

## Conant Lodge Projects - Planning Status

- Purpose and Perspective
- Requirements: needs, constraints, evaluation criteria
- Participants
- Envisioned Rough Schedule
- Current Status Snapshot
  - Design options considered
  - Going forward



## **Why do anything? - Primary Lodge Needs/Drivers**

- Improve the kitchen (health code, functionality, flow, age)
- Resolve dining porch foundation and roof structural issues
- Allow for a refrigerated cold table for lunch prep, and indoor but outside-the-kitchen guest buffet/service line (Extension, off-season, rainy bbq evenings)
- Provide an ADA indoor bathroom, and better wheelchair/walker access to seating in dining area

**As long as we're driven to consider major changes, then also consider things like -**

- **Moving lunch prep and coffee/tea activity out of the main lodge sitting area/away from front door**
- **Improving general access to dining area seating**
- **Incorporating a grill area into the new kitchen**
- **Allowing for a 13th dining table of 6 (we currently have 12) \***

\* A contentious requirement extensively discussed in the committees.

Why: Allows managers/kids and perhaps a guest speaker to eat with the Camp guests when Camp is really full; allows a future Camp committee to play the card of marginally increasing guest capacity if they feel it's critical

Why not: More guests lessens the community sense of Camp and puts more stress on other resources; presence/service of 13 tables more awkward than 12

## Constraints (not exhaustive)

- Maintain the look and feel of the current lodge
- Table units of 6, but allowing for joining some tables
- Preserve the current practice of guests making their own lunches
- Roof line integration
- Expanding kitchen north (septic, traffic lane, hovering over north lawn), east (electric, traffic lane), south (aesthetics) is problematic

## Evaluation Criteria (not exhaustive)

- The usual – affordability, maintainability, risk ...
- Aesthetics (size, location, dining intimacy, spaciousness...)
- Good clean design, including
  - good staff flow, guest flow
  - bathroom access in a spot that makes sense
  - good use of natural light and ventilation
- What is most welcoming/inclusive to new guests, from whence will come our future long term committed volunteers
- Noise levels

## Why Plan Major Lodge Changes Now?

- It is natural to link a capital campaign to celebration of our Centennial – position our Camp well for the next 100 years!
- AMC headquarters is currently receptive to a CRC capital campaign
- We have sufficient, committed volunteer resources willing to work this, including a very dedicated Facilities Manager; no major distractions
- Camp is in good financial condition
  - can afford an architect
  - could supplement donations with \$ from reserves *if necessary*

This is a huge challenge.

→ An effort like this takes ~ 4-5 years start to finish

→ Can't assume that 'the stars align' nearly as well later

.... Or we could just wait for a crisis to force the issue.

## Participants

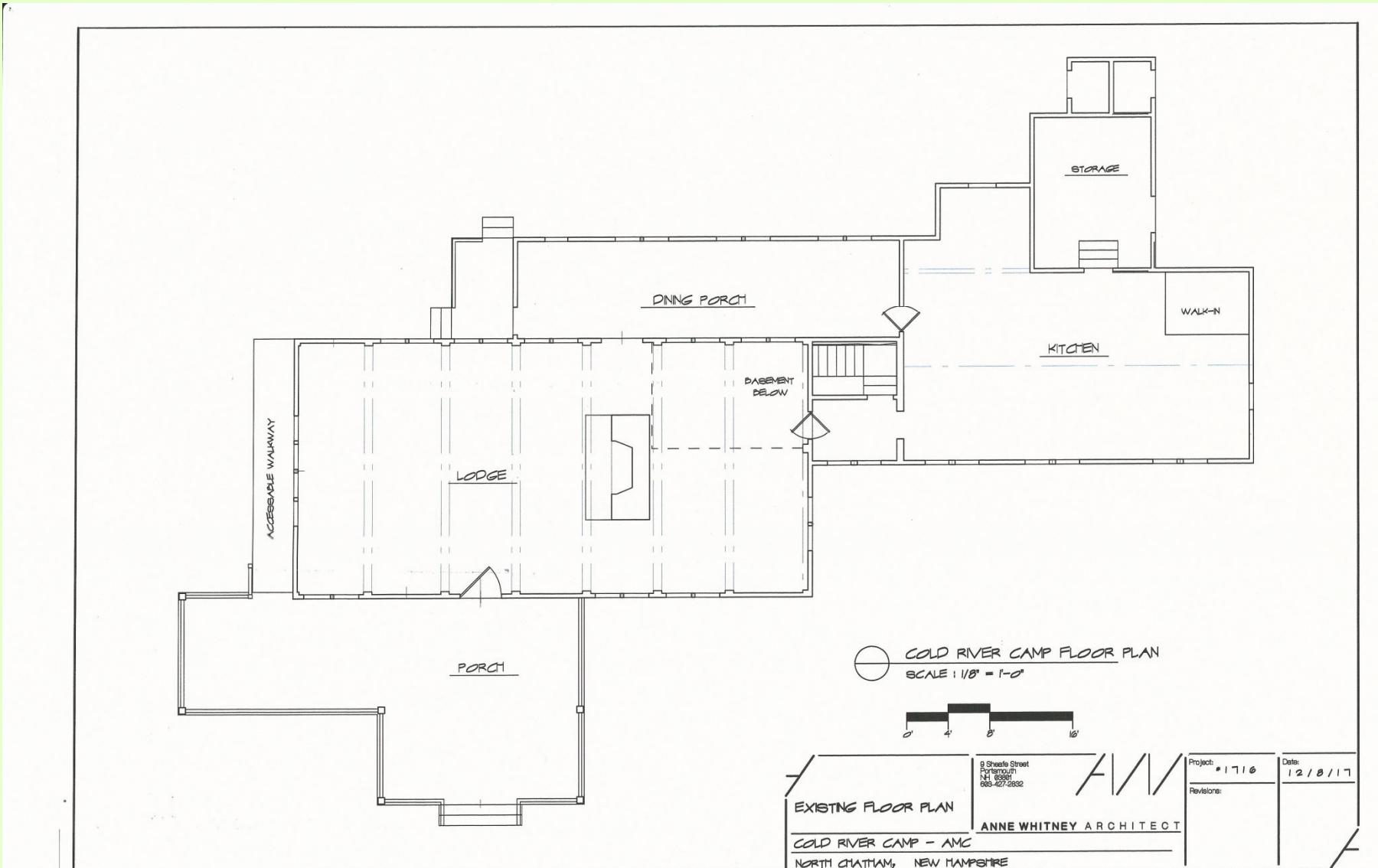
Garry Crane	Kitchen Committee	
John Dean	Kitchen Committee	co-chair
Cheryl Poirier	Kitchen Committee	
Gail Roberts	Kitchen Committee	
Jim Weston	Kitchen Committee	co-chair
Frank Mastro	Kitchen & Dining Area	
Emma Crane	Dining Area Committee	
Evan Doucette	Dining Area Committee	
Amy Grover	Dining Area Committee	
Nancy Hartle	Dining Area Committee	chair
Jan Irvin	Dining Area Committee	
Bobby Kaufman	Dining Area Committee	
Gary Munson	Dining Area Committee	
Mark Winkler	Dining Area Committee	
Anne Whitney	Architect	Portsmouth, NH
Bill Waste	Former CRC manager	and current volunteer
Nancy Grant	AMC	Director of Volunteer Camps & Cabins

(The original separate *Dining Area* and *Lodge* committees combined in ~ March 2018.)

## Current Envisioned High Level Schedule

<b>Late 2017</b>	<b>Committees formed and architect hired by late 2017</b>
<b>Early 2018</b>	<b>Requirements Specification</b>
<b>Spring 2018</b>	<b>Design generation</b> <b>Revised requirements/prioritization</b>
<b>Summer 2018</b>	<b>Winnow the # of options to consider; further detail</b> <b>Socialize options w/ CRC community</b> <b>Refined cost estimate</b>
<b>Fall 2018</b>	<b>Final design proposal</b> <b>Donation potential (\$) exploration</b> <b>Go/No Go decision by CRC Committee</b> <b>AMC approval</b>
<b>2019</b>	<b>Capital Campaign</b>
<b>Post 2019</b>	<b>Construction</b>

## The existing lodge, as measured and drawn by our architect



## Is there a perfect solution we'll all agree on?

- Design tradeoffs, constraints and differing sense of values make it highly unlikely we'll all prefer the same alternative. BUT look for the sweet spot with a strong majority opinion.

## Know thyself

- Need to be aware of the psychology of decision making and change, e.g., it's human nature
  - to resist change when we are happy with what we have
  - when faced with choices, to favor what we are familiar with
  - to think of examples and reasons that support our opinion

## **Take off your “Me” hat, put on a Committee hat!**

**Look at this as stewards of the CRC experience, and not what we individually like as current guests or volunteers .... This requires a certain detachment and generosity of spirit to truly see all the angles and objectively weigh all the pros and cons of options**

**Wearing the Committee hat includes consideration of, e.g.,**

- **Anticipating future health code requirements**
- **What is most inviting and inclusive for future guests and providing a sense of community**
  - for financial health and offering the CRC experience to more people
  - for retaining future guests who become future long term volunteers!
- **Alignment with the greater AMC direction**

## Design Alternatives Considered

Next you'll see the three design concepts still being explored.

- 1) The “North” concept – adding a new dining area on the north side of the lodge
- 2) The “West” concept – adding a new sitting area on the west side
- 3) The “Minimal” concept – expanding the current lodge dining porch area

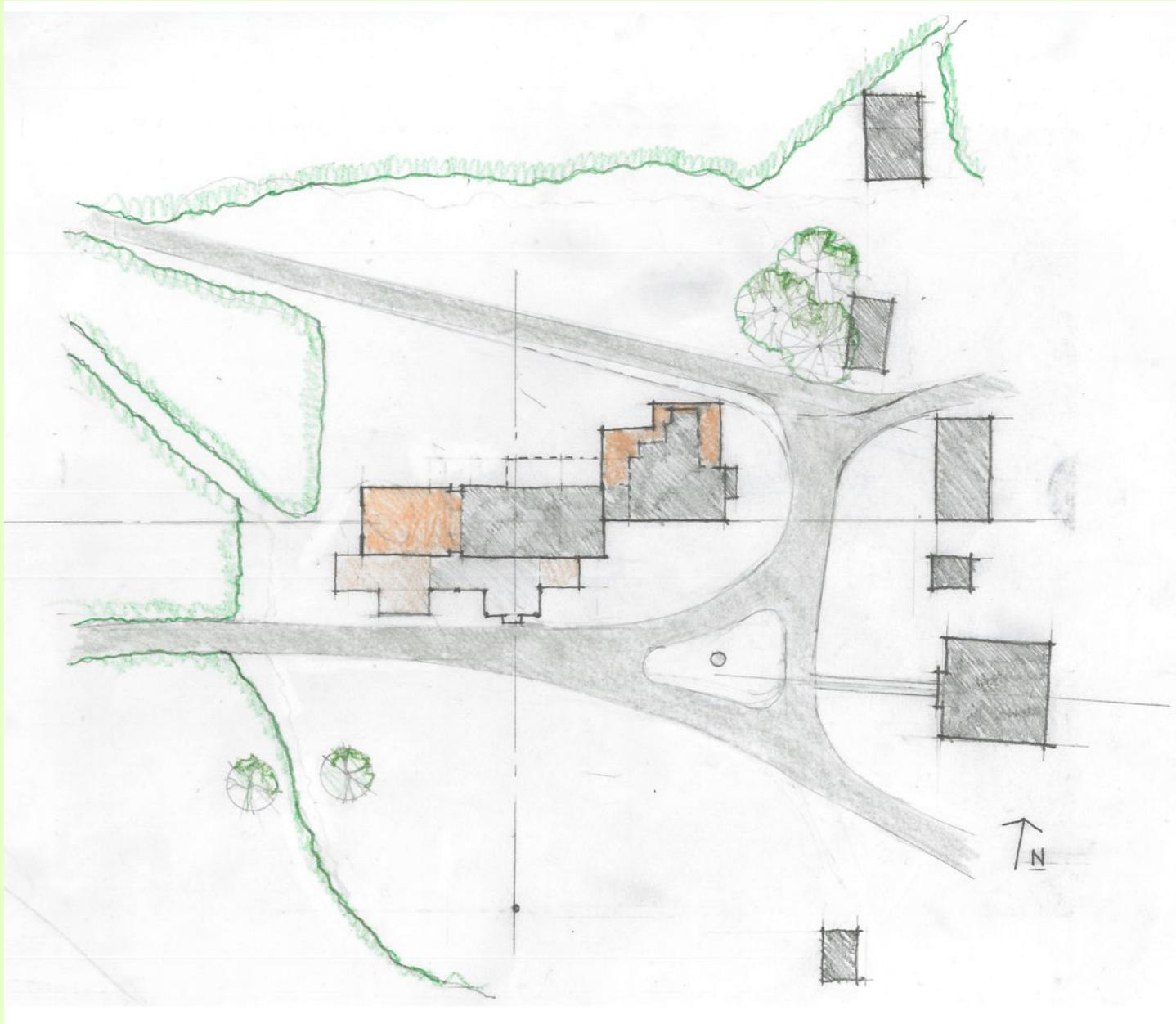
Numerous other options have been considered and shelved.

- (2) and (3) have not yet been developed to the same detail level as (1); awaiting further detailed design drawings from our architect on those
- The committees do not yet have a recommendation on a design

## **'Minimal' concept at the 10,000' Level**



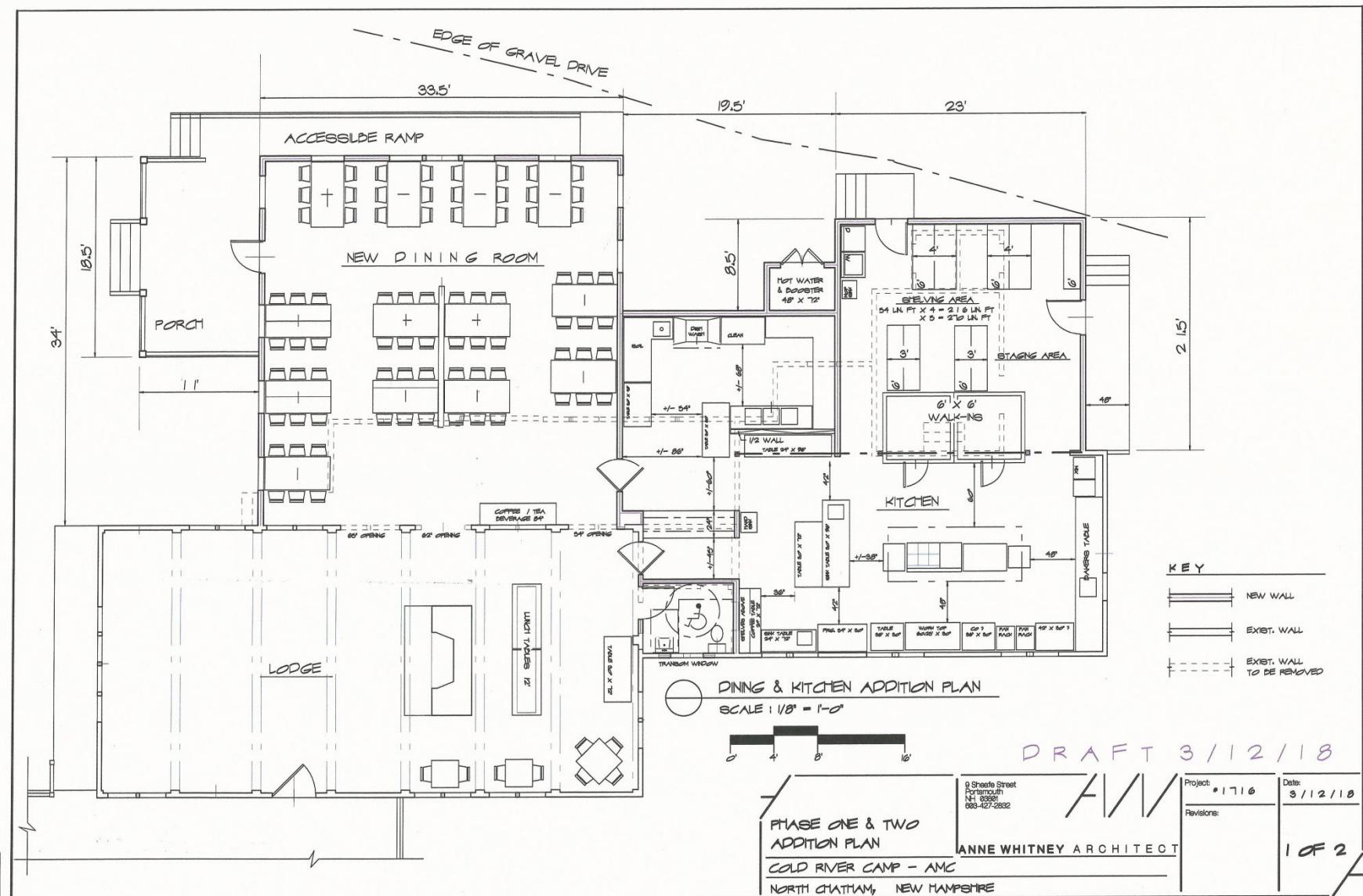
## **'West' concept at the 10,000' Level**



## **'North' concept at the 10,000' Level**



## 'North' concept



# North concept exterior



PHASE ONE & TWO ELEVATIONS

SCALE : 1/8" = 1'-0"



PHASE ONE & TWO EXTERIOR ELEVATIONS  
COLD RIVER CAMP - AMC  
NORTH CHATHAM, NEW HAMPSHIRE

g Sheafe Street  
North Chatham  
NH 03773  
603-427-2832

ANNE WHITNEY ARCHITECT

DRAFT 3/12/18

F//I

Project #1716 Date 3/12/18

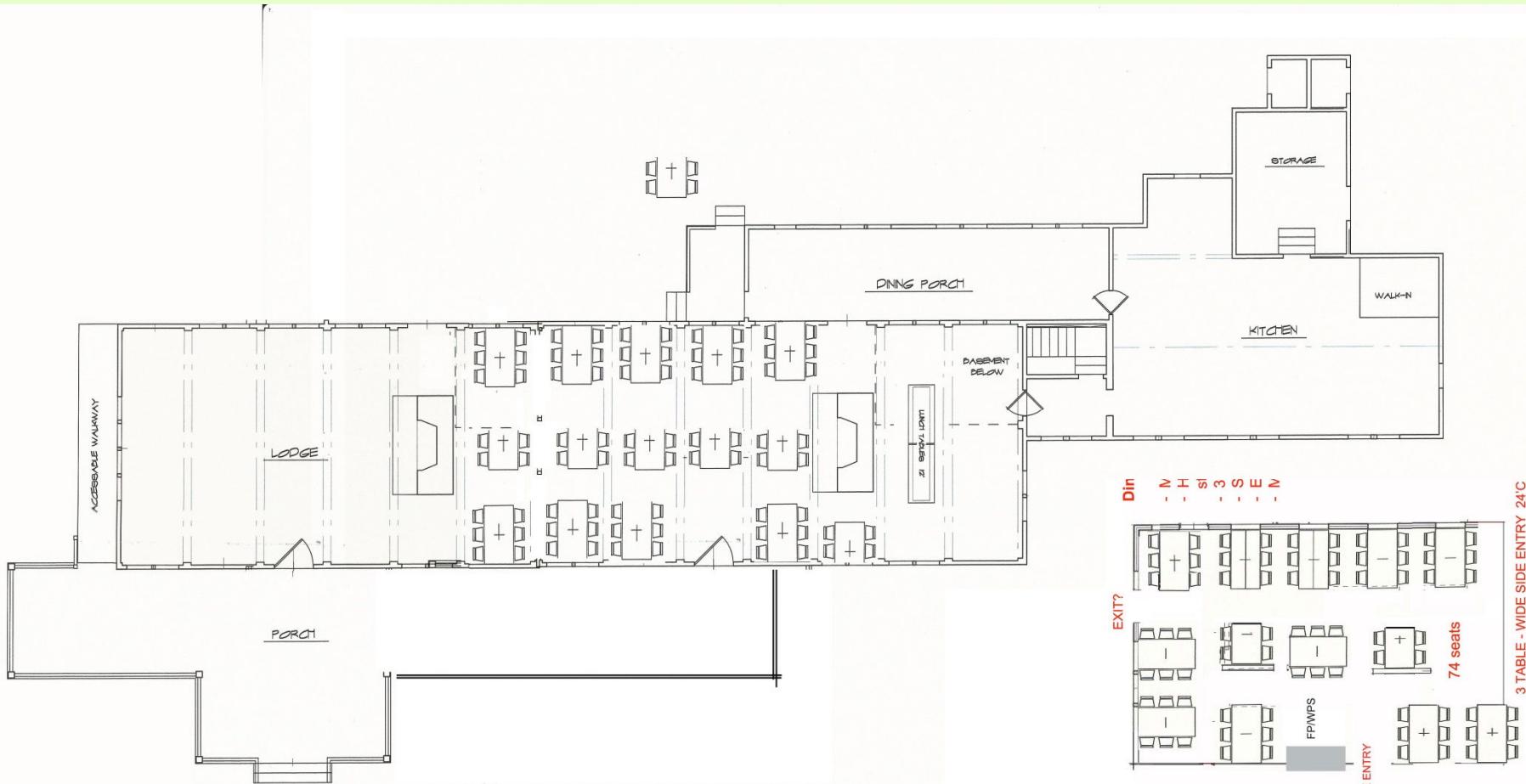
Revisions:

2 OF 2

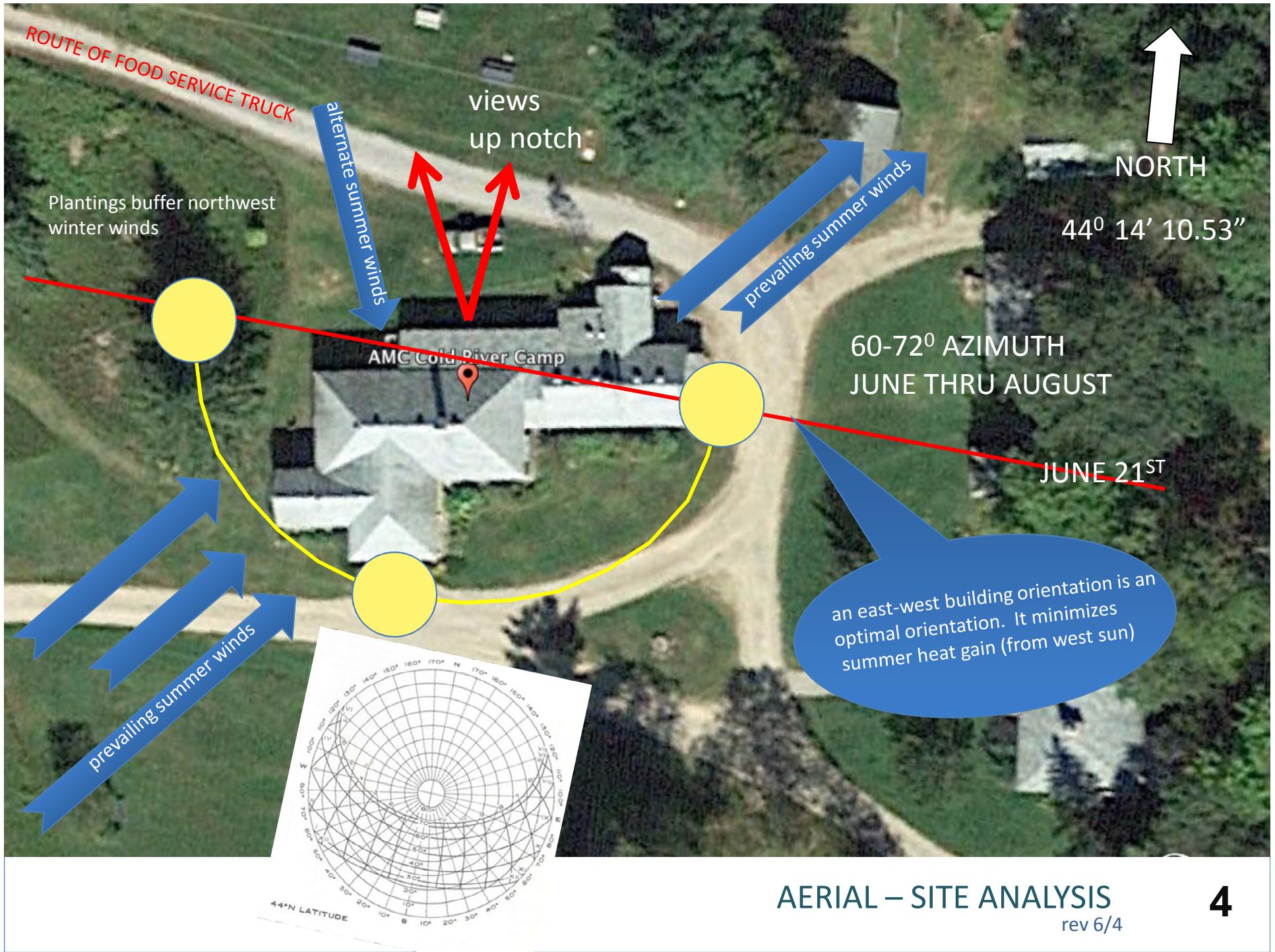
## **'North' concept - Some observations**

- New single dining area off the back of the current lodge; good or bad?
- Preserves current historic main lodge structure and look
- Encroaches most toward service lane and north lawn area

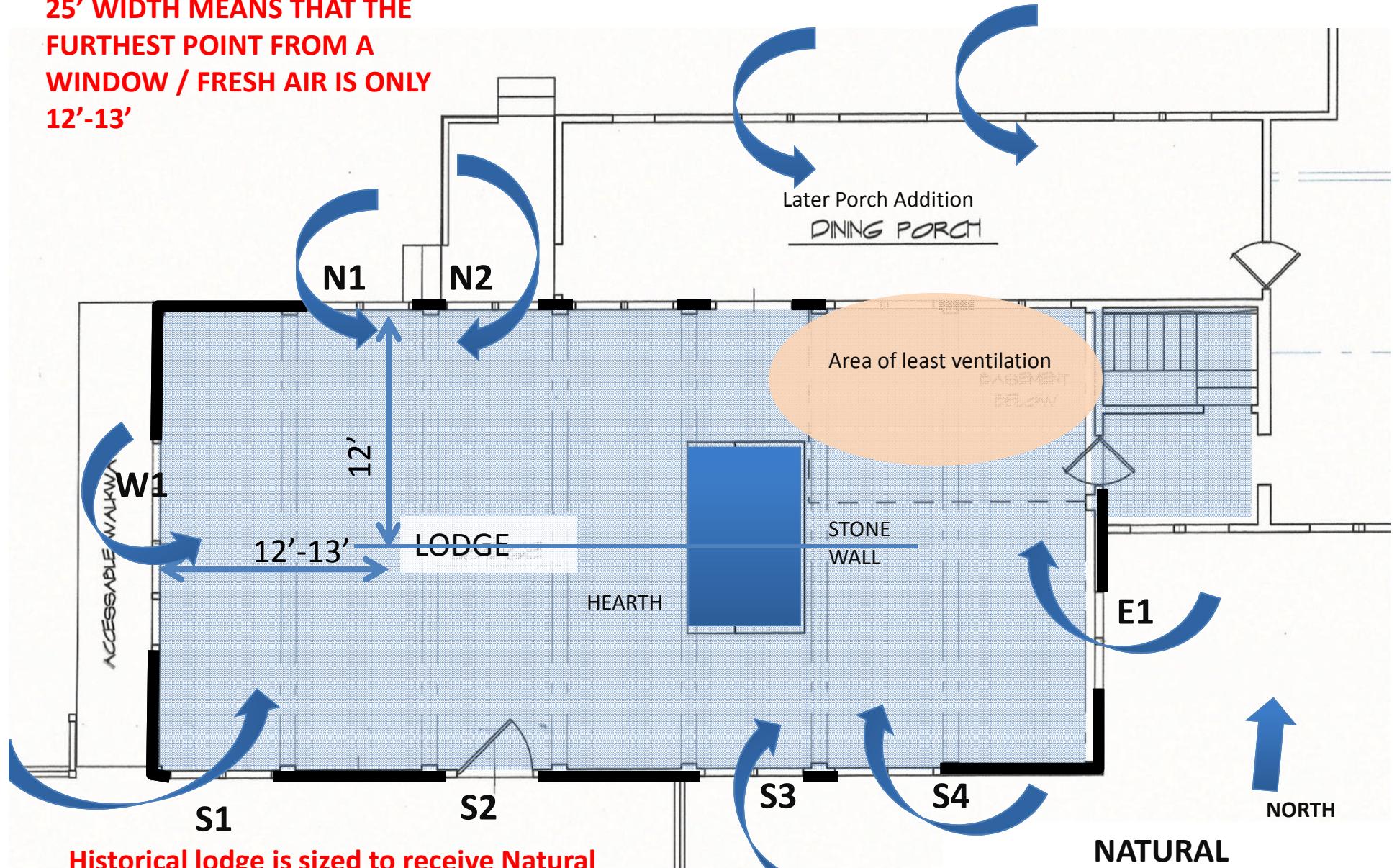
## **'West' concept - illustration**



**Details, including front porch expansion, being worked**



**25' WIDTH MEANS THAT THE  
FURTHEST POINT FROM A  
WINDOW / FRESH AIR IS ONLY  
12'-13'**

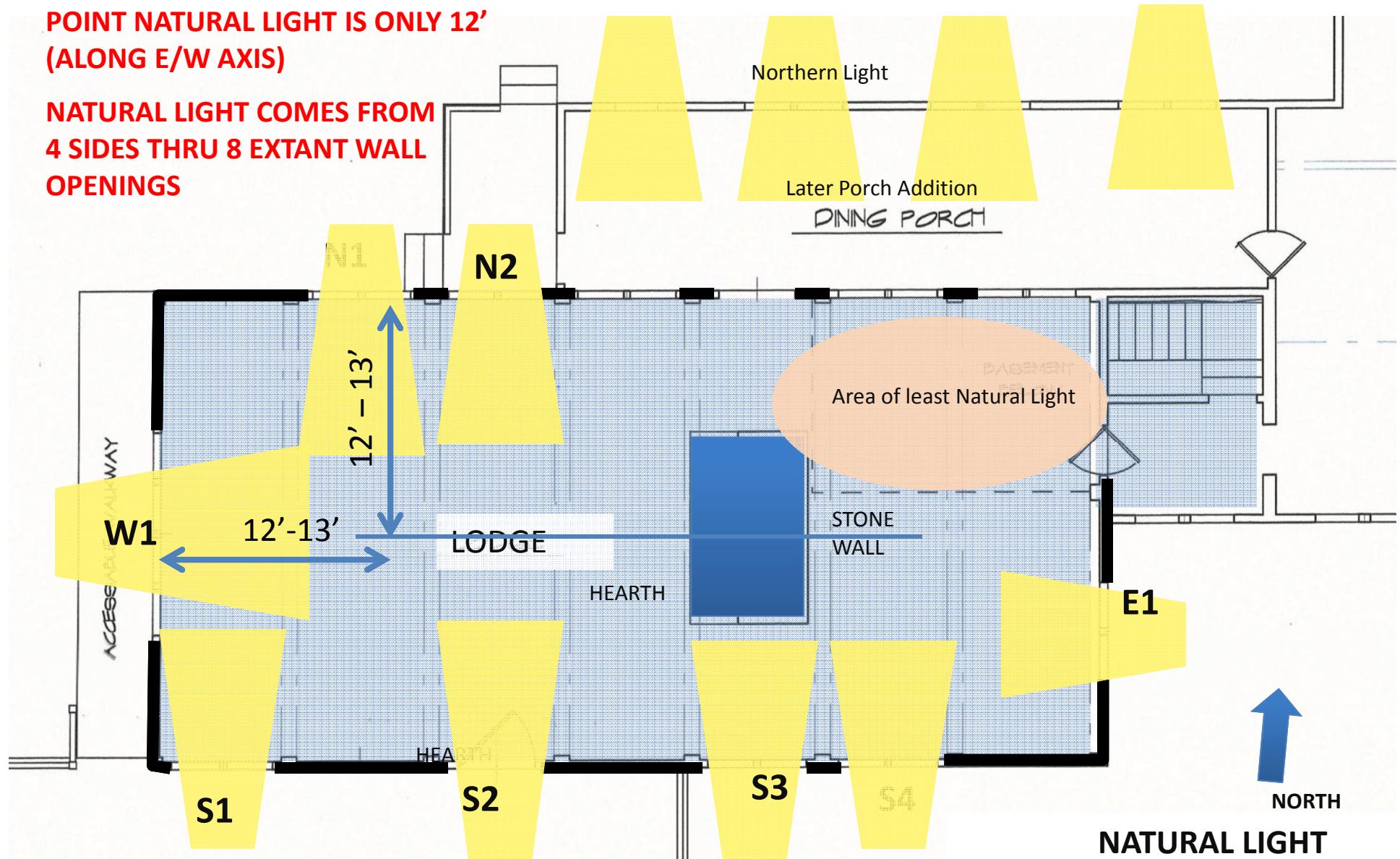


**Historical lodge is sized to receive Natural  
Ventilation from all four sides. Currently, fresh  
air comes thru 8 extant wall openings**

**NATURAL  
VENTILATION**

**25' WIDTH MEANS THAT THE FURTHEST  
POINT NATURAL LIGHT IS ONLY 12'  
(ALONG E/W AXIS)**

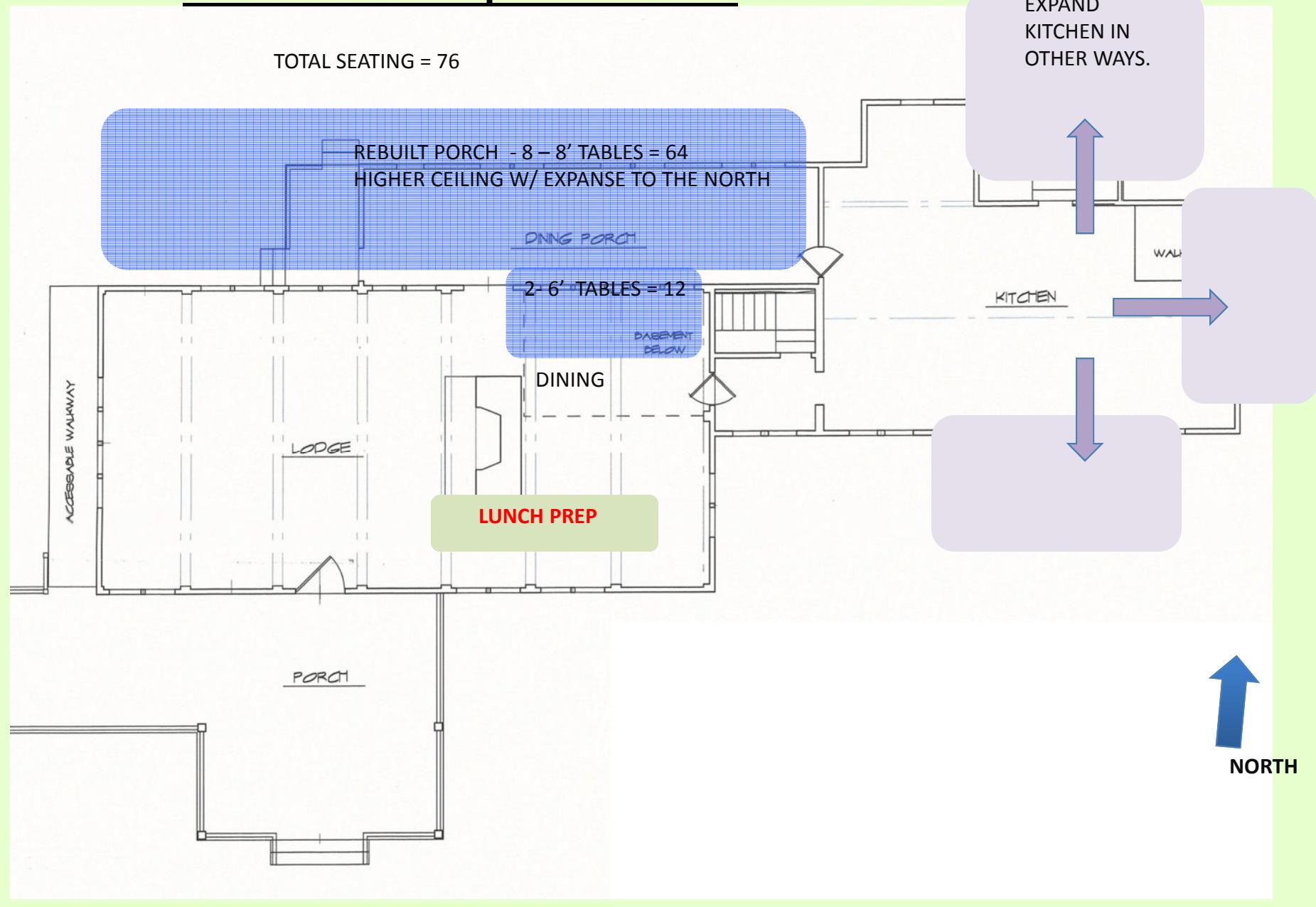
**NATURAL LIGHT COMES FROM  
4 SIDES THRU 8 EXTANT WALL  
OPENINGS**



## **'West' concept - Some observations**

- Perhaps the most radical change, but stays truest to the original lodge design
- Best natural lighting and ventilation
  - orientation
  - depth of building
- Builds in the direction where there's the most room

## 'Minimal' concept illustration



## 'Minimal' concept illustration, continued

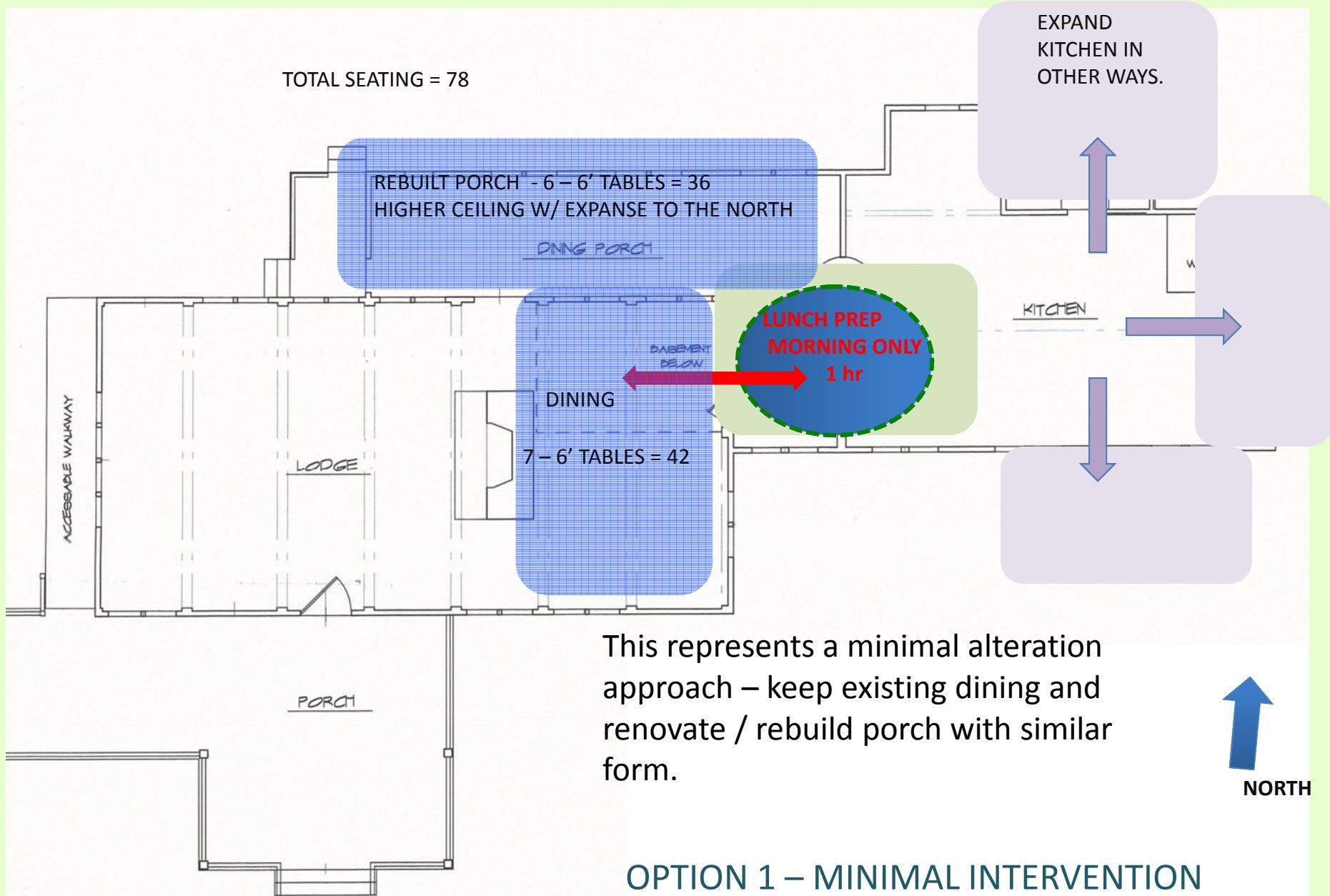


Details being worked

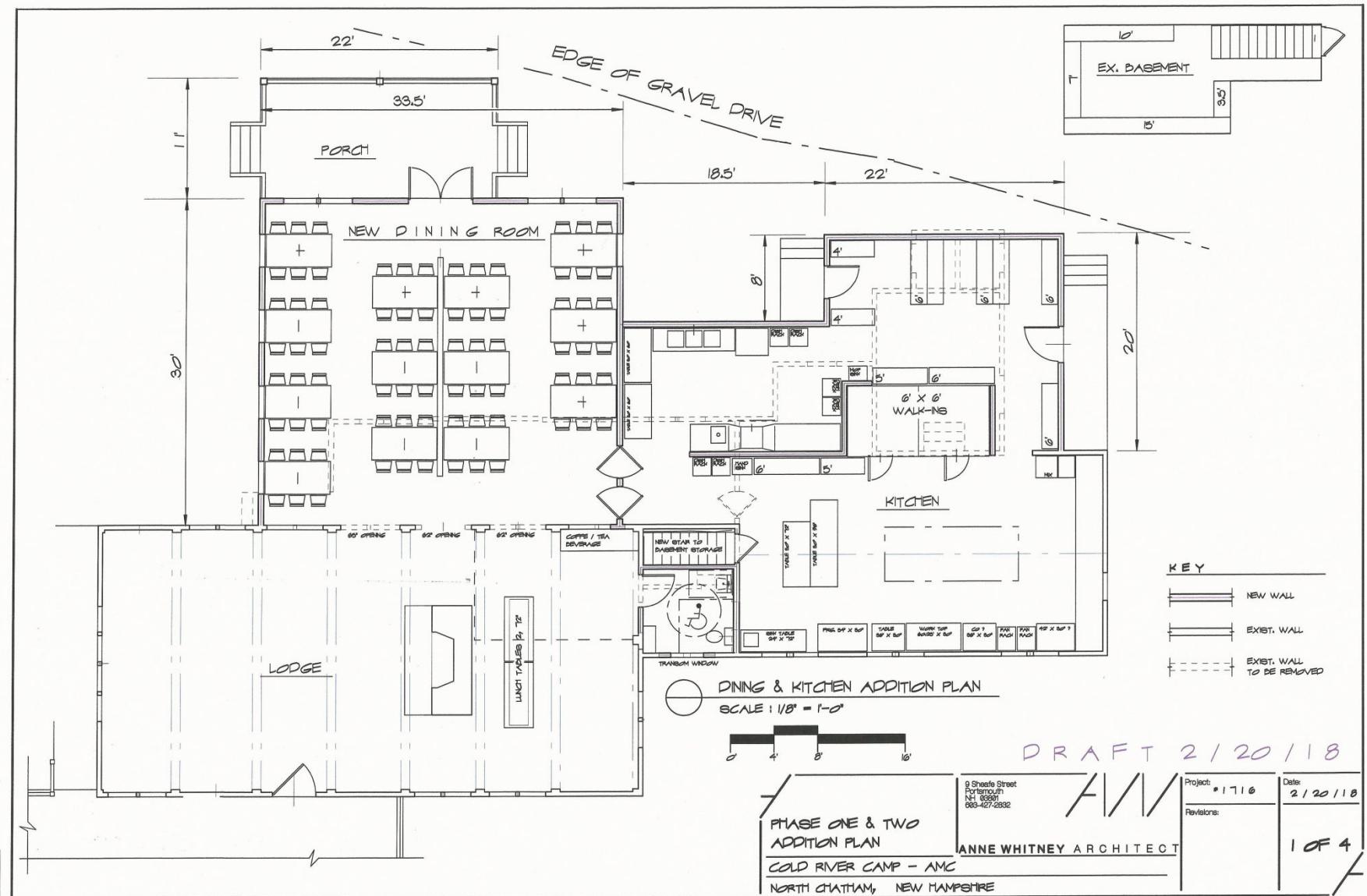
## **'Minimal' concept illustration – Some observations**

- Least change to main lodge and dining arrangement
- Not yet clear whether everything actually fits well
- No opportunity for any tables > 6

## **Other Design Concepts Considered and Tabled** **(not exhaustive)**

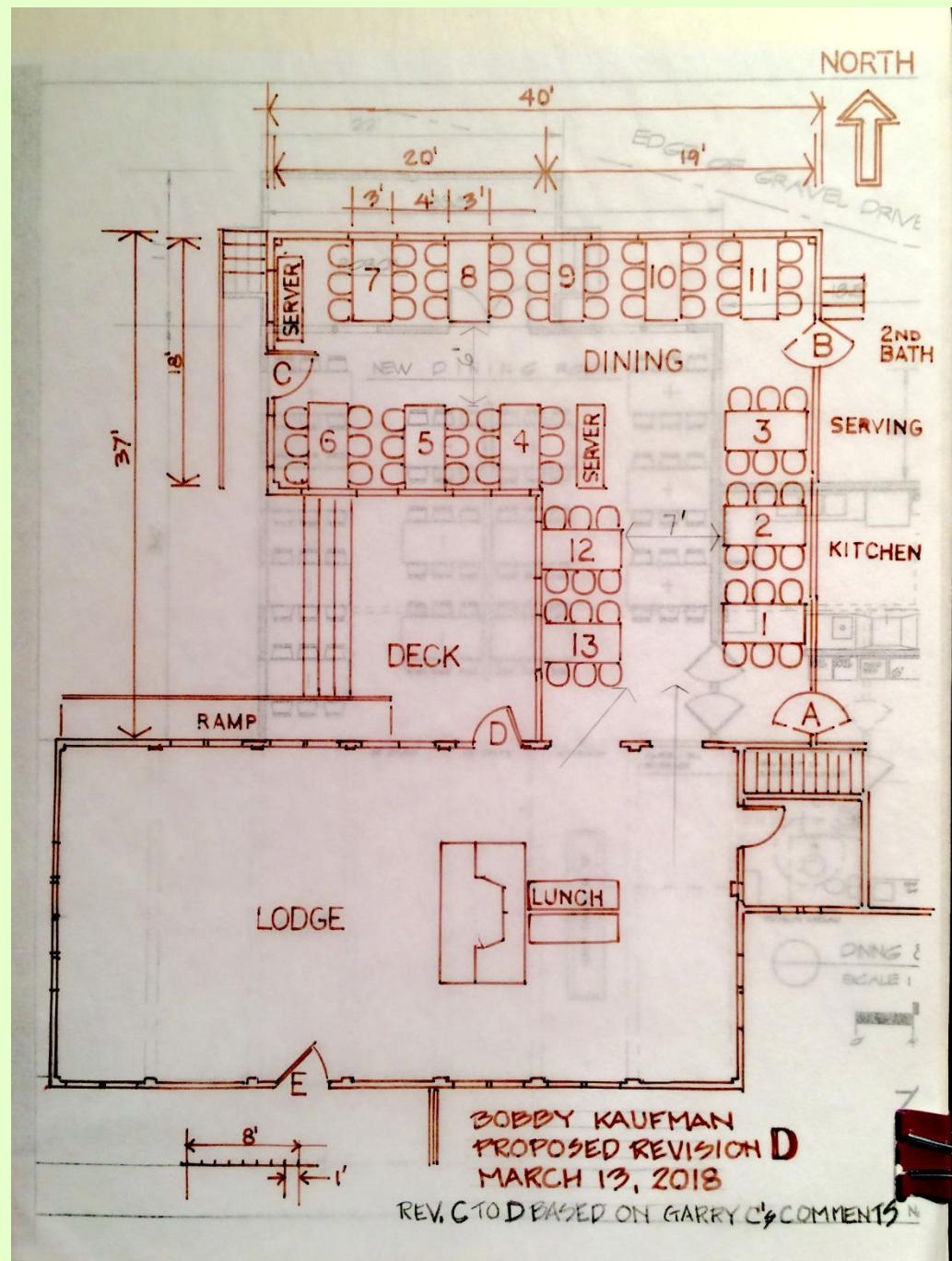


# Architect's relatively early design (2-20-2018)



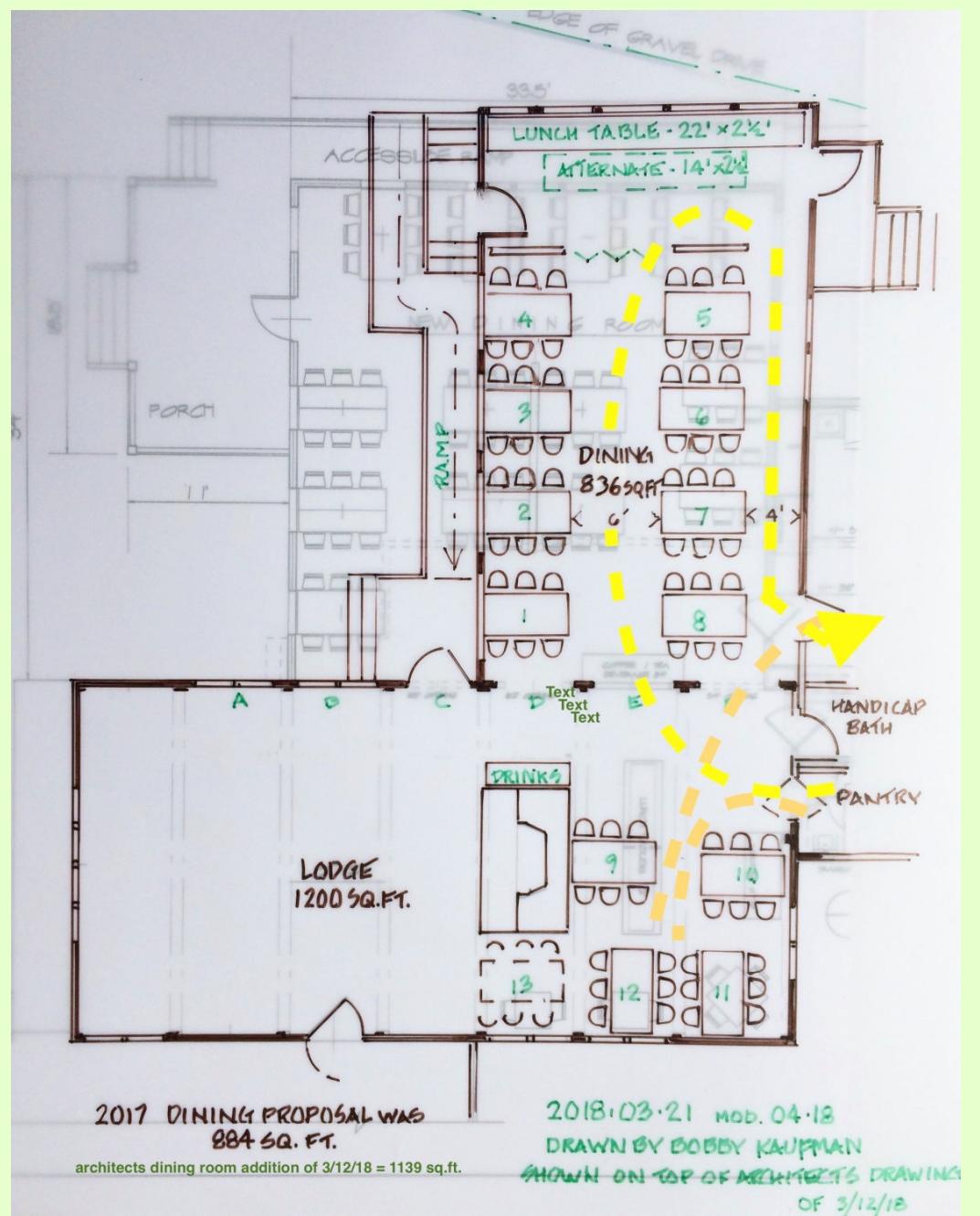
## Design Alternative Example

- Reduce new dining area size
- Move further 'behind' the existing lodge
- Make the new dining area not a 'big box'
- Preserve window in main lodge



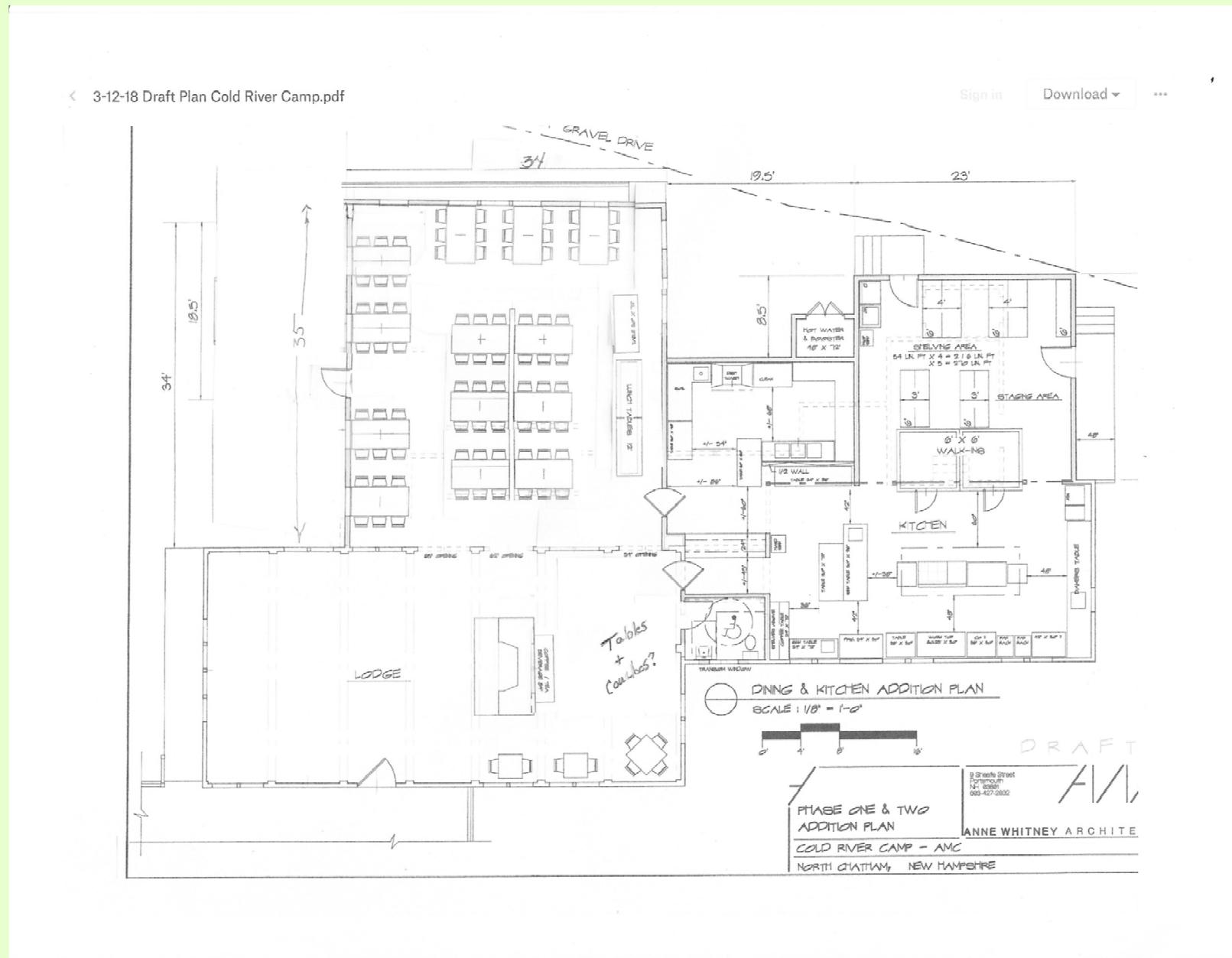
## Design Alternative Example

- Reduce new dining area size (from 984 to 836 sq ft)
- Move further 'behind' the existing lodge
- Preserve window in main lodge



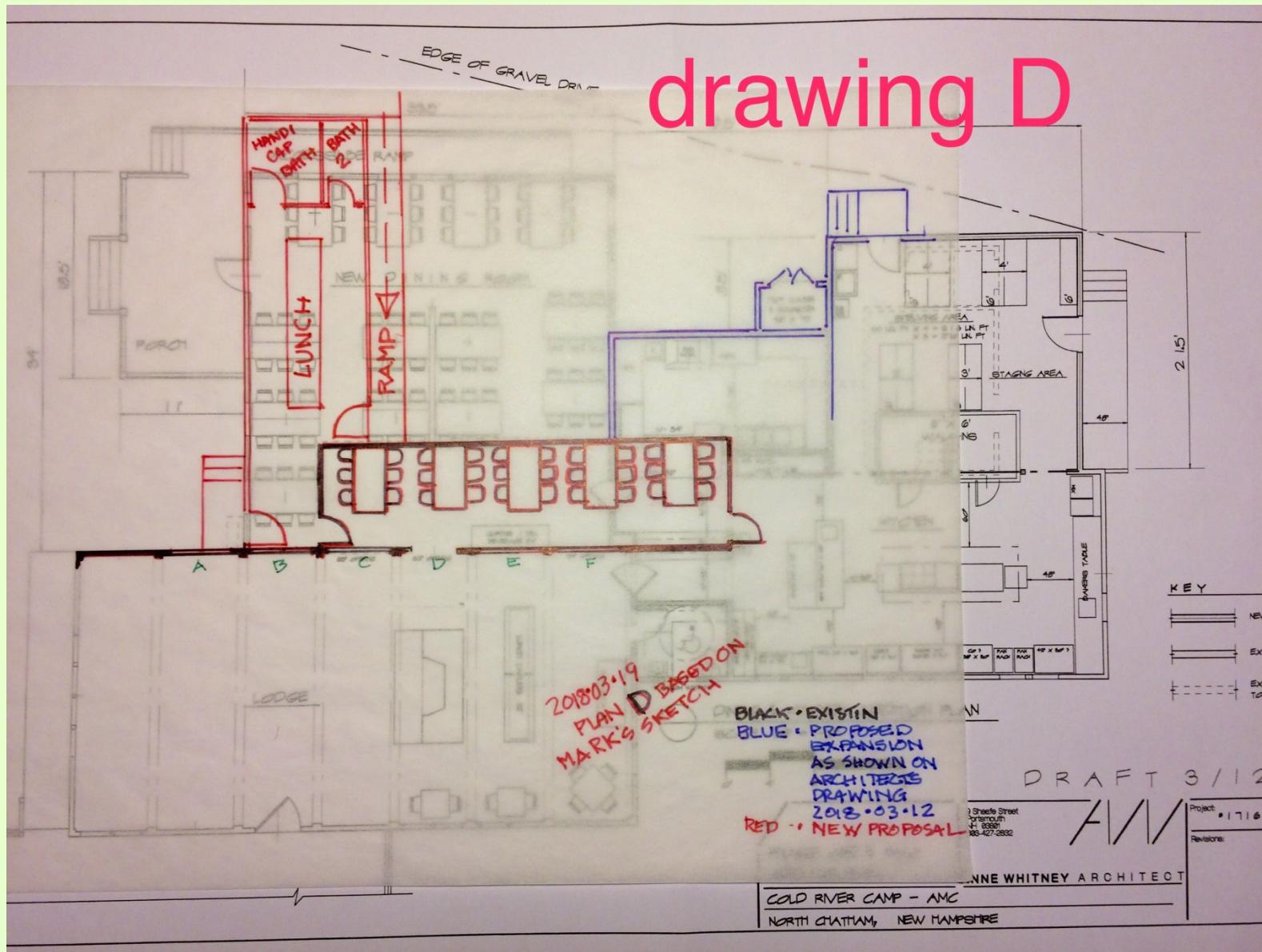
## Design Alternative Example

Move lunch prep area out of main lodge area

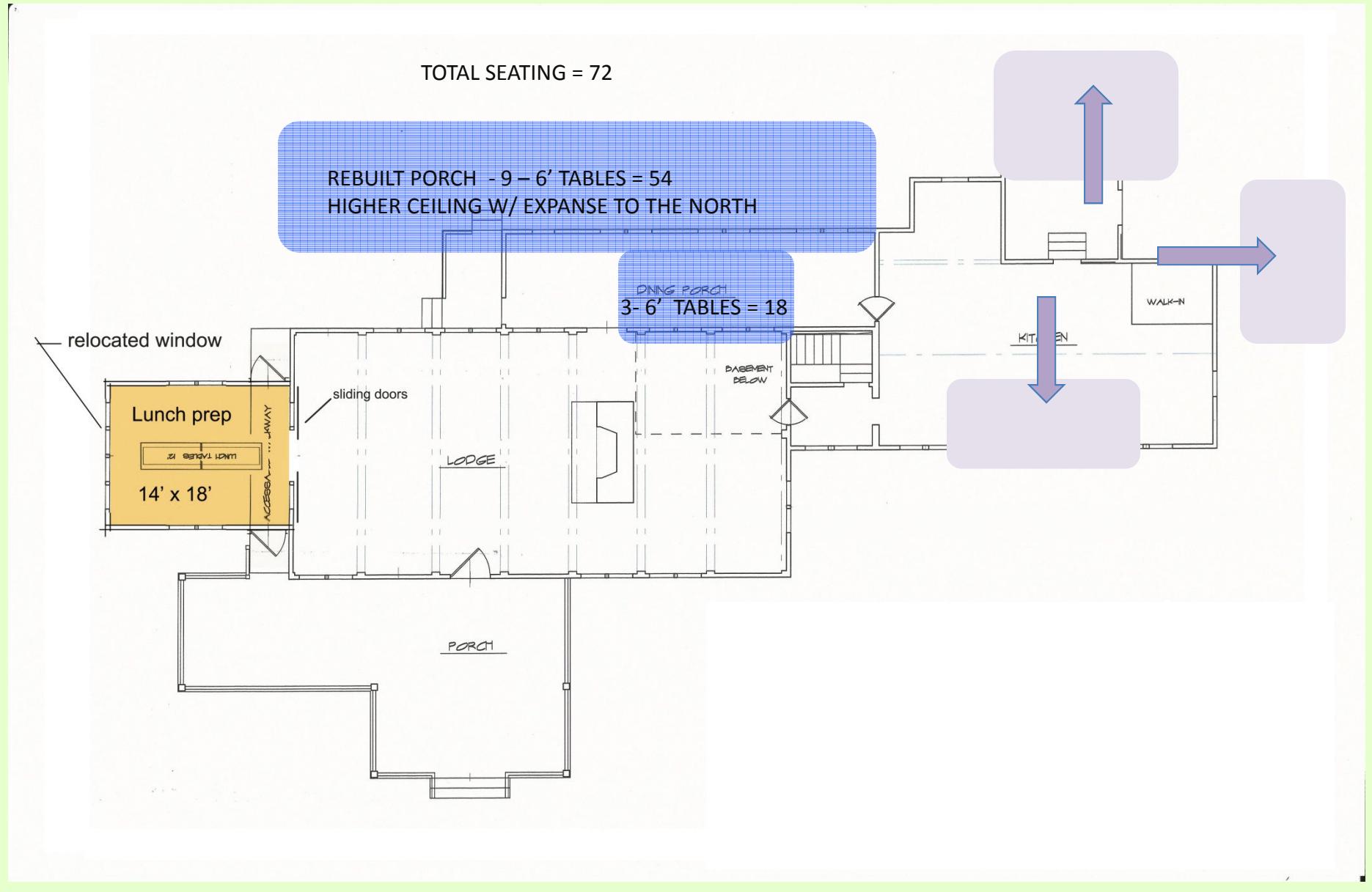


## Design Alternative Example

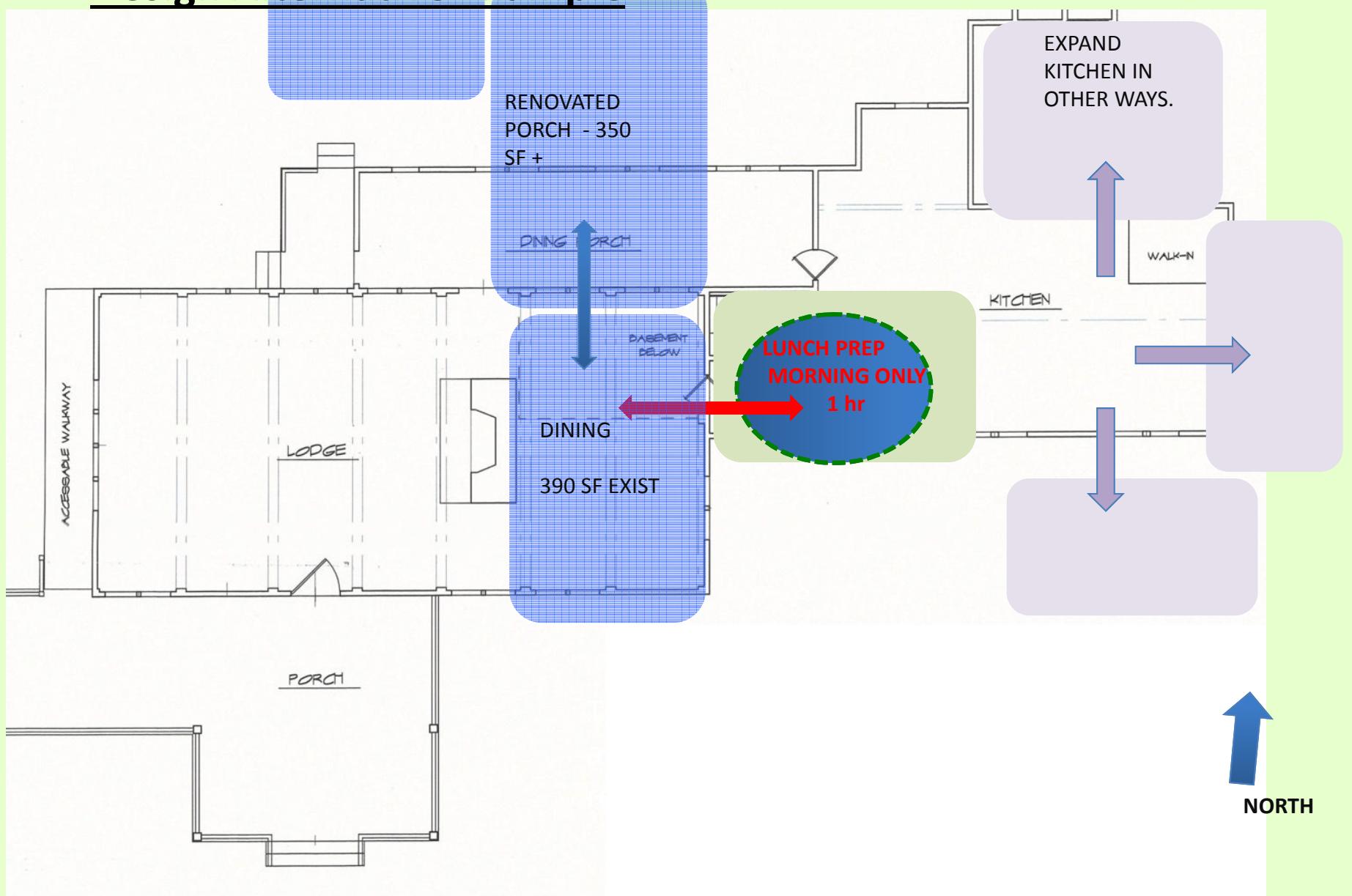
Minimal changes to existing,  
but move lunch table ...



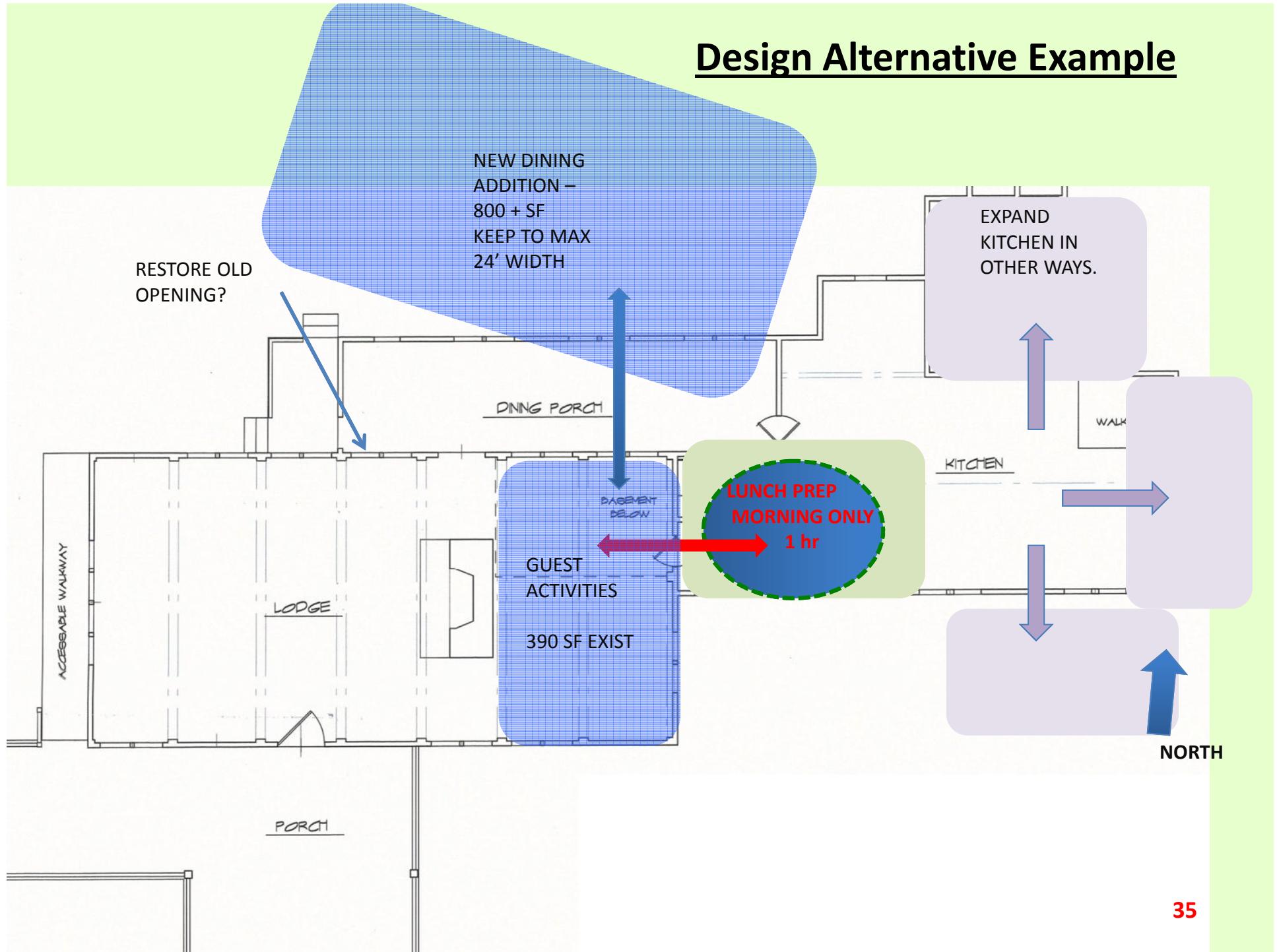
## Design Alternative Example



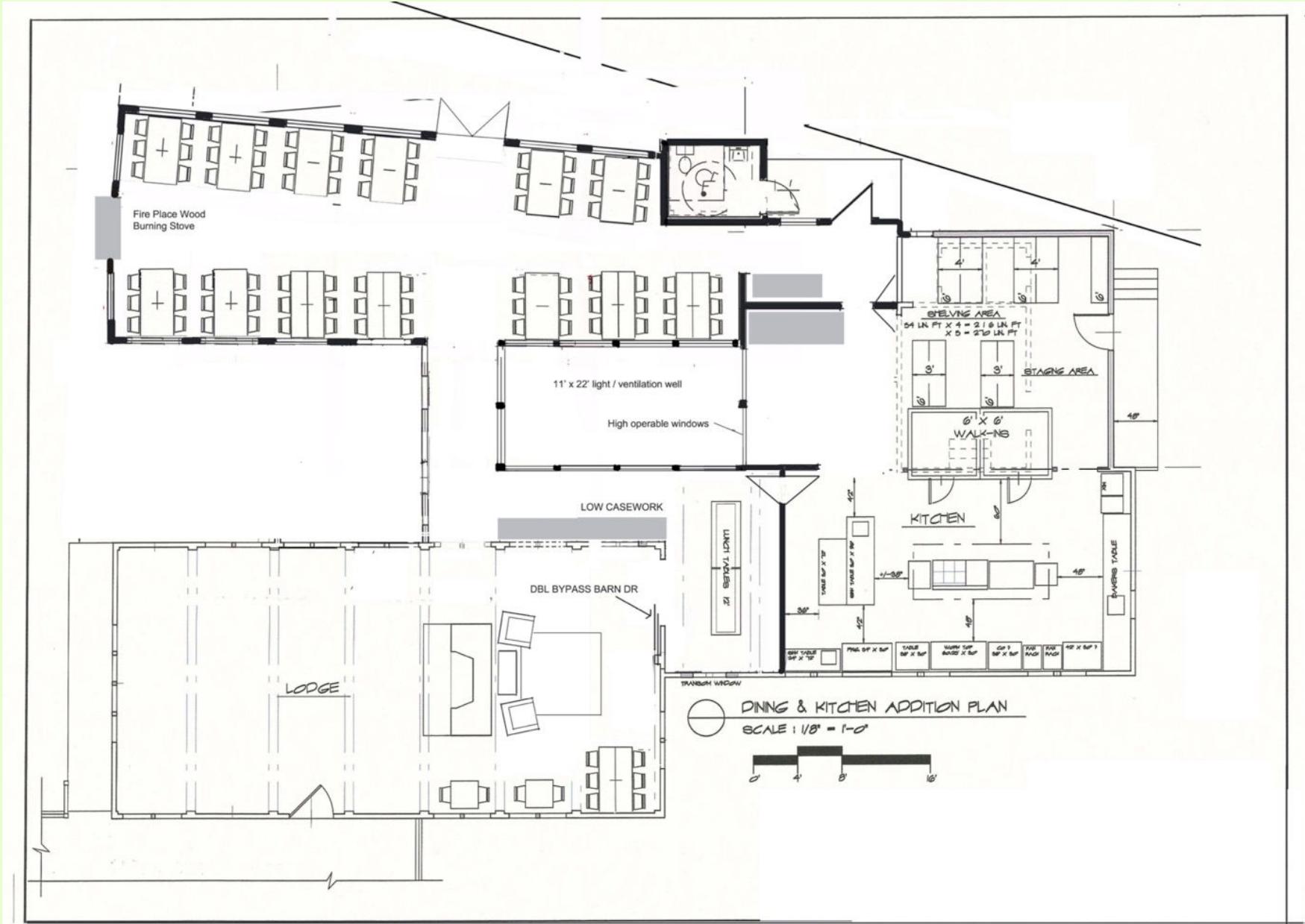
## Design Alternative Example



## Design Alternative Example



## Design Alternative Example



## **Status and What's Next**

- Currently committees have been working as a combined team the past few months
  - In May, took a step back – relaxed some constraints to allow additional design possibilities to emerge
  - Committees critical mass met face to face at Camp with the architect on June 12, explored other alternatives
  - Architect to provide more detailed designs in late June/early July
  - Committees next meet again on July 12
- Hope to agree on a proposal by early fall

## **Thank you for your interest!**

**Hopefully this presentation has given you a *representative* sense of the lodge planning project task – its nature, the challenges and current status. We have not covered everything.**

**You can always leave feedback on the Cold River Camp web site – go to the Lodge Projects Planning page to see how to do that.**