



**ROCHESTER SCHOOLS MODERNIZATION  
PROGRAM PHASE III  
DESIGN SERVICES FOR A PHASE 3C PROJECT  
East Campus (Project # 103-039)  
ADDENDUM #1**

**Prepared by  
Rochester Joint Schools Construction Board (RJSCB)  
27 May 2025**

**The Request for Proposals dated 13 May 2025 is amended, clarified, and modified as follows.**

**ITEM 1-1:**

**Question:** Can you provide an aerial or plan of the proposed areas of roof replacement? The RFP indicates 78,244 sf of base bid roof replacement and an additional 13,843 for an alternate, the building footprint is roughly 215,000 sf

**Answer:** A plan view of the roof is provided with this Addendum

**ITEM 1-2:**

**Question:** Section 1 indicates that Program Verification, Schematic Design and CDs at 25%, 50%, 75%, 90% and 100% are required. Due to the limited scope of work will each of these phases be required?

**Answer:** YES

**ITEM 1-3:**

**Question:** Due to the limited scope of work, will a preliminary submission to NYSED be required, this type of scope does not require a preliminary submission normally.

**Answer:** YES, it is required by the New York State Education Department (NYSED).

**ITEM 1-4:**

**Question:** Due to the limited scope of work will a detailed construction cost estimate be required for the following Program Verification, Schematic Design and CDs at 25%, 50%, 75%, 90%/100%

**Answer:** YES

**ITEM 1-5:**

**Question:** Please confirm there is no Educational Technology, PA, Clocks, Security, Systems Networking, and BMS (other than those associated with the condensate receiver/pump sets), as outlined in the scope of work.

**Answer:** Confirmed, nothing mentioned is outlined in the scope of work at this time.

**ITEM 1-6:**

**Question:** Does the district have a roof scan completed of the areas of roof replacement?

**Answer:** To the best of our knowledge no roof scan exists. A scan should be planned as part of the design work.

**ITEM 1-7:**

**Question:** Is it the intent of the project to perform a visual evaluation of the piping in the tunnels and to design the repair of faulty/damaged pipes and valves?

**Answer:** YES, this is the goal and the entire basement shall be reviewed. In some cases, leakage will be noticeable. In others, stained insulation may be the only way of determining if there is a leakage problem. During the Verification Phase, locations of valves and piping where a change is required shall be identified on a plan of the building. The cost to install new equipment will be estimated, and based on the estimate, final changes will be identified.

**ITEM 1-8:**

**Question:** Is it the intent of the project to evaluate and review the entire building to identify and replace all non-LED light fixtures?

**Answer:** YES, design teams shall evaluate the entire building lighting for the conversion of the balance of lighting to LED. During the Verification Phase, locations of proposed lighting changes shall be identified on a plan of the building. (RSMP will attempt to identify those areas where lighting has already been changed to LED.) The cost of new lighting will be estimated, and based on the estimate, lighting to be changed will be identified.

**ITEM 1-9:**

**Question:** What is the anticipated submission date for each project?

**Answer:** See the attached design schedules for each project.

**ITEM 1-10:**

**Question:** How long is the anticipated review period by SED for each project?

**Answer:** Six (6) weeks from receipt is planned.

**ITEM 1-11:**

**Question:** Does the design process pause during each estimating period? Or do the design activities link together on the schedule? i.e., is “Submit Schematic Design” directly linked to “Submit 25% Documents” (6 weeks later) or does the 6 weeks follow after the submission of the “SD Detailed Cost Estimate”? (see attached schedule where I assume that the design process does not stop during estimating)

**Answer:** For each stage of design, refinements to design drawings and specifications will likely take place during the time while an estimate is completed by the Architect and Construction Manager (CM). Once the estimate is reconciled between them, a design document submission is made to NYSED, containing the estimate. The legislation indicates that design should not proceed until approval of the current stage has been given by SED. Discussions with SED are ongoing relative to the time needed by them to review / approve a given stage of design.

**ITEM 1-12:**

**Question:** How long is the anticipated Bid period for each project? (from the time the documents are issued for bid to the time they are due).

**Answer:** Seven (7) weeks has been allowed from issuance to recommendation of award. The Bid period will be from 4-5 weeks.

**ITEM 1-13:**

**Question:** For Both Projects – When the durations provided in the RFP are put into a Gantt Chart and projected out there appears to be a large gap in time between the “100% Complete CDs Detailed Cost

Estimate” and the “SED Final Commissioner Approval Date” (approximately 15 months) – am I correctly understanding the timeline?

**Answer:** See attached preliminary design schedules for East and Douglass.

**ITEM 1-14:**

Roof Drawing for East Campus is attached.

**ITEM 1-15:**

Sign-in sheets for East and Douglass walk throughs are attached.

**END OF ADDENDUM #1**

ID	Description / Name	Start	Finish	Planned Durati...	2025												2026												2027												2028			
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr						
Phs3-RSMP-4 - RSMP Phase 3 - Master Program Schedule (ACTIVE)					15-Jul-25	04-Oct-27	568d																																					Phs3-RSMP-4 - RSMP Phase 3 - Master Program Sch
13 - Design, Approve, and Bid Phase 3 Projects					15-Jul-25	04-Oct-27	568d																																					13 - Design, Approve, and Bid Phase 3 Projects
3 - EAST CAMPUS					15-Jul-25	04-Oct-27	568d																																					3 - EAST CAMPUS
Phs...	East - Architect Notice to Proceed	15-Jul-25	15-Jul-25	0d	I East - Architect Notice to Proceed																																							
1 - Program Verification					16-Jul-25	14-Oct-25	63d	I East - Program Verification																																				
Ph...	East - Program Verification Development and SED Preliminary Submission	16-Jul-25	26-Aug-25	30d	East - Program Verification Development and SED Preliminary Submission																																							
Ph...	East - Program Verification Package/Preliminary Submission - NYSED Review	27-Aug-25	08-Oct-25	30d	East - Program Verification Package/Preliminary Submission - NYSED Review																																							
Ph...	East - Program Verification Development - RJSCB update	14-Oct-25	14-Oct-25	0d	I East - Program Verification Development - RJSCB update																																							
2 - Schematic Design					29-Oct-25	04-Mar-26	87d	I East - Schematic Design																																				
Ph...	East - Schematic Design Development	29-Oct-25	26-Dec-25	40d	East - Schematic Design Development																																							
Ph...	East - Schematic Design - Cost Control Model & Reconcile	29-Dec-25	19-Jan-26	15d	East - Schematic Design - Cost Control Model & Reconcile																																							
Ph...	East - Schematic Design - RJSCB Update & Approval	20-Jan-26	20-Jan-26	0d	I East - Schematic Design - RJSCB Update & Approval																																							
Ph...	East - Schematic Design - NYSED Review & Approval	22-Jan-26	04-Mar-26	30d	East - Schematic Design - NYSED Review & Approval																																							
3 - Construction Documents					05-Mar-26	24-Jun-27	335d	I East - Construction Documents																																				
4 - 25% Complete Construction Documents					05-Mar-26	22-Jun-26	77d	I East - 4 - 25% Complete Construction Documents																																				
P...	East - 25% Construction Documents	05-Mar-26	15-Apr-26	30d	East - 25% Construction Documents																																							
P...	East - 25% Construction Documents - Update Cost Model & Reconcile	16-Apr-26	06-May-26	15d	East - 25% Construction Documents - Update Cost Model & Reconcile																																							
P...	East - 25% Construction Documents - NYSED Progress Review	11-May-26	22-Jun-26	30d	East - 25% Construction Documents - NYSED Progress Review																																							
5 - 50% Complete Construction Documents					23-Jun-26	07-Oct-26	76d	I East - 5 - 50% Complete Construction Documents																																				
P...	East - 50% Construction Documents	23-Jun-26	03-Aug-26	30d	East - 50% Construction Documents																																							
P...	East - 50% Construction Documents - Update Cost Model & Reconcile	04-Aug-26	24-Aug-26	15d	East - 50% Construction Documents - Update Cost Model & Reconcile																																							
P...	East - 50% Construction Documents - NYSED Progress Review	26-Aug-26	07-Oct-26	30d	East - 50% Construction Documents - NYSED Progress Review																																							
6 - 75% Complete Construction Documents					08-Oct-26	04-Feb-27	82d	I East - 6 - 75% Complete Construction Documents																																				
P...	East - 75% Construction Documents	08-Oct-26	18-Nov-26	30d	East - 75% Construction Documents																																							
P...	East - 75% Construction Documents - Update Cost Model & Reconcile	19-Nov-26	18-Dec-26	20d	East - 75% Construction Documents - Update Cost Model & Reconcile																																							
P...	East - 75% Construction Documents - NYSED Progress Review	23-Dec-26	04-Feb-27	30d	East - 75% Construction Documents - NYSED Progress Review																																							
7 - Final Construction Documents					05-Feb-27	24-Jun-27	100d	I East - 7 - Final Construction Documents																																				
P...	East - 90% Construction Documents	05-Feb-27	25-Mar-27	35d	East - 90% Construction Documents																																							
P...	East - Final Construction Documents - Final Cost Estimate	26-Mar-27	08-Apr-27	10d	East - Final Construction Documents - Final Cost Estimate																																							
P...	East - Final 100% Construction Documents	26-Mar-27	15-Apr-27	15d	East - Final 100% Construction Documents																																							
P...	East - Final Construction Documents - Reconcile Final Cost Estimate with CM	09-Apr-27	15-Apr-27	5d	East - Final Construction Documents - Reconcile Final Cost Estimate with CM																																							
P...	East - Final Construction Documents - Interdisciplinary Document Coordination (IDC) Rev...	16-Apr-27	06-May-27	15d	East - Final Construction Documents - Interdisciplinary Document Coordination (IDC)																																							
P...	East - Final Construction Documents - Incorporate IDC comments into documents	07-May-27	13-May-27	5d	East - Final Construction Documents - Incorporate IDC comments into documents																																							
P...	East - Final Construction Documents - RJSCB Update & Bid Authorization	14-May-27	14-May-27	0d	I East - Final Construction Documents - RJSCB Update & Bid Authorization																																							
P...	East - Final Construction Documents - NYSED Final Review & Approval	14-May-27	24-Jun-27	30d	East - Final Construction Documents - NYSED Final Review & Approval																																							
P...	East - Final Complete Construction Documents Review w/ NYSED (Face-to-Face Mtg)	21-May-27	21-May-27	0d	I East - Final Complete Construction Documents Review w/ NYSED (Face-to-Face M																																							
8 - SED Approval Process					25-Jun-27	13-Aug-27	35d	I East - 8 - SED Approval Process																																				
Ph...	East - Incorporate NYSED Final Comments into Addendum - Bid Package Development	25-Jun-27	01-Jul-27	5d	East - Incorporate NYSED Final Comments into Addendum - Bid Package																																							
Ph...	East - Commissioner Review for Approval (CAD)	02-Jul-27	12-Aug-27	30d	East - Commissioner Review for Approval (CAD)																																							
Ph...	East - Commissioner Approval Date (CAD)	13-Aug-27	13-Aug-27	0d	I East - Commissioner Approval Date (CAD)																																							
Ph...	East - Final Bid Package - Completion Milestone	13-Aug-27	13-Aug-27	0d	I East - Final Bid Package - Completion Milestone																																							
9 - Bid and Award - East					16-Aug-27	04-Oct-27	35d	I East - 9 - Bid and Award - East																																				
Ph...	East - Bid Construction Contracts	16-Aug-27	01-Oct-27	35d	East - Bid Construction Contracts																																							
Ph...	East - Award Construction Contracts	04-Oct-27	04-Oct-27	0d	I East - Award Construction Contracts																																							

■ Current  
■ Progress  
■ Critical  
◆ Milestones  
■ Summary



# RSMP Phase III

Start Date 01-Jan-23  
 Finish Date 09-Apr-32  
 Data Date 06-May-25  
 Run Date 20-May-25 03:12 p.m.  
**East Upper & Lower School Campus - Design**  
**Schedule**



ID	Description / Name	Start	Finish	Planned Durati...	2025												2026												2027												2028			
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr						
Phs3-RSMP-4 - RSMP Phase 3 - Master Program Schedule (ACTIVE)					15-Jul-25	19-Nov-27	602d																																					Phs3-RSMP-4 - RSMP Phase 3 - Master Pro
13 - Design, Approve, and Bid Phase 3 Projects					15-Jul-25	19-Nov-27	602d																																					13 - Design, Approve, and Bid Phase 3 Proj
4 - FREDERICK DOUGLASS CAMPUS					15-Jul-25	19-Nov-27	602d																																					4 - FREDERICK DOUGLASS CAMPUS
Phs...	Douglass - Architect Notice to Proceed	15-Jul-25	15-Jul-25	0d	I Douglass - Architect Notice to Proceed																																							
1 - Program Verification					16-Jul-25	28-Oct-25	74d	1 - Program Verification																																				
Ph...	Douglass - Program Verification Development/Preliminary Submission	16-Jul-25	10-Sep-25	40d	Douglass - Program Verification Development/Preliminary Submission																																							
Ph...	Douglass - Program Verification Package/Preliminary Submission - NYSED Review	17-Sep-25	28-Oct-25	30d	Douglass - Program Verification Package/Preliminary Submission - NYSED Review																																							
Ph...	Douglass - Program Verification Development - RJSCB Update	14-Oct-25		0d	Douglass - Program Verification Development - RJSCB Update																																							
2 - Schematic Design					29-Oct-25	24-Mar-26	101d	2 - Schematic Design																																				
Ph...	Douglass - Schematic Design Development	29-Oct-25	12-Jan-26	50d	Douglass - Schematic Design Development																																							
Ph...	Douglass - Schematic Design - Cost Control Model & Reconcile	13-Jan-26	04-Feb-26	17d	Douglass - Schematic Design - Cost Control Model & Reconcile																																							
Ph...	Douglass - Schematic Design - RJSCB Update & Approval	10-Feb-26	10-Feb-26	0d	I Douglass - Schematic Design - RJSCB Update & Approval																																							
Ph...	Douglass - Schematic Design - NYSED Review	11-Feb-26	24-Mar-26	30d	Douglass - Schematic Design - NYSED Review																																							
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P...	Douglass - 25% Construction Documents - NYSED Progress Review	01-Jun-26	10-Jul-26	30d	Douglass - 25% Construction Documents - NYSED Progress Review																																							
5 - 50% Complete Construction Documents					13-Jul-26	04-Nov-26	82d	5 - 50% Complete Construction Documents																																				
P...	Douglass - 50% Construction Documents	13-Jul-26	28-Aug-26	35d	Douglass - 50% Construction Documents																																							
P...	Douglass - 50% Construction Documents - Update Cost Model & Reconcile	31-Aug-26	21-Sep-26	15d	Douglass - 50% Construction Documents - Update Cost Model & Reconcile																																							
P...	Douglass - 50% Construction Documents - NYSED Progress Review	24-Sep-26	04-Nov-26	30d	Douglass - 50% Construction Documents - NYSED Progress Review																																							
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7 - Final Construction Documents					05-Mar-27	12-Aug-27	115d	7 - Final Construction Documents																																				
P...	Douglass - 90% Construction Documents	05-Mar-27	13-May-27	50d	Douglass - 90% Construction Documents																																							
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Ph...	Douglass - Commissioner Review for Approval (CAD)	20-Aug-27	30-Sep-27	30d	Douglass - Commissioner Review for Approval (CAD)																																							
Ph...	Douglass - Commissioner Approval Date (CAD)	01-Oct-27	01-Oct-27	0d	I Douglass - Commissioner Approval Date (CAD)																																							
Ph...	Douglass - Final Bid Package - Completion Milestone	01-Oct-27	01-Oct-27	0d	I Douglass - Final Bid Package - Completion Milestone																																							
9 - Bid and Award - Douglass					01-Oct-27	19-Nov-27	35d	9 - Bid and Award - Douglass																																				
Ph...	Douglass - Bid Construction Contracts	01-Oct-27	18-Nov-27	35d	Douglass - Bid Construction Contracts																																							
Ph...	Douglass - Award Construction Contracts	19-Nov-27	19-Nov-27	0d	I Douglass - Award Construction Contracts																																							



■ Current  
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■ Critical

◆ Milestones  
■ Summary

Start Date 01-Jan-25  
 Finish Date 09-Apr-32  
 Data Date 06-May-25  
 Run Date 20-May-25 03:08 p.m.

# RSMP Phase III

## Frederick Douglass Campus - Design Schedule



**KEY:**

YEAR OF INSTALLATION*
ROOF TYPE
DECK TYPE
INSTALLER
WARRANTY PERIOD
AREA (SF)**

\*YEAR OF INSTALLATION FOR ROOF ASSEMBLY TYPE VARIES DEPENDING ON ITS LOCATION

\*\*COMBINED WHERE ROOF TYPE APPLIES TO MULTIPLE ROOF AREAS

**LEGEND:**



INDICATES STEEP-SLOPE ROOF AREAS

**GENERAL NOTES:**

1. ROOF ASSEMBLY TYPES ARE UNIQUE TO EACH BUILDING
2. ROOF ASSEMBLY TYPES ARE ORGANIZED BASED ON ROOFING MEMBRANES AND DECK MATERIALS



**ROOF RESTORATION AREA: 11,726 SQ.FT. ESTIMATED COST FOR A ROOF RESTORATION SYSTEM: \$281,424 +/-**

**ROOF ASSEMBLY TYPE 1**

INSTALLED - ?
BUILT-UP ROOF
CONCRETE DECK
UNKNOWN
UNKNOWN
1,764 SF

**ROOF ASSEMBLY TYPE 1**

INSTALLED - 1990*
BUILT-UP ROOF
CONCRETE DECK
UNKNOWN
UNKNOWN
45,783 SF**

**ROOF REPLACEMENT AREA: 70,560 SQ.FT. ESTIMATED COST FOR A 2-PLY SBS MOD-BIT ROOF SYSTEM: \$3,175,200 +/- ESTIMATED COST FOR AN EPDM ROOF SYSTEM: \$2,822,400 +/-**

**ROOF ASSEMBLY TYPE 3**

INSTALLED - 2013
SBS ROOF
CONCRETE DECK
UNKNOWN
UNKNOWN
60,498 SF

1957

2002

2002

1957

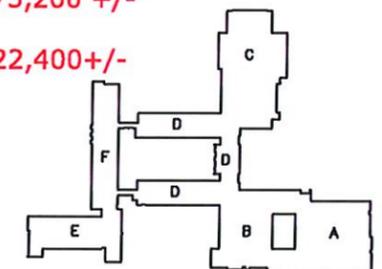
**ROOF ASSEMBLY TYPE 1**

INSTALLED - 1988*
BUILT-UP ROOF
CONCRETE DECK
UNKNOWN
UNKNOWN
17,555 SF

REPLACED PREVIOUSLY

B2

OPEN



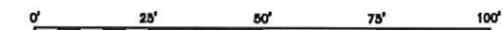
#22171.00  
DATE: FEB. 7, 2023



East High School #261  
1801 East Main Street Rochester, NY 14609

Roof Plan

25-18-00-01-0-103



**ROOF ASSEMBLY TYPE 2**

INSTALLED - 1991
SINGLE-PLY EPDM
CONCRETE DECK
UNKNOWN
UNKNOWN
52,338 SF

**ROOF ASSEMBLY TYPE 1**

INSTALLED - 1994*
BUILT-UP ROOF
CONCRETE DECK
CAYUGA LAKE ROOFING
5 YEAR WARRANTY
24,525 SF

RSMP Phase 3c

East Campus

Name	Company	Email Address
1 PATRICIA KIRSCH	DCI	PKIRSCH@DCI-TEAM.COM
2 MICHAEL SITORI	POPPI	MSITORI@POPPIGROUP.COM
3 Gary Hoffman	Campus CMG	ghoffman@campuscmg.com
4 BRIAN BEACHNER	LECHASE	brian.beachner@lechase.com
5 CRAIG JENSEN	CJS ARCHITECTS	CJENSEN@CJSARCHITECTS.COM
6 STEVE PERHOLL	SWBR	sperholz@swbr.com
7 Daniel Lalluchi	PDG	dlalluchi@poppi.com
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21		
22		
23 Brian Pinnock	RSMP	
24 Terry LoConte	RSMP	
25 Rick Stoffel	RSMP	

### RSMP Phase 3d

#### Frederick Douglass Campus

Name	Company	Email Address
1	BRIAN BEACHNER	LECHASE CONSTRUCTION brian.beachner@lechase.com
2	SARAH BALD	BXZ ARCHITECTURE sbald@bxzarchitecture.com
3	JUSTINA ZIFCHOCK	WATTS ARCHITECTS + ENGINEERS jzifchock@watts-ae.com
4	Allison Shamon	ashamon SWBR ashamon@swbr.com
5	TOM RENAUTO	BCC trenauto@buffaloonstruct.com
6	Ben Lynk Collins	SWBR bcollins@swbr.com
7	STEVE REBHOLZ	SWBR srebholz@swbr.com
8	Patrick KIRSCH	DCT PKIRSCH@DCT-TEAM.COM
9	Mark Bollin	Pike mbollin@pikecs.com
10	LEE CURTIS	PIKE CURTLE@PIKECS.COM
11	CRAIG JENSEN	CJS ARCHITECTS CJENSEN@CJSARCHITECTS.COM
12	MICHAEL SHORT	PDG mshort@PEOPLEDESIGNGROUP.COM
13	Daniel Luccetti	PDG dluccetti@PEOPLEDESIGNGROUP.COM
14	TED MOUNTAIN	SEI TUM@SEIDESIGNGROUP.COM
15	Gary Huffman	Campus CMG ghuffman@campuscmg.com
16		
17		
18		
19		
20		
21		
22		
23	Brian Pinnoek	RSMP
24	Terry Lo Conte	RSMP
25	Rick Stoffel	RSMP