



RSMP Rochester Schools Modernization Program

# ANNUAL REPORT

Fiscal Year 2021-2022

— Rochester Joint Schools Construction Board —

Tom Richards | Chairman • Mike Schmidt | Vice Chair • Kim D. Jones | Treasurer  
 Jesse Dudley | Member • Genelle Morris | Member • Richard Perrin | Member  
 Brian Sanvidge | Non-voting Member



June 2022





John Walton Spencer School 16



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# Rochester Schools Modernization Program

Bringing the District's learning environments into the 21<sup>st</sup> century



# Program Overview

The Rochester City School District (RCSD or District) committed to a 20-year plan to provide scheduled maintenance to its school buildings on a consistent basis. That obligation, however, was compromised by statutory limits on the City of Rochester's bonding capacity. The inability to sustain the needed maintenance is compounded by needed updates to bring the learning environments to 21st century standards comparable to neighboring suburban districts.

The RCSD currently operates 46 school buildings (31 elementary and 15 lower and upper secondary schools), with nearly half exceeding well over 75 years of age. Given the number and average age of the RCSD building portfolio, there is a real Operations & Maintenance demand on the RCSD annual budget. While none of the schools present dangerous conditions to students or the community, the RCSD has an obligation to assure the long-term maintenance as a public investment *and* the delivery of a quality education for each student.

The Rochester Schools Modernization Program (RSMP) is the legacy of special legislation passed in 2007 by the State of New York to provide the City of Rochester and the RCSD with the flexibility to achieve school facility needs via alternative financing mechanisms. The multi-year school reconstruction program, commonly known as RSMP, by definition, optimizes instructional program initiatives and deferred maintenance priorities approved on a phase-by-phase basis.

The special State legislation designated the Rochester Joint Schools Construction Board (RJSCB or Board) as the agent to undertake all RSMP Projects on behalf of the City and the District. Formed in 2008, the RJSCB is comprised of three appointees by the RCSD Superintendent of Schools, three appointed by the Mayor, and the seventh member is jointly appointed. As of 2022, former City of Rochester Mayor (2011-2013), Tom Richards, is the RJSCB Chairman, the RCSD Chief of Operations, Michael Schmidt, is Vice Chairman,

and the City's Director of Finance, Kim D. Jones, is the RJSCB Treasurer. The Independent Compliance Officer (ICO) is a non-voting member hired by the RJSCB. The established working relationship has the RJSCB leaders, and the Program Manager when necessary, meeting with the RCSD leadership to review the Program on at least a weekly basis. The RCSD Facilities Design Group is the operational liaison to the RSMP in addition to the RCSD Finance Department.

The Board-appointed Records Access Officer, an employee of the Program Manager, works with the Board General Counsel to support the RJSCB and the RCSD in responding to public FOIL requests.

Following two orientation sessions in late fall 2008, the RJSCB initiated its official proceedings in January 2009. The RJSCB began by completing many organizational tasks, including the adoption of RJSCB Bylaws, the election of officers, and the establishment of a committee system.

In August of 2009, following an extensive Request for Proposals (RFP) search and interview process, the RJSCB identified its general counsel. In January of 2010, a Cooperative Agreement among the RCSD, the City, and the RJSCB established the roles, relationships, and responsibilities of each party as related to the RSMP. The Cooperative Agreement confirms that the City shall not be obligated, directly or indirectly, to neither provide funding for the projects, provide payment for debt service on any bond or notes, nor have any other obligations including, specifically, any local share obligation related to the RSMP.

Additionally, the RJSCB established policies covering ethical policies, responsibilities, procurement, and communications; selected its Financial Advisor and Bond Underwriter for Phase I and Phase II of the RSMP; selected a firm to provide an energy efficiency study; and identified its Independent Compliance Officer (ICO) following an extensive RFP search and interview process.

■ **The Rochester Schools Modernization Program (RSMP) is a collaborative—or joint – initiative between the State of New York, the City of Rochester, and the Rochester City School District (RCSD). The public school system in Rochester is one of the 'Big Five', which denotes the largest urban districts in the State. Specifically, those districts are in a unique category where they are dependent upon the State for annual operating budget assistance. The State created the RSMP with the authority to serve as the City's and District's agent managing all fiduciary and capital construction aspects of the comprehensive reconstruction of the RCSD in a phase-by-phase manner as approved by the State.**



# Our Team

## Rochester Joint Schools Construction Board



**Tom Richards**

Chairman



**Michael Schmidt**

Vice Chairman



**Kim D. Jones**

Treasurer



**Jesse Dudley**

Member



**Dr. Genelle Morris**

Member



**Richard Perrin**

Member



**Vernon Connors**

Member



**Brian Sandvide**

Independent Compliance Officer



**Allen Williams**

Program Coordinator



## RSMP Team



**Pépin Accilien, P.E.**

Program Director



**Roland A. Coleman, II**

Deputy Director



**Richard Stoffel**

Sr. Project Executive



**Christopher Clarke**

Program Accountant



**Kimberly Mitchell**

Office Manager / RJSCB Clerk



**Renée Yell**

Graphic Designer



**Shiobion K. Williams**

Sr. Program Administrator



**Karl F. Michel**

Program Administrator





James Monroe High School



# RJSCB General Information

## Meetings

Monthly RJSCB business meetings are open to the public. The Board, along with the M/WBE and Services Procurement Committee and the Finance Committee, meet on the second Monday of the month. Those meetings take place at 4:00 pm.

Due to restrictions posed by the COVID-19 pandemic, meetings have been conducted in a hybrid fashion, both virtually and in-person. When meetings can be held in person, they will be held at the Program offices located at 70 Carlson Road, Suite 200, Rochester, NY 14610. For scheduling, agendas, minutes and other details, visit the Board's website at [www.rcsdk12.org/rsmp](http://www.rcsdk12.org/rsmp).

### Bylaws & Organizational Documents

- **By-Laws** (Revised Dec. 2017)
- **Responsibilities of Board Members** (Revised Dec. 2017)
- **Confidentiality Agreement** (Revised Dec. 2017)
- **Code of Ethics Policy** (Revised Sept. 2014)
- **Communications Policy** (Revised Dec. 2017)
- **Procurement Disclosure Policy** (Created March 2010)
- **Purchasing and Procurement Policy** (Revised Dec. 2019)
- **Consent Agenda Policy** (Revised Dec. 2017)
- **Pay Requisition Approval Procedures** (Revised Jan. 2017)

### Website

- **Agendas**
- **Minutes**
- **Resolutions**
- **Committee Reports**
- **ICO's Monthly Reports**
- **RJSCB's Annual Reports**
- **Program Background**  
(i.e. Cooperative Agreement, Strategic Plans, SEQRA Clearances, Project Labor Agreement)




- The enabling Legislation created the Rochester Joint Schools Construction Board (RJSCB) to undertake the RSMP projects by designating the RJSCB as agent for the City and the District. The powers granted to the RJSCB enable a more efficient approach to the reconstruction of the District's school facilities.



# RSMP Organizational Chart

## Rochester Joint School Construction Board - RSMP Phase II

							
<b>Tom Richards</b>	<b>Michael Schmidt</b>	<b>Kim D. Jones</b>	<b>Jesse Dudley</b>	<b>Dr. Genelle Morris</b>	<b>Richard Perrin</b>	<b>Vernon Connors</b>	<b>Brian Sandvige</b>
Chairman	Vice Chairman	Treasurer	Member	Member	Member	Member	ICO



**Allen Williams | Program Coordinator**

Responsible for monitoring and providing oversight of all aspects of the **Rochester Schools Modernization Program**.





**Phase II Program Manager**

Agent of the RJSCB responsible for managing the RSMP and all contracts entered into by the RJSCB for Phase II.



### Architects

Design facilities to support the educational program of each school. Works with BAC to identify specific design requirements. Design the buildings to ensure that final scope, budget and schedule are consistent with project milestones.



### Construction Manager

Manages the construction in the context of the total project process to produce a project that will be completed on time and within budget.



### Consultants

Experts qualified in a particular field who are called upon in an advisory capacity. Consultants may hire sub-consultants for specific tasks but sub-consultants do not have a contract with the RJSCB.

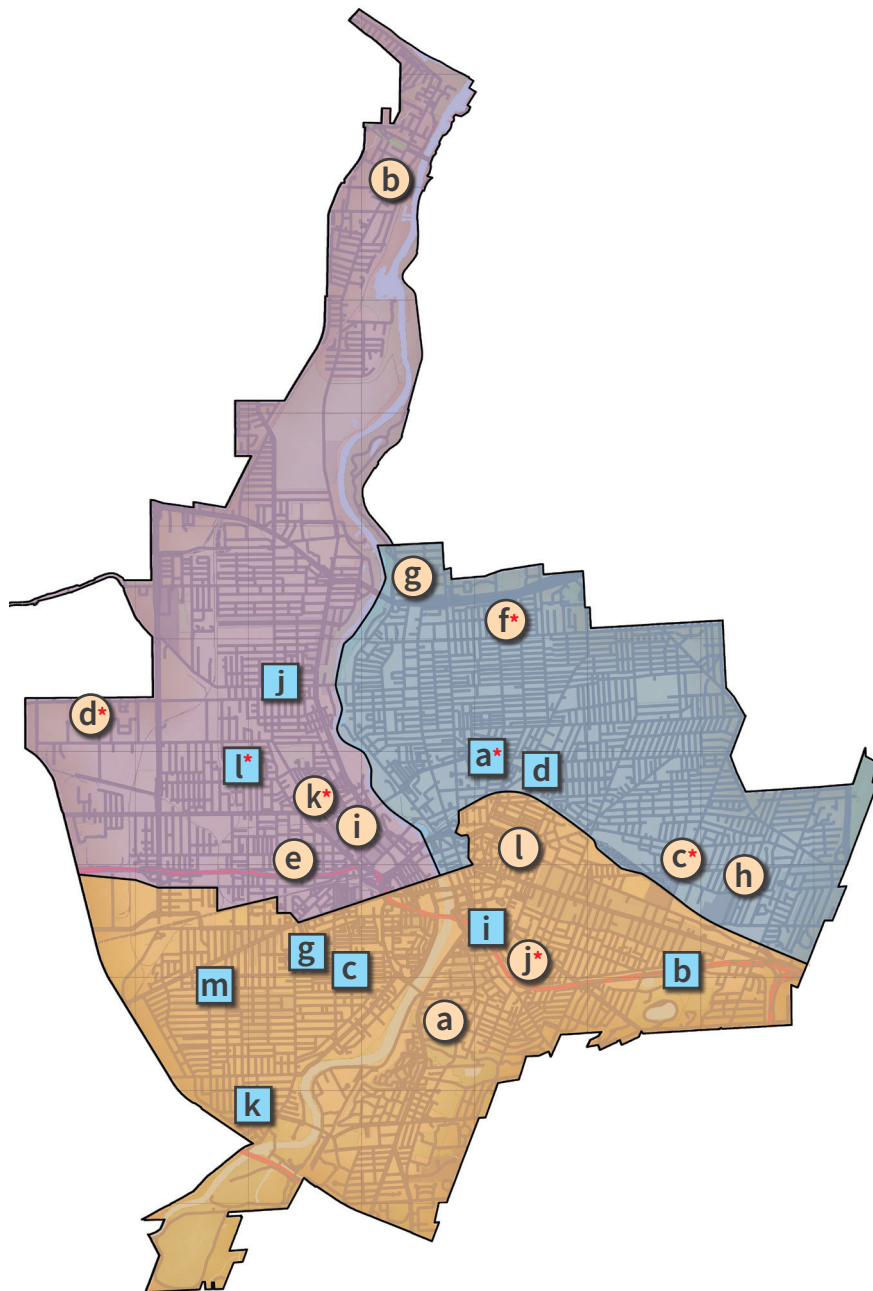


### Prime Contractors

In charge of general construction, mechanical, electrical or plumbing construction, Prime Contractors have full responsibility for their part of the project. Primes may hire sub-contractors to carry out specific parts of the project under their supervision but those sub-contractors do not have a contract with the RJSCB.



# RSMP Projects



## Phase I Projects Completed:

- a. Anna Murray-Douglass Academy School 12
- b. Charlotte High School
- c. East Upper & Lower School\* 1
- d. Edison Career & Technology High School\*
- e. Enrico Fermi School 17
- f. Franklin High School\*
- g. Helen Barrett School 50
- h. Henry Hudson School 28
- i. John Williams School 5
- j. Monroe High School\*
- k. Jefferson High School\*
- l. World of Inquiry School 58

## Phase II Projects Completed:

- a. Abraham Lincoln School 22\*
- b. Children's School 15
- c. Clara Barton School 2
- d. Dr. Freddie Thomas Learning Center
- e. East Upper & Lower School\*
- f. Edison Career & Technology High School\*
- g. George Mather Forbes School 4
- h. Monroe High School\*
- i. School Without Walls
- j. Virgil I. Grissom School 7
- k. Dr. Walter Cooper Academy School 10
- l. Flower City School 54\*
- m. John Walton Spencer School 16

Notes: 1. Indicates\* Multi-Phased Project





Dr. Walter Copper Academy School 10



# Program Highlights

## Improved Learning Environments

- A growing body of research demonstrates that the quality of school facilities plays a vital role in students' ability to learn well. The RSMP ensures that each facility not only meets the Rochester City School District standards, but is safe, modern, and comfortable.

## Site and Building Upgrades

- Upgrading the food service facilities in the Phase II projects allowed for much healthier food choices, and an efficient food delivery process.
- The District benefits from energy savings due to tightened building envelopes and more efficient mechanical and electrical equipment.
- Updates to building sites resulted in safer play areas, pedestrian, bus and car travel.
- The demolition of the former Maynard's facility under Phase I led to the creation of additional playfields for Helen Barrett Montgomery School 50 and improving the overall neighborhood.

## Community Engagement

- The RSMP worked closely to secure District and community feedback during the planning, design, and construction phases.
- Building Advisory Committees (BACs) were established during the design phase of each project to serve in an advisory role to the architect assigned to each school.

## Supporting Minority and Women Businesses and Workers

- The Workforce Participation overall goal of 30% has been exceeded with minorities and women comprising 33.35% of the total participation.\*
- The M/W/S/DBE Business Utilization overall goal of 33% was exceeded with 36% of the total contract value awarded to Eligible Businesses Enterprises (EBEs). Roughly \$141.9 million has been sub-contracted to M/W/D/SBE firms (January 2016 - March 2022).\*
- The largest minority-owned architecture firm in the country, Moody Nolan, lent its talents to two projects in Phase II. Watts Architecture and Engineering, a certified MBE, provided design services for the Dr. Freddie Thomas Learning Center project and support engineering services for five other Phase II Schools. Other EBE-certified firms providing A/E services on multiple RSMP projects includes: Popli Design Group (M/DBE), Architectura (WBE), Ravi Engineering (MBE) and Vargas Assoc. (WBE).
- The Business Opportunity Program (BOP) assisted EBEs in upgrading their business skills to be more viable subcontractors for the RSMP, foster familiarity, and create deeper relationships as the EBE builds confidence and capacity.
- Several BOP participants secured contracts and/or subcontracts on RSMP projects.
- The RSMP also provided short term financing opportunities using the Rochester Economic Development Corporation (REDCO) to administer and process the Revolving Loan Program (RLP), which was created, and funded by, Savin Engineers, P.C. in Phase II.

*\*Based on data provided by the Independent Compliance Officer*





Helen Barrett Montgomery School 50 - Phase I



# Phase I Overview



The summer of 2010, the Gilbane/Savin team and SWBR Architects created the Phase I Master Plan for the RSMP. The Phase I Master Plan identified 12 school projects and a technology project (District-Wide Technology or DWT) to be included in Phase I of the RSMP. In addition to repairs to the physical components of each facility, such as the mechanical systems, the building infrastructure, and the classrooms, the Phase I Master Plan became the roadmap for implementing the District's educational plans for the future.

The RJSCB conducted seven public meetings in September, October, and December 2010 for the purpose of seeking public comment and incorporating said comments into the draft Phase I Master Plan.

The Phase I Master Plan was subsequently approved by the Board of Education and the State Education Department in 2011.

The Phase I Master Plan set out concepts and ideas on how the District's overall strategy could be implemented by developing a plan that provides the District with flexibility to meet changing needs.

The RJSCB engaged the services of a consulting firm to assist with State Environmental Quality Review Act (SEQRA) documentation for the RSMP. The Board acted

as the lead agent for the assessment.

By the spring of 2011, the RJSCB selected the architects for the first group of school projects (Phase 1A). Those school projects included: School 17, School 28, School 50, School 58, Charlotte High School, and Franklin High School.

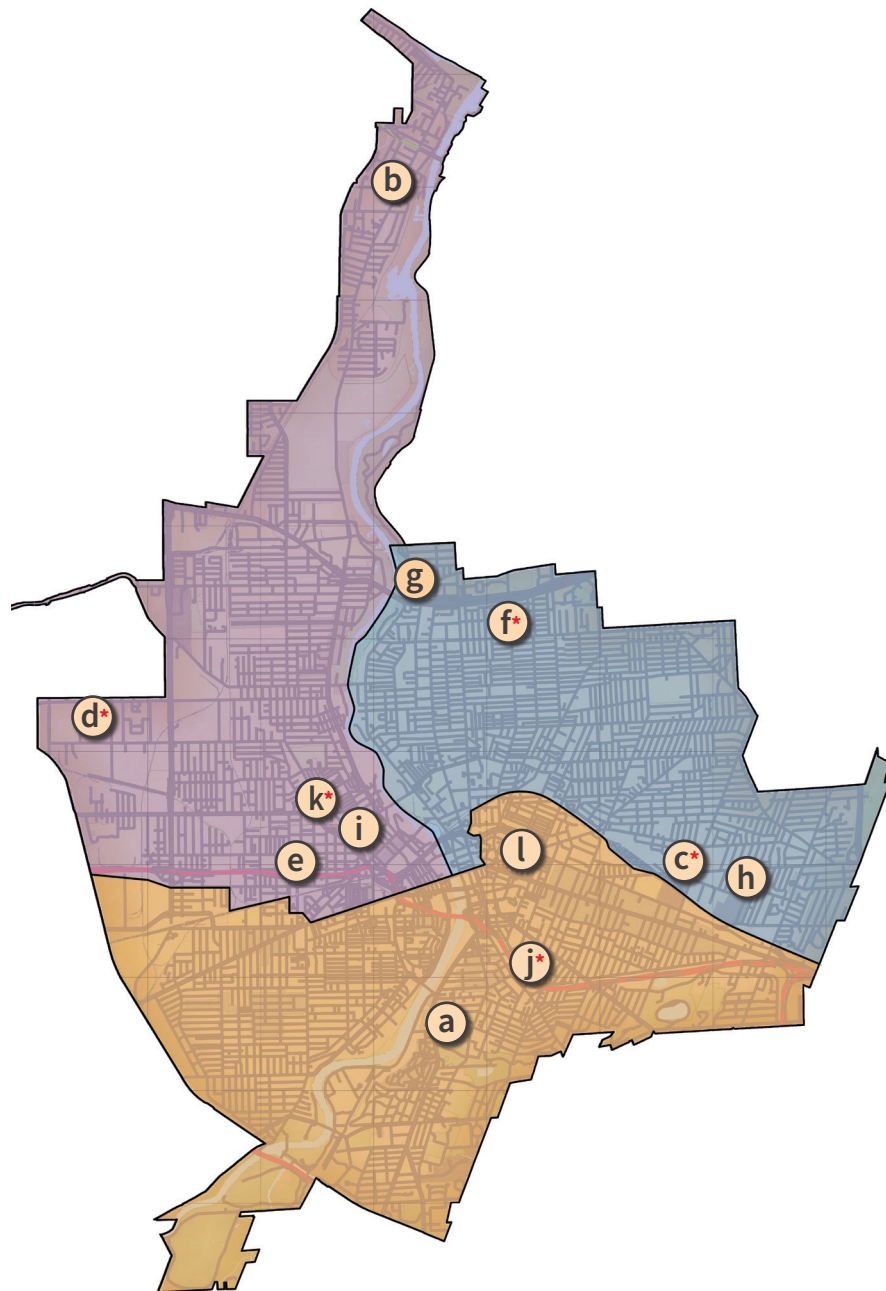
The RJSCB and Gilbane/Savin Team hired a technology consultant to develop the DWT project, act as the single point of contact for all technology-related components of the RSMP, and provide seamless technology integration in all schools, while also adhering to technology standards as set forth by the District. The RJSCB also engaged a food services consultant for the RSMP to ensure a site-based food service delivery system that complements the operations of the District's food service department and central kitchen. In the summer of 2011, the RJSCB hired Construction Managers for the 1A projects to help plan the logistics and implement the construction.

In the fall of 2011, RJSCB moved forward with planning and designing the second group of projects (Phase 1B). Those school projects included: School 5, School 12, Monroe High School, East High School, and the Edison Technology Campus.

■ **Phase I included renovations and alterations to 12 buildings, plus a District-Wide Technology project (technology upgrades within those 12 buildings) with a total value of \$325 million. The first phase of the program consisted of approximately \$237 million in budgeted 'hard' construction expenses and \$88 million in design, management, financing, District-Wide Technology, and other "soft" incidental program expenses. The anticipated Building Reimbursement Aid, as calculated by the State Education Department Maximum Cost Allowance (MCA) formulas, was approximately \$287 million, resulting in \$38 million in EXCEL aid and local costs.**



# Phase I Projects



## Phase I Projects Completed:

- a. Anna Murray-Douglass Academy School 12
- b. Charlotte High School
- c. East Upper & Lower School\*<sup>1</sup>
- d. Edison Career & Technology High School\*
- e. Enrico Fermi School 17
- f. Franklin High School\*
- g. Helen Barrett School 50
- h. Henry Hudson School 28
- i. John Williams School 5
- j. Monroe High School\*
- k. Jefferson High School\*
- l. World of Inquiry School 58

Notes: 1. Indicates\* Multi-Phased Project



In 2012, the RJSCB officially selected the County of Monroe Industrial Development Agency (COMIDA) as the source to issue bonds necessary to carry out the program. The bonds are being repaid by State Aid reimbursements up to the legal limit, the balance of which reverts to the true local cost share. A Project Labor Agreement (PLA) specific to the RSMP Phase I was also negotiated in 2012 with the Rochester Building and Construction Trades Council. The stipulations of the PLA provide economic savings to the project and support the special legislation's goal for the RJSCB to encourage a diverse workforce across all aspects of the program.

Construction began in July of 2012 with School 17, School 50, Franklin High School, and Charlotte High School and completed in the summer of 2013. School 58, a two-year project, started construction in the fall of 2012 and was completed in December of 2014.

During construction the District implemented central air conditioning as a priority to the five school projects, for which some were already under construction. The

District also requested an all-weather play field at the East Campus Project. That additional scope work created real challenges to both budgets and schedules. The funding had to be transferred from the Jefferson High School project, one of the originally approved Phase I Projects.

Construction began on the second group of projects in the summer of 2013. Those projects included: School 5, School 28, East High School, and the Edison Technology Campus. These projects were all completed in the summer of 2014. Jefferson High School was bid in the spring of 2014 and completed in summer 2014.

The final two projects were School 12 and Monroe High School. School 12 students returned to their building in September 2016. Monroe High School construction proceeded into Phase II in 2016.

Please see the following page for the summary of Phase I costs and State Aid, as well as a summary of minority business and workforce participation.



Helen Barrett Montgomery School 50



## RSMP Phase I: Summary of Total Project Costs & Anticipated State Reimbursement Aid

School Project Name	Hard & Soft Costs (All Dollars in Millions)	Anticipated State Aid Cost Allowance	Current Project Status	Construction Start	Construction Complete
John Williams School 5	\$21.6	\$19.8	Complete	Summer '13	Summer '14
Anna Murray-Douglass School 12	\$25.5	\$21.4	Complete	Fall '14	Summer '16
Enrico Fermi School 17	\$28.6	\$26.4	Complete	Summer '12	Summer '13
Henry Hudson School 28	\$23.9	\$20.2	Complete	Summer '13	Summer '14
Helen B. Montgomery School 50	\$27.0	\$23.4	Complete	Summer '12	Summer '13
Helen B. Montgomery School 50 (site)	\$3.4	\$3.29	Complete	Summer '12	Fall '19
World of Inquiry School 58	\$44.4	\$28.7	Complete	Fall '12	Winter '14
Charlotte High School	\$28.6	\$27.8	Complete	Summer '12	Summer '13
Thomas Jefferson High School	\$00.324	\$00.324	Complete	Summer '15	Summer '15
Monroe High School	\$29.8	\$28.2	Complete	Summer '15	Spring '18
Edison Educational Campus	\$26.4	\$24.9	Complete	Summer '13	Summer '14
East Upper & Lower School	\$18.9	\$17.8	Complete	Summer '13	Summer '14
Benjamin Franklin High School (added Auditorium Project)	\$11.3	\$11.1	Complete	Summer '12	Summer '14
District Wide Technology Project (includes program wide expenses)	\$38.9	\$37.0	Complete	2013	2016
<b>Totals</b>	<b>\$325.0</b>	<b>\$287.0 (88.3%)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

Note: EXCEL Aid (\$16.3M) was applied to the Phase I projects to reduce the bonded amounts, thus reducing the local share.

### Phase I: Business Utilization Program Goals/Actual

Category	Goal	Actual
MBE	15%	15.74%
WBE	5%	7.42%
SBE	5%	3.77%
DBE	2%	2.33%
<b>Totals</b>	<b>27%</b>	<b>29.26%</b>

### Phase I: Workforce Participation Goals/Actual

Category	Goal	Actual
Minorities	20%	22.88%
Women	6.9%	7.22%
<b>Totals</b>	<b>26.9%</b>	<b>30.10%</b>



# Phase II Overview



The Rochester Joint Schools Construction Board (RJSCB) conducted a nationwide search to select the Phase II Independent Program Manager in accordance with the enabling special legislation by NY State. Savin Engineers, P.C., in association with Gilbane Building Company, was selected for this critical role. The shared objective during the selection process was to exceed the RJSCB goals and expectations for the successful delivery of all projects in terms of time, budget, quality and overall diversity. The Savin/Gilbane Team's selection (a New York State Certified Minority-Owned Firm) also assured there would be minimal to no 'gap' between Phases I and II of the Modernization Program. Among others, the RSMP Phase II 'student-based' program initiatives included:

- Maintaining small class sizes;
- Providing Pre-Kindergarten classrooms (and removing portable/temporary classroom facilities);
- Providing flexible computer & technology lab spaces (i.e., Career Technical Education including STEM);
- Expanding Special Education classrooms & resource spaces;
- Providing space for school-based health centers, as well as student & family support services by outside agencies as a safety net.

A series of public town meetings were conducted from January through March 2016 across the City. The RCSD Board of Education approved the Phase II Strategic Plan on March 24, 2016, and the Financial Plan on April 28, 2016. The State Comptroller's approval of the Financial Plan required by the special legislation to confirm the local cost, occurred on June 8, 2016.

To overcome the financial disconnect between the RCSD programmatic needs and infrastructure deferred maintenance priorities in a cost-effective manner, the SED agreed there were clear benefits if the traditional Reimbursement Aid process was modified. The proposal was to double the Maximum Cost Allowances (MCA) for elementary school projects, and the trade-off was the typical 5-year reset would be 'extended' to 10-years. The requested extended MCA Aid amendment to the special legislation was approved by the State Senate on June 6, 2016, followed by the Assembly on June 16, 2016, and finally signed by the Governor on July 5, 2016, which allowed the Phase II to proceed.

The special legislation required active promotion of Eligible Business Enterprises (EBEs) to participate in the RSMP. Thus, aggressive EBE participation "goals" have been an integral part of RJSCB policies to promote diversity and equity in contracting on all RSMP projects. The RJSCB and its Consultants actively embraced public contracting opportunities for minority and

■ **The RSMP Phase II Program enabling special legislation was signed by the Governor in December 2014. The Phase II was authorized for up to 26 projects, including an associated District-Wide Technology Project to standardize digital systems. The total budget was \$435 million, with approximately \$315 million allocated for hard 'brick-and-mortar' costs, and \$120 million for soft costs such as management, A/E design, legal, and financing expenses.**



women entrepreneurs in the City of Rochester as well as the 9-county surrounding area served by the County of Monroe Industrial Development Agency (COMIDA, from which the Phase II bonds were sold).

Compared to Phase I, the revised RSMP Phase II Diversity Plan increased the diversity goal by 6%, and the workforce participation goal by 3%. Further, an initiative by the Savin Program Management (PM) Team called the Business Opportunity Program, or BOP, was created with the goal to build capacity for small, minority owned and women owned businesses in the community. It was in that spirit that the Savin PM Team donated \$100,000 as seed funds to underwrite an interest-free, revolving loan program administered by the Rochester Economic Development Corporation (REDCO) to provide upstart EBEs with working capital (NOTE: all loans to date have been fully repaid). The BOP initiative involved 3 other strategic components, namely Community Engagement, the Instructional Series, and the Mentor/Protégé Program. The highlights of the innovative BOP delivery process included:

- A no cost open admission instructional series with a curriculum of 7 building block modules, and 36 classroom format sessions; and an 80% minimum attendance requirement;
- Pro-Active outreach to the community via open forums, social media and public ceremonies;
- Engagement of real-world working professionals (i.e., architects, engineers, construction managers, lawyers, accountants and prime trade contractors) for facilitating the BOP classes, while also serving as experienced resources for the hands-on, team based mini-projects with BOP students;

- Eligibility for BOP participants completing the Instructional Series to receive one-on-one Mentor-Protégé assistance to address their special/unique needs.

At the request of the RJSCB Chair, the Instructional Series was extended an additional semester (a total of 9 complete cycles were delivered) due to BOP's success. An entirely new dimension was also developed and implemented as the Business Accelerator, to further assist the BOP graduates with sustaining and growing their emerging business as they secured larger and more complex contracts. To date 111 Emerging Business Enterprises have completed the BOP Instructional Series. The evidence is clear that pathways are being created where the combination of coordinated outreach, education and hands-on training are providing opportunities to diversify and build the entrepreneurial capacity in the greater Rochester community.



The approved RSMP Phase II Strategic Plan's Master Schedule divided the Projects into 4 sub-phases: 2A, 2B, 2C and 2D. The RCSD secured an initial bridge loan of \$2.7 million in early 2016 as a critical 'jump start' for the 2A Projects. The City then committed to a Municipal Agreement providing a \$32 million Bond Anticipation Note (BAN) in August 2016 that financed the Program until the first tranche of permanent Bond sales with COMIDA occurred in August 2017 to 'take-out' both the RCSD bridge loan and the BAN. The approved Financial Plan's creative combination of alternative financing mechanisms allowed the final planning, design, and the Phase 2A Monroe High School Project to proceed per the coordinated





Master Schedule. In that regard, the Monroe Campus was the first of the far more complex and costly high school projects to be actually transitioned from Phase I to a distinct Phase II Project in a planned sequential manner.

The RJSCB continued through the remainder of 2016 with procurement of design and other professional services using a staggered RFP process. The other professional services, beyond the Savin PM team, required to implement the Phase II Projects in a consistent and methodical manner included:

- Independent Compliance Officer (ICO)
- Program Legal Counsel
- Architectural, Engineering, Environmental, & Food Service Design Consultants
- Construction Management, Inspection/ Testing, & Commissioning
- Site and Building Security during construction
- Move Management (i.e., into temporary Swing Spaces, and then the re-occupancy of the completed Projects)

**Phases 2A and 2B Projects:** Seven major reconstruction projects were the first group of schools starting with the Monroe 2A 'early project' completed in August 2017. Accordingly, students from the Monroe Campus 2B, followed by Grissom School 7, Spencer School 16, Dr. Freddie Thomas Learning Center, School Without Walls, and the Children's School of Rochester (School 15, relocated to the reconstructed/enlarged School 1) all returned to their home school on time and on budget in September 2018 from temporary Swing Spaces to complete Phase 2B.



Virgil I. Grissom School 7

**Phase 2C Projects:** This sub-phase was comprised of three Projects, starting with Abraham Lincoln School 22 (formerly School 6), completely reconstructed and enlarged to be back on-line for re-occupancy in September 2019. Barton School 2 and Forbes School 4 were similarly reconstructed/enlarged with completion in December 2019. It is important to note that a mid-year move was determined to be too disruptive, and their formal re-possession by RCSD was delayed until July 2020.



Clara Barton School 2

**The Phase 2D Projects:** The final sub-phase included two Projects, with Flower City School 54 (formerly School 30) completed in September 2020 per the originally approved Phase 2D RSMP Master Schedule, but not occupied until 2021 due to the pandemic. The Dr. Cooper School 10 was re-budgeted, re-designed, and also completed in the Summer 2020.

RCSD requested 're-opening' the SED Final Cost Reports for four projects, that had completed their original base scope as approved for bidding and had been reoccupied, for Additional Work Scope. The first was the Edison Campus (Phase 2B) project, which had been completed on schedule in September 2019. However, major building components (e.g., replacements of roofs, windows, corridor fire doors, site drainage, etc.) continued to approach the end of their life cycles and could not wait for Phase III. Accordingly, that new/ additional scope extended the schedule to August 2020.

The Forbes School 4 and Flower City School 54, both completed in 2020, were then slated for new land acquisitions as Additional Scope for their transformations into Urban Campuses. The goal was to make those elementary schools better comply with SED's minimum



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usable site area standards. As major undertakings, the acquisition/relocations/ abatement/demolition process for the total of nine former residential properties to date has extended the Close-Out process for those respective Projects.

The East Campus Project had its sequentially phased base reconstruction work completed on schedule in August 2021. The East Project was originally planned to be the longest in duration for Phase II, respecting the requirement of the Educational Partnership Organization's (i.e., the University of Rochester) strong preference to retain all of the school's students on-site despite the complicated reconstruction and infrastructure replacement work. The closeout of the project has since been delayed by legal issues regarding the new electrical busway primary and emergency power installation, along with issues concerning the

professional performance of the project's A/E Team.

The determination was made by the RJSCB that the Program's best interests would be served by the extension of the PM services due to the various challenges associated with the closeout of Phase II, given the required and approved Additional Services at Schools 4, 54 and the East Campus. The School 4 and 54 project files, records, progress drawings, and budget balances for the proposed Urban Campus site development work at those schools now become implementation projects by RCSD. The RJSCB authorized a mediation process at the April 2022 meeting to address the legal disputes at the East campus. The PM services are now contracted to end on July 31, 2022, by which point all remaining Final Cost Reports will be reconciled to date and delivered to RCSD for submission to the State Education Department.

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Virgil I. Grissom School 7



## RSMP Phase II Schools



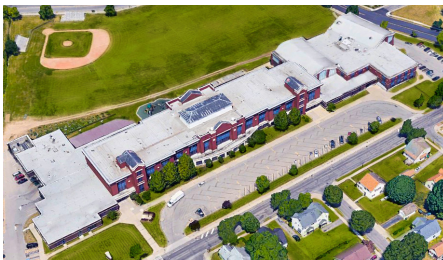
Virgil I. Grissom School 7



John Walton Spencer School 16



East Upper & Lower School



Dr. Freddie Thomas Learning Center



School Without Walls



The Children's School of Rochester 15



James Monroe High School



Edison Career & Technology High School



Abraham Lincoln School 22



Dr. Walter Cooper Academy School 10



George Mather Forbes School 4



Clara Barton School 2



Flower City School 54

Fourteen monumental projects — 13 school campuses plus District-Wide Technology implementation — successfully completed on-time and within budget are a real game changer along the path to delivering Rochester public school students the quality facilities they deserve!



# Metrics

## RSMP Phase II: Summary of Total Project Costs and Anticipated State Reimbursement Aid

School Project Name	Hard & Soft Costs (All Dollars in Millions)	Anticipated State Aid Cost Allowance	Effective Aid %	Construction Start	Construction Complete
Monroe High School (2A)	\$25.6	\$25.1	98.00%	Summer '16	Summer '17
Virgil I. Grissom School 7	\$25.2	\$24.7	98.00%	Winter '17	Summer '18
John Walton Spencer School 16	\$33.5	\$32.8	98.00%	Winter '17	Summer '18
East Upper & Lower School	\$54.8	\$53.7	98.00%	Fall '18	Fall '21
Dr. Freddie Thomas Learning Center	\$2.6	\$2.5	98.00%	Summer '17/'18	Summer '17/'18
School Without Walls	\$8.5	\$7.0	82.17%	Summer '17	Summer '18
Children's School of Rochester 15	\$19.7	\$17.5	88.83%	Summer '17	Summer '18
Monroe High School (2B)	\$32.6	\$31.9	98.00%	Fall '17	Summer '18
Edison Career & Technology High School	\$32.8	\$32.1	98.00%	Summer '18	Summer '21
Abraham Lincoln School 22	\$26.6	\$26.1	98.00%	Summer '18	Fall '19
Dr. Walter Cooper Academy School 10	\$27.2	\$22.5	82.58%	Summer '18	Summer '20
George Mather Forbes School 4	\$25.8	\$19.0	73.69%	Summer '18	Winter '20
Clara Barton School 2	\$29.8	\$29.2	98.00%	Summer '18	Winter '20
Flower City School 54	\$24.1	\$21.2	87.93%	Summer '19	Summer '20
District Wide Technology	\$66.2	\$64.9	98.00%	2017	2021
<b>Totals</b>	<b>\$435.0</b>	<b>\$411.9</b>	<b>94.69%</b>	<b>N/A</b>	<b>N/A</b>

Notes: These projects involve supplemental funds being allocated from separate State grants (i.e. Smart Schools Bond Act or Community Schools Grant) that have been made available to the District. The High Needs Building Aid Ratio of 98% was assumed for all projects. However, the aggregate aid allowance provided to Rochester by NYSED is approximately 91 -92%.

## RSMP Phase II: Other Funding Sources

Building Name	Source	Value
Monroe High School (2A)	Community Schools Grant (CSG)	\$401,075.00
	NYSERDA - Energy Efficient Design Rebate	\$128,158.00
John Walton Spencer School 16	Smart Schools Bond Act (SSBA)	\$4,200,000.00
East Upper & Lower School	Community Schools Grant (CSG)	\$779,822.00
Monroe High School (2B)	Community Schools Grant (CSG)	\$1,416,925.00
	RCS D Cash Capital Funds	\$418,000.00
Dr. Walter Cooper Academy School 10	Smart Schools Bond Act (SSBA)	\$2,300,000.00
George Mather Forbes School 4	Smart Schools Bond Act (SSBA)	\$2,000,000.00
	Interest Earnings - Bond Trustee Account	\$3,049,391.00
Clara Barton School 2	E&O Restitution - Direct Pay Portion	\$215,545.53
Flower City School 54	Interest Earnings - Bond Trustee Account	\$1,000,000.00
District Wide Technology	Attorney General (AG) Settlement Funds	\$459,632.20
	Other Interest Earnings (Cash Capital)	\$20,170.47
<b>Total Additional Funds</b>		<b>\$16,388,719.00</b>

Total Bond Proceeds / Legislation Value \$435,000,000.00

Combined Program Value Including Additional Funds from Other Sources \$451,388,719.00



## Phase II: Business Utilization Program Goals/Actual

Category	Goal	Actual
MBE	17%	19.07%
WBE	10%	11.80%
SBE	3%	2.52%
DBE	3%	2.61%
<b>Totals</b>	<b>33%</b>	<b>36%</b>

January 2016 - March 2022

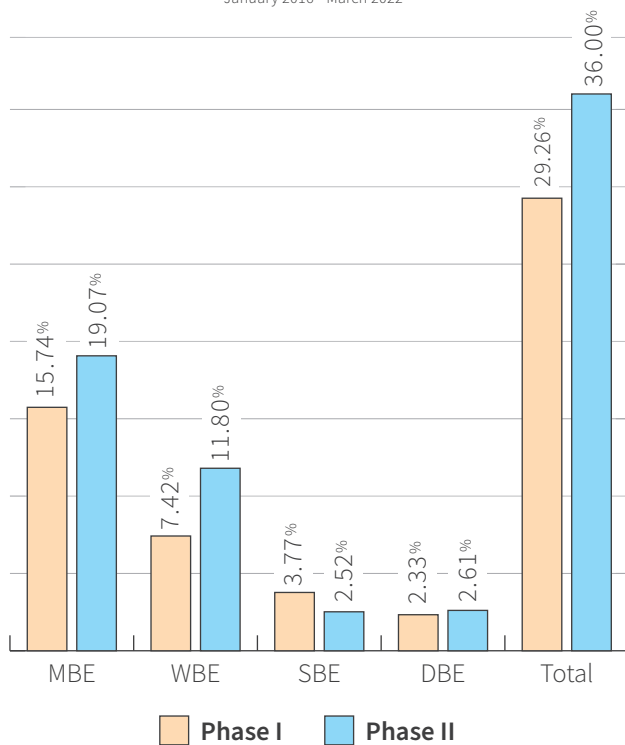
## Phase II: Workforce Participation Goals/Actual

Category	Goal	Actual
Minorities (Male & Female)	22%	26.92%
Women (Non-Minority Only)	8%	6.43%
<b>Totals</b>	<b>30%</b>	<b>33.35%</b>

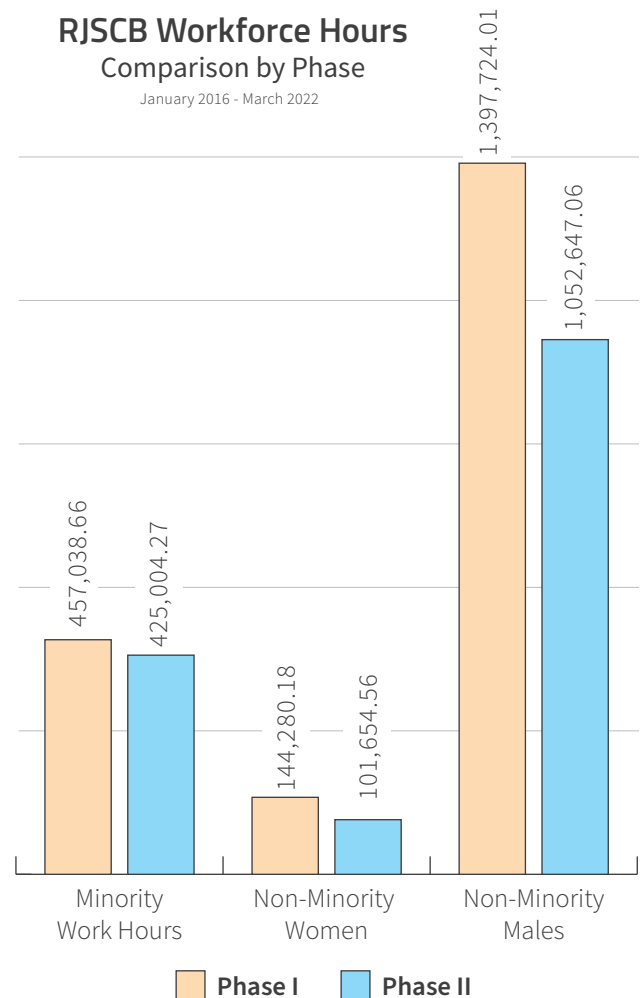
January 2016 - March 2022

RJSCB Business Utilization Program Goals  
Comparison by Phase

January 2016 - March 2022

RJSCB Workforce Hours  
Comparison by Phase

January 2016 - March 2022





RSMP BOP Instructional Series Cycle 8 & 9



# Business Opportunities Program

## Instructional Series

The Business Opportunity Program's (BOP) Instructional Series (IS) was a free and unique learning opportunity that utilized seasoned professionals from companies contracted with the RJSCB along with community experts to serve as facilitators on a variety of business topics. It was open to any business enterprise that had at least a DBA and six months in business and/or one client in their business name.

The curriculum consisted of seven modules and covered topics relevant to a wide range of areas affecting business operations, planning, finances, project management and marketing. Each IS cycle was 18 weeks long with two-hour classes conducted two evenings per week (i.e., 36 total classes).

The arrival of the COVID-19 pandemic in 2020 brought a temporary suspension of the sessions for Cycle 8, but BOP Management pivoted to resume the balance of the semester with the curriculum's modules being conducted online with live presentations by the facilitators. With Cycle 9 also occurring in the same manner in 2021, when pandemic restrictions were lifted, a traditional joint Completion Ceremony took place and recognized both Cycle 8 and 9 graduates.



A combination of business experts, architects, construction managers, professional services providers and the RSMP Program Management Team conducted each lesson in a hands-on, real-time manner. Those participants in the construction industry, specifically, were very appreciative of the opportunity to connect with much more established construction companies both during and after the sessions. The Instructional Series had seen an overwhelmingly positive response from the community. Nearly half of the facilitators in each cycle were local and they would volunteer

IS Cycle	Start Month	End Month	Year	# of Firms who Completed IS
Cycle 1	Aug.	Dec.	2016	13
Cycle 2	Feb.	June	2017	5
Cycle 3	Aug.	Dec.	2017	11
Cycle 4	Feb.	June	2018	16
Cycle 5	Aug.	Dec.	2018	15
Cycle 6	Feb.	June	2019	13
Cycle 7	Aug.	Dec.	2019	11
Cycle 8	Feb.	June	2020	17
Cycle 9	Feb.	June	2021	10

their time to conduct the sessions as well as to meet individually with the participants outside of the Series. There had also been support for the sessions from state and local municipal entities such as Empire State Development (ESD), SUNY-Brockport and the Rochester Public Library.

At the end of each cycle, the participants were presented a Certificate of Completion at a public ceremony. These ceremonies were attended by not only friends and family, but by dignitaries such as the Mayor, the Deputy Mayor, City Council representatives, NYS Assembly representatives, NYS Senate representatives and the facilitators.

As indicated by evaluation surveys filled out by all participants, the overall impression of the series' value and benefits was very favorable. The best testament is 14 BOP graduate firms had successfully secured contracts or subcontracts on Phase II projects.

“BOP was a comprehensive session that allowed me to hone in my skills and to get a better understanding of all aspects of business, specifically into the field of construction. Not only did it provide me with the resources, but also network with some of our premiere contractors and business people. It was a great opportunity and everyone should take part in it.”



Lindsay Yioulos, Owner | Avarus Solutions, LLC (WBE)

## Mentor-Protégé Program

The Mentor-Protégé Program (MPP) was designed to facilitate training and mentoring in a direct, engaging and practical manner intended to produce long-term positive impacts. It was also designed to motivate and encourage all holders of prime contracts with RJSCB to provide mutually beneficial developmental assistance to local Eligible Business Enterprises (EBEs) to enable such emerging businesses to ‘learn the ropes’ from more experienced businesses. To have been eligible to participate in the MPP as a Protégé, a business must have successfully completed the BOP’s Instructional Series, and had a prime or subcontract on one of the Phase II projects.

BOP sponsorship of mentor-protégé relationships lasted from six months to a year; allowing the EBE to meaningfully benefit from the knowledge and time-tested experience of the mentor firms and for the Program to support as many mentor-protégé relationships as possible. However, as intended, the dialogue and collaboration established while engaged in MPP, for some pairings was converted into extended mentoring and interaction beyond the Program. A modest allowance was included in the Primes’ contracts to serve as reasonable reimbursement for their time and resources provided as Mentors for the MPP.

Professional service firms were selected as Mentor matches for IS graduates and EBE contractors who requested further assistance. The pairings were based on the graduates’ areas of need that they specify and for which BOP Administrators confirm the Mentor had the resources and/or capacity to provide tailored assistance with.

## Community Outreach

The COVID-19 pandemic did not allow for the usual BOP Community Outreach activities, however, the RSMP released the RSMP News newsletter, featuring Schools 54 and 10, in December 2021.

## Revolving Loan Program

As a reflection of the RJSCB’s effort to remove barriers and promote business growth, a Revolving Loan Program (RLP) was designed to help EBEs meet their short-term working capital needs on RSMP projects. With access to a loan maximum of \$10,000 per occurrence, a loan could be used to finance the obligations of performing under a contract with the RJSCB regarding payroll, supplies and equipment.

“The Revolving Loan Program allowed us to keep our employees going and pay overhead; as we know this is vital for small and medium-sized companies. In addition, the fact that we are able to repay the loan with zero interest was a huge benefit.”



Eli Smith, CEO | E. Smith Contractors, LLC (MBE)

To make this zero interest loan process easy to implement, navigate and disburse, an RLP short form application was reviewed for approval within three business days. The fund’s revolving balance was secured by a replenishment system based on monthly payment requisitions to RSMP that required the loan to be repaid within 90 days.

RSMP partnered with the Rochester Economic Development Corporation (REDCO) to administer the loan disbursements and repayments for a minimal administrative fee. The fund was seeded with an initial contribution from Savin Engineers of \$100,000 and the RJSCB authorized a \$150,000 contribution from restitution dollars from the State Attorney General audit settlement with certain Phase I prime contractors, making a total of \$250,000 available to Phase II loan applicants. To date, there have been twelve loan applications received; all were disbursed and all have been repaid. Features of the Revolving Loan Program include:

- Solely EBE Subcontractors to RSMP
- Simplified Application Process (7 days or less)
- No Minimum Credit Score Required and 0% Interest
- Can utilize multiple times as long there are no previous RSMP loans unpaid



## Business Accelerator Program



Part of the amazing success of the BOP's Instructional Series (IS) was that it had an open-door policy which allowed businesses from a wide range of industries, backgrounds and levels of experience and sophistication to all be readily accepted to participate in the program. The IS curriculum was established upon fundamental principles of small business best practices with a universal relevancy benefitting the diverse range of participants in the training program.

But from its inception, BOP administrators always envisioned a need for a secondary "graduate" type of business training program. It would offer a more advanced and pinpointed approach to give business owners engaged with the BOP the tailored type of analytical planning needed to identify strategic goals and implement targeted action to attain them. After a thorough national search for professional consultancy options, the Business Growth Simplified (BGS) platform created and operated by DE Incorporated, was selected as the program to be utilized for the BOPs advanced training platform.

Out of this collaboration came the Business Accelerator Program (BAP), which in only one year achieved amazing results for the selected businesses that had participated.

The pilot program was initiated in February 2021 with a

carefully selected cohort and finished in August with eight participants. It was immediately followed with a second cohort that had nine more participants finishing in December. The program was conducted one night per week for 20 weeks and included both peer learning as well as one-on-one consultations. The first ten sessions were facilitated with participants having assignments to complete. After an initial Personal

and Business Goal Assessment was submitted by each participant, the stage was set for creating a reconciliation of what the business owner wanted to achieve with a specific pathway and timeline of how to get there through incremental strategic targeted growth.

During both semesters, participants were able to experience immediate benefits from the specific strategies that they were able to implement with the assistance of the BAP facilitator and BOP administrators. This had included positive results from: winning a public sector bid, to completing negotiations to initiate a physical move to a new facility, and multiple occurrences among participants of sharp increases in business profitability.



**BOP is a creative initiative designed to leverage RSMP resources in a strategic way to enhance the potential growth of eligible minority, women, disadvantaged and small businesses (M/W/D/SBE's) in Rochester and the surrounding region. As a specific response to the Legislative Act authorizing Phase II of the Program, BOP combines three distinct services: the Instructional Series, Mentor-Protégé and Community Outreach and Engagement.**

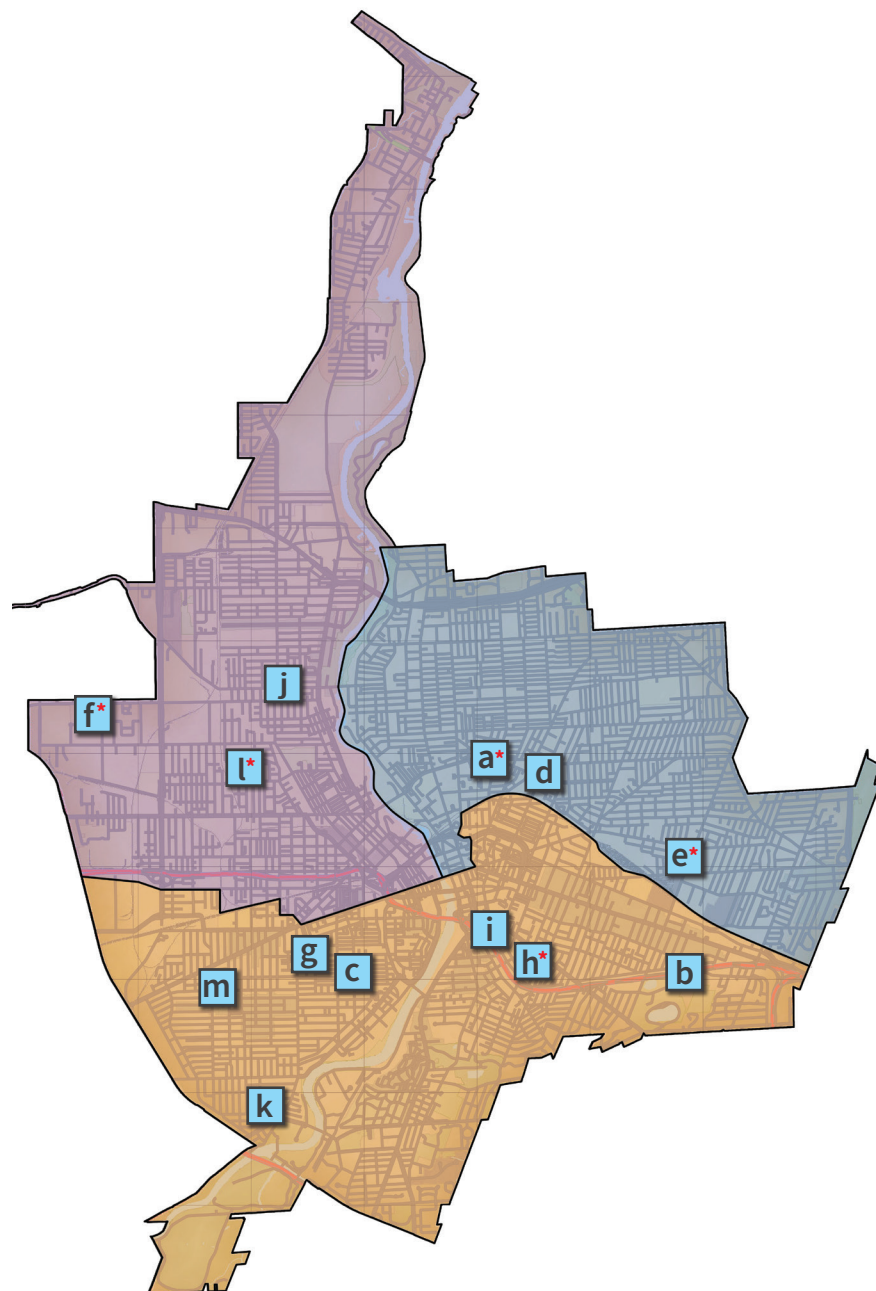




Edison Career & Technology High School



# Phase II Projects



## Phase II Projects Completed:

- a. Abraham Lincoln School 22\*<sup>1</sup>
- b. Children's School 15
- c. Clara Barton School 2
- d. Dr. Freddie Thomas Learning Center
- e. East Upper & Lower School\*
- f. Edison Career & Technology High School\*
- g. George Mather Forbes School 4
- h. Monroe High School\*
- i. School Without Walls
- j. Virgil I. Grissom School 7
- k. Dr. Walter Cooper Academy School 10
- l. Flower City School 54\*
- m. John Walton Spencer School 16

Notes: 1. Indicates\* Multi-Phased Project

# Phase II Projects

## Virgil I. Grissom School 7

**ARCHITECT:** SEI Design Group

**CONSTRUCTION MANAGER:** LeChase Construction

**PRIME CONTRACTORS:** DiPasquale Construction, Inc.

(General Trades Contractor)

John W. Danforth Company (Mechanical)

East Coast Electrical Corp.

M.A. Ferrauilo (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1966

**GRADES:** PK/6

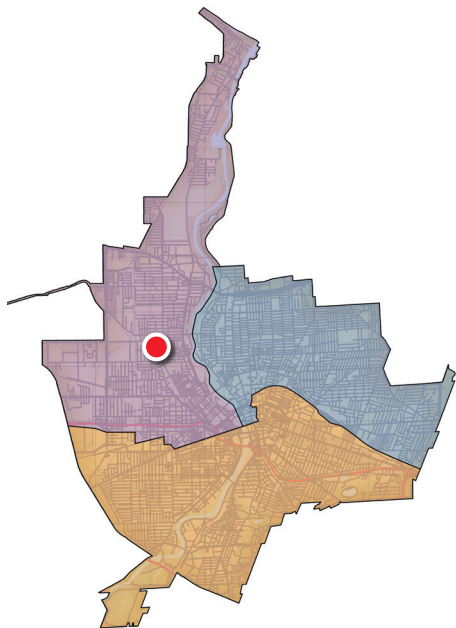
**PLANNED ENROLLMENT:** 582 Students

**MAJOR ADDITION:** Yes/Classrooms

**STATUS:** Completed 2018







The Virgil I. Grissom School 7 is located in the Maplewood neighborhood in the RCSD Northwest attendance zone. The highlight of the original school is its circular rotunda with 'pie shaped' classrooms around the full perimeter. The central core of that rotunda, which originally was an 'opened plan' found to be dysfunctional, has been infilled accordingly:

- Breakout Support Room, Resource Offices, and a small group activity area on the first floor.
- An enlarged/enclosed Library/Media (formerly an open plan) on the second floor.
- A multi-disciplinary, highly flexible makerspace on the third floor.

A two-story new addition houses the new Main Entry, Nurse's Office, four classrooms, OT/PT, and a display 'nook' for student projects. The original café, which was windowless, has been expanded in a manner to receive daylight, and a full kitchen has also been provided. The school lacked an auditorium type assembly space. That goal was achieved with a stage addition that transformed the gym into a gymatorium including air conditioning.





# Phase II Projects

## John Walton Spencer School 16

**ARCHITECT:** SWBR Architects

**CONSTRUCTION MANAGER:** Buffalo Construction Consultants

**PRIME CONTRACTORS:** Manning Squires Hennig

(General Trades Contractor)

M.A. Ferrauilo (Mechanical)

East Coast Electrical Corp.

DV Brown & Associates, Inc. (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1910

**GRADES:** PK/6

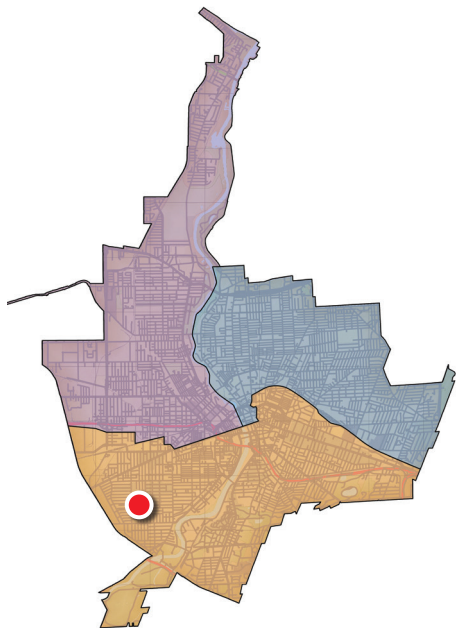
**PLANNED ENROLLMENT:** 582 Students

**MAJOR ADDITION:** Yes/Classrooms,  
Gymnasium, Kitchen & Deck

**STATUS:** Completed 2018







As the oldest school in the District, this project presented the challenges of historic restoration, complete MEP infrastructure replacements and a major new addition on an urban site significantly below the SED minimum standards. The challenge was further complicated by the original building having been constructed of wood framing with the split floor levels. Among the value added benefits of this Phase II Project is that the first floor will be entirely barrier free, including a new event entry/community commons area that allows the major assembly spaces — i.e., the new gymnasium and café/kitchen — to be used after hours without having to open the entire school.

Previously, School 16 had a grade configuration of Pre-Kindergarten/8, which this project reconfigured into PK/6, consistent with the RCSD approved Core Model program. The intent was to assure each school had all of the ‘core’ elements to deliver a quality education, yet the flexibility to introduce thematic initiatives and innovations. Among the aspects highlighting the reconstructed school are:

- Obsolete portables that have been replaced with the new PK classrooms.
- Special Education self-contained classrooms and resource rooms.
- The original gymnasium has become a library.





# Phase II Projects

## East Upper & Lower School

**ARCHITECT:** Cannon Design

**CONSTRUCTION MANAGER:** The Pike Company

**PRIME CONTRACTORS:** Holdsworth Klimowski Construction  
(General Trades Contractor)  
John W. Danforth Company (Mechanical)  
Hewitt Young Electric  
Thurston Dudek (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1957

**GRADES:** 6/12\*

**PLANNED ENROLLMENT:** 1,200 Students\*

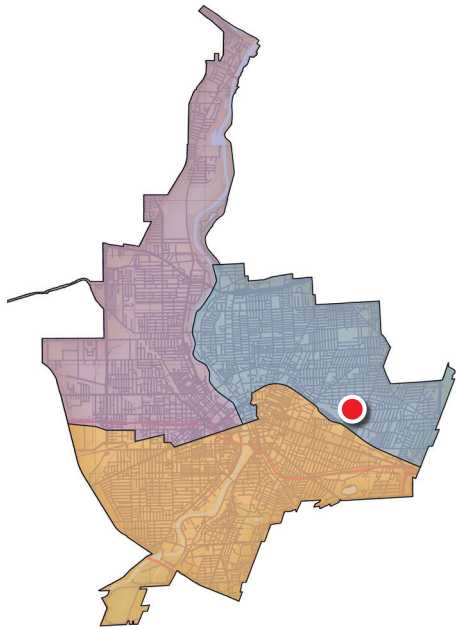
**MAJOR ADDITION:** No

**STATUS:** Completed 2021

*\*Per EPO's Re-organization Program*





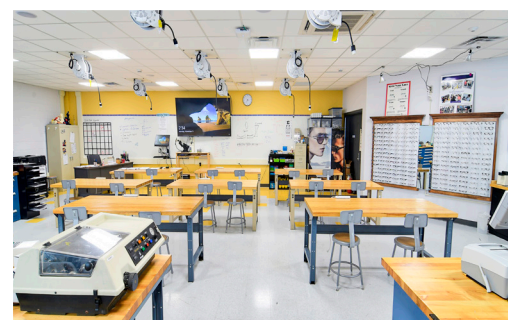


Historically, East Upper & Lower School more commonly known simply as 'East', was one of the RCSD's most prestigious schools and possessing one of the largest student enrollments. The performance and accountability, however reached the low point in 2016 when SED placed the school in Receivership. The University of Rochester was selected as the District's first Educational Partnership Organization (EPO).

The EPO's re-organization program, approved by RCSD and SED, had driven the multi-year/multi-phased reconstruction project. Among the highlights are:

- The District's first Upper and Lower School, with a dedicated school Principal for grades 6 through 8, another for 9 through 12, and a School Superintendent reporting directly to the Rochester Board of Education.
- The EPO elected to keep all students on campus during construction, to rebuild a new sense of community, which had extended the Phase II Construction Schedule.
- Reconstruction work began in August 2018 (after a major redesign), and the D-Wing West Classrooms, F-Wing Classrooms, CTE Wing, new Dental Clinic, roofing and phased MEP major 'Head-end' equipment are complete.

The initial stage of East Phase II Project was the new 'collaboratorium', a technology rich, multi-layout instructional space that has already become the venue of choice for East, RCSD, multi-district and Regents town meetings!





# Phase II Projects

## Dr. Freddie Thomas Learning Center

**ARCHITECT:** Watts Architects & Engineering (MBE)

**CONSTRUCTION MANAGER:** The Pike Company

**PRIME CONTRACTORS:** Manning Squires Hennig  
(General Trades Contractor)  
Nairy Mechanical, LLC  
Concord Electric Corp.  
M.A. Ferrauilo (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1995

**GRADES:** PK/6

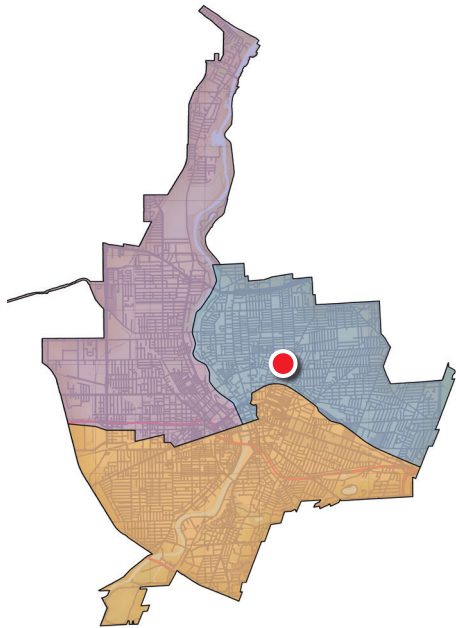
**PLANNED ENROLLMENT:** No Change

**MAJOR ADDITION:** No

**STATUS:** Completed in 2018







The Dr. Freddie Thomas Learning Center, or DFTLC, is one of the RCSD's critical facilities in terms of the full array of facilities within the building, and one of the larger school sites regarding play fields. The strategic challenges were:

- As one of the RCSD prime facilities for summer school, the building's air conditioning, chiller, and swimming pool filtration infrastructure systems had exhausted their useful lives.
- As a 'co'-location for two separate schools, the facility also had a lack of dedicated/separate main offices, and playgrounds.

The DFTLC Phase II Project accomplished the RCSD priorities, which now allows the flexibility to operate one of its key facilities much more efficiently. Efforts continue to right-size the District by aligning the District's best resources with the demographic enrollment projections into the future.





# Phase II Projects

## School Without Walls

**ARCHITECT:** Clark Patterson Lee

**CONSTRUCTION MANAGER:** The Pike Company

**PRIME CONTRACTORS:** Javen Construction Co.

(General Trades Contractor)

M.A. Ferrauilo Inc. (Mechanical)

East Coast Electrical Corp.

M.A. Ferrauilo Inc. (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1965

**GRADES:** 9/12 (Alternative Education)

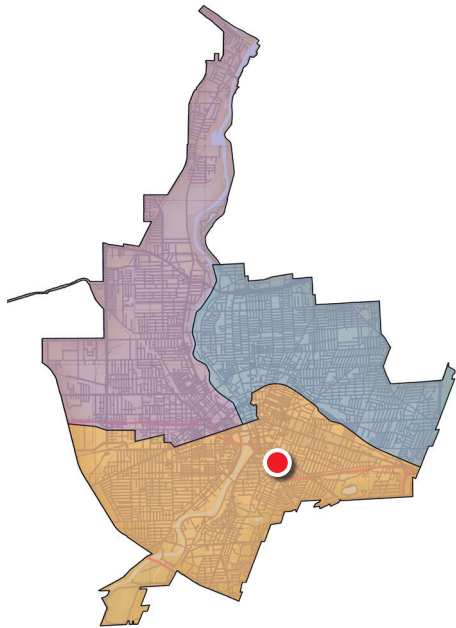
**PLANNED ENROLLMENT:** 366 Students

**MAJOR ADDITION:** Yes/Classrooms, Gym & Lockers

**STATUS:** Completed in 2018







The School Without Walls, or SWW, is an innovative alternative education program, and has the smallest enrollment of any RCSD high school. As its name 'Without Walls' implies, the students were allowed to travel to various facilities primarily in downtown Rochester for physical education and library activities.

The SWW Phase II Project finally addresses the shortcomings of the actual building with the conversion of what was originally a stand alone Sears auto parts store and maintenance shop. The SSW project highlights include:

- A new addition featuring in a two-station gym, changing rooms and toilets.
- The addition also provides a new art studio, computer classroom, and a small fitness room.
- Major renovations occurred to the main entry creating a secure 'lock box', the Main Office itself, a functional 'wet' science lab, student toilets, and staff room/toilets.
- Window replacement, MEP upgrades, and parking loop.





# Phase II Projects

## The Children's School of Rochester - School 15

**ARCHITECT:** Moody Nolan Architects (MBE)

**CONSTRUCTION MANAGER:** The Pike Company

**PRIME CONTRACTORS:** Holdsworth Klimowski Construction

(General Trades Contractor)

M.A. Ferrauilo Inc. (Mechanical)

Concord Electric Corp.

Thurston Dudek (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1921

**GRADES:** PK/6

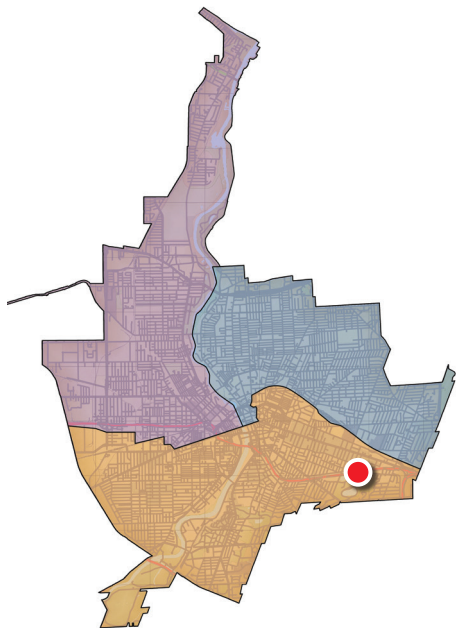
**PLANNED ENROLLMENT:** 398 Students

**MAJOR ADDITION:** Yes/Classrooms

**STATUS:** Completed in 2018







The Children's School of Rochester School 15 was relocated to the former School I that was one of RCSD's oldest buildings, built in the Cobbs Hill neighborhood. The Children's School Project restores much of the facility's historic fabric along with a major addition that creates a fully enclosed/secure early childhood courtyard.

The other new features include:

- Six new classrooms
- Two new Special Education classrooms
- The full array of resource rooms, including autism supports
- A shared computer/project classroom
- A dedicated Pre-Kindergarten Wing and parent drop-off/pick-up car loop
- An expanded café (the original had no windows), and kitchen/serving
- A receiving dock, holding area, and outdoor equipment storage.

Beyond the reconstruction of the original building, the site improvements include playgrounds, a new bus loop on-site, and 50% more parking.





# Phase II Projects

## James Monroe High School

**ARCHITECT:** CJS Architects

**CONSTRUCTION MANAGER:**  
The Pike Company

**CONTRACTORS: Phase 2A:**

Manning Squires Hennig  
(General Trades Contractor)  
M.A. Ferrauilo (Mechanical)  
East Coast Electric  
Lloyd Mechanical Co. (Plumbing)

**CONTRACTORS: Phase 2B:**

Manning Squires Hennig  
(General Trades Contractor)  
John W. Danforth Company (Mechanical)  
Concord Electric Corp.  
Lloyd Mechanical Co. (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1921

**GRADES:** 7/12

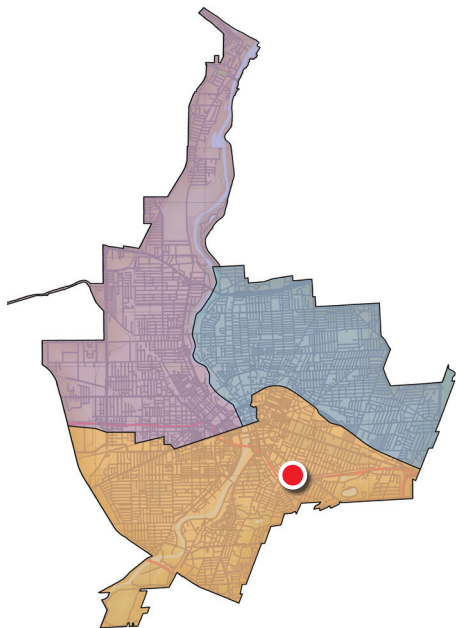
**PLANNED ENROLLMENT:** 1,238 Students

**MAJOR ADDITION:** Yes/Physical Ed. Wing,  
Event Entry & Athletic Field

**STATUS:** Completed in 2018

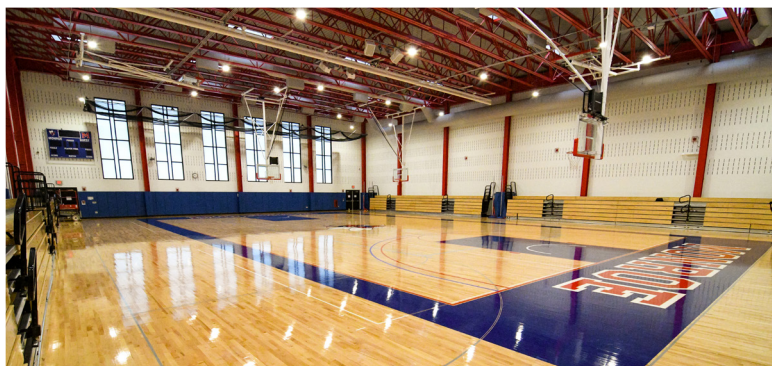
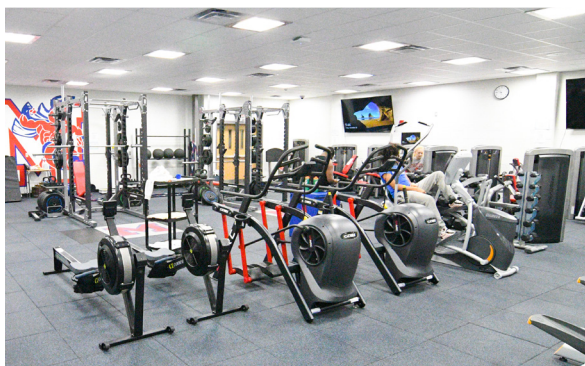
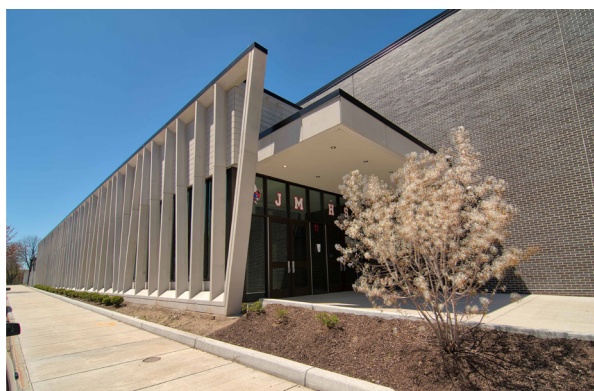






The James Monroe High School Project was a major, multi-phased undertaking that began in the RSMP Phase I. As one of the District's older facilities, the RSMP worked very closely with the State Historic Preservation Office (SHPO). The Phase II Project entailed complete reconstruction including;

- MEP infrastructure replacement along with new air-conditioning.
- The creation of an 'urban campus', requiring the demolition of the School 15 building, which shared the site and central boiler plant with Monroe High School. (Note: School 15 was relocated to the former School I site also as a Phase II Project.)
- Demolition of the one-story café/kitchen addition to make way for three new all weather play field, bleachers, and much needed parking. (Note: the original Monroe site had no regulation play fields, and lacked parking.)
- The demolition of School 15 allowed the construction of a new Physical Education wing including a two-station gym with two regulation sized courts for boys and girls P.E., as well as interscholastic sports teams' practices, bleachers, locker rooms, public toilets, and a concession stand.
- An event lobby allowing after-hour activities without opening the entire school.





# Phase II Projects

## Edison Career & Technical High School

**ARCHITECT:** LaBella Associates

**CONSTRUCTION MANAGER:** Buffalo Construction Consultants

**PRIME CONTRACTORS:** Manning Squires Hennig  
(General Trades Contractor)  
Lloyd Mechanical Co.  
Concord Electric Corp.  
M.A. Ferraulo Inc. (Plumbing)



### BIOGRAPH

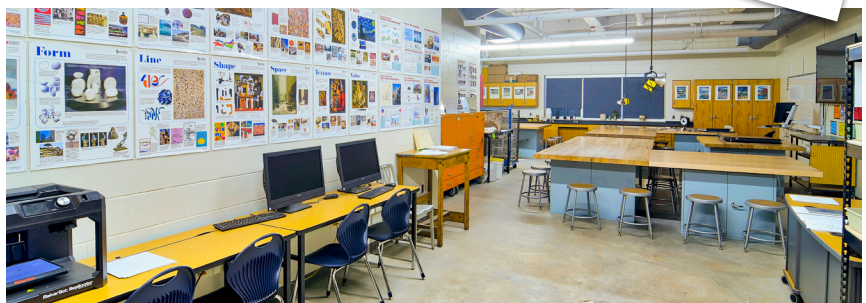
**ORIGINAL CONSTRUCTION DATE:** 1979

**GRADES:** 9/12

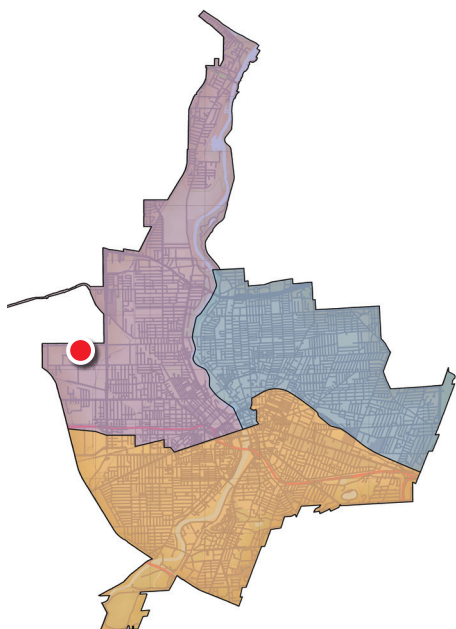
**PLANNED ENROLLMENT:** 1,724 Students

**MAJOR ADDITION:** No

**STATUS:** Completed in 2019 (Additional Scope Completed in 2020)







The Edison Career and Technical High School is commonly known as Edison, and was built to serve as the City-wide resource for Career Technical Education. It is undergoing a process to reorganize/consolidate academic departments to align with the needs of the 21st century global marketplace. The building's structural system — a post-tensioned, two-way or 'waffle slab' — has demonstrated differential settlement. The reconstruction requires a new supplemental structural retrofit from new foundations to support new columns and new beams that effectively jack up the waffle floor slab to make the joints align.

The extensive structural retrofit requires demolition of existing masonry walls, which allows for the full replacement of MEP infrastructure on a building wing-by-wing basis. A portion of the work was started in Phase I of the RSMP. Work that was completed in Phase II included:

- The first academic departmental consolidation of graphic arts, digital media and production.
- A new media classroom, television broadcast studio and control room.
- A digital technology enhanced, multi-disciplinary makerspace as the center piece.
- Additional scope including window replacement exterior doors, the reconstruction of parking lots and enlarged bus loop capacity.





# Phase II Projects

## Abraham Lincoln School 22

**ARCHITECT:** Moody Nolan Architects (MBE)

**CONSTRUCTION MANAGER:** Buffalo Construction Consultants

**PRIME CONTRACTORS:** Steve General Contractor  
(General Trades Contractor)  
Nairy Mechanical, LLC  
Concord Electric Corp.  
DV Brown & Associates Inc.  
(Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1962

**GRADES:** PK/6

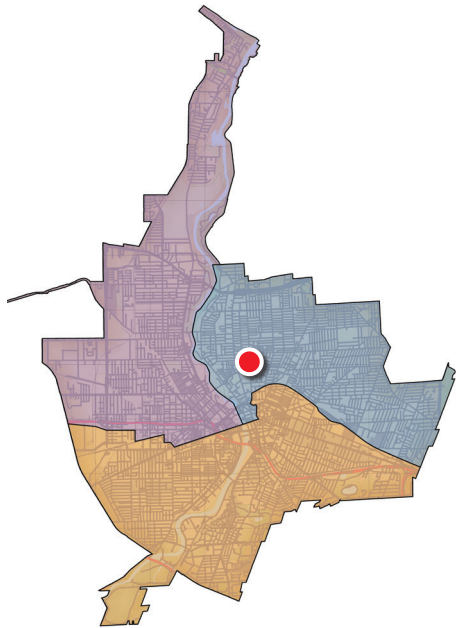
**PLANNED ENROLLMENT:** 582 Students

**MAJOR ADDITION:** Yes/Classrooms, Main Office, Entry, Kitchen & Dock

**STATUS:** Completed in 2019







The RSMP Phase II Project completely reconstructed and expanded the former School 6 to accommodate relocation of Abraham Lincoln School consistent with the comprehensive Core Model Program developed to assure every student receives a quality, 21st century education.

The School 22 Project completely replaced the MEP infrastructure systems, along with other highlight features such as:

- Addition of Pre-Kindergarten classrooms to the existing K-6 grade configuration
- A new building Wing that houses a self-contained Special Education classroom, an OT/PT area, teacher development space and a full kitchen with cooking capacity (the prior School 6 only had a warming facility).
- The other addition has the new main entry and lobby, four classrooms, choral, and separate instrumental music with dedicated instrument storage.
- An outdoor courtyard classroom for early childhood education.





# Phase II Projects

## Clara Barton School 2

**ARCHITECT:** Clark Patterson Lee

**CONSTRUCTION MANAGER:** The Pike Company

**PRIME CONTRACTORS:** DiPasquale Construction, Inc.

(General Trades Contractor)

John W. Danforth Company (Mech.)

Concord Electric Corp.

M.A. Ferraulo Inc. (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1959

**GRADES:** PK/6

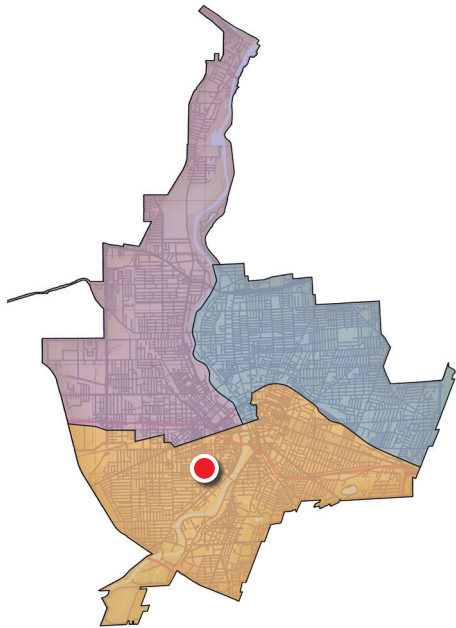
**PLANNED ENROLLMENT:** 622 Students

**MAJOR ADDITION:** Yes/Classrooms

**STATUS:** Completed in 2019 (RCSD delayed occupancy from Dec. 2019 to July 2020)







The Clara Barton School 2 is located in the heart of the Mayor's Heights Neighborhood in the southwest part of the city. Like all schools in that ward, there is a very strong Neighborhood Association and stakeholders very attached to their schools such as Barton School 2.

The school site is 'land locked' with city street frontages on 3-sides, which left going to the south as the only pathway to grow. The Phase II Barton School 2 Project completely replaces the building's MEP infrastructure systems including the provision of air-conditioning as an additional scope change. The other highlights of this completed reconstruction project include:

- A new addition with eight classrooms, including self-contained Special Education classrooms and resource facilities.
- A new, two-story, technology-rich makerspace that allows flexible furniture layouts for student projects.
- The makerspace encloses a courtyard that has been transformed into an outdoor classroom with pedestrian/student scaled lighting.
- And since the original school lacked any auditorium-like space, a stage was added to create a gymatorium.





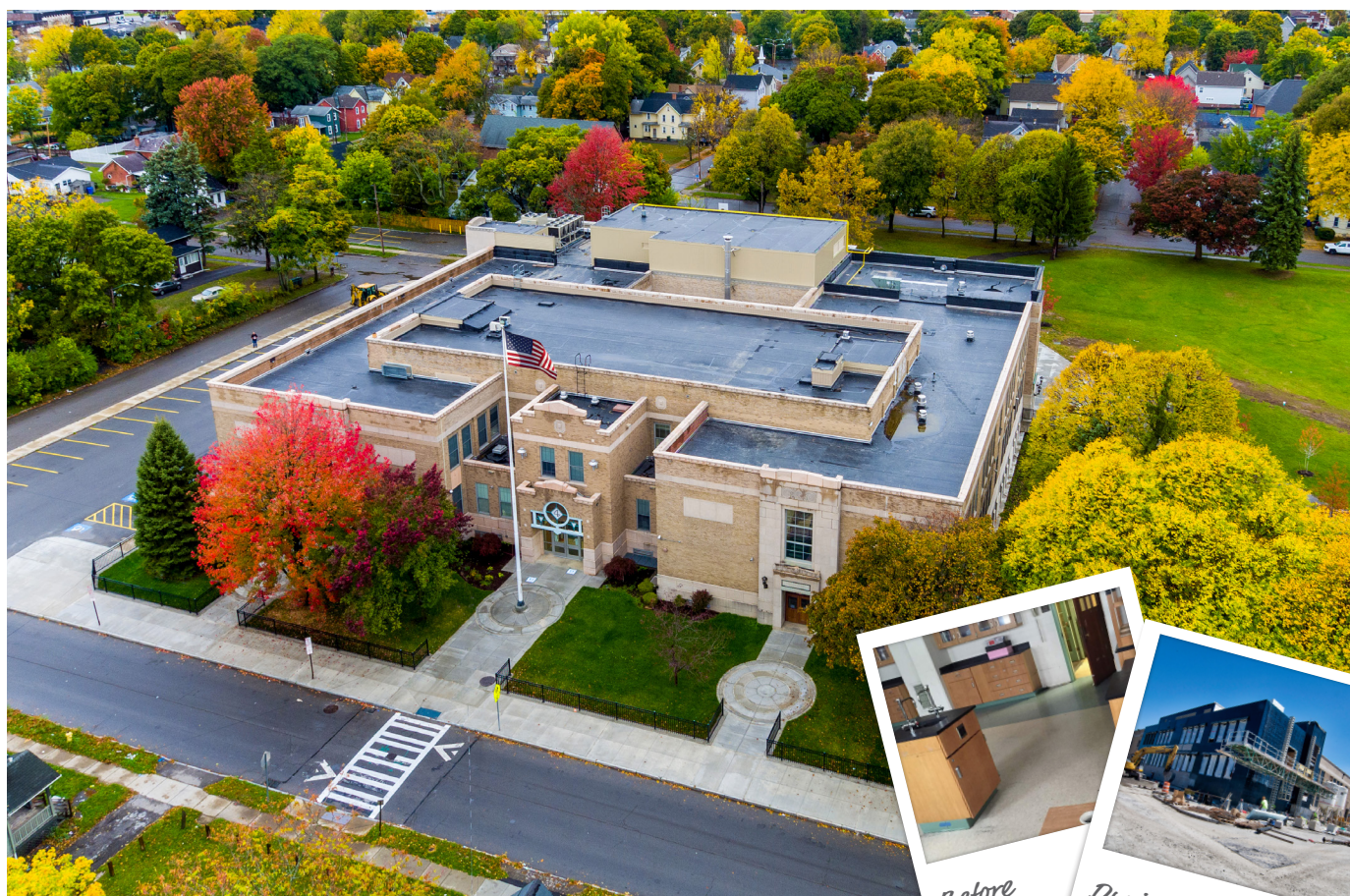
# Phase II Projects

## George Mather Forbes School 4

**ARCHITECT:** CJS Architects

**CONSTRUCTION MANAGER:** DiMarco Constructors

**PRIME CONTRACTORS:** DiPasquale Construction, Inc.  
(General Trades Contractor)  
John W. Danforth Company (Mech.)  
Concord Electric Corp.  
Thurston Dudek, LLC. (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1935

**GRADES:** PK/6

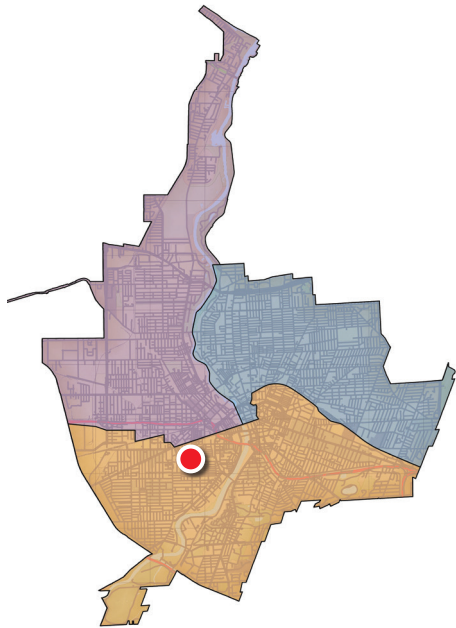
**PLANNED ENROLLMENT:** 398 Students

**MAJOR ADDITION:** Yes/Classrooms

**STATUS:** Completed in 2019 (RCSD delayed occupancy from Dec. 2019 to July 2020)







The George Mather Forbes School 4 is located in RCSD's South Attendance Zone, and operated as a K/8 facility. The Phase II Project involved the complete reconfiguring to a PK/6 grade structure along with the replacement of the building's, MEP infrastructure systems.

The original school was a Work Progress Administration (WPA) Project during the Great Depression of the 1930s with an addition that created split-floor level ADA barriers that were cost prohibitive to correct. The program and facility highlights of the Phase II Project include:

- A new two-story addition that provides a total of five classrooms for general and Special Education students.
- The addition has ground level bulk storage, expansion to a full 'cooking' kitchen, while the existing kitchen was reconstructed with a more functional serving line.
- The cafeteria itself received an expanded seating capacity along with the removal of a narrow lightwell to allow more daylight and easier emergency exiting.
- The historic gymnasium was completely restored, including a new sound system, hardwood floors, backboards and scoreboard.
- The centerpiece is a new makerspace that is technology-rich and can be sub-divided into two full-sized project classrooms.





# Phase II Projects

## Dr. Walter Cooper Academy School 10

**ARCHITECT:** SEI Design Group

**CONSTRUCTION MANAGER:** LeChase Construction

**PRIME CONTRACTORS:** Manning Squires Hennig

(General Trades Contractor)

M.A. Ferraulo Inc. (Mechanical)

Concord Electric Corp.

M.A. Ferraulo Inc. (Plumbing)



### BIOGRAPH

**ORIGINAL CONSTRUCTION DATE:** 1916

**GRADES:** PK/6

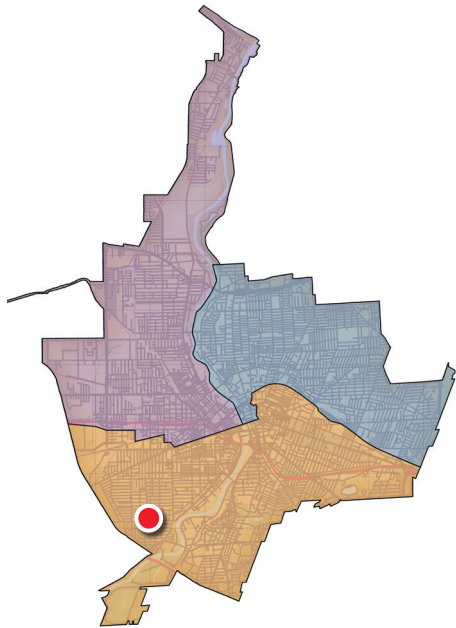
**PLANNED ENROLLMENT:** 398 Students

**MAJOR ADDITION:** Yes/Classrooms, Cafe & Kitchen/Serve, Gymnasium, Event Entry

**STATUS:** Complete Summer 2020







The second oldest facility to be undertaken as a Phase II Project was Dr. Walter Cooper Academy School 10, located at the far southwestern corner of the district. The school had a grades K/6 configuration that was restructured into a PK/6 configuration after the elimination of portable classrooms.

The Cooper School 10 occupies the northern half of a city block, leaving the southerly direction the only path for expansion. Instead, with land at such a premium, the strategic decision was to demolish the existing one-story addition since all of its classrooms were significantly below the SED minimum usable area standards. The old addition was replaced with a more efficient two-story addition. The program and facility highlights of the Cooper School 10 Project are:

- The new addition provides a total of 16 classrooms for general and Special Education, resource supports, offices and student toilets.
- The undersized gymnasium was transformed into a library with the balcony infilled with faculty development and conference spaces.
- The new gymnasium with an event lobby allowing entry from either bordering street for after-hour events without opening the entire school. The event lobby is a two-story space that became the 'community commons' for the surrounding neighborhoods.





# Phase II Projects

## Flower City School 54

**ARCHITECT:** LaBella Associates

**CONSTRUCTION MANAGER:** Buffalo Construction Consultants

**PRIME CONTRACTORS:** Manning Squires Hennig

(General Trades Contractor)

M.A. Ferraulo Inc. (Mechanical)

Frey Electric Construction Co.

Thurston Dudek, LLC (Plumbing)



### BIOGRAPH

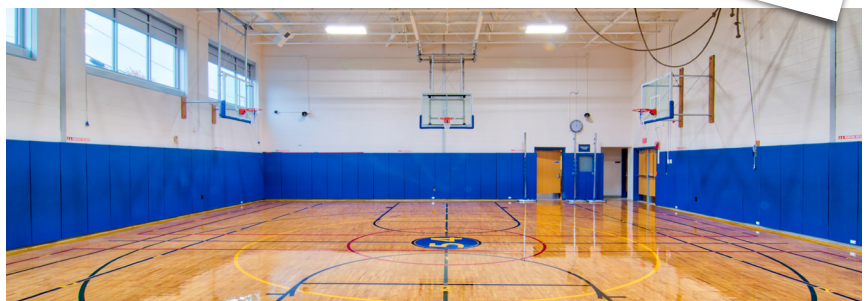
**ORIGINAL CONSTRUCTION DATE:** 1961

**GRADES:** PK/6

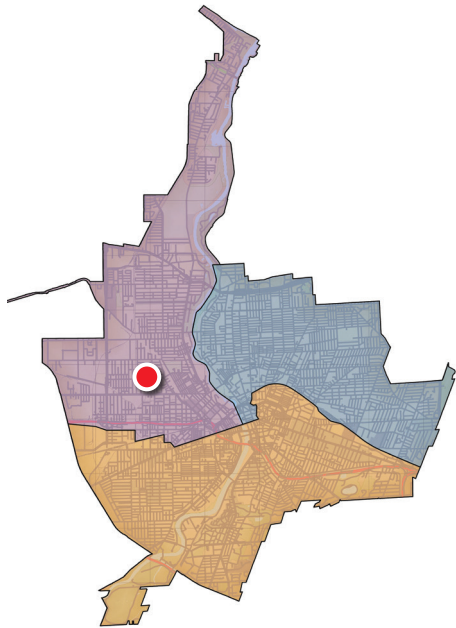
**PLANNED ENROLLMENT:** 398 Students

**MAJOR ADDITION:** No (New campus plan allows for future expansion)

**STATUS:** Complete Summer 2020



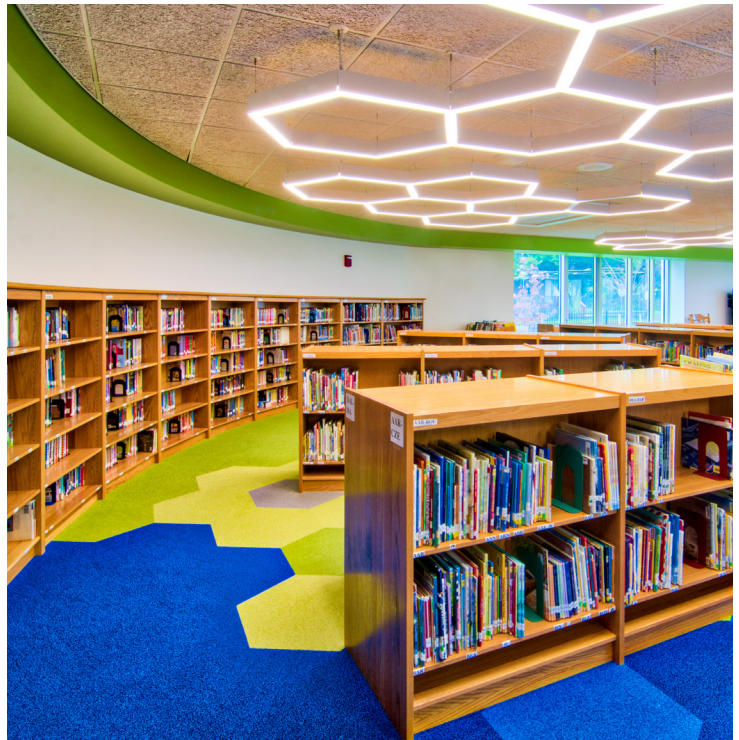




The Flower City School 54 is one of the most significant projects of the RSMP to date. The program was permanently relocated to the former School 30, whose site is considerably less than half the minimum usable area by SED standards. The RJSCB, accordingly, authorized a 'mini campus plan' to better enhance the Phase II Project which was completed for the start of the 2020-21 school year.

- The roof and curtain wall window system (a rather unique original installation) are installed, along with mechanical/electrical/ plumbing infrastructure systems.
- Shared special purpose spaces - art, choral, band, and computer - are provided.
- A functional new main entry complemented by safer on-site bus boarding, as well as convenient staff and visitor parking to relieve neighborhood streets.
- New age-appropriate early childhood & intermediate grades playgrounds.

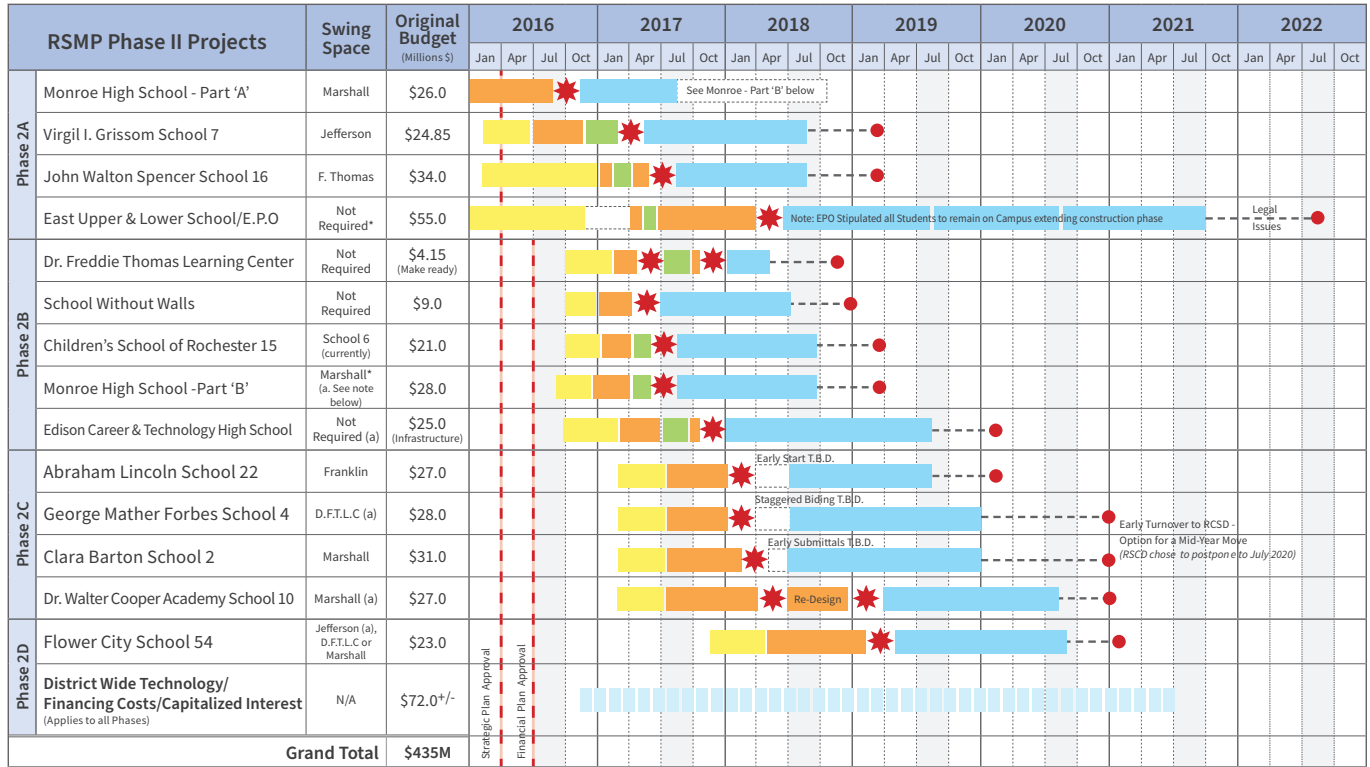
The City and the RCSD acquired six residential properties which will allow for partial abandonment of Chace Street, and taken together increase the site by almost 50%. The transformation and full development of the Flower City School 54 'urban campus', a much safer on-site busway for all daily student arrivals/departures, a multi-purpose grass play field, visitor parking, as well as the flexibility to expand to a full-sized gym and additional 8-classroom building.





# Phase II Schedule

Date: 2 Feb. 2016  
Rev: 31 Dec. 2021



Note: (a) Due to scheduling the Swing Spaces locations have been revised

■ Program Verification 
 ■ Design 
 ■ Early Bid 
 ★ Approvals/Bidding 
 ■ Construction 
 ■ DWT 
  On Hold 
 ● Project Close Out (typical duration)



# Program Timeline

## 2008-2012

- Rochester Joint School Construction Board (RJSCB) formed
- Phase I Program Manager selected
- Master plan developed & approved by RCSD Board of Ed.
- Work begins on Schools: 17, 50, 58, Franklin & Charlotte H.S.

## 2014

- Work completed on Schools: 5, 28, 58, East, Edison & Franklin
- Multi-year work begins on Schools: 12 & Monroe H.S.
- Initial planning begins for Phase II
- Phase II enabling Legislation signed into law by Governor

## 2016

- Business Opportunity Program debuts
- Work continues on Monroe H.S. (2A)
- Professional Services firms selected for Phase II
- Design work begins at Schools: 2, 4, 6 & 10

## 2018

- Work completed on Schools: 7, 15, 16, Monroe (2B), School Without Walls & Freddie Thomas
- Work begins on Schools: 2, 4, 10 & 22

## 2020

- Work completed on Schools: 2, 4, 10 & 54

## 2022

- Additional scope at Schools: 4, 54, East Campus & DWT were identified by the RCSD and completed after the schools were occupied.

## 2013

- Work completed on Schools: 17, 50 & Charlotte H.S
- Work begins on Schools: 5, 28, East & Edison

## 2015

- Work begins & completes on Jefferson H.S.
- Phase II Program Manager selected
- Phase II projects identified and scheduled into four sub-phases: 2A, 2B, 2C, 2D

## 2017

- Work completed on Monroe (2A)
- Work begins on Schools: 7, 15, 16, School Without Walls, Freddie Thomas, East, Edison & Monroe (2B)
- Design work begins for School 74
- Professional Services procurement is completed
- PLA negotiations resumed with Building & Construction Trades Council

## 2019

- Work completed on School 22
- Work begins on School 54

## 2021

- Phase III approved by NYS Legislature
- Work completed on East Upper & Lower School
- BOP conducts Business Accelerator Series pilot program and 9th Cycle of the Instructional Series





East Upper & Lower School



# Equal Opportunity

As required by the enabling statute, following an extensive RFP and interview process, the RJSCB identified an Independent Compliance Officer (“ICO”) in August of 2010. The ICO is a non-voting member of the Board by statute. Working with the ICO and the Program Manager, the RJSCB established a preliminary Diversity Plan for the Program which established the Minority and Women Business Utilization goals and Workforce Participation goals Phase II of the RSMP.

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

The ICO was responsible for all compliance issues related to the Program. The ICO identified and confirmed a subcontractor’s certification(s), tracked the prime contractor’s compliance for both Business Utilization and Workforce Participation, collected reporting data and provided performance reports to the Board monthly, provided support to M/W/S/DBEs, verified payments to

subcontractors, and provided program outreach among other tasks.

In November of 2013, following an RFP and interview process, the RJSCB engaged a third-party consultant to review the Program records kept by the then-Phase I ICO, Landon & Rian. The consultant, Northeast Preconstruction Ventures Inc. (“NPV”), immediately engaged and began an audit of the ICO records for Phase I of the RSMP.

The audit concentrated on the completeness and accuracy of records kept and maintained by the ICO, the effectiveness of the ICO’s internal controls, and the subsequent diversity reporting by the ICO to the RJSCB. NPV’s work revealed several material weaknesses in the ICO’s controls and contained numerous recommendations for eliminating the risk and recurrence of these deficiencies.

## M/W/D/SBE Business Utilization & EEO Compliance

In Phase II, the goal for Eligible Business Enterprise (EBE) Utilization was increased to a combined total of 33% for M/W/S/DBE. The goals for Minority and Women workforce participation (EEO) were also increased to 22% and 8% respectively.



- The RJSCB expected program participants to undertake or continue existing programs to ensure that minority group members and women were afforded equal employment opportunities without discrimination.





George Mather Forbes School 4



# The Role of the ICO



In January 2014, the RJSCB awarded the Phase I ICO services contract to Baker Tilly Virchow Krause LLP (Baker Tilly), and in August 2016 it awarded the Phase II ICO services contract to Baker Tilly.

In May 2019, the RJSCB received a request from Baker Tilly to consent to the assignment of the Phase I and Phase II Agreements as ICO to be transferred to Anchin, Block & Anchin, LLP (“Anchin”), a full-service accounting and advisory firm. Anchin assumed immediate transfer of employment of the Baker Tilly project team to Anchin, and their presence provided seamless continuity in providing ICO services to the Program.

A representative of Anchin met with the RJSCB at the M/WBE and Services Procurement Committee meeting on May 2, 2019 concerning the request for the Board’s consent and Anchin’s plan to provide all contract deliverables and comply with all the duties, obligations and requirements set forth in the Phase I and Phase II ICO agreements held with Baker Tilly.

The RJSCB determined that Anchin was a responsible vendor that had the capacity and capability to perform all requirements of the ICO Agreements, and at its May 6, 2019 Board meeting, approved the request to consent to the assignment of all ICO contractual obligations to Anchin.

## ICO's Role

When a low bidder was identified, Anchin staff examined the bid to ensure that all required documentation was provided and the Prime Contractor (PC) was educated on the compliance obligations. This included:

- Ensuring the documentation included the EBE Utilization Plan (DP-1), EBE Assurance Statement, Promise of Non-Discrimination Checklist and Good Faith Efforts Checklist.
- Verifying that the EBE subs listed on the DP-1 had been contacted by the PC regarding the proposed work scope.
- Verifying that the EBE subs were certified for both the work scope and respective EBE goal proposed by the Prime.
- Ensuring that if a sub acted as a supplier or broker, the PC understood the correct credit to be received.
- Ensuring that Anchin understood each sub’s role, and that each sub was performing a commercially useful function. If there were any issues with the proposed goals or quality of the documentation received, Anchin contacts the PC.
- Offering assistance to any PC having difficulty finding EBE subs in order to meet the goals.
- Assisting contractors by providing them electronic templates for the compliance forms, to ensure that the forms were completed in a neat and legible manner.
- Issuing recommendation letters for firms that were determined to have made a good faith effort in meeting all the business participation goals.
- Once a firm was awarded a contract, Anchin requested copies of the Letter of Intent to Perform (DP-2) and executed sub-contracts for each EBE sub to verify that the PC fulfilled their commitment to use the sub.

■ **The RJSCB is committed to the successful implementation of the Diversity Plan in a manner consistent with the independence of the ICO required by the legislation.**



## Ongoing Monitoring Procedures

- Monthly, Anchin collected copies of DP-3s, DP-3As, certified payrolls and proof of payment to EBE subs (and corresponding invoices). Anchin used the certified payroll to validate the hours reported on the DP-3, each worker's reported trade classification, and verify the correct wages were being paid. Anchin utilized proof of payment (with the corresponding invoices) to sub-contractors to validate the fulfillment of the sub-contract and accurately monitor EBE participation.
- Performed independent verification procedures, which included sending letters to EBE subs to confirm the balance they were paid by a PC, as of a specified date, and verify that the services provided were within the EBE firm's certification and capacity. We also sent letters to employees to validate their address and hours worked.
- Reviewed the DP-3As for changes to the use of EBE subs, to ensure that if any new sub-contracts were initiated, the sub was certified for both the work scope and respective EBE goal proposed by the PC, and that they would be serving a commercially useful function.
- Utilized the cost reports and payment applications to determine the list of PCs and subs who were active in a given month. Using this information, Anchin built a monthly checklist of documents that were required. The checklist database allowed Anchin to track problems with compliance documents as well as follow up items. Any issues with compliance documents or indications of compliance issues were immediately investigated.
- Provided all PCs with access to a digital library on Huddle, a cloud-based document storage tool, to ensure that they had an efficient means of providing Anchin with the compliance documents for their firm and their subs on a timely basis. The system allowed Anchin to easily review documents, share documents among interested parties and store documents long-term. Furthermore, it provided stakeholders and project executives immediate access to compliance documentation and data.
- Reviewed reporting of credit for each PC, and ensured that the EBE credit only included firms that were certified, and that performed a role that was eligible for credit. Anchin ensured that signed and notarized copies of the RSMP's SBE Certification Form was stored electronically on Huddle for all SBE firms that were claiming eligibility for credit. The Business Opportunities Program (BOP) assisted in identifying and certifying numerous SBE firms that actively participated on this project.
- Anchin prepared a report to reflect the final statistics of RSMP Phase II. This report compares the final statistics of both Phase I and Phase II. The data displayed was utilized to capture the close out of each school project and overall performance of contractors and the program.



Construction at John Walton Spencer School 16



# Diversity Plan Compliance

RSMP has not only met, but exceeded, its EBE business utilization goals for most diversity categories. The following charts and maps show progress toward our business utilization and workforce participation goals.

## Phase II: Business Participation Utilization

Certification	Contract Value	EBE Total Contract Value	Goal	Actual Achievement
MBE Firms	\$394,429,852	\$75,205,976	17.00%	19.07%
WBE Firms	\$394,429,852	\$46,525,055	10.00%	11.80%
SBE Firms	\$394,429,852	\$9,925,437	3.00%	2.52%
DBE Firms	\$394,429,852	\$10,289,756	3.00%	2.61%
<b>Totals EBE Contract Value</b>	<b>\$394,429,852</b>	<b>\$141,946,224</b>	<b>33.00%</b>	<b>36.00%</b>

Source: March 2022 Phase II Compliance Report from ICO

## Phase II: Workforce Participation

Category	Total Work Hours	Goal	Actual Achievement
Minority Work Hours	425,004.27	22.00%	26.92%
Non-Minortiy Women	101,654.56	8.00%	6.43%
<b>Totals EEO Workforce Hours</b>	<b>1,579,647.06</b>	<b>30.00%</b>	<b>33.35%</b>

Source: March 2022 Phase II Compliance Report from ICO





Flower City School 54



# RSMP Fiscal Overview

## Special Legislation

The Rochester Schools Facilities Modernization Act (“the Act”) created the Joint Schools Construction Board (the RJSCB) which serves as agent for both the City of Rochester and the Rochester City School District.

The Act authorized Phase I, Phase II, and Phase III of the multi-year Facilities Modernization Program known as the Rochester Schools Modernization Program (RSMP). Prior to the commencement of the RSMP, the instructional facilities of the Rochester City School District had not been significantly updated or improved in several decades. Many elementary and secondary schools in the city, while structurally sound, needed substantial improvement, renovation and reconstruction. The Act was enacted to encourage the City and the Rochester City School District to cooperatively undertake new and innovative ways of renovating, building and financing the City’s aging public schools. The RSMP supports 21st century learning, while providing safe and adequate spaces for students to collaborate, enjoy fellowship, engage in interactive learning, imagine and challenge ideas, and experience learning and discovery in a multitude of ways.

Phase I of the Program consisted of the acquisition, renovation, reconstruction, improvement, equipping and furnishing of up to 13 projects for a total borrowing limit of \$325 million (the 'Phase I Project'). The old Maynard’s facility was acquired to serve as the Program Office, then to expand the school 50 site (playfield).

Phase II of the Program authorized the acquisition, renovation, reconstruction, improvement, equipping and furnishing of up to 26 projects with a borrowing limit of \$435 million (the 'Phase II Project'). Land was acquired for Schools 4 and 54 to expand the sites for urban campuses.

The RJSCB, under Section 10 of the Rochester Schools Act, is required to retain the services of an independent Program Manager to implement Phase II of the Program. In December 2015, the RJSCB selected Savin Engineers, P.C., a New York professional corporation, as its Program Manager.



Savin has offices in Rochester, Long Island, Westchester County, and other states. The RJSCB, in conjunction with Savin Engineers, P.C. has developed the Phase II Strategic Plan to continue implementation of the RSMP.

The RJSCB, pursuant to the Rochester Schools Act, is also required to retain the services of an Independent Compliance Officer (ICO) to assist the Board with compliance monitoring, data tracking and verification, reporting and community outreach services. In August 2016, the RJSCB retained Baker Tilly Virchow Krause (now Anchin) as ICO for the RSMP Phase II to examine and monitor the implementation of the approved Diversity Plan, and to collect and review confidential data, to determine whether workforce and business

diversity goals are being met each month and at completion of the Phase II program. Professional service firms and contractors were required to submit RSMP generated diversity compliance forms or certified payroll transcripts monthly that summarized the workforce breakdown by race and gender.

In July 2016, the Governor of the State of New York signed an amendment to the Phase II legislation (Chapter 92 of the Laws of 2016) authorizing two multi-year Maximum Cost Allowances (MCAs) extending over a 10-year period for the eight Phase II elementary school projects.





The computation of building aid reimbursement was not to exceed 98% of all eligible costs. The net results of effectively “doubling” the MCA were strategic and profound in addressing the existing elementary schools that were grossly undersized for the enrollment, and physically obsolete:

- The doubled MCA extends over a 10-year period, compared to the typical 5-year reset for a single MCA that NYSED would ordinarily provide for the eight Elementary Schools approved for Phase II.
- The doubled MCA also allows complete reconstruction projects to occur, rather than the disruptions and inefficiencies of spreading the already overdue work scope across multiple phases to achieve comprehensive and equitable learning facilities for the 21st century.

In June 2021, the NYS Legislature approved RSMP Phase III Special Legislation (Assembly Bill A-993A sponsored by assemblymember Bronson, with companion Bill S-1761C sponsored primarily by Senator Cooney) as an amendment to chapter 416 of the laws of 2007. The Phase III amendment authorized another \$475M of funding that was signed by the Governor in November 2021 to continue the modernization program to include building upgrades for modern technology use, and equipment for science classes and career and technical education programs. Phase III of the Program will also include removing safety hazards, such as asbestos and lead, and making schools accessible to disabled people, as required by the federal Americans with Disabilities Act; fire alarm and security systems, and a good communication system to use in emergencies.



## Financing

The Rochester Schools Act requires the RJSCB and the District to compare the financing available for the RSMP through the County of Monroe Industrial Development Agency (COMIDA), with the financing available through the Dormitory Authority of the State of New York (DASNY), and employ the financing mechanism that will result in the lowest cost to taxpayers of the City and State. The comparative analysis concluded, and the RJSCB requested, that COMIDA provide financing for the earlier Phases of the Program. The associated resolution was adopted for Phase II in December 2016, authorizing the issuance of up to \$435 million in tax-exempt bonds to accomplish the purposes of the Rochester Schools Act. Public hearings were held by COMIDA in 2016, 2017, 2018 and 2020 concerning the issuance of the tax-exempt bonds for the Phase II projects.

The cash flow estimates provided by the Program Manager suggested three tranches of RSMP Phase II COMIDA Tax- Exempt bond financing.

- Tranche 1 | 2017 Series (combining 2017A and 2017B series) to finance expenses until the 2nd quarter of 2018.
- Tranche 2 | 2018 Series to finance expenses from 3rd quarter 2018 to fourth quarter 2019; and
- Tranche 3 | 2020 Series to finance expenses from first quarter of 2020 to end of the program.

The first tranche, 2017 Bonds Series, fully reimbursed the \$32M bond anticipation note (BAN) provided by the City of Rochester, and the proceeds also funded early design and construction projects that had been granted NYSED approval.

The second tranche of Capital Bonds were sold in July 2018, and the final tranche occurred in May 2020 to complete Phase II of the Program. The proceeds of the Series 2020 Bonds were applied to finance the remaining portion of the Phase II Project; fund capitalized interest for the Series 2020 Bonds; and finance certain costs of issuance of the Series 2020 Bonds.



During Phase II planning, the RJSCB accounted for the supplemental \$8.5M of Smart Schools Bond Act (SSBA) money to support construction of new pre-kindergarten classroom spaces, replacement of existing and obsolete classroom trailers with permanent spaces, and high-tech school safety improvements at three elementary schools. The SSBA application was accordingly submitted for all three schools designated in Phase II, and approved by NYSED.



New York State Education Department - Albany, NY

The RJSCB is working closely with the School District to completely wrap up closeout documentation for Phase II by July 2022. As of June 2022, the RJSCB has approximately \$6.6 million amount in its Cash Capital Account; of which \$2.4 million is committed for paying for the remaining balances on existing contract services, with \$4.2 million left in contingency for discretionary expenditures by the RJSCB (contract extensions, Site Development, Board support, customary administrative work for Phase III of the program, etc.)

Phase III has been delayed since 2018. This delay is forcing a costly shutdown of the program in addition to the complicated logistics of shutting down Phase II while waiting for Phase III to start. There will be an urgent need to secure financing for planning and pre-construction costs associated with Phase III. Until a financial plan is prepared and approved by the State Comptroller, and until NYSED approves the Phase III Projects in various stages, COMIDA (or DASNY) will not be able to issue General Obligation Bonds on behalf of the RJSCB. The issuance of bonds for the Program

are restricted to specific NYSED approved projects because the debt service payment is tied to the state reimbursement. Phase III also allows for a double multi-year Cost Allowance for no more than six projects

## SEQRA

The RJSCB declared its intent to serve as State Environmental Quality Review Act (SEQRA) Lead Agency for the Phase II Strategic Plan in February 2016 and subsequently confirmed its Lead Agency status in March 2016. The RJSCB, through its SEQRA consultant, has conferred with the New York State Office of Parks, Recreation and Historic Preservation (SHPO) and with other involved or interested agencies to provide reasons supporting the SEQRA Negative Declaration, and determined that the action, as proposed, will not result in any significant adverse environmental impacts. In addition, the RJSCB has incorporated comments and correspondence received from involved and interested agencies to address any potentially significant adverse impacts in this Type 1 Action that needed implementation of mitigation measures. The final determination of no significant adverse impacts for the Phase II SEQRA process was completed in June 2016.

On June 20, 2016, the RJSCB, as the duly designated Lead Agency for the RSMP - Phase II (or 'Master Plan'), formally issued a Negative Declaration of environmental significance. This Determination included supporting documentation outlining specific reasons for the Negative Declaration for 14 schools within the Rochester School District. A number of these schools were chosen to advance from the initial concepts outlined in the Master Plan to design level with subsequent development of construction documents.

The original environmental determinations for these 14 schools were based on the conceptual designs and recommendations contained within the Master Plan. Significant program changes may require an amendment to the assessment to ensure that any proposed program design modifications would not change RJSCB's original determination of environmental significance. The Project Architect for Flower City School 54 (formally School 30) has developed refined designs for the campus that



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require an evaluation and review to determine the level of change from and impact to the existing environmental determination issued previously.

Design changes were made for Flower City School 54 from the Master Plan to accommodate acquisition of residential properties for expanding the school campus. An assessment of the environmental significance resulting from the design change was provided to the City and School District while the RJSCB pursued the property acquisitions.



Building Advisory Committees (BACs) were formed for each of the Phase II schools. Each BAC included representation from the RJSCB, the District, the school principal, City staff, school parents and community/neighborhood groups. These BACs were identified as a significant component of the design process to ensure that any potential environmentally significant design elements were addressed. In addition, each BAC also provides a vehicle for reviewing, discussing and providing recommendations for any changes or alterations to facility programming and design. Each design firm assigned to a Phase II school met with the BAC to initiate the program verification phase. Additional details and information regarding each school was gathered as the design process advanced, resulting in several program changes from the original Master Plan.

The Phase III legislation contains new criteria that adds more control and restrictions in the implementation of the Program. The Program-wide (DWT) project that was intended to relieve pressure off the local share using a program-wide cost code to charge certain incidental costs (i.e., Program Manager, Independent Compliance

Officer, Project Labor Agreement, Move Management, Swing Space Planning, the Business Opportunity Program, workforce development, warehousing needs, etc.) was completely removed from the Phase III legislation. The scope on each project will need to be reduced to allow the incorporation of some of these unavoidable expenses. In prior phases, a blended aid ratio was considered to assure the local costs would not exceed the approved limit. The cash flow projections and "reimbursement aid" flow incorporated in the Financial Plan (that also requires the State Comptroller's approval) considered both high aid, as well as low aid, program aspects of the overall approved projects.

The RJSCB and the RCSD are in the process of developing step one of a three step comprehensive plan with a Master Plan Architect that will serve as the basis for the Phase III strategic Plan.

## Litigation

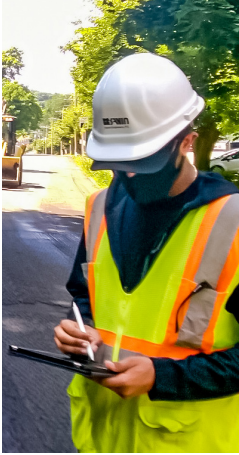
**Contractor Notice of Claim** The RJSCB received a Notice of Claim from a Contractor at East High School in connection with defective work that was rejected by the RJSCB and its consultants. The RJSCB is actively working with its general counsel and the contractor's attorney to resolve the claim as expeditiously as possible.

## Overall Concerns

The RSMP Leadership expressed concern about the impact that COVID-19 had on the RJSCB construction sites and public welfare. Project Managers and Construction Managers made sure that onsite personnel adhered to the safety protocols that had been established considering the Coronavirus, e.g., wearing face masks and maintaining at least six feet of distance between onsite personnel where possible. All program participants followed available Federal, State, and Local guidelines and requirements to avoid viral infections.

Since the work in Rochester City School District Buildings being implemented by the RJSCB and its representatives was considered "Essential Business," the RSMP issued a





directive to all its Consultants, Project Managers, Construction Managers, Prime Contractors and their Subcontractors, to continue to report to work at the project sites as scheduled. RSMP administrative personnel and support staff, who provided incidental services deemed essential to the Board and the RSMP overall, were permitted to conduct some of their work in the program office and remotely.

This alleviated some of the practical challenges that arose this global contagion and enabled program

participants to keep the projects on track.

The outbreak of the disease had affected education, travel, commerce and financial markets globally and affected economic growth worldwide. The RSMP communicated with the New York State Education Department and with local and State level department of health agencies and followed all relevant guidance that had been released by State and federal agencies.

## Economic Development

The current cost to complete all phases of the Program is currently estimated to be approximately \$1.7 billion. To date, \$1.2 billion have been authorized for the first three phases.





East Upper & Lower School



# 2021-2022 Fiscal Year in Review

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In this fiscal year, the RCSD continues to benefit from the smart buildings approach adopted by the Rochester Schools Modernization Program. The 26 buildings reconstructed and modernized in Phases I & II appreciated the integration of modern technologies of telecommunication, public address system, security system, classroom amplification systems, addressable fire alarm and other MEP building systems. The modernized schools now provide increased responsiveness to building occupant needs as well as a comfortable overall educational process.



Phase II is well into the closeout process for all of the approved projects with closeout scheduled to be completed for all projects by mid-July 2022. The exception is District Wide Technology (DWT), which was intentionally and unavoidably the 14th Project and always expected to be the last to close out. The DWT-2A and 2B Projects have distinct SED Control Numbers for Reimbursement Aid purposes because, by definition, DWT had always addressed the global, or Program-wide, aspects in Phase I and II. Accordingly, DWT-2B cannot be closed out until every approved contract with RJSCB is completed and recorded in a respective Project Final Cost Report (FCR) which is required by SED and can only be submitted by the District.

George Forbes School 4, Flower City School 54, and East Campus, were all extended for Additional Scope that was requested and approved by the District. All

open items and remaining scope for those projects will be transferred to the RCSD. The Program Manager will assist the RCSD Accounting Department with finalizing the drafts of the Final Cost Reports (FCRs) on a project-by-project basis.

Also, as part of the complete closeout of Phase II, the Program Manager will continue to be a resource to the RCSD for preparation and filing of Compliance Documents with COMIDA and the Trustee, coordination of the Certificates of No-Default by the RCSD Law Department with COMIDA and the Trustee and to provide technical expertise for open claims. Any open contracts will be reconciled, paid as appropriate, and closed out and the Local Share Cost Model will be updated.

In advance of July 31, 2022, the Program Manager will conduct such closeout activities as to transfer electronic files to a location identified by the RCSD, train school custodians to manage warranty work and confirm that all residual Attic Stock has been transferred to the RCSD. The activities represent the culmination of Phase II of the Rochester Schools

Modernization Program. In the next fiscal year, the RJSCB will start Phase III planning for another 9 or 11 buildings that have not been modernized. This phase of the facilities modernization program will continue the cost-effective partnership with City of Rochester service centers, and community-based organizations to deliver modernized spaces and school-based community centers that are learner-centered, developmentally and age appropriate, safe, comfortable, accessible, flexible, diverse, and equitable.

Many of the school buildings not yet modernized are still inadequate and do not meet current instructional requirements for delivering a 21st Century education. However, any amendments to the Rochester Schools Act need authorization by the State Legislature and the Governor of the State of New York.





John Walton Spencer School 16



# Appendix A

## Phase I: Architect & Construction Manager Assignments

### Individual Project Architect and Construction Manager Assignments, Phase I

School Project Name	Architect	Construction Manager
John Williams School 5	Young + Wright Architectural	The Pike Company
Anna Murray-Douglass School 12	SEI Design Group	The Pike Company
Enrico Fermi School 17	SWBR Architects	The Pike Company
Henry Hudson School 28	LaBella Associates	LeChase Construction
Helen B. Montgomery School 50	Clark Patterson Lee	The Pike Company
World of Inquiry School 58	JCJ Architecture	LeChase Construction
Charlotte High School	CJS Architects	Campus Construction Group
Thomas Jefferson High School	SEI Design Group	N/A
Monroe High School	CJS Architects	Campus Construction Group
Edison Educational Campus	LaBella Associates	LPCiminelli, Inc.
East Upper & Lower School	Cannon Design	LPCiminelli, Inc.
Benjamin Franklin High School	Young + Wright Architectural	Campus Construction Group



## Phase II: Architect & Construction Manager Assignments

### Individual Project Architect and Construction Manager Assignments, Phase II

School Project Name	Architect	Construction Manager
Monroe High School	CJS Architects	The Pike Company
Virgil I. Grissom School 7	SEI Design Group	LeChase Construction
John Walton Spencer School 16	SWBR Architects	Buffalo Construction Consultants
East Upper & Lower School	Cannon Design	The Pike Company
Dr. Freddie Thomas Learning Center	Watts Architecture & Engineering	The Pike Company
School Without Walls	Clark Patterson Lee	The Pike Company
Children's School of Rochester 15	Moody Nolan	The Pike Company
Edison Career & Technology High School	LaBella Associates	Buffalo Construction Consultants
Abraham Lincoln School 22	Moody Nolan	Buffalo Construction Consultants
Dr. Walter Cooper Academy School 10	SEI Design Group	LeChase Construction
George Mather Forbes School 4	CJS Architects	DiMarco Constructors
Clara Barton School 2	Clark Patterson Lee	The Pike Company
Flower City School 54	LaBella Associates	Buffalo Construction Consultants



# Appendix B

## Phase I: Table of Professional Service Firms, Vendors, & Contractors

### Program-Wide

Vendors	Description of Services	Firm Location
Gilbane Building Co.	Program Management	Out of Area
Savin Engineers, P.C.	Program Management	Rochester-Based
Clark Patterson Lee	SEQRA Consulting Service	Rochester-Based
Bergmann Associates	Program Assessment	Rochester-Based
Bergmann Associates	Program Assessment	Rochester-Based
NPV Inc.	Third Party Review Services	Rochester-Based
Kaizen Foodservice	Food Service Consulting	Out of Area
Millennium Strategies	District-Wide Technology	Out of Area
SWBR Architects	Architectural Master Planning	Rochester-Based
Wendel Energy Services	Energy Consultant	Buffalo-Based
Harter Secrest & Emery	Monthly Project Work	Rochester-Based

### Phase 1A Architects & CMs

CJS Architects	Architect Services - Charlotte	Rochester-Based
Clark Patterson Lee	Architect Services - School 50	Rochester-Based
JCJ Architecture	Architect Services - School 58	Out of Area
LaBella Associates, P.C.	Architect Services - School 28	Rochester-Based
SWBR Architects	Architect Services - School 17	Rochester-Based
Young + Wright Architects	Architect Services - Franklin + Aud	Buffalo-Based
LeChase Construction	CM Services (28 and 58)	Rochester-Based
The Pike Company	CM Services (17 and 50)	Rochester-Based
Campus Construction	CM Services (Charlotte and Franklin)	Rochester-Based

### Other Professional Services

Seeler Engineering	PLA Study	Rochester-Based
LaBella Associates	Commissioning Agent (17, 58, Monroe)	Rochester-Based
Hunt Engineers	Commissioning Agent (28, 50, Edison)	Rochester-Based
Erdman Anthony	Commissioning Agent (5, 12, Charlotte, Franklin)	Rochester-Based
Landon & Rian	ICO (Phase I)	Rochester-Based
Freed Maxick	Audit	Rochester-Based
Baker Tilly	ICO (balance of Phase I)	Out of Area
OSO Inc.	Environmental Monitoring (1A)	Rochester-Based
OSO Inc.	Environmental Monitoring (1B)	Rochester-Based
Lawley Services	Insurance & Bond Review	Rochester-Based
Main-Ford General Supply	Kitchen Equipment (1A)	Rochester-Based
Main-Ford General Supply	Kitchen Equipment (1B)	Rochester-Based
Charlotte Appliance	Small Appliances	Rochester-Based
Appliance Associates of Buffalo	Small Appliances (1B)	Buffalo-Based
Buffalo Hotel Supply	Serving line @ Franklin Swing Space	Buffalo-Based
zSpace Inc.	STEM Lab Workstations	Out of Area



## Other Professional Services Continued

Vendors	Description of Services	Firm Location
School Specialty	FF&E (17/50/Charlotte)	Rochester-Based
Facilities Equip & Services	FF&E (17/50/Charlotte)	Rochester-Based
FM Resources	FF&E (17/50/Charlotte)	Rochester-Based
Hertz Furniture	FF&E (17/50/Charlotte)	Out of Area
ProMaxima	Fitness Equipment	Out of Area
School Specialty	FF&E (5, 28, 58, Edison)	Rochester-Based
Facilities Equip & Services	FF&E (5, 28, 58, Edison)	Rochester-Based
FM Resources / Office	FF&E (5, 28, 58, Edison)	Rochester-Based
Hertz Furniture	FF&E (5, 28, 58, Edison)	Out of Area
Uline	Mobile Organizer School 58	Out of Area
Crowd control warehouse	School 58 Security Barriers	Out of Area
Meadows Office Furniture	FF&E	Rochester-Based
JSJ/Sedgwick Business Int.	FF&E	Rochester-Based
Quality Office / Krueger	FF&E	Rochester-Based
Hertz Furniture	AV carts	Out of Area
School Specialty	Butcher Block Tables	Rochester-Based
Professional Furniture & Equipment	Mezzanine Seating	Out of Area
School Specialty	Wooden Lockers	Rochester-Based
Accent Woodworks	It Cabinets	Rochester-Based
FES	School 58 Bleachers	Rochester-Based
SJB Services	Special Inspections / Testing (1A)	Rochester-Based
SJB Services	Special Inspections / Testing (1B)	Rochester-Based
JT Securities	Security Services (17/50/58)	Rochester-Based
AP Safety and Security	Security Services (5/28/Edison)	Rochester-Based
AP Safety and Security	Security Services (School 12) Monroe ext.	Rochester-Based
Lafayette Storage & Moving	Moving Services	Rochester-Based
FM Office Express	Moving Services	Rochester-Based
Corrigan Moving	Moving Services	Rochester-Based
MDI	Moving Services	Rochester-Based
CCP	Pre-Apprenticeship Program	Out of Area
Corrigan Moving	Moving services 1B	Rochester-Based
Clark Moving	Moving services 1B	Rochester-Based
FM Office Express / Merkle	Moving services 1B	Rochester-Based
FM Office Express / Merkle	Moving services 1C	Rochester-Based
Pacific Scientific Transport	Chemical Moves (Monroe)	Out of Area
Nickerson Corp	School 12 FF&E	Rochester-Based
FM Resources	School 12 FF&E	Rochester-Based
FES	School 12 FF&E	Rochester-Based
Hertz Furniture	School 12 FF&E	Out of Area
WB Mason	School 12 FF&E	Out of Area
FES	Additional FF&E School 12	Rochester-Based
Clark Moving	School 12 Move	Rochester-Based
Vargas Associates	Move Manager	Rochester-Based



## Phase 1B Architects & CMs

Vendor	Description of Service	Firm Location
CJS Architects	Architect Services - Monroe	Rochester-Based
Young & Wright Architects	Architect Services - School 5	Buffalo-Based
LaBella Associates	Architect Services - Edison	Rochester-Based
SEI Design Group	Architect Services - School 12	Rochester-Based
Cannon Design	Architect Services - East	Buffalo-Based
SEI Design Group	Architect Services - Jefferson	Rochester-Based
Pike	CM Services - School 5 and 12	Rochester-Based
Campus	CM Services - Monroe	Rochester-Based
LPCiminelli	CM Services - East and Edison	Buffalo-Based

## Construction Contracts

Hewitt Young Electric	DWT 1A	Rochester-Based
TEQ	Interactive White Boards	Out of Area
Ronco	Network Electronics	Rochester-Based
ICS Telecom	Handsets	Rochester-Based
Hewitt Young Electric	DWT 1B	Rochester-Based
Ronco	Interactive White Boards	Rochester-Based
Dyntek	Network Electronics	Out of Area
Frontrunner Networks	Handsets	Rochester-Based
Frontrunner Networks	DWT - School 12 handsets	Rochester-Based
TEQ	Interactive White Boards	Out of Area
Day Automation	School 12 Building Controls	Rochester-Based
Day Automation	Monroe Building Controls	Rochester-Based
Day Automation	Monroe Access Controls	Rochester-Based
Day Automation	East (Summer) Building Controls	Rochester-Based
Day Automation	East (Summer) Access Controls	Rochester-Based
Day Automation	East (Summer) Additional Access Controls	Rochester-Based
Manning Squires Hennig	School 58 GC	Rochester-Based
Leo J. Roth	School 58 - Mechanical	Rochester-Based
Eastcoast Electric	School 58	Rochester-Based
M.A. Ferrauilo	School 58 - Plumbing	Rochester-Based
Manning Squires Hennig	School 28	Rochester-Based
Bell Mechanical	School 28 - Mechanical	Rochester-Based
Nairy Mechanical, LLC	School 28 - Plumbing	Rochester-Based
Kaplan Schmidt	School 28	Rochester-Based
Manning Squires Hennig	School 50	Rochester-Based
B&B Mechanical	School 50 - Mechanical	Rochester-Based
Eastcoast Electric	School 50	Rochester-Based
Total Wrecking	School 50 - Demo & abatement	Buffalo-Based
Mark Cerrone	School 50 - Site work	Buffalo-Based
Elmer Davis	School 50 - Roofing	Rochester-Based
Thurston Dudek	School 50 - Plumbing	Rochester-Based
Manning Squires Hennig	School 17	Rochester-Based



## Construction Contracts Continued

Vendor	Description of Service	Firm Location
Testa Construction	School 17 - Clinic Gc	Rochester-Based
M. A. Ferraulio	School 17 - Mechanical	Rochester-Based
Eastcoast Electric	School 17	Rochester-Based
M. A. Ferraulio	School 17 - Plumbing	Rochester-Based
The Pike Company	Charlotte	Rochester-Based
M. A. Ferraulio	Charlotte - Mechanical	Rochester-Based
Concord Electric	Charlotte	Rochester-Based
Thurston Dudek	Charlotte - Plumbing	Rochester-Based
The Pike Company	East	Rochester-Based
DiFiore Construction	East Field	Rochester-Based
Steve General Contractor	East - Summer Project	Rochester-Based
LeChase Construction	School 5	Rochester-Based
Bell Mechanical	School 5 - Mechanical	Rochester-Based
Kaplan Schmidt	School 5	Rochester-Based
Thurston Dudek	School 5 - Plumbing	Rochester-Based
Steve General Contractor	School 5 - Roofing	Rochester-Based
The Pike Company	Edison	Rochester-Based
Landry Mechanical	Edison	Rochester-Based
M.A. Ferraulio	Edison - Plumbing	Rochester-Based
Hewitt Young Electric	Edison	Rochester-Based
Steve General Contractor	Franklin Auditorium	Rochester-Based
Kaplan Schmidt	Franklin Auditorium	Rochester-Based
M.A. Ferraulio	Franklin Auditorium	Rochester-Based
Steve General Contractor	Franklin Auditorium Roof	Rochester-Based
Mark Cerrone Inc.	School 12 (Abatement/Demo)	Buffalo-Based
LeChase Construction	School 12	Rochester-Based
Landry Mechanical	School 12	Rochester-Based
Hewitt Young Electric	School 12	Rochester-Based
M.A.Ferraulio	School 12	Rochester-Based
Steve General Contractor	Jefferson	Rochester-Based
M.A. Ferraulio	Jefferson	Rochester-Based
Manning Squires Hennig	Monroe	Rochester-Based
M.A. Ferraulio	Monroe - Mechanical	Rochester-Based
Thurston Dudek	Monroe - Plumbing	Rochester-Based
Eastcoast Electric	Monroe	Rochester-Based
Cucchiara	Franklin	Rochester-Based
Leo J. Roth	Franklin - Mechanical	Rochester-Based
Kaplan Schmidt	Franklin	Rochester-Based
Thurston Dudek	Franklin	Rochester-Based

## Phase II: Table of Professional Service Firms, Vendors, & Contractors

### Program-Wide

Vendor	Description of Service	Location
Savin Engineers, P.C.	Program Management	Rochester-Based
Gilbane Building Company	Program Management	Out of Area
Kaizen	Food Service Consultant	Out of Area
Lawley Services	Insurance Consulting Services	Buffalo-Based
Flood & Flood	Photography Services	Rochester-Based
Millennium Strategies	District-Wide Technology Consultant	Out of Area
Baker Tilly	Independent Compliance Officer Services	Out of Area
Anchin, Block & Anchin LLP	Independent Compliance Officer Services	Out of Area
Capital Market Advisors	Financial Services	Buffalo-Based
Citigroup Global Markets, Inc.	Financial Services	Out of Area
Erdmann Anthony	Commissioning Services	Rochester-Based
Foit-Albert	Design Standards Update Services	Buffalo-Based
Clark Patterson Lee	SEQRA Services	Rochester-Based
Freed Maxick CPAs PC	Audit Services	Rochester-Based
Moody's Investors Services, Inc.	Financial Services	Out of Area
Seeler Engineering	Project Labor Agreement Consulting	Rochester-Based
Harter Secrest & Emory	Legal Services	Rochester-Based
Bond Schoeneck & King	Legal Services	Rochester-Based
Harris Beach	Legal Services	Rochester-Based
Woods Oviatt Gilman	Legal Services	Rochester-Based
SWBR	Swing Space Study	Rochester-Based
LandNPR	Public Relations, BOP	Rochester-Based

### Phase II Architects and CMs

CJS Architects	Monroe and School 4 Architect	Rochester-Based
Cannon Design	East High School Architect	Buffalo-Based
SEI Design	School 7 and School 10 Architect	Rochester-Based
Moody Nolan	School 1/15 and School 6 Architect	Out of Area
SWBR	School 16 Architect	Rochester-Based
Clark Patterson Lee	SWW and School 2 Architect	Rochester-Based
Watts Architecture	DFTLC Architect	Buffalo-Based
LaBella Associates	Edison and School 30/54 Architect	Rochester-Based
The Pike Co.	CM: Monroe, SWW, DFTLC, School 1/15, East	Rochester-Based
LeChase Construction, LLC	School 7 CM	Rochester-Based
Buffalo Construction Consultants	School 16, Edison CM	Buffalo-Based
DiMarco Constructors	School 4 CM	Rochester-Based



## Other Professional Services

Vendor	Description of Service	Location
Dyntek Services Inc.	DWT Equipment	Out of Area
Troxell Communications	Security Equipment	Out of Area
Day Automation Services	Access Controls	Rochester-Based
Clark Moving & Storage	Move Services	Rochester-Based
FM Office Products	Move Services	Rochester-Based
Pacific Science Transport	Move Services	Rochester-Based
Corrigan Moving	Move Services	Rochester-Based
Executive Investigation	Security: School 1, School 6	Buffalo-Based
AP Safety and Security	Security: Monroe, Schools 2, 4, 7, 10, 16, East, SWW, DFTLC	Rochester-Based
Armor Security	Security: Edison, School 30/54	Rochester-Based
Fisher Associates	Environmental Testing: School 1, Edison	Rochester-Based
LaBella Associates	Environmental Testing: Monroe	Rochester-Based
MEH Consulting	Environmental Testing: School 7	Rochester-Based
Ravi Engineering	Environmental Testing: Schools 6 and 10	Rochester-Based
Lu Engineering	Environmental Testing: Schools 2, 4, 30/54	Rochester-Based
Terracon Consultants, Inc.	MT&SI: School 1, Edison, DFTLC	Rochester-Based
SJB Services	MT&SI: Schools 7, 16, East, Monroe, SWW	Rochester-Based

## Construction Contracts

### Monroe High School 2 A

Manning Squires Hennig	General Contractor	Rochester-Based
M.A. Ferrauilo	Mechanical	Rochester-Based
Lloyd Mechanical	Plumbing	Rochester-Based
Eastcoast Electric	Electrical	Rochester-Based

### Monroe High School 2B

Mark Cerrone	General Contractor, Demo & Abatement	Buffalo-Based
Manning Squires Hennig	General Contractor	Rochester-Based
John W. Danforth Company	Mechanical	Rochester-Based
Lloyd Mechanical	Plumbing	Rochester-Based
Concord Electric	Electrical	Rochester-Based

### Virgil I. Grissom School 7

Fibertech Environmental	General Contractor, Demo & Abatement	Rochester-Based
DiPasquale Construction, Inc.	General Contractor	Rochester-Based
John W. Danforth Company	Mechanical	Rochester-Based
M.A. Ferrauilo	Plumbing	Rochester-Based
Eastcoast Electric	Electrical	Rochester-Based

**John Walton Spencer School 16**

Vendor	Role	Location
Mark Cerrone	General Contractor, Demo & Abatement	Buffalo-Based
Manning Squires Hennig	General Contractor, Foundation & Steel	Rochester-Based
Manning Squires Hennig	General Contractor	Rochester-Based
M.A. Ferrauilo	Mechanical	Rochester-Based
DV Brown & Associates, Inc.	Plumbing	Rochester-Based
Eastcoast Electric	Electrical	Rochester-Based

**East Upper & Lower School**

Steve General Contractor	General Contractor, Roof & Abatement	Rochester-Based
Steve General Contractor	General Contractor	Rochester-Based
Manning Squires Hennig	General Contractor	Rochester-Based
Holdsworth Klimowski Construction	General Contractor	Rochester-Based
John W. Danforth Company	Mechanical	Rochester-Based
Nairy Mechanical, LLC	Mechanical	Rochester-Based
M.A. Ferrauilo	Plumbing	Rochester-Based
Thurston Dudek	Plumbing	Rochester-Based
Billitier Electric	Electrical	Rochester-Based
Concord Electric	Electrical	Rochester-Based

**School Without Walls**

Javen Construction Co.	General Contractor	Rochester-Based
M.A. Ferrauilo	Mechanical	Rochester-Based
M.A. Ferrauilo	Plumbing	Rochester-Based
Eastcoast Electric	Electrical	Rochester-Based

**Dr. Freddie Thomas Learning Center**

Steve General Contractor	General Contractor - Part B.1	Rochester-Based
Manning Squires Hennig	General Contractor - Part B.2	Rochester-Based
John W. Danforth Company	Mechanical - Part B.1	Rochester-Based
Nairy Mechanical, LLC	Mechanical - Part B.2	Rochester-Based
Billitier Electrical	Electrical - Part B.1	Rochester-Based
Concord Electric	Electrical - Part B.2	Rochester-Based
M.A. Ferrauilo	Plumbing - Part B.1 & B.2	Rochester-Based

**Children's School of Rochester 15**

Mark Cerrone	General Contractor, Demo & Abatement	Rochester-Based
Holdsworth Klimowski Construction	General Contractor	Rochester-Based
M.A. Ferrauilo	Mechanical	Rochester-Based
Thurston Dudek	Plumbing	Rochester-Based
Concord Electric	Electrical	Rochester-Based



## Edison Career & Technology High School

Vendor	Role	Location
Zoladz Construction	General Contractor, Site Work	Buffalo-Based
Elmer W. Davis	General Contractor, Roof	Rochester-Based
Manning Squires Hennig	General Contractor	Rochester-Based
Steve General Contractor	General Contractor	Rochester-Based
Elmer W. Davis, Inc	Roof Contractor	Rochester-Based
Lloyd Mechanical	Mechanical	Rochester-Based
John W. Danforth Company	Mechanical	Rochester-Based
M.A. Ferrauilo	Plumbing	Rochester-Based
Concord Electric	Electrical	Rochester-Based
Hewitt Young Electric	Electrical	Rochester-Based
Concord Electric	TV Studio	Rochester-Based

## Abraham Lincoln School 22

Steve General Contractor	General Contractor	Rochester-Based
Nairy Mechanical, LLC	Mechanical	Rochester-Based
DV Brown & Associates, Inc.	Plumbing	Buffalo-Based
Concord Electric	Electrical	Rochester-Based

## Clara Barton School 2

DiPasquale Construction, Inc.	General Contractor	Rochester-Based
John W. Danforth Company	Mechanical	Rochester-Based
M.A. Ferrauilo	Plumbing	Rochester-Based
Concord Electric	Electrical	Rochester-Based

## George Mather Forbes School 4

DiPasquale Construction, Inc.	General Contractor	Rochester-Based
John W. Danforth Company	Mechanical	Rochester-Based
Thurston Dudek	Plumbing	Rochester-Based
Concord Electric	Electrical	Rochester-Based

## Dr. Walter Cooper Academy School 10

Manning Squires Hennig	General Contractor	Rochester-Based
M.A. Ferrauilo	Mechanical	Rochester-Based
M.A. Ferrauilo	Plumbing	Rochester-Based
Concord Electric	Electrical	Rochester-Based

## Flower City School 54

Manning Squires Hennig	General Contractor	Rochester-Based
M.A. Ferrauilo	Mechanical	Rochester-Based
Thurston Dudek	Plumbing	Rochester-Based
Frey Electric	Electrical	Buffalo-Based

## Additional Contractors Hired by the RJSCB

Vendor	Description of Service	Firm Location
Coloring on Canvas	Artistic Services	Rochester-Based
Four Walls Art Gallery	Artistic Services	Rochester-Based
Escapade	Artistic Services	Rochester-Based
Rochester Democrat and Chronicle	Bid Advertisements	Rochester-Based
The Daily Record	Bid Advertisements	Rochester-Based
New Jersey Press Media Solutions	Bid Advertisements	New Jersey-Based
Avarus Solutions	Data Communication Services	Rochester-Based
CDW Government LLC	DWT Equipment	Illinois-Based
Frontrunner Network Systems	DWT Equipment	Rochester-Based
Norcomm Communications Solutions, Inc.	DWT Equipment	Rochester-Based
Vicom Computer Services	DWT Equipment	Long Island-Based
Lightspeed Technologies, Inc.	DWT Equipment	Oregon-Based
Tequipment	DWT Equipment	New Jersey-Based
Cannon Electric, LLC	Electrical Services	Rochester-Based
Radec Electric, Corp.	Electrical Services	Rochester-Based
Intivity Inc.	FF&E	Rochester-Based
Crown Castle	Fiber Network Services	Rochester-Based
Rochester Davis Fetch Corp.	General Structure Repair	Rochester-Based
Boulter Industrial Contractors	Movers	Rochester-Based
Handle With Care Moving Services	Moving Service	Rochester-Based
Pacific Scientific Transport	Moving Service	California-Based
Dataflow	Printing Services	Rochester-Based
Printing Plus	Printing Services	Rochester-Based
Ronco Specialized Systems	Public Address Systems	Rochester-Based
Flower City Communications	Security Communications Equipment	Rochester-Based



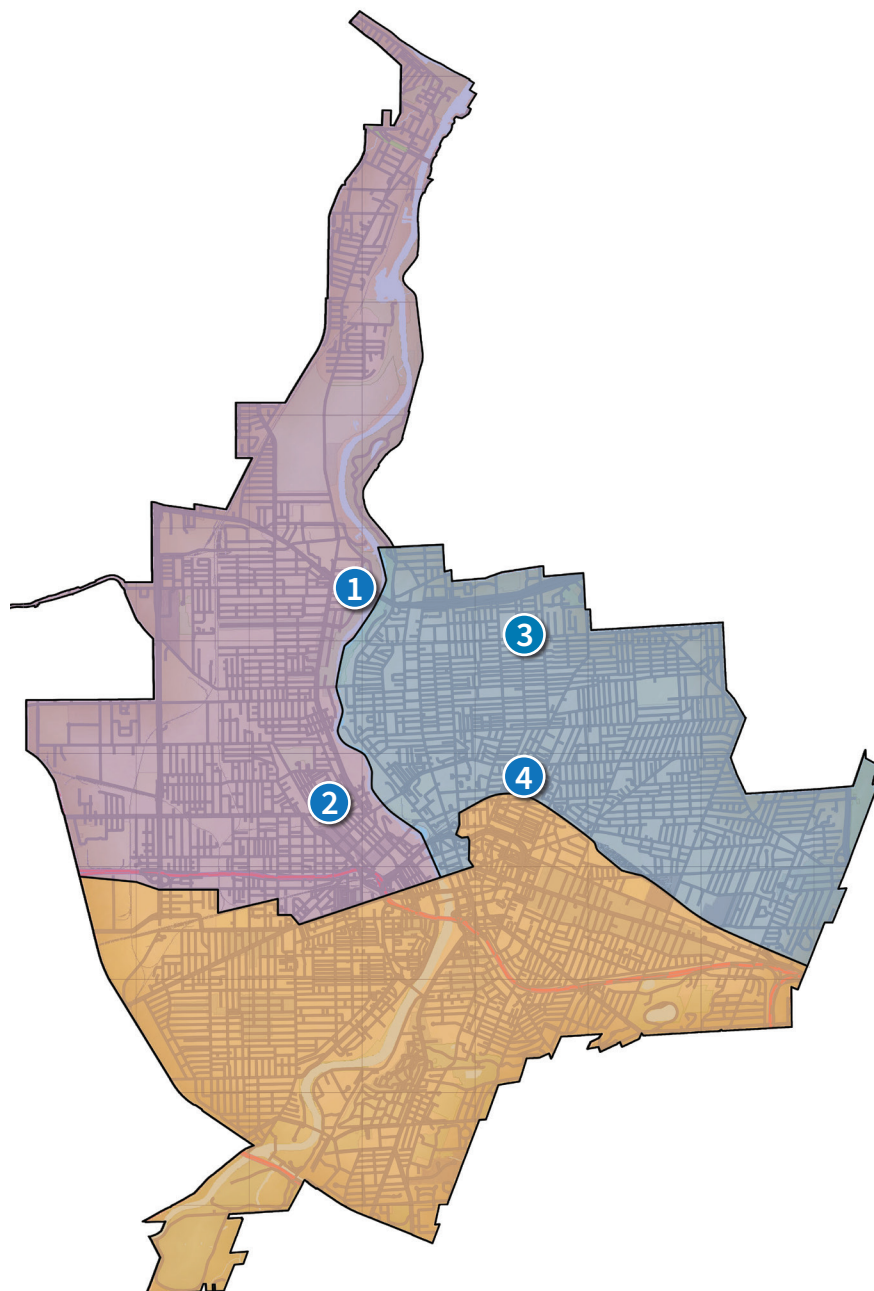


Clara Barton School 2



# Appendix C

## Phase II: Strategic Plan for Swing Spaces



### Phase II Swing Space Locations

#### 1. Marshall Campus hosting:

- Monroe High School
- Clara Barton School 2
- Dr. Walter Cooper School 10

#### 2. Jefferson Campus hosting:

- Virgil I. Grissom School No. 7

#### 3. Franklin hosting:

- Abraham Lincoln School 22
- Flower City School 24

#### 4. Dr. Freddie Thomas L.C. hosting:

- John Walton Spencer School 16
- George Mather Forbes School 4





The Children's School of Rochester School 15

# Appendix D

## Phase I: Estimated Construction Cost & Anticipated State Aid

Phase 1A Projects								
Items	DWT 1	School 17	School 17 EPC	School 50 - A	School 58	Charlotte	Franklin	Subtotals 1A
Construction Budget	\$5,013,901.85	\$23,538,629.98	\$25,525.00	\$19,137,699.57	\$36,643,146.05	\$23,513,699.71	\$9,215,916.51	<b>\$117,088,518.67</b>
Incidental Budget	\$15,126,165.71	\$4,266,906.71	-	\$3,316,534.56	\$6,215,097.09	\$3,866,196.92	\$1,719,249.27	<b>\$34,510,150.26</b>
Capitalized Interest	\$1,135,929.55	\$833,810.60	\$115.47	\$902,449.10	\$1,497,847.52	\$1,177,233.84	\$370,242.21	<b>\$5,917,628.29</b>
<b>Completed Costs</b>	<b>\$21,275,997.11</b>	<b>\$28,639,347.29</b>	<b>\$25,640.47</b>	<b>\$23,356,683.23</b>	<b>\$44,356,090.66</b>	<b>\$28,557,130.47</b>	<b>\$11,305,407.99</b>	<b>\$157,516,297.22</b>
Est. State Building Aid	\$20,140,067.56	\$19,702,320.00	\$25,127.66	\$18,186,090.00	\$22,509,762.00	\$27,379,896.63	\$10,935,165.78	<b>\$118,878,429.63</b>
Est. Excel Funding	\$338,101.00	\$6,727,855.00	-	\$2,438,524.00	\$6,206,071.00	\$505,790.00	\$115,784.00	<b>\$16,332,125.00</b>
Est. Total State Aid	\$20,478,168.56	\$26,430,175.00	\$25,127.66	\$20,624,614.00	\$28,715,833.00	\$27,885,686.63	\$11,050,949.78	<b>\$135,210,554.63</b>

Phase 1B Projects						
Items	DWT 2	School 5	School 28	East	Edison	Subtotals 1B
Construction Budget	\$3,063,587.19	\$17,100,499.88	\$18,565,385.40	\$12,575,268.59	\$21,114,408.90	<b>\$72,419,149.96</b>
Incidental Budget	\$13,465,261.95	\$3,214,829.03	\$3,885,334.40	\$5,216,851.32	\$3,811,352.23	<b>\$29,593,628.93</b>
Capitalized Interest	\$938,934.06	\$1,225,491.23	\$1,369,019.03	\$1,063,585.50	\$1,507,916.76	<b>\$6,104,946.58</b>
<b>Completed Costs</b>	<b>\$17,467,783.20</b>	<b>\$21,540,820.14</b>	<b>\$23,819,738.83</b>	<b>\$18,855,705.41</b>	<b>\$26,433,677.89</b>	<b>\$108,117,725.47</b>
Est. Total State Aid	\$16,528,849.14	\$19,794,765.00	\$20,236,558.00	\$17,792,119.91	\$24,925,761.13	<b>\$99,278,053.18</b>

Phase 1C Projects				Phase 1B	
Items	School 12	Monroe	Jefferson	50-B	Subtotals 1C/D
Construction Budget	\$20,076,322.59	\$24,057,244.85	\$277,469.13	\$1,495,747.81	<b>\$45,906,784.38</b>
Incidental Budget	\$3,893,324.66	\$4,105,718.83	\$46,211.39	\$2,131,191.55	<b>\$10,176,446.43</b>
Capitalized Interest	\$1,500,840.46	\$1,603,718.10	\$20,138.78	\$52,468.16	<b>\$3,177,165.50</b>
RCSD Funds				\$332,000.00	<b>\$332,000.00</b>
<b>Completed Costs</b>	<b>\$25,470,487.71</b>	<b>\$29,766,681.78</b>	<b>\$343,819.30</b>	<b>\$4,011,407.52</b>	<b>\$59,592,396.31</b>
Est. Total State Aid	\$21,485,253.00	\$28,162,963.68	\$323,680.52	\$3,547,930.14	<b>\$53,519,827.34</b>

Additional Owners Contingency	
Program Limit	\$325,332,000.00
Cost to Complete	\$325,226,419.00
<b>Owners Contingency</b>	<b>\$105,581.00</b>
Capitalized Unaided or Above MCA	37,217,983.85



## Phase II: Estimated Construction Cost & Maximum Cost Allowance

Project	Capacity Calculation		FP-F	SA-4	SA-139	SA-130	Recommended MCA	Cost Impact
	A/E Original	Draft						
Virgil I. Grissom 7								
Construction	\$20,000,000	\$22,746,000	\$20,000,000	\$20,000,000	\$23,235,396	\$21,410,481	\$22,746,000	Under MCA
Incidentals	\$4,385,396	\$4,769,904	\$4,385,396	\$4,385,396	\$3,824,915	\$3,824,915	\$4,769,904	Under MCA
Project Total	\$24,385,396	\$27,515,904	\$24,385,396	\$24,385,396	\$29,060,311	\$23,235,396	\$27,515,904	Under MCA
J.W. Spencer 16								
Construction	\$31,579,410	\$27,272,900	\$31,579,410	\$31,579,410	\$31,579,410	\$27,553,896	\$27,533,896	Under MCA
Incidentals	\$6,465,687	\$5,946,148	\$6,465,687	\$6,465,687	\$6,465,687	\$33,561,447	\$6,007,551	Under MCA
Project Total	\$38,045,097	\$33,219,048	\$38,045,097	\$38,045,097	\$38,045,097	\$33,561,447	\$33,561,447	Under MCA
Abraham Lincoln 22								
Construction	\$22,000,000	\$22,227,840	\$22,000,000	\$22,000,000	\$19,877,200	\$19,877,200	\$22,227,840	Under MCA
Incidentals	\$5,172,005	\$4,632,504	\$5,172,005	\$5,172,005	\$7,294,805	\$4,508,226	\$4,621,504	Under MCA
Project Total	\$27,172,005	\$26,860,344	\$27,172,005	\$27,172,005	\$27,172,005	\$24,385,426	\$26,860,344	Under MCA
Children's School 15								
Construction	\$17,000,000	\$15,117,528	\$17,000,000	\$17,000,000	\$17,000,000	\$15,117,528	\$15,117,528	Over MCA
Incidentals	\$4,424,422	\$3,195,804	\$4,424,422	\$4,424,422	\$4,424,422	\$3,195,855	\$3,195,804	Over MCA
Project Total	\$21,424,422	\$18,313,332	\$21,424,422	\$21,424,422	\$21,424,422	\$18,313,383	\$18,313,383	Over MCA
Edison Campus								
Construction	\$24,029,820	\$39,809,080	\$18,620,590	\$23,164,668	\$23,164,668	\$23,164,668	\$39,809,080	Under MCA
Incidentals	\$ -	\$6,586,308	\$7,336,811	\$10,113,278	\$10,113,278	\$10,113,278	\$6,586,308	Under MCA
Project Total	\$ -	\$46,395,388	\$28,957,401	\$33,280,946	\$33,280,946	\$33,280,946	\$46,395,388	Under MCA
Flower City School 54								
Construction	\$21,300,000	\$17,524,416	\$21,300,000	\$21,300,000	\$19,138,717	\$17,487,914	\$17,524,416	Over MCA
Incidentals	\$5,700,000	\$3,688,804	\$5,700,000	\$5,700,000	\$4,000,000	\$3,681,346	\$3,688,804	Over MCA
Project Total	\$27,000,000	\$21,213,220	\$27,000,000	\$27,000,000	\$23,138,717	\$21,169,260	\$21,213,220	Over MCA
Dr. Freddie Thomas L.C.								
Construction	\$14,295,249	\$15,434,965	\$3,825,000	\$3,066,235	\$1,724,478	\$1,724,478	\$15,434,965	Under MCA
Incidentals	\$2,919,879	\$3,408,763	\$1,276,053	\$1,167,935	\$2,509,692	\$2,509,692	\$3,408,763	Under MCA
Project Total	\$17,215,128	\$18,843,728	\$5,101,053	\$4,234,170	\$4,234,170	\$4,234,170	\$18,843,728	Under MCA
Monroe High School 2A								
Construction	\$23,031,510	\$33,540,545	\$20,000,000	\$23,031,510	\$23,570,035	\$23,570,035	\$33,540,545	Under MCA
Incidentals	\$3,589,014	\$8,384,640	\$6,886,586	\$3,589,041	\$3,928,798	\$3,928,798	\$8,384,640	Under MCA
Project Total	\$26,620,524	\$41,925,185	\$26,886,586	\$26,620,524	\$27,498,833	\$27,498,833	\$41,925,185	Under MCA
Monroe High School 2B								
Construction	\$ -	\$ -	\$23,031,510	\$20,000,000	\$23,570,035	\$28,790,000	\$28,790,000	Under MCA
Incidentals	\$ -	\$ -	\$3,589,014	\$6,886,586	\$3,928,798	\$6,327,795	\$6,327,795	Under MCA
Project Total	\$ -	\$ -	\$26,620,524	\$26,886,586	\$27,498,833	\$35,117,795	\$35,117,795	Under MCA
School Without Walls								
Construction	\$7,000,000	\$9,394,732	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$9,394,732	Over MCA
Incidentals	\$2,181,895	\$2,348,544	\$2,181,895	\$2,181,895	\$2,181,895	\$2,181,895	\$2,348,544	Under MCA
Project Total	\$9,181,895	\$11,743,276	\$9,181,895	\$9,181,895	\$9,181,895	\$9,181,895	\$11,743,276	Over MCA
East Upper & Lower								
Construction	\$46,857,347	\$50,034,391	\$46,000,000	\$46,857,347	\$39,679,383	\$39,679,383	\$50,034,391	Under MCA
Incidentals	\$9,083,199	\$12,387,056	\$9,183,199	\$9,083,199	\$16,203,816	\$12,528,286	\$12,387,056	Under MCA
Project Total	\$55,940,546	\$62,421,447	\$55,183,199	\$55,950,546	\$55,883,199	\$52,207,651	\$62,421,447	Under MCA
Clara Barton School 2								
Construction	\$25,000,000	\$23,077,704	\$25,000,000	\$25,000,000	\$19,525,824	\$19,525,824	\$23,077,704	Under MCA
Incidentals	\$6,197,487	\$4,827,616	\$6,197,487	\$6,197,487	\$11,671,663	\$4,688,458	\$4,688,458	Under MCA
Project Total	\$31,197,487	\$27,905,320	\$31,197,487	\$31,197,487	\$31,197,487	\$24,214,282	\$27,905,320	Under MCA
George Mather Forbes 4								
Construction	\$24,000,000	\$18,439,638	\$24,000,000	\$24,000,000	\$22,356,700	\$18,709,326	\$15,439,638	Over MCA
Incidentals	\$6,178,375	\$3,245,782	\$6,178,375	\$6,178,375	\$7,821,675	\$3,302,285	\$3,245,782	Over MCA
Project Total	\$30,178,375	\$18,685,420	\$30,178,375	\$30,178,375	\$30,178,375	\$19,011,611	\$19,011,611	Over MCA
Dr. Water Cooper 10								
Construction	\$24,300,000	\$18,568,874	\$24,300,000	\$24,300,000	\$26,276,343	\$18,568,874	\$18,568,874	Over MCA
Incidentals	\$5,172,005	\$3,951,356	\$5,172,005	\$5,172,005	\$4,518,269	\$3,951,586	\$3,951,356	Over MCA
Project Total	\$29,472,005	\$22,520,230	\$29,472,055	\$29,472,005	\$30,794,612	\$22,520,460	\$22,520,230	Over MCA
Grand Total Phase II	\$361,862,700	\$377,561,842	\$377,805,445	\$385,019,454	\$388,588,902	\$349,932,555	\$413,348,227	N/A

### PLEASE NOTE

- The amount above MCA does not represent the "local share."
- "Local share" is the difference between the annual debt service and the annual state aid.
- See table of Debt Service vs. Anticipated State Aid Reimbursement

- Annual aggregate data, including capitalized interest, for Phase 2A, 2B, 2C & 2D bonds. (Provided by CitiGroup)
- Aggregate building aid including aid for capitalized interest for all projects calculated at the actual interest rates summarized above, using estimated final costs provided by RSJCB.
- The RCSD has approved up to \$18.7 Million in local share contributions. This table represents the approved Phase II Financial Plan but is fluid due to NYSED and the RJSCB's Financial Consultants (i.e. Bond Underwriter, Financial Advisor and Counsel)

# Appendix E

## Phase I: Table of Debt Service and Anticipated State Aid Reimbursement

### RJSCB - RSMP Phase I Annual Net Debt Services vs. Annual Building Aid

Fiscal Year	Annual Aggregate Net Debt Service <sup>1</sup>	Annual Aggregate Building Aid <sup>2</sup>	District Share Annual Difference	SOURCES OF LOCAL SHARE		Net Annual Difference
				Annual Energy Savings	School District Local Share Funding	
2013	0	0	-		0	
2014	5,004,182	6,686,636	1,682,454	6,883	0	1,689,337
2015	15,695,428	16,757,943	1,062,514	153,121	0	1,215,636
2016	19,831,092	16,758,823	(3,072,269)	378,410	2,693,859	0
2017	23,857,946	21,105,845	(2,752,101)	389,762	2,362,338	0
2018	23,873,196	21,105,845	(2,767,351)	401,455	2,365,896	0
2019	23,896,946	21,105,845	(2,791,101)	413,499	2,377,602	0
2020	23,916,946	21,105,845	(2,811,101)	425,904	2,385,197	0
2021	23,936,446	21,105,845	(2,830,601)	438,681	2,391,920	0
2022	23,843,446	21,105,845	(2,737,601)	451,841	2,285,759	0
2023	23,757,446	21,105,845	(2,651,601)	465,396	2,186,204	0
2024	23,770,196	21,105,845	(2,664,351)	479,359	2,184,992	0
2025	23,786,446	21,105,845	(2,680,601)	493,739	2,186,861	0
2026	23,799,696	21,105,845	(2,693,851)	508,552	2,185,299	0
2027	23,813,696	21,105,845	(2,707,851)	523,808	2,184,043	0
2028	26,246,946	21,105,845	(5,141,101)	539,522	4,601,578	0
2029	16,323,500	14,419,209	(1,904,291)	555,708	1,348,583	0
2030	5,123,500	4,347,903	(775,598)	572,379	203,218	0
2031	4,950,750	4,347,022	(603,728)	589,551	14,177	0
2032	0		-	607,237	0	607,237
2033	0		-	625,454	0	625,454
2034	0		-	631,786	0	631,786
2035				386,990		386,990
<b>355,427,802</b>		<b>316,587,675</b>	<b>(38,840,127)</b>	<b>10,039,041</b>	<b>33,957,527</b>	<b>3,467,104</b>

### Assumed Amortization Interest Rates Summary

Phase	Un-Rounded NIC	Rounded NIC
Series 2012	0.664802%	<b>.0625%</b>
Series 2013	3.3876%	<b>3.375%</b>
Series 2015	3.029742%	<b>3.000%</b>

1. Aggregate annual debt service, net of capitalized interest, for Series 2012, 2013 and 2015 bonds. (Provided by CitiGroup)
2. Aggregate building aid for all projects calculated at the actual interest rates summarized above, using estimated final costs provided by RSJCB.



## Phase II: Table of Debt Service and Anticipated State Aid Reimbursement

### RJSCB - RSMP Phase II Annual Net Debt Services vs. Annual Building Aid

Fiscal Year	Annual Aggregate Net Debt Service <sup>1</sup>	Annual Aggregate Building Aid <sup>2</sup>	District Share Annual Difference	Aid/DS
2017	0	0	-	
2018	1,082,113	913,572	(168,541)	84.42%
2019	11,768,500	10,075,169	(1,693,331)	85.61%
2020	30,389,000	25,512,286	(4,876,714)	83.95%
2021	31,148,000	34,148,416	3,000,416	109.63%
2022	35,236,750	34,148,416	(1,088,334)	96.91%
2023	35,233,250	34,148,416	(1,088,334)	96.92%
2024	35,233,000	34,148,416	(1,088,334)	96.92%
2025	35,233,500	34,148,416	(1,085,084)	96.92%
2026	35,232,250	34,148,416	(1,083,834)	96.92%
2027	35,236,750	34,148,416	(1,088,334)	96.91%
2028	35,234,000	34,148,416	(1,085,584)	96.92%
2029	35,231,500	34,148,416	(1,083,084)	96.93%
2030	35,236,250	34,148,416	(1,087,834)	96.91%
2031	35,234,750	34,148,416	(1,086,334)	96.92%
2032	35,234,000	34,148,416	(1,085,584)	96.92%
2033	34,240,500	33,234,845	(1,005,656)	97.06%
2034	24,745,250	24,073,247	(672,003)	97.28%
2035	8,862,500	8,636,130	(225,870)	97.45%
2036		0	-	
	<b>529,811,363</b>	<b>512,226,240</b>	<b>(17,585,123)</b>	

### Assumed Amortization Interest Rates Summary

Phase	Un-Rounded NIC	Rounded NIC
Phase 2A	2.906179%	<b>2.875%</b>
Phase 2B	3.018167%	<b>3.000%</b>
Phase 2C	3.219874%	<b>3.250%</b>
Phase 2D	3.169992%	<b>3.125%</b>

1. Aggregate annual debt service, including capitalized interest, for Phase 2A, Phase 2B, Phase 2C, and Phase 2D bonds. *(Provided by CitiGroup)*
2. Aggregate building aid including aid for capitalized interest for all projects calculated at the actual interest rates summarized above, using estimated final costs provided by RSJCB.

# Appendix F

## Phase I: M/W/D/SBE Firms

Contractor	MBE	WBE	SBE	DBE
106 Enterprises			SBE	
5 Star Restoration			SBE	
7 Gens (SCMC LLC)	MBE			
ABR Wholesalers		WBE		
Adonis Construction	MBE			
Akwesasne Construction	MBE		SBE	DBE
A-M Electrical, Inc.	MBE			
American Janitor Service			SBE	
AP Safety and Security Corp.		WBE		
Apex Enterprises LLC	MBE			
Architectura PC		WBE	SBE	
ArchStetics Architecture			SBE	
ASA Contractors			SBE	
Atlantic Glass	MBE			
Beaver Creek Industries			SBE	
Bethany Technologies		WBE		
Bolton Surveying			SBE	
Brooks Brothers Painting of Rochester Inc.	MBE			
BSV Enterprises	MBE			DBE
Building Energy Solutions		WBE		
CanAm Environmental Safety, Inc.			SBE	
Cannon & Noto Enterprise	MBE		SBE	
Cannon Electric	MBE			
Cardwell Construction			SBE	
Carney Electrical & Industrial Supplies, LLC	MBE			
Casarsa Construction Supply			SBE	
Chait Studios			SBE	
CHC Construction	MBE			
Chenango Contracting, Inc.	MBE			
CID Coatings			SBE	
City Electric Company Inc.		WBE		DBE
Clark Moving & Storage		WBE		
Coldwater Insulation		WBE	SBE	
Compliance & Administrative Services of NY	MBE	WBE		
Comprehensive Employee Management	MBE			
Construction Cost Services, Inc.	MBE			
Convergent Technologies		WBE		
Cooper Sign Company	MBE			



Contractor	MBE	WBE	SBE	DBE
Cornerstone Training Institute			SBE	
Crosby Brownlee		WBE		
Cummings Construction	MBE			
Dataflow Reprographics, Inc.		WBE		
DDT Construction			SBE	
Deborah Jean		WBE		
Decca Paving	MBE			DBE
DeClerck Flooring Inc.			SBE	
Design Services, Inc.				DBE
Downey-Goodlein Elevator Corp.		WBE		
Dwyer Architectural		WBE		
Edge-Global Technology Solutions			SBE	
English Trucking	MBE			
Environmental Design & Research P.C.		WBE		
Existing Conditions Surveys		WBE		
Firestop Technologies			SBE	
Fisher Associates		WBE		
Flower City Monitors Service	MBE			
Foundation Design			SBE	
Foxwise USA	MBE			
G & J Contracting	MBE			DBE
Garden Grove			SBE	
Genesee Restoration		WBE		
Gholkar's Incorporated	MBE			
Grayco Corporation			SBE	
Gym Equipment & Specialties. of NY Inc.			SBE	
Heather Demoras Design		WBE		
Herline Technologies		WBE		
Herman HVAC Products			SBE	
Home Guard Environmental	MBE			
I.C. Construction Services	MBE			
Indoor Air Technologies		WBE		
Indoor Environmental Air Specialists			SBE	
Installrite Systems			SBE	
Interior Movers			SBE	
Interior Moving Service			SBE	
Invictus Electrical, LLC			SBE	
J&N Computer Services, Inc.		WBE		
Jackson Welding		WBE		
Jaclyn Building Services			SBE	
Jai II, Inc.	MBE			

Contractor	MBE	WBE	SBE	DBE
JC Insulation			SBE	
JC Smith		WBE		DBE
Jemco Water Treatment			SBE	
Jensen / BRV Engineering			SBE	
JHP Industrial Supply Co.	MBE			DBE
Jim White Metal Product			SBE	
John N Sanchez Corporation	MBE			
Journee Construction	MBE		SBE	DBE
Journee Construction - Demo				DBE
Journee Construction-Cut/Patch			SBE	
Journee Construction-Insulation	MBE			
Journee Tech Staffing				DBE
Joy Kuebler Landscape Architect		WBE		
Kenel J Antoine Architect & Associates	MBE			
Killian Inc.		WBE		DBE
Klug Crane & Rigging			SBE	
Kraftwerks		WBE		
Krieg Construction		WBE		
Kris Kimmel Drafting			SBE	
Lakeview Construction			SBE	
Larsen Engineering	MBE			
LDK Engineering		WBE		
Lighthouse Energy, LLC.		WBE		
Lysander Construction, LLC		WBE		
M.A. Architects			SBE	
M.H. General Contracting	MBE			
Mark Cerrone Inc.		WBE		
Martens Janitorial			SBE	
Massive Testing & Balancing			SBE	
MD Office Works	MBE			
ME Holvey Consulting, LLC.			SBE	
Mechanical Testing Inc.		WBE		
Merkel Donohue/FM Office Express	MBE			
MGM Insulation	MBE			
Mid-City Signs		WBE		
Millennium Strategies			SBE	
Minority Material Haulers		WBE	SBE	
MJ Dreher Trucking Inc.		WBE		DBE
MS Unlimited		WBE		DBE
NAIRY Mechanical			SBE	
Nickerson Corporation		WBE		



Contractor	MBE	WBE	SBE	DBE
NPV, Inc.		WBE		
OCM Construction	MBE			DBE
OSO, Inc.	MBE	WBE		DBE
Pathfinder Engineers and Architects		WBE		
Pavilion Drainage	MBE			
PDS Construction		WBE	SBE	
Pipitone Enterprises LLC		WBE		
Popli Design Group	MBE			DBE
Precision Concrete & Masonry Inc.			SBE	
ProCarpet		WBE		
Ram-Tech Engineers	MBE			
RAVI Engineering	MBE			DBE
Razak Associates	MBE			
Redhawk Equipment			SBE	
Re-Entry Data		WBE		
Riccelli Enterprises		WBE		
Roche & Company			SBE	
Rochester Rigging & Erectors				DBE
Rogers Enterprises	MBE		SBE	DBE
Roth Consulting		WBE		
S&W Contracting	MBE	WBE		
Safety Zone Environmental		WBE	SBE	
Safety Zone Ventures				DBE
Savin Engineers	MBE			
Scott Construction	MBE		SBE	
Scott's Unlimited	MBE		SBE	
Shades of Color	MBE	WBE		
Sheen and Shine				DBE
Sienna Environmental Technologies LLC		WBE		DBE
Sigma PSI			SBE	
Singleton Construction	MBE			
SLR Contracting & Service Company	MBE			DBE
Spectrum Windows & Walls		WBE		
Spencer Virnoche/Upstate Interiors	MBE			
Steel Tech Fabricator Inc.	MBE			
Steve General Contractors	MBE			
Structural Remediation Services Inc.		WBE	SBE	DBE
Superior Insulation/Williamstown Construction			SBE	
Supreme Quality Painting	MBE			
Susquehanna Sheet Metal Erection Service Inc.		WBE	SBE	
Syracuse Scenery & Stage Lighting Co., Inc.		WBE		

Contractor	MBE	WBE	SBE	DBE
Syrstone		WBE		
Tasteful Connections, Inc.		WBE		
Toscano Clements Taylor		WBE		
Unified Electric	MBE		SBE	
Upstate Interiors	MBE			DBE
Upstate Specialty Coatings, LLC			SBE	
US Ceiling	MBE	WBE		DBE
Uzo 1 International, Ltd.	MBE		SBE	DBE
Vargas Associates		WBE		DBE
Watts Architecture & Engineering	MBE			DBE
Wayside Contractors		WBE		
We're Forms		WBE		
Weydman Electric		WBE		
Williams Doors & Hardware		WBE		
WYCO Mechanical, LLC		WBE		



## Phase II: M/W/D/SBE Firms

Contractor Name	MBE	WBE	SBE	DBE
A La Renee Marketing, Inc.			SBE	
Adonis Construction LLC	MBE			
ALPCO Recycling, Inc.			SBE	
Ampie Enterprises Inc.		WBE		
AP Safety and Security Corporation		WBE		
ArchWood, Inc.		WBE		
Armor Fence Company of WNY Inc.				DBE
Arrow Sheet Metal Works Inc.				DBE
Art Hill Excavating Inc.		WBE		
Bedrock Construction Enterprises Inc.	MBE			
Bethany Technologies Company LLC		WBE		
Bill's Topsoil Sand & Gravel, LLC	MBE			
Building Energy Solutions LLC		WBE		
Burgio and Campofelice Inc.		WBE		
C&A Pavement Markings		WBE		
Can-Am Consultants Inc			SBE	
Cannon & Noto Enterprise Inc	MBE			
Cannon Electric	MBE			
Casarsa Construction Supply Incorporated		WBE		
Charo Cleaning Inc.			SBE	
Chemtech Consulting Group, Inc.				DBE
City Electric Company, Inc.		WBE		
Coldwater Insulation, Inc.		WBE		
Compliance & Administrative Services of New York		WBE		
Construction Services by Ken	MBE			
Crosby-Brownlie Inc.		WBE		
Cummings Construction LLC	MBE			
CVF Inc.				DBE
CW Piping LLC	MBE			
Dataflow Reprographics LLC		WBE		
Decca Paving Inc.	MBE			
Diversified Industries of WNY, LTD.			SBE	
E Plumbing & Piping, Inc.		WBE	SBE	
Edge GTS		WBE		DBE
Empire State Mechanical Contractors, Inc.		WBE		
Environmental Design & Research, Landscape Architecture, Engineering & Environmental Services, D.P.C		WBE	SBE	

Contractor	MBE	WBE	SBE	DBE
Finger Lakes Service Group, Inc.		WBE		
Firestop Technologies Inc.		WBE		
Flood and Flood Photography And Videography LLC	MBE			
Flower City Monitoring Services, LTD.	MBE	WBE		
Frank Springer Interiors			SBE	
G & J Contracting, Inc.				DBE
G.P. Land & Carpet Corp.		WBE		
Garden Grove			SBE	
Genesee Building Restoration Inc.		WBE		
Gilligan Electric Corp.		WBE		
GM Mechanical	MBE			
Health & Safety Resources, LLC			SBE	
Heaster Building Restoration, Inc.				DBE
Heather Demoras Design		WBE		
Herb Boyce Grading Co.			SBE	
Herline Technologies		WBE		
Hojack Park LLC			SBE	
Home Guard Environmental Services Inc.	MBE			
Huber Electric Inc.		WBE		
IC Construction Services	MBE			
Invictus Electrical		WBE		
Iroquois Bar Corporation	MBE			
Jennings Construction Services LLC	MBE			
JHP Industrial Supply Company Inc.				DBE
Keating Consulting		WBE		
Kenel J Antoine Architect & Associates	MBE			
KHEOPS Architecture, Engineering & Survey, D.P.C.				DBE
Kris B. Kimmel Construction Drafting, Inc.			SBE	
Lakeview Construction			SBE	
Land NPR Productions			SBE	
Lozier Environmental Consulting		WBE		
Mark Cerrone Inc.		WBE		
Marques & Associates Land Surveyors and Engineer P.C.	MBE			
Marten's Janitorial			SBE	
McClain Associates Inc.		WBE	SBE	
MGM Insulation Inc.	MBE			DBE
Millennium Strategies			SBE	
MS Unlimited Inc.				DBE
Newfane GC			SBE	
NorthCoast Electrical Solutions			SBE	
NPV Inc.		WBE	SBE	



Contractor	MBE	WBE	SBE	DBE
OCM Construction, Inc.				DBE
Oneida Sales & Services, Inc.	MBE			
OSO, Inc.		WBE		
PDS Construction		WBE		
Panther Graphics, Inc.				DBE
Popli Architecture & Engineering LSPC	MBE			
Precision Concrete & Masonry, Inc.	MBE			
Ramar Steel Sales Inc.				DBE
Ravi Engineering & Land Surveying, P.C.	MBE			
Razak Associates Architecture Engineering & Land Surveying, PLLC	MBE			
Renewal Property Maintenance Services, LLC		WBE		
Riccelli Trucking Inc.		WBE		
Right Price Companies Inc.		WBE		
Rodriguez Construction Group	MBE			
Roger's Enterprises	MBE		SBE	DBE
Runyon Lightning Protection & Restoration			SBE	
S.E.G. Construction Inc.		WBE		
Safety Zone Ventures, LLC			SBE	DBE
Samson Fuel		WBE		
Sanitary Solutions		WBE	SBE	
Scott Construction of Rochester Inc.			SBE	
Shades of Color, Inc.	MBE			
Sienna Environmental Technologies LLC	MBE			
Singleton Consultants		WBE		
Steel Tech Fabricator Inc.	MBE			
Steve General Contractors	MBE			
Susan M Anacker Professional Land Surveyor, PLLC		WBE		
Syracuse Scenery & Stage Lighting Co. Inc.		WBE		
Tasteful Connections Inc.		WBE		
Unified Electric	MBE		SBE	
United Mechanical		WBE		
Upstate Specialty Coatings			SBE	
Upstate Steel Inc.		WBE		DBE
US Ceiling Corporation	MBE			
Vargas Associates		WBE		
W.R. Revels Company	MBE			
WYCO Mechanical LLC		WBE		
Ziske-Kraftwerks Inc.		WBE		

# Appendix G

## Business Opportunity Program: Firms Completing Instructional Series

Company	
Cycle 1	BNR Engineering
	Cannon Electric
	Charo Cleaning
	Flood & Flood Photography
	Flower City Monitor Service
	Home Guard Environmental Service
	Mr. & Mrs. Clean All
	M3 Construction
	Pinewoods Engineering
	PH Enterprises
	Quality & Production Solutions
	Rochester Research Associates
	ViewSignage
	Johnson & Johnson Cleaning
Cycle 2	The Bonnlinson Group
	Le Panier
	No Play Construction & Property Management
	Encourage Consulting
Cycle 3	Avarus Solutions
	Career Prep
	Coloring on Canvas
	CW Piping, LLC
	Extra Hands General Labor
	MDC
	ML McFarley Security
	New Heights Tree
	Press Clique
	Thompson General Construction
	Just Hair
	AlphaGraphics
	AMD Meeting Solutions
	Anderson Granite & Marble Restoration LLC
Cycle 4	Artman Studio Design
	Beads & Bangles by Jaira
	C&C Miraculous Cleaning Services, Inc.
	Careliz Tax Service
	Champion Marketing Corp.
	Demo Dawgz
	Goddess Nails Mobile Nail Care Services
	Great Panes
	Leesung Construction
	Pioneer C&R Development
	Renee Reads
	Rose Creates
	Zory's Empanadas



1-11-2017 Instructional Series Cycle 1



8-3-2017 Instructional Series Cycle 2



1-18-2018 Instructional Series Cycle 3



7-11-2018 Instructional Series Cycle 4



Company	
Cycle 5	Aria Virtual Consulting
	Coloring on Canvas
	DDCDAL, LLC
	Dustless Flooring
	Ellison's Construction
	Faith Café & Catering
	Hart Cleaning Services
	JMG Consulting Firm
	Kaia Earth, LLC
	Kham Enterprises, LLC
	MLB Cleaning Service
	Mirusmedia
	Mitchell Painting Contractor
	The Concrete Elite
Cycle 6	Vargas Financial Services
	ACE Your Space
	A-Ward Investment Group, LLC
	Critical Path Integrators, LLC
	Harvey Management Group
	King Images
	LaLew Public Relations
	Learning & Motivating Specialists
	MER Consulting Group, LLC
	NDM Business Solutions
	Old School Painting
	O&T Drywall & Painting
	Solution Operation Services
	Working Art Media, LLC
Cycle 7	Cleanaholics
	The Crazy Lab Boutique
	D.B.I. Management Group, LLC
	Ebony Nicole Smith Consulting, LLC
	G.M. Cleaning
	Handle With Care Moving Services
	Haynes & Associates, Inc.
	Major Idea Consulting
	Rashakim Abmilechh, LLC
	Recovery Houses of Rochester, Inc.
	Somerset Consulting Services
	Aaltruide Painting & Papering
	AJ Excursions
	Amethyst Paradox Publishing
Cycle 8	CTM Exquisite Events
	Delivered Daughter
	Dominion Security Services
	Evolution of Self
	Harper & Me Inc.
	Island Gyal Jewelry + Creations
	JRM Construction Services
	Juanita Junes FDC
	La Pink Creations
	ROCTT Coaching LLC
	Select Sound
	Superior Excellence Enterprises
	Trinity Ventures Engineering
	Tru White Teeth Whitening



1-9-2019 Instructional Series Cycle 5



6-26-2019 Instructional Series Cycle 6



1-8-2020 Instructional Series Cycle 7



7-14-2021 Instructional Series Cycle 8

Company	
Cycle 9	ACD Services
	All Power Services
	B.R.O.W.N - Building Relationships Out of Wounded Neighbors
	Biella Home Enterprises LLC
	In & Out Painting and Cleaning Services LLC
	L.E.S is More Electric
	Land NPR Productions
	Root of the Matter
	Token Arts
	Vision For Men



7-4-2021 Instructional Series Cycle 9

