

COPY



February 6, 2001

File
PS 109M

Ms. Cheryl-Hood Francis
Board of Education of the City of NY
Division of School Facilities
28-11 Queens Plaza North
Long Island City, NY 11101

Re: Feasibility Study for
PS 109 Manhattan – Building Conversion
Room Planning Study for a 600 High School
District 78 - LLW # 25804

Dear Ms. Hood-Francis:

In accordance with your request for a Feasibility Study at the above-mentioned site, we are transmitting the attached Feasibility Study for your review. Please note that this is an architectural program space allocation study only. There has been no investigation into the structural or mechanical condition of the existing building or its ability to support the new program.

We await your direction before proceeding.

Very truly yours,

C. William Eilers, Jr., AIA
Director Architecture & Engineer
Capacity Projects

CWE:SD:ll
Attachment 2.1

cc w/Attach: L. Corcoran (4) A. Baldau K. Ou
S. Dahir Feasibility File



Program Analysis:

The following table compares the "High School Standard Program of Requirements for Feasibility Studies – 600 Adjusted Capacity" with that which has been provided in the attached Plans:

PROGRAM SPACES	BOE PROGRAM								COMMENTS
	UNITS		CAPACITY / UNIT		UNIT AREA		TOTAL AREA		
	BOE	STUDY	BOE	STUDY	BOE	STUDY	BOE	STUDY	
10 - GENERAL									
TYPICAL CLASSROOM	12	12	34	34	750	750	9000	9000	
SPECIAL EDUCATION CLASSROOM	2	2	15	15	500	490	1000	980	
RESOURCE ROOM	1	1	5	5	375	490	375	490	
LANGUAGE LAB / PROGRAMMED INSTRUCTION	1	1	34	34	1000	1045	1000	1045	
SPEECH WORKSHOP / HEALTH EXAM.	1	1			750	635	750	635	
11 - SCIENCE									
SCIENCE DEMO ROOM	3	3	34	34	940	1045	2820	2092	
SCIENCE LAB	2	2			1250	1085	2500	2170	
SCIENCE PREPARATION	1	1			1875	1200	1875	1200	
12 - ART & MUSIC									
ART STUDIO W/STORAGE	1	1	34	34	1600	1045	1600	1045	* - Spaces are accessible from Assembly Area and stairs. See Plan.
CHORAL MUSIC CLASSROOM*	1	1	34	34	1500	1200	1500	1200	
INSTRUMENT PRACTICE W/CUBICLES*	1	1	34	34	940	1045	940	1045	
MUSICAL INSTRUMENT STORAGE ROOM	1	0			375	0	375	0	
15 - COMPUTER									
COMPUTER CLASSROOM	2	1	17	17	1000	1045	2000	1045	
16 - TECHNOLOGY / HUMAN SERVICES / TRADE									
TECHNOLOGY LAB	1	1	25	25	1500	1045	1500	1045	
SECURE TECHNOLOGY STORAGE ROOM	1	0			150	0	150	0	



PROGRAM SPACES	BOE PROGRAM								COMMENTS
	UNITS		CAPACITY PER UNIT		UNIT AREA		TOTAL AREA		
	BOE	STUDY	BOE	STUDY	BOE	STUDY	BOE	STUDY	

20 - ASSEMBLY AREA

ASSEMBLY AREA	1				6000	4000*	6000	4000*	* - The auditorium and gymnasium share the same space. The slab to slab height is approximately 15 feet. A portable stage is provided for assembly and performances. Music spaces are to the left and right of the stage. See Plan.
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21 - HEALTH AND PHYSICAL EDUCATION / ASSEMBLY AREA

GYMNASIUM (COMPETITION)	1	1*			9000	4000	9000	4000	* - The gymnasium and auditorium share the same space. The slab to slab height is approximately 15 feet. The gym is an exercise room. Small locker rooms are provided.
LOCKER ROOM - F/M (EACH) W/TOILET	2	2*			750	325	1500	750	
SHOWERS (HOME TEAM) - F/M (EACH)	2	2*			375	---	750	---	
HEALTH INSTRUCTOR'S OFFICE W/SHOWER & TOILET	1	1			375	140	375	140	
GYM STORAGE ROOM	2	1			250	135	250	270	

22 - LIBRARY

LIBRARY COMPLEX	1	1			2000	1600	2000	1600	
AUDIO VISUAL STORAGE ROOM	1	1			200	215	200	215	

23 - LOBBY / MAIN ENTRANCE

LOBBY - SQ.FT. AS FEASIBLE)	1	1				1900		1900	
LOBBY SECURITY STORAGE ROOM	1	1			100	100	100	100	
SECURITY OFFICERS' CHANGING ROOM (MF)	2	1			150	165	300	165	

30 - GUIDANCE

GUIDANCE SUITE (CONFERENCE, RECORDS AND WAITING ROOMS, AND OFFICES)	1	1			750	635	750	635	
COLLEGE & VOCATIONAL GUIDANCE OFFICE SUITE	1	1			2125	1600	2125	1600	

31 - SBST

SBST SUITE	1	1			585	560	585	560	
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PROGRAM SPACES	BOE PROGRAM								COMMENTS
	UNITS		CAPACITY / UNIT		UNIT AREA		TOTAL AREA		
	BOE	STUDY	BOE	STUDY	BOE	STUDY	BOE	STUDY	
32 - MEDICAL									
MEDICAL SUITE	1	1			500	468	500	468	
34 - STUDENT ACTIVITY COMPLEX									
GOVERNMENT AND CLUBS / PUBLICATION	1	1			1000	635	1000	635	
STUDENT STORE (ADJACENT TO CAFETERIA)	1	1			200	200	200	200	
40 - ADMINISTRATION									
ADMINISTRATIVE SUITE	1	1			2485	1975	2485	1975	
CONFERENCE ROOM	1	0			500	0	500	0	
SUPERVISORY OFFICE & SECRETARY (1/FLR)	3	4			375	200	1125	800	
SUPERVISORY STOREROOM	3	0			190	0	570	0	
43 - STAFF AREAS									
TEACHER'S WORKROOM	2	2			375	484	750	968	
STAFF REST ROOM (INFIRMARY) W/TOILET	1	1			190	230	190	230	
SCHOOL AIDE'S ROOM	1	1			190	230	190	230	
49 - COMMUNITY ACTIVITY									
PARENTS / COMMUNITY ROOM	1	1			375	310	375	310	
50 - GENERAL / FOOD SERVICES									
STUDENTS' DINING AREA (110% CAPACITY)	1	1			2936	2300	2936	2300	
STAFF LUNCH ROOM	1	1			600	450	600	450	
42 - OFFICES									
PROGRAM OFFICE SUITE	1	1			500	580	500	580	
80 - STORAGE / INSTRUCTIONAL									
LARGE BOOK STORAGE ROOM	1	1			500	250	500	250	
SMALL BOOK STORAGE ROOM	2	2			200	360	400	720	
81 - STORAGE / ADMINISTRATIVE									
VAULT W/ANTEROOM	1	1			600	760	600	760	



PROGRAM SPACES	BOE PROGRAM								COMMENTS
	UNITS		CAPACITY PER UNIT		UNIT AREA		TOTAL AREA		
	BOE	STUDY	BOE	STUDY	BOE	STUDY	BOE	STUDY	

82 - STORAGE / CUSTODIAL										
RECEIVING AND GENERAL SUPPLY	1	1			500	250	500	250		
FURNITURE STORAGE ROOM	1	1			375	250	375	250		
GROUND EQUIPMENT ROOM STORAGE ROOM	1	0			150	0	150	0		
TELECOMMUNICATIONS ROOM	1	1			150	250	150	250		
TELECOMMUNICATIONS SWITCH CLOSET	1 / FLR	1 / FLR			--	--	--	--		
TV DISTRIBUTION RACK CLOSET	1	NR			15	NR	15	NR	NR - TV RACK IS LOCATED IN THE TELECOM ROOM AS PER STANDARD LAYOUTS.	
TOTAL PROGRAM AREA							BOE	STUDY		
							70,745 SF		58,818	
TOTAL CORE AREA							BOE	STUDY		
									54,350	
TOTAL BUILDING SQUARE FOOTAGE / GROSS							BOE	STUDY		
									113,168	
PERCENT PROGRAMMED AREA							BOE	STUDY		
									52%	
PERCENT CORE AREA							BOE	STUDY		
									48%	

Rachelson, Tami

From: Rachelson, Tami
Sent: Tuesday, January 16, 2001 3:38 PM
To: DAHIR, STAN
Cc: Corcoran Linda
Subject: Access to PS 109M & PS 90M

file PS109M

Stan:

The contact for access to PS 109M is Custodian Joseph Lynn. He is the custodian at PS 72M and he also is responsible for PS 109M. His phone # is 212-987-1750. I told him that someone from the SCA would be contacting him for access.

Former PS 90M is managed by HPD. The contact at HPD is Mr. Leslie Williams at 212-863-7137. I informed his office that the SCA needed access.

Call me if you have any problems with gaining access.

Tami