



School No. 17 Enrico Fermi School

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

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

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 Approximately \$2.7 million in infrastructure work has been identified to repair and replace deficient and outdated systems in the school's physical plant.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

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

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

*158 Orchard Street
Zone: Northwest
Current grade configuration: Pre K - 6
Current enrollment: 561
Proposed grade configuration: Pre-K – 8
Strands/Sections per grade level: 3
Proposed Enrollment: 638*



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



MAIN ENTRANCE



TYPICAL CLASSROOM



GYMNASIUM

Building & Site Data

Original Building Date: 1967

Existing Building Area (sq ft): 77,881

Proposed Additional Area (sq ft): 12,114

Total Gross Building Area: 89,995

Current Site Acreage: 5.4

Adjacent Parkland Acreage: 3.76

Pre K Operating Capacity: 66

K-8 Operating Capacity: 638

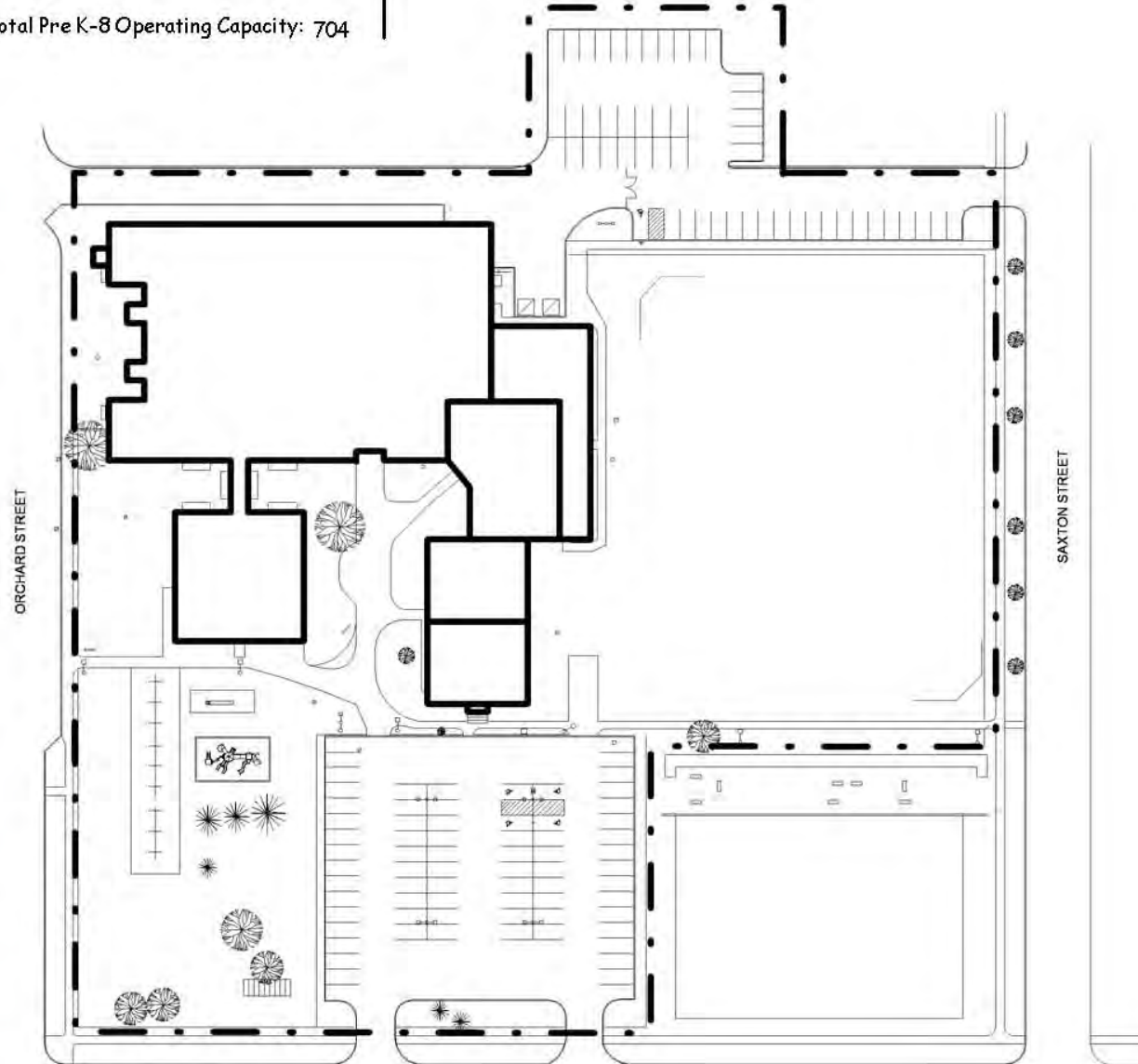
Total Pre K-8 Operating Capacity: 704

Educational Program Data

Grade Level Organization: PreK-8

Model Program: 3 Strand

Specialized Programs: Bilingual Program



EXISTING SITE PLAN

SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	27	582	609
Secondary 7th - 9th	37	300	337
Secondary 7th - 12th	-	-	-
Spec Ed Pre K - 12th	45	45	90
TOTAL SED Building Aid Units	109	927	1,036

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	3,049,453	11,538,999	14,588,452
Estimate of Site Work Costs	-	761,915	761,915
TOTAL	3,049,453	12,300,914	15,350,367

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	2,123,309	11,291,874	13,415,183
Estimate of Building Cost	3,049,453	11,538,999	14,588,452
Building Allowance for Aid	2,123,309	11,291,874	13,415,183
Surplus / (Deficit)	(926,144)	(247,125)	(1,173,269)

INCIDENTAL COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Incidental Allowance	517,399	2,533,881	3,051,280
Estimate of Incidental Cost	661,855	3,205,252	3,867,107
Incidental Allowance for Aid	517,399	2,533,881	3,051,280
Surplus / (Deficit)	(144,456)	(671,371)	(815,827)

TOTAL	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Cost Allowance	2,640,708	13,825,755	16,466,463
Estimate of Probable Cost	3,711,308	14,744,251	18,455,559
Aided Cost Allowance	2,640,708	13,825,755	16,466,463
Surplus / (Deficit)	(1,070,600)	(918,496)	(1,989,096)

Project Description:

Proposed Site Work:

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

Proposed Building Rehabilitation Work:

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

Proposed Building Addition:

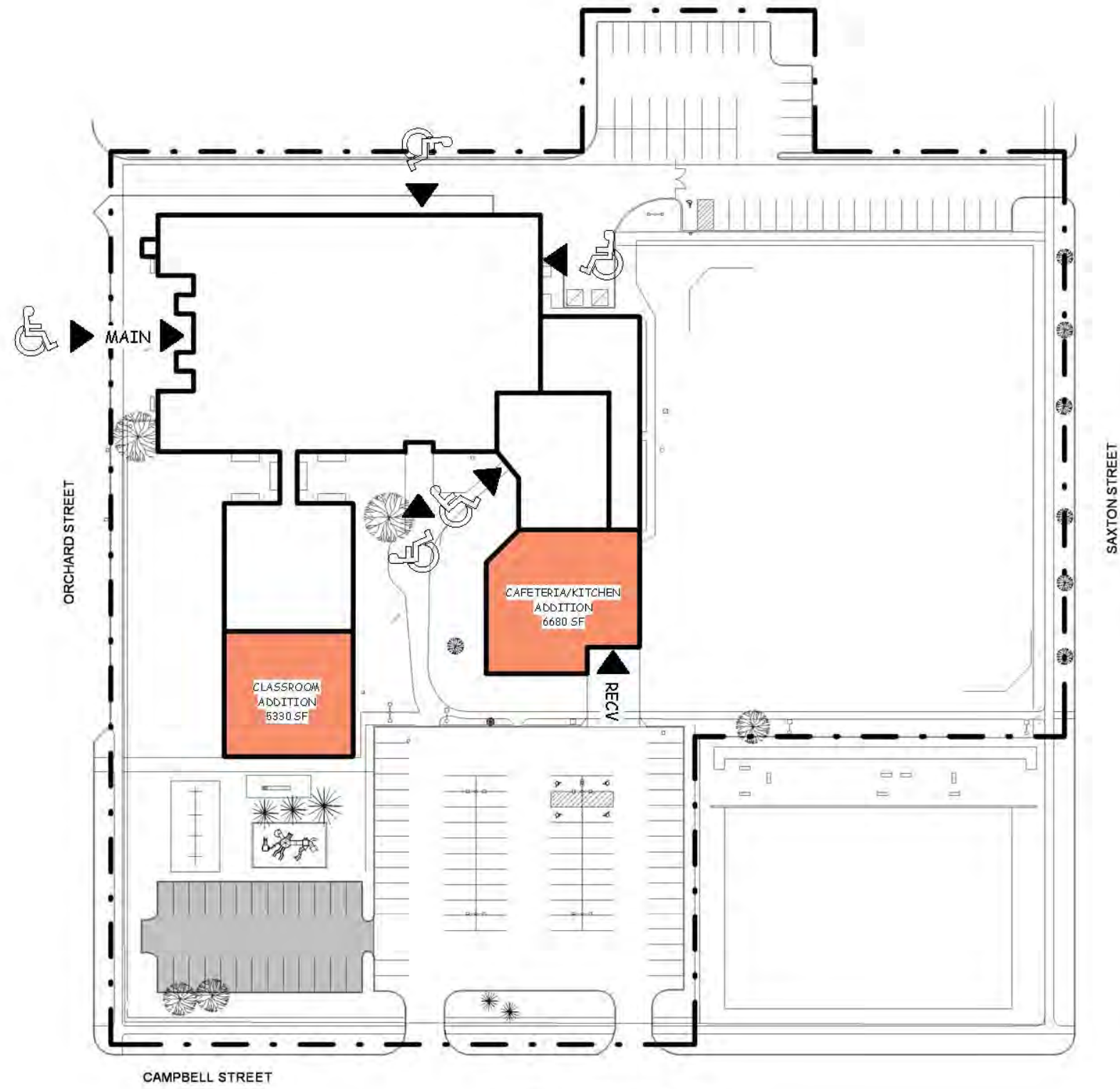
Remove existing transportable classrooms and construct approximately 13,000 sq ft one story classroom and cafeteria additions. Addition alternative - Demolish existing one story kindergarten wing and construct a three story addition of approximately 22,000 sq ft to house the cafeteria and kitchen on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



Program Concept Test:
 Enrico Fermi #17
 158 Orchard Street
 Model Program: 3 Strand (PreK-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



PROPOSED SITE PLAN



Program Concept Test:
Enrico Fermi #17
158 Orchard Street
Model Program: 3 Strand (PreK-8)

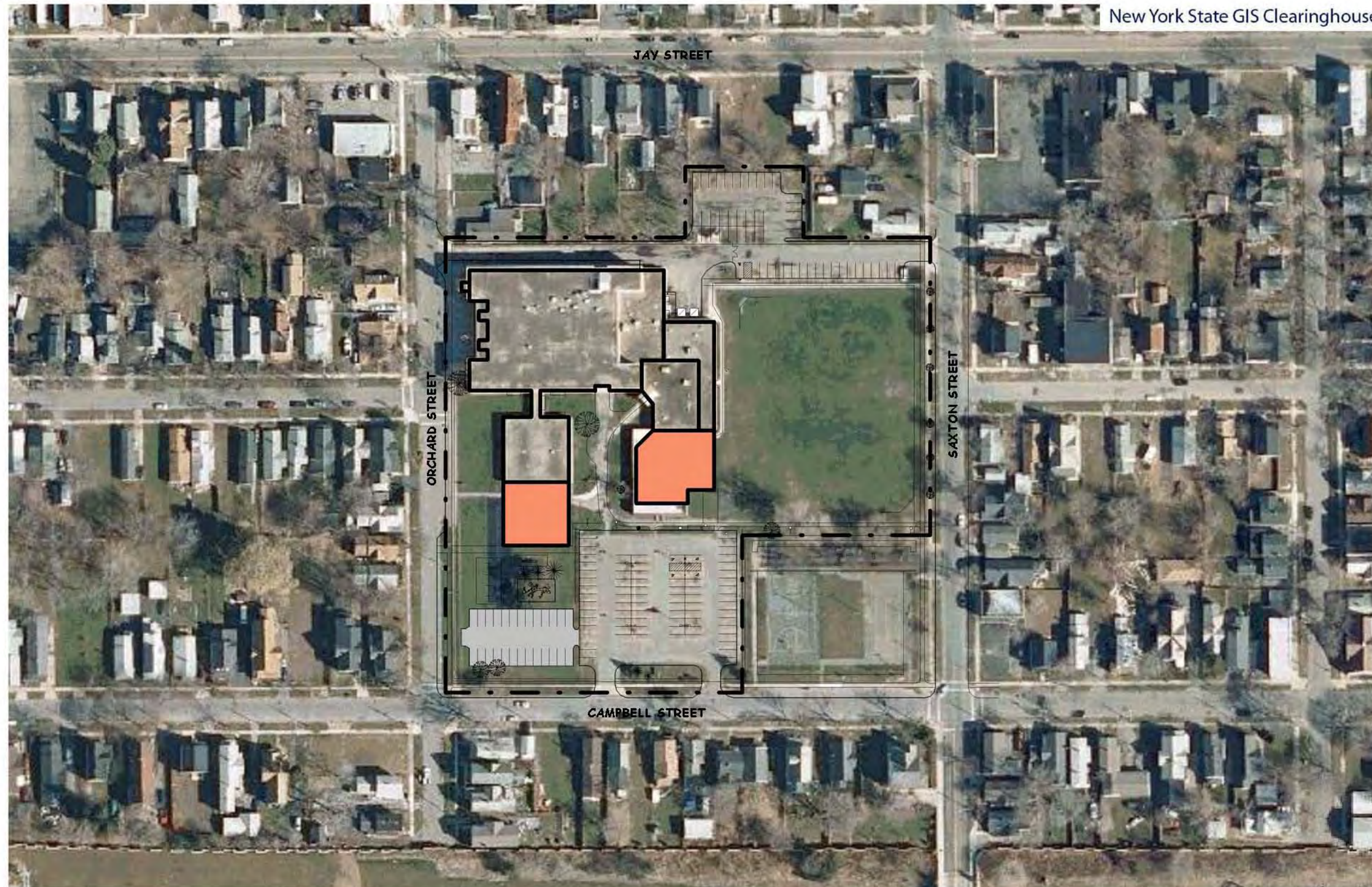


ENRICO FERMI #17

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Service Drive on North Side of Building	No Change

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	124	26	150

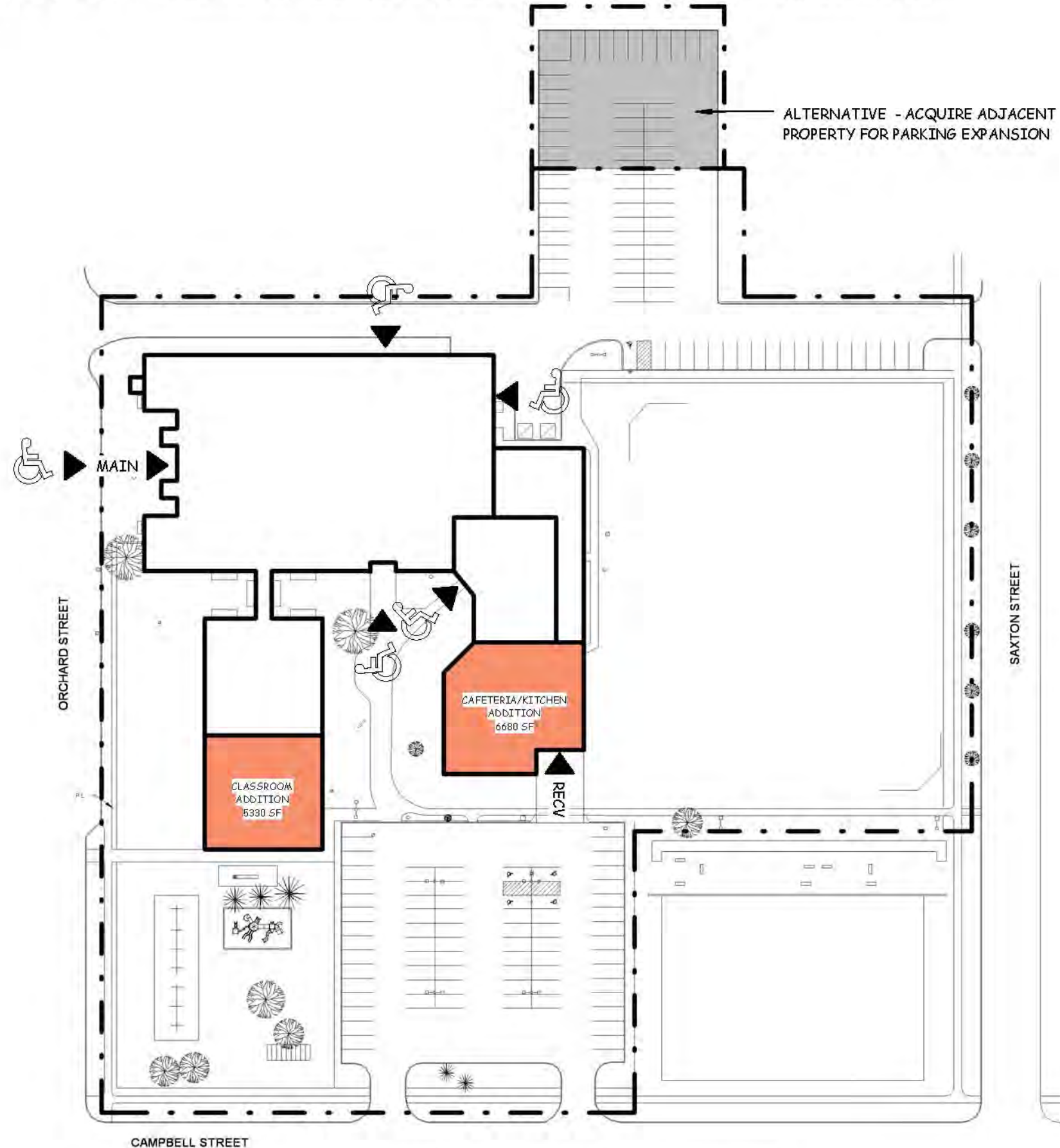


Program Concept Test:
 Enrico Fermi #17
 158 Orchard Street
 Model Program: 3 Strand (PreK-8)

ENRICO FERMI #17

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



Program Concept Test:
Enrico Fermi #17
158 Orchard Street
Model Program: 3 Strand (PreK-8)



PROPOSED SITE PLAN - ALTERNATIVE

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Service Drive on North Side of Building	No Change

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	124	22	146

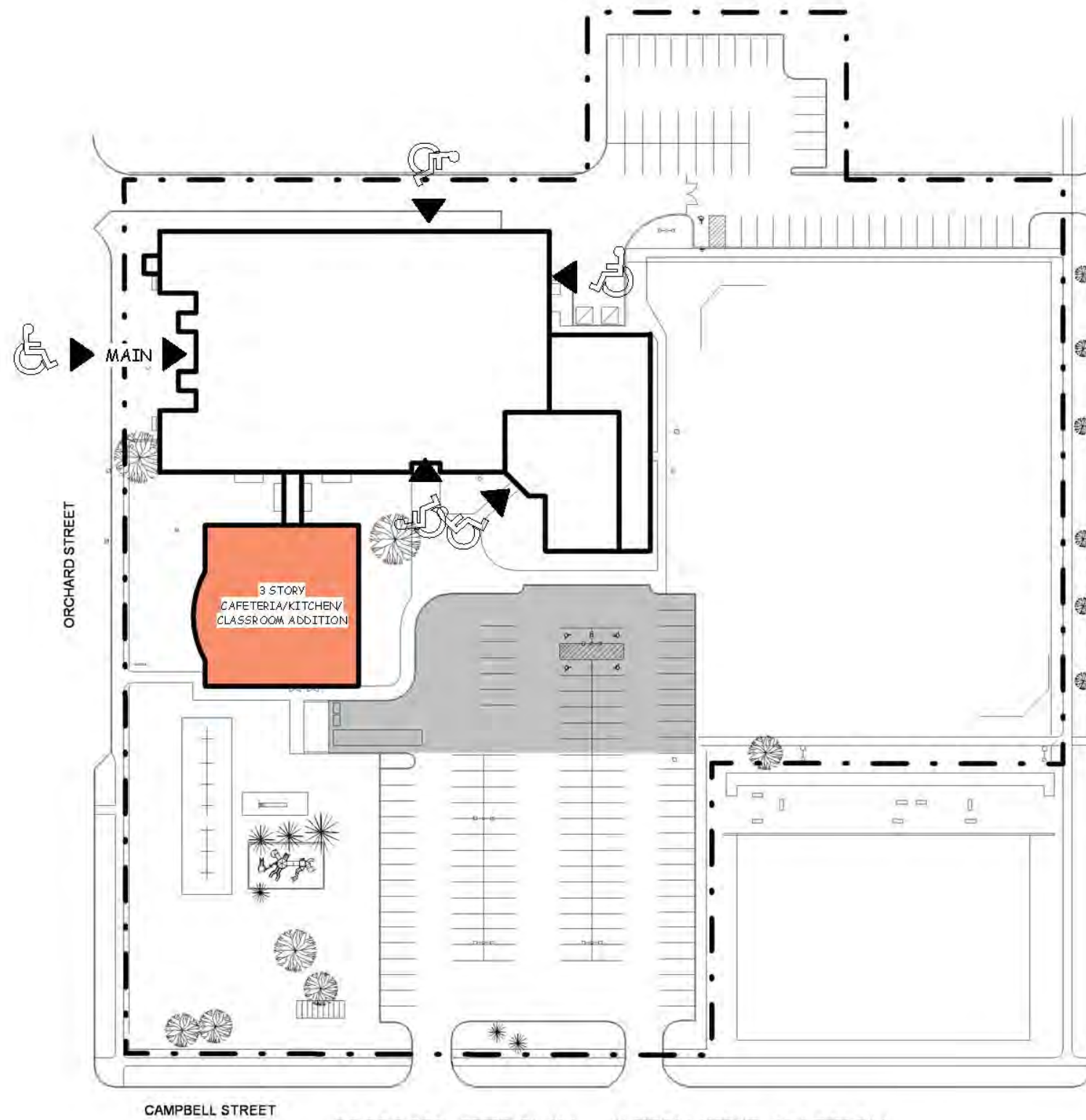
	Proposed Property Acquisition
	Aquire 3 Properties for Parking Expansion



Program Concept Test:
 Enrico Fermi #17
 158 Orchard Street
 Model Program: 3 Strand (PreK-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



PROPOSED SITE PLAN - ALTERNATIVE ADDITION



Program Concept Test:
Enrico Fermi #17
158 Orchard Street
Model Program: 3 Strand (PreK-8)



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Service Drive on North Side of Building	No Change

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	126	43	169



Program Concept Test:
 Enrico Fermi #17
 158 Orchard Street
 Model Program: 3 Strand (PreK-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



KEY:

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



Program Concept Test:
 Enrico Fermi #17
 158 Orchard Street
 Model Program: 3 Strand (PreK-8)



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

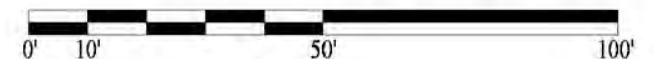


KEY:

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



Program Concept Test:
 Enrico Fermi #17
 158 Orchard Street
 Model Program: 3 Strand (PreK-8)



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

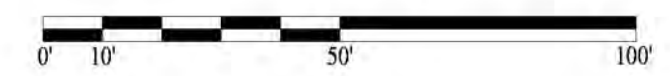


KEY:

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- MODERATE REHABILITATION
- HEAVY REHABILITATION
- STRUCTURAL REHABILITATION
- ADDITION

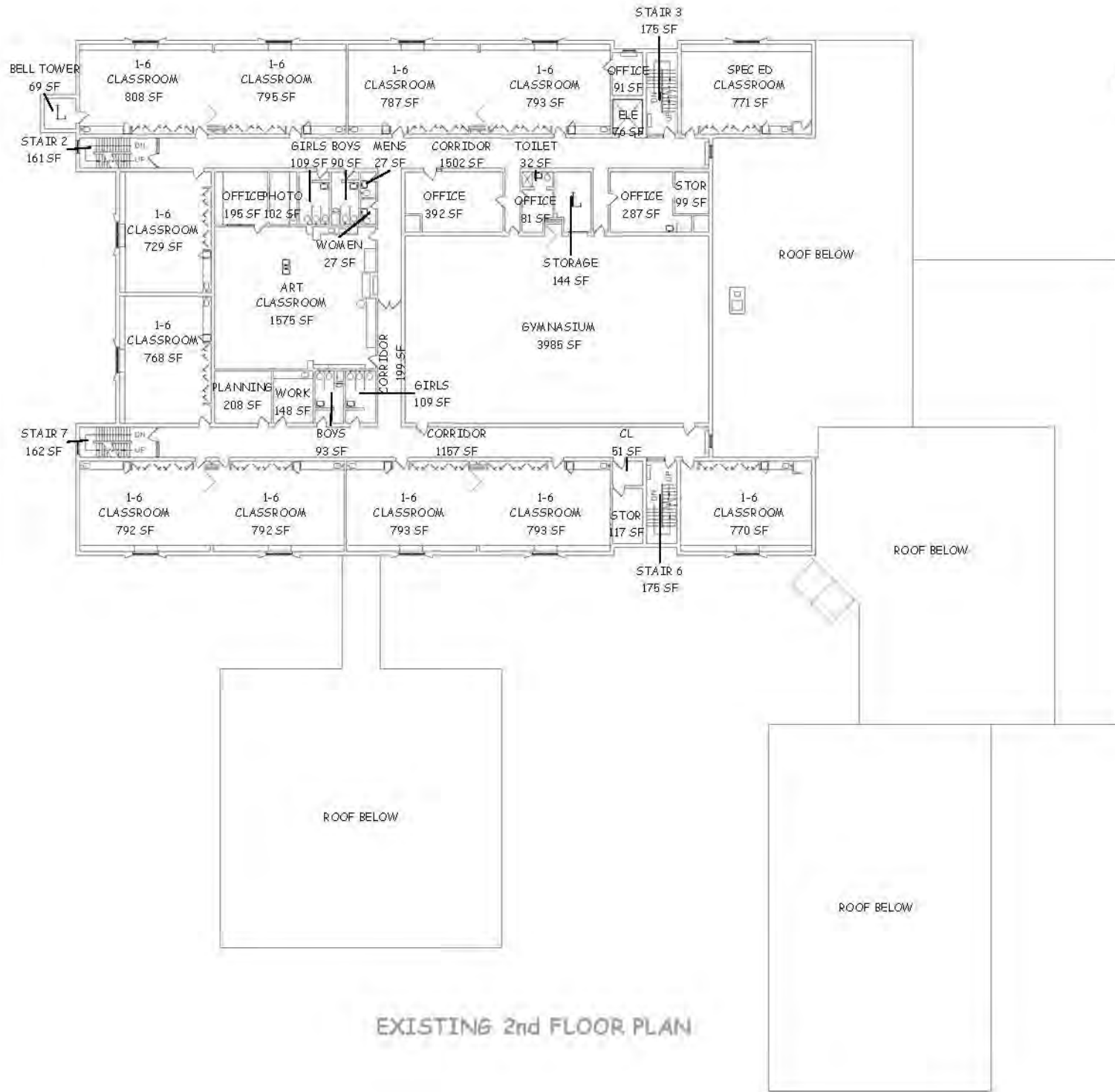


Program Concept Test:
 Enrico Fermi #17
 158 Orchard Street
 Model Program: 3 Strand (PreK-8)

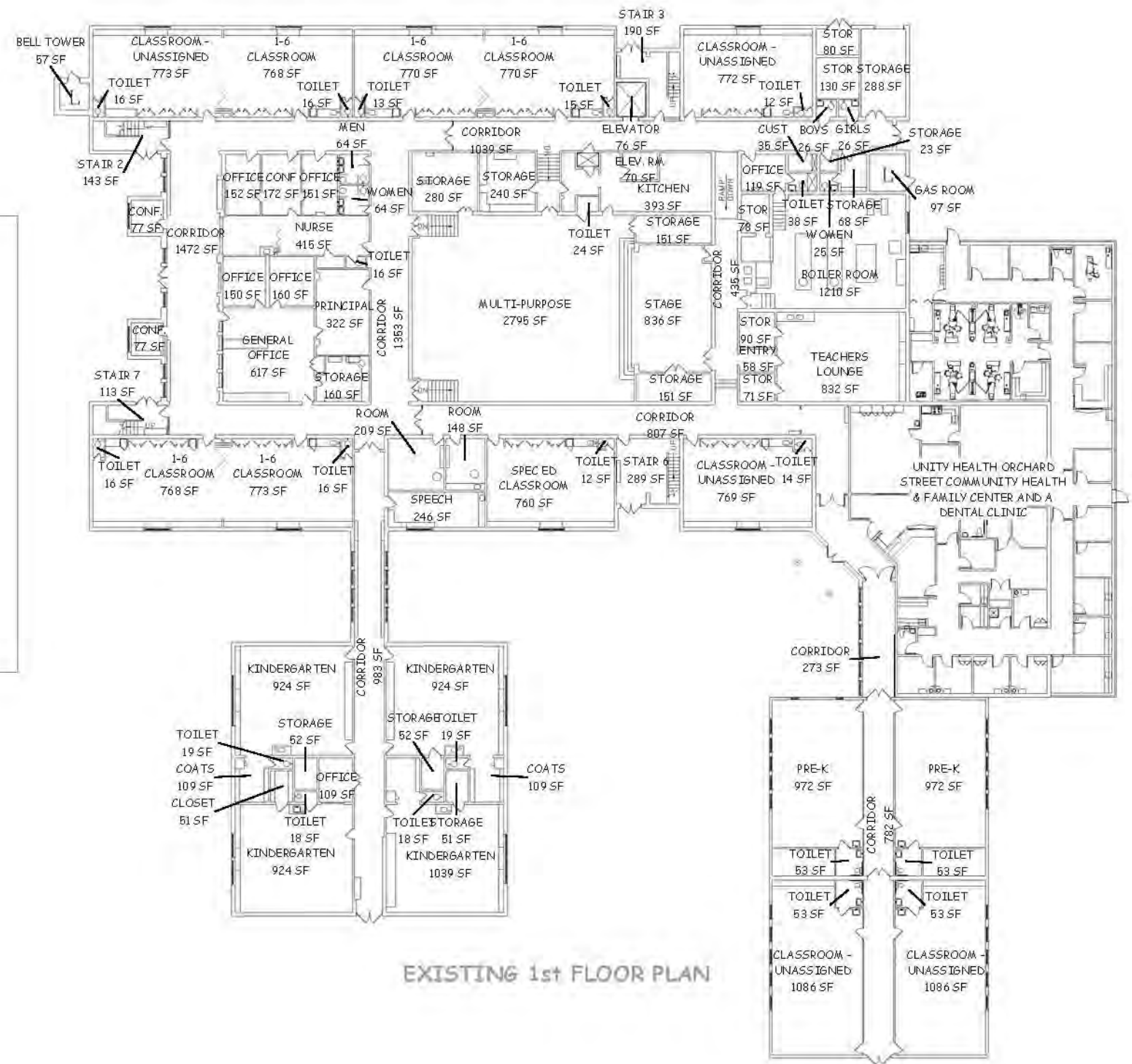


ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



EXISTING 2nd FLOOR PLAN



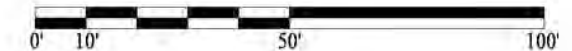
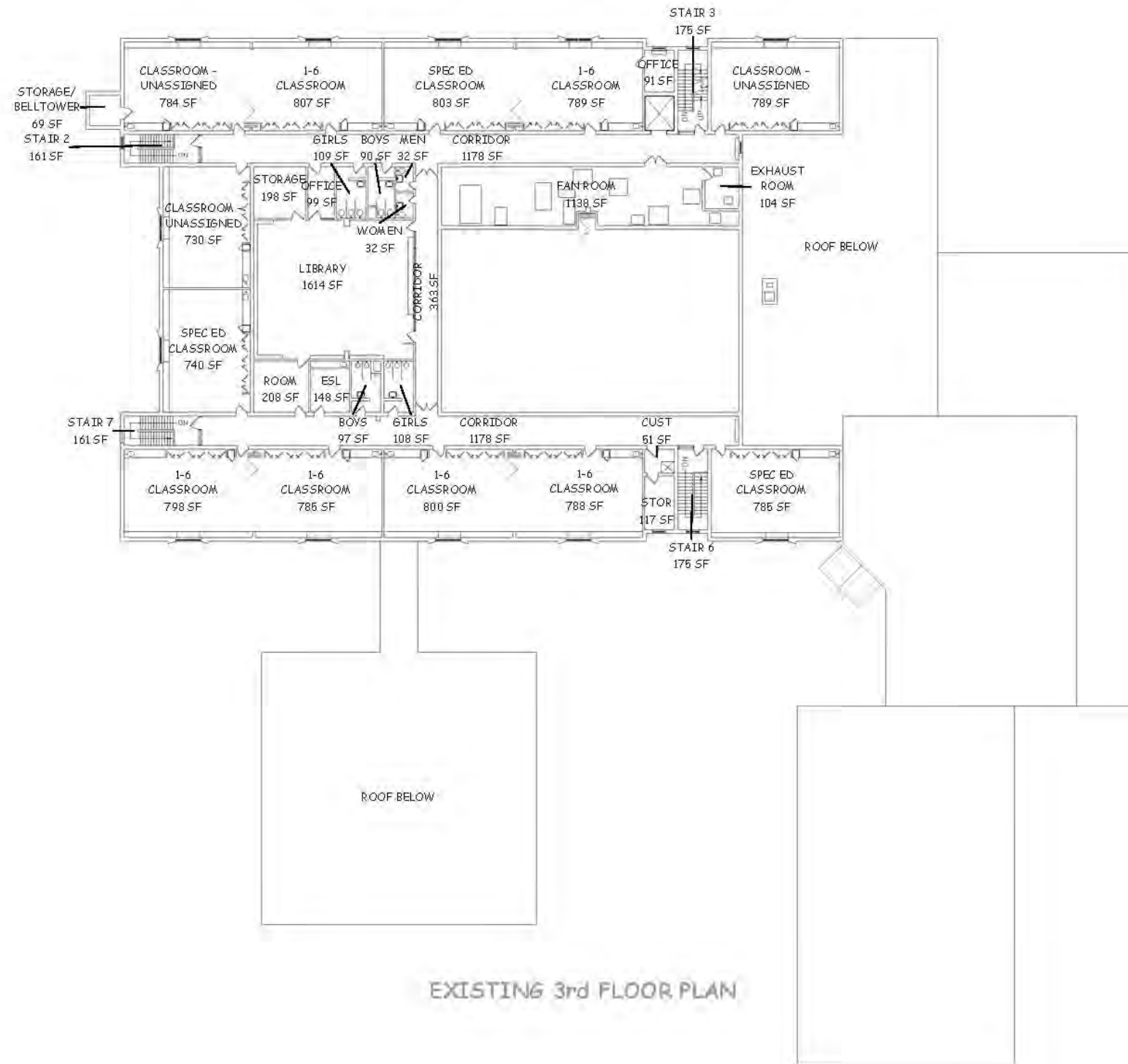
EXISTING 1st FLOOR PLAN



ENRICO FERMI #17

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00





School No. 28 Henry Hudson School

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

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

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

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

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

450 Humboldt Street

Zone: Northeast

Current grade configuration: K – 6

Current enrollment: 624

Proposed grade configuration: K – 8

Strands/Sections per grade level: 3

Proposed Enrollment: 638



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



MAIN ENTRANCE



CAFETERIA / AUDITORIUM



GYMNASIUM

Building & Site Data

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

Educational Program Data

Grade Level Organization: K-8
 Model Program: 3 Strand
 Specialized Programs: MAP & Bilingual Programs

Project Description:

Proposed Site Work:

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

Proposed Building Rehabilitation Work:

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

Proposed Building Addition:

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

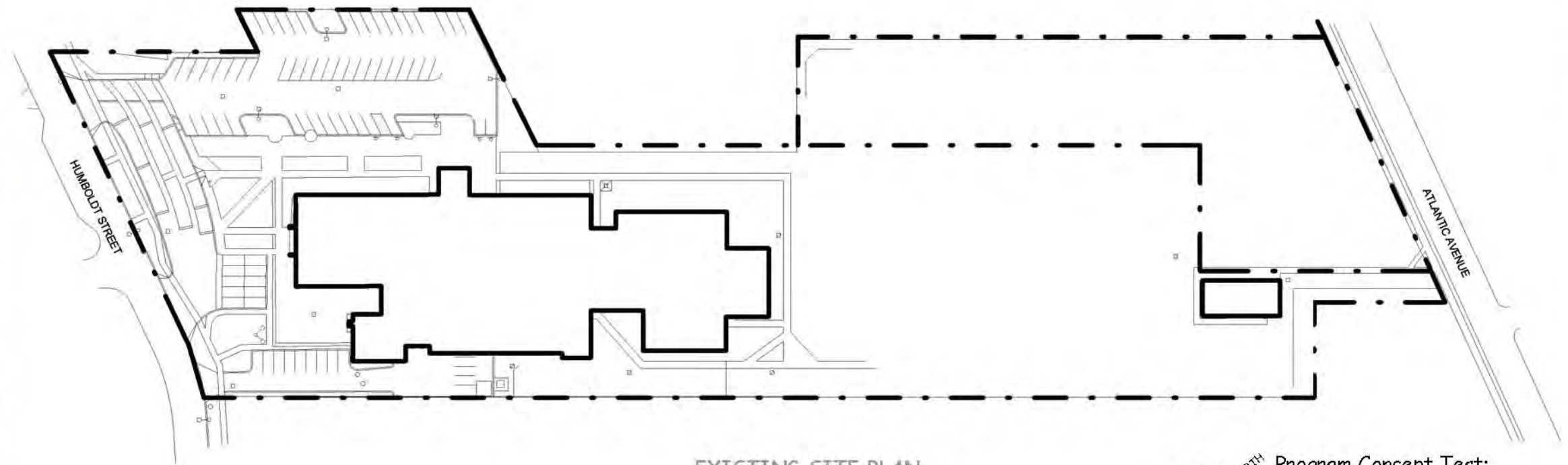
SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	162	405	567
Secondary 7th - 9th	186	180	366
Secondary 7th - 12th	-	-	-
Spec Ed Pre K - 12th	-	99	99
TOTAL SED Building Aid Units	348	684	1,032

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	4,200,235	14,945,333	19,145,568
Estimate of Site Work Costs	-	1,595,809	1,595,809
TOTAL	4,200,235	16,541,142	20,741,377

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	4,194,976	9,474,448	13,669,424
Estimate of Building Cost	4,200,235	14,945,333	19,145,568
Building Allowance for Aid	4,194,976	9,474,448	13,669,424
Surplus / (Deficit)	(5,259)	(5,470,885)	(5,476,144)

INCIDENTAL COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Incidental Allowance	968,254	2,167,433	3,135,687
Estimate of Incidental Cost	1,290,178	3,503,542	4,793,720
Incidental Allowance for Aid	968,254	2,167,433	3,135,687
Surplus / (Deficit)	(321,924)	(1,336,109)	(1,658,033)

TOTAL	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Cost Allowance	5,163,230	11,641,881	16,805,111
Estimate of Probable Cost	5,490,413	18,448,875	23,939,288
Aided Cost Allowance	5,163,230	11,641,881	16,805,111
Surplus / (Deficit)	(327,183)	(6,806,994)	(7,134,177)



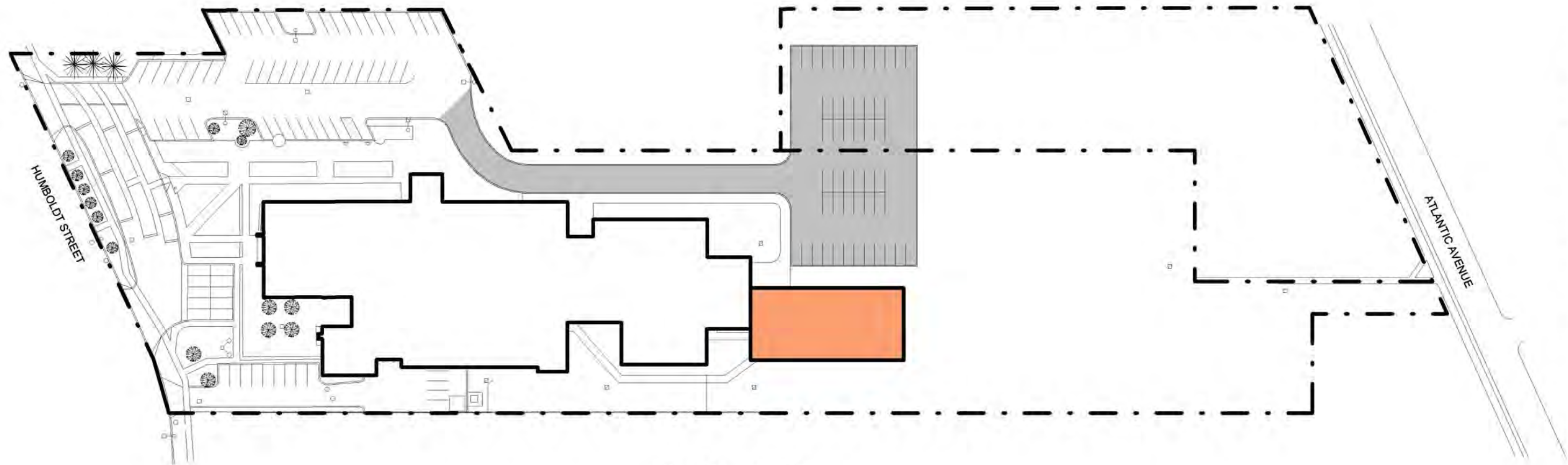
EXISTING SITE PLAN



Program Concept Test:
 Henry Hudson #28
 450 Humboldt Street
 Model Program: 3 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT *Rochester Schools Modernization Program - Master Plan*

SWBR PROJECT NUMBER: 10445.00



PROPOSED SITE PLAN



Program Concept Test:
Henry Hudson #28
450 Humboldt Street
Model Program: 3 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Yes	Existing to Remain

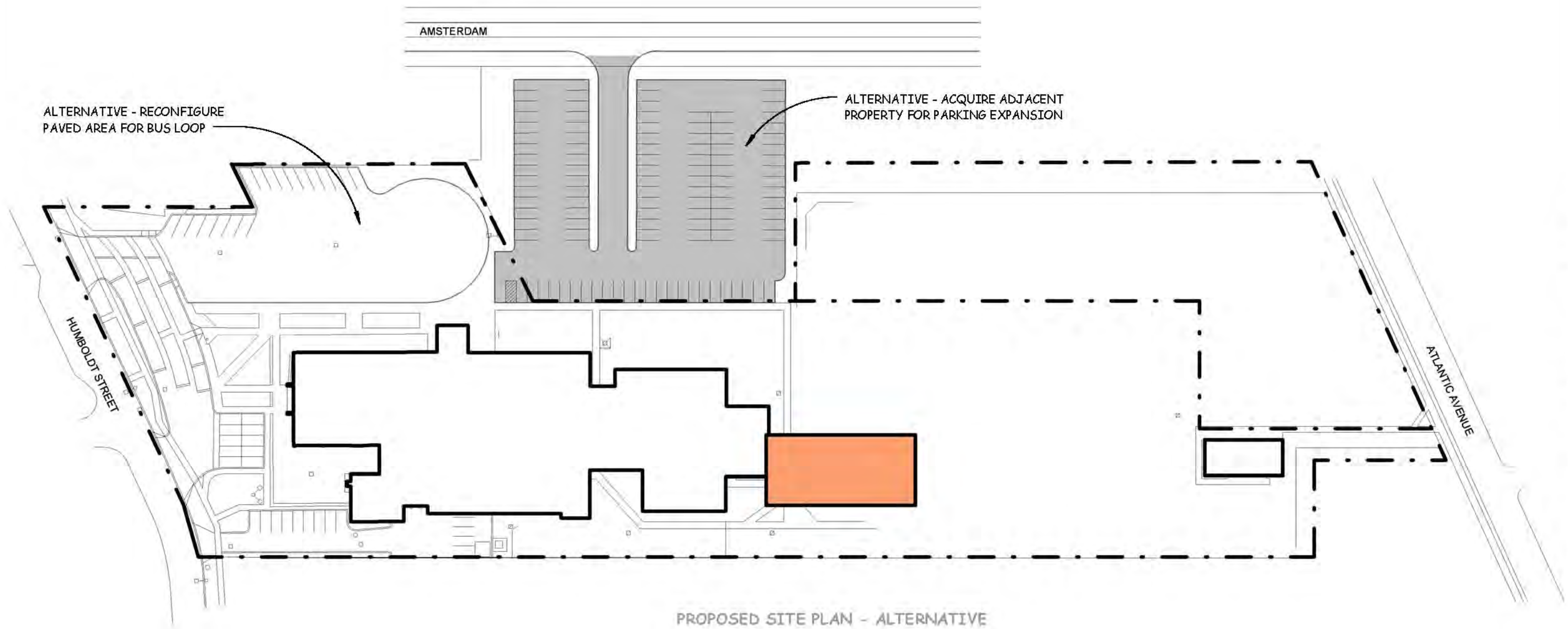
	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	78	48	126



Program Concept Test:
Henry Hudson #28
450 Humboldt Street
Model Program: 3 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



PROPOSED SITE PLAN - ALTERNATIVE



Program Concept Test:
Henry Hudson #28
450 Humboldt Street
Model Program: 3 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Yes	Reconfigure Existing Paved Area for Bus Loop

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	78	109	127

	Proposed Property Acquisition
	Alternative - Aquire Adjacent Property for Parking Expansion



Program Concept Test:
 Henry Hudson #28
 450 Humbolt Street
 Model Program: 3 Strand (K-8)

HENRY HUDSON #28

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan


SWBR PROJECT NUMBER: 10445.00

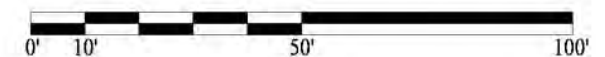


KEY:

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

PROPOSED 1st FLOOR PLAN

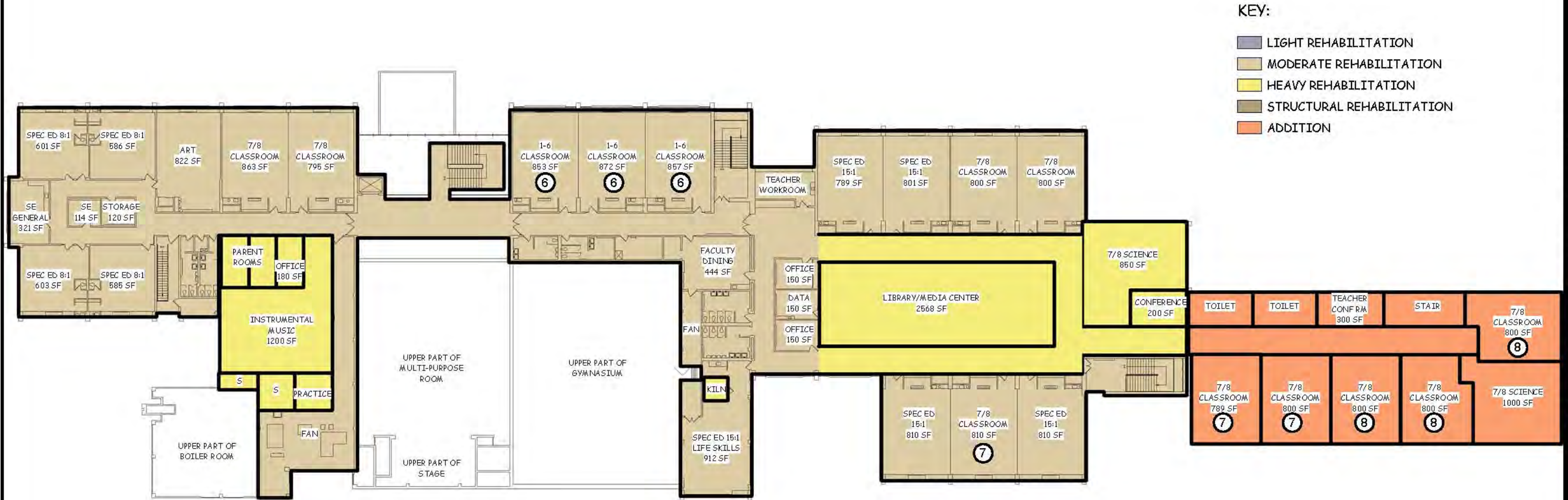

 Program Concept Test:
 Henry Hudson #28
 450 Humboldt Street
 Model Program: 3 Strand (K-8)



HENRY HUDSON #28

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



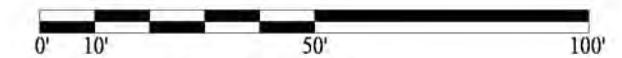
KEY:

- LIGHT REHABILITATION
- MODERATE REHABILITATION
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- STRUCTURAL REHABILITATION
- ADDITION

PROPOSED 2ND FLOOR PLAN



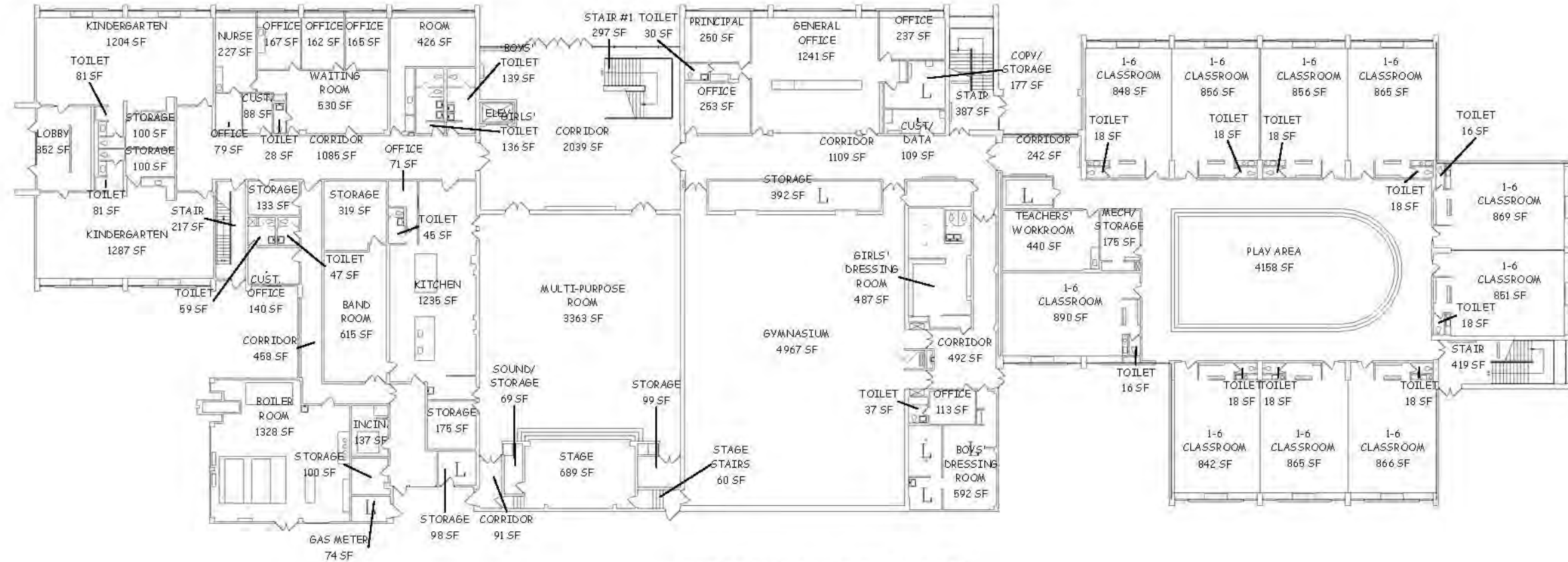
Program Concept Test:
 Henry Hudson #28
 450 Humboldt Street
 Model Program: 3 Strand (K-8)



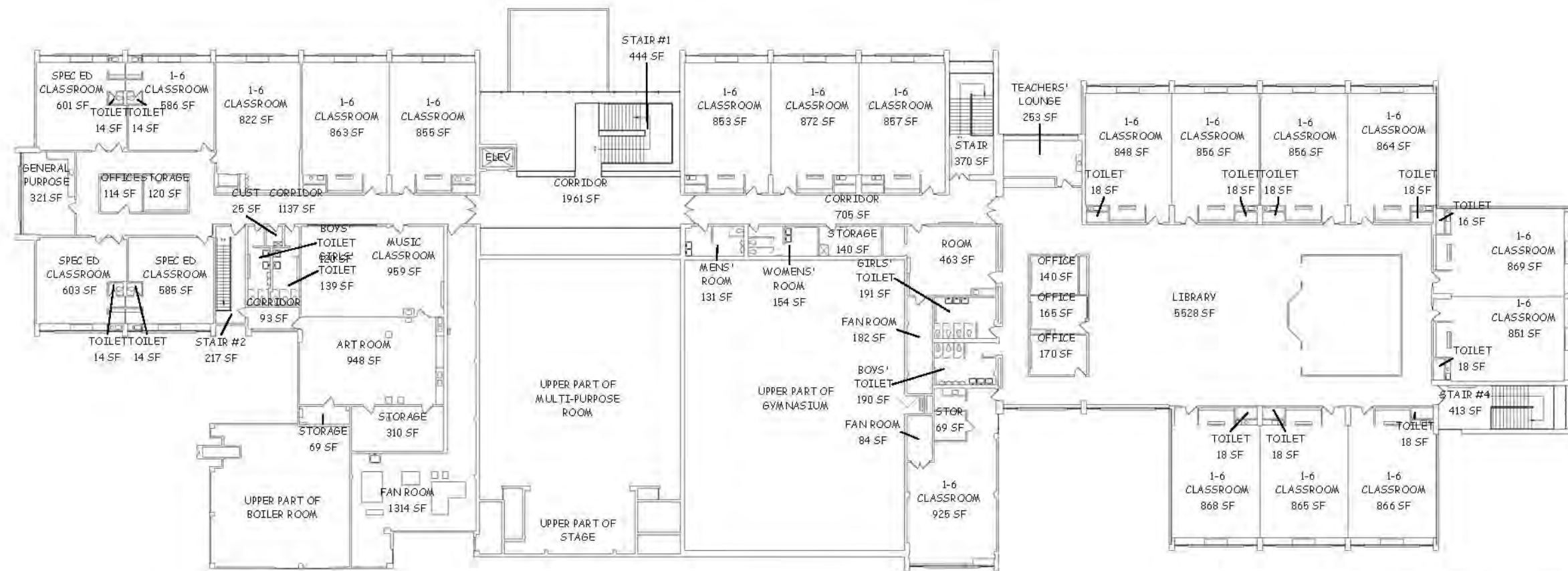
HENRY HUDSON #28

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

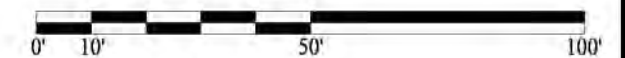
SWBR PROJECT NUMBER: 10445.00



EXISTING 1st FLOOR PLAN



EXISTING 2nd FLOOR PLAN



HENRY HUDSON #28



School No. 50 Helen Barrett Montgomery School

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

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

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

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

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

*301 Seneca Avenue
Zone: Northeast
Current grade configuration: K - 6
Current enrollment: 530
Proposed grade configuration: K – 8
Strands/Sections per grade level: 3
Proposed Enrollment: 638*



ROCHESTER CITY SCHOOL DISTRICT

SWBR PROJECT NUMBER: 10445.00

Rochester Schools Modernization Program - Master Plan

Building & Site Data

Original Building Date: 1956

Existing Building Area (sq ft): 56,296

Proposed Additional Area (sq ft): 35,286

Total Gross Building Area: 91,582

Current Site Acreage: 6.54

Adjacent Parkland Acreage: 0

Pre K Operating Capacity: 0

K-8 Operating Capacity: 638

Total Pre K-8 Operating Capacity: 638

Educational Program Data

Grade Level Organization: K-8

Model Program: 3 Strands

Specialized Programs: MAP & LEAP Programs



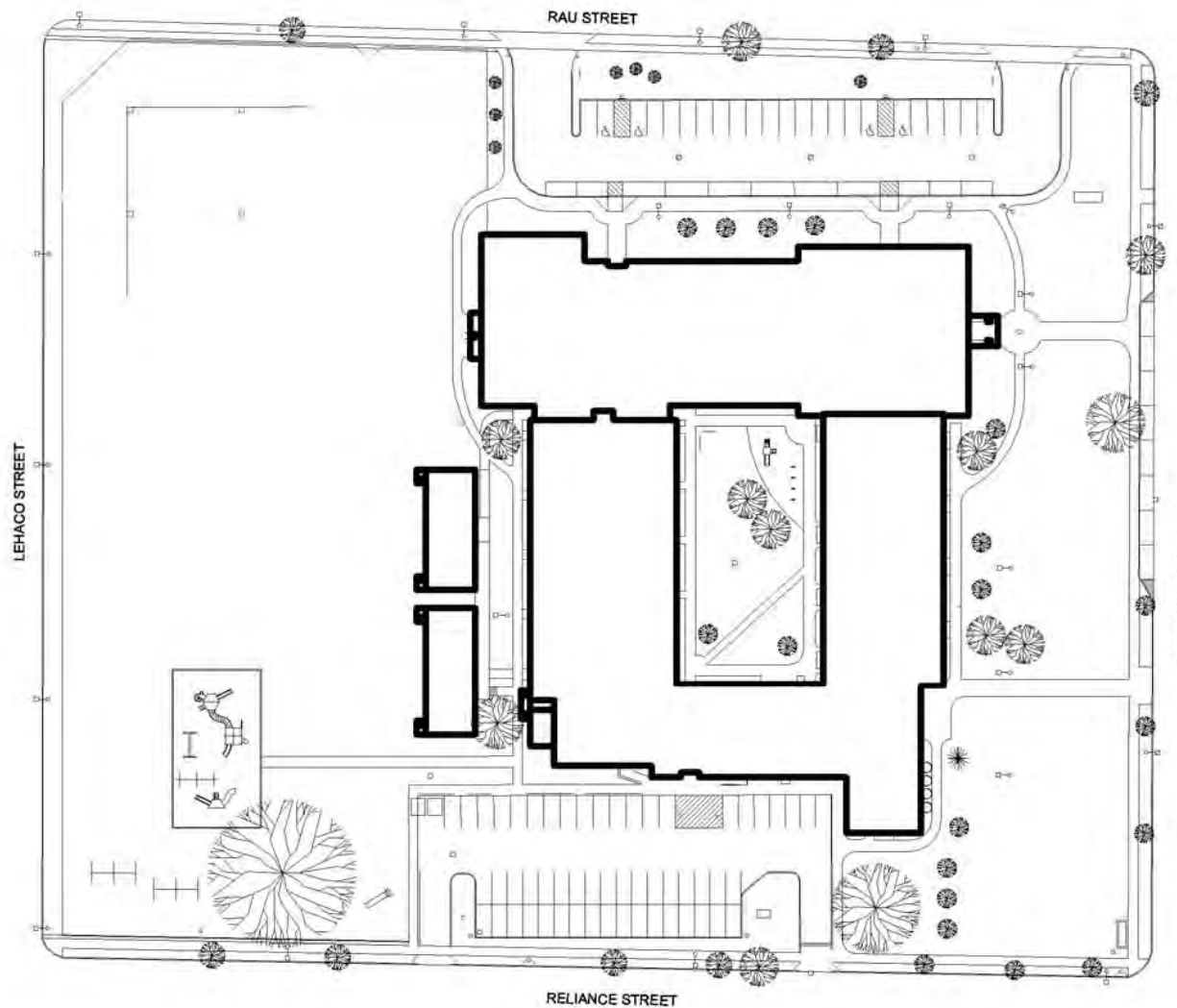
MAIN ENTRANCE



ATRIUM



PLAY AREA



EXISTING SITE PLAN

SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	54	508	562
Secondary 7th - 9th	318	-	318
Secondary 7th - 12th	-	-	-
Spec Ed Pre K - 12th	98	-	98
TOTAL SED Building Aid Units	470	508	978

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	8,769,354	7,131,463	15,900,817
Estimate of Site Work Costs	-	496,683	496,683
TOTAL	8,769,354	7,628,146	16,397,500

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	7,877,497	5,045,094	12,922,591
Estimate of Building Cost	8,769,354	7,131,463	15,900,817
Building Allowance for Aid	7,877,497	5,045,094	12,922,591
Surplus / (Deficit)	(891,857)	(2,086,369)	(2,978,226)

INCIDENTAL COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Incidental Allowance	1,942,455	1,009,019	2,951,474
Estimate of Incidental Cost	2,040,306	1,500,256	3,540,562
Incidental Allowance for Aid	1,942,455	1,009,019	2,951,474
Surplus / (Deficit)	(97,851)	(491,237)	(589,088)

TOTAL	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Cost Allowance	9,819,952	6,054,113	15,874,065
Estimate of Probable Cost	10,809,660	8,631,719	19,441,379
Aided Cost Allowance	9,819,952	6,054,113	15,874,065
Surplus / (Deficit)	(989,708)	(2,577,606)	(3,567,314)

Project Description:

Proposed Site Work:

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

Proposed Building Rehabilitation Work:

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

Proposed Building Addition:

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



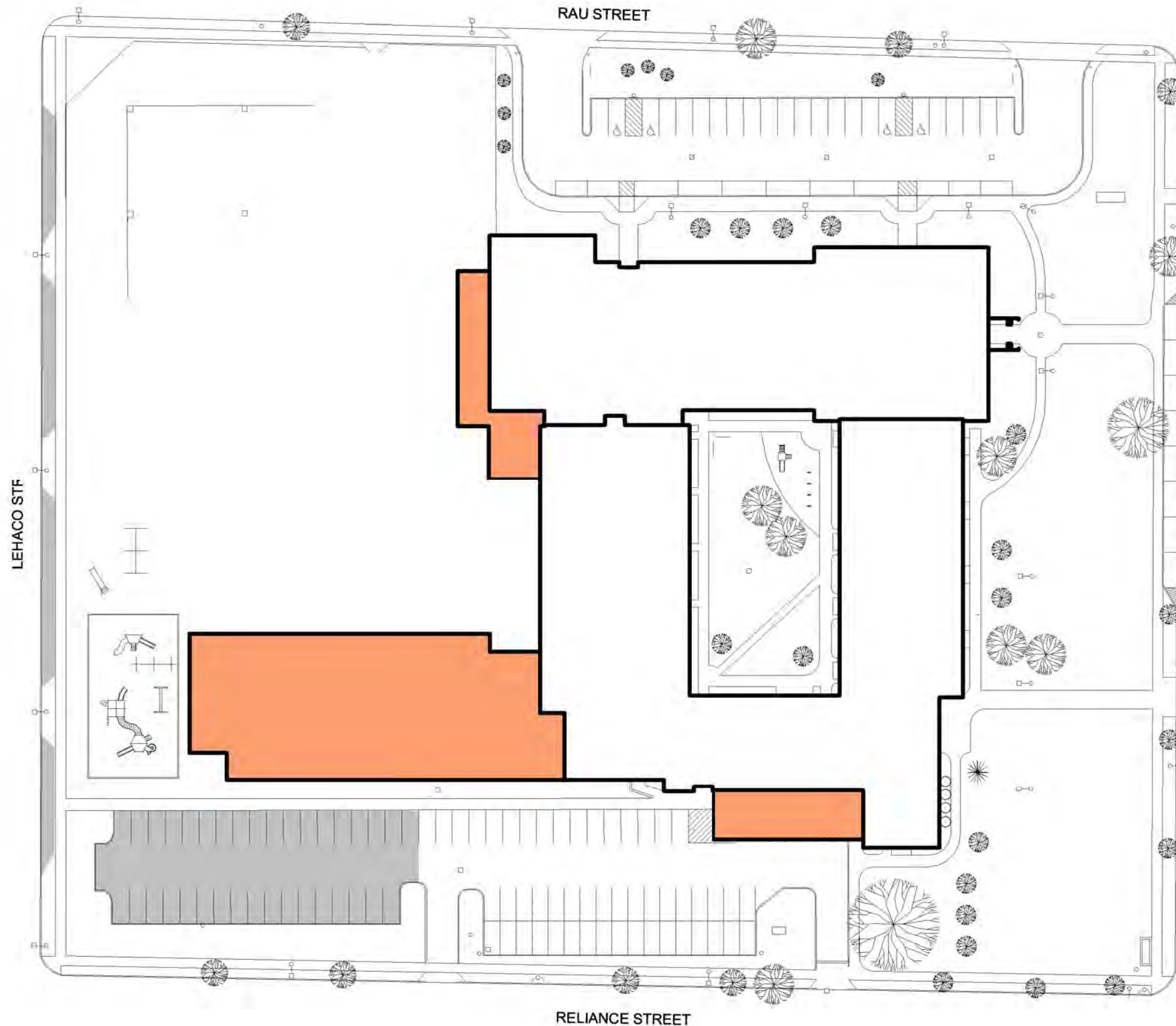
Program Concept Test:
Helen Barrett Montgomery #50
301 Seneca Avenue
Model Program: 3 Strand (K-8)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



Program Concept Test:
Helen Barrett Montgomery #50
301 Seneca Avenue
Model Program: 3 Strand (K-8)



RELIANCE STREET
PROPOSED SITE PLAN

HELEN BARRETT MONTGOMERY #50

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	Existing off Street Bus Loop for +/- 8 Buses	Existing to Remain

	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	78	45	113



Program Concept Test:
 Helen Barrett Montgomery #50
 301 Seneca Avenue
 Model Program: 3 Strand (K-8)

HELEN BARRETT MONTGOMERY #50

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



- KEY:**
- LIGHT REHABILITATION
 - MODERATE REHABILITATION
 - HEAVY REHABILITATION
 - STRUCTURAL REHABILITATION
 - ADDITION

Program Concept Test:
 Helen Barrett Montgomery #50
 301 Seneca Avenue
 Model Program: 3 Strand (K-8)

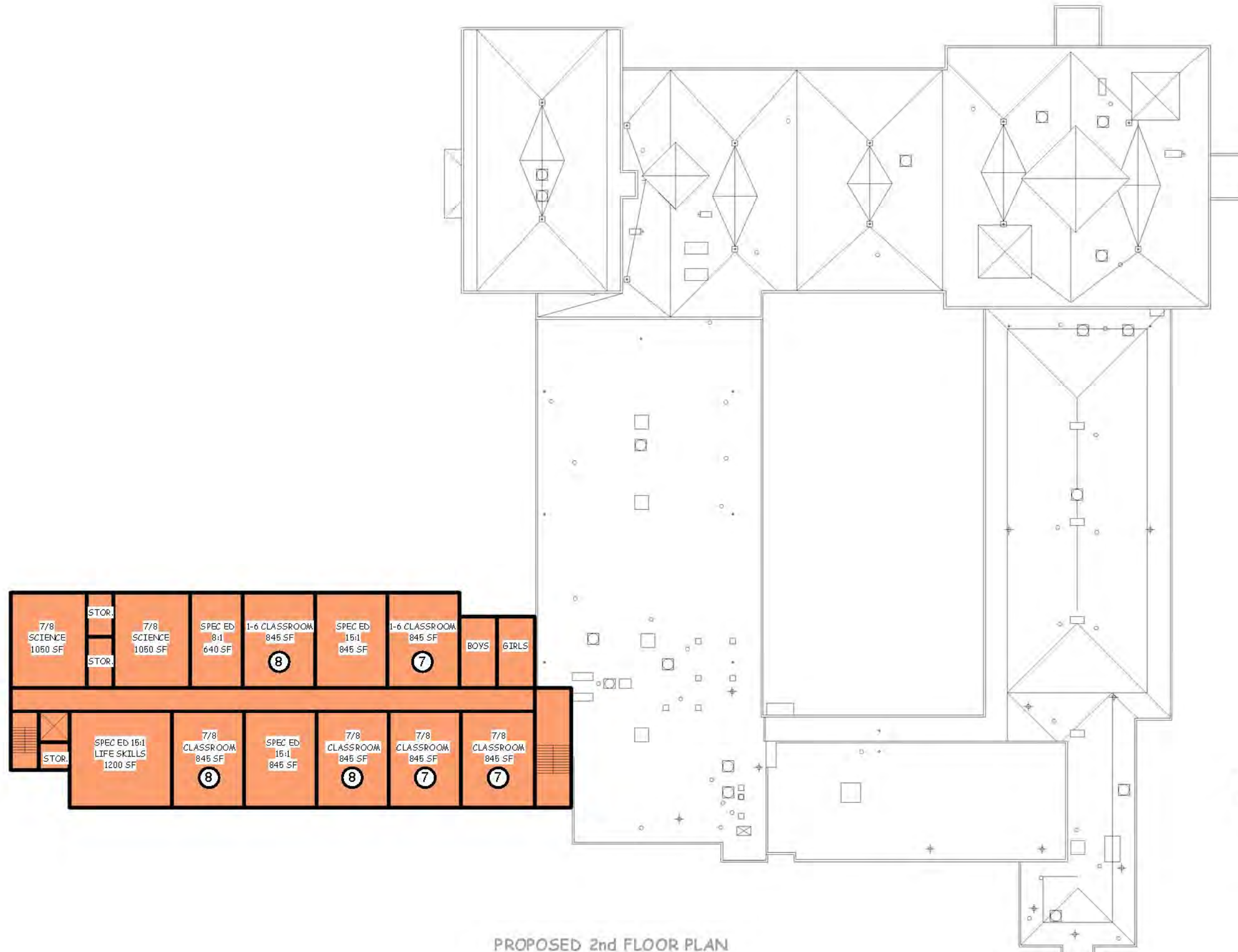
NORTH

0' 10' 50' 100'

HELEN BARRETT MONTGOMERY #50

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

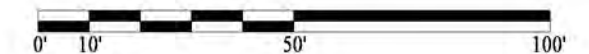


KEY:

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



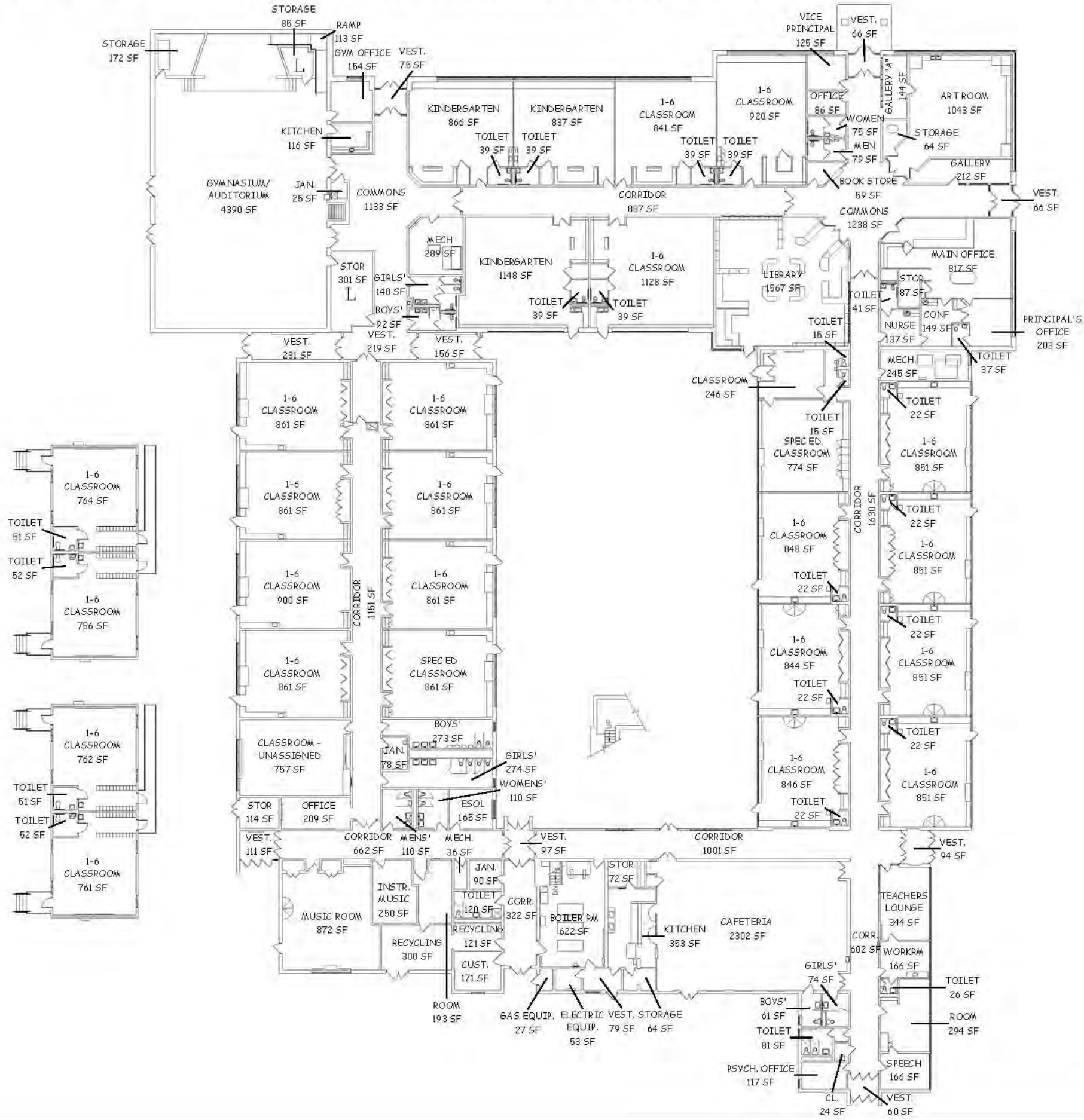
Program Concept Test:
 Helen Barrett Montgomery #50
 301 Seneca Avenue
 Model Program: 3 Strand (K-8)



PROPOSED 2nd FLOOR PLAN

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



HELEN BARRETT MONTGOMERY #50



School No. 58 World of Inquiry School

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

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

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

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

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

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

*200 University Avenue
Zone: South
Current grade configuration: K - 8
Current enrollment: 476
Proposed grade configuration: K – 12
Strands/Sections per grade level: Other
Proposed Enrollment k – 12: 780
Proposed Enrollment: K – 8: 480
Proposed Enrollment: 9 – 12: 300*



ROCHESTER CITY SCHOOL DISTRICT

SWBR PROJECT NUMBER: 10445.00

Rochester Schools Modernization Program - Master Plan



MAIN ENTRANCE



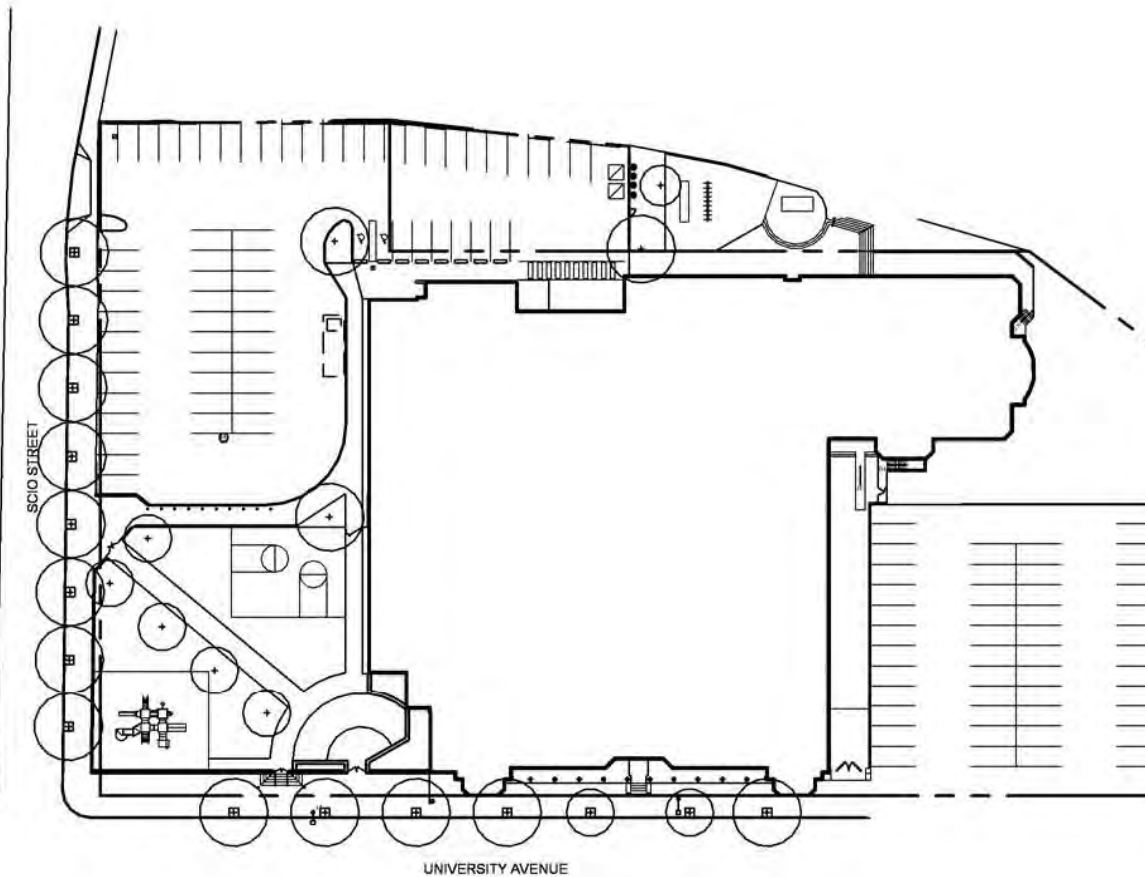
KINDERGARTEN CLASSROOM



LIBRARY

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

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



EXISTING SITE PLAN

SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	-	348	348
Secondary 7th - 9th	-	-	-
Secondary 7th - 12th	617	330	947
Spec Ed Pre K - 12th	60	105	165
TOTAL SED Building Aid Units	677	783	1,460

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	13,218,578	22,071,383	35,289,961
Estimate of Site Work Costs	-	1,398,450	1,398,450
TOTAL	13,218,578	23,469,833	36,688,411

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	10,978,728	11,500,265	22,478,993
Estimate of Building Cost	13,218,578	22,071,383	35,289,961
Building Allowance for Aid	10,978,728	11,500,265	22,478,993
Surplus / (Deficit)	(2,239,850)	(10,571,118)	(12,810,968)

INCIDENTAL COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Incidental Allowance	2,744,667	2,702,235	5,446,902
Estimate of Incidental Cost	3,059,384	3,520,259	6,579,643
Incidental Allowance for Aid	2,744,667	2,702,235	5,446,902
Surplus / (Deficit)	(314,717)	(818,024)	(1,132,741)

TOTAL	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Cost Allowance	13,723,395	14,202,500	27,925,895
Estimate of Probable Cost	16,277,962	25,591,642	41,869,604
Aided Cost Allowance	13,723,395	14,202,500	27,925,895
Surplus / (Deficit)	(2,554,567)	(11,389,142)	(13,943,709)

Project Description:

Proposed Site Work:

Reconfigure existing parking lot on Scio street side of building to allow truck access to Kitchen / Loading addition. Site reconstruction work includes upgrades to existing parking lot, sidewalk, fencing and outdoor recreation area. Portion of existing on site parking will be eliminated by additions. Parking demand will be addressed through ancillary parking to be developed off site. Site work alternate - Acquire approximately 0.5 acres of adjacent property.

Proposed Building Rehabilitation Work:

Alterations and reconstruction to approximately 100,000 square feet of building area. Interior rehabilitation work includes removal and replacement of interior finishes, doors, HVAC, plumbing and electrical systems and asbestos abatement. Exterior rehabilitation work includes complete window replacement and masonry and precast rehabilitation and roof replacement.

Proposed Building Addition:

Construct approximately 60,000 sq ft addition. Possible alternatives include two story and three story configurations.



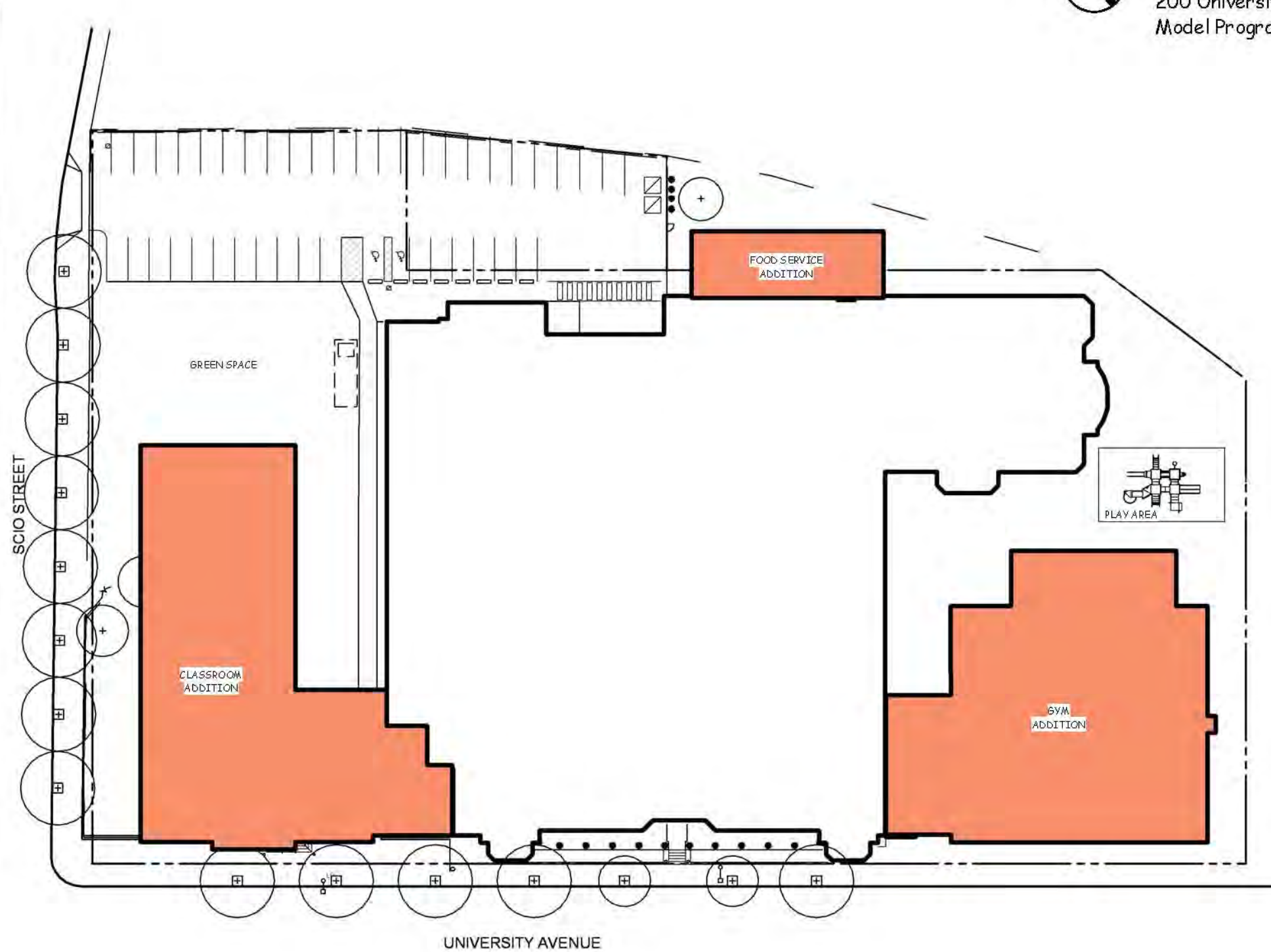
Program Concept Test:
World of Inquiry/School #58
200 University Avenue
Model Program: World of Inquiry (K-12)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



Program Concept Test:
World of Inquiry/School #58
200 University Avenue
Model Program: World of Inquiry (K-12)



UNIVERSITY AVENUE

PROPOSED SITE PLAN

WORLD OF INQUIRY/SCHOOL #58

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

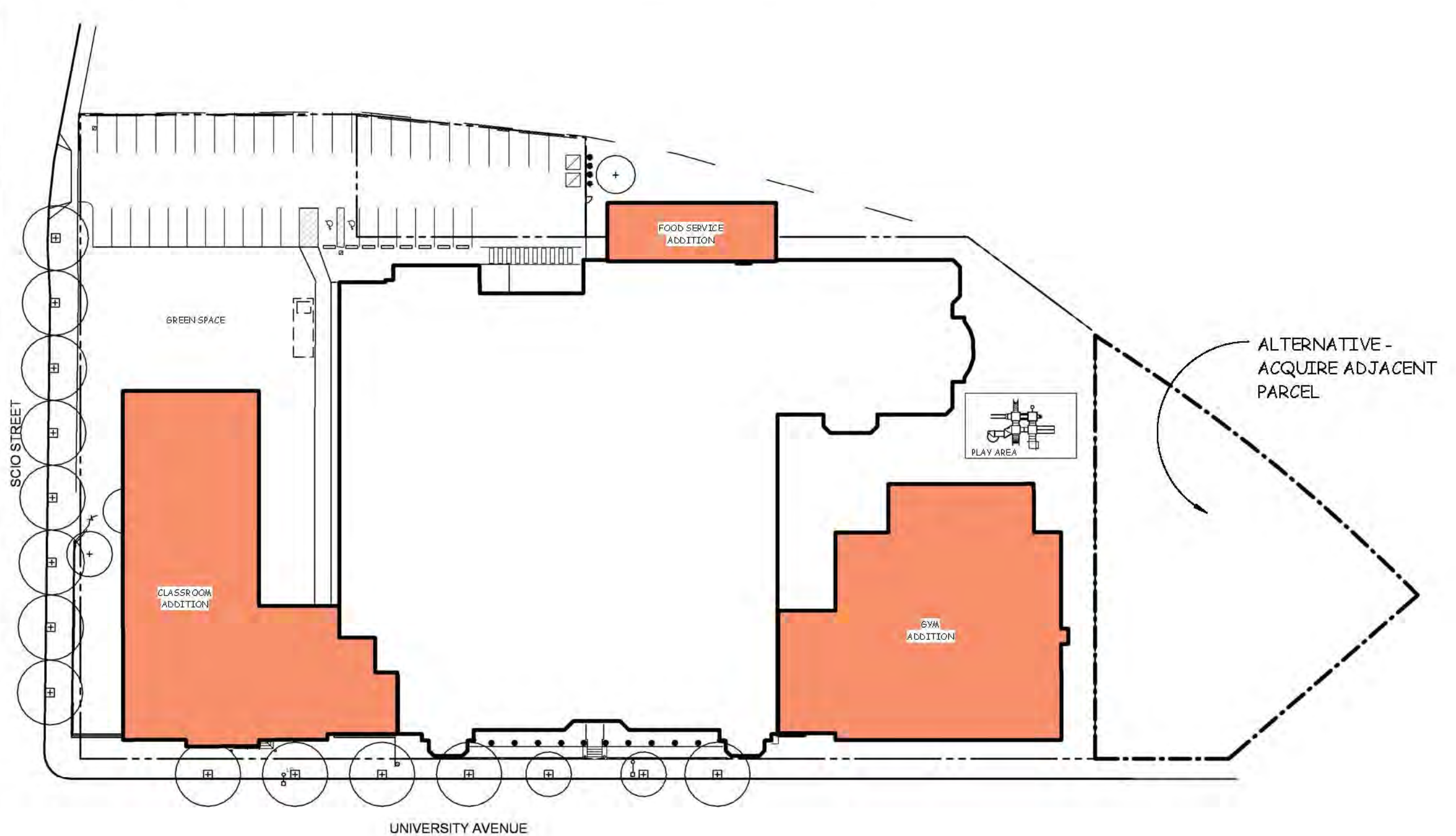
	Existing Bus Loop	Proposed Bus Loop		Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Buses	No on site bus loop. Buses load/unload on University.	No Change	Parking	126	Decrease of 83 spaces. Plan requires off-site parking.	43



Program Concept Test:
 World of Inquiry/School #58
 200 University Avenue
 Model Program: World of Inquiry (K-12)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

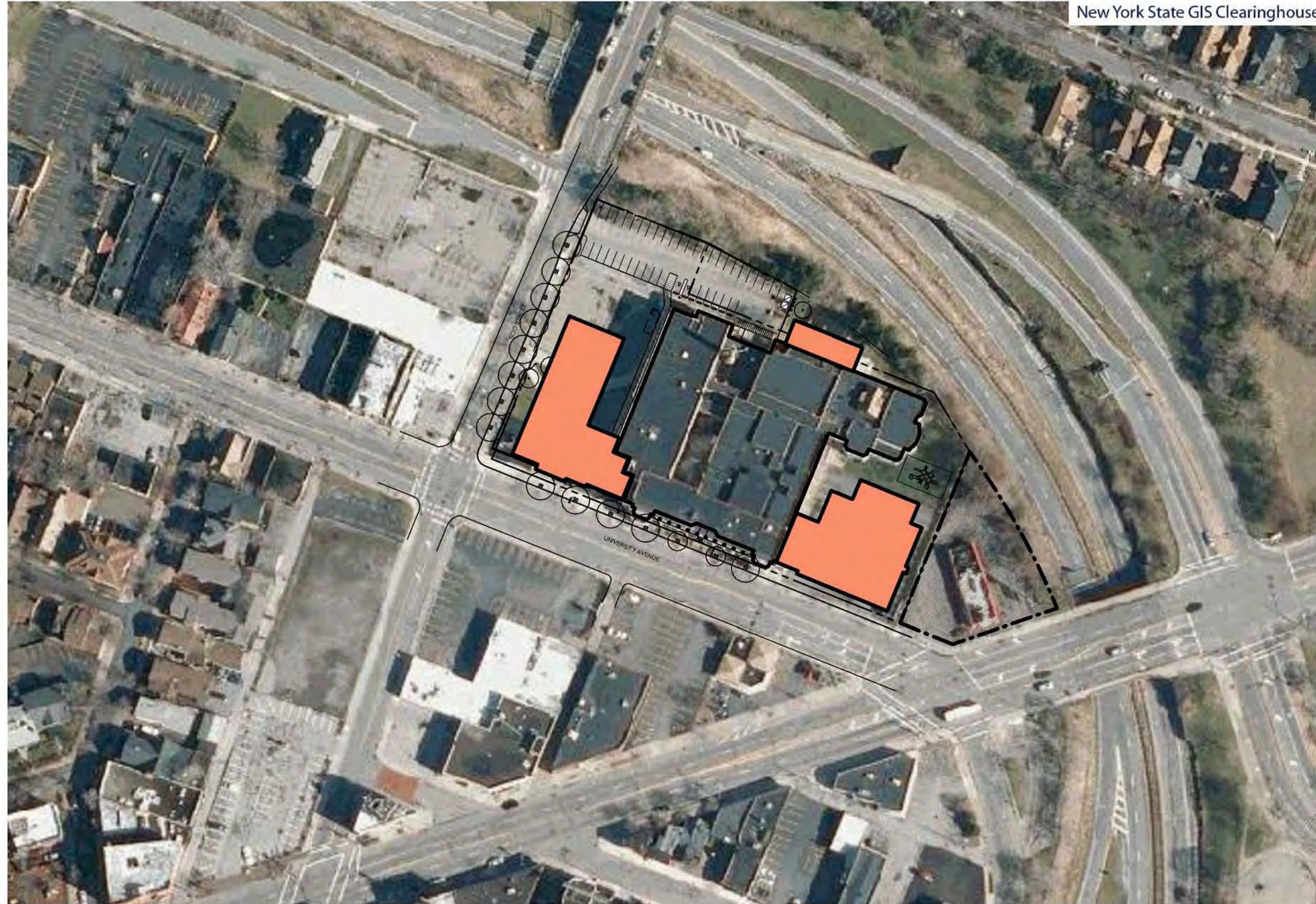


PROPOSED SITE PLAN - ALTERNATIVE

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop		Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Buses	No on site bus loop. Buses load/unload on University.	No Change	Parking	126	Decrease of 83 spaces. Plan requires off-site parking.	43



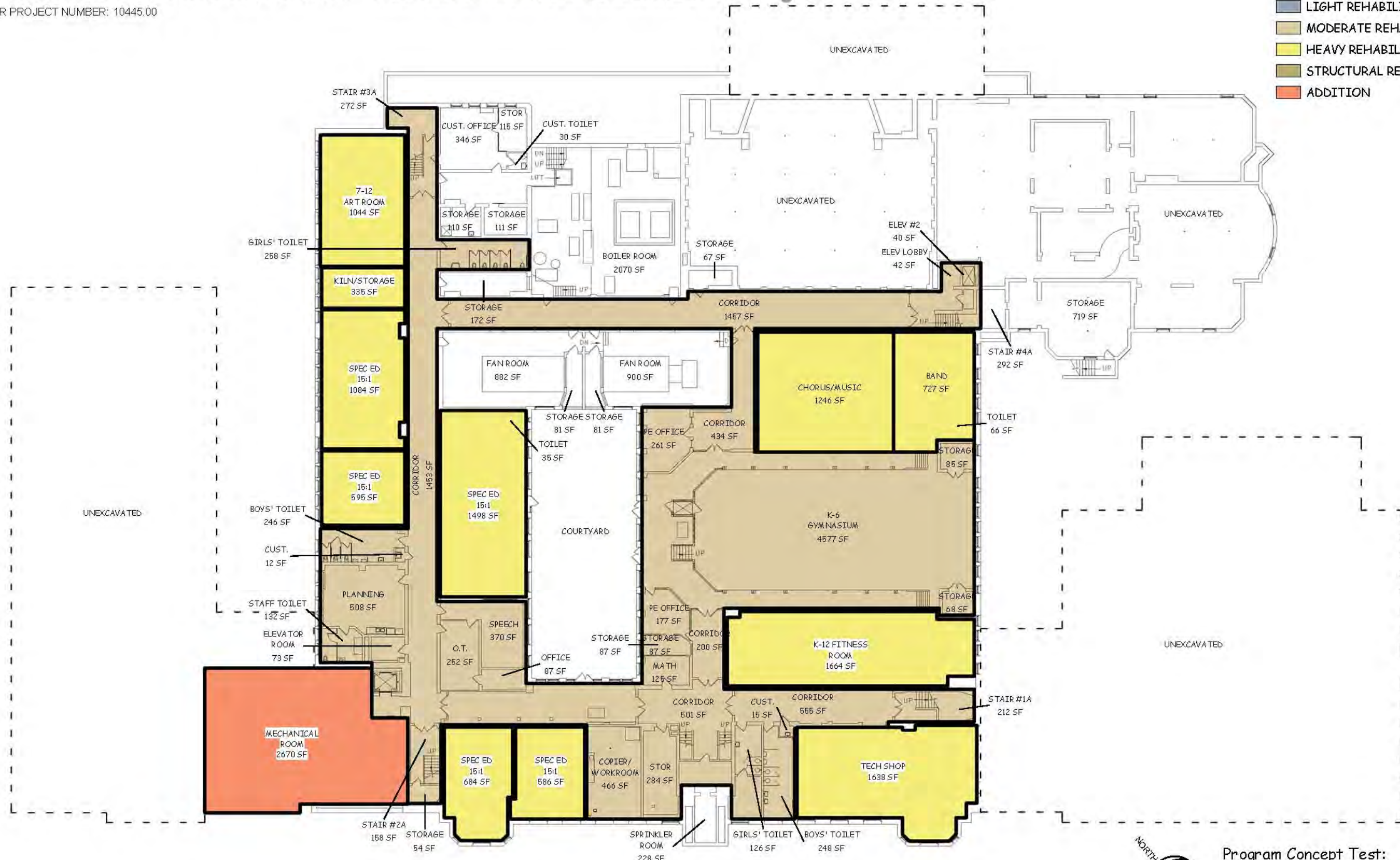
Program Concept Test:
 World of Inquiry/School #58
 200 University Avenue
 Model Program: World of Inquiry (K-12)

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

KEY:

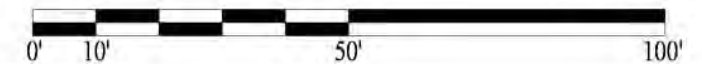
- LIGHT REHABILITATION
- MODERATE REHABILITATION
- HEAVY REHABILITATION
- STRUCTURAL REHABILITATION
- ADDITION



PROPOSED BASEMENT PLAN



Program Concept Test:
 World of Inquiry/School #58
 200 University Avenue
 Model Program: World of Inquiry (K-12)



WORLD OF INQUIRY/SCHOOL #58

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

KEY:

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



Program Concept Test:
 World of Inquiry/School #58
 200 University Avenue
 Model Program: World of Inquiry (K-12)

WORLD OF INQUIRY/SCHOOL #58

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

KEY:

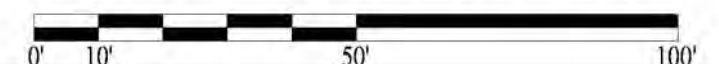
- LIGHT REHABILITATION
- MODERATE REHABILITATION
- HEAVY REHABILITATION
- STRUCTURAL REHABILITATION
- ADDITION



PROPOSED 2nd FLOOR PLAN



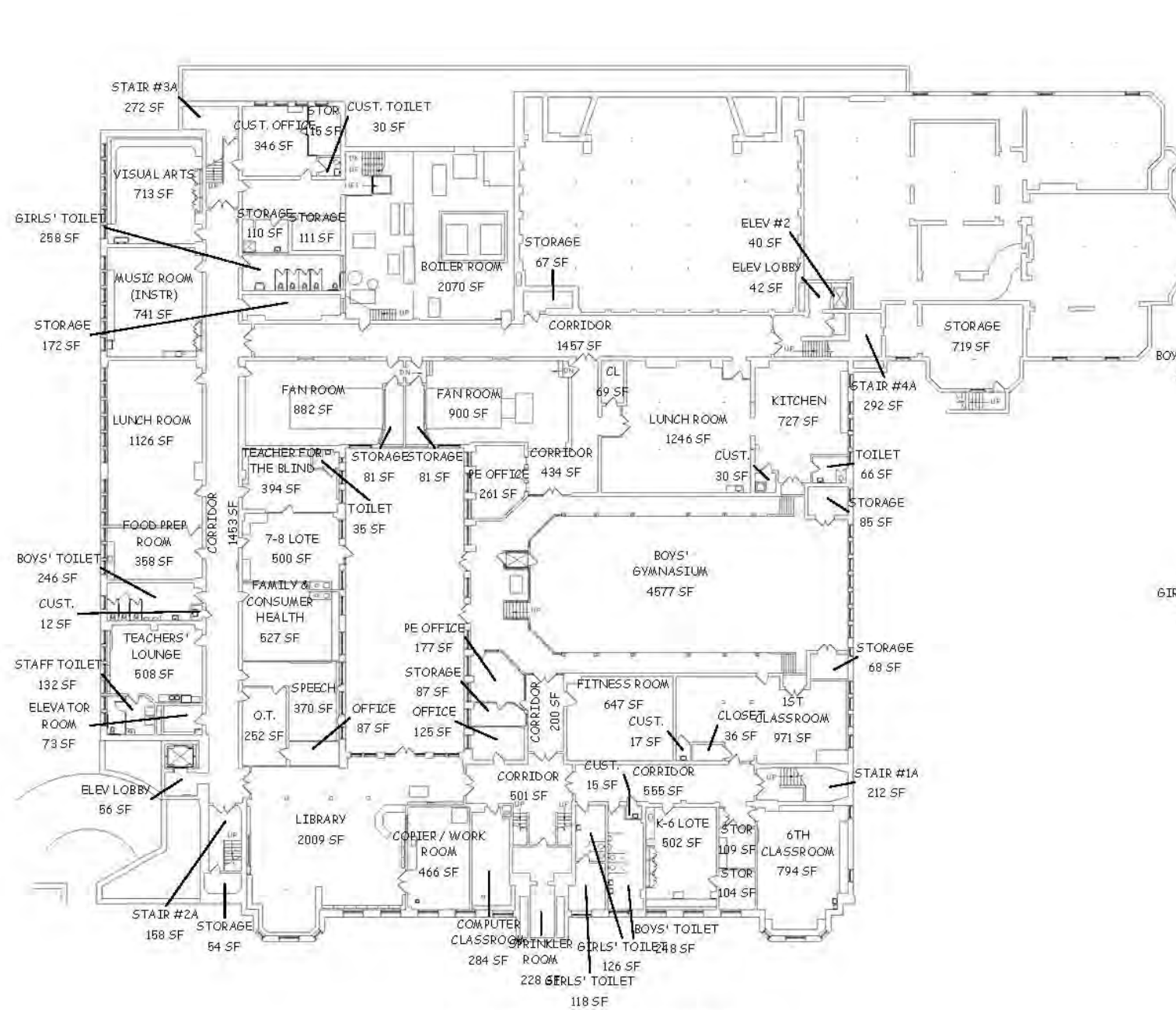
Program Concept Test:
 World of Inquiry/School #58
 200 University Avenue
 Model Program: World of Inquiry (K-12)



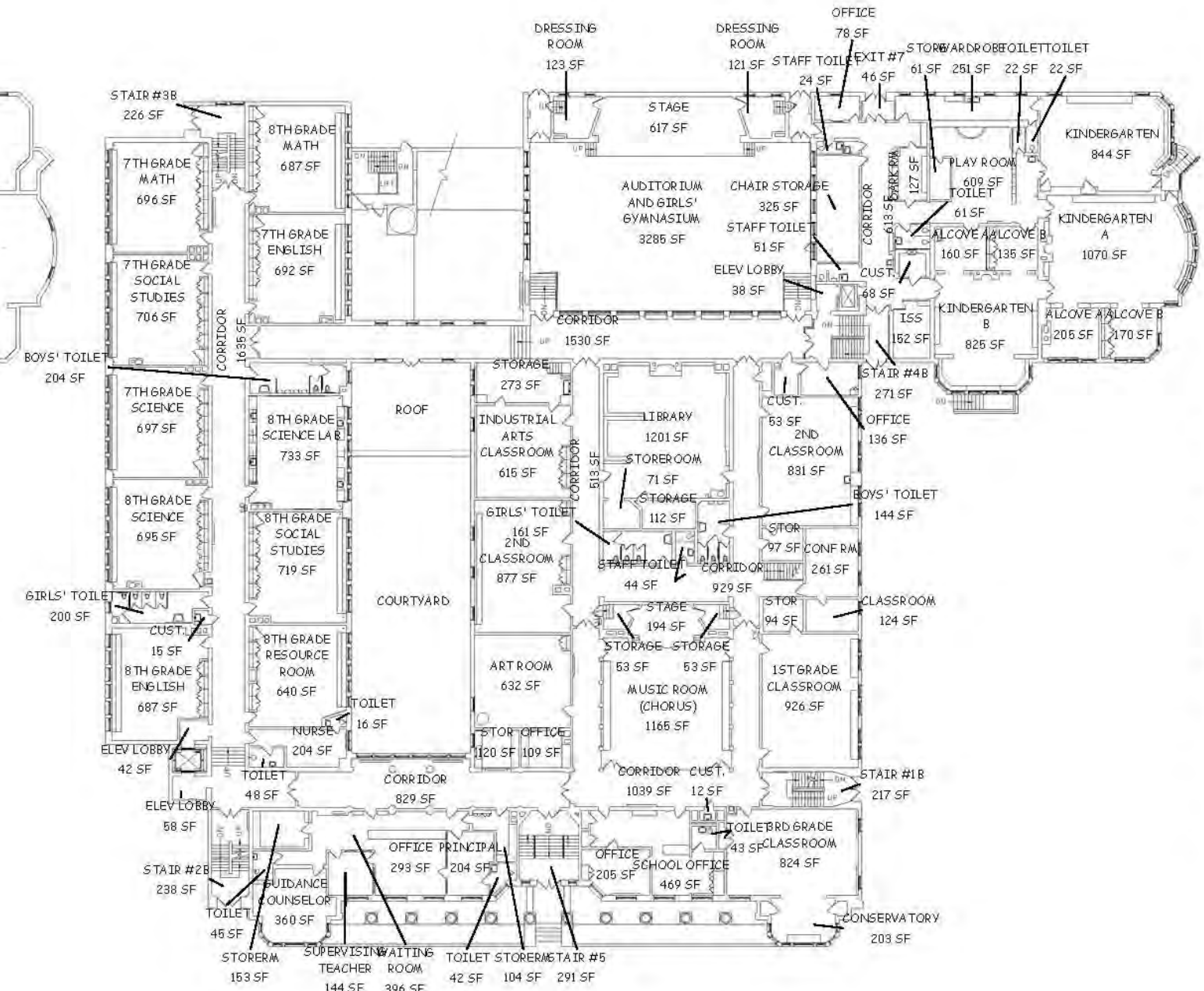
WORLD OF INQUIRY/SCHOOL #58

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

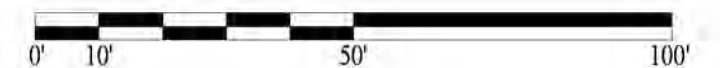
SWBR PROJECT NUMBER: 10445.00



EXISTING BASEMENT PLAN

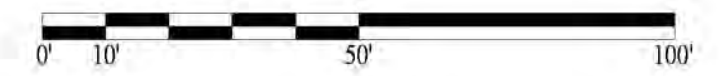
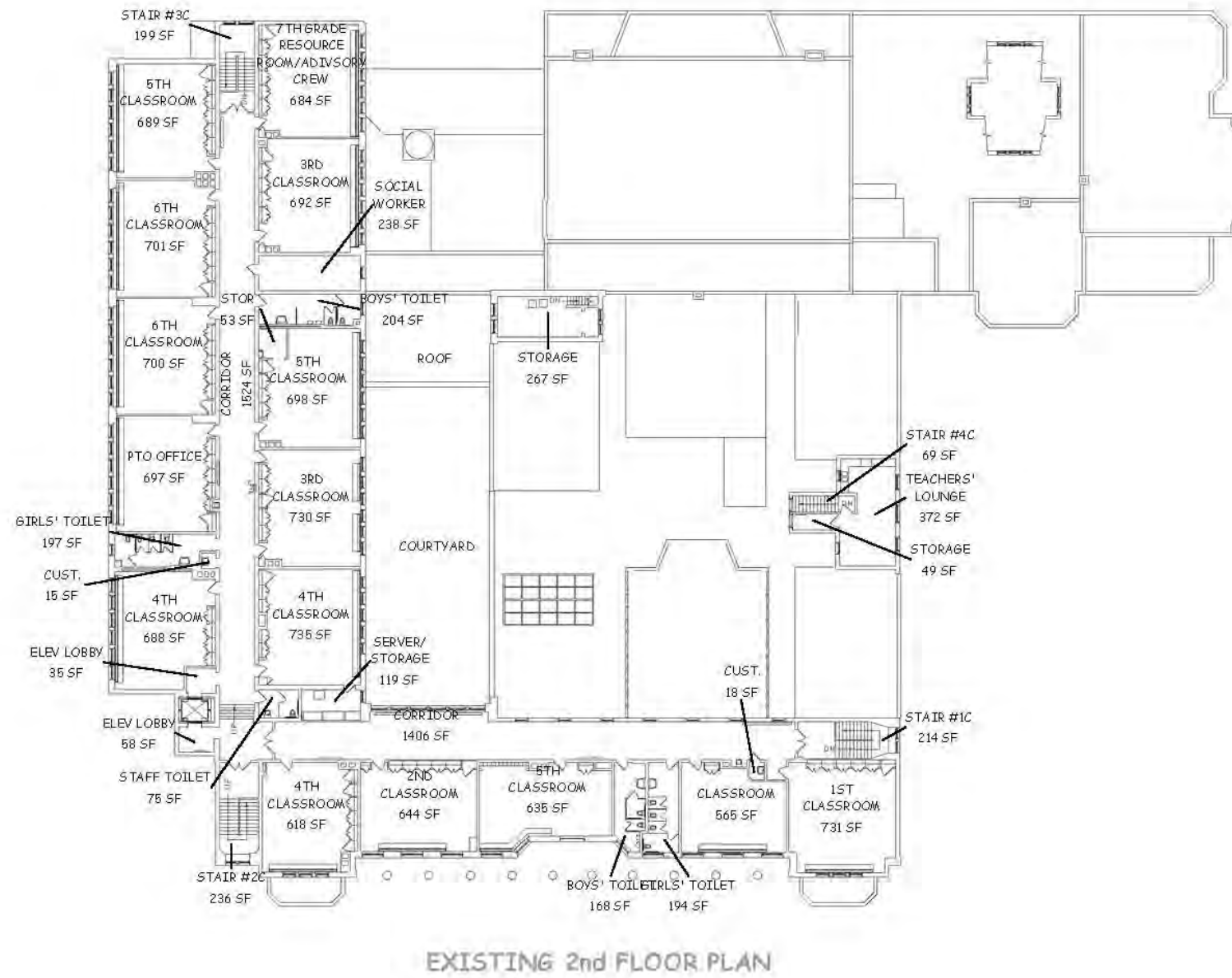


EXISTING 1st FLOOR PLAN



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00





Charlotte High School

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

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

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

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

4115 Lake Avenue

Zone: South

Current grade configuration: 7 - 12

Current enrollment: 1092

Proposed grade configuration: 7 - 12

Strands/Sections per grade level: Other

Proposed Enrollment: 1200



ROCHESTER CITY SCHOOL DISTRICT

SWBR PROJECT NUMBER: 10445.00

Rochester Schools Modernization Program - Master Plan

Building & Site Data

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

Educational Program Data

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

Project Description:

Proposed Site Work:

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

Proposed Building Rehabilitation Work:

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

Proposed Building Addition:

None.



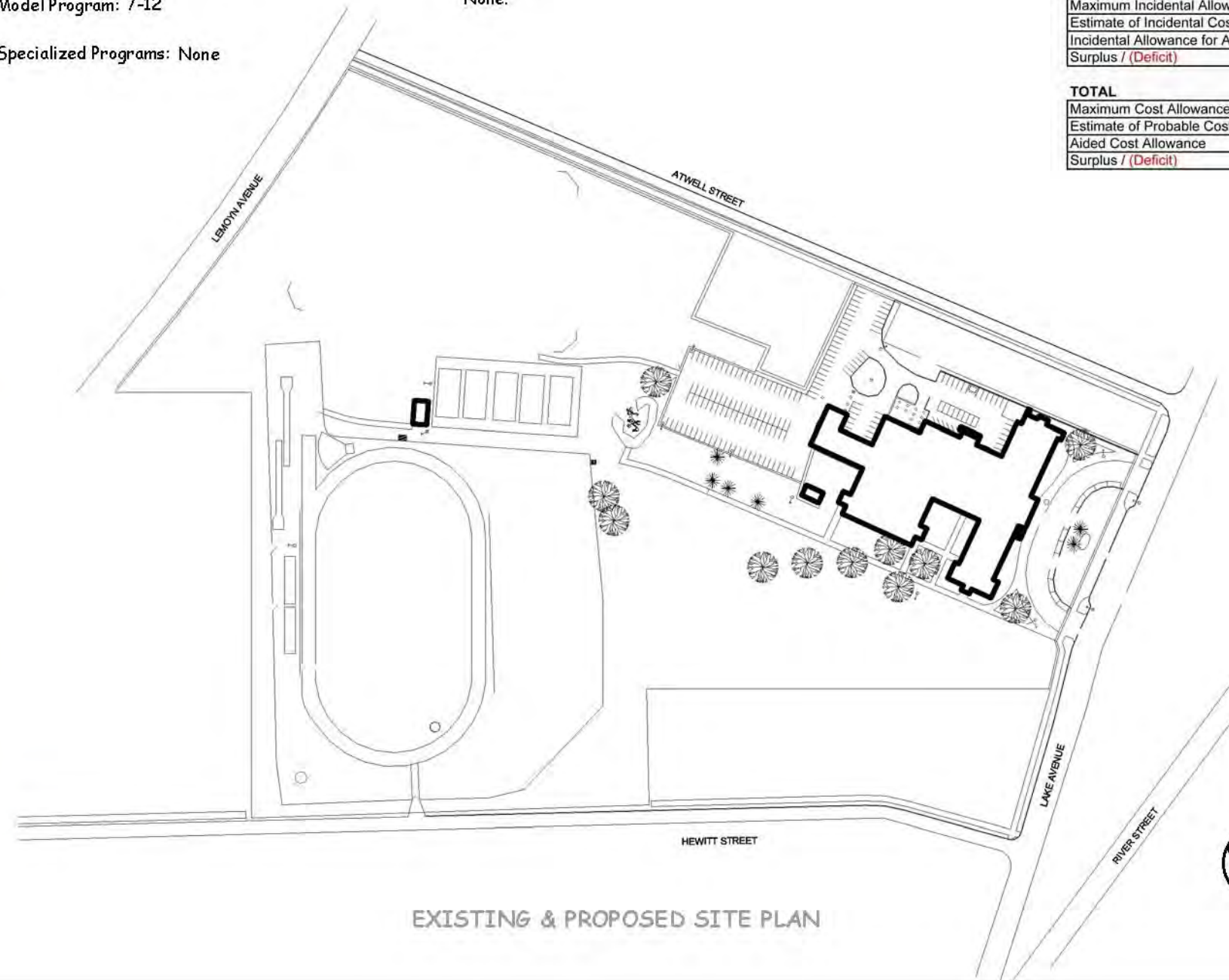
MAIN ENTRANCE



TYPICAL CLASSROOM



AUDITORIUM



EXISTING & PROPOSED SITE PLAN

SED BUILDING AID UNITS	New Buildings and Additions	Reconstruction / Alterations	Total
Elementary Pre K - 6th	-	-	-
Secondary 7th - 9th	-	-	-
Secondary 7th - 12th	-	1,462	1,462
Spec Ed Pre K - 12th	-	182	182
TOTAL SED Building Aid Units	-	1,644	1,644

ESTIMATED COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Estimate of Building Cost	-	19,200,000	19,200,000
Estimate of Site Work Costs	-	1,000,000	1,000,000
TOTAL	-	20,200,000	20,200,000

BUILDING COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Construction Allowance	-	27,201,061	27,201,061
Estimate of Building Cost	-	19,200,000	19,200,000
Building Allowance for Aid	-	19,200,000	19,200,000
Surplus / (Deficit)	0	0	0

INCIDENTAL COSTS	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Incidental Allowance	-	6,800,220	6,800,220
Estimate of Incidental Cost	-	6,673,115	6,673,115
Incidental Allowance for Aid	-	6,573,115	6,573,115
Surplus / (Deficit)	0	(100,000)	(100,000)

TOTAL	New Buildings and Additions	Reconstruction / Alterations	Total
Maximum Cost Allowance	-	34,001,281	34,001,281
Estimate of Probable Cost	-	25,873,115	25,873,115
Aided Cost Allowance	-	25,773,115	25,773,115
Surplus / (Deficit)	0	(100,000)	(100,000)

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

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

New York State GIS Clearinghouse



SITE CONTEXT

	Existing Bus Loop	Proposed Bus Loop
Buses	On Site	No Change

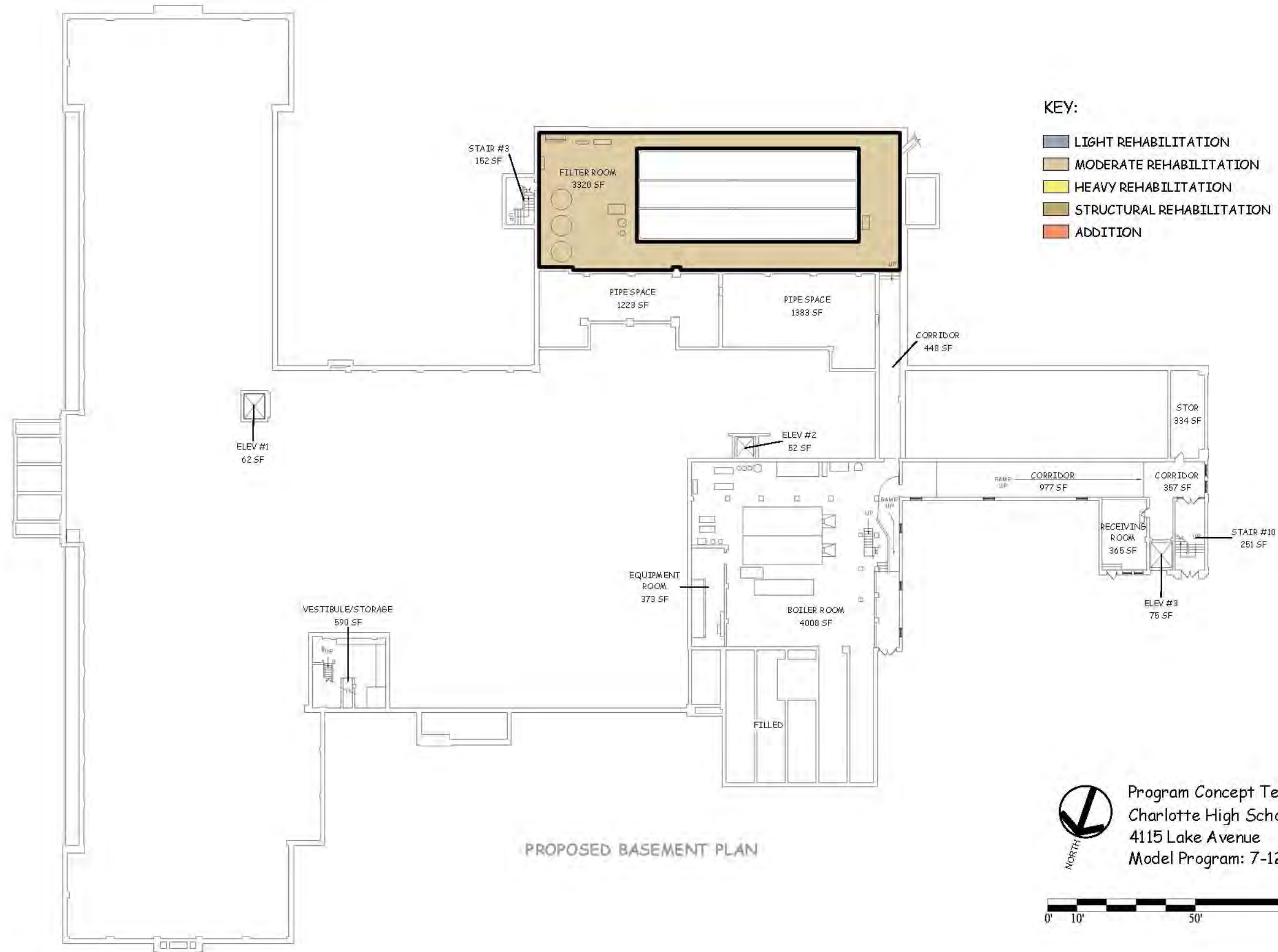
	Existing Total Parking Spaces - paved and striped	Proposed Parking Spaces	Total Parking Spaces
Parking	184	0	184



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

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

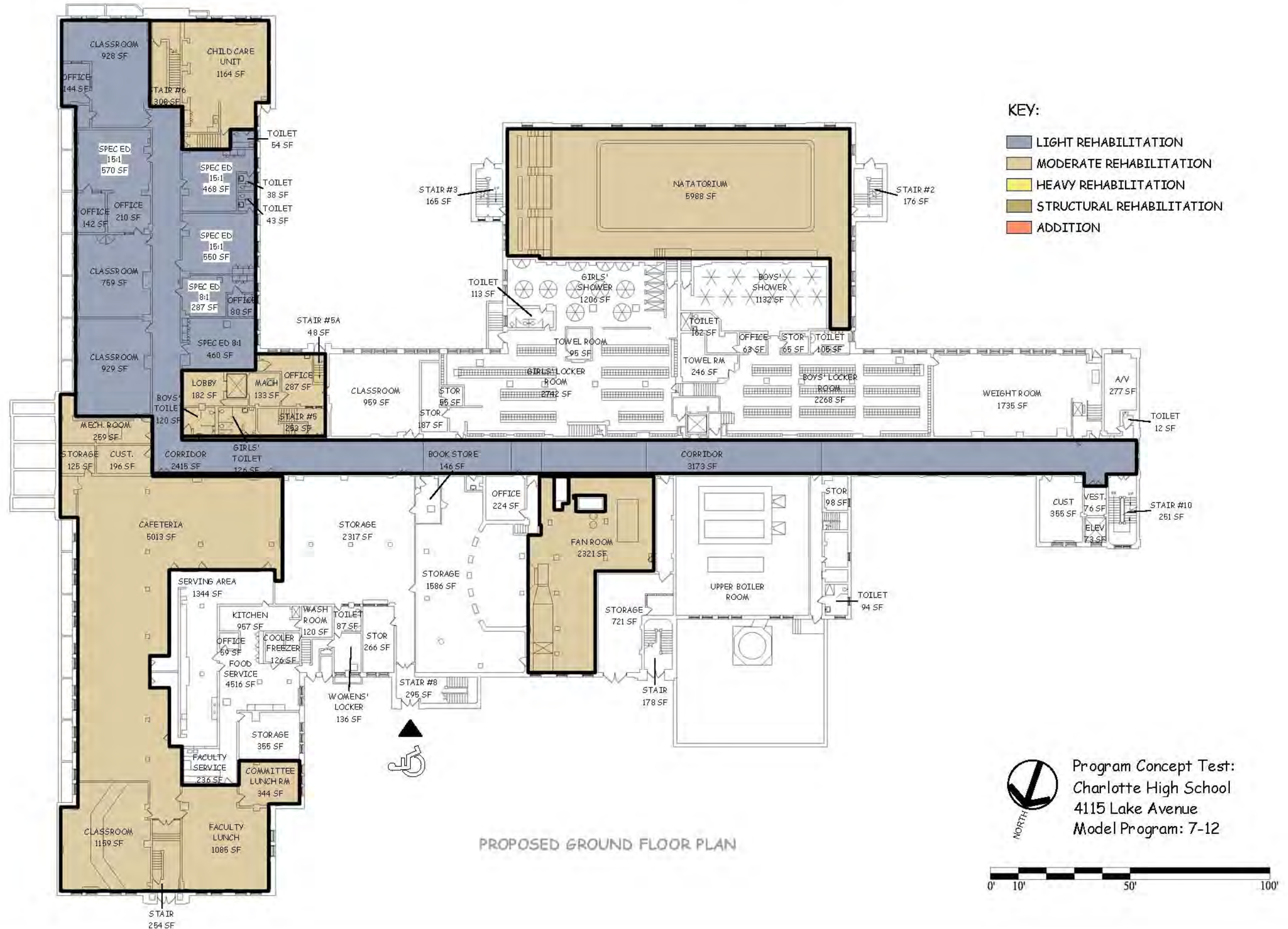
SWBR PROJECT NUMBER: 10445.00



CHARLOTTE HIGH SCHOOL

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

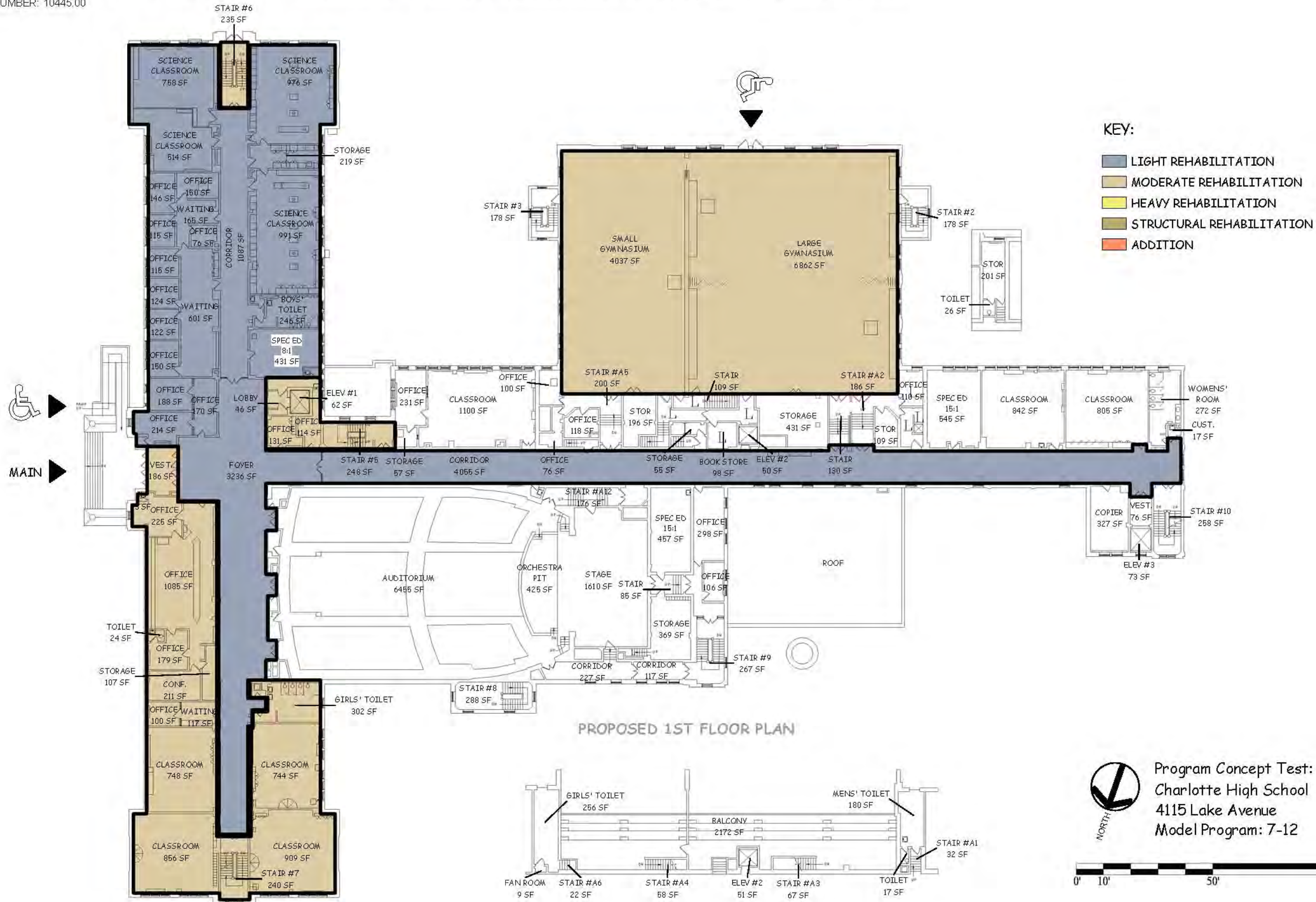
SWBR PROJECT NUMBER: 10445.00



CHARLOTTE HIGH SCHOOL

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



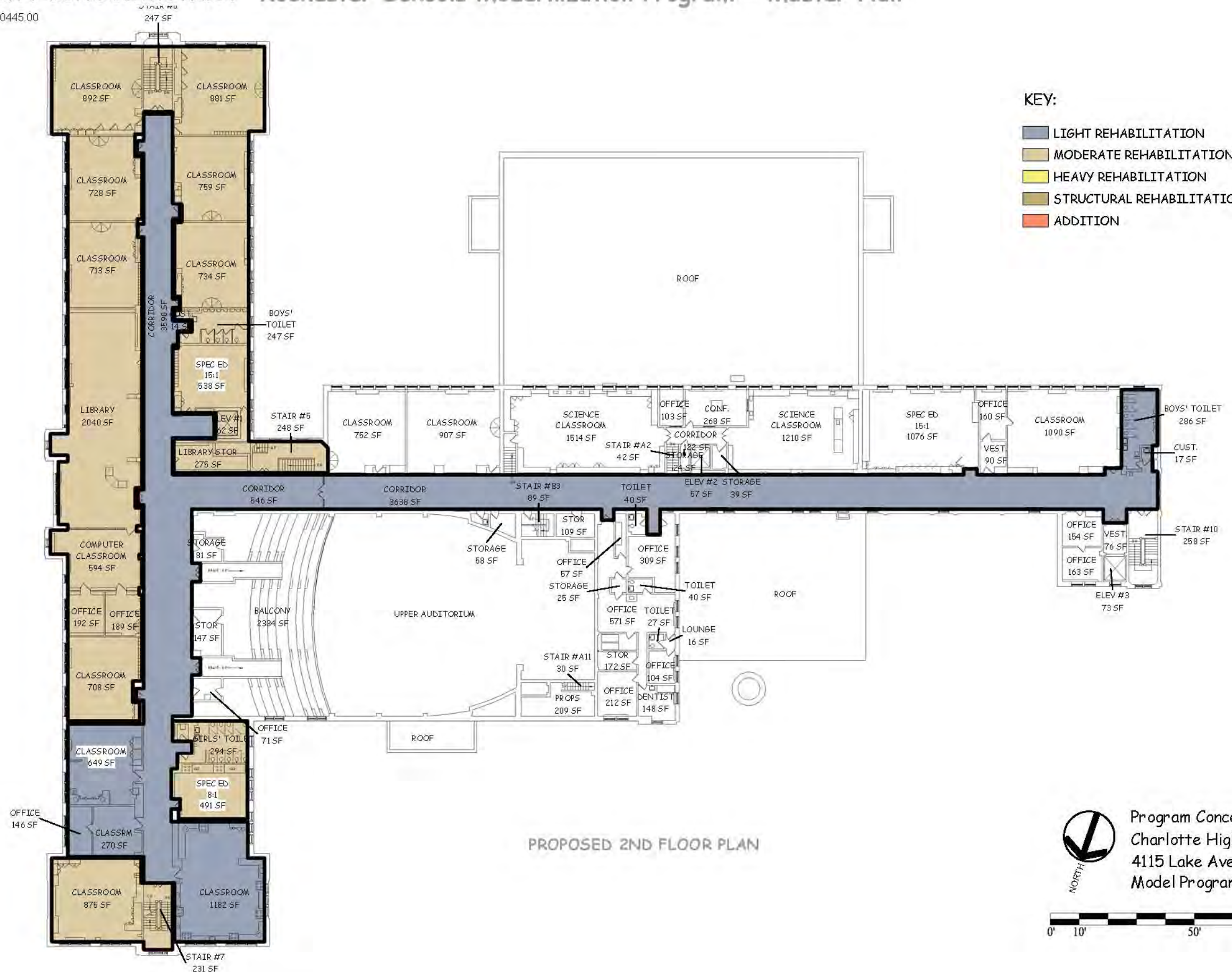
CHARLOTTE HIGH SCHOOL

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

0' 10' 50' 100'

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



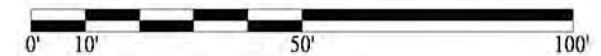
KEY:

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

PROPOSED 2ND FLOOR PLAN



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



ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00



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

NORTH

0' 10' 50' 100'

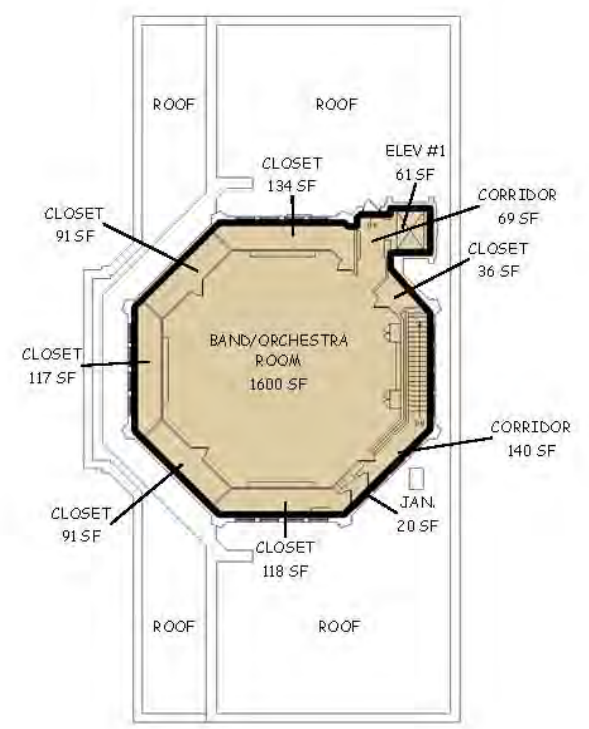
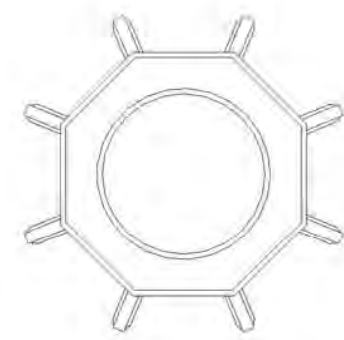
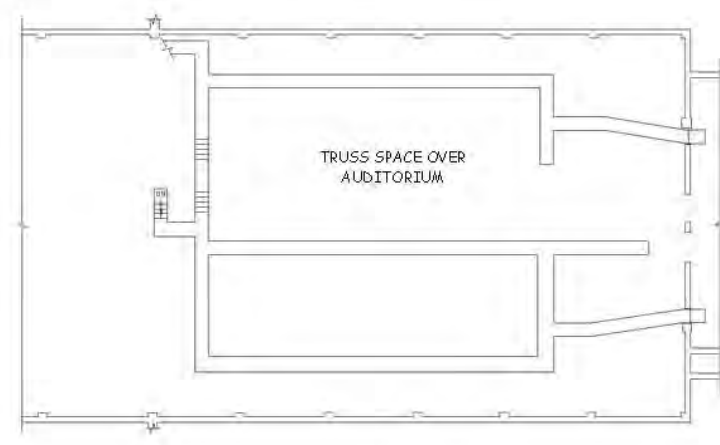
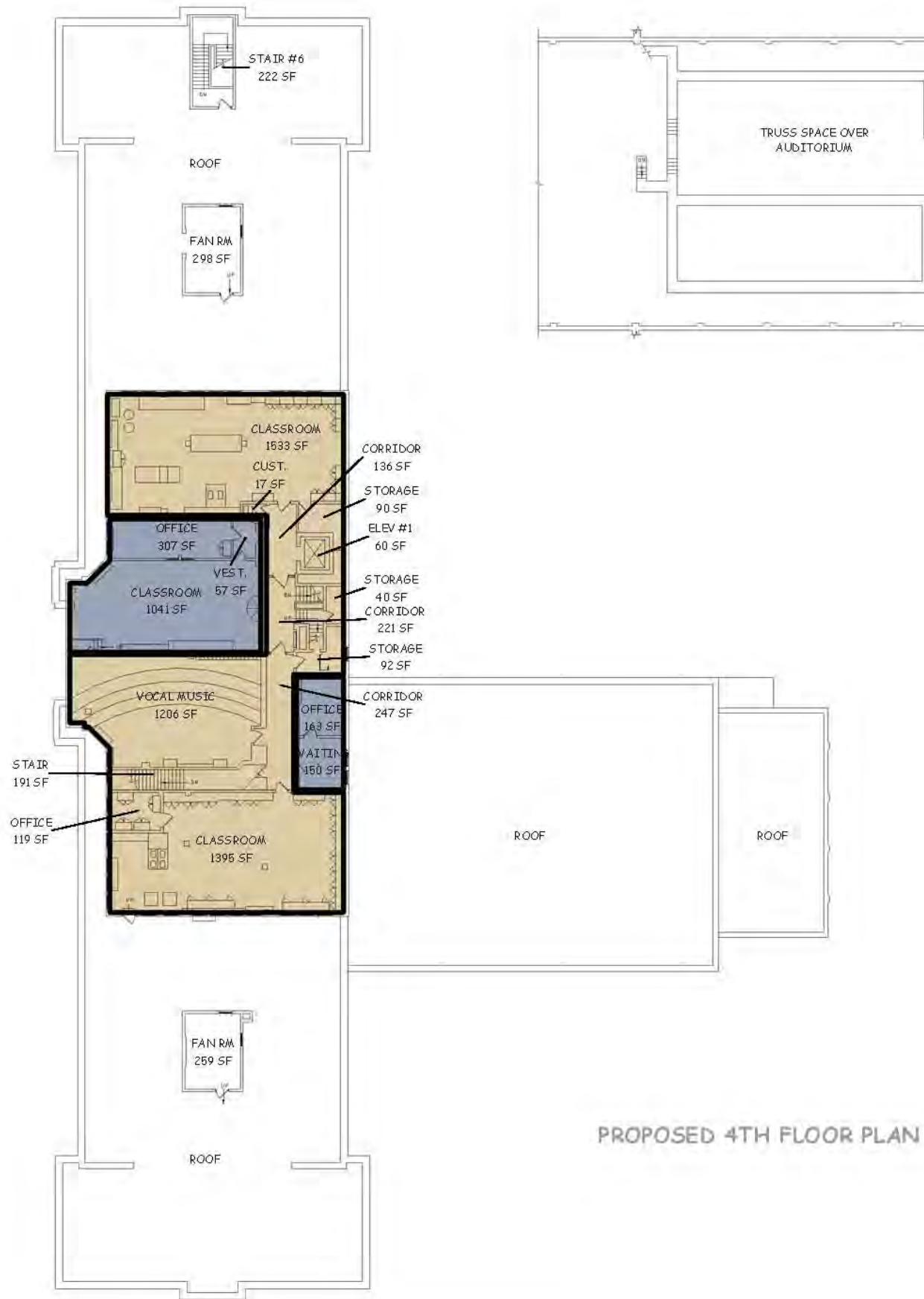
CHARLOTTE HIGH SCHOOL

ROCHESTER CITY SCHOOL DISTRICT Rochester Schools Modernization Program - Master Plan

SWBR PROJECT NUMBER: 10445.00

KEY:

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



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

