



ROCHESTER SCHOOLS MODERNIZATION
PROGRAM PHASE III
CONSTRUCTION MANAGEMENT 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: 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:

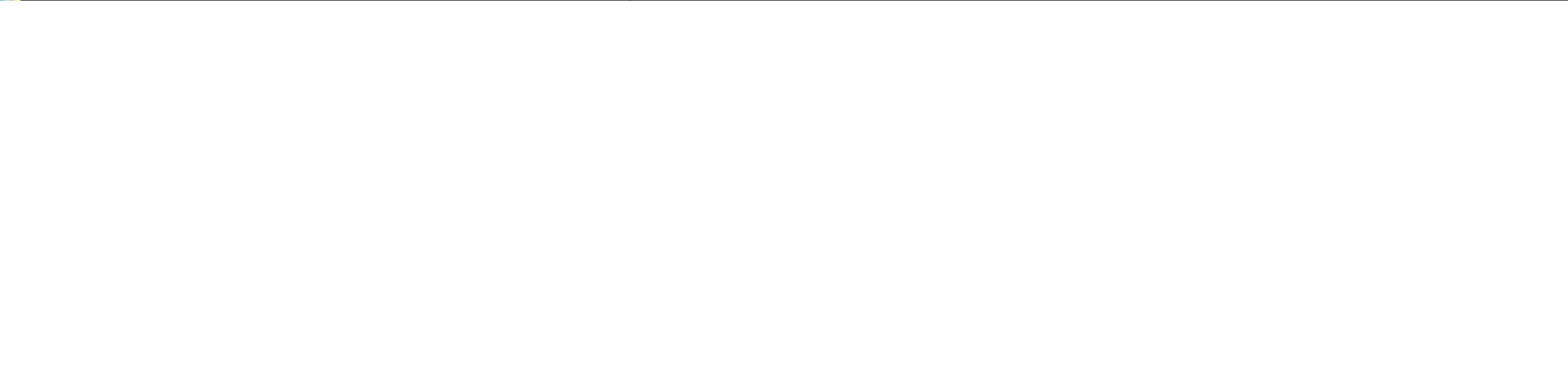
Roof Drawing for East Campus is attached.

ITEM 1-7:

Sign-in sheets for Douglass and East 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	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 Proje			
	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			
	3 - Construction Documents	25-Mar-26	12-Aug-27	356d																																	3 - Construction Documents			
	4 - 25% Complete Construction Documents	25-Mar-26	10-Jul-26	77d																																	4 - 25% Complete Construction Documents			
	P... Douglass - 25% Construction Documents	25-Mar-26	05-May-26	30d																																	Douglass - 25% Construction Documents			
	P... Douglass - 25% Construction Documents - Update Cost Model & Reconcile	06-May-26	27-May-26	15d																																	Douglass - 25% Construction Documents - Update Cost Model & Reconcile			
	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			
	6 - 75% Complete Construction Documents	05-Nov-26	04-Mar-27	82d																																	6 - 75% Complete Construction Documents			
	P... Douglass - 75% Construction Documents	05-Nov-26	28-Dec-26	35d																																	Douglass - 75% Construction Documents			
	P... Douglass - 75% Construction Documents - Update Cost Model & Reconcile	29-Dec-26	19-Jan-27	15d																																	Douglass - 75% Construction Documents - Update Cost Model & Reconcile			
	P... Douglass - 75% Construction Documents - NYSED Progress Review	22-Jan-27	04-Mar-27	30d																																	Douglass - 75% Construction Documents - NYSED Progress Review			
	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			
	P... Douglass - Final Construction Documents - Final Cost Estimate	14-May-27	27-May-27	10d																																	Douglass - Final Construction Documents - Final Cost Estimate			
	P... Douglass - Final 100% Construction Documents	14-May-27	03-Jun-27	15d																																	Douglass - Final 100% Construction Documents			
	P... Douglass - Final Construction Documents - Reconcile Final Cost Estimate with CM	28-May-27	03-Jun-27	5d																																	Douglass - Final Construction Documents - Reconcile Final Cost Estimate with CM			
	P... Douglass - Final Construction Documents - Interdisciplinary Document Coordination (IDC...	04-Jun-27	24-Jun-27	15d																																	Douglass - Final Construction Documents - Interdisciplinary Document Co			
	P... Douglass - Final Construction Documents - Incorporate IDC comments into documents	25-Jun-27	01-Jul-27	5d																																	Douglass - Final Construction Documents - Incorporate IDC comments in			
	P... Douglass - Final Construction Documents - RJSCB Update & Bid Authorization	02-Jul-27	02-Jul-27	0d																																	I Douglass - Final Construction Documents - RJSCB Update & Bid Authori			
	P... Douglass - Final Construction Documents - NYSED Final Review & Approval	02-Jul-27	12-Aug-27	30d																																	Douglass - Final Construction Documents - NYSED Final Review			
	P... Douglass - Final Complete Construction Documents Review w/ NYSED (Face-to-Face Mtg)	09-Jul-27	09-Jul-27	0d																																	I Douglass - Final Complete Construction Documents Review w/ NYSED			
	8 - SED Approval Process	13-Aug-27	01-Oct-27	35d																																	8 - SED Approval Process			
	Ph... Douglass - Incorporate NYSED Final Comments into Addendum - Bid Package Developm...	13-Aug-27	19-Aug-27	5d																																	Douglass - Incorporate NYSED Final Comments into Addendum			
	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			



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

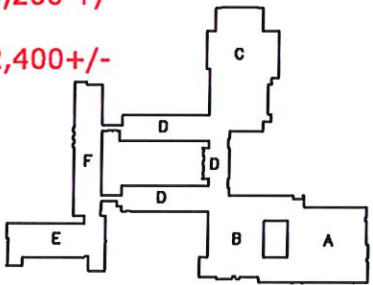
ROOF ASSEMBLY
TYPE 1

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

28-18-00-01-0-103



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 Shannon	ashannon SWBR	ashannon@swbr.com
5 Tom Renauto	BCL	trrenauto@buffalobconstruct.com
6 Ben Lynk Collins	SWBR	bcollins@swbr.com
7 STEVE REBHOLZ	SWBR	srebholz@swbr.com
8 Patrick KIRSCH	DCI	PKIRSCH@DCI-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@POPPIDESIGNGROUP.COM
13 Daniel Luccetti	PDG	dluccetti@POPPIgroup.com
14 Ted Mountain	SEI	TUM@SEI DESIGN GROUP.COM
15 Gary Huffman	Campus CMG	ghuffman@campuscmg.com
16		
17		
18		
19		
20		
21		
22		
23 Brian Pinnoch	RSMP	
24 Terry LoConte	RSMP	
25 Rick Stoffel	RSMP	

RSMP Phase 3c

East Campus

Name	Company	Email Address
1 PATRICIA KIRSCH	DCI	PKIRSCH@DCI-team.com
2 MICHAEL SITOR	POPLI	msitor@popli-group.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 REBHOLZ	SWBR	srebholz@swbr.com
7 Daniel Lalluchi	PDG	dlalluchi@popli-group.com
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23 Brian Pinnock	RSMP	
24 Terry LoConte	RSMP	
25 Rick Stoffel	RSMP	