

# RSMP News

***A Quarterly insight into the Award Winning Rochester Schools Modernization Program***



## James Monroe High School Project Nears Completion!

The James Monroe School, built in 1921, is a neo-classical style 1,200-student Middle School and High School that had its initial RSMP design and construction during Phase 1. Representing one of the District's oldest buildings with an obsolete infrastructure, the Strategic Plan identified this school as a pivotal facility needing reconstruction to bring its spaces up to SED minimum usable areas standards and overall energy efficiencies. To accommodate the vast scope of work implemented over three years (completion August 2018), the Monroe School population has been relocated to swing space at the John Marshall High School.

With a budget of \$21.4 million, the Phase 2a design scope performed by CJS Architects (rendering above) has provisions including the re-imaging of the corridors, lockers, floors, walls and ceiling finishes. Critical mechanical, electrical and plumbing system replacements facilitate the conversion of steam heating to more efficient hot water, along with the addition of modern air conditioning.

Phase 2b with a budget of \$24 million, includes 37,000 square feet of renovation including kitchen/café expansion and a 41,000 new Physical Education building wing. The major components within the addition along Averill Avenue include: a public event lobby; multi-use two station gymnasium with seating for 600, weight/fitness room; boy's and girl's locker rooms; team rooms; shower facilities, and new athletic department offices.

## *LOOK Inside!*

- **Features:**  
**Monroe High Modernization Plan**
- **Emerging Business Profile:**  
➤ **Cannon & Noto**
- **Congratulations:**  
**Instructional Cycle 2**
- **Maynard's Demolition**

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In addition to the complete reconstruction of the historic main building, Phase 2b includes the demolition of School 15 and the existing café. The cleared site provides the outdoor space for the new athletic facilities including a varsity gymnasium to be completed next summer and a proposed future pool in Phase 3. The demolition of the cafeteria clears the way for site work to accommodate a reconfigured multi-purpose outdoor athletic facility, including an all-weather synthetic turf playfield, 500-spectator grandstand, new scoreboard, goalposts, netting and a new 87-slot parking lot along Averill Avenue. The Pike Company, based in Rochester, is serving as Construction Manager.

- CM - The Pike Company
- GC - Manning Squires Hennig
- Plumbing - Lloyd Mechanical
- Electrical - East Coast / Concord
- Mechanical - M.A. Ferraulo / Danforth

## Our story continues: A New Monroe Campus!

## An Emerging Business Profile: Cannon & Noto...MBE



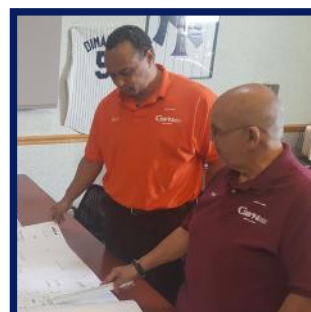
In just over five years since its incorporation, Cannon & Noto Enterprises, Inc. has the distinction of being the only Minority Business Enterprise (MBE) certified plumbing company in Rochester. The Owner, Mark Cannon began working in the plumbing field over twenty years ago with a company called SD Mechanical. When that business closed its

doors, Mark took the initiative to set up shop on his own. Cannon Plumbing experienced real struggles as a small business. However, an opportunity presented itself to bid on a project for a major retail chain and Mark asked Fred Noto, a seasoned plumber, for assistance in bidding on it. Following that successful bid, the men formed a partnership, incorporated as Cannon & Noto Enterprises.

It was a major accomplishment to have a major retailer as a repeat client; nevertheless, the company continued to struggle. Although the projects were large, the payment cycle for them kept the company in financial constraints, causing the duo to question how long the business could survive.

A major turning point came when they were approached to work as a subcontractor on the Rochester Schools Modernization Program (RSMP). The first project they worked on in Phase 1- Enrico Fermi School No. 17 – caused them to recognize the growth opportunity presented in a capital program utilizing diversity goals, so they made a targeted effort to reach out to other prime contractors to increase their participation in the Program. In addition to subcontracting on Phase 2 projects at James Monroe High, The Children's School of Rochester No. 1 and John Walton Spencer No. 16, their engagement in RSMP has also opened the doors to work on projects with the City of Rochester and SUNY projects.

What lessons has he taken away being in business? "To be successful, patience must be your number one virtue," he says. "You will experience frustration gaining trust of industry players who do not know you. But with the support of your family, you can patiently build your business in a manner for long term growth."



**July 2017**  
Former front entrance



**August 2017**  
Crane demolition performed by contractor Mark Cerone, Inc.



**December 2017**  
Foundation work underway for new Physical Education addition (see page 1)

*An evolving scene from the same perspective of the demolition of School 15 along Averill Ave.*

## Changes that Embrace Real Progress...

### The Complete Reconstruction of Corridors and Classrooms



## Extending our Congratulations: BOP Instructional Series

The Business Opportunities Program (BOP) would like to congratulate the latest businesses to receive a Certificate of Completion as graduates from the second Instructional Series sponsored by the RSMP! These businesses committed at least 72 hours of their time in a small group teaching setting over the course of approximately four months to receive 'real world' lessons learned critical to the success of their businesses. The cohort in Cycle 2 set the bar high with a 97% attendance rate. Please join us in recognizing the following firms:

- Johnson & Johnson Cleaning
- The Bonnlinson Group
- Le Panier
- No Play Construction and Property Management
- Encourage Consulting



### Back Row (left to right)

Pepin Accilien, Program Director  
Allen Williams, RJSCB Chair  
Travis L. Miller, BOP Manager  
Kimberly Mitchell, BOP Training Coordinator  
Roland Coleman, Deputy Program Director

### Front Row (left to right)

Brian Johnson  
Donna Johnson  
Rose Bonnick  
Charles Wilson  
Tiffany Mincey  
Tarchia Powell





## ***Maynard's Warehouse Demolition: Allows Montgomery School 50 a New Play Field!***

The balance of funds remaining from RSMP Phase 1 are being used for the demolition of the former Maynard's Electrical Warehouse at 1776 North Clinton Avenue. That dilapidated facility was purchased as the interim RSMP central offices, with the ultimate goal of making way for much needed outdoor playfield for Montgomery School 50. Having outlived its usefulness, the building demolition now allows the installation of the playfields designed to also encourage neighborhood residents to enjoy the new green space. Completion of all site development, a perimeter ornamental fence and 28,000 sq. ft. of roof replacement at the School is scheduled for Summer 2018.



**Photo: (upper right)**

***Demolition performed by Total Wrecking & Environmental, LLC***

**Site Plan: (lower right)**

***School 50 shown in blue; new soccer and baseball fields along with  
RTS Bus stop cutout on N. Clinton Avenue.***



### ***Next Issue***

- Edison Tech Project Update
- Workforce/EBE Diversity Goals for Phase 2
- Instructional Series Cycle 3
- EBE Mentor-Protégé Spotlight

### **Rochester Joint Schools Construction Board**

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