

THE MONTAUK PLAYHOUSE

Final Construction Plans

June 20, 2023



Introductions

Sarah Iudicone

Board President

Montauk Playhouse Community Center Foundation

Dan Paquette

Building Committee Chair

Montauk Playhouse Community Center Foundation

Scott DiBerardino

Architect/ Engineer

Island Structures Engineering, P.C.



Agenda

- Design features and functional improvements
 - First Floor: Imagine Swimming input
 - Second Floor: JLP+D Study input
- Review updated Building Plans
- Discuss Phase I and Phase II Construction Scope
- Next Steps





1940s roof repair



2008 exterior - west side entrance



Project need and viability - validated in January 2023

James Lima Planning & Design (JLP+D) was engaged to conduct feasibility study to review, update and validate the plan to complete the Montauk Playhouse Community Center:

- Ensure program meets priority community needs and desires
- Confirm demand and appropriate level of management
- Refine cost projections for construction and feasibility of operations once complete

Over 16 weeks in the Fall of 2022, JLP+D:

- Conducted **30+** stakeholder interviews: (Local Government; Business Leaders, Cultural Leaders, Human Service leaders, School Leaders, Montauk swimmers)
- Reviewed all business plans and current construction bid / drawings
- Researched case studies for programming and operations
- Met with finance, engineering, construction, operational and programming experts



JLP+D Findings: A project the community wants & needs

“Trends were all exacerbated by the pandemic.” ~ Fred W. Thiele, Jr.

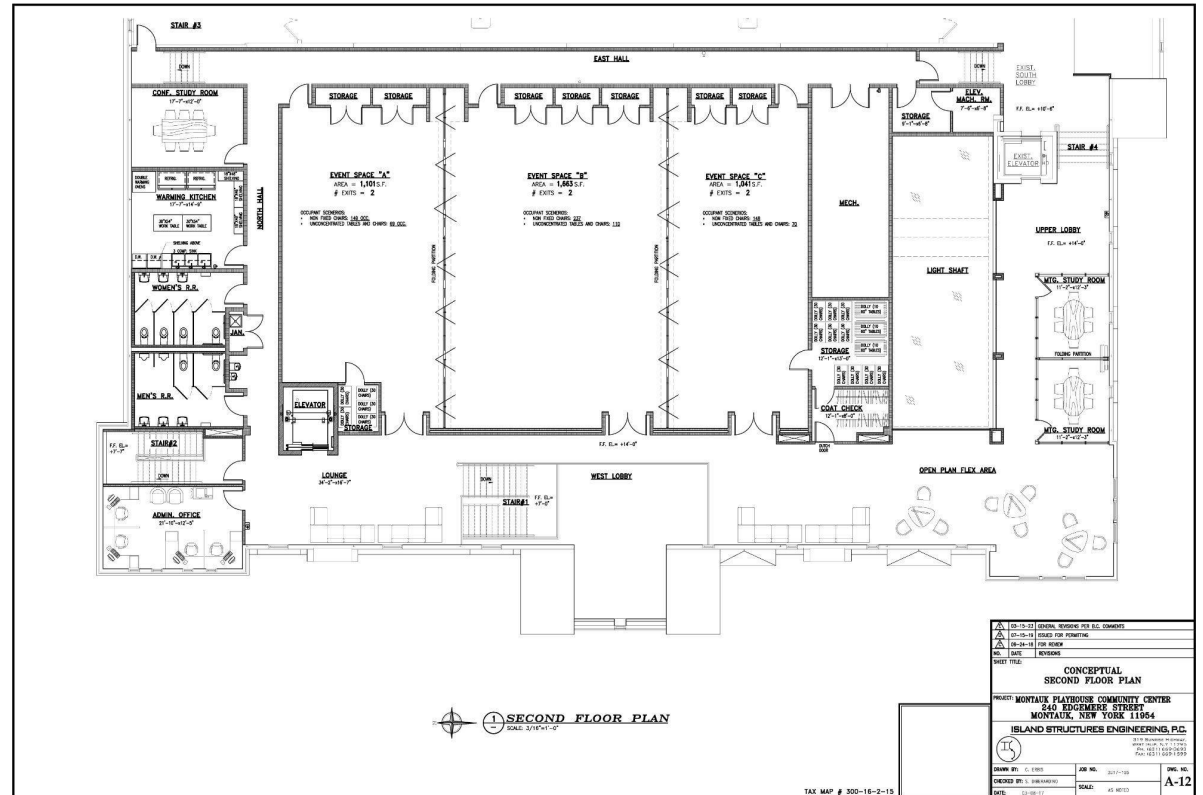
- Confirmed how Montauk’s population demographics, spending habits, and community issues are changing
- Emphasized that linkage with schools and programming is key: “You need programming that also attracts very young children and parents.”
- Desired programmatic connections throughout Playhouse (e.g., gym + pool rehab as one program for senior members)
- Looked forward to more proactive and Town-wide engagement:
 - Showcase project progress
 - Increased collaboration – “more direct lines of communication” w/ other institutions



JLP+D Study Findings: Multi-Purpose Cultural Center

Stakeholders generally see benefits of keeping space flexible & modular for a wide array of uses for **youth, families, seniors, local businesses, and cultural arts organizations.**

- Instruction and lectures; practice / rehearsal space; training and workforce development; entertainment fitness (e.g., climbing wall); business meetings and conferences.
- Activation - more usage rather than waiting for bookings.
- Flexibility (“don’t over plan it”). A variety of spaces could attract more users.



Montauk Playhouse Community Center Second Floor



2006 Renovation interior cleanup.

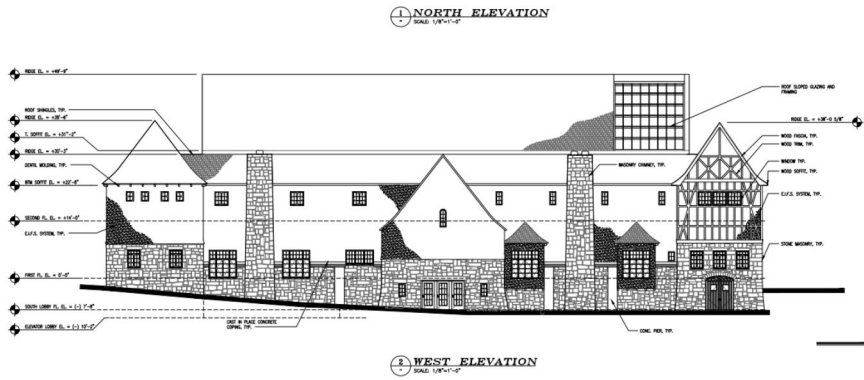


Aquatic Center (first floor) - Design Features

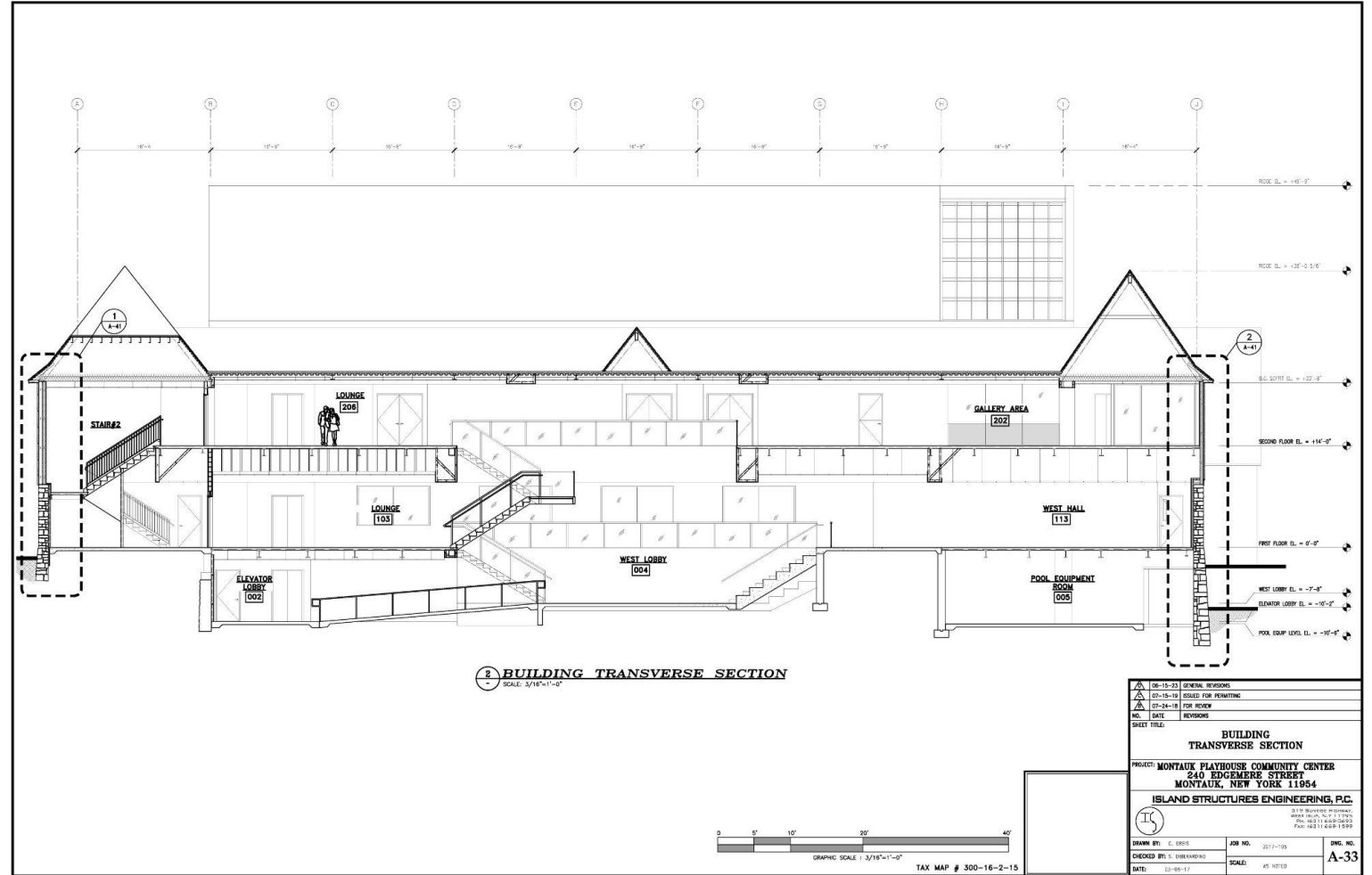
- Two basin pool deck with:
 - a 25 yard, 4-lane lap pool for instruction, recreation and training (lap swimming and master programs); pool has longer shallow section for instruction while still maintaining a 9 ft. deep end for lifeguard certification
 - an accessible shallow pool for instruction, recreation and physical therapy
 - 3 ADA compliant changing areas with lockers, showers and bathrooms (family, men, women)
 - Pool deck shower heads in 2 locations to keep pool clean
- Advanced water regenerative filtration system (RMF and UV) to maximize water quality, reduce chlorine smell, improve air quality, and reduce water, chemical and energy waste
- Extensive fenestration on the west and north walls allowing for natural light
- Key fobs for entry and egress to pool to control access to the pool deck
- A family viewing alcove area with benches in the corridor that runs north to south
- Meeting and viewing lounge area
- Existing sky light is open to pool area adding natural light
- Fully accessible spaces throughout include ramp to new elevator
- West entry to Aquatic Center will be open to the second floor so it will be 2.5 stories high



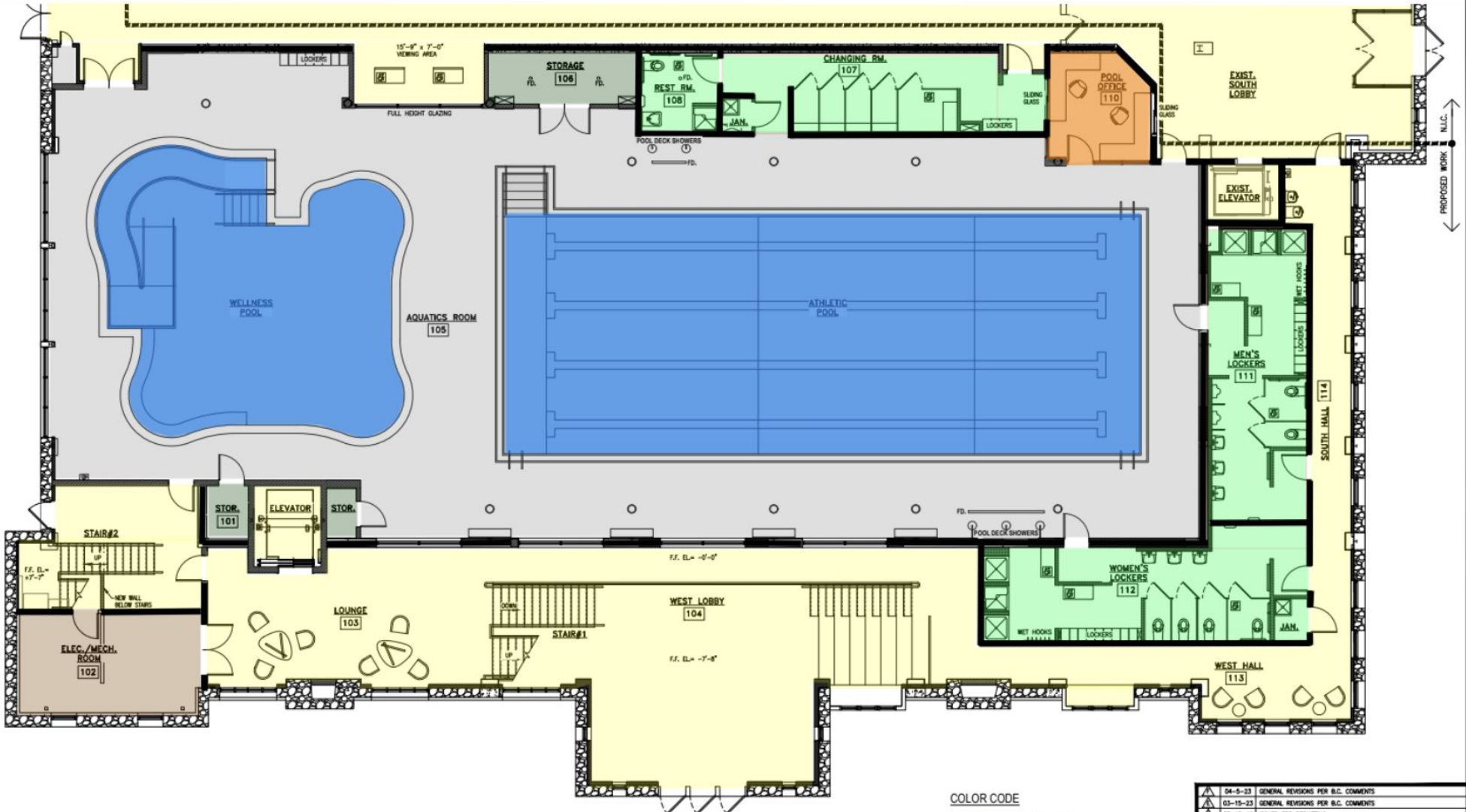
Montauk Playhouse building transverse section (west)



View looking east from the west lobby



Phase I: Aquatic Center First Floor Plan



PHASE 1- AQUATIC CENTER
1 FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"

COLOR CODE

 CIRCULATION	 POOL DECK
 COMMUNITY	 RESTROOMS
 OFFICE	
 SERVICE	
 STORAGE	
 POOL WATER	

04-5-23	GENERAL REVISIONS PER B.C. COMMENTS	
03-15-23	GENERAL REVISIONS PER B.C. COMMENTS	
07-15-19	ISSUED FOR PERMITTING	
NO.	DATE	REVISIONS
SHEET TITLE: CONCEPTUAL FIRST FLOOR PLAN		
PROJECT: MONTAUK PLAYHOUSE COMMUNITY CENTER 240 EDMERE STREET MONTAUK, NEW YORK 11954		
ISLAND STRUCTURES ENGINEERING, P.C.		
210 Governors Highway West Islip, NY 11795 PH: (631) 660-0823 FAX: (631) 660-1500		
DRAWN BY: C. ERBE	JOB NO: 2017-105	DWG. NO. A-11
CHECKED BY: S. DIBERARDINO	SCALE: AS NOTED	
DATE: 08-08-17		

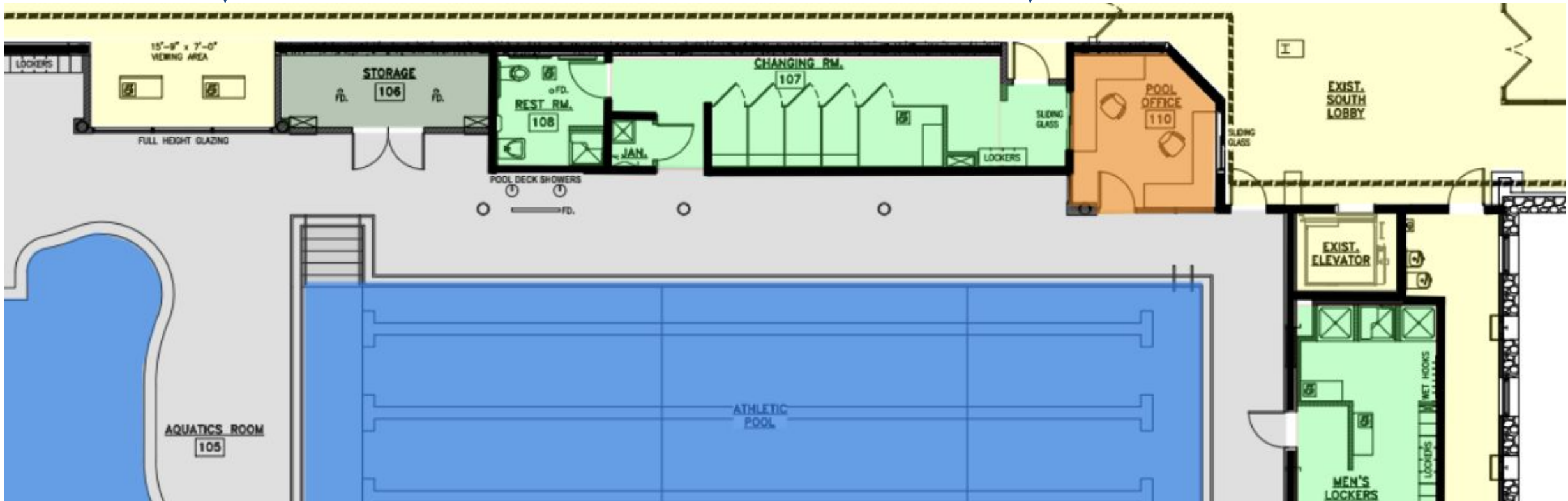
TAX MAP # 300-16-2-15



Aquatic Center detail - Family Changing Room

Viewing alcove

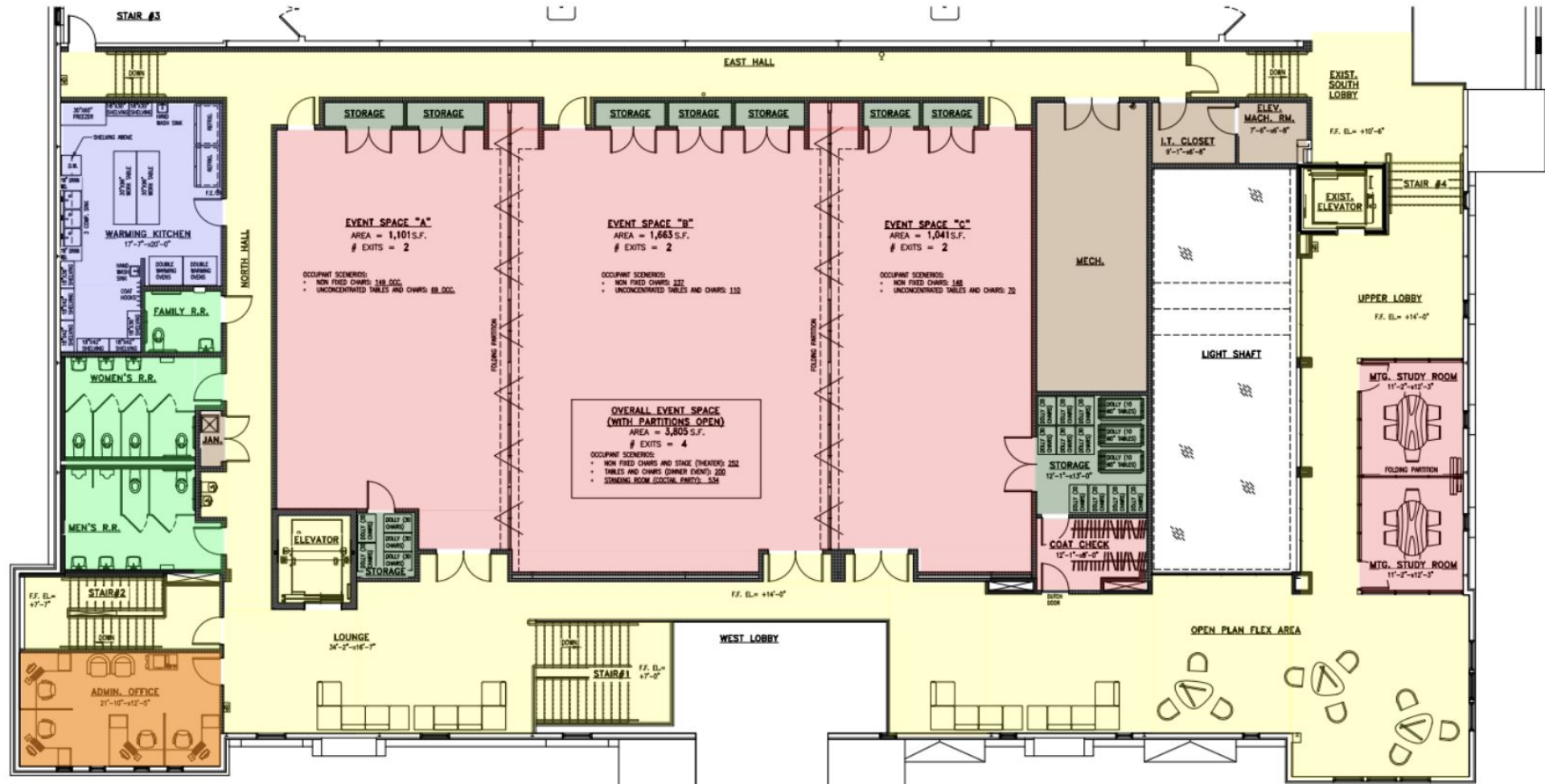
Entrance



Multi-Use Space (Second Floor) - Design Features:

- Multi-purpose, configurable auditorium to accommodate:
 - a stage and 250 seats, OR
 - 20 tables and 200 seats, OR
 - 3 medium-sized meeting spaces, OR
 - 1 large and 1 medium meeting spaces
 - storage closets for equipment
- Coat check room
- Fully equipped warming kitchen for event catering
- Additional meeting rooms (2)
- Meeting lounge
- Gallery space
- Office space for 4 or 5 for MPCCF staff and Multi-Use Space Operator employees to utilize.
- 3 ADA compliant bathrooms (family, men, women) to building code for a large gathering (200+ people).
- Corridor required for egress from the main space(s) was added and will allow for 2 insulated walls to minimize noise from gymnasium.
- Storage for chairs and round top tables





Phase II: Multi-Use Space Second Floor Plan

PHASE 2 - MULTI-PURPOSE CULTURAL CENTER
1 SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"

- COLOR CODE**
- CIRCULATION
 - WARMING KITCHEN
 - COMMUNITY
 - RESTROOMS
 - OFFICE
 - SERVICE
 - STORAGE

04-25-23	GENERAL REVISIONS PER B.C. COMMENTS
04-17-23	GENERAL REVISIONS PER B.C. COMMENTS
03-15-23	GENERAL REVISIONS PER B.C. COMMENTS
NO. DATE	REVISIONS
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PROJECT: MONTAUK PLAYHOUSE COMMUNITY CENTER 240 EDMERE STREET MONTAUK, NEW YORK 11954	
ISLAND STRUCTURES ENGINEERING, P.C. 319 Sunnyside Highway, West Nyack, N.Y. 10994 Ph: (821) 868-0803 Fax: (821) 868-1500	
DRAWN BY: C. ERBS	JOB NO. 2017-108
CHECKED BY: S. DIEMONDINO	SCALE: AS NOTED
DATE: 08-08-17	DWG. NO. A-12

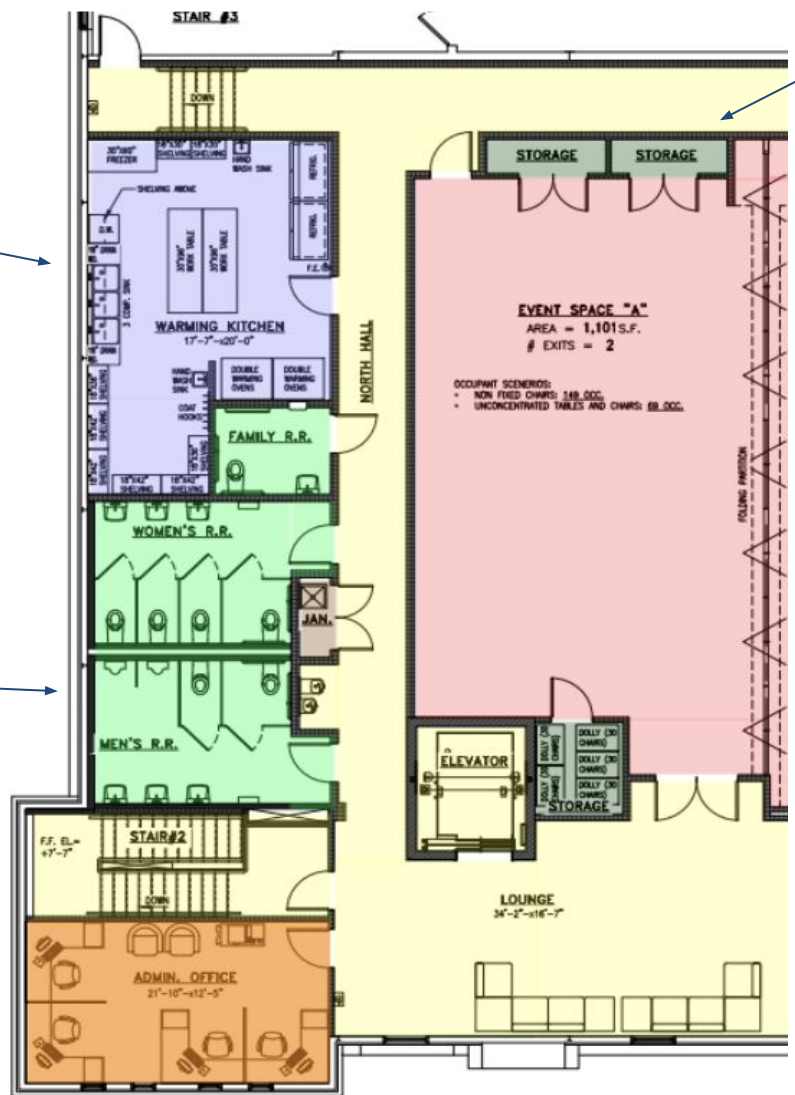
TAX MAP # 300-16-2-15



Multi-Use Space - details

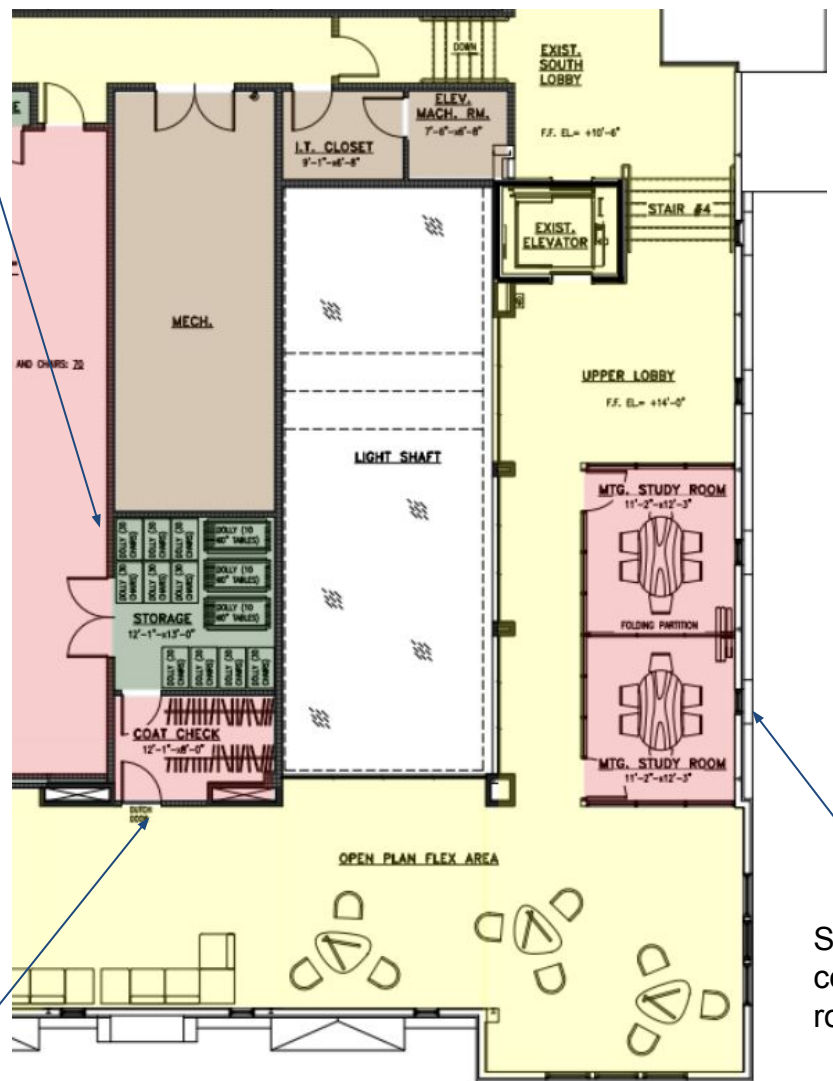
Warming Kitchen

Restrooms



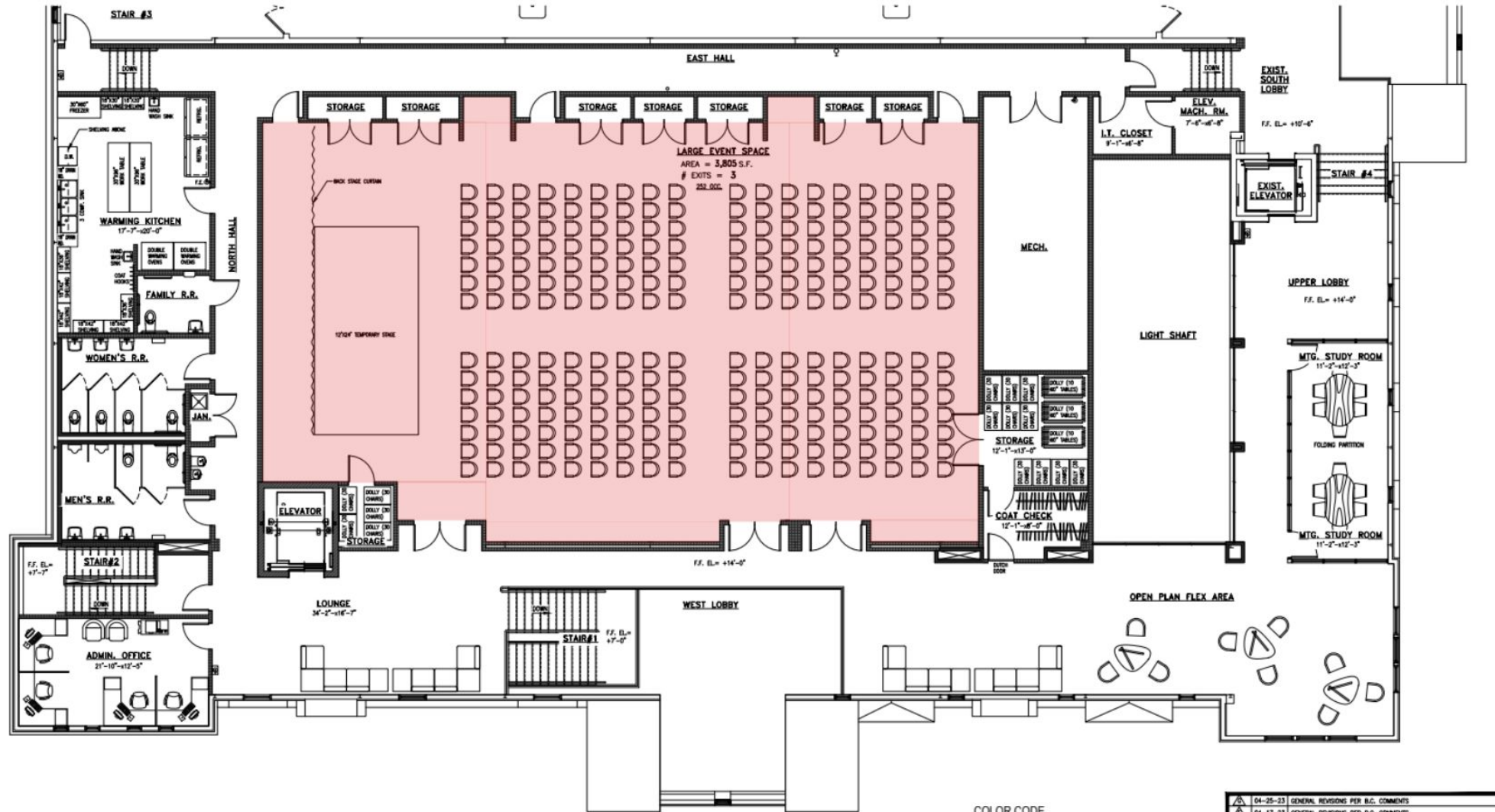
Storage

Coat check



Small conference rooms





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1 SECOND FLOOR PLAN
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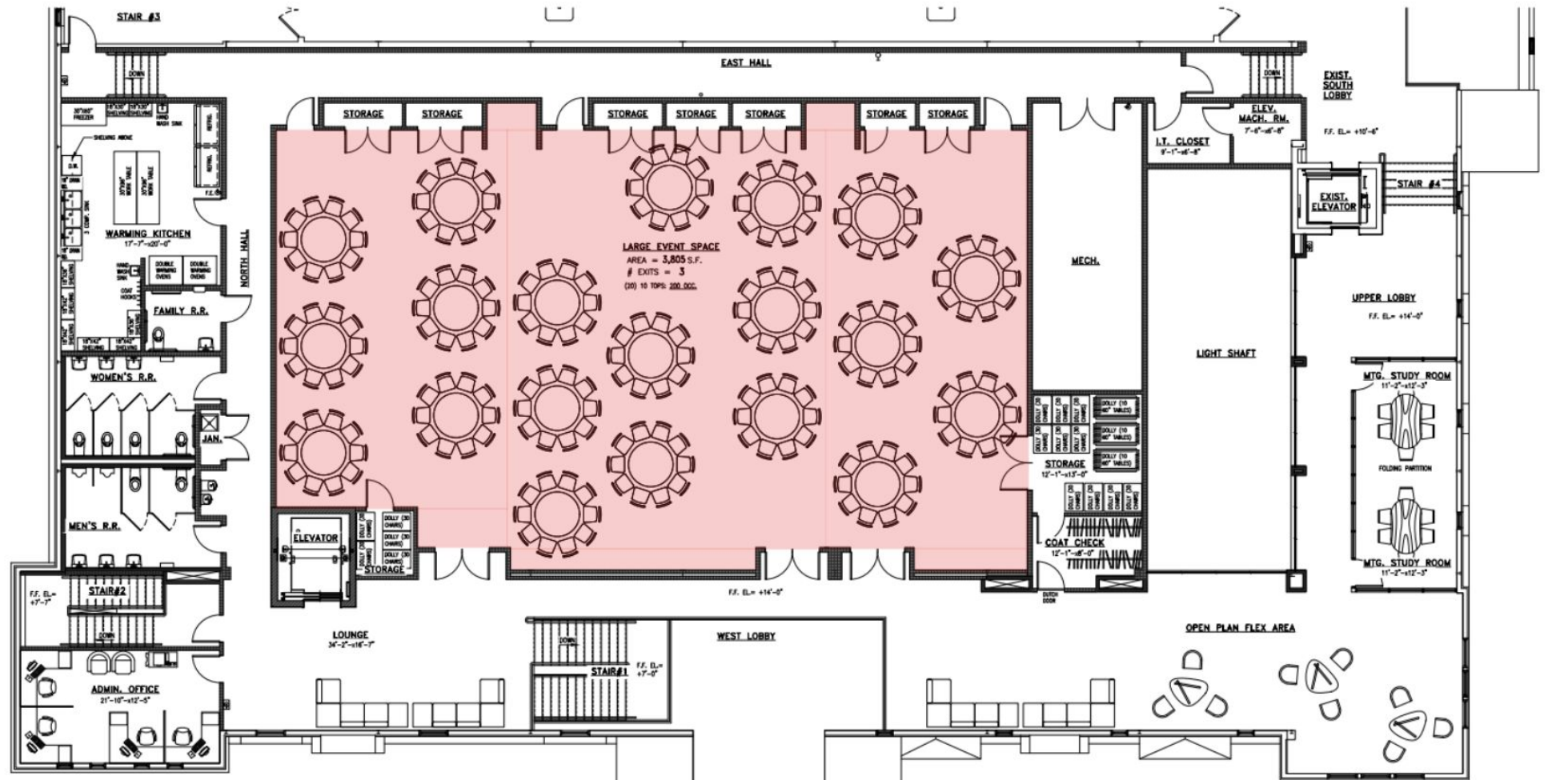
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DRAWN BY: C. ERBS	JOB NO. 2017-105	DWG. NO.
CHECKED BY: S. DEBARDINO	SCALE: AS NOTED	A-12
DATE: 05-08-17		

Phase II: Multi-Use Space

Small
stage and
250 seats





PHASE 2- MULTI-PURPOSE CULTURAL CENTER

1 SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

COLOR CODE

- CIRCULATION
- WARMING KITCHEN
- COMMUNITY
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TAX MAP # 300-16-2-15

Phase II: Multi-Use Space

20 tables
and 200
seats



Timeline and Next Steps

- April-May MPCCF presented to TOEH Board meeting (4/11)
TOEH authorized capital funding (4/20)
- June ISE delivers full set of plans for bid package preparation.
TOEH Engineer reviews construction documents.
TOEH prepares Phase One bid packages.
- July TOEH Board vote on resolution to accept MPCCF donation of full set of architectural and engineering plans for both floors.
TOEH and MPCCF go out to bid for Phase One first floor - Aquatic Center.
- August Ceremonial Groundbreaking
TOEH and MPCCF receive Phase One bids back.
- September TOEH accepts MPCCF financial donation.
ISE reviews Bids/Town checks references.
TOEH and MPCCF award jobs and construction begins.



Montauk Playhouse Renovation
2006 Ribbon Cutting

*Ceremonial Groundbreaking
on August 2 !!*

