

The United Theatre and Montgomery Ward Building RI Philharmonic Music School Center Westerly, Rhode Island



Keough is providing design/build, construction management and estimating services for the United Theatre and Montgomery Ward Building. These two historical structures will be undertaking a 40,000 sq ft three phase renovation. Keough will assist the Theater during all phases of construction, ensuring the theatres ultimate goal of preserving the black box theatre atmosphere throughout each phase. Additionally these phases will be conducted during functioning and non-functioning theatre hours.

Phase one will consist of configuring the theatre's basement, installation of an updated sprinkler system, upgrading all HVAC systems, new roofing systems, improvements to the existing stair wells, and installation of a new elevator system allowing the Theatre to be ADA compliant. Phase one will also consist of renovations and additions to the theatres main entrance, lobby, a new marquee above the first floor entrance, and the 38 seat legacy cinema. Renovations for this cinema include installation of an AV digital presentation projector, projection screen, a state of the art surround sounds processing system, repairing the acoustical transparency, and the refurbishment of the cinema's seating. Additions include a museum piece that will showcase the theatre's original projectors and artifacts.

Phase two will involve upgrading all plumbing, complete the connection to the crossover and egress stair addition, modify existing fly loft structure for the installation of new rigging/catwalk and the renovations of the 286 seat auditorium (which will include soundproofing the vestibule at the entrance, expanding the stage and orchestra pit, and installation of High quality video projector, sound amplification systems, and remote operating controls.)

The final phase will be to complete the new an arts education center featuring the Rhode Island Philharmonic Music School event space and offices in the Montgomery ward building



PROJECT SUMMARY:

Location:	Westerly, RI
Scope of Work:	Historical Renovations and Additions
RKC Services:	Design/Build Construction Management Cost Estimating
Features:	RI Philharmonic Music School Equipment Installation, M/E/P ADA Compliance Multiple Phase Construction



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