

## New Dining Room Project Description

At its May 13, 2017 meeting, the Cold River Camp Committee voted overwhelmingly to proceed with this project. AMC approval was then sought via Paul Cunha, VP of Outdoor Operations and Chuck Johnston, CFO. That approval was received on June 5, 2017.

### **What is the project?**

The current north porch dining area will be expanded into a new dining room to accommodate all guests. It will become our sole regular dining area. It will provide seating for 80 people.

The current dining area between the back of the fireplace and the kitchen will be re-purposed for guest trail lunch preparation, for other purposes such as beverage self-service including the coffee/tea morning service, and other functions.

### Diagrams and Details

See the accompanying diagrams – the construction drawings and perspective renderings. The construction drawings images are photos taken of the actual very large drawings - no electronic versions of those are available. The renderings are courtesy of Jamie Doucett.

Exterior. The roof shingles and siding will match the appearance of the main lodge. Windows will be double hung sash. Trim and window exteriors will also match the current lodge yellow.

Interior. • The seating arrangement will be eight tables each with ten seats with a 6' wide center aisle. (Our current arrangement is 72 total seats, of twelve tables each with six seats.) The current lights in the dining porch will be salvaged and used in the new hall. • There will be 4 overhead fans similar to those in the rec hall with lights. • The walls will be matched premium pine boards, mounted vertically. • The ceiling, trusses, and walls will be sprayed with clear water based polyethylene for the lighter look found in Notchview and Caribou cabins. • The floor will be hard (red) pine and sealed with oil base clean polyethylene, as oil based wears better than the water base polyethylene. • Eight of the current 6' long dining tables will be modified to have new 10' x 1.5' oak veneer plywood tops and their trestle bottoms will be re-used. The remaining four 6' long tables will be re-purposed, most likely somewhere in the lodge or rec hall. • Further decorations and accessories, such as curtains, pictures, pull-down screen for slide shows, etc., can wait until the room is finished.

Construction will begin this September, 2017 and will complete in the spring of 2018 ahead of Camp Opening, to be ready for the 2018 season. Frank Mastro, our long-time CRC Facilities Manager, is overseeing the project. The contractor for this project is Todd Flagg, a local builder who has done other work for CRC and with whom we have a very positive history. (Many of us also know Todd through his trip leader and trail maintenance volunteer work.) Some of the less-skilled work will be done by CRC volunteers under his supervision. The structural design details were done through the design services of Hancock Lumber. The work for the frost walls foundation will be subcontracted to a company with expertise in that area.

The project is estimated to cost about \$60,000.

### **Why are we doing this?**

The new dining room will provide an improved guest experience at Cold River Camp. The primary benefits are

- While there is a trade-off with intimacy, the single dining room with larger tables will provide a more cohesive dining experience - fostering greater guest interaction and increasing sense of community, which is a highly valued and promoted aspect of our Camp culture, especially when the typical guest stay is for a week.
- When the camp managers, trip leaders and others speak during mealtime, they will be speaking into one room instead of two and will be visible to all guests.
- The new dining room will be a brighter and airier space, with ceiling fans for the whole dining area.
- When Camp is full, there will be enough seats for the managers and their children and the assistant manager and even an evening guest speaker or other visitor to eat with the guests.
- The lunch-making and coffee/tea service will be moved out of the Lodge sitting area and away from the front door, relieving congestion in that area and returning the sitting area to its intended purpose.
- The restructured dining area allows or facilitates the area between the fireplace and kitchen to be more fully considered for use in the forthcoming kitchen renovation plan.
- The new dining room can be a second room for large-group activities (the first being the recreation hall).
- It gives us the instant option of having space for a cold table for putting out the prepared lunch foods for trail lunches and re-using unused food (temperature control method of handling “potentially hazardous food”) instead of our present wasteful method of feeding unused food to the pig (time control method).

### **Other Observations**

- What about noise levels? More people in one room, larger tables, higher ceiling. This is especially a concern for the hard-of-hearing guests. We plan to mitigate this by using sound dampening techniques. It may be an iterative process to address fully.
- Is a new dining room *necessary*? The CRC Committee does not look at it that way. The Committee sees it as a worthwhile investment in improving the guest experience and enhancing an asset.

- Don't we cherish, and care about preserving, the historical integrity of our venerable Conant Lodge? Yes, we certainly do. That was a consideration along with other important factors.

We also note that Conant Lodge has undergone other changes over the years, each done in its own time for good reasons. The original front porch was extended. The north dining porch itself was added. The 'shed' area behind the kitchen was added. The bathroom at the back of the lodge was added.

- Why *now*? Currently Camp is in good financial condition. We have the funds and people resources to do this. We have an excellent window of opportunity and momentum to get this done now, in advance of and decoupled from a much more involved kitchen renovation project (proposal being created) that would be tied to our 2019 Centennial celebration and other ongoing major capital improvements on the horizon such as cabin replacements/major renovations. In addition, the porch dining area foundation has settled over time, causing a slight tilt in the floor and stresses in the roofing that promote water leaks, which would require a significant investment to rectify in its own right.
- What were some of the design considerations/tradeoffs? A lot of thought has gone into the design, and there has been much discussion on the proposal. The current proposed design has evolved from a different original design. We wanted to maintain some reasonable physical and visual separation of the lodge sitting area from the new dining room. We also wanted to preserve the north-facing windows and view from the sitting area. The original parts of Conant Lodge are roughly 100 years old. We want the new room to complement its look from the exterior, so the siding and roofing will be identical. Inside, the floor will be an appropriate wood, probably red pine. Our current trestle tables will be redone as 10-person tables, and the trestles themselves will be re-used for the new tables. A compromise will be made on the windows. They will be groups of traditional double-hung clear pane instead of the historic lodge's sliding/swinging diamond grid, because they are more useful in wet/windy weather conditions and to manage costs. We also wanted to orient and limit the footprint of the new room so that it does not dominate the aesthetic view of the lodge or impose on the gravel vehicle lane behind the lodge or directly or indirectly shrink the north lawn picnic area.
- Since we will have seating for up to 80 people instead of the current 72, does that mean we are increasing the maximum number of guests in Camp? No. We will still consider the maximum Camp guest capacity to be 72. There are numerous other capacity stress points that argue against increasing that, such as shower facilities/hot water capacity, Lodge size (sitting area, porch area), rec hall size (think seating especially for Talent nights or dancing). The 80 meal seats will allow Camp managers + kids + assistant manager + possibly an evening guest speaker to all optionally eat with the up to 72 guests. A larger number of guests would also reduce the degree of familiarity among guests.
- Why wasn't some other variation on the dining porch expansion chosen? Various other layouts were considered, especially ones preserving the 6-person table layout. One of the goals was to

minimize the footprint so the expansion doesn't feel like the tail wagging the dog in terms of aesthetic appeal with respect to the main part of the lodge, another to isolate the current kitchen from the construction, another to manage costs, including the nature of the tie-in to the existing roof. The proposed design achieves all of that.

- Will this new dining area alter how meals are delivered to tables? Yes, to some extent. Meals will still be delivered to tables by the crew as done presently, using the wide center aisle. We are looking at using carts instead of the current serving trays and tray stands as more efficient and safer. There may be ripple effects into size of our serving dishes, but which can be worked out.

### **Can CRC guests still provide input on the design?**

While the basic design is set, there is still opportunity to make suggestions that it may be possible to incorporate if the Committee feels they are improvements to the design. If you have suggestions, please email to Gary Munson at [amc.crcchair@gmail.com](mailto:amc.crcchair@gmail.com), or write your suggestion on a piece of paper and drop it into the box labeled New Dining Room Project Feedback /Suggestions Box" in the sitting area of the Lodge. Your input must be received by August 31.

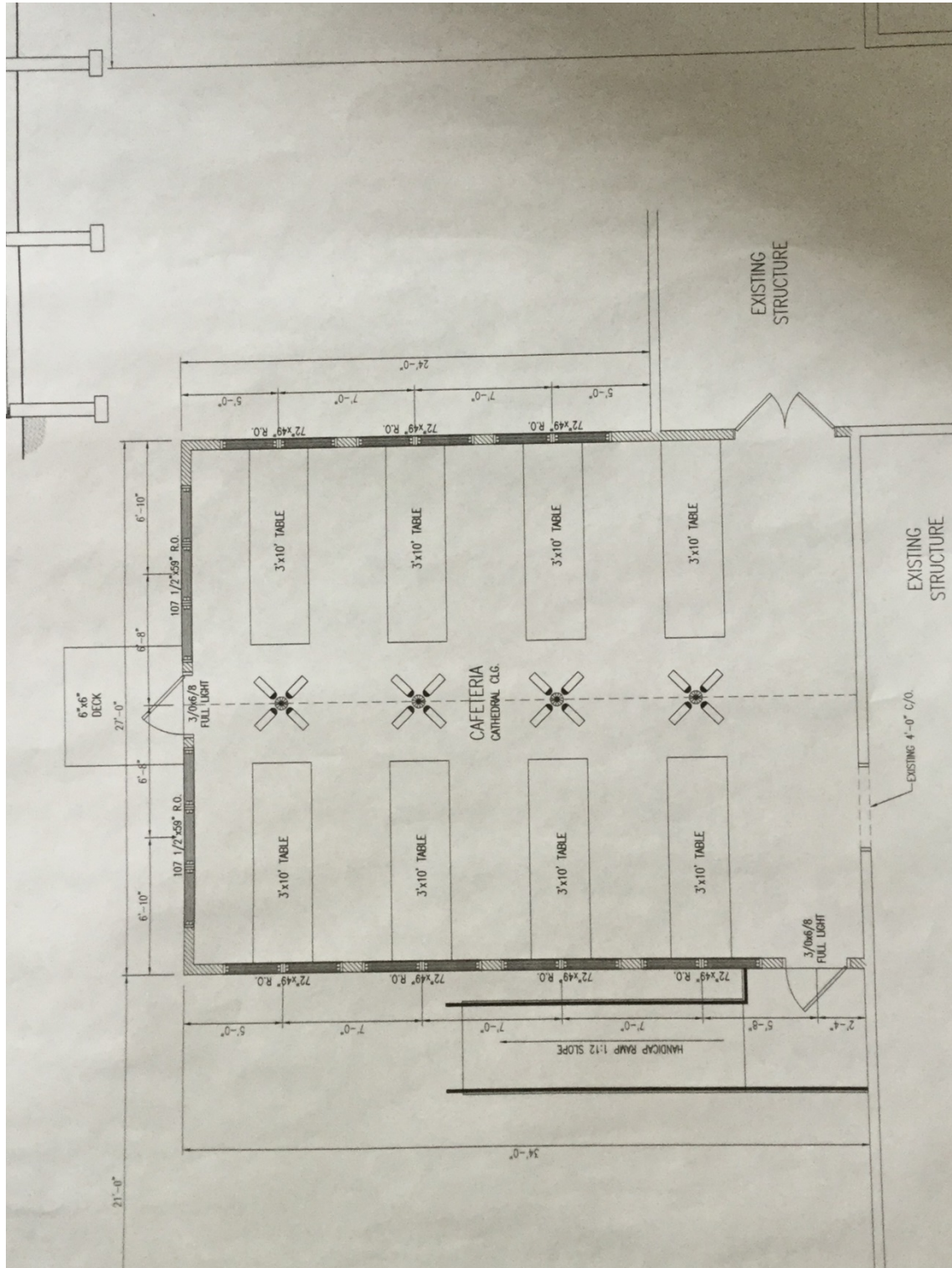
To get concurrence from everyone in the Cold River Camp community on a single best solution is, understandably, not going to happen. We individually may weight various considerations differently that lead us to favoring one alternative over another. This isn't the first time and won't be the last. (Consider the Personal Electronics Devices policy, for example, on which there are strong opinions all over the place and that has a significant impact on the Camp experience for many of us.) It is the responsibility of the Camp Committee to act on behalf of the Camp community and to ensure the viability of a great Camp experience in the future as well as the present. Composed of 15 temporary members, all of whom are long-time guests and volunteers representing a wide breadth of experience and perspective, the Committee, looking at this carefully, has come to a fairly strong and comfortable consensus that this project should go forward. The motion to proceed was carried by a Committee 13-1 vote with one member absent.

### **Your Cold River Camp Committee -**

Gary Munson (chair), John Dean (vice chair), Frank Mastro (facilities manager), Dick Goettle (treasurer), Amy Damon Grover (immediately past chair), Don Devine (CTA president), Bob Crane, Jamie Doucette, Nancy Hartle, Lee Heald, Jim Kenyon, Sally Morris, Lynn Murray, Jenn Powers, Tom Weinreich

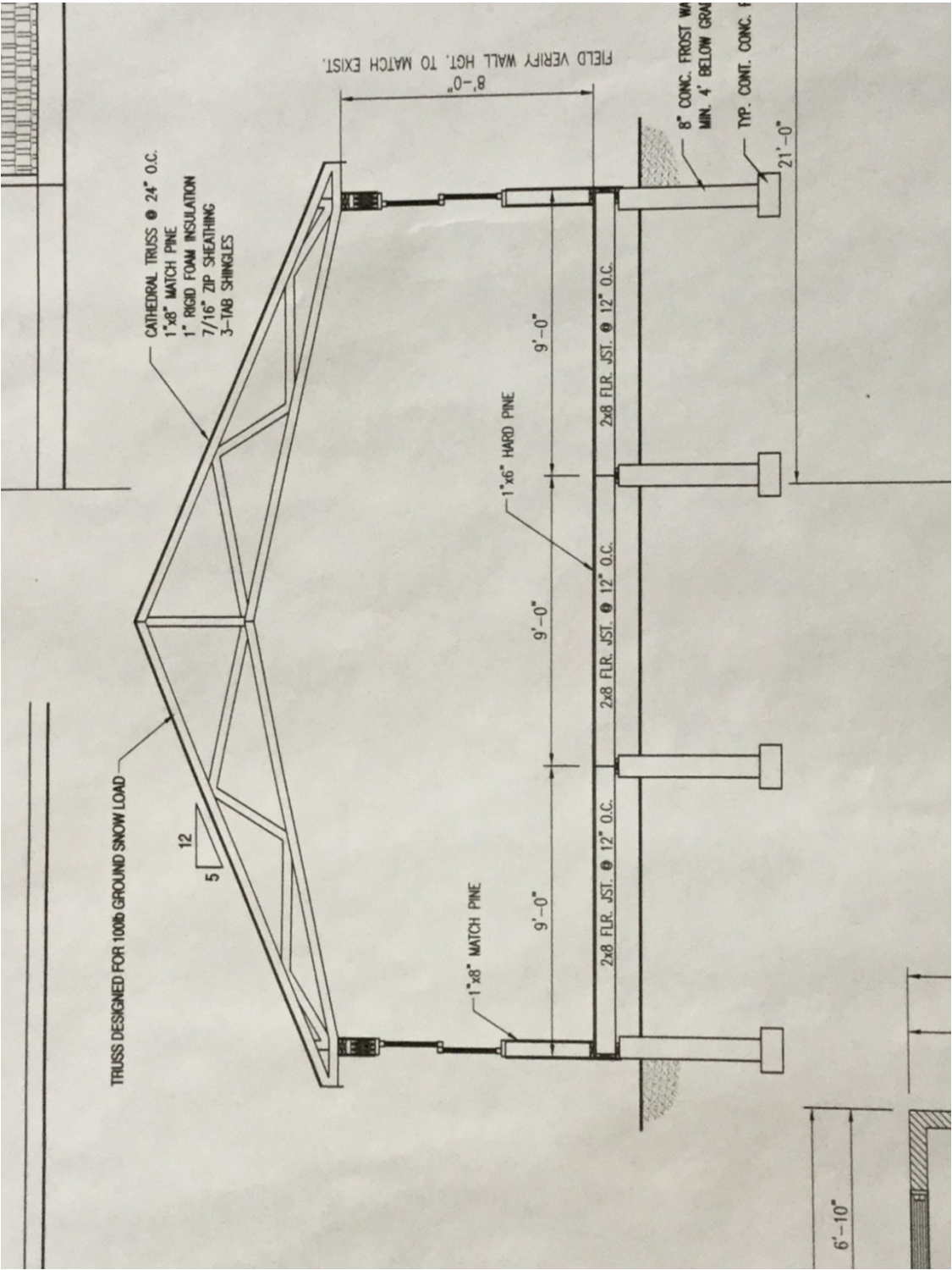
# Construction Drawings

Interior.

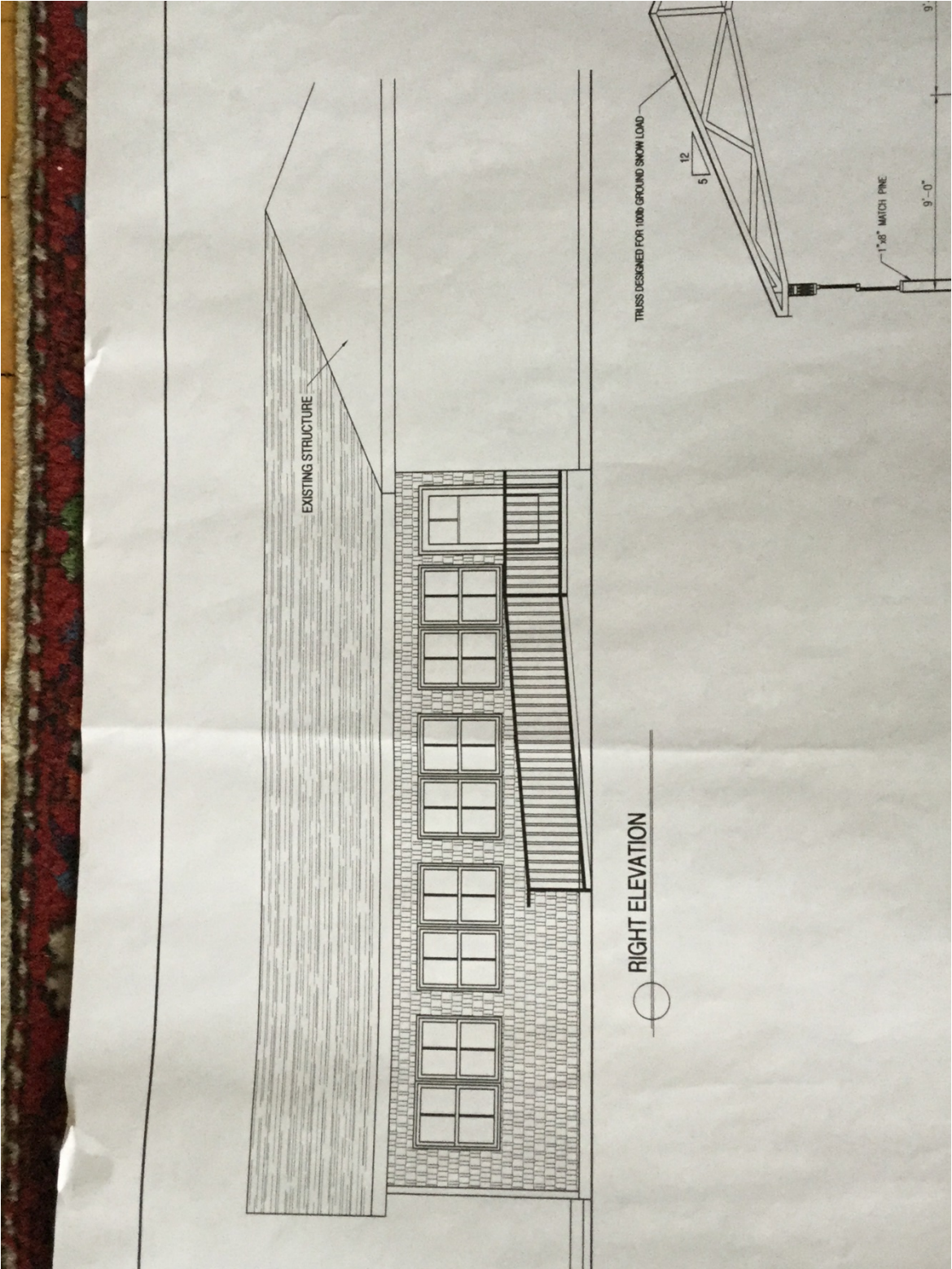




Cross-sectional.

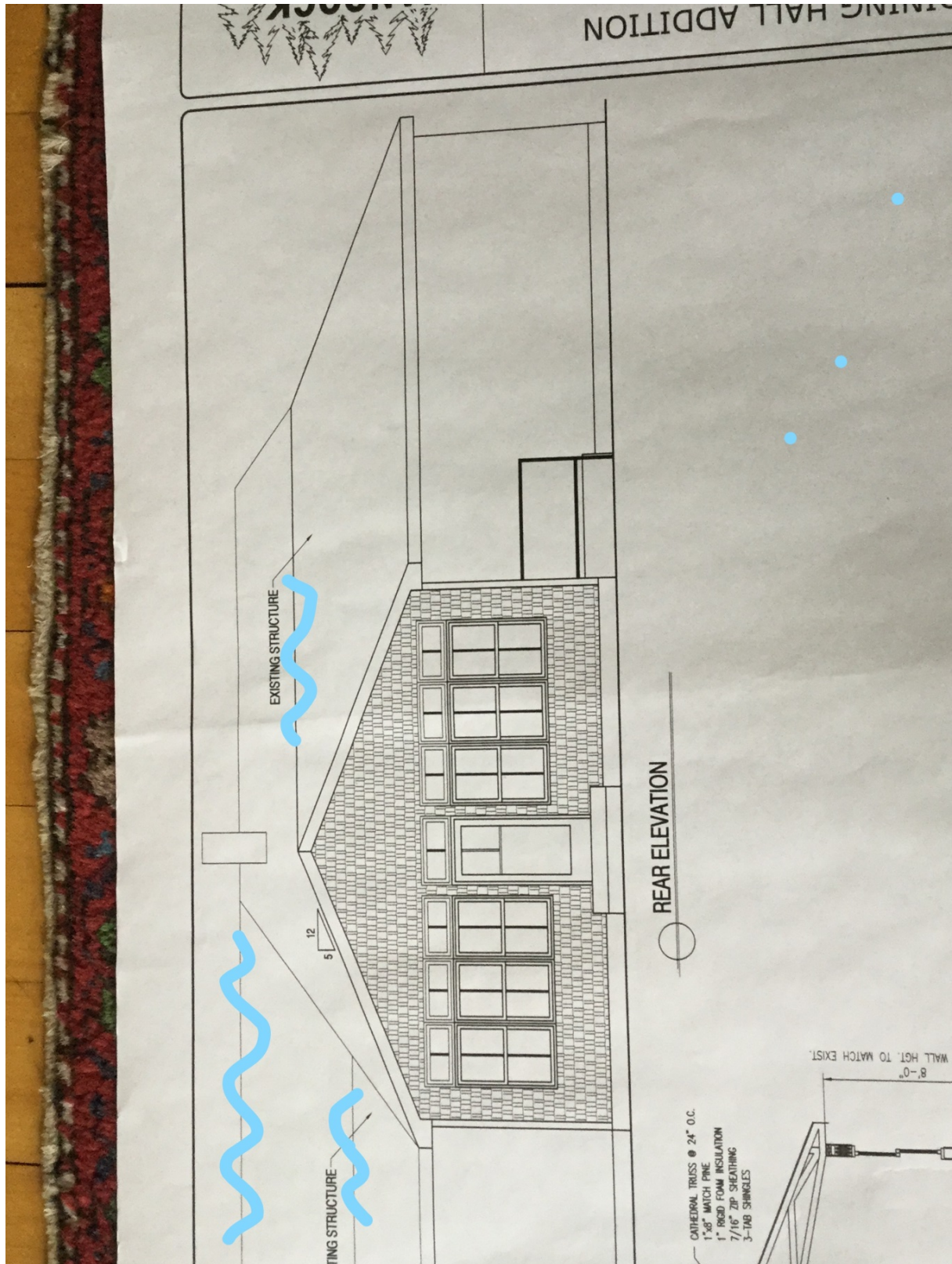


West side.





North side. (Windows on west side not shown here.)





## Perspective Renderings

The bird's eye rendering below shows the actual location of the expansion. The first picture is the Lodge as of today. The second picture shows how the new dining room fits in.





The next picture shows the west side view of the new dining room. The last shows a close-up of what the north side will look like. As shown in the west side view, yellow trim all around will match the existing Lodge (in the last picture it's just not colored in).

