

## Ponquogue Beach Bathhouse Redevelopment

Town Board Room, 2nd Floor,  
Southampton Town Hall  
116 Hampton Rd  
Southampton, New York

January 11, 2018



## Guiding Principles

*Located on 9.7 acres of land in Hampton Bays, the Ponquogue Bathing Facility was constructed in the late 1960s and currently serves as one of the most popular beach in the Hamptons. The property has since been improved with a 4.4-acre asphalt parking field with 507 parking spaces; a 6,584-square-foot timber deck that supports three main buildings connected by open and enclosed breezeways; a boardwalk that extends from the deck to the ocean side traversing the dune; and an attendant's booth at the facility's entrance.*

*Despite its numerous renovations, the facility has been weathered by many storms and high usage, and a stakeholder survey conducted by the Town of Southampton determined that the typical facility user preferred that it be modernized.*

*Basic findings found that visitors desired improved food offerings, additional covered and uncovered seating, added showers, better refuse pickup and maintenance, and more space and equipment for lifeguards.*

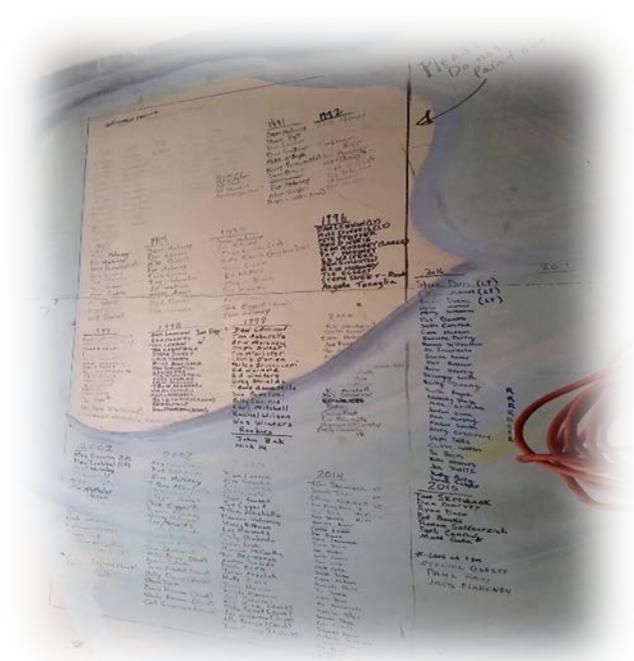
## Agenda

1. Introductions
2. Review Scope Items
3. Proposed Plans
4. Revised Material Selections
5. Schedule and Time Line
6. Open Discussion

### Note:

Items outlined in red throughout the presentation are revisions to the design from discussions at the last meeting on December 7, 2017.

## Deep History



# Major Scope Items

## Site Work/Parking



- Striping
- Retaining wall
- Entrance Sign
- Car Charging
- Attendants Booth
- Landscaping/rain gardens
- LED Lighting
- Fencing
- Bicycle Rack

## Decking/Railing



- Decking
- Railings
- Framing
- Pergolas
- Expansion/Seating
- Framing Rehabilitation
- Benches, Planters

## Siding/Roofing



- Cupolas
- Siding
- Structural Roof Work
- Roof Replacement
- Soffits and Fascias
- Windows

## Bathrooms/Concessions



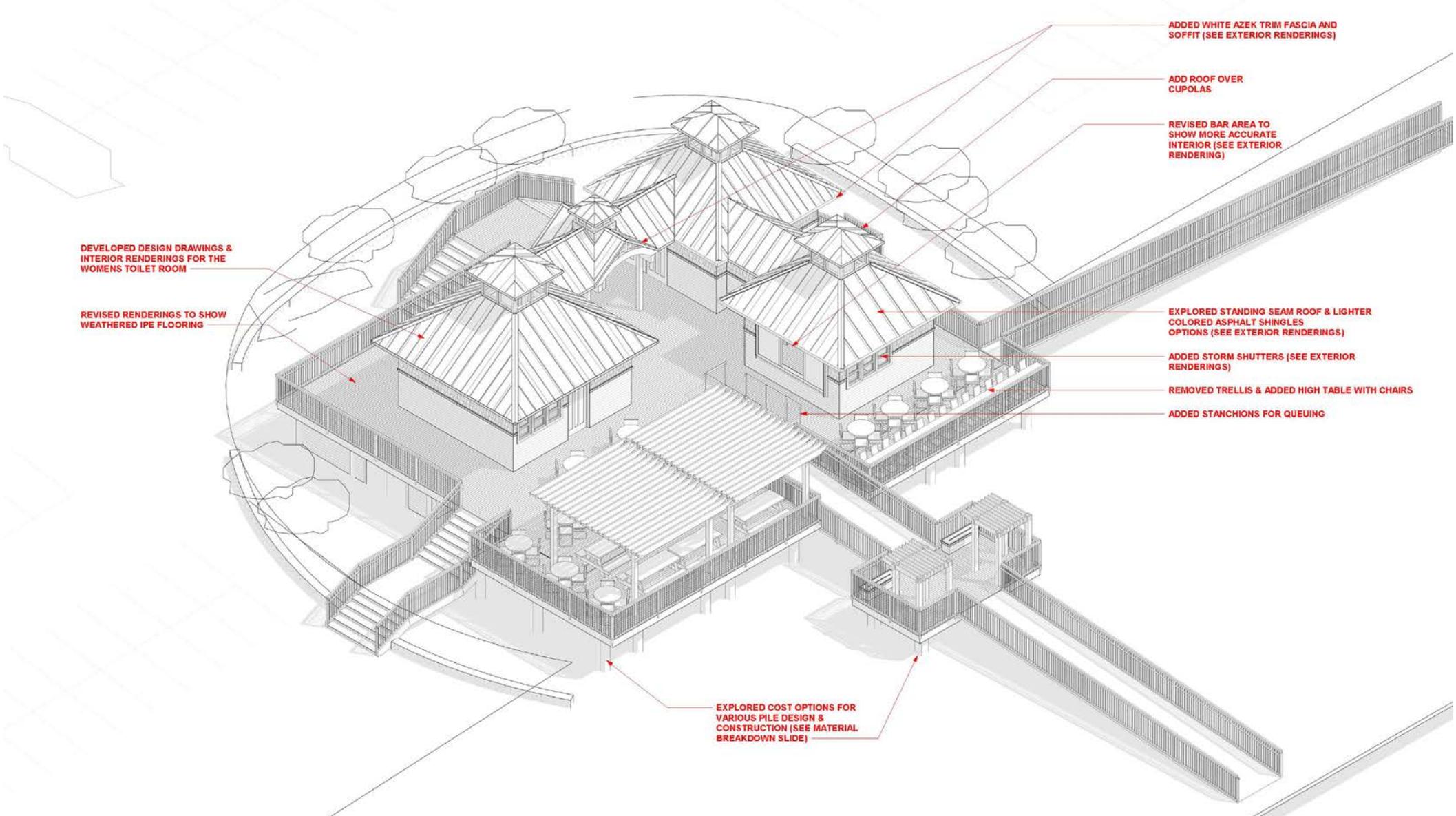
- Bathroom Fixtures
  - Touchless stainless steel water conservation faucets;
  - Touchless water conservation toilets;
  - Touchless hybrid waterless urinals;
  - Touchless hand dryers;
- Restroom Partitions – made from solid plastic polymers;
- Indoor LED Lithonia VAP LED Lighting Fixtures;
- Shutters
- Concession Window

## Beach Access Ramp



- Widen/Extend
- ADA compliance
- Showers
- Pile supports
- Life Guard Equipment Storage

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan (updates)



# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan (updates)

NEW ROOFED 'SOLAR' CUPULAS WITH CLEAR STORY WINDOWS

NEW ARCHED ENTRY

ROOF OPTIONS - (SEE RENDERINGS)

OPTION 1 - ASPHALT ROOF SHINGLES  
OPTION 2 - STANDING SEAM MTL ROOF

NEW IPE TRELLIS & COLUMNS

(SEE RENDERINGS FOR 'WEATHERED' LOOK)

NEW BUILT-IN HIGH TABLE AND CHAIRS - (SEE RENDERING VIEW D)

NEW DOOR, FRAME, AND TRIM

NEW IPE DECK 'WEATHERED' FINISH

RENOVATE BATHROOMS, NEW FINISHES & FIXTURES

NEW AZEK WHITE FASCIA BOARD & SOFFIT

NEW HARDPLANK SHINGLES

NEW WHITE TRIM BOARD

NEW HARDPLANK SIDING

NEW IPE GUARDRAILING AROUND ENTIRE DECK

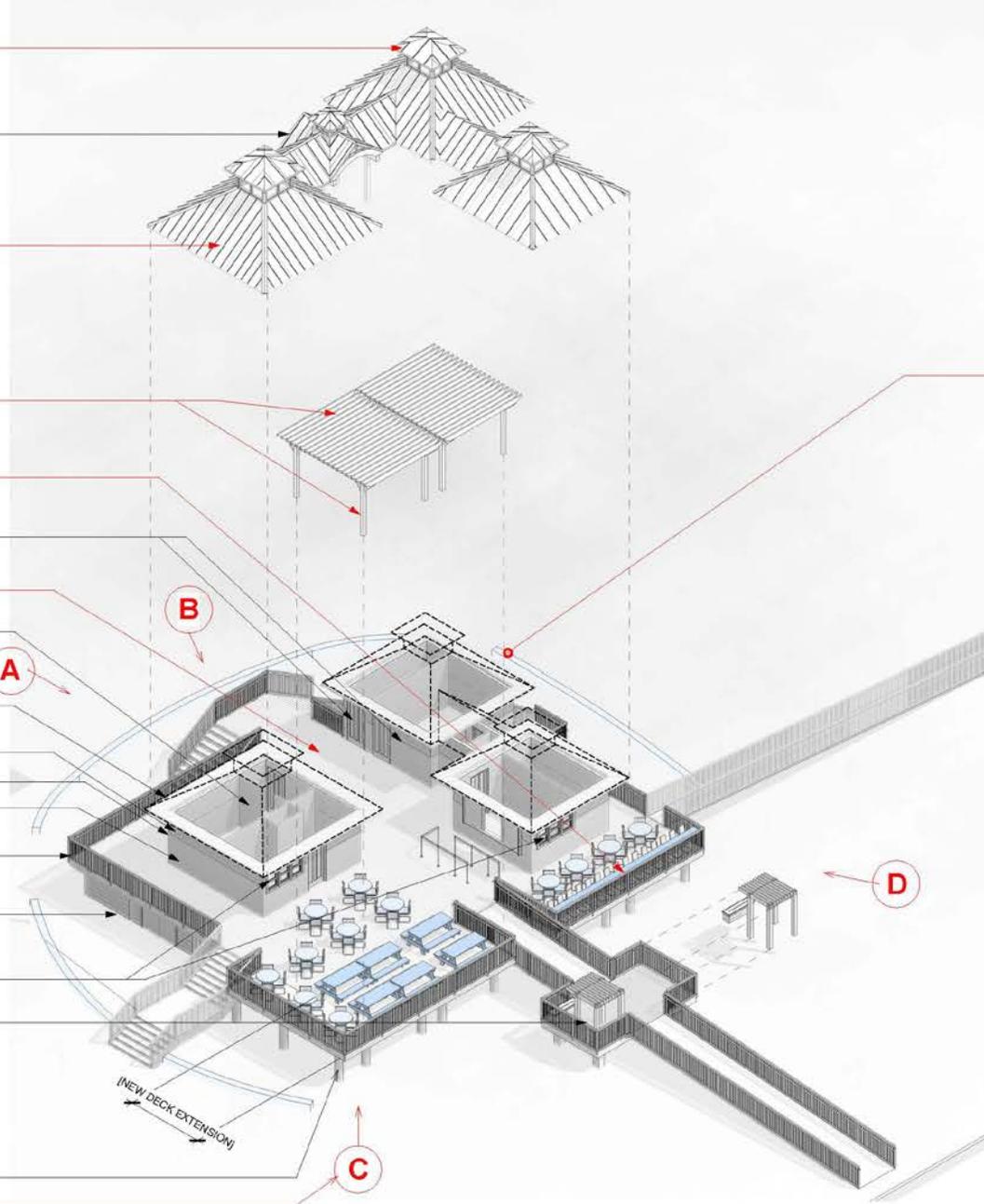
NEW STORAGE UNDERNEATH DECK

NEW WINDOWS FACING BEACH W/ STORM SHUTTERS

NEW TRELLIS AT WASH SHOWERS

NEW FOUNDATION PILE FOR DECK EXTENSION

EXTERIOR RENDERING VIEWS



PROPOSED CONCRETE (BLUE TINT) WOOD STAMPED RETAINING WALL



EXISTING WOOD RETAINING WALL

## Retaining Wall

# Ponquogue Beach Bathhouse Redevelopment – Proposed Rendering (asphalt roofing option)



# Ponquogue Beach Bathhouse Redevelopment – Proposed Rendering (standing seam roofing option)



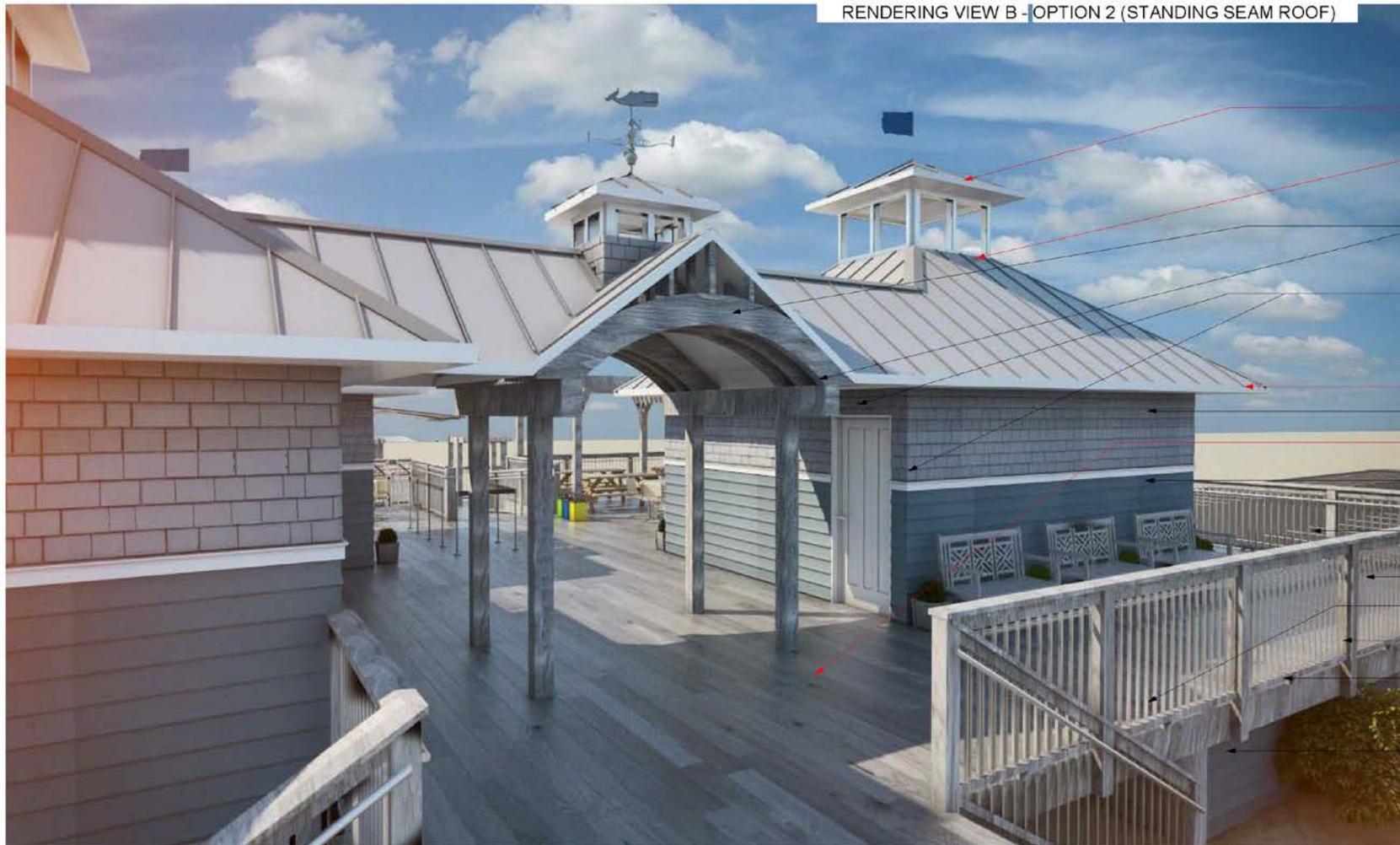
# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan



RENDERING VIEW B - OPTION 1 (ASPHALT ROOF SHINGLE)

- NEW ROOF COVERED 'SOLAR' CUPULAS WITH FLAG POLES & CLEARSTORY WINDOWS
- NEW LIGHT COLORED ASPHALT ROOF SHINGLES
- NEW ARCHED ENTRY WITH IPE COLUMN AND CURVED ARCH BEAMS (IPE WEATHERED LOOK IN RENDERING)
- NEW DOORS AND TRIM BOARD
- NEW AZEK WHITE FASCIA BOARD & SOFFIT
- NEW HARDPLANK SIDING
- NEW IPE FLOORING (WEATHERED LOOK IN RENDERING)
- NEW LIGHT COLORED HARDPLANK SHINGLES
- NEW 2X6 SLOPED IPE CAP RAIL AS SHOWN IN RENDERING, CONT. AROUND ENTIRE DECK
- NEW 3/4" ALUMINUM SPINDLE @ 3-1/2" O.C.
- NEW 2X4 IPE CENTER BLOCK CUT TO SHAPE AS SHOWN
- NEW 4X4 IPE POST ANCHOR TO RIM JOIST W/ 3/4" X 9" (A316) STAINLESS STEEL CARRIAGE BOLTS (3) @ EACH POST
- NEW 2X12 IPE RIM BOARD COVERING 2X10 RIM JOIST FOR NEW GUARDRAIL, EXISTING 2X10 JOIST TO REMAIN AT AREAS BEYOND REPLACED GUARDRAIL
- NEW STORAGE UNDERNEATH DECK, CLADDED WITH HARDPLANK SHINGLES

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan



NEW ROOF COVERED 'SOLAR' CUPULAS WITH FLAG POLES & CLEARSTORY WINDOWS

NEW LIGHT COLORED STANDING SEAM ROOFING

NEW ARCHED ENTRY WITH IPE COLUMN AND CURVED ARCH BEAMS (IPE WEATHERED LOOK IN RENDERING)

NEW DOORS AND TRIM BOARD

NEW AZEK WHITE FASCIA BOARD & SOFFIT

NEW HARDPLANK SIDING

NEW IPE FLOORING (WEATHERED LOOK IN RENDERING)

NEW LIGHT COLORED HARDPLANK SHINGLES

NEW 2X6 SLOPED IPE CAP RAIL AS SHOWN IN RENDERING, CONT. AROUND ENTIRE DECK

NEW 3/4" ALUMINUM SPINDLE @ 3-1/2" O.C.

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NEW 4X4 IPE POST ANCHOR TO RIM JOIST W/ 3/4" X 9" (A316) STAINLESS STEEL CARRIAGE BOLTS (3) @ EACH POST

NEW 2X12 IPE RIM BOARD COVERING 2X10 RIM JOIST FOR NEW GUARDRAIL. EXISTING 2X10 JOIST TO REMAIN AT AREAS BEYOND REPLACED GUARDRAIL

NEW STORAGE UNDERNEATH DECK. CLADDED WITH HARDPLANK SHINGLES

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan

RENDERING VIEW C -OPTION 1 (ASPHALT ROOF SHINGLES)



NEW IPE TRELLIS AND COLUMN AT AREA OF DECK EXTENSION (WEATHERED LOOK IN RENDERING)

NEW IPE TRELLIS AT WASH SHOWER (WEATHERED LOOK IN RENDERING)

NEW WINDOWS FACING BEACH (SEE RENDERING VIEW D)

NEW IPE GUARDRAILING WITH ALUMINUM SPINDLES, SEE NK ABOVE FOR ADDITIONAL INFORMATION

NEW 2X12 IPE RIM BOARD

NEW GREENHEART 12" BUTT X 8" TIP X 30' LONG PILE SUPPORT FOR NEW DECK EXTENSION (WEATHERED LOOK IN RENDERING)

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan



RENDERING VIEW C - OPTION 2 (STANDING SEAM METAL ROOF)

NEW IPE TRELLIS AND COLUMN AT AREA OF DECK EXTENSION  
(WEATHERED LOOK IN RENDERING)

NEW IPE TRELLIS AT WASH SHOWER  
(WEATHERED LOOK IN RENDERING)

NEW WINDOWS FACING BEACH (SEE RENDERING VIEW D)

NEW IPE GUARDRAILING WITH ALUMINUM SPINDLES; SEE NOTES  
ABOVE FOR ADDITIONAL INFORMATION

NEW 2X12 IPE RIM BOARD

NEW GREENHEART 12" BUTT X 8" TIP X 30' LONG PILE  
SUPPORT FOR NEW DECK EXTENSION  
(WEATHERED LOOK IN RENDERING)

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan



RENDERING VIEW D -OPTION 1 (ASPHALT ROOF SHINGLES)

LIGHT COLORED APSHALT ROOF SHINGLES

WHITE AZEK FASCIA AND SOFFIT

NEW WINDOW AND STORM SHUTTERS

WHITE AZEK TRIM

LIGHT COLOR GRAY HARDIPLANK SIDING

NEW DECK CHAIRS

NEW BUILT-IN HIGH TABLE, SOLID SURFACE (WHITE)

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan



LIGHT COLORED AP SHALT ROOF SHINGLES

WHITE AZEK FASCIA AND SOFFIT

NEW WINDOW AND STORM SHUTTERS

WHITE AZEK TRIM

HARDIPLANK SIDING

NEW DECK CHAIRS

NEW BUILT-IN HIGH TABLE, SOLID SURFACE (WHITE)

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan

LIGHT COLORED ASPHALT SHINGLE ROOF

SNACKBAR RENDERING - OPTION 1 (ASPHALT SHINGLES)



EXAMPLE STORM SHUTTER



STANCHIONS FOR QUEUING, STAINLESS STEEL W/ BLACK DIVIDING BANDS

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan

LIGHT COLORED ASPHALT SHINGLE ROOF



SNACKBAR RENDERING - OPTION 2 (STANDING SEAM ROOF)



EXAMPLE STORM SHUTTER

STANCHIONS FOR QUEUING, STAINLESS STEEL W/ BLACK DIVIDING BANDS

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan



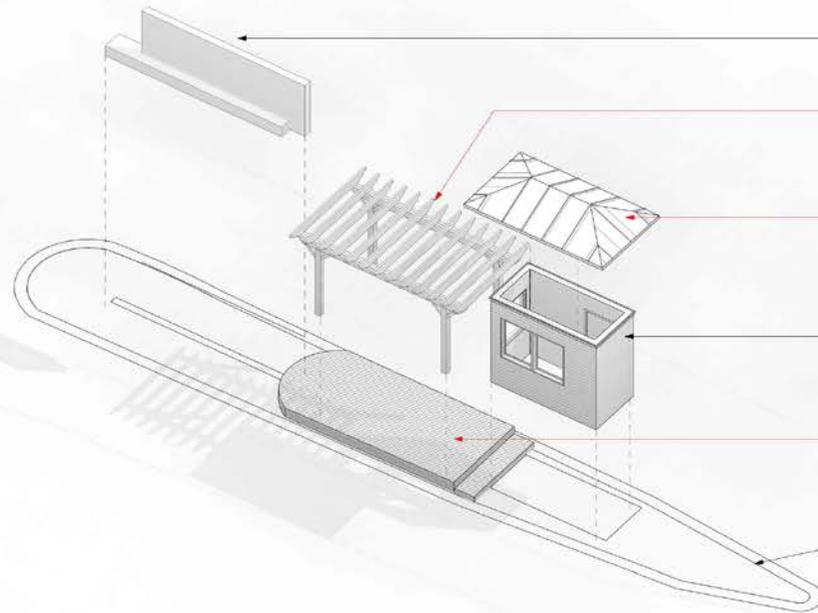
RENDERING - APPROACH

NEW IPE TRELLIS AT GUARD BOOTH (SIMILAR DESIGN TO MAIN BATH FACILITY)

NEW IPE WOOD DECK PLATFORM

NEW LANDSCAPING TO BE PROVIDED AROUND GUARD BOOTH AND PARKING LOT

NEW SIGNAGE VISIBLE TO DUNE ROAD, IN BOTH DIRECTIONS



NEW SIGNAGE TO BE VISIBLE TO DUNE ROAD IN BOTH DIRECTIONS

NEW IPE TRELLIS AND PATIO FOR PERSONNEL STATIONED AT GUARD BOOTH

ROOF FORM AND MATERIAL TO MATCH BATHING FACILITY (OPTION 1 - ASPHALT SHINGLE) OR (OPTION 2 - STANDING SEAM METAL ROOF)

NEW GUARD BOOTH (11'-9" x 9'-9"); WALL CLADDING TO MATCH BATHING FACILITY

NEW IPE WOOD DECK PLATFORM

NEW LANDSCAPING / WATER GARDEN AROUND GUARD BOOTH ISLAND

# Ponquogue Beach Bathhouse Redevelopment – Proposed Plan



Native Rain Garden Plantings

Grey Twig Dogwood

New England Aster

Witch Hazel

Cut leaf Cone Flower

Wild Beramont

Switch Grass

Inkberry Holly

Spotted Joe-Pye Weed

Great Blue Lobelia

Elderberry

Red Milkweed

Winterberry

Cardinal Flower

# Ponquogue Beach Bathhouse Redevelopment – Proposed Materials (updates)

## DECK FRAMING

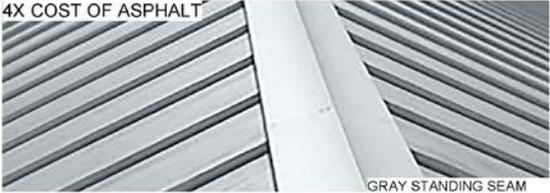
	<b>3X COST OF PT</b> 	<b>4X COST OF PT</b> 
<b>PRESSURE TREATED (PT)</b> • \$1.80 LF - 2X10 JOIST • \$2.20 LF - 2X12 JOIST	<b>DOUGLAS FIR (OLD GROWTH)</b> • \$5.50 LF - 2X10 JOIST • \$6.50 LF - 2X12 JOIST	<b>ALASKAN YELLOW CEDAR</b> • \$7.40 LF - 2X10 JOIST • \$9.00 LF - 2X12 JOIST

## PILE SUPPORT (UPDATED)

	<b>3-4X COST OF PT</b> 	<b>3X COST OF PT</b> 	<b>4X COST OF PT</b> 
<b>PRESSURE TREATED (PT) PILES</b> • \$26.5 LF (12" BUTT X 8" TIP X 30')	<b>GREENHEART PILES</b> • \$45.5 LF (12" BUTT X 8" TIP X 30')	<b>STEEL H-PILE</b> • \$42 LF (HP 10)	<b>CONCRETE-FILLED PIPE PILES</b> • \$53 LF (10" DIA)

Description	Unit	Material cost	Labor Cost	Equipment Cost	Total Cost
Pressure-treated timber pile (12" dia.)	LF	11	12	3.5	26.5
Greenheart timber pile (12" dia.)	LF	30	12	3.5	45.5
Steel H-pile (HP10)	LF	25	13	4	42
Concrete-filled pipe piles (10" dia.)	LF	29	18	6	53

## ROOFING MATERIALS

	<b>4X COST OF ASPHALT</b> 
<b>ASPHALT SHINGLES</b> • \$5 / SF	<b>GRAY ASPHALT</b> <b>GRAY STANDING SEAM</b> <b>STANDING SEAM METAL ROOFING (UPGRADE)</b> • \$22/SF

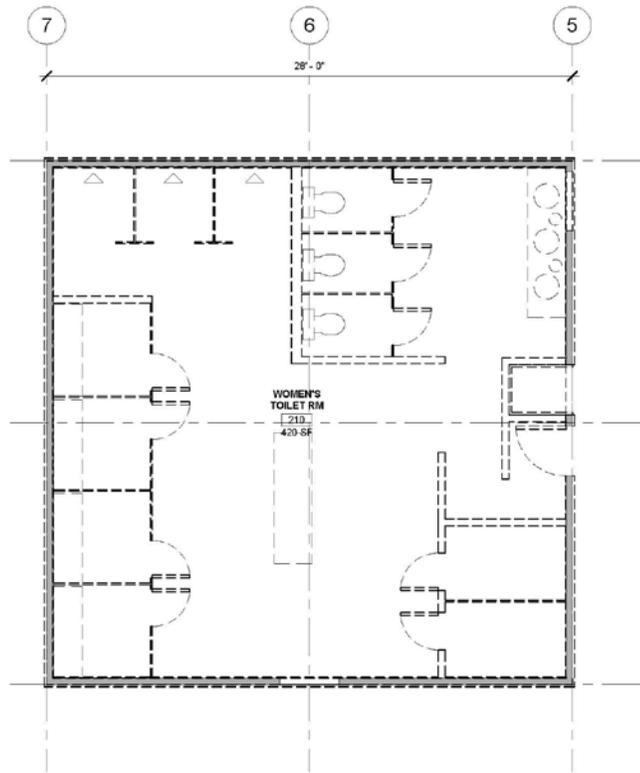
## EXTERIOR MATERIALS

		
<b>HARDIPLANK SHINGLES</b> <b>HARDIPLANK SIDING</b> <b>EXTERIOR WALLS</b> • \$18 / SF	<b>IPE "WEATHERED"</b> <b>FLOOR; COLUMN; RAILING</b> • FLOORING - \$20 SF • RAILINGS - \$45 LF • COLUMNS - \$30 LF	<b>AZEK TRIM</b> <b>FASCIA; TRIM; SOFFIT (PVC OPTION)</b> • \$6-12 / LF (DEPENDS ON WIDTH)

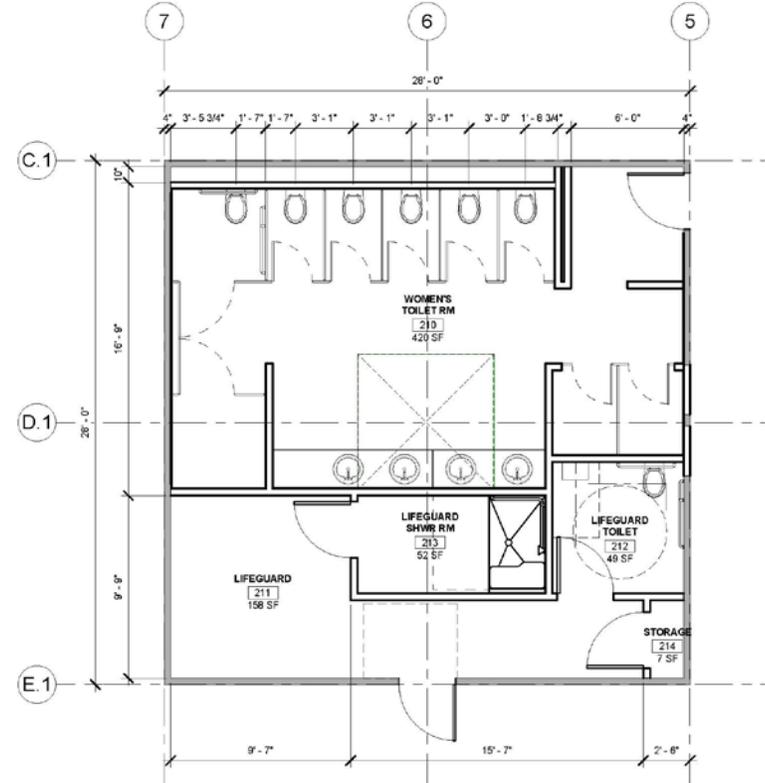
## INTERIOR MATERIALS

	
<b>EPOXY GRAY -MOISTURE RESISTANT GYP BD</b> <b>BATHROOM FINISH</b> • \$25 / SF	<b>CEDAR VENEER PLYWOOD</b> <b>BATHROOM FINISH (OPTION)</b> • \$50 / SF

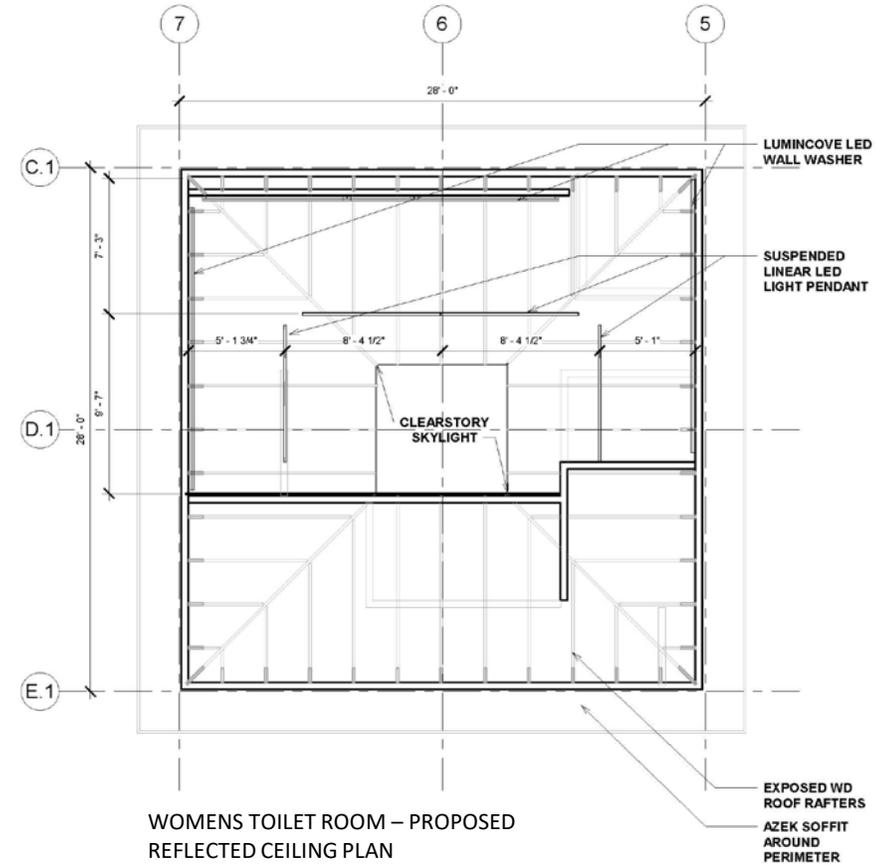
# Ponquogue Beach Bathhouse Redevelopment – Interior Toilet Room Design Development



WOMENS TOILET ROOM – DEMOLITION PLAN

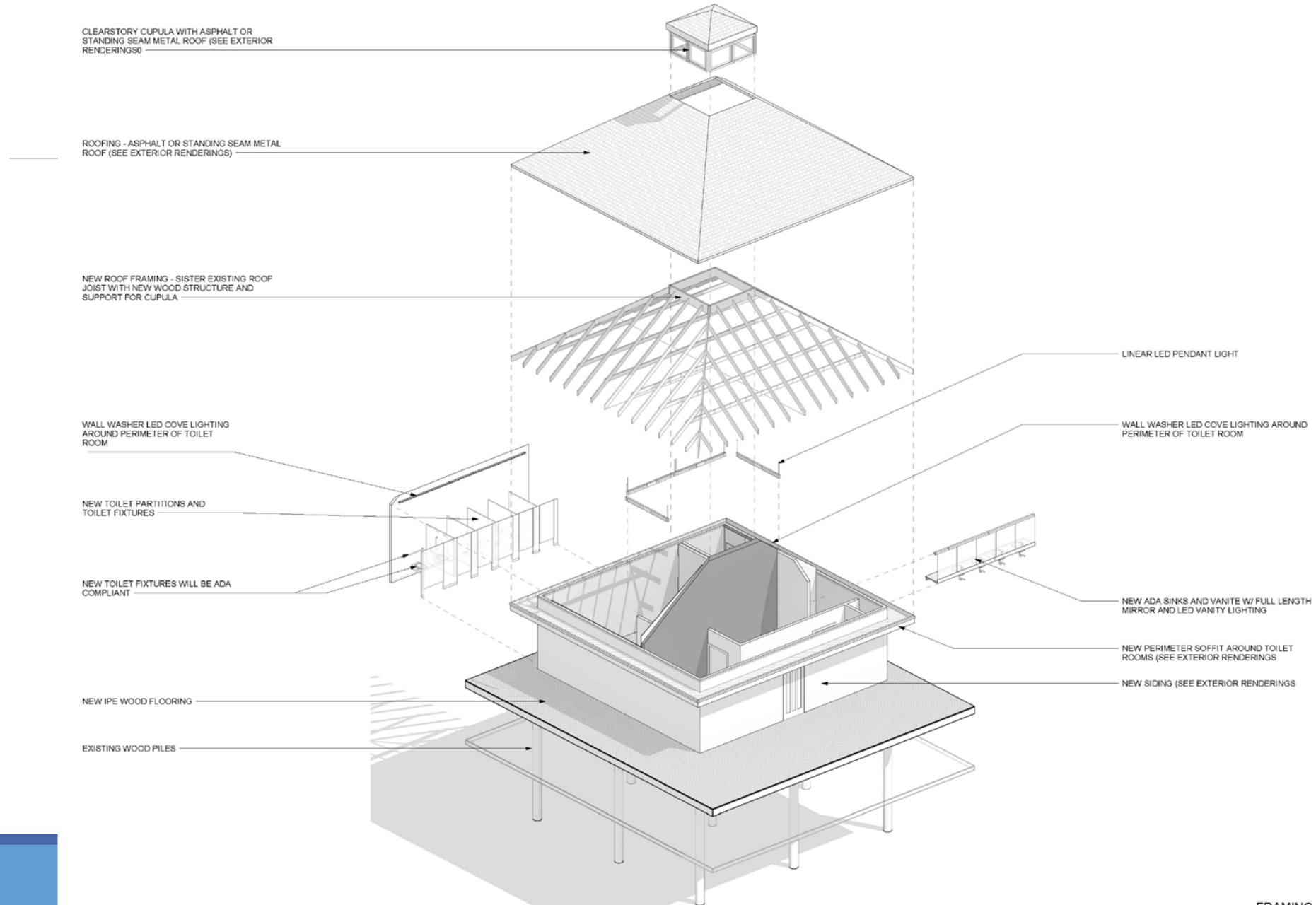


WOMENS TOILET ROOM – PROPOSED PLAN



WOMENS TOILET ROOM – PROPOSED REFLECTED CEILING PLAN

# Ponquogue Beach Bathhouse Redevelopment – Toilet Room Typical Framing Axonometric



# Ponquogue Beach Bathhouse Redevelopment – Interior Toilet Room Renderings (Gray Epoxy Paint)

PLYWOOD SUBSTRATE

CLEARSTORY SKYLIGHT WITH GYPBOARD SUBSURFACE, PAINTED BRIGHT YELLOW

ROOF FRAMING RAFTER

SUSPENDED LINEAR LED LIGHT PENDANT

GRAY EPOXY COATED WALLS

EXISTING RAFTER TIES

LUMINOVE LED WALL WASHER

FULL LENGTH LED VANITY LIGHTING

FULL LENGTH VANITY MIRROR

ADA COMPLIANT SINK AND SOLID SURFACE VANITY COUNTERTOP, DARK GRAY COLOR

WHITE SOLID SURFACE TOILET PARTITION

IPE WOOD FLOORING (WEATHERED)



VIEW A

PLYWOOD SUBSTRATE

CLEARSTORY SKYLIGHT WITH GYPBOARD SUBSURFACE, PAINTED BRIGHT YELLOW

SUSPENDED LINEAR LED LIGHT PENDANT

ROOF FRAMING RAFTER

LUMINOVE LED WALL WASHER

GRAY EPOXY COATED WALLS

FULL LENGTH LED VANITY LIGHTING

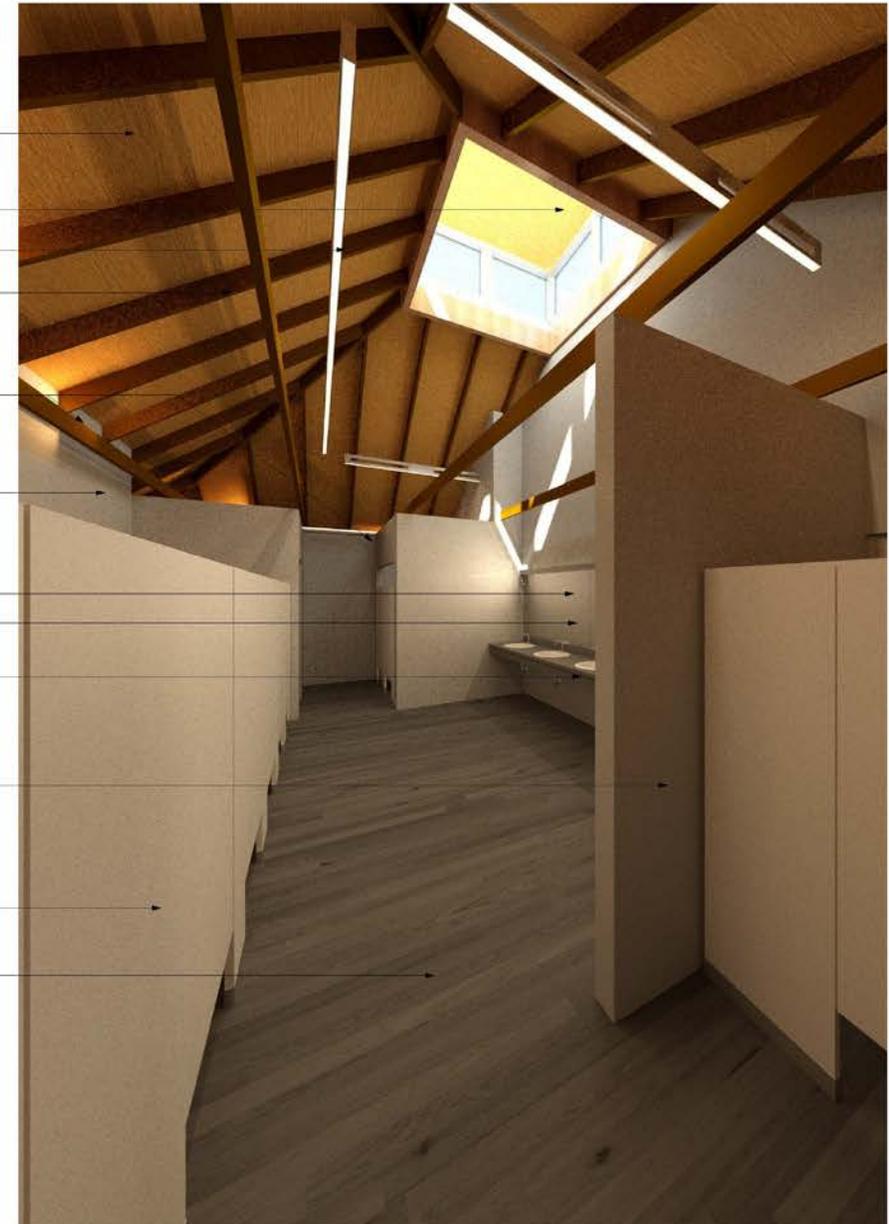
FULL LENGTH VANITY MIRROR

ADA COMPLIANT SINK AND SOLID SURFACE VANITY COUNTERTOP, DARK GRAY COLOR

GRAY EPOXY COATED WALLS

WHITE SOLID SURFACE TOILET PARTITION

IPE WOOD FLOORING (WEATHERED)



VIEW B

# Ponquogue Beach Bathhouse Redevelopment – Interior Toilet Room Renderings (Cedar Veneer)

PLYWOOD SUBSTRATE

CLEARSTORY SKYLIGHT WITH GYPBOARD SUBSURFACE, PAINTED BRIGHT YELLOW

ROOF FRAMING RAFTER

SUSPENDED LINEAR LED LIGHT PENDANT

CEDAR VENEER MARINE GRADE PLYWOOD

EXISTING RAFTER TIES

LUMINOVE LED WALL WASHER

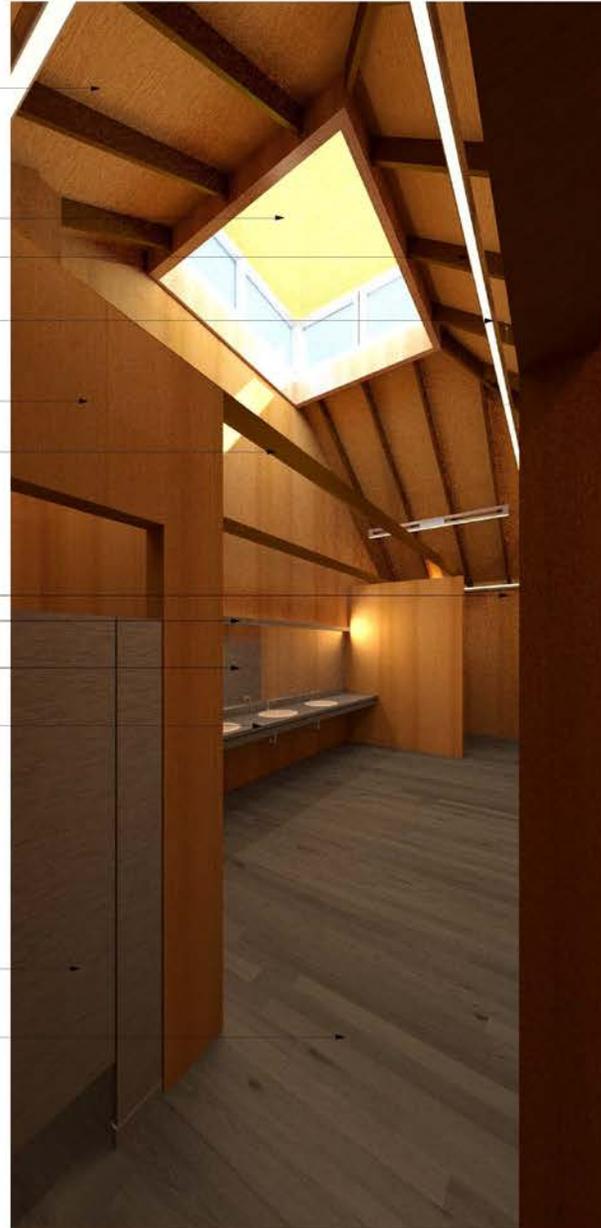
FULL LENGTH LED VANITY LIGHTING

FULL LENGTH VANITY MIRROR

ADA COMPLIANT SINK AND SOLID SURFACE VANITY COUNTERTOP, DARK GRAY COLOR

BRUSH STAINLESS STEEL TOILET PARTITION

IPE WOOD FLOORING (WEATHERED)



VIEW A

PLYWOOD SUBSTRATE

CLEARSTORY SKYLIGHT WITH GYPBOARD SUBSURFACE, PAINTED BRIGHT YELLOW

SUSPENDED LINEAR LED LIGHT PENDANT

ROOF FRAMING RAFTER

LUMINOVE LED WALL WASHER

CEDAR VENEER MARINE GRADE PLYWOOD

FULL LENGTH LED VANITY LIGHTING

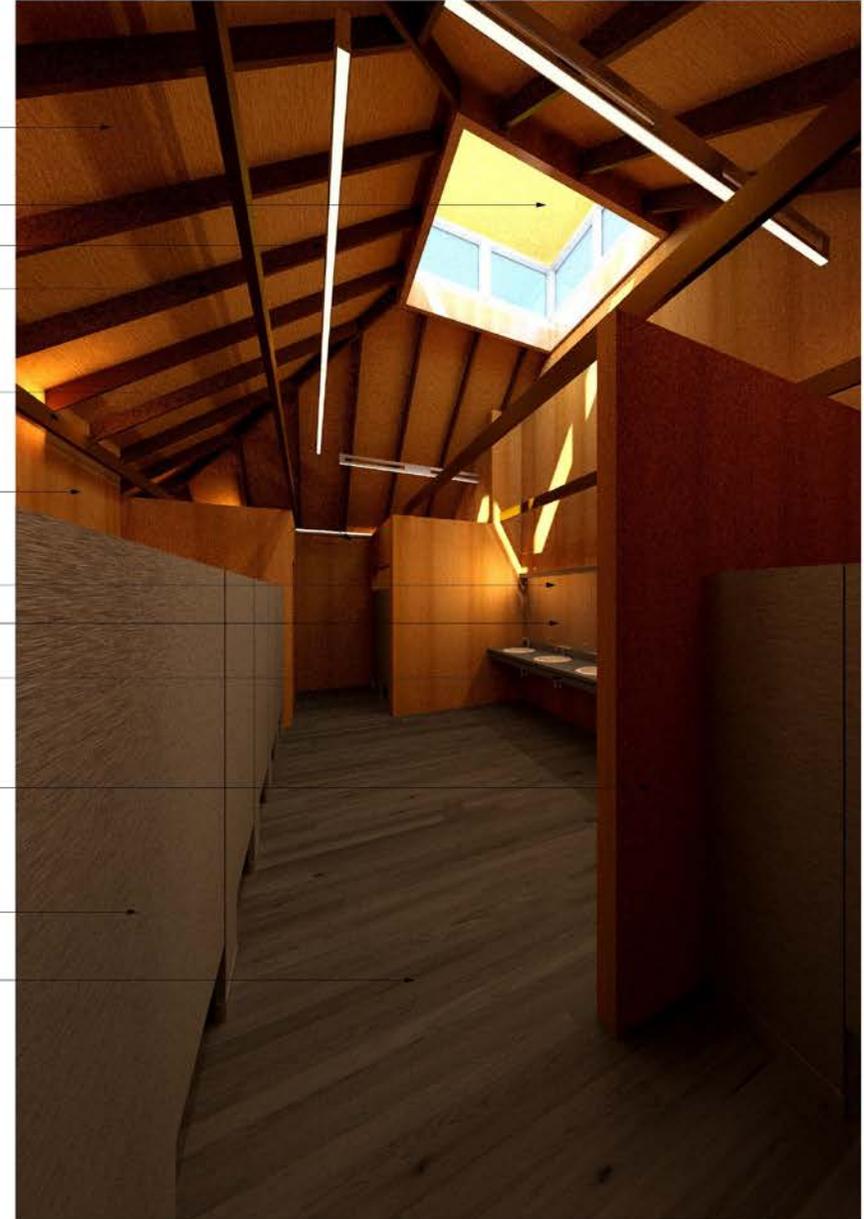
FULL LENGTH VANITY MIRROR

ADA COMPLIANT SINK AND SOLID SURFACE VANITY COUNTERTOP, DARK GRAY COLOR

GRAY EPOXY COATED WALLS

BRUSH STAINLESS STEEL TOILET PARTITION

IPE WOOD FLOORING (WEATHERED)

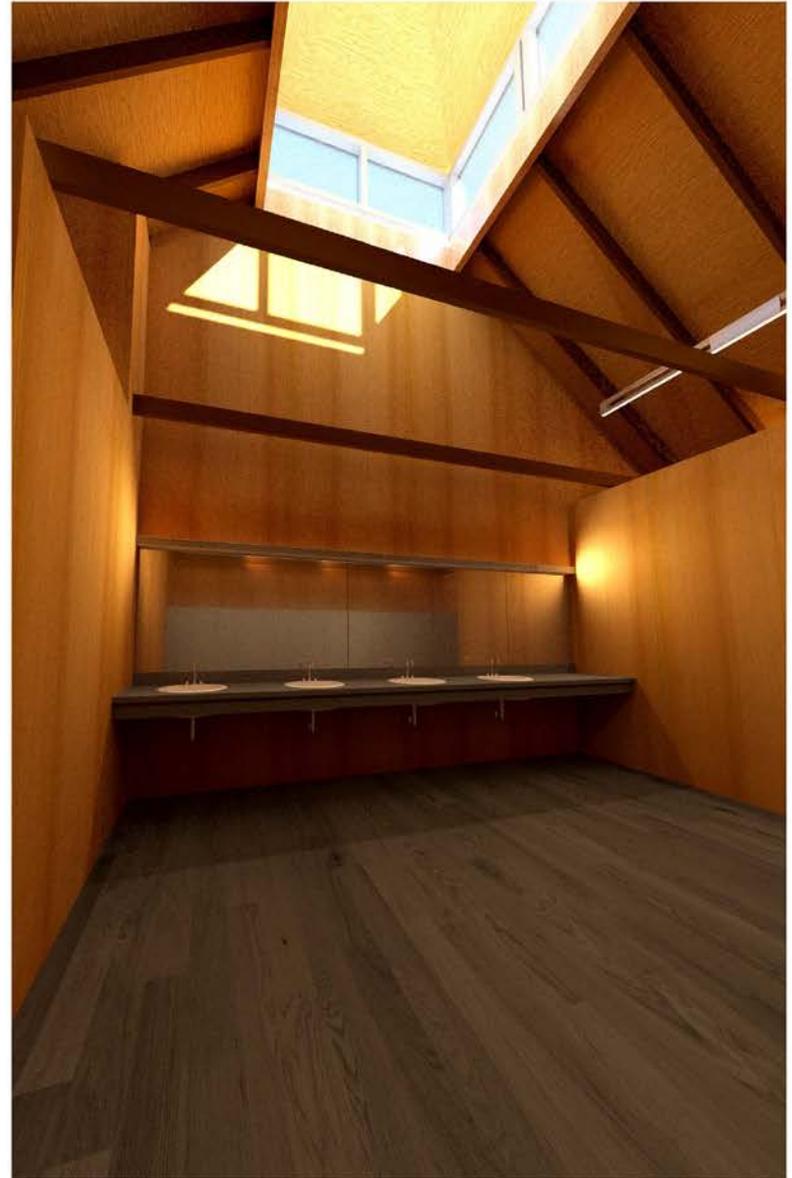


VIEW B

# Ponquogue Beach Bathhouse Redevelopment – Interior Toilet Room Comparative Views



VIEW C



VIEW C

# Ponquogue Beach Bathhouse Redevelopment

## Schedule and Timeline

Workshops/Final Selections	January 11, 2018
65% Design Set	February 19, 2018
Final Design/Bidding	April 2018
Bids Due	June 2018
Notice to Proceed	September 2018

## Ponquogue Beach Bathhouse Redevelopment

### Open Discussion

- Retaining Wall – Desired Action
- Landscaping – Beach house – Desired Action
- Standing seam roof – asphalt shingle
- Use of non-treated wood members
- Use of concrete piles/steel pipe piles

## Questions/ Open Discussion

Thank You !

**Michael Sciarrillo, AIA,  
NCARB**  
**Director of Architecture**  
4 West Red Oak Lane  
White Plains, NY 10604  
P: 914-467-5300, ext. 28  
F: 914-467-6103, C: 914-552-0699  
[msciarrillo@db-eng.com](mailto:msciarrillo@db-eng.com)

**Rob DeGiorgio, P.E., CPESC**  
**Senior Vice President**  
4 West Red Oak Lane, Suite 315  
White Plains, NY 10604  
P: 914-467-5300 ext. 16  
C: 516-368-4394  
F: 914-467-6103  
[rdegio@db-eng.com](mailto:rdegio@db-eng.com)

**Shaun McGrath, P.E., CCM**  
**Division Manager - Structural  
Engineering**  
330 Crossways Park Drive  
Woodbury, NY 11797  
P: 516-364-9890 ext. 3420  
C: 607-351-4544  
F: 516-364-9045  
[smcgrath@db-eng.com](mailto:smcgrath@db-eng.com)

