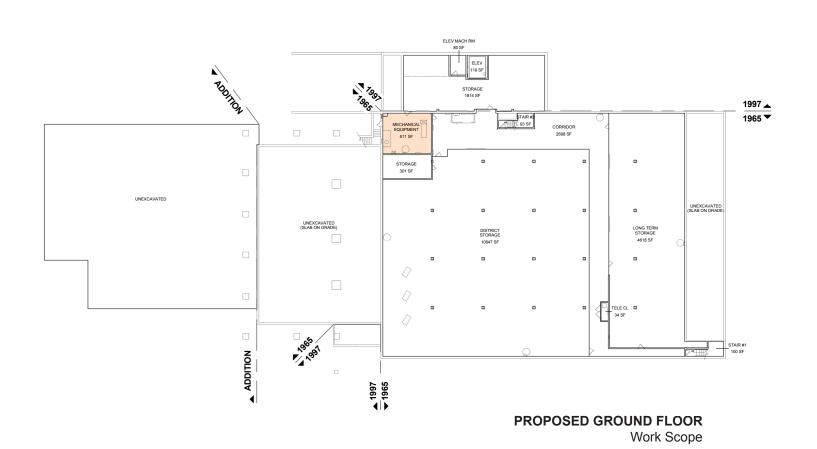








PROPOSED FIRST FLOOR Work Scope



Proposed S Work Sum	•
Level of Work	Gross Sq. Footage
Light Rehabilitation	12,972 sf
Moderate Reconstruction	12,123 sf
Heavy Reconstruction	0 sf
Structural Reconstruction	0 sf
None	27,314 sf
Subtotal	52,409 sf
Addition	8,867 sf

Grand Total for School	61,276 sf
101 301001	

Legend: Light Rehabilitation

Moderate Reconstruction Heavy Reconstruction

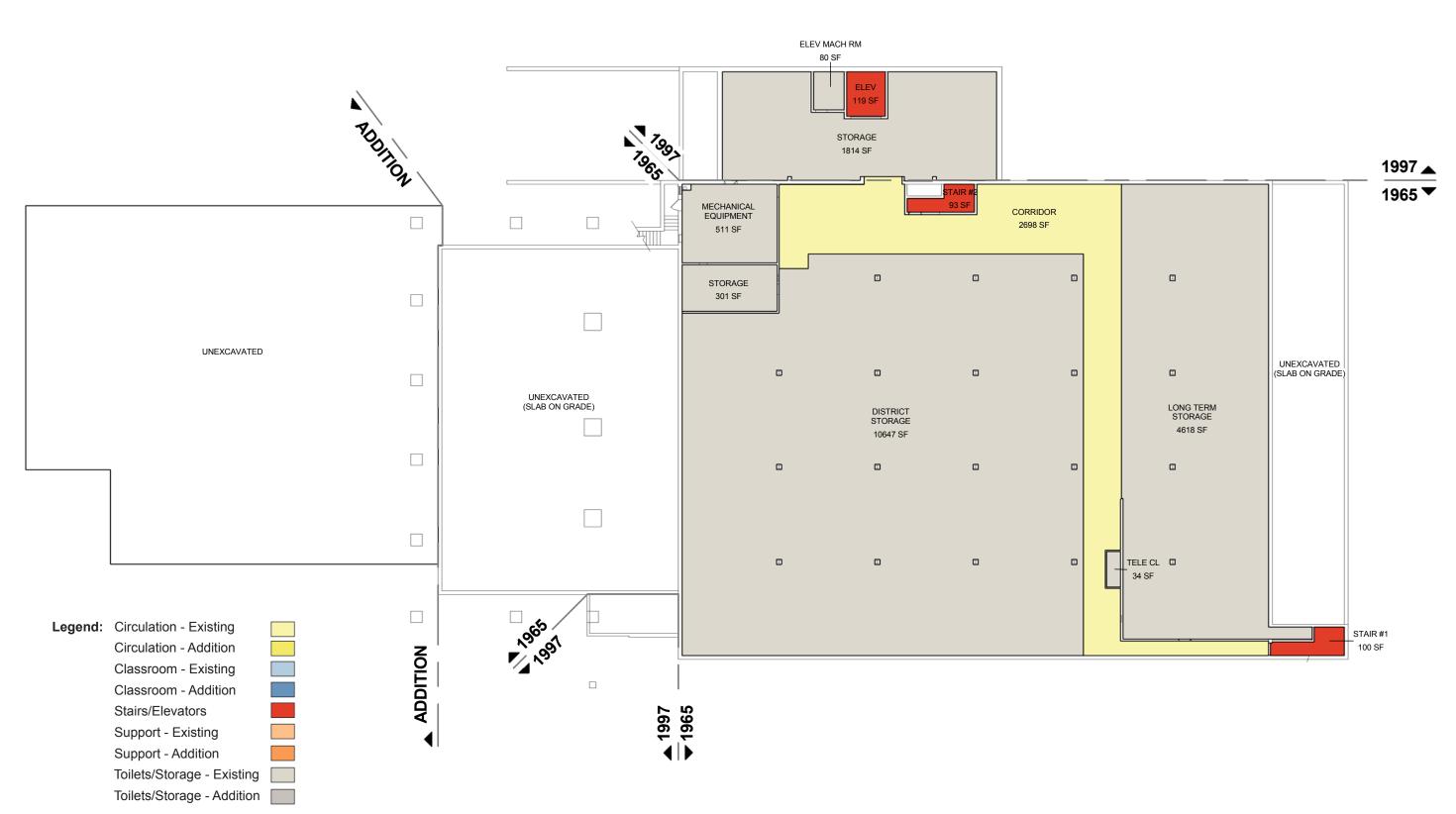
Structural Reconstruction



PROPOSED SITE PLAN

9-12 with 3-Strand Program Model





PROPOSED GROUND FLOOR

9-12 with 3-Strand Program Model

PHASE II STRATEGIC PLAN

Rochester School Modernization Program



PROPOSED FIRST FLOOR

9-12 with 3-Strand Program Model

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

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 rolocation 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:

	., 0. 000 0 = 0 0 0		
•	New addition	\$	3,380,000
	(Remove modular classrooms and construct 13,000 sf one story addition)		
•	Infrastructure modernization and alterations	\$ 1	11,922,000
	(Window replacement, masonry rehab, haz-mat abatement,		
	Interior Alterations, M/E/P rehab, technology upgrades)		
•	Site Improvements	\$	1,200,000
	(Reconstruct roadway, parking, drop off, sidewalks and playfields)		
•	Furniture and Equipment	\$	1,000,000
	(Kitchen equipment, cafeteria, library, office and classroom furniture)		
•	Soft Costs	\$	3,498,000
	(A/E fees, CM fees, surveys, testing, legal, administrative and program costs)		

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.

CAPACITY CALCULATION School District / BOCES 3/8/2016 Rochester City School District Date Project Control Number Project Manage Building Martin B. Anderson School No. 1 Project Type **Usable Acres** Grade Levels Pre K - 6 Site Size Site Variance District Aid Ratio Architect / Engineer SWBR Architects Phone # 585-232-8300 SD / BOCES Contract Phone # Grades **GUT REHAB** 565 Gr. Special Ed Calculation of Building Aid Using Cost Intex for Monroe County Regional Cost Factor 1.0 11,252 Building Cost Index Existing Elementary BAU X Existing Secondary BAU X **Building Cost Index** Existing Special Education BAU X 33,756 Building Cost Index **Subtotal Contract Allowance for Alterations** Existing Elementary BAU X 2,250 Incidental Cost Index Existing Secondary BAU X ncidental Cost Index Existing Special Education BAU X 8,439 Incidental Cost Index Subtotal Incidental Allowance for Alterations **Total Cost Allowance for Alterations** New Elementary BAU X 11,252 Building Cost Index 6,357,380 New Secondary BAU X **Building Cost Index** New Special Education BAU X 33,756 Building Cost Index 2,025,360 **GUT REHAB** 8,382,740 Subtotal Contract Allowance for New Space 1,271,250 2,250 Incidental Cost Index PK - 6 New Elementary BAU X New Secondary BAU X ncidental Cost Index New Special Education BAU X 8,439 Incidental Cost Index 506,340 Subtotal Incidental Allowance for New Space **GUT REHAB** 1,777,590 10,160,330 Total Cost Allowance for New Space **GUT REHAB** GUT REHAR New Existing Allowance Estimate Allowance over (under) Estimate over (under) Construction 15,302,000 8,382,740 (6,919,260) Incidental 5,698,000 1,777,590 (3,920,410)21,000,000 10,160,330 (10,839,670) Total MCA 10,160,330 Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

hase II Strategic Plan Probable Costs & MCA's

PHASE II STRATEGIC PLAN -PROBABLE COSTS & MCA'S

CLARA BARTON SCHOOL NO. 2

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 (Window replacement, roof replacement, masonry rehab, haz-mat abatement,	\$ 2	20,414,000
	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.

				CAPACITY C	ALCULATIO	N		
School District / Project Control N	Number		r City School D	District			Project Mana	
Building	Clara Barton	School No.	2	Cit - Ci		Project Type		
Grade Levels District Aid Ratio	Pre K - 6			_ Site Size		Usable Acres	Site Variance	Yes No
Architect / Engin		SWBR Arc	rhitects				Phone # 585-232	2-8300
SD / BOCES Cont		<u> </u>					Phone #	
,								
			BAU Summa	ar <u>y</u>	Existing		New Projected Enr	ollment
			Grades	PK 6		GUT REHAB	844 Gr. to	5 yrs =
			Coosial Ed			_	135	\vdash
			Special Ed				155	
Calculation of Bu	uilding Aid Using	Cost Intex	for				Monroe County	
Regional Cost Fa	ctor	-					1.0	
		_				Dec-15	-	
Gr. Gr.			-	nentary BAU X		11,252		
Gr.			•	ondary BAU X cial Education BAU	×	33 756	Building Cost Index Building Cost Index	
		_	Existing Spec	cial Education BAO		33,730	_ballating cost index	
	Subtotal Con	tract Allow	ance for Altera	ations				
		7					7	
Gr. Gr.			-	nentary BAU X		2,250	Incidental Cost Index Incidental Cost Index	
Gr.			_	ondary BAU X cial Education BAU	×	8,439		
		_1	Existing Spec	cial Education B/10	•	0,433	Iniciacintal cost macx	
	Subtotal Incid	lental Allov	vance for Alte	rations				
	Total Cost All	owance for	r Alterations					
PK - 6 Gr.	844	1	New Elemen	ntary BAU X		11,252	Building Cost Index	9,496,688
Gr.			New Second	•			Building Cost Index	2,100,000
	135	5	New Special	Education BAU X		33,756	Building Cost Index	4,557,060
	Subtotal Con	tract Allow	ance for New !	Space		GUT REHAB		14,053,748
PK - 6 Gr.	844	1	New Elemer	ntary BAU X		2.250	Incidental Cost Index	1,899,000
Gr.			New Second	•		,	Incidental Cost Index	, , , , , , , , , , , , , , , , , , , ,
	135	5	New Special	Education BAU X		8,439	Incidental Cost Index	1,139,265
	Cubbatal Inci	lambal Allaw		. C		GUT REHAB		2 020 205
	Subtotal Incid	ientai Allov	vance for New	Space		GUI KEHAB		3,038,265
	Total Cost All	owance for	r New Space			GUT REHAB		17,092,013
			•					
	.		New	_GUT REHAB			Existing	,
Construction	Estimate	_	Allowance	over (under)	1)	Estimate	Allowance	over (under)
Construction Incidental	23,990,000 7,010,000		14,053,748 3,038,265					
Total	31,000,000	_	17,092,013		_			
	, ,		, - ,	, -, ,	•			
							Total MCA	17,092,013

Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

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

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.

CAPACITY CALCULATION School District / BOCES 3/8/2016 Rochester City School District Date Project Control Number Project Manage Building George Mather Forbes School No. 4 Project Type Usable Acres Grade Levels Pre K - 6 Site Size Site Variance Yes District Aid Ratio Architect / Engineer SWBR Architects Phone # 585-232-8300 SD / BOCES Contract Phone # Grades **GUT REHAB** 599 Gr. Special Ed Calculation of Building Aid Using Cost Intex for Monroe County Regional Cost Factor 1.0 11,252 Building Cost Index Existing Elementary BAU X Existing Secondary BAU X **Building Cost Index** Existing Special Education BAU X 33,756 Building Cost Index **Subtotal Contract Allowance for Alterations** Existing Elementary BAU X 2,250 Incidental Cost Index ncidental Cost Index Existing Secondary BAU X Existing Special Education BAU X 8,439 Incidental Cost Index Subtotal Incidental Allowance for Alterations **Total Cost Allowance for Alterations** New Elementary BAU X 11,252 Building Cost Index 6,739,948 New Secondary BAU X **Building Cost Index** New Special Education BAU X 33,756 Building Cost Index 2,531,700 **GUT REHAB** 9,271,648 Subtotal Contract Allowance for New Space 1,347,750 2,250 Incidental Cost Index PK - 6 New Elementary BAU X New Secondary BAU X ncidental Cost Index New Special Education BAU X 8,439 Incidental Cost Index 632,925 Subtotal Incidental Allowance for New Space **GUT REHAB** 1,980,675 11,252,323 Total Cost Allowance for New Space **GUT REHAB** GUT REHAR New Existing Allowance Estimate Allowance over (under) Estimate over (under) Construction 21,248,400 9,271,648 (11,976,352) Incidental 6,752,000 1,980,675 (4,771,325)28,000,000 11,252,323 (16,747,677) Total MCA 11,252,323

Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

hase II Strategic Plan

PHASE II STRATEGIC PLAN -PROBABLE COSTS & MCA'S

DAG HAMMARSKJOLD SCHOOL NO. 6

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
	(Remove modular classrooms and construct 14,865 sf addition)	
•	Infrastructure modernization and alterations	\$ 16,376,000
	(Window replacement, roof replacement, masonry rehab, haz-mat abatement,	
	Interior Alterations, M/E/P rehab, technology upgrades)	
•	Site Improvements	\$ 850,000
	(Reconstruct parking, drop off, sidewalks and playfields)	
•	Furniture and Equipment	\$ 1,150,000
	(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.

		CAPACITY (CALCULATION		
School District / Project Control		Rochester City School District		Date 3/8/2 Project Manage	
Building Grade Levels District Aid Ratio	Pre K - 6	kjold School No. 6 Site Size	Project Type Usable Acres	New Building x Site Variance	Add/Alt x Yes No
Architect / Engi SD / BOCES Con	neer	SWBR Architects		Phone # 585-232-8	3300
		Grades PK 6 Special Ed	Existing GUT REHAB	New Projected Enrol 817 Gr. to	5 yrs =
Calculation of B Regional Cost Fa	uilding Aid Using actor	Cost Intex for		Monroe County 1.0	
Gr. Gr.		Existing Elementary BAU X Existing Secondary BAU X Existing Special Education BAU	Dec-15 11,252 X 33,756	Building Cost Index Building Cost Index Building Cost Index	
	Subtotal Cont	ract Allowance for Alterations			
Gr. Gr.		Existing Elementary BAU X Existing Secondary BAU X Existing Special Education BAU	,	Incidental Cost Index Incidental Cost Index Incidental Cost Index	
	Subtotal Incid	ental Allowance for Alterations			
	Total Cost Allo	wance for Alterations			
PK - 6 Gr. Gr.	817 60	New Elementary BAU X New Secondary BAU X New Special Education BAU X	11,252 33,756	Building Cost Index Building Cost Index Building Cost Index	9,192,88 2,025,36
	Subtotal Cont	ract Allowance for New Space	GUT REHAB		11,218,24
PK - 6 Gr. Gr.	817	New Secondary BAU X	2,250 8,439	Incidental Cost Index Incidental Cost Index Incidental Cost Index	1,838,25 506,34
	Subtotal Incid	ental Allowance for New Space	GUT REHAB		2,344,59
	Total Cost Allo	owance for New Space	GUT REHAB		13,562,83
Construction Incidental Total	Estimate 20,600,000 6,400,000 27,000,000	New GUT REHAB Allowance over (under) 11,218,244 (9,381,75 2,344,590 (4,055,41 13,562,834 (13,437,16	<u> </u>	Existing Allowance	over (under)
				Total MCA	13,562,83

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	\$	2,841,300
	(Remove modular classrooms and construct 10,930 sf addition)		
•	Infrastructure modernization and alterations	\$ 1	15,034,000
	(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	\$	3,780,000
	(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.

CAPACITY CALCULATION School District / BOCES **Rochester City School District** 3/8/2016 Date Project Control Number Project Manage Building Virgil I. Grissom School No. 7 Project Type Usable Acres Grade Levels Pre K - 6 Site Size Site Variance Yes District Aid Ratio Architect / Engineer SWBR Architects Phone # 585-232-8300 SD / BOCES Contract Phone # Grades **GUT REHAB** 798 Gr. Special Ed Calculation of Building Aid Using Cost Intex for Monroe County Regional Cost Factor 1.0 11,252 Building Cost Index Existing Elementary BAU X Existing Secondary BAU X **Building Cost Index** Existing Special Education BAU X 33,756 Building Cost Index **Subtotal Contract Allowance for Alterations** Existing Elementary BAU X 2,250 Incidental Cost Index Existing Secondary BAU X ncidental Cost Index Existing Special Education BAU X 8,439 Incidental Cost Index Subtotal Incidental Allowance for Alterations **Total Cost Allowance for Alterations** New Elementary BAU X 11,252 Building Cost Index 8,979,096 New Secondary BAU X **Building Cost Index** New Special Education BAU X 33,756 Building Cost Index 2,531,700 **GUT REHAB** 11,510,796 Subtotal Contract Allowance for New Space 1,795,500 2,250 Incidental Cost Index PK - 6 New Elementary BAU X New Secondary BAU X ncidental Cost Index New Special Education BAU X 8,439 Incidental Cost Index 632,925 Subtotal Incidental Allowance for New Space **GUT REHAB** 2,428,425 13,939,221 Total Cost Allowance for New Space **GUT REHAB** GUT REHAR New Existing Allowance Estimate Allowance over (under) Estimate over (under) Construction 18,220,000 11,510,796 (6,709,204) Incidental 5,780,000 2,428,425 (3,351,575)24,000,000 13,939,221 (10,060,779) Total MCA 13,939,221

Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

hase II Strategic Plan

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.

School District /	BOCES Ro	chester City School District		Date 3/8/2	2016
Project Control				Project Manage	
Building	Dr. Walter S. Coop	per Academy School No. 10	Project Type	New Building x	Add/Alt x
Grade Levels	Pre K - 6	Site Size	Usable Acres	Site Variance	Yes No
District Aid Ratio					
Architect / Engir		/BR Architects		Phone # 585-232-8	3300
SD / BOCES Con	tract			Phone #	
		BAU Summary Exist	ting	New Projected Enrol	llmont
		Grades PK 6	GUT REHAB		5 yrs =
					
		Special Ed		60	
				<u> </u>	
Calculation of B	uilding Aid Using Cos	st Intex for		Monroe County	
Regional Cost Fa	actor			1.0	
			Dec-15	7	
Gr.		Existing Elementary BAU X	11,252	Building Cost Index	
Gr.		Existing Secondary BAU X	22.756	Building Cost Index	
		Existing Special Education BAU X	33,/56	Building Cost Index	
	Subtotal Contract	Allowance for Alterations		ſ	
	Subtotal Solitius	7 monarios for 7 merations		L	
Gr.		Existing Elementary BAU X	2,250	Incidental Cost Index	
Gr.		Existing Secondary BAU X		Incidental Cost Index	
		Existing Special Education BAU X	8,439	Incidental Cost Index	
	Cubtatal lasidante	al Allowance for Alterations		· -	
	Subtotal incluents	al Allowance for Alterations		L	
	Total Cost Allowa	nce for Alterations		[
PK - 6 Gr.	564	New Elementary BAU X	11 252	Building Cost Index	6,346,12
Gr.	304	New Secondary BAU X	11,232	Building Cost Index	0,540,12
	60	New Special Education BAU X	33,756	Building Cost Index	2,025,36
		·			
	Subtotal Contract	Allowance for New Space	GUT REHAB	[8,371,48
				7 .	
PK - 6 Gr.	564	New Elementary BAU X	2,250	I	1,269,00
Gr.	60	New Secondary BAU X New Special Education BAU X	9 420	Incidental Cost Index Incidental Cost Index	506,34
	60	New Special Education BAO X	6,439	Incidental Cost Index	500,54
	Subtotal Incidenta	al Allowance for New Space	GUT REHAB	[1,775,34
	Total Cost Allowa	nce for New Space	GUT REHAB	[10,146,82
		New GUT REHAB		Existing	
	Estimate	Allowance over (under)	Estimate	Allowance	over (under)
Construction	20,600,000	8,371,488 (12,228,512)		7 11.0 17 41100	3.0. (4401)
Incidental	6,400,000	1,775,340 (4,652,660)			
Total	27,000,000	10,146,828 (16,853,172)			
					10,146,82

JOHN WALTON SPENCER SCHOOL NO. 16

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:

	.jo: 000p0 =o .too.		
•	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)	*	2,223,000

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.

CAPACITY CALCULATION School District / BOCES 3/8/2016 Rochester City School District Date Project Control Number Project Manage Building John Walton Spencer School No. 16 Project Type **Usable Acres** Grade Levels Pre K - 6 Site Size Site Variance Yes District Aid Ratio Architect / Engineer SWBR Architects Phone # 585-232-8300 SD / BOCES Contract Phone # Grades **GUT REHAB** 753 Gr. Special Ed Calculation of Building Aid Using Cost Intex for Monroe County Regional Cost Factor 1.0 11,252 Building Cost Index Existing Elementary BAU X Existing Secondary BAU X **Building Cost Index** Existing Special Education BAU X 33,756 Building Cost Index **Subtotal Contract Allowance for Alterations** Existing Elementary BAU X 2,250 Incidental Cost Index ncidental Cost Index Existing Secondary BAU X Existing Special Education BAU X 8,439 Incidental Cost Index Subtotal Incidental Allowance for Alterations **Total Cost Allowance for Alterations** New Elementary BAU X 11,252 Building Cost Index 8,472,756 New Secondary BAU X **Building Cost Index** New Special Education BAU X 33,756 Building Cost Index 3,038,040 **GUT REHAB** 11,510,796 Subtotal Contract Allowance for New Space 1,694,250 2,250 Incidental Cost Index PK - 6 New Elementary BAU X New Secondary BAU X ncidental Cost Index New Special Education BAU X 8,439 Incidental Cost Index 759,510 Subtotal Incidental Allowance for New Space **GUT REHAB** 2,453,760 13,964,556 Total Cost Allowance for New Space **GUT REHAB** GUT REHAR New Existing Allowance Estimate Allowance over (under) Estimate over (under) Construction 22,955,000 11,510,796 (11,444,204) Incidental 6,045,000 2,453,760 (3,591,240)29,000,000 13,964,556 (15,035,444) Total MCA 13,964,556 Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

nase II Strategic Plan

PHASE II STRATEGIC PLAN -PROBABLE COSTS & MCA'S

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
	(Remove modular classrooms and construct 8,830 sf two story addition) Infrastructure modernization and alterations	Ф	3,805,000
Ī	(Window replacement, roof restoration, masonry rehab, haz-mat abatement,	Ψ	3,003,000
	Interior Alterations, M/E/P rehab, technology upgrades)		
•	Site Improvements	\$	1,200,000
	(Reconstruct parking, drop off, sidewalks and playfields)		
•	Furniture and Equipment	\$	1,150,000
	(Kitchen equipment, cafeteria, library, office and classroom furniture)		
•	Soft Costs	\$	3,750,000
	(A/E fees, CM fees, surveys, testing, legal, administrative and program costs)		, ,

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.

				CAPACITY C	ALCULATIO	N				
School District / Project Control		Rocheste	r City School Distr	ict			Date Projec	3/8/ at Manage	2016 er	
Building	Flower City S	chool No. 5	54			Project Type	New Building	х	Add/Alt	x
Grade Levels	Pre K - 6		_	Site Size		Usable Acres	Site V	ariance	Yes	No
District Aid Ratio		CIA/DD A	-1-144 -				Dhara II	FOF 222	0200	
Architect / Engir SD / BOCES Con		SWBR Are	cnitects				Phone # Phone #	585-232-	8300	
3D / BOCES COIT	tract						THORE #			
			BAU Summary		Existing	_		ted Enro	<u>llme</u> nt	
			Grades PI	6		GUT REHAB	770 Gr.	to	5 yrs =	
			Special Ed			=	75			
			Special Eu				/5			
Calculation of B	uilding Aid Usin	g Cost Intex	k for				Monroe County			
Regional Cost Fa	actor						1.0			
		7	e : el			Dec-15				
Gr. Gr.		-	Existing Elemen Existing Second	•		11,252	Building Cost Ind Building Cost Ind			
		1	-	Education BAU	X	33,756	Building Cost Ind			
		_								
	Subtotal Con	tract Allow	ance for Alteratio	ns						
Gr.		_	Existing Elemen	ton, BALL V		2.250	Incidental Cost Ir	dov		
Gr.		+	Existing Second	•		2,230	Incidental Cost Ir			
		1	_	Education BAU	X	8,439	Incidental Cost In			
		_					_			
	Subtotal Inci	dental Allov	wance for Alterati	ons						
	Total Cost Al	lowance fo	r Alterations							
PK - 6 Gr.	77	តា	New Elementar	V RALL Y		11 252	Building Cost Ind	ov I		8,664,040
Gr.		<u> </u>	New Secondary	•		11,232	Building Cost Ind			8,004,040
	7	5	New Special Ed			33,756	Building Cost Ind			2,531,700
	•	_ ,				,	_			
	Subtotal Con	tract Allow	ance for New Spa	ce		GUT REHAB			1	1,195,740
PK - 6 Gr.	77	0	New Elementar	v BAU X		2.250	Incidental Cost In	dex		1,732,500
Gr.		Ť	New Secondary	•		2)230	Incidental Cost In			1,702,000
	7	5	New Special Ed	ucation BAU X		8,439	Incidental Cost In	dex		632,925
	Subtotal Inci	dental Allov	wance for New Sp	ace		GUT REHAB				2,365,425
	Total Cost Al	lowance fo	r New Space			GUT REHAB			1	3,561,165
			New G	UT REHAB			Existir	ng		
	Estimate	_	Allowance	over (under)	.	Estimate	Allo	wance	over (u	nder)
Construction	16,900,000		11,195,740	(5,704,260						
Incidental Total	6,100,000		2,365,425	(3,734,575	_		- —			
Total	23,000,000	'	13,301,103	(3,430,033	''					
							Total MCA		1	3,561,165
									-	

Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

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:

IVI	ajor Scope Line items:	
•	Main Office Renovation	\$ 200,000
	(Renovations to create main office at Northern entrance)	
•	Construct Student Toilet rooms	\$ 700,000
	(Construct 2 multi-user student toilet rooms and renovate 2 student toilet rooms)	
•	Alterations to create separate elementary schools	\$ 2,067,000
	(Alterations at 2nd & 3rd floor corridors, central science room areas,	
	primary classrooms)	
•	Site Improvements	\$ 400,000
	(Construct playground)	
•	Furniture and Equipment	\$ 800,000
	(Selective office and classroom furniture)	
•	Soft Costs	\$ 833,000
	(A/E fees, CM fees, surveys, testing, legal, administrative and program costs)	

TOTAL PROBABLE CONSTRUCTION BUDGET

\$ 5,000,000

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CAPACITY CALCULATION School District / BOCES 3/8/2016 Rochester City School District Date Project Control Number **Project Manage** Building Dr. Freddie Thomas Learning Center Project Type Usable Acres Grade Levels Pre K - 6 Site Size Site Variance District Aid Ratio Architect / Engineer **SWBR Architects** Phone # 585-232-8300 SD / BOCES Contract Phone # Grades 1323 Special Ed Calculation of Building Aid Using Cost Intex for Monroe County Regional Cost Factor 1.0 11,252 Building Cost Index 14,886,396 PK - 6 Existing Elementary BAU X Existing Secondary BAU X **Building Cost Index** 33,756 Building Cost Index 1,519,020 Existing Special Education BAU X **Subtotal Contract Allowance for Alterations** 16,405,416 PK - 6 Existing Elementary BAU X 2,250 Incidental Cost Index 2,976,750 ncidental Cost Index Existing Secondary BAU X 379,755 Existing Special Education BAU X 8,439 Incidental Cost Index Subtotal Incidental Allowance for Alterations 3,356,505 **Total Cost Allowance for Alterations** 19,761,921 New Elementary BAU X 11,252 Building Cost Index New Secondary BAU X **Building Cost Index** New Special Education BAU X 33,756 Building Cost Index Subtotal Contract Allowance for New Space 2,250 Incidental Cost Index New Elementary BAU X New Secondary BAU X Incidental Cost Index New Special Education BAU X 8,439 Incidental Cost Index Subtotal Incidental Allowance for New Space Total Cost Allowance for New Space New Existing Allowance Estimate Allowance over (under) Estimate over (under) Construction 2,967,000 16,405,416 13,438,416 Incidental 2,033,000 3,356,505 1,323,505 5,000,000 19,761,921 14,761,921 19,761,921 Total MCA Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

Phase II Strategic Plan

PHASE II STRATEGIC PLAN -PROBABLE COSTS & MCA'S

EAST SCHOOL CAMPUS

Proposed Addition & Reconstruction

TOTAL PROBABLE CONSTRUCTION BUDGET

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:

IAI	ajor ocope Line items.		
•	New Lower School Building Wing	\$	7,800,000
	(Small Learning Communities, SLC's @ 45,000 sf)		
•	Reconstruct Existing Classroom Wings	\$ 2	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)	\$	1,107,000
•	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)	,	, ,

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		CAPACITY CAL	CULATION		
School District / E	ROCES Roches	ster City School District		Date 3/8/2	016
Project Control N		ster city school district		Project Manager	
Building	East School Campus		Project Type	New Building x	Add/Alt x
Grade Levels	6 - 12	Site Size	Usable Acres	Site Variance	Yes No
District Aid Ratio			Osable Acres	Site variance	163110
Architect / Engine		Architects		Phone # 585-232-8	300
SD / BOCES Conti		, we meeted		Phone #	300
00 / 00 020 00					
		BAU Summary	Existing	New Projected Enroll	ment
		Grades 6 6	27	162 Gr. to	5 yrs =
		7 12	2557	475	
		Special Ed	90	15	
Calculation of Bu	ilding Aid Using Cost In	tex for		Monroe County	
Regional Cost Fac	ctor			1.0	
			Dec-15		
6 Gr.	27	Existing Elementary BAU X		Building Cost Index	303,80
7 - 12 Gr.	2557	Existing Secondary BAU X		Building Cost Index	43,157,04
	90	Existing Special Education BAU X	33,756	Building Cost Index	3,038,04
	Culturated Combined Alle	owance for Alterations		Г	46 400 00
	Subtotal Contract Alic	owance for Alterations		L	46,498,89
6 Gr.	27	Existing Elementary BAU X	2 250	Incidental Cost Index	60,75
7 - 12 Gr.	2557	Existing Secondary BAU X		Incidental Cost Index	10,787,98
, 12 G	90	Existing Special Education BAU X		Incidental Cost Index	759,51
		zwiewie opceie. Zadadiew zwe w	3, 133		755,52
	Subtotal Incidental Al	lowance for Alterations			11,608,24
				_	
	Total Cost Allowance	for Alterations			58,107,133
				- F	
6 Gr.	162	New Elementary BAU X		Building Cost Index	1,822,82
7 - 12 Gr.	475	New Secondary BAU X		Building Cost Index	8,017,05
	15	New Special Education BAU X	33,756	Building Cost Index	506,34
	Culturated Combined Alle	overage for New Cases		Г	10.246.21
	Subtotal Contract Alic	owance for New Space		L	10,346,21
6 Gr.	162	New Elementary BAU X	2.250	Incidental Cost Index	364,50
7 - 12 Gr.	475	New Secondary BAU X		Incidental Cost Index	2,004,02
7 12 01.	15	New Special Education BAU X		Incidental Cost Index	126,58
			5,100		
	Subtotal Incidental Al	lowance for New Space		Γ	2,495,11
				_	
	Total Cost Allowance	for New Space			12,841,32
1	Fatimete.	New	F-414-	Existing	
Construction	Estimate 8 825 000	Allowance over (under)	Estimate 26 614 500	Allowance	over (under)
Construction Incidental	8,835,000 1,767,000	10,346,214 1,511,214 2,495,110 728,110	36,614,500 7,783,500		9,884,390 3,824,743
Total	10,602,000	12,841,324 2,239,324	44,398,000		13,709,133
TOTAL	10,002,000	12,041,324 2,233,324	44,330,000	30,107,133	13,703,133
				Total MCA	70,948,45
				L	70,5-0,43
Preliminary Local	Cost (ie: assumes curr	ent 98% Building Aid Ratio) - See Execu	tive Summary and Volum	ne 2	

\$ 55,000,000

MONROE HIGH SCHOOL (Parts A & B)

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
	(Demolish Building No. 15 and construct 41,400 sf addition)		
•	Infrastructure modernization and alterations	\$ 2	29,736,000
	(Window replacement, roof restoration, masonry rehab, haz-mat abatement,		
	Interior Alterations, M/E/P rehab, technology upgrades)		
•	Site Improvements	\$	2,500,000
	(Reconstruct parking, drop off, sidewalks and playfields)		
•	Furniture and Equipment	\$	2,000,000
	(Kitchen equipment, cafeteria, library, office and classroom furniture)		
•	Soft Costs	\$	9,000,000
	(A/E fees, CM fees, surveys, testing, legal, administrative and program costs)		

TOTAL PROBABLE CONSTRUCTION BUDGET

\$ 54,000,000

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CAPACITY CALCULATION School District / BOCES 3/8/2016 Rochester City School District Date Project Control Number **Project Manage** Building Project Type Usable Acres Grade Levels 6 - 12 Site Size Site Variance District Aid Ratio Architect / Engineer SWBR Architects Phone # 585-232-8300 SD / BOCES Contract Phone # Grades **GUT REHAB** 12 2062 Special Ed 231 Calculation of Building Aid Using Cost Intex for Monroe County Regional Cost Factor 1.0 11,252 Building Cost Index Existing Elementary BAU X Existing Secondary BAU X 16,878 Building Cost Index Existing Special Education BAU X 33,756 Building Cost Index **Subtotal Contract Allowance for Alterations** Existing Elementary BAU X 2,250 Incidental Cost Index 7 - 12 4,219 Incidental Cost Index Existing Secondary BAU X Existing Special Education BAU X 8,439 Incidental Cost Index Subtotal Incidental Allowance for Alterations **Total Cost Allowance for Alterations** New Elementary BAU X 11,252 Building Cost Index 7 - 12 34,802,436 2062 New Secondary BAU X 16,878 Building Cost Index New Special Education BAU X 33,756 Building Cost Index 7,797,636 42,600,072 Subtotal Contract Allowance for New Space 2,250 Incidental Cost Index New Elementary BAU X 7 - 12 2062 New Secondary BAU X 4,219 Incidental Cost Index 8,699,578 231 New Special Education BAU X 8,439 Incidental Cost Index 1,949,409 **GUT REHAB** 10,648,987 Subtotal Incidental Allowance for New Space 53,249,059 Total Cost Allowance for New Space **GUT REHAB** GUT REHAR New Existing Allowance Estimate Allowance over (under) Estimate over (under) Construction 40,500,000 42,600,072 2,100,072 Incidental 13,500,000 10,648,987 (2,851,013)54,000,000 53,249,059 (750,941) Total MCA 53,249,059

Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2

hase II Strategic Plan

PHASE II STRATEGIC PLAN -PROBABLE COSTS & MCA'S

EDISON CAREER AND TECHNOLOGY HIGH SCHOOL CAMPUS

Proposed Addition & Reconstruction

TOTAL PROBABLE CONSTRUCTION BUDGET

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:

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

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			CAPACITY CALCULATIO	N				
School District /	' BOCES	Rochester City School District			[Date 3/8/2	016	
Project Control Number					-	roject Manager	r	
Building	Edison Caree	r and Technology High School Car	npus	Project Type	_		Add/Alt	х
Grade Levels	9 - 12	Si	te Size	Usable Acres	9	Site Variance	Yes	No
District Aid Ratio	0							
Architect / Engi	neer	SWBR Architects			Phone #	585-232-8	300	
SD / BOCES Con	tract				Phone #			
		BAU Summary	Existing	7	$\overline{}$	Projected Enroll	_	
		Grades	12	-	(Gr. to	5 yrs =	-
		9	12 325	_				-
		Special Ed	18	<u>U</u>				
Calculation of B	uilding Aid Hein	Cost Intex for			Monroe Cou	inty		
Regional Cost Fa		g cost littex for			1.0	arrey		
regional cost it	actor			Dec-15	1.0			
6 Gr.		Existing Elementary	BAU X		Building Cos	t Index F		
7 - 12 Gr.	3254	,			Building Cos	<u> </u>	54	1,921,012
	180				Building Cos	<u> </u>		5,076,080
	<u> </u>	J .		· · · · · ·	_ ~	_		<u>, , , , , , , , , , , , , , , , , , , </u>
	Subtotal Con	tract Allowance for Alterations				Γ	60	,997,092
					_	_		
6 Gr.		Existing Elementary	BAU X	2,250	Incidental C	ost Index		-
7 - 12 Gr.	325		AU X		Incidental C	_	13	3,728,626
	180	Existing Special Educ	ation BAU X	8,439	Incidental C	ost Index	1	L,519,020
	Subtotal Incid	dental Allowance for Alterations					15	5,247,646
	Total Cost All	owance for Alterations					76	5,244,738
		-			-	-		
6 Gr.		New Elementary BA			Building Cos			-
7 - 12 Gr.		New Secondary BAU			Building Cos			-
		New Special Education	on BAU X	33,756	Building Cos	t Index		-
	Subtotal Con	tract Allowance for New Space				Γ		-
		·				_		
6 Gr.	(New Elementary BAI	J X	2,250	Incidental C	ost Index		-
7 - 12 Gr.		New Secondary BAU	X	4,219	Incidental C			-
	(New Special Education	on BAU X	8,439	Incidental C	ost Index		-
	Culphatal Inci	dantal Allanianaa fan Nani Caasa				Г		
		dental Allowance for New Space				L		
	Total Cost All	owance for New Space				L		-
		New			E	existing		
	Estimate	Allowance ov	ver (under)	Estimate	_	Allowance	over (un	ider)
Construction	<u></u>	-	-	20,300,000	_	60,997,092	40,697,	
Incidental		<u> </u>	=	9,700,000	_	15,247,646	5,547	
Total		-	-	30,000,000		76,244,738	46,244	,738
						_		
					Total MCA	L	76	5,244,738
		1000(0.11)						

\$ 30,000,000

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, changing and toilet rooms, 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:

Major Scope Line Items:		
New Addition	\$	2,800,000
(One physical education teaching station and two classrooms)		
Reconstruction work		3,700,000
(Roofing, toilet room renovations, Mechanical, Electrical and Plumbing work	<)	
Site Improvements	\$	850,000
(Parking)		
Furniture and Equipment	\$	150,000
(Selective office and classroom furniture)		
Soft Costs	\$	1,500,000
(A/E fees, CM fees, surveys, testing, legal, administrative and program cost	ts)	

TOTAL PROBABLE CONSTRUCTION BUDGET

\$ 9,000,000

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CAPACITY CALCULATION School District / BOCES **Rochester City School District** 3/8/2016 Date Project Control Number **Project Manage** Building School Without Walls Project Type Usable Acres Grade Levels 9 - 12 Site Size Site Variance District Aid Ratio Architect / Engineer **SWBR Architects** Phone # 585-232-8300 SD / BOCES Contract Phone # Grades 12 520 Special Ed Calculation of Building Aid Using Cost Intex for Monroe County Regional Cost Factor 1.0 11,252 Building Cost Index Existing Elementary BAU X Existing Secondary BAU X 16,878 Building Cost Index 8,776,560 33,756 Building Cost Index Existing Special Education BAU X **Subtotal Contract Allowance for Alterations** 8,776,560 Existing Elementary BAU X 2,250 Incidental Cost Index 7 - 12 4,219 Incidental Cost Index 2,193,880 520 Existing Secondary BAU X Existing Special Education BAU X 8,439 Incidental Cost Index Subtotal Incidental Allowance for Alterations 2,193,880 10,970,440 **Total Cost Allowance for Alterations** New Elementary BAU X 11,252 Building Cost Index 7 - 12 540,096 New Secondary BAU X 16,878 Building Cost Index New Special Education BAU X 33,756 Building Cost Index 1,012,680 1,552,776 Subtotal Contract Allowance for New Space 2,250 Incidental Cost Index New Elementary BAU X 7 - 12 New Secondary BAU X 4,219 Incidental Cost Index 135,008 New Special Education BAU X 8,439 Incidental Cost Index 253,170 Subtotal Incidental Allowance for New Space 388,178 1,940,954 Total Cost Allowance for New Space New Existing Allowance Allowance Estimate over (under) Estimate over (under) Construction 2,800,000 1,552,776 (1,247,224)3,700,000 8,776,560 5,076,560 Incidental 560,000 388,178 (171,822)1,940,000 2,193,880 253,880 3,360,000 1,940,954 (1,419,046) 5,640,000 10,970,440 5,330,440 12,911,394 Total MCA Preliminary Local Cost (ie: assumes current 98% Building Aid Ratio) - See Executive Summary and Volume 2