

# **Town of Southampton**

# **Westhampton Activity Center**

## **Town Board Work Session Presentation**

## **October 31, 2024**



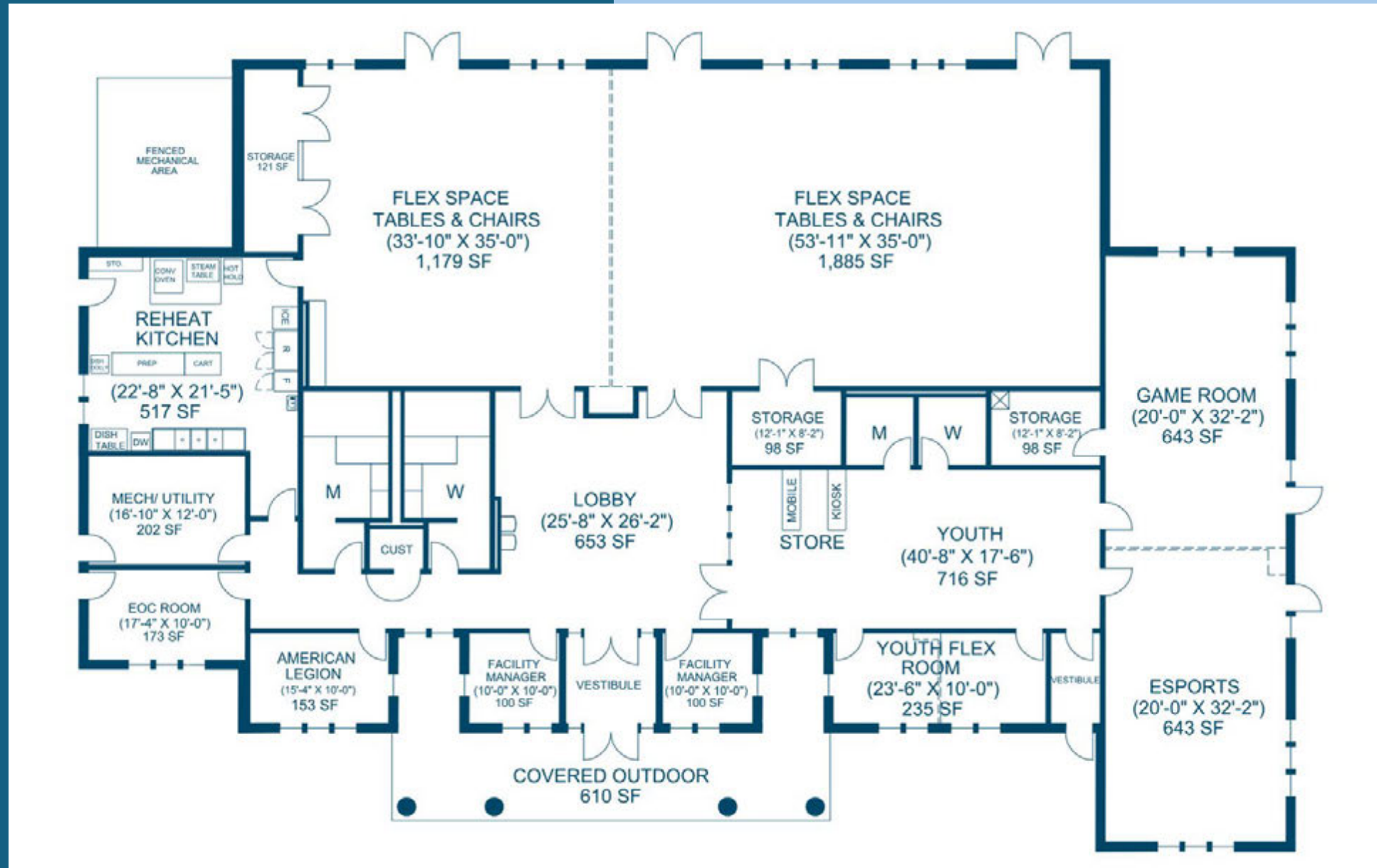
**BBS** ARCHITECTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
[WWW.BBSARCHITECTURE.COM](http://WWW.BBSARCHITECTURE.COM)



# **Current Floor Plan**

**10-31-24**

# Westhampton Activity Center – Town Board Work Session Presentation 10-31-24



Community Center



Recreation Center

# **Occupancy & Required Parking**

# Westhampton Activity Center

**CC  
35**

## Town Board Work Session Presentation 10-31-24

**REC  
84**

BBS

COMMUNITY CENTER							
1	Meeting Room	1,179 sf	@	15 sf/pp	Tables & Chairs	= 78.60 Occupant Load	78.60
2	Lobby	327 sf	@	30 sf/pp	Exhibit Gallery	= 10.88 Occupant Load	10.88
3	Manager	100 sf	@	150 sf/pp	Business	= 0.67 Occupant Load	0.67
4	American Legion	153 sf	@	150 sf/pp	Business	= 1.02 Occupant Load	1.02
5	EOC Room	173 sf	@	150 sf/pp	Business	= 1.15 Occupant Load	1.15
6	Kitchen	517 sf	@	200 sf/pp	Commercial	= 2.59 Occupant Load	2.59
7	Mech/ Utilities	323 sf	@	300 sf/pp	Mechanical/ Storage	= 1.08 Occupant Load	1.08
8	Overall Community Center						95.99 Occupant Load
9		WC		LAV		DF	47.99 Male
10	Male	0.38	1 WC	0.24	1 LAV		47.99 Female
11	Female	0.74	1 WC	0.74	1 LAV		
12	Combined				1 Service Sink	0.19 1 DF	2 Single Restrooms
13	Meeting Room	78.60	/3	= 26.20	Assembly	26.20 stalls required	
14	Lobby	10.88	/3	= 3.63	Library	3.63 stalls required	
15	Manager	100 sf	@	180 gsf/pp	Business	0.56 stalls required	
16	EOC Room	173 sf	@	180 gsf/pp	Business	0.96 stalls required	
17	Kitchen	517 sf	@	180 gsf/pp	Kitchen	2.87 stalls required	
18	Storage/ Mechanical	323 sf	@	1,000 gsf/pp	Storage	0.32 stalls required	
19	Parking - Community Center					35 stalls required	Parking Stalls

RECREATION CENTER							
20	MPR Room	1,885 sf	@	15 sf/pp	Tables & Chairs	= 125.67 Occupant Load	125.67
21	Lobby	327 sf	@	30 sf/pp	Exhibit Gallery	= 10.88 Occupant Load	10.88
22	Hangout Spot	716 sf	@	30 sf/pp	Exhibit Gallery	= 23.87 Occupant Load	23.87
23	Game Room	643 sf	@	15 sf/pp	Tables & Chairs	= 42.87 Occupant Load	42.87
24	ESPORTS	643 sf	@	15 sf/pp	Tables & Chairs	= 42.87 Occupant Load	42.87
25	Manager	100 sf	@	150 sf/pp	Business	= 0.67 Occupant Load	0.67
26	Youth/ Flex Room	235 sf	@	20 sf/pp	Recreation	= 11.75 Occupant Load	11.75
27	Storage	196 sf	@	300 sf/pp	Mechanical/ Storage	= 0.65 Occupant Load	0.65
28	Overall Recreation CTR						259.22 Occupant Load
29		WC		LAV		DF	129.61 Male
30	Male	1.04	1 WC	0.65	1 LAV		129.61 Female
31	Female	1.99	2 WC	1.99	2 LAV		
32	Combined				1 Service Sink	0.52 1 DF	3 Single Restrooms
33	MPR Room	125.67	/3	= 41.89	Recreation	41.89 stalls required	
34	Lobby	10.88	/3	= 3.63	Recreation	3.63 stalls required	
35	Hangout Spot	23.87	/3	= 7.96	Recreation	7.96 stalls required	
36	Game Room	42.87	/3	= 14.29	Recreation	14.29 stalls required	
37	ESPORTS	42.87	/3	= 14.29	Recreation	14.29 stalls required	
38	Manager	100 sf	@	180 gsf/pp	Business	0.56 stalls required	
39	Youth/ Flex Room	235 sf	@	180 gsf/pp	Business	1.31 stalls required	
40	Storage	196 sf	@	1,000 gsf/pp	Storage	0.20 stalls required	
41	Parking - Recreation Center					84 stalls required	Parking Stalls

**Suffolk County Department of Health Services  
(SCDHS)**

**Sanitary System  
Design Impacts**

# Westhampton Activity Center

## Town Board Work Session Presentation 10-31-24



BBS

COMMUNITY CENTER									
Parcel Density								Available	276.18 gpd
Meeting Room	1,179 sf	@	15 sf/pp=	78.60	@	5 GPD/pp=			393.00 gpd
Library Use	3,806 gsf	@	0.03 gpd =	114.18					114.18 gpd
Office/ Non-Medical Use	426 gsf	@	0.06 gpd =	25.56					25.56 gpd
Required							Required		532.74 gpd
Double Density	276.18	x	2 =				Available		552.36 gpd
GPD Required is Met	552.36	>	532.74						

RECREATION CENTER									
Parcel Density									360.00 gpd
Parcel Density									450.00 gpd
Parcel Density									600.00 gpd
Combined Parcels							Available		1,410.00 gpd
(15) gpd per Parking Space	84	stalls @	15 gpd =		Recreation Use		Required		1,260.00 gpd
GPD Required is Met	1,410.00	>	1,260.00						

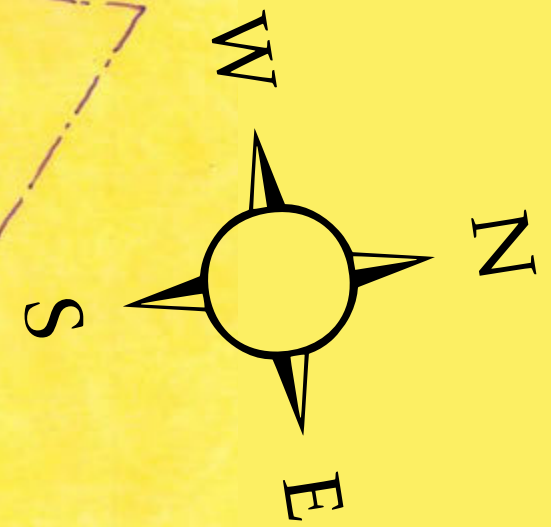
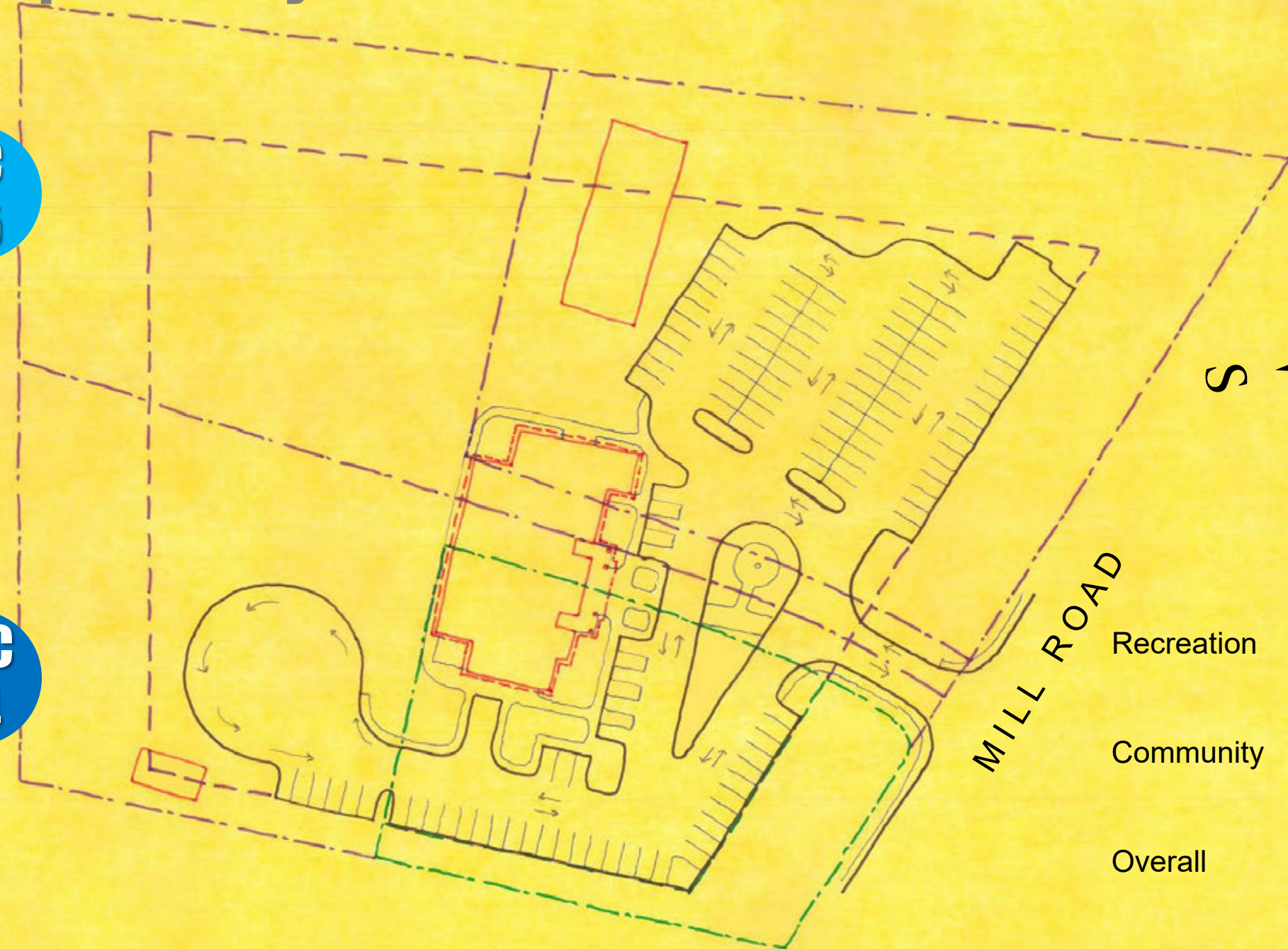
# **Current Site Plan**

**10-31-24**

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**CC  
35**

**REC  
84**



MILL ROAD

Recreation	(84) Required (84) Provided
Community	(35) Required (35) Provided
Overall	(119) Required (119) Provided

**Current Exterior**

**10-31-24**



View Video Presentation Online at  
<https://www.southamptontownny.gov/2201/Westhampton-Community-Center>

# **Current Cost Estimate**

**10-31-24**

# Westhampton Activity Center

CC  
35

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REC  
84

1	Site Preparation	2.00 acres	@	\$ 75,000	per acre =	\$ 150,000	\$ 217,031	1.44687	\$ 108,516	per acre
2	New Construction (GSF)	9,198 gsf	@	\$ 400	per sf =	\$ 3,679,200	\$ 5,323,337	1.44687	\$ 579	per sf
3	Covered Outdoor Areas	610 sf	@	\$ 150	per sf =	\$ 91,500	\$ 132,389	1.44687	\$ 217	per sf
4	Kitchen Equipment	1	@	\$ 120,000	per =	\$ 120,000	\$ 173,625	1.44687		
5	New Casework & Furnishings (80% GSF)	7,358 gsf	@	\$ 25	per sf =	\$ 183,960	\$ 266,167	1.44687	\$ 36	per sf
6	Transparent Operable Partitions	240 sff	@	\$ 300	per sff =	\$ 72,000	\$ 104,175	1.44687		
7	Technology & Wireless Access	1	@	\$ 60,000	per =	\$ 60,000	\$ 86,812	1.44687		
8	Smart Boards	3	@	\$ 18,750	per =	\$ 56,250	\$ 81,387	1.44687		
9	Sound System, Projectors & Screens @ MPR	2	@	\$ 25,000	per =	\$ 50,000	\$ 72,344	1.44687		
10	Security Systems (CCTV, Burglar, Card Access)	1		\$ 65,000		\$ 65,000	\$ 94,047	1.44687		
11	Photovoltaic Roof Panels (22 kw)	1,576 sf	@	\$ 40	per sf =	\$ 63,040	\$ 91,211	1.44687	\$ 58	per sf
12	New Electric, Water, Phone & Fiber Utilities	1	@	\$ 315,000	per =	\$ 315,000	\$ 455,765	1.44687		
13	New Community Center Sanitary System	1	@	\$ 85,000	per =	\$ 85,000	\$ 122,984	1.44687		
14	New Recreation Center Sanitary System	1	@	\$ 135,000	per =	\$ 135,000	\$ 195,328	1.44687		
15	New Asphalt Parking (35 + 84)	119 stalls	@	\$ 6,000	per stall =	\$ 714,000	\$ 1,033,068	1.44687	\$ 8,681	per stall
16	New Asphalt Paving	18,000 sf	@	\$ 8	per sf =	\$ 144,000	\$ 208,350	1.44687	\$ 12	per sf
17	Add'l Asphalt Paving for Fire Truck Circle	7,200 sf	@	\$ 8	per sf =	\$ 57,600	\$ 83,340	1.44687	\$ 12	per sf
18	Concrete Curbing Beyond Parking Stall Count	900 Lft	@	\$ 35	per Lft =	\$ 31,500	\$ 45,577	1.44687	\$ 51	per sf
19	New Concrete Sidewalks & Patios	3,000 sf	@	\$ 16	per sf =	\$ 48,000	\$ 69,450	1.44687	\$ 23	per sf
20	Site Signage, Lighting & Landscaping	1	@	\$ 200,000		\$ 200,000	\$ 289,375	1.44687		
21		Subtotal				\$ 6,321,050				
22		Contractor General Conditions			15%	\$ 948,158	(see below)			
23		Subtotal				\$ 7,269,208				
24		Design Contingency			5%	\$ 363,460	(see below)			
25		Construction Contingency			5%	\$ 381,633				
26		Escalation (1 year)			5%	\$ 400,715				
27		Subtotal Construction Cost				\$ 8,415,016			\$ 915	per gsf
28		A/E Professional Fees (inc. geothermal evaluation)			Fixed	\$ 394,143				
29		Owner Soft Costs			4%	\$ 336,601				
30		Total Project Cost				\$ 9,145,760		1.44687	\$ 994	per gsf
31	9-11 Memorial	N.I.C.		TBD		\$ -	\$ -	1.44687		
32	Geothermal Heat Pump System (Site & Building)	N.I.C.	+	\$ 300,000	to above	\$ -	\$ -	1.44687		
33	Outdoor Recreation	N.I.C.		TBD		\$ -	\$ -	1.44687		
34	Other	N.I.C.		TBD		\$ -	\$ -	1.44687		
35	Overall Potential Project Cost					\$ 9,145,760				
36		5% Design Contingency			5%	\$ (363,460)				
37		5% General Conditions			5%	\$ (316,053)				
38	Overall Potential Project Cost					\$ 8,782,300			\$ 955	per gsf
39	Not in current contract for BBS	N.I.C.								
40	Town of Southampton Cost Opinion	9,198 gsf	@	\$ 850	per gsf =	\$ 7,818,300				Project Cost
41	BBS Cost Opinion	9,198 gsf	@	\$ 994	per gsf =	\$ 9,145,760				Project Cost