

AMC Cold River Camp

Conant Lodge Projects - Planning Status

April 26, 2018

Welcome!

About the phone bridge

To join dial 712-775-7270, then enter access code 962998 # when prompted

The “host” may toggle between three modes

- A) All can talk
- B) Lecture – only the host can talk
- C) Q&A – only the host and one specifically identified caller can talk

→ When we're in Q&A mode, dial *6 to get in queue to ask a question.

→ If you can mute your own phone when just listening, that will be helpful to cut down on extraneous background noise if we're in All can talk mode.

Conant Lodge Projects - Planning Status April 26, 2018

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



Primary Lodge Needs/Drivers

- Improve 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 out-of-the-kitchen guest buffet/service line (Extension, off-season, rainy bbq evenings)
- Provide a Handicap accessible indoor bathroom, some better handicap access seating in dining area

More Needs / Desires (not exhaustive)

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

- * A particularly 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: Increased number of guests lessens the community sense of Camp and puts more stress on other resources; 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 door in a spot that makes sense
- What is most welcoming/inclusive to new guests that may become our future long term committed volunteers
- Noise levels

Why Plan Major Lodge Changes *Now*?

- Given that even a kitchen renovation alone would require a capital campaign, it is natural to link it 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 even the latter three are always simultaneously true going forward
- Good planning means we don't wait for a crisis to rush changes

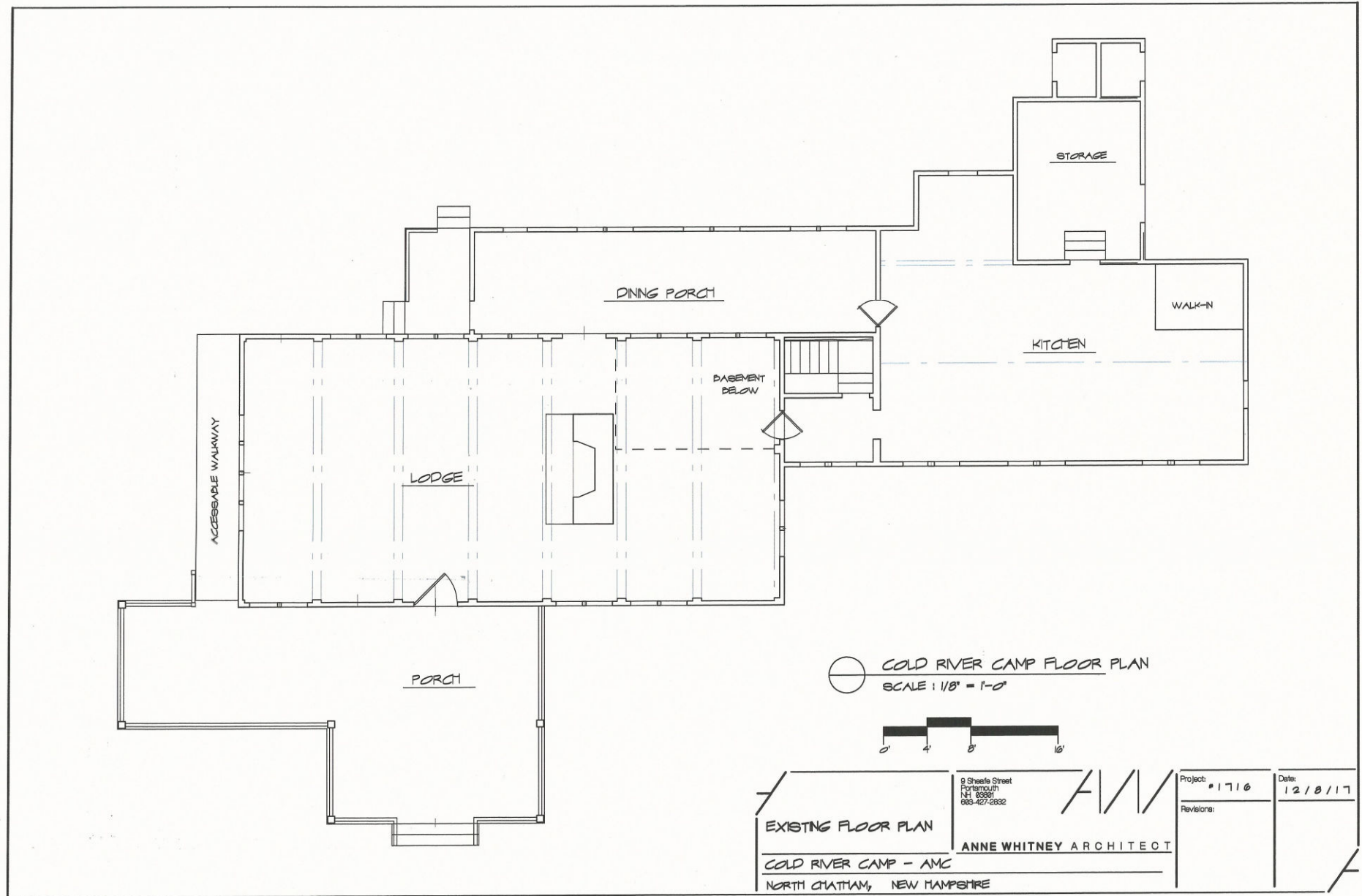
Participants

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	(The original separate <i>Dining Area</i> and <i>Lodge</i> committees combined in ~ March.)
Evan Doucette	Dining Area Committee	
Amy Grover	Dining Area Committee	
Nancy Hartle	Dining Area Committee	
Bobby Kaufman	Dining Area Committee	chair
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

Envisioned High Level Schedule

Late 2017	Committees formed and architect hired by late 2017
Early 2018	Requirements Specification
Spring 2018	Design Phase <ul style="list-style-type: none">- Alternatives- Revised requirements/prioritization
June 2018??	Basic Design recommendation
Summer 2018	Socialize recommendation w/ CRC community Refined estimate of cost AMC approval
Fall 2018	More detailed/refined design Initial serious but informal donation (\$) exploration Go/No Go decision by CRC Committee
2019	Capital Campaign
Post 2019	Construction

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



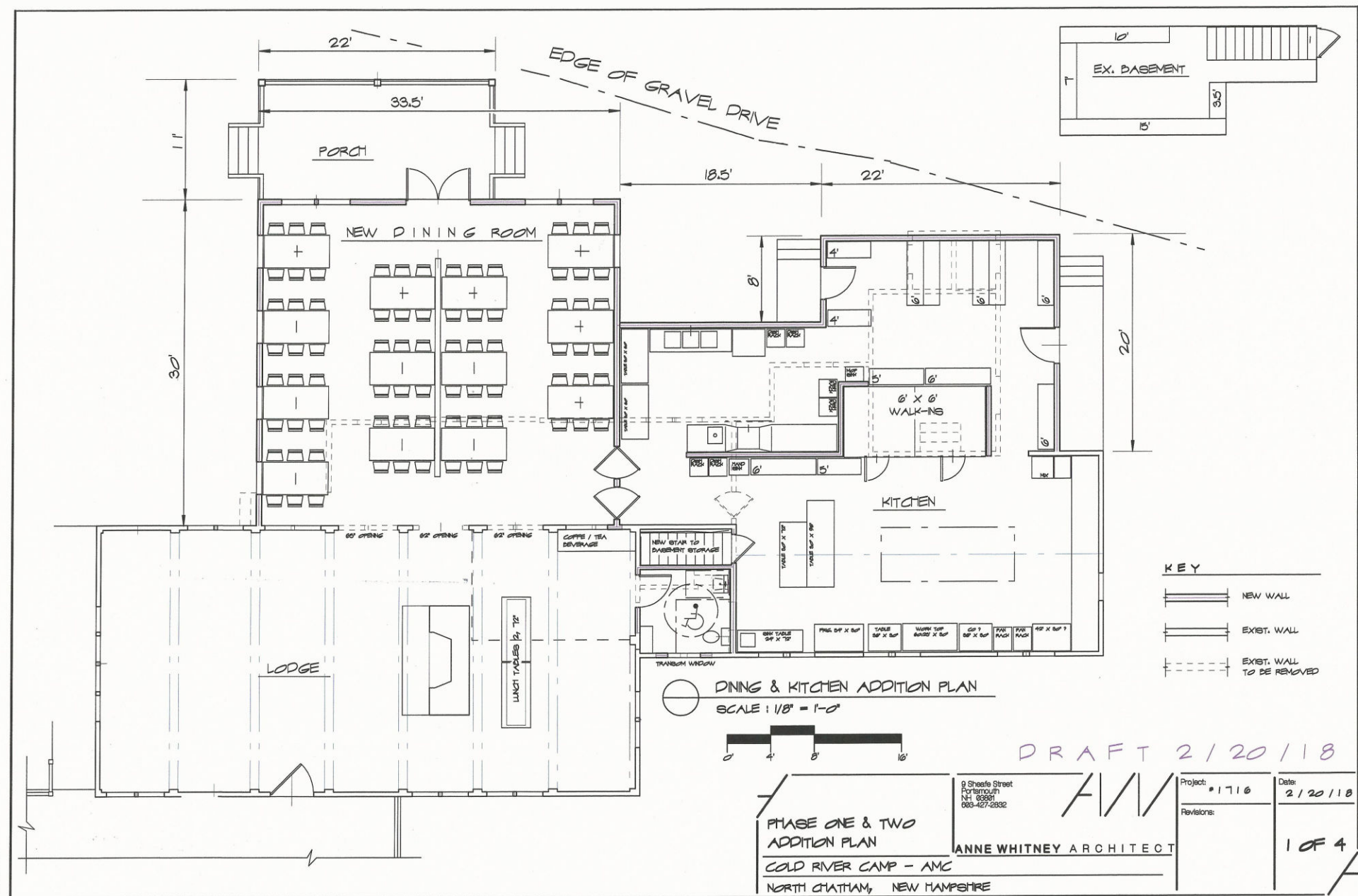
Some key points

- There will not be a perfect solution – there are design tradeoffs and we will value different needs/design attributes somewhat differently. BUT look for the sweet spot.
- The committees are working 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
- Need to look at Camp from the point of future new guests as well as current guests, especially future new guests that return and eventually become our next committed long-term volunteers
- Need to be aware of the psychology of decision making and change, e.g.,
 - we all tend to resist change when we are happy with what we have
 - when faced with choices, we all tend to favor what we are familiar with

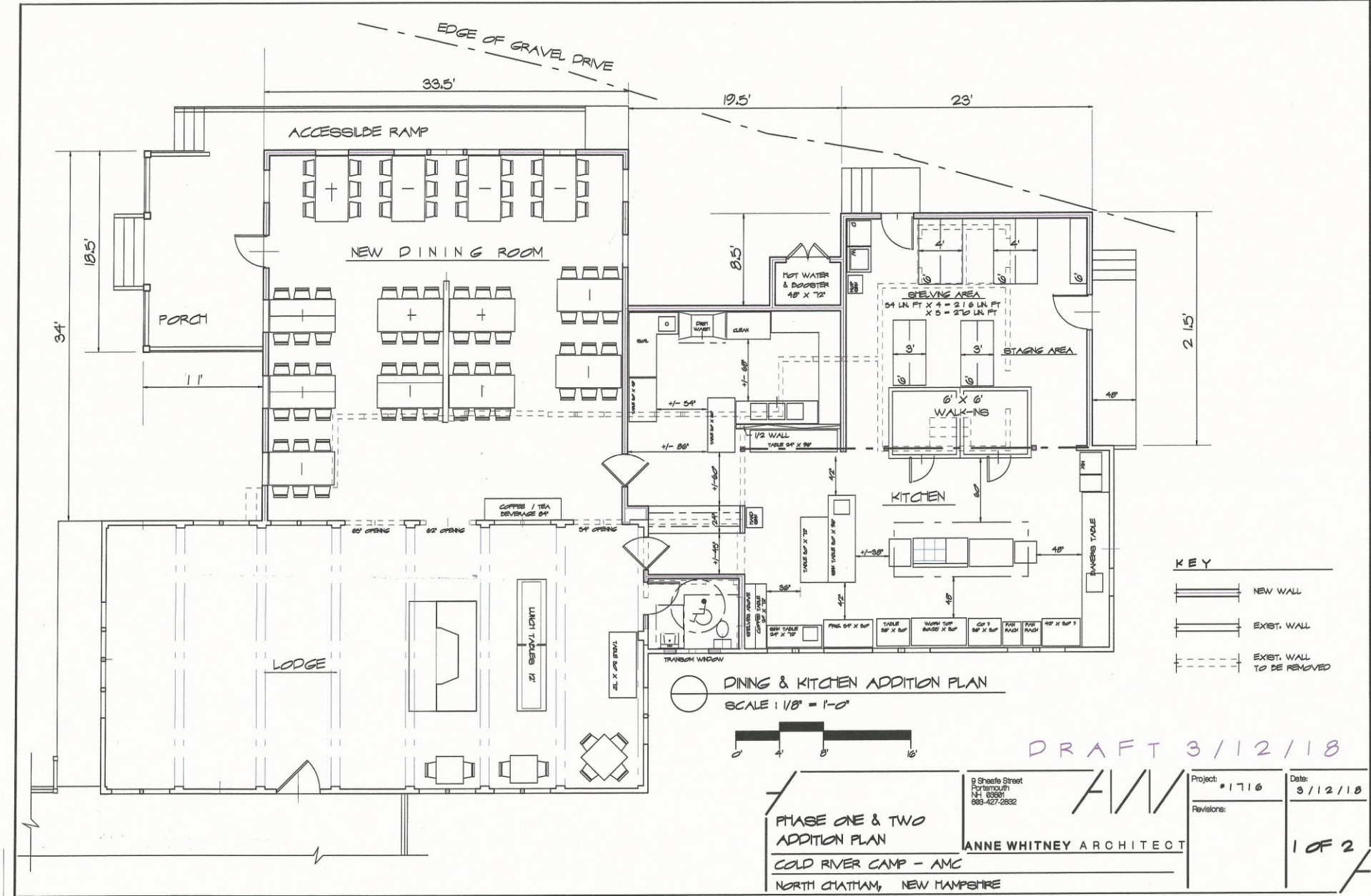
Design Alternatives Considered

- This presentation will next show you a representative several of what has been discussed
 - An early-ish design from the architect
 - The most recent design from the architect
 - An alternative focused on making the dining area footprint smaller, less boxy, location less intrusive, preserving a north-facing Lodge window
 - An alternative focused on making the dining area footprint smaller and location less intrusive, preserving a north-facing Lodge window,
 - An alternative that does not devote any of the historic lodge space to lunch table space
 - An alternative that minimizes current dining area changes while moving lunch table activity outside the sitting area
- **The committees do not yet have a recommendation on a design**

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



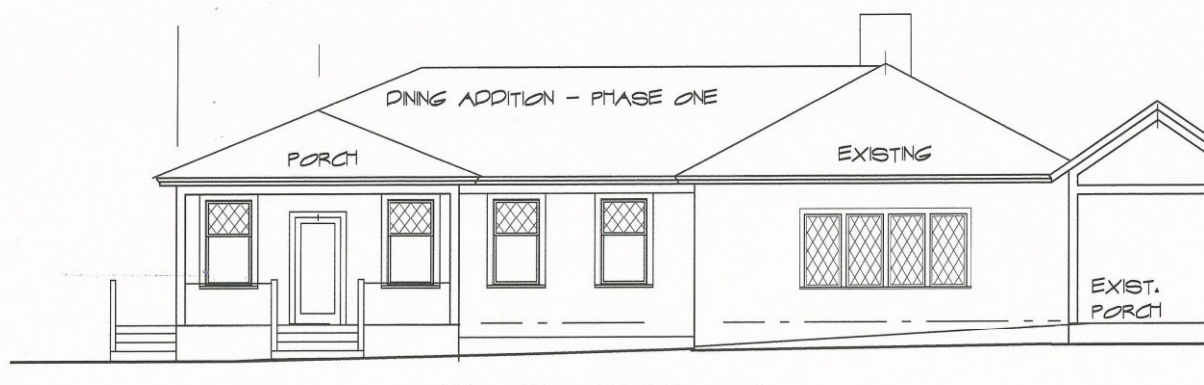
Architect's most recent design (3-12-2018)



Architect's most recent design (3-12-2018) exterior *illustration*



REAR ELEVATION



LEFT SIDE ELEVATION

PHASE ONE & TWO ELEVATIONS
SCALE: 1/8" = 1'-0"



PHASE ONE & TWO
EXTERIOR ELEVATIONS

COLD RIVER CAMP - AMC

NORTH CHATHAM, NEW HAMPSHIRE

8 Sheafe Street
Portsmouth
NH 03801
603-427-2832

AWA

ANNE WHITNEY ARCHITECT

Project: #1716

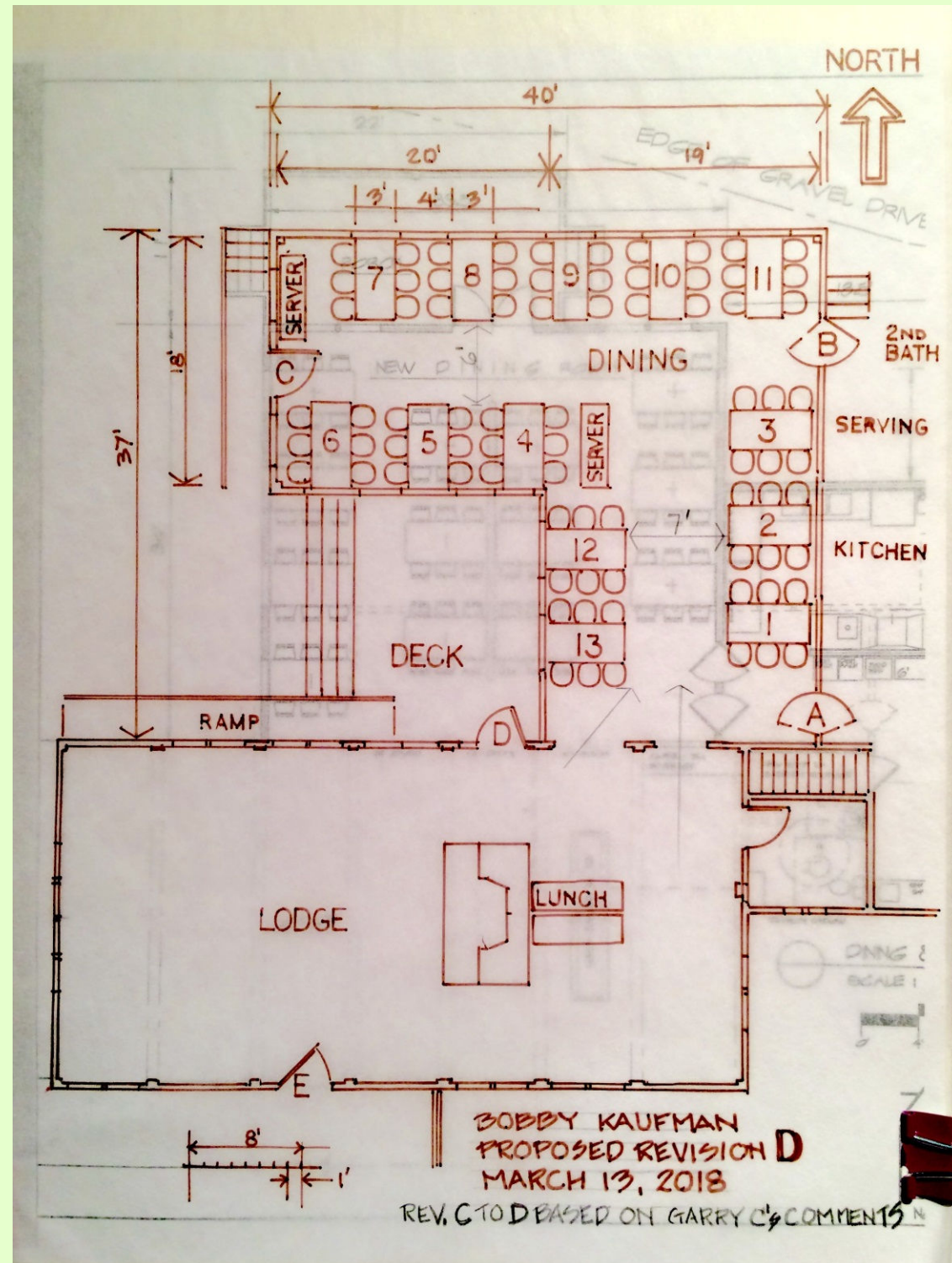
Revisions:

Date: 3/12/18

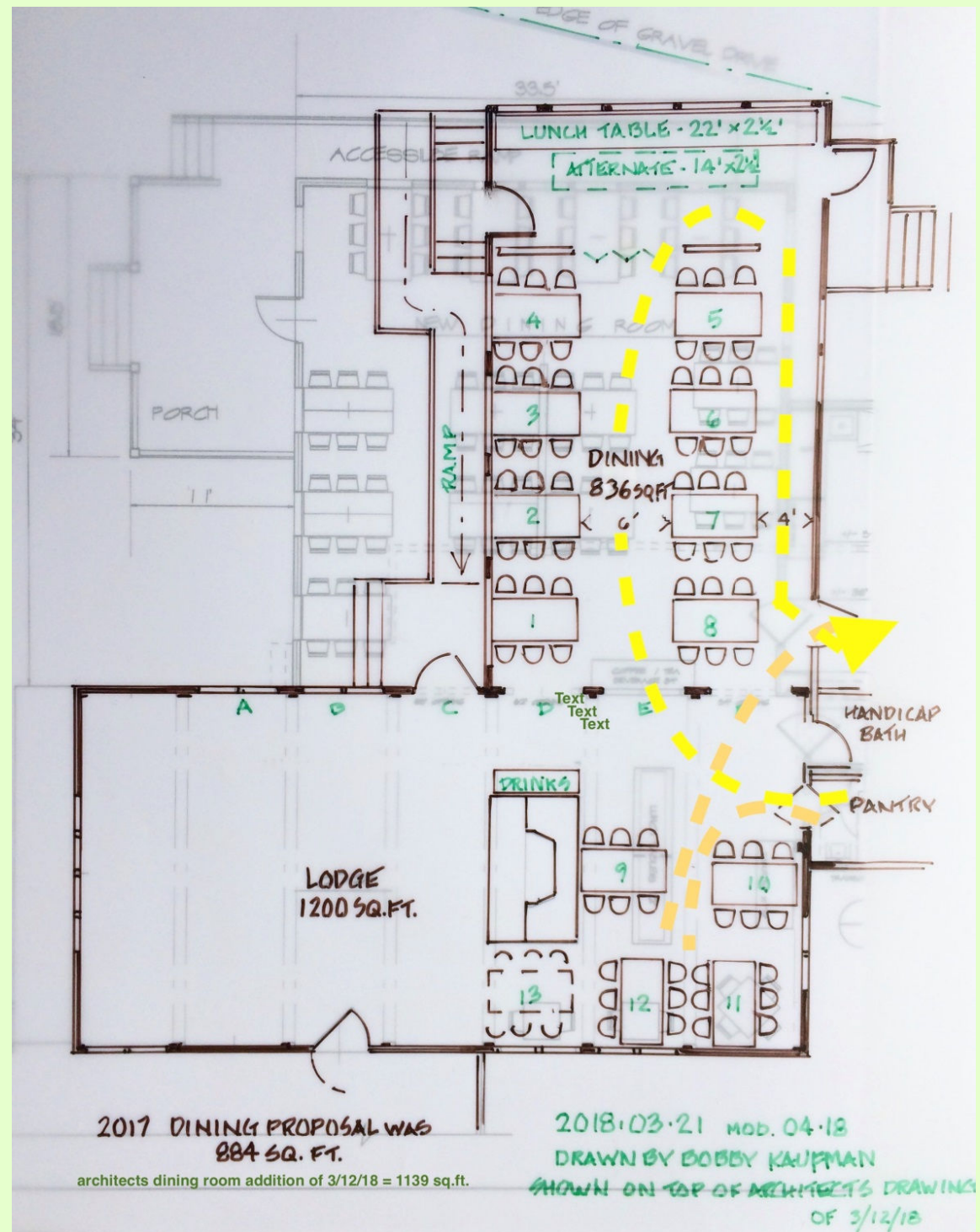
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Design Alternative Example

- 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

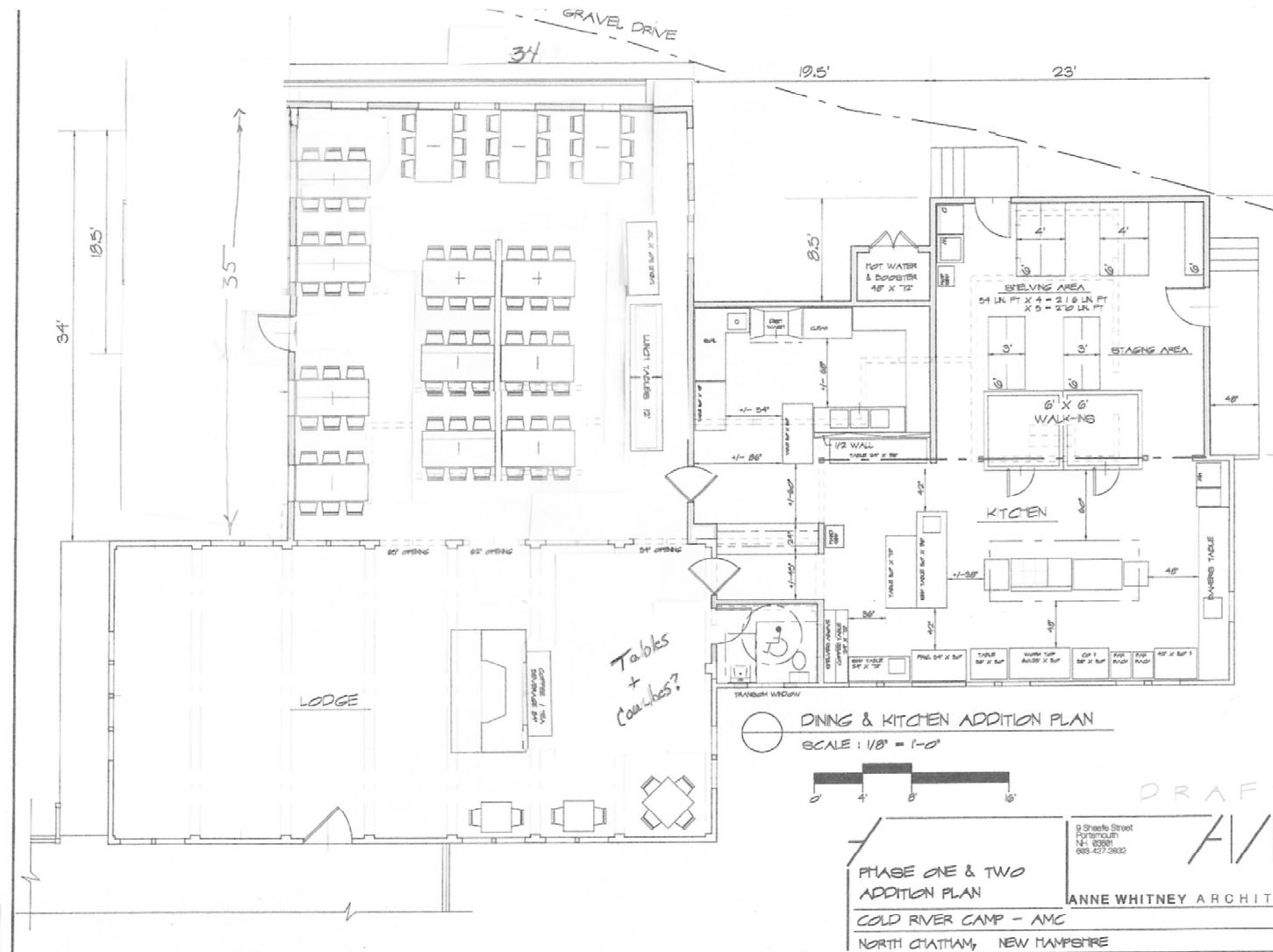


Move lunch prep area out of main lodge area

< 3-12-18 Draft Plan Cold River Camp.pdf

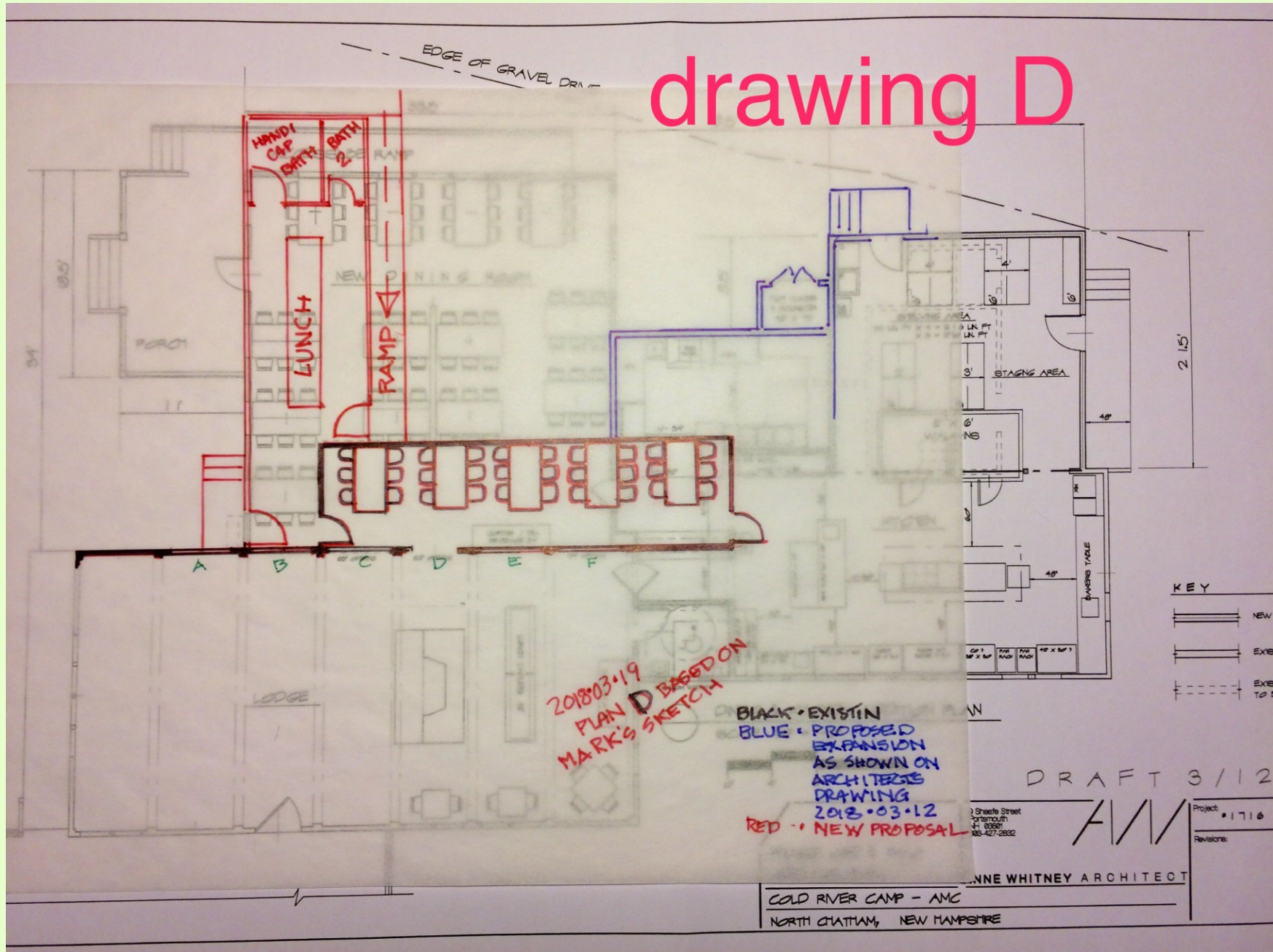
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...



Design Alternative Example

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



Status and What's Next

- No basic design recommendation yet
- Currently committees working as a combined team
 - a majority presently favoring the architect's last basic design but allowing for refinement
 - some feeling there is or might be a better design alternative
- Will stabilize requirements prioritization soon, then ask architect to explore whether that provides opportunity for other potentially attractive designs
- At this point, the earliest we might have an actual basic design recommendation from the committees is May; would have to be reviewed by the Camp Committee for their support; trying for a design that maximizes agreement and not rush

Status and What's Next

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.