



**ROCHESTER SCHOOLS MODERNIZATION**  
**PROGRAM PHASE III**  
**CONSTRUCTION MANAGEMENT SERVICES FOR A PHASE 3D PROJECT**  
**Douglass Campus (Project # 109-025)**  
**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:** What is the anticipated submission date for each project?

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

**ITEM 1-2:**

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

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

**ITEM 1-3:**

**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 1-4:**

**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 1-5:**

**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 1-6:**

The Fixtures Furniture & Equipment (FF&E) budget for Douglass is \$1.4M

The Douglass budget breakdown is as follows:

- GC: \$ 34.5M
- MEP: \$ 20.6M
- Site: \$ 2.4M

**ITEM 1-7:**

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

**END OF ADDENDUM #1**







## RSMP Phase 3d

### Frederick Douglass Campus

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| 23 Brian Pinnoch   | RSMP                         |                                 |
| 24 Terry LoConte   | RSMP                         |                                 |
| 25 Rick Stoffel    | RSMP                         |                                 |



# RSMP Phase 3c

## East Campus

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