

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. |
|---------------|---|--|--|--|------|-------|------|-------|---|

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 | |
|------------|---|---|--|--|-----|-----|-----|-----|--|



| 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 PS 109M

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