



**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:

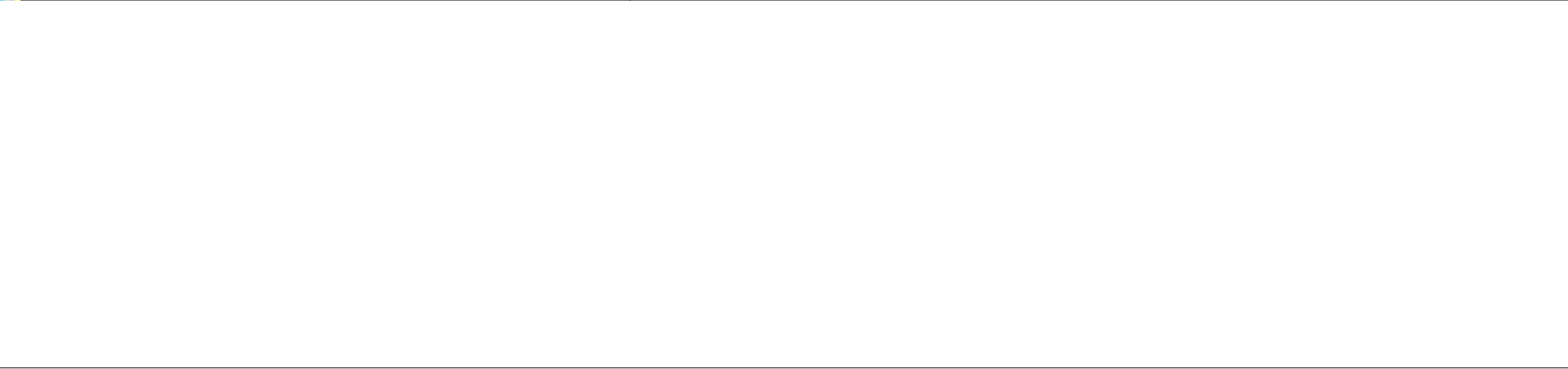
Roof Drawing for East Campus is attached.

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)																																																				
13 - Design, Approve, and Bid Phase 3 Projects																																																				
4 - FREDERICK DOUGLASS CAMPUS																																																				
Phs...	Douglass - Architect Notice to Proceed	15-Jul-25	15-Jul-25	0d																																																
1 - Program Verification																																																				
Ph...	Douglass - Program Verification Development/Preliminary Submission	16-Jul-25	10-Sep-25	40d																																																
Ph...	Douglass - Program Verification Package/Preliminary Submission - NYSED Review	17-Sep-25	28-Oct-25	30d																																																
Ph...	Douglass - Program Verification Development - RJSCB Update	14-Oct-25		0d																																																
2 - Schematic Design																																																				
Ph...	Douglass - Schematic Design Development	29-Oct-25	12-Jan-26	50d																																																
Ph...	Douglass - Schematic Design - Cost Control Model & Reconcile	13-Jan-26	04-Feb-26	17d																																																
Ph...	Douglass - Schematic Design - RJSCB Update & Approval	10-Feb-26	10-Feb-26	0d																																																
Ph...	Douglass - Schematic Design - NYSED Review	11-Feb-26	24-Mar-26	30d																																																
3 - Construction Documents																																																				
4 - 25% Complete Construction Documents																																																				
P...	Douglass - 25% Construction Documents	25-Mar-26	05-May-26	30d																																																
P...	Douglass - 25% Construction Documents - Update Cost Model & Reconcile	06-May-26	27-May-26	15d																																																
P...	Douglass - 25% Construction Documents - NYSED Progress Review	01-Jun-26	10-Jul-26	30d																																																
5 - 50% Complete Construction Documents																																																				
P...	Douglass - 50% Construction Documents	13-Jul-26	28-Aug-26	35d																																																
P...	Douglass - 50% Construction Documents - Update Cost Model & Reconcile	31-Aug-26	21-Sep-26	15d																																																
P...	Douglass - 50% Construction Documents - NYSED Progress Review	24-Sep-26	04-Nov-26	30d																																																
6 - 75% Complete Construction Documents																																																				
P...	Douglass - 75% Construction Documents	05-Nov-26	28-Dec-26	35d																																																
P...	Douglass - 75% Construction Documents - Update Cost Model & Reconcile	29-Dec-26	19-Jan-27	15d																																																
P...	Douglass - 75% Construction Documents - NYSED Progress Review	22-Jan-27	04-Mar-27	30d																																																
7 - Final Construction Documents																																																				
P...	Douglass - 90% Construction Documents	05-Mar-27	13-May-27	50d																																																
P...	Douglass - Final Construction Documents - Final Cost Estimate	14-May-27	27-May-27	10d																																																
P...	Douglass - Final 100% Construction Documents	14-May-27	03-Jun-27	15d																																																
P...	Douglass - Final Construction Documents - Reconcile Final Cost Estimate with CM	28-May-27	03-Jun-27	5d																																																
P...	Douglass - Final Construction Documents - Interdisciplinary Document Coordination (IDC...	04-Jun-27	24-Jun-27	15d																																																
P...	Douglass - Final Construction Documents - Incorporate IDC comments into documents	25-Jun-27	01-Jul-27	5d																																																
P...	Douglass - Final Construction Documents - RJSCB Update & Bid Authorization	02-Jul-27	02-Jul-27	0d																																																
P...	Douglass - Final Construction Documents - NYSED Final Review & Approval	02-Jul-27	12-Aug-27	30d																																																
P...	Douglass - Final Complete Construction Documents Review w/ NYSED (Face-to-Face Mtg)	09-Jul-27	09-Jul-27	0d																																																
8 - SED Approval Process																																																				
Ph...	Douglass - Incorporate NYSED Final Comments into Addendum - Bid Package Developm...	13-Aug-27	19-Aug-27	5d																																																
Ph...	Douglass - Commissioner Review for Approval (CAD)	20-Aug-27	30-Sep-27	30d																																																
Ph...	Douglass - Commissioner Approval Date (CAD)	01-Oct-27	01-Oct-27	0d																																																
Ph...	Douglass - Final Bid Package - Completion Milestone	01-Oct-27	01-Oct-27	0d																																																
9 - Bid and Award - Douglass																																																				
Ph...	Douglass - Bid Construction Contracts	01-Oct-27	18-Nov-27	35d																																																
Ph...	Douglass - Award Construction Contracts	19-Nov-27	19-Nov-27	0d																																																



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 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

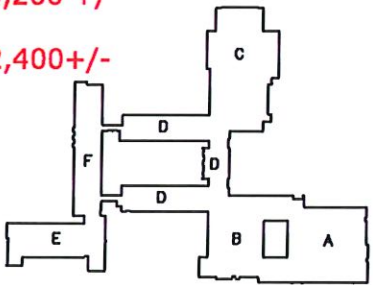
ROOF ASSEMBLY
TYPE 1

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

B2

OPEN

REPLACED
PREVIOUSLY



#22171.00
DATE: FEB. 7, 2023



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

Roof Plan

28-16-00-01-0-103



RSMP Phase 3c

East Campus

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23 Brian Pinnock	RSMP	
24 Terry LoConte	RSMP	
25 Rick Stoffel	RSMP	

RSMP Phase 3d

Frederick Douglass Campus

Name	Company	Email Address
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23 Brian Pinnoch	RSMP	
24 Terry LoConte	RSMP	
25 Rick Stoffel	RSMP	