



NEW YORK CITY SCHOOL
CONSTRUCTION AUTHORITY

Foley P-109M
[Signature]

May 5, 2001

Joseph P. Nappi, RA
Director, Office of Capital Administration
Board of Education
Division of School Facilities
28-11 Queens Plaza North
Long Island City, NY 11101

RE: P.S. 109 Manhattan
Response to Landmarks Conservancy Questions Regarding
Stone Removal, Identification and Storage.

Dear Mr. Nappi :

The Landmarks Conservancy raised a number of questions focusing on removal, identification and storage of the existing terracotta stone surrounding the dormers at the stabilization project at P.S. 109 Manhattan.

As you may recall we have used the U.S. Department of Interiors National Parks Service Culture Resources, Preservation Brief #31, entitled "Mothballing Historic Building," written by Sharon C. Park, AIA, in developing the scope of work and the items included in contract document preparations. We also, solicited the Consultant firm of Stein, White, Nelligan Architect, LLC, to provide guidelines for us to incorporate into the contract documents. Mr. Carl Stein participated in the quality control 100% review and offered numerous suggestions and comments, which were incorporate into the contract documents. Mr. Stein will also be available during the construction phase should we need his expertise in providing guidance to the G.C. and SCA staff supervising the work.

Below are the questions along with our responses which can be forwarded to the "Landmark Conservancy":

Question:

30-30 Thomson Avenue
Long Island City, NY 11101-3045
718 472-8000
FAX 718 472-8840

The Contractor shall produce detailed shop drawings of the roof plan and elevations, so that all pieces can be labeled according to our dormer designations. All stone pieces shall be tagged indicating where they were taken and indicating their original location. If necessary, the contractor shall be requested to label a photograph of each dormer and the specific stone unit's exact location highlighted and identified (similar to a key plan).

A "location plan" drawing shall be developed by the Contractor of the first floor plan indicating where each of the dormers and its stone units are to be stored. Each dormer unit shall be identified of its stored location. A baffle or shroud (to be identified) shall be requested of the Contractor to be placed around or over the dismantled dormer to further delineate the extent of where each individual dormer will be stored.

While discussing this issue with Mr. Stein it was noted that there is probably no one single dormer where all of its pieces will be intact or can be removed completely and salvaged for later reinstallation. Some of the stone pieces are already cracked or failed and breakage may occur during the dismantling process. However, there are sufficient dormers and dormer pieces whereby the existing good stone units can be used to replicate missing or damaged pieces by casting them to recreate the molds of the damaged stone units. The replicated stones units will replace the damaged units when reinstallation occurs. Since all the 18 dormers are the same, there should be adequate numbers of each unit to make molds for any damaged units.

In addition to the above, the Landmarks Conservancy should be alerted that the dormers of the sister schools of PS 109 Manhattan, which are PS 171 Manhattan, PS 33 Bronx, Westside High School Manhattan, and PS 165 Manhattan, have identical dormers and similar architectural detailing that can be measured and replicated in the future, if the need arises.

Question:

- 3. The contract includes cleaning of the premises. How did we ensure that the terra cotta from the prior dismantling, which is stored on the first floor, will remain and be suitably protected?**

Response:

The existing stones, which have already been removed and stored on the first floor, may or may not have been labeled. Prior field visit indicates that some units were labeled and others were not. They appear to have been haphazardly placed around the floor. Prior to cleaning and removal of the debris on the first floor and prior to the dismantling of the remaining dormers, the Contractor shall be instructed to separate, photograph, identify, label the stones units and stored them appropriately based on the approved "Location Plan" mentioned above in the item #1, response.

We hope that our responses addresses the concerns of the Landmarks Conservancy.

Should you require additional clarification, please call me at telephone extension 718 472- 8752.

Sincerely,

{Original signed by Timothy Ng, 5/5/01}

Timothy F. Ng, RA.
Functional Director, A & E, Building Design Division.

Attachments:

Cc:			
P. Sweeney	P. Nizambad	C. Stein, AIA, SWN	Hardcopy by mail
K. Karpel	A. Sieger	J. Cleary	
T. Ng	H. Brind	J. Pender	
R. Hurtubise	B. Cox	File: SHPO	
G. Roussey	D. Milner	File: Project file	