

**Survey of Proportionate Usage of the NYQM Landmark Buildings along Rutherford Place
221 East 15th Street, Link Building, 15 Rutherford Place and 226 East 16th Street
7/1/2011**

Meetinghouse		Note 1				Note 2		Notes 2 & 3							Note 4		Note 5	
(221 East 15th Street)		Total Space				Exclusive Occupancy		Shared Use					Shared Occupancy		Total Apportioned		Total Apportioned	
		Total	Occupancy	Total	Total	by	by	Used		Unused		Total %	Hours		Occupancy % by Room		Occupancy by Sq.Ft.	
Basement/Cellar		Sq. Ft.	or Use	Exclusive	Shared	% FS	% QM	% FS	% QM	% FS	% QM	Shared	FS	QM	% FS	% QM	FS Sq.Ft.	QM Sq.Ft.
	FS Cafeteria Storage	443	FS	443		100%									100%		443	
	Phone Room	105	Shared		105			62%	38%	0%	0%		5431	3329	62%	38%	65	40
	Electrical Room	526	Shared		526			79%	21%	0%	0%		6920	1840	79%	21%	416	110
	Mechanical & Gas Meter Room	353	Shared		353			62%	38%	0%	0%		5431	3329	62%	38%	219	134
	YSOP Storage (2 Closets)	53	QM	53			100%								100%			53
	Cafeteria Dining Space Front	1019	Shared		1030			20%	5%	61%	14%		7096	1664	81%	19%	825	194
	Cafereria Dining Space Back	1333	Shared		1322			20%	10%	47%	23%		5869	2891	67%	33%	893	440
	Cafeteria Serving Area	605	Shared		605			20%	4%	65%	11%		7446	1314	85%	15%	514	91
	Kitchen	520	Shared		520			20%	8%	54%	18%		6482	2278	74%	26%	385	135
	FS Cafeteria Office	98	FS	98		100%									100%		98	
	Tunnel	110	Shared		110			50%	50%	0%	0%		4380	4380	50%	50%	55	55
	Basement/Cellar Total	5165		594	4571	10%	1%					88%					3913	1252
	Basement/Cellar Occupancy %																76%	24%
First Floor																		
	Meeting Room	3540	Shared		3540			27%	15%	38%	20%		5694	3066	65%	35%	2301	1239
	FS Meeting Room Storage	100	FS	100		100%									100%		100	
	15th Street Library	131	QM	131			100%									100%		131
	15th Street Supplies Storage	100	QM	100			100%									100%		100
	15th Street Loft Storage	184	QM	184			100%									100%		184
	First Floor Total	4055		515	3540	2%	10%					87%					2401	1654
	First Floor Occupancy %																59%	41%
Second Floor																		
	Meeting Room Balcony	1870	Shared		1870			27%	15%	38%	20%		5694	3066	65%	35%	1216	655
	FS Music Office	259	FS	259		100%									100%		259	
	Meeting Room Lounge	777	Shared		777			28%	13%	41%	18%		6044	2716	69%	31%	536	241
	Second Floor Total	2906		259	2647	9%	0%					91%					2011	895
	Second Floor Occupancy %																69%	31%
Meetinghouse Totals:																		
	Total Occupancy	12126		1368	10758	7%	3%					80%			69%	31%	8325	3801
	Total Common Areas	1278										10%			69%	31%	877	401
	Total Square Footage	13404				900	468					12036					9202	4202

Central Building			Note 1				Note 2		Notes 2 & 3					Note 4		Note 5			
(15 Rutherford Place)			Total Space				Exclusive Occupancy		Shared Use					Shared Occupancy		Total AppORTIONED		Total AppORTIONED	
			Total	Occupancy	Total	Total	by	by	Used		Unused		%	Hours		Occupancy % by Room		Occupancy by Sq.Ft.	
Basement/Cellar			Sq. Ft.	or Use	Exclusive	Shared	% FS	% QM	% FS	% QM	% FS	% QM	Shared	FS	QM	% FS	% QM	FS Sq.Ft.	QM Sq.Ft.
		QM Storage	219	QM	219			100%									100%		219
		15th Street First Day School Storage	18	QM	18			100%									100%		18
		FS Arts Classroom	713	FS	713		100%									100%		713	
		FS Classroom (Room 2)	1382	Shared		1382			99%	1%	0%	0%		8672	88	99%	1%	1368	14
		FS Office, Remedial Reading	102	FS	102		100%									100%		102	
		FS Office, Friends After Three	136	FS	136		100%									100%		136	
		Water Main Closet	26	Shared		26			50%	50%	0%	0%		4380	4380	50%	50%	13	13
		FS Display Closet & Slopsink	34	FS	34		100%									100%		34	
		Basement/Cellar Total	2630		1222	1408	37%	9%					54%					2366	264
		Basement/Cellar Occupancy %																90%	10%
First Floor																			
		Common Room	1260	Shared		1260			25%	54%	6%	15%		2716	6044	31%	69%	391	869
		Shelter Kitchen	150	QM	150			100%									100%		150
		FS Gym Closets	103	FS	103		100%									100%		103	
		FS Bathrooms/Elevator Lobby	145	FS	145		100%									100%		145	
		Room 1	644	Shared		644			1%	99%	0%	0%		88	8672	1%	99%	6	638
		QM Office	501	QM	501			100%									100%		501
		QM Closet	14	QM	14			100%									100%		14
		Shelter Linen Closet	13	QM	13			100%									100%		13
		First Floor Total	2830		926	1904	9%	24%					67%					645	2185
		First Floor Occupancy %																23%	77%
Mezzanine																			
		YSOP Office	369	QM	369			100%									100%		369
		15th Street Office	168	QM	168			100%									100%		168
		FS Guidance Office	207	FS	207		100%									100%		207	
		FS Guidance Office Lobby	70	FS	70		100%									100%		70	
		Fish Stairs	180	FS	180		100%									100%		180	
		FS Infirmary	280	FS	280		100%									100%		280	
		YSOP Storage	207	QM	207			100%									100%		207
		Mezzanine Total	1481		1481	0	50%	50%					0%					737	744
		Mezzanine Occupancy %																50%	50%
Second Floor																			
		AFSC Offices	3227	QM	3227			100%									100%		3227
		Stairs	457	QM	457			100%									100%		457
		Second Floor Total	3684		3684		0%	100%					0%						3684
		Second Floor Occupancy %																0%	100%

<u>Central Building (Cont.)</u>		Note 1				Note 2		Notes 2 & 3					Note 4		Note 5			
<u>(15 Rutherford Place)</u>		<u>Total Space</u>				<u>Exclusive Occupancy</u>		<u>Shared Use</u>					<u>Shared Occupancy</u>		<u>Total AppORTIONED</u>			
		<u>Total</u>	<u>Occupancy</u>	<u>Total</u>	<u>Total</u>	<u>by</u>	<u>by</u>	<u>Used</u>		<u>Unused</u>		<u>%</u>	<u>Hours</u>		<u>Occupancy % by Room</u>		<u>Occupancy by Sq.Ft.</u>	
		<u>Sq. Ft.</u>	<u>or Use</u>	<u>Exclusive</u>	<u>Shared</u>	<u>% FS</u>	<u>% QM</u>	<u>% FS</u>	<u>% QM</u>	<u>% FS</u>	<u>% QM</u>	<u>Shared</u>	<u>FS</u>	<u>QM</u>	<u>% FS</u>	<u>% QM</u>	<u>FS Sq.Ft.</u>	<u>QM Sq.Ft.</u>
Third Floor																		
	FS Seeger Center	3684	FS	3684		100%									100%		3684	0
	Third Floor Total	3684		3684		100%	0%					0%					3684	0
	Third Floor Occupancy %																100%	0%
Central Building Totals:																		
	Total Occupancy	14309		10997	3312	36%	34%					21%			52%	48%	7432	6877
	Total Common Areas	1565										10%			52%	48%	813	752
	Total Square Footage	15874				5654	5343					4877					8245	7629

<u>Link Building</u>		<u>Note 1</u>				<u>Note 2</u>		<u>Notes 2 & 3</u>					<u>Note 4</u>		<u>Note 5</u>			
<u>(Between Meetinghouse & Central Bldg.)</u>		<u>Total Space</u>				<u>Exclusive Occupancy</u>		<u>Shared Use</u>					<u>Shared Occupancy</u>		<u>Total AppORTioned</u>		<u>Total AppORTioned</u>	
		<u>Total</u>	<u>Occupancy</u>	<u>Total</u>	<u>Total</u>	<u>by</u>	<u>by</u>	<u>Used</u>		<u>Unused</u>		<u>%</u>	<u>Hours</u>		<u>Occupancy % by Room</u>		<u>Occupancy by Sq.Ft.</u>	
Basement/Cellar		<u>Sq. Ft.</u>	<u>or Use</u>	<u>Exclusive</u>	<u>Shared</u>	<u>% FS</u>	<u>% QM</u>	<u>% FS</u>	<u>% QM</u>	<u>% FS</u>	<u>% QM</u>	<u>Shared</u>	<u>FS</u>	<u>QM</u>	<u>% FS</u>	<u>% QM</u>	<u>FS Sq.Ft.</u>	<u>QM Sq.Ft.</u>
	Hallway Coat Storage	229	Shared		229			24%	11%	45%	20%		6044	2716	69%	31%	158	71
	Basement/Cellar Total	229			229	0%	0%					100%					158	71
	Basement/Cellar Occupancy %																69%	31%
First Floor																		
	Hallway Coat Storage	229	Shared		229			24%	11%	45%	20%		6044	2716	69%	31%	158	71
	First Floor Total	229			229	0%	0%					100%					71	158
	First Floor Occupancy %																31%	69%
Second Floor																		
	Shelter Storage	33	QM	33												100%		33
	Second Floor Total	33		33		0%	100%					0%						33
	Second Floor Occupancy %																0%	100%
Third Floor																		
	15th Street Room 12/Shelter Storage	107	QM	107			100%									100%		107
	Third Floor Total	107		107		0%	100%					0%						107
	Third Floor Occupancy %																0%	100%
Link Building Totals:																		
	Total Occupancy	598		140	458	0%	15%					50%					229	369
	Total Common Areas	318															122	196
	Total Square Footage	916				0	140					776					351	565

Old School Building		Note 1				Note 2		Notes 2 & 3					Note 4		Note 5			
226 East 16th Street		Total Space				Exclusive Occupancy		Shared Use					Shared Occupancy		Total AppORTIONED		Total AppORTIONED	
		Total	Occupancy	Total	Total	by	by	Used		Unused		%	Hours		Occupancy % by Room		Occupancy by Sq.Ft.	
Sub Basement/Cellar		Sq. Ft.	or Use	Exclusive	Shared	% FS	% QM	% FS	% QM	% FS	% QM	Shared	FS	QM	% FS	% QM	FS Sq.Ft.	QM Sq.Ft.
	FS Contractor Storage	43	FS	43		100%									100%		43	
	FS Storage	448	FS	448		100%									100%		448	
	FS Locked Storage	94	FS	94		100%									100%		94	
	QM Storage	530	QM	530			100%									100%		530
	Sub Basement/Cellar Total	1115		1115		52%	48%					0%					585	530
	Sub Basement/Cellar Occupancy %																52%	48%
Basement/Cellar																		
	NYYM Office	1570	QM	1570			100%									100%		1570
	FS IT Office	115	FS	115		100%									100%		115	
	Basement/Cellar Total	1685		1685		7%	93%					0.0%					115	1570
	Basement/Cellar Occupancy %																7%	93%
First Floor																		
	FS Class Room (Room 10)	723	Shared		723			99%	1%	0%	0%		8672	88	99%	1%	716	7
	FS Class Room	735	FS	735		100%									100%		735	
	Hallways & Bathrooms	218	FS	218		100%									100%		218	
	First Floor Total	1676		953	723	100%	0%					43%					1669	7
	First Floor Occupancy %																100%	0%
Second Floor																		
	FS Class Room (Room 20)	767	Shared		767			99%	1%	0%	0%		8672	88	99%	1%	759	8
	FS Class Room (Room 21)	727	Shared		727			99%	1%	0%	0%		8672	88	99%	1%	720	7
	FS Bathrooms	106	FS	106		100%									100%		106	
	Hallways	67	FS	67		100%									100%		67	
	Second Floor Total	1667		173	1494	100%	0%					90%					1652	15
	Second Floor Occupancy %																99%	1%
Third Floor																		
	FS Art Center	1675	FS	1675		100%									100%		1675	
	Third Floor Total	1675		1675		100%	0%					0%					1675	0
	Third Floor Occupancy %																100%	0%
Old School Building Totals:																		
	Total Occupancy Percentage	7818		5601	2217	43%	26%					27%			73%	27%	5696	2122
	Total Common Areas	314										4%			73%	27%	229	85
	Total Square Footage	8132				3501	2100					2531					5925	2207

ALL BUILDINGS TOTALS:																		
	Total Occupancy	34851		18106	16745	26%	21%					44%			62%	38%	21682	13169
	Total Common Areas	3475													62%	38%	2041	1434
	Total Square Footage	38326				10055	8051					20220					23723	14603

Summary:

	Total	FS	QM	FS	QM
	<u>Sq. Ft.</u>	<u>Apportioned</u>	<u>Apportioned</u>	<u>%</u>	<u>%</u>
Meetinghouse	13404	9202	4202	69%	31%
Central Building	15874	8245	7629	52%	48%
Link Building	916	351	565	38%	62%
Old School Building	8132	5925	2207	73%	27%
Totals/Averages	38326	23723	14603	62%	38%

How It Is Calculated:

- Total Square Footage:** Using the architectural plans provided by the FS' architects, we determined the square footage of all areas.
- Occupancy or Use:** For each area, we determined whether it was "exclusively occupied" or "shared".
- Shared Use / Apportioned Occupancy:** For each "shared" area, we determined the percentage of its use by FS and NYQM. We used FS' annual calendar (including the summer program) to calculate the hours of their use. To determine QM use, we used the QM annual calendar of use and rentals. QM tally includes use by 15th Street Monthly Meeting, Manhattan Monthly Meeting, NYYM, AFSC, YSOP, the Shelter and others.
- Total Occupancy by Percentage:** Each shared area is allocated to FS and/or QM in proportion to their use of that area.
- Total Occupancy by Square Foot:** For each user, the "apportioned" square footage of each area is determined by apportioning the square footage of that area according to each user's percentage of occupancy. Total square footage allocated to each user is the sum of the full square footage of all areas occupied at 100% and that users portion of square footage of all areas shared.

Additional Notes:

- Utility costs currently are shared according to a separate use study, which is dated January, 1999, and which should be updated to reflect changes since then. Phone Room and Electric Room use here calculated according to the square footage of all the buildings buildings they serve, the buildings studied herein and Hunter Hall and Kelly House.
- The Meetinghouse Courtyard Use Study is dated January, 2009. Use of Inner Courtyard and the OSB Playground has not yet been studied.
- This study measures area interior wall to interior wall, resulting in an overall under count of "rentable" square footage. This study ought not to be used to calculate rentable space.