

**IMPROVEMENTS & EXPANSION ASSESSMENT REPORT
CAMP RISING SUN CLINTON
TOWN OF CLINTON, ULSTER COUNTY, NEW YORK**

PREPARED FOR
Louis August Jonas Foundation
77 Bleecker Street, C2-13
New York, New York 10012

PREPARED BY
Crawford & Associates Engineering, P.C.
4411 Route 9, Suite 200
Hudson, New York 12534
&
PSA Studios
212 Main St #2B
Germantown, NY 12526



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TABLE OF CONTENTS	PAGE
I. EXECUTIVE SUMMARY.....	1
II. INTRODUCTION.....	2
III. EXISTING CONDITIONS ASSESSMENT.....	3
A. MAIN BUILDING	3
B. GYM	6
C. CAMP DIRECTOR'S HOUSE	7
D. CABINS	9
E. PAVILION.....	10
F. TENT HILL	10
G. WILLEMINA.....	11
H. MAINTENANCE SHOP	12
I. PUMP HOUSES.....	13
i. PUMP HOUSE #1.....	13
ii. PUMP HOUSE #2.....	14
J. POOL HOUSE	14
K. SITE.....	15
i. WATER SYSTEM.....	15
ii. SEWER SYSTEM.....	16
iii. SITE FEATURES.....	17
L. CAPACITY.....	18
IV. LAJF/CRS PROGRAMMING OBJECTIVES & EXPANSION GOALS.....	19
V. DESIGN BASIS.....	20
A. REFERENCE STANDARDS.....	20
B. PREVIOUS APPROVALS / PERMITS.....	20
VI. PROPOSED IMPROVEMENTS & EXPANSION.....	22
A. IMMEDIATE MAINTENANCE & REPAIRS.....	22
B. SHORT-TERM IMPROVEMENTS	22
C. LONG-TERM IMPROVEMENTS & EXPANSION.....	22
i. EXPANSION.....	23
VII. CONCLUSION.....	24
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APPENDIX A	PROPOSED IMPROVEMENTS & EXPANSION SCHEMATIC DESIGN DRAWINGS
APPENDIX B	PROPOSED IMPROVEMENTS & EXPANSION PHASING & ESTIMATED COSTS SUMMARY

I. EXECUTIVE SUMMARY

The Louis August Jonas Foundation's (LAJF) Camp Rising Sun (CRS) summer camp property in the Town of Clinton, Dutchess County, New York, provides a unique opportunity for young people from around the world to come together and develop leadership potential. CRS's facilities, including multipurpose buildings, staff accommodations, bath facilities, and a tent village, provide in a rural campus setting an environment intended to foster growth and independence. LAJF has recognized that CRS's facilities, some constructed as early as the 1950's, have become dated and require maintenance and upgrades. In addition, CRS is considering opportunities which may allow for increased capacity and usage of the facilities.

In their September 2016 Site Evaluation Report, the LAJF Buildings & Grounds Committee prepared a thorough assessment of CRS, noted several necessary facility maintenance/upgrades items, estimated costs, and defined the available budget. Crawford & Associates Engineering, PC (C&A) and Peter Sweeney Architecture Studios (PSA) met with LAJF at the site in December 2016 to review information provided in the report as well as to discuss potential programming modifications and expansion goals.

Based on the above information, this report examines existing conditions, identifies applicable permitting/code/design standards requirements, summarizes LAJF's programming goals, considers the costs and benefits of immediate maintenance/upgrades versus improvements to accommodate programming objectives/future expansion, and prioritizes facility maintenance/upgrades items accordingly. In order to assist LAJF in planning and budgeting, a phased plan for maintenance/upgrade work over the next five year period is presented with supporting schematic level design sketches and cost estimates for design, permitting, and construction.

The phased plan projects the following estimated expenditures (including contingencies) to provide a sustainable future for CRS:

- Immediate Maintenance & Repairs (2017): \$56,000
- Short-Term Improvements (2018-2021)
 - 2018: \$84,000
 - 2019: \$70,000
 - 2020: \$85,000
 - 2021: \$81,000

II. INTRODUCTION

CRS is located at 6 Rising Sun Lane, adjacent to the east side of Centre Road in the Town of Clinton, Dutchess County, New York. The property totals approximately 66.9 acres, the southern 39.9 acre portion of which is wooded and undeveloped. The northern 27 acres includes several enclosed buildings, several open outdoor tent platforms, an open outdoor pavilion, athletic courts/fields, an outdoor pool, a creek, and a constructed, creek-fed pond. Paved driveways, overhead/buried electric lines, several drilled wells and water system components, and several conventional septic systems serve the site.

Since 1989, CRS has been operated seasonally for eight weeks per year (July through August), with a daily expected capacity of 75 people (60 campers and 15 staff). During this time, considerable deferred maintenance has resulted in deterioration of buildings and infrastructure. LAJF is contemplating facility maintenance/upgrades in anticipation of continuing CRS's operation for the 2017 season and expanding CRS's capacity and/or season length for future seasons.

III. EXISTING CONDITIONS ASSESSMENT

A. MAIN BUILDING

Architectural – General

The Main Building is approximately 11,500 SF on one level with a partial basement of approximately 2,600 SF. The remainder of the foundation area consists of crawl space and some slab on grade. The building exterior is masonry construction with prefabricated wood roof trusses. Interior partitions are 2x4 wood construction with sheetrock. Floor finishes vary and include wood, VCT, ceramic tile and carpet.

The present building configuration was designed for LAJF and filed in 1989 by Thiesen Associates. The building was filed as B2; Multiple Dwelling with C5.1 Accessory Assembly space. The indicated maximum capacity for the Multiple Dwelling component (the area to the North of the Dining Hall) is 53 persons. There is no indication of maximum capacity for the Assembly area (Dining Hall, Kitchen and apartment).

Architectural – Exterior

Exterior coverings, materials, and finishes are generally aged and deteriorating.

Roof water management is insufficient to prevent moisture and icing issues at the perimeter masonry. This contributes to failing grout and masonry throughout the building exterior. The ramp and stairs to the west are particularly deteriorated. The concrete at all the pipe railing penetrations is failing due to excessive moisture and freeze/thaw cycles. This has created unstable and unsafe conditions at exterior railings throughout. The retaining wall at the basement entry is failing. The compressor enclosure roof is failing.

The asphalt shingle roof appears to be partway through its service life and beginning to show signs of wear, but in condition sufficient for continued use.

Windows are typically single glazed, double hung and are generally in fair to poor condition.

Architectural – Interior

General

No accessible bathroom facilities are provided.

Original approved plans indicate that the partitions and doors along the main corridor should be one hour rated with closers. We could not verify partition assembly but not all doors are rated with closers.

Basement

The basement perimeter masonry walls show indications of mold and efflorescence from excessive moisture penetration. This is particularly the case on the downhill side to the North. The masonry, bearing wall at the center of the space appears to be in good condition. There appears to be weatherproofing issues with the main entry door. The entryway retaining wall is failing.

Wellness Center

No major problems were noted and the area appears to be operational as required. We note that there is only one means of egress from the area since egress through a sleeping space is not allowable. Likewise, the original approved plans indicate that there was previously an opening between the Wellness Center corridor and the Main Corridor, but it was filled in at some time.

West Staff Lockers and Toilet Room

This area is in poor condition and generally does not serve the present needs of the Camp. The ventilation is inadequate and there are significant condensation issues, which have deteriorated existing floor and wall surfaces. Plumbing fixtures and showers are in poor condition. The location without a direct connection to changing areas creates significant privacy and comfort issues.

West Staff Changing and Sleeping Areas

This area is in generally good condition but there are several spatial issues that do not serve the needs of the Camp. There are privacy issues with the adjacency and doors between the Changing Area and the Sleeping Area and the Changing Area and the main corridor. The door locations also require that staff travel from the Changing Area through public corridors to either staff bathroom.

Campers' Lockers and Toilet Room

This area is operational and in fair condition. The ventilation is inadequate and there are significant condensation issues, which contribute to the deterioration of metal fittings. Plumbing fixtures and showers are in fair condition and appear to be operable. The type of toilet enclosure makes the area prone to graffiti. Individual shower stalls appear to have been recently installed and in sufficient condition for continued use.

East Staff Toilet Room

This area is operational and in fair condition. The ventilation is inadequate and there are significant condensation issues, which contributing deterioration of metal fittings. Plumbing fixtures and showers are in fair condition and appear to be operable. The condition of tile surfaces and waterproofing is a maintenance concern. The communal shower room is in poor condition, there are insufficient shower heads, and the configuration does not allow for proper privacy.

Laundry

The Laundry has poor ventilation of both the space and the equipment. The space's large doors swing into the means of egress and into areas of significant occupant traffic adjacent to the Dining Hall and Main Corridor, which is not ideal.

Dining Hall and Lounge

The area is in fair condition overall. The floor structure in general has excessive deflection and bounce and the floor tiles are installed directly on a previous floor finish and are beginning to curl. Ventilation is generally insufficient and the space becomes uncomfortably hot and humid with poor air quality when fully operational. The existing exhaust fan is insufficient and noisy, which contributes to general acoustic issues.

Kitchen

Kitchen finishes generally appear to be aging but in sufficient condition for continued use.

Chef's Apartment

The apartment is in fair condition and there were no observable issues. The needs of the Camp do not specifically require this to be the chef's apartment and would benefit from additional bedroom space if possible. The partition assembly could not be verified but the door does not appear to be rated or have a closer.

Passage

This area is in fair condition. The windows do not operate properly and some minor erosion at the exterior walls was observed.

Building Systems

Mechanical

The building is heated by multiple systems, including a propane-fired furnace, wall furnaces, electric unit heaters, and electric radiators. Ductwork within the attic space consists of some rigid rectangular duct and long runs of flexible duct, some of which is compressed between building elements and/or disconnected. Although the south end of the building is fitted with ductwork, the furnaces previously serving this ductwork were removed. The heating equipment observed appears to be nearing the end of its service life and/or inadequate for winter space heating.

No central cooling equipment exists, but window air conditioner units are used in selected areas. These units are intended only for spot cooling and appear to be nearing the end of their service life. Several stand-alone dehumidifiers are used in selected areas and appear to be relatively recent and fit for continued use.

The majority of the building is naturally ventilated. Mechanical ventilation for selected spaces consists of several exhaust systems. Several individual fans serve some of the restroom, shower, and locker areas, one large fan serves the dining hall, a kitchen hood and fan serve the kitchen range, several fans provide attic ventilation, and individual vents serve the clothes dryers. Some equipment appears to have been installed recently and some appears to be nearing or at the end of its service life. The restroom, shower, and locker area and dining hall fans as well as the dryer vents discharge adjacent to attic ventilation fans/vents, but directly into the attic space, which has led to excess heat, humidity, condensation, and mold issues. The kitchen hood fan is not functioning, the hood does not provide coverage for all appliances, and makeup air is not provided, which has again led to excess heat, humidity, condensation, and mold issues.

Electrical

An underground service feeds several 200A main breaker electrical panels with disconnects, subpanels, multiple conduits, raceways, junction boxes, and wiring to serve the building. All components appear to be sized adequately, but appear to have reached the end of their service life and are not suitable for any modification. However, it should be noted that some portions of raceways or junction boxes are exposed.

The majority of lighting consists of linear and track fluorescent fixtures. Ballasts have recently been replaced for several of the fixtures to reduce noise. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

Exit/emergency lighting appears to be adequate in location for the main corridors, but appears to be missing from several other rooms. Additionally, the observed exit/emergency lighting is nearing or at the end of its service life. Required locations and operation of all components should be verified.

A fire alarm system with smoke/carbon monoxide detection serves the building. These components appear to have been recently upgraded and are suitable for continued use.

Plumbing

From the connection to site piping, potable water is provided to the building by a pressure tank and primarily copper piping. Hot water is provided by several propane-fired water heaters, including an indirect boiler with storage tank and direct tank unit(s). Plastic drain and vent piping serve all fixtures and connect to the septic system. Water heating components appear to be nearing the end of their service life, but all potable and drain and vent piping appears to be in condition sufficient for continued use. A propane leak, evident from its characteristic odor, was observed in the kitchen and is considered a safety issue.

B. GYM

Architectural – Exterior

The exterior Gym and Camper's Lounge walls exhibit cracked and peeling paint. Roof water management is insufficient and some erosion at the exterior foundation has occurred. Water collecting and ponding in the driveway near the entrance is of particular concern with winter freezing. Water infiltration issues are occurring at the hatches covering the sidewall openings.

The asphalt shingle roof over the main Gym area shows signs of significant wear and has reached the end of its service life.

Architectural – Interior

Camper's Lounge

The Camper's Lounge is in fair condition. Several windows appear to be inoperable. There is damage to the finished wood floor. Wall and ceiling finishes exhibit signs of wear and misalignment.

The size of the Lounge is not sufficient to meet the needs of the Camp and is not able to support full camp assembly.

It is reported that a recent bat infestation caused damage to finishes, although such damage was not easily observed.

Gym

The Gym is generally in poor to fair condition. There are structural issues with rotted floor joists and sills at the North wall.

There is generally poor light and ventilation.

The sheet laminate wall panels are detached and/or warped in many locations due to moisture infiltration and camper activity.

It is reported that a recent bat infestation caused damage to finishes, although such damage was not easily observed.

Building Systems

Mechanical

The building is heated by multiple systems, including wall furnaces and electric unit heaters. The heating equipment observed appears to be nearing or at the end of its service life and/or inadequate for winter space heating.

No central cooling equipment exists, but window air conditioner units are used in selected areas. These units are intended only for spot cooling and appear to be nearing the end of their service life.

The building is naturally ventilated and several ceiling fans assist air circulation. These fans appear to be nearing or at the end of their service life.

Electrical

An underground service feeds a 200A main breaker electrical panel with several subpanels, multiple conduits, raceways, junction boxes, and wiring to serve the building. Main panels are located within a small closet which is effectively inaccessible; in depth review of these components could not be completed. All other components appear to be sized adequately and in condition sufficient for continued use. However, it should be noted that some portions of raceways or junction boxes are exposed, and some conduit runs and joints are disconnected and/or inadequately supported. Additionally, access to the main panels is inadequate and considered a safety issue.

Lighting consists of some linear fluorescent fixtures and incandescent pendant fixtures in the main gym area. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

Exit/emergency lighting and smoke/carbon monoxide detection appears to be adequate in location, but nearing or at the end of its service life. Required locations and operation of all components should be verified.

C. CAMP DIRECTOR'S HOUSE

Architectural – Exterior

The existing rubble stone foundation walls are deteriorated and crumbling in certain locations with many openings that allow pests to enter. The walls under the porch in particular exhibit the most notable damage.

There are some gaps in the siding and soffit that appear to be the result of damage from pests. Evidence of a pest (squirrel) infestation was observed.

The asphalt shingle roof appears to have reached the end of its service life. Roof water management is insufficient.

The wood deck and railings appear to be inadequately reinforced.

Architectural – Interior

Basement

Floor framing for the first floor is inadequate. Foundation walls are deteriorated.

First & Second Floor

The finished floor is very rough and several patched areas create an uneven, unsafe wearing surface. Additionally, several flooring gaps opening directly to the basement space were observed.

Egress from the second floor is primarily by use of an antiquated stairway with extremely narrow treads and tall risers. It was noted that the upstairs bedroom windows had window AC units installed during the summer, obstructing them from use as a second means of egress.

Interior materials and finishes are generally aged and deteriorating.

Building Systems

Mechanical

The building is primarily heated by a propane-fired furnace with an in-duct air purification unit, both of which appear to be nearing the end of their service life. A portable electric heater and a woodstove serve as supplemental heat for the living spaces and a propane-fired unit heater and stand-alone dehumidifier serve the basement. The woodstove flue appears to be an abnormal configuration.

The building is primarily naturally ventilated with one exhaust fan serving the downstairs bathroom. The dryer vent discharges adjacent to an attic ventilation vent, but directly into the attic space.

Electrical

A 100A overhead service fed from a panel in Pump House #2, a 100A main breaker electrical panel, junction boxes, and wiring serve the building. All components appear to be sized adequately and in condition sufficient for continued use. However, it should be noted that some junction boxes and wiring are exposed.

Lighting consists mostly of incandescent and some fluorescent fixtures. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

Exit/emergency lighting is not present. Smoke/carbon monoxide detection appears to be adequate in location, but nearing or at the end of its service life. Required locations and operation of all components should be verified.

Plumbing

From the connection to site piping, potable water is provided to the building by primarily copper piping. Hot water is provided by a direct propane-fired water heater. Plastic drain and vent piping serve all fixtures and connect to the septic system. The water heater appears to be relatively recent and all potable and drain and vent piping also appears to be in condition sufficient for continued use. It is reported that the downstairs toilet leaks, likely due to an aged flapper valve.

D. CABINS

Architectural – Exterior

The cabins' foundations consist of several CMU block piers. CMU blocks are not core filled, have no reinforcement, are not resting on proper footings, and are not secured to the cabins' floor structures. The piers are generally tall, slender, and unstable and appear to be structurally inadequate. Furthermore, many exhibit buckling movement, which will eventually lead to failure.

Wood framed floor structures are open to the environment below and are deteriorated in certain locations due to weathering and pests (insects). The wood flooring and wood siding has many openings that allow pests to enter.

Exterior coverings, materials, and finishes generally appear to have been recently painted and in adequate condition.

Asphalt shingle roofs have significant wear and moss growth and appear to have reached the end of their service lives. Roof water management is insufficient.

The wood decks and railings appear to have some elements lacking stabilization.

Architectural – Interior

Construction generally consists of bare wood framing with either no interior finish or wood paneling finish in selected areas. Wood roof framing appears to be inadequately sized/braced in some areas.

Building Systems

Mechanical

No central heating or cooling equipment exists, but portable electric heaters are used in selected areas. These units appear to be nearing the end of their service life and/or are intended only for spot heating.

The buildings are naturally ventilated with ceiling fans and portable fans to assist air circulation.

Electrical

A 200A overhead service fed from a panel in Pump House #2 serves all cabins. An electrical panel, junction boxes, and wiring serve each building. Some portions of the overhead service have been weighed down by fallen tree branches and are within reach of the ground, creating a safety issue. It is unclear whether the majority of the cabins have a means of disconnect (ex. main circuit breaker) at the service entrance and/or whether they are properly grounded/bonded. All components appear to be sized adequately and in condition sufficient for continued

use. However, it should be noted that some portions of wiring or junction boxes are exposed and/or inadequately supported.

Lighting consists of mostly linear fluorescent fixtures. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

Exit/emergency lighting is not present. Smoke/carbon monoxide detection appears to be adequate in location, but nearing or at the end of its service life. Required locations and operation of all components should be verified.

Plumbing

Plumbing is provided in selected cabins. From the connection to site piping, potable water is provided by primarily copper piping. Hot water is provided by a direct propane-fired water heater. Plastic drain and vent piping serve all fixtures and connect to the septic system. It is reported that the water heater has reached the end of its service life, but all potable and drain and vent piping appears to be in condition sufficient for continued use.

E. PAVILION

Architectural

The open sided wood frame pavilion appears to be in fair condition. There are sections of loose decking and steps that require repair. The safety railing facing the pond is inadequately reinforced and its height is too low. The roof structure appears to be an abnormal configuration. Poles lack bracing and headers are notched at truss bearing points, which could lead to stress concentration failures.

Building Systems

Electrical

An underground service with an electrical disconnect, junction boxes, conduit, and wiring serves stage lighting and receptacles. All components appear to be sized adequately and in condition sufficient for continued use.

Lighting consists of incandescent fixtures. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

F. TENT HILL

Architectural

Since it was reported that the tents will be replaced with 'Adirondack' style shelters, the platforms were not extensively inspected. However, it was noted that several of the platforms' footings and railings are deteriorated and inadequately reinforced.

Building Systems

Electrical

A 20A overhead service fed from a panel in Pump House #2 serves lighting for the perimeter of the area. All components appear to be sized adequately and in condition sufficient for continued use.

Lighting consists of incandescent fixtures. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

G. WILLEMINA

Architectural – Exterior

The foundation consists of several CMU block piers, which are not resting on proper footings, are not secured to the floor structure, and generally appear unstable and structurally inadequate.

The wood framed floor structure is open to the environment below and is deteriorated in certain locations due to weathering.

The building cladding appears to be in fair condition with some moss growth. Window openings are not fitted with glass panes and therefore do not offer exterior/interior separation.

The asphalt shingle roof exhibits significant wear and moss growth and appears to have reached the end of its service life. Roof and outdoor shower water management is insufficient.

Architectural – Interior

Finishes generally consist of sheetrock, plywood, or wood paneling. Plywood flooring is showing signs of wear and tear and moisture penetration.

Building Systems

Mechanical

The building is naturally ventilated.

Electrical

A 40A underground service fed from a panel in Pump House #2 serves the building. Neither an electrical panel nor a means of disconnect (ex. main circuit breaker) are present at the service entrance and it is unclear whether the service is properly grounded/bonded. Junction boxes and wiring serve the building. The main junction box is corroded, but all other components appear to be sized adequately and in condition sufficient for continued use.

Lighting consists of mostly linear fluorescent fixtures. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

Emergency lighting appears to be adequate, but exit lighting is not present. Smoke/carbon monoxide detection appears to be adequate in location, but nearing or at the end of its service life. Required locations and operation of all components should be verified.

Plumbing

From the connection to site piping, potable water is provided by primarily copper piping. Hot water is provided by a direct propane-fired water heater. Plastic drain and vent piping serve all fixtures and connect to the septic system. The water heater appears to be nearing the end of its service life, it appears that floor drains are not provided for the outdoor shower stalls, and vent piping extensions above the roof are not sufficient. All other potable and drain and vent piping appears to be in condition sufficient for continued use.

H. MAINTENANCE SHOP

Architectural – Exterior

The building is constructed primarily from CMU block walls with a wood framed roof structure, both of which appear to be in fair condition.

The asphalt shingle roof appears to be partway through its service life and beginning to show signs of wear, but in condition sufficient for continued use.

Architectural – Interior

The building is in fair condition and able to function for its intended purpose.

Finishes generally consist of sheetrock, wood paneling, and fiberglass drop ceiling tiles in the office area and no interior finish with exposed fiberglass batt insulation in the storage and maintenance area. All finishes show signs of wear and sagging ceiling tiles likely indicate elevated moisture levels.

There is inadequate fire and environmental separation between the office area and the storage and maintenance area. There are no secure, rated enclosures for flammable materials.

Building Systems

Mechanical

The building is heated by a propane-fired wall furnace and ducted furnace. It is reported that the wall furnace is not operational and has been disconnected and it appears that the ducted furnace is nearing the end of its service life.

No central cooling equipment exists, but a window air conditioner unit is used in the office area. This unit is intended only for spot cooling and appears to be nearing the end of its service life.

The building is naturally ventilated.

Electrical

A 100A overhead service fed from a panel in Pump House #2, an electrical panel with 100A main breaker, junction boxes, and wiring serve the building. All components appear to be sized adequately and in condition sufficient for continued use.

Lighting consists mostly of fluorescent fixtures. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

Exit/emergency lighting and smoke/carbon monoxide detection is not present. Required locations and operation of all components should be verified.

I. PUMP HOUSES

i. PUMP HOUSE #1

Architectural – Exterior

The building is constructed primarily from CMU block walls with a wood framed roof structure, both of which appear to be in fair condition.

The building cladding appears to be in fair condition with some moss growth.

Architectural – Interior

The building is in fair condition and able to function for its intended purpose.

There is no interior finish, only exposed foam board insulation.

Building Systems

Mechanical

The building is heated by a propane-fired wall furnace, which appears to be nearing the end of its service life. A stand-alone dehumidifier is used and appears to be relatively recent and fit for continued use.

The building is naturally ventilated.

Electrical

An overhead service feeds a 60A main breaker electrical panel with junction boxes and wiring to serve the building. A manual transfer switch and generator provide emergency backup power. All components appear to be sized adequately and in condition sufficient for continued use.

Lighting consists mostly of incandescent fixtures. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

Plumbing

Potable water is provided by primarily plastic piping and sample taps. Plastic drain piping with an indirect connection serves the softener and connects to the septic system. All potable and drain piping appears to be in condition sufficient for continued use.

For water system details, see Section III-K-i.

ii. **PUMP HOUSE #2**

Architectural – Exterior

The foundation consists of several CMU block piers, which are not resting on proper footings, are not secured to the floor structure, and generally appear unstable and structurally inadequate.

The wood framed floor structure is open to the environment below and is deteriorated in certain locations due to weathering. A portion of the framed floor was recently replaced with a new concrete slab to provide adequate structural support for tankage.

The building cladding appears to be in fair condition.

The building finished floor level is higher than the adjoining grade, but a proper entry stair is not provided.

Architectural – Interior

The building is in fair condition and able to function for its intended purpose.

There is a portion of interior wood paneling, but the remainder of the building has no interior finish, only exposed plywood and framing.

Building Systems

Electrical

An underground service feeds a 400A main breaker electrical panel with junction boxes and wiring to serve the building and several others. All components appear to be sized adequately and in condition sufficient for continued use.

Lighting consists mostly of fluorescent fixtures. Fixtures are likely inefficient when compared to modern fixtures, but generally appear to be in condition sufficient for continued use.

Plumbing

Potable water is provided by primarily plastic piping and sample taps. All potable piping appears to be in condition sufficient for continued use.

For water system details, see Section III-K-i.

J. **POOL HOUSE**

Architectural – Exterior

The building is constructed primarily from CMU block walls with a wood framed roof structure, both of which appear to be in good condition.

The building cladding appears to be mostly in good condition, but some wood materials exhibit pest (insect) damage. Window openings are not fitted with glass panes and therefore do not offer exterior/interior separation.

The asphalt shingle roof appears to be in good condition.

Architectural – Interior

The building is in fair condition and able to function for its intended purpose.

Walls are painted CMU and show several locations of peeling paint, mostly along mortar joints. A drop ceiling grid is installed, but all ceiling tiles are missing.

Building Systems

Mechanical

Mechanical ventilation consists of several individual exhaust fans, which appear to be nearing or at the end of their service life. The fans discharge adjacent to attic ventilation fans/vents, but directly into the attic space.

Electrical

An underground service feeds a 200A main breaker electrical panel with several subpanels, multiple conduits, raceways, junction boxes, and wiring to serve the building. All components appear to be sized adequately and in condition sufficient for continued use.

Plumbing

From the connection to site piping, potable water is provided by primarily copper piping. Hot water is provided by a propane-fired water heater. Plastic drain and vent piping serve all fixtures and connect to the septic system. The water heater is reported to have reached the end of its service life and showerheads are not provided for the outdoor showers. All other potable and drain and vent piping appears to be in condition sufficient for continued use.

For pool system details, see Section III-K-iii.

K. SITE

The property totals approximately 66.9 acres, the southern 39.9 acre portion of which is wooded and undeveloped. The northern 27 acres includes the aforementioned enclosed buildings, outdoor tent platforms, and open outdoor pavilion as well as athletic courts/fields, an outdoor pool, a creek, and a constructed, creek-fed pond. Paved driveways, overhead/buried electric lines, several drilled wells and water system components, and several conventional septic systems serve the site.

i. WATER SYSTEM

The CRS water system generally consists of supply wells, retention and pressure tanks, treatment components, metering, valving, and distribution piping.

Pump House #1 is centrally located to the campus, near the basketball court and atop Well #1, the primary well serving the site. Well #1 is reported to have a total depth of 265', with a blockage at 135', so the pump is set at a depth of 123'. Based on nameplate information found in Pump House #1,

it appears that Well #1's pump is rated at 1 HP and capable of a 13 gpm flow rate. Pump House #1 contains Well #1's pump controller, a raw water sampling tap, raw water meter, two 50-60 gallon raw water pressure tanks, a water softening unit, chlorine injection pump, six 120 gallon finished water retention tanks, and associated piping, valving, and wiring. The majority of components appear to be relatively recent and fit for continued use. Components are not configured to allow draining; therefore, the building must be heated for winter freeze protection. Distribution piping runs from Pump House #1 to the Main Building, the Cabins, the Camp Director's House, and to the distribution valve box at Pump House #2.

Pump House #2 is located near the Camp Director's House and adjacent to Well #2, the site's backup well, and a distribution valve box. Well #2 is reported to have a total depth of 92' with the pump set at a depth of 67'. Based on nameplate information found in Pump House #2, it appears that Well #2's pump is rated at ¾ HP and capable of a 10 gpm flow rate. Pump House #2 contains Well #2's pump controller, a raw water sampling tap, raw water meter, one 265 gallon raw water pressure tank, chlorine injection pump, three 120 gallon finished water retention tanks, and associated piping, valving, and wiring. The majority of components appear to be relatively recent (with some upgrades as recent as May 2016) and fit for continued use. Components are configured to allow draining for winter freeze protection. Distribution piping runs from Pump House #2 to the distribution valve box, where it is tied into piping from Pump House #1 and also feeds the Willemina and Pool House. The distribution valve box is reported to contain valve(s) that are leaking, inoperable, and/or inaccessible, leading to inability to isolate the wells and other components.

ii. SEWER SYSTEM

CRS is served by six conventional, subsurface discharge septic systems:

System	Buildings Served	Daily Design Flow (GPD)	Septic Tank Size (Gal.)	Grease Trap Size (Gal.)	Linear Feet of Gravel Trench
1-A	Willemina	320	1000	N/A	280
1-B	Camp Director's House	300	1000	N/A	250
1-C	Cabins	450	1000	N/A	250
1-D	Main Building	3750	3000	1000	1800
1-E	Pool House	650	1000	N/A	480
1-F	Pool Filter Backwash	525	1000	N/A	220 (Infiltrators)

It is reported that the absorption fields were recently jet cleaned. On March 16, 2016, a septic contractor pumped all septic tanks and the grease trap and C&A inspected the systems. All septic tanks, the grease trap, and all

absorption fields appear to be in good condition, properly maintained, and fit for continued use.

iii. SITE FEATURES

Pond

The Little Wappinger Creek (NYSDEC Class B waters) feeds the constructed pond. The pond embankment consists of earthen fill separating the west side of the creek from the east bank of the pond. Buried within this fill are rubber tires that were originally used to construct the embankment. Due to erosion over the years, these tires are now exposed. There are several other locations around the pond where the bank is eroded, including near the outlet area of the pond. Trees and brush were found scattered throughout the earthen dam; however, NYSDEC Guidelines for Design of Dams do not allow trees and brush on earth dams.

The inlet structure is comprised of two 12" corrugated metal culverts leading from the Little Wappinger Creek into the northern end of the pond. Although these culverts appear to be functioning properly, they exhibit signs of deterioration. The pond outlet structure is a 2.5' square concrete structure, which is assumed to discharge through a corrugated metal culvert to the Little Wappinger Creek. Pond water level was found to be approximately 6"-12" above the outlet structure (the original high water level). Chewed sticks and a beaver den were found directly adjacent to the outlet structure, likely indicating that beavers have barricaded the stream south of the pond, creating the high water level. Due to ice and the high water level, further investigation of the outlet structure could not be completed; however, based on the condition of the inlet structure and erosion of the dam, this structure is likely also deteriorated. The pond's dock was recently reconditioned and appears to be suitable for continued use.

Driveways

CRS has several paved asphalt driveways throughout the site to access its various buildings. Driveways appear to be in satisfactory condition with the exception of a section south of the Camp Director's House and continuing down toward the pond. This segment of driveway exhibits heaving, cracking, and spalling.

Pool & Pool System

At the time of inspection, the pool was covered for winter. It is reported that the surface of the pool is deteriorating. Pool system piping and valving, recirculation pumps, motors, and filters, and chlorine injection pumps appear aged and nearing the end of their service life. It is also reported that some pump motors are failing and that the main drain piping and balance/surge tank are leaking.

Courts & Fields

The basketball court exhibits minor cracking and deterioration around the edges, but the court is overall in satisfactory condition. Both of the

basketball goals are in need of repair of the bracket connecting the goals to their mounting poles. A lighting fixture adjacent to the basketball court was observed to be broken and hanging by its wiring. The telephone pole the light (and other overhead electrical conductors) is mounted to is also reported to be loose.

The Tennis Court exhibits minor cracking and moss growth along its edge near the fence line. Soil around a day-lighted drain pipe at the north side of the court has eroded away, creating a safety issue. Otherwise, the court was found to be overall in satisfactory condition.

The various fields and gathering areas scattered about the property are well maintained and suitable for continued use.

Miscellaneous

Multiple dead trees stand throughout the site. Some are located adjacent to recreational courts/fields and/or walking paths and pose a safety issue. At the time of inspection, a tree service company was removing dead trees near the tennis court.

L. CAPACITY

CRS's existing capacity is determined by its existing permits and a number of factors including egress requirements, minimum sleeping quarters, minimum plumbing facilities, and water/sewer systems configuration.

Main Building

Based on floor areas and egress requirements, maximum capacities for the Multiple Dwelling area (north of the Dining Hall) and Assembly area (Dining Hall, Kitchen and apartment) are 53 and 180 people, respectively. However, based on minimum plumbing fixtures, maximum capacity for the Main Building is limited to 210 people.

Cabins

One cabin is currently utilized for sleeping quarters for approximately 10 people. Based on floor area, the maximum capacity for this cabin is 20 people. However, based on minimum plumbing fixtures (at the adjacent Cabins), maximum capacity for this Cabin is limited to 15 people.

Tent Hill

Up to 16 tents are currently utilized for sleeping quarters for approximately 4 to 5 people each, for a total ranging from 64 to 80 people. However, based on minimum plumbing fixtures (at Willemina), maximum capacity for Tent Hill is limited to 60 people.

Water/Sewer Systems

It is estimated that the existing site water and sewer systems, in their current configurations, have total capacities of 7,300 gpd and 4,820 gpd, respectively. (Pool house sewer capacity is not included.) Based on an estimated hydraulic loading rate of 45 gpd/person (typical for camps), it is estimated that the existing systems' and therefore CRS' total capacity is limited to 107 people.

IV. LAJF/CRS PROGRAMMING OBJECTIVES & EXPANSION GOALS

C&A and PSA met several times with CRS Executive Director Helene Mattera and Facilities Manager Cameron Rylance to discuss potential programming improvements and expansion goals to support possible consolidation the Red Hook camp on the Clinton site.

Many of the goals involve improving 'quality of life' for existing staff and camper quantities by addressing several issues with the Main Building layout. Changes to the camp operation such as increasingly mixed gender staff as a result of consolidation exacerbate these issues. It is necessary to consider reconfiguring changing room and bathroom design and layout for privacy and functionality. Additionally, spatial needs for meeting/lounge areas for the entire camp population, the Campers' Lounge in particular, are not presently being met. Reconfiguring these areas is a priority.

Improving environmental conditions, including addressing excessive heat and humidity with natural and/or mechanical ventilation in the bathrooms and Dining Hall and improving acoustics in the Dining Hall are major concerns.

Limited year round use of the Main Building and simplification of its maintenance requirements are desired.

Expansion goals include the possibility of increasing the capacity of the existing facilities to accommodate more staff and campers, including mixed gender. Doubling the capacity to 150 people (120 campers and 30 staff) is contemplated.

V. DESIGN BASIS

A. REFERENCE STANDARDS

When analyzing existing conditions and proposed improvements and expansion, C&A and PSA referenced the following codes/standards:

Buildings

- NYSDOS Existing Building Code & Code Supplement(s), 2016
- NYSDOH State Sanitary Code, Subpart 7-2: Children's Camps, 2016
- NYSDOH State Sanitary Code, Subpart 14-1: Food Service Establishments, 1997

Water System

- NYSDOH State Sanitary Code, Subpart 5-1: Drinking Water, 2011
- NYSDOH "Designing Community Water Systems," 1975
- Ten States Standards: Recommended Standards for Water Works, 2012

Sewer System

- NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems, 2014
- Ten States Standards: Recommended Standards for Wastewater Facilities, 2014

Pond

- NYSDOH State Sanitary Code, Subpart 6-2: Bathing Beaches, 2011
- NYSDEC Guidelines for Design of Dams, 1989
- NYSDEC Owners Guidance Manual for the Inspection and Maintenance of Dams, 1987
- NYSDEC Environmental Conservation Law "Fish and Wildlife Law" Sections 11-0505 & 11-0521

Pool

- NYSDOH State Sanitary Code, Subpart 6-1: Swimming Pools, 2011

B. PREVIOUS APPROVALS / PERMITS

Buildings

All buildings on site have previously obtained Certificates of Occupancy from the Town of Clinton Building Department and are subject to periodic inspection.

The NYSDOH/DCDOH periodically inspects and issues permits for Children's Camp and Food Service Establishment operation for CRS Clinton as NYSDOH Facility 0135816, Operation ID 274386 and 277586, respectively.

Water System

The NYSDOH/DCDOH periodically inspects and issues permits for Public Water Supply operation for CRS Clinton as NYSDOH Facility 0135816, Operation ID 277364, NYSDOH PWS # NY1330017.

Sewer System

The NYSDEC issues State Pollution Discharge Elimination System (SPDES) permits for all discharges greater than 1,000 gallons per day. In the spring of 2016, C&A inspected the existing sewer system and assisted in seeking reissuance of the original SPDES permit #0219151.

The permit has since been reissued as NYSDEC SPDES PCI General Permit 0-15-001 for discharge to groundwater of 1,000 gallons per day (gpd) or more, Permit ID 3-1324-00032/00004, SPDES ID NYG003074. This permit became effective 6/6/16 and is valid until 5/10/25 given that no sewer system modifications are made and permit conditions are met.

Pond

The CRS pond's dam is classified within the New York State inventory of Dams (State ID 211-5226) as a Class A Dam.

Pool

The NYSDOH/DCDOH periodically inspects and issues permits for Swimming Pool operation for CRS Clinton as NYSDOH Facility 0135816, Operation ID 277585.

VI. PROPOSED IMPROVEMENTS & EXPANSION

Appendix A presents schematic design drawings and Appendix B summarizes associated phasing and estimated costs for several projects/items to be completed for maintenance/repairs and to achieve LAJF/CRS goals. These appendices are provided to assist LAJF in planning and budgeting.

Costs listed in Appendix B are estimated based on RS Means construction cost data and preliminary understandings of the scopes of work. Costs in the CRS Maintenance and CRS Volunteers columns assume purchase of materials by CRS and labor to be provided by CRS Staff or Volunteers at no cost. Costs in the Outside Contractor column assume all materials and labor to be provided by an outside contractor. Actual costs will vary based on refined scopes of work and contractors selected to bid on and perform the work.

C&A and PSA met several times with CRS Executive Director Helene Mattera and Facilities Manager Cameron Rylance to prioritize, assign, and refine estimated costs for the projects/items within Appendix B to fit CRS' needs. The summary in Appendix B is broken into the below categories:

A. IMMEDIATE MAINTENANCE & REPAIRS

The items within this category are considered highest-priority and require immediate attention and completion prior to the start of the 2017 camp season. The majority involve rectifying safety issues or correcting conditions which are causing accelerated deterioration of buildings or significant operation and maintenance hardship. Although it is projected that the cost of these items (with contingency) will exceed the available \$50,000 budget in the first year, these items are essential to CRS campers/staff safety and preservation of CRS assets for continued operation of CRS.

B. SHORT-TERM IMPROVEMENTS

This category considers projects/items to work toward achievement of LAJF/CRS programming goals over the next five years. Projects/items are arranged to approximately fit the annual budget of \$75,000 while providing incremental improvements that benefit CRS staff, campers, and general operation. Although it is projected that some years (with contingency) will exceed the budget, projects/items are strategically arranged to provide economy of scale.

C. LONG-TERM IMPROVEMENTS & EXPANSION

Long-term projects/items primarily consider the possibility of increasing the capacity of the existing facilities to accommodate more staff and campers, including mixed gender. Additionally, they consider site improvements in the area of the Pond. All projects/items in this category are of significant cost and cannot be accommodated by short-term budgets.

i. EXPANSION

To accommodate doubling the camp capacity to 150 people (120 campers and 30 staff), dining facilities appear adequate, but improvements for water/sewer systems, sleeping quarters, and minimum plumbing facilities would be needed.

An extensive feasibility study of existing water/sewer systems' current hydraulic characteristics, configuration, and permitting as well as subsequent design of improvements and coordination of permit modifications would be required. Improvements would necessitate construction of additional structure(s) and use of additional land area. Since scope and therefore costs for systems improvements are unknown until a feasibility study is conducted, only the estimated cost for a feasibility study is listed.

In order to maintain separation of camper and staff sleeping quarters, additional camper sleeping quarters and plumbing fixtures at Tent Hill and Willemina would be required. Improvements would necessitate construction of additional structure(s) (such as the 'Adirondack' style shelters currently under consideration) and use of additional land area. Staff sleeping quarters could be accommodated by the Main Building and single Cabin. Alternately, improvements to existing or installation of new sleeping quarters and plumbing fixtures in the Main Building and/or additional Cabins could be considered for staff. Estimated costs for sleeping quarters and plumbing fixtures projects are not indicated since scope is unknown at this time.

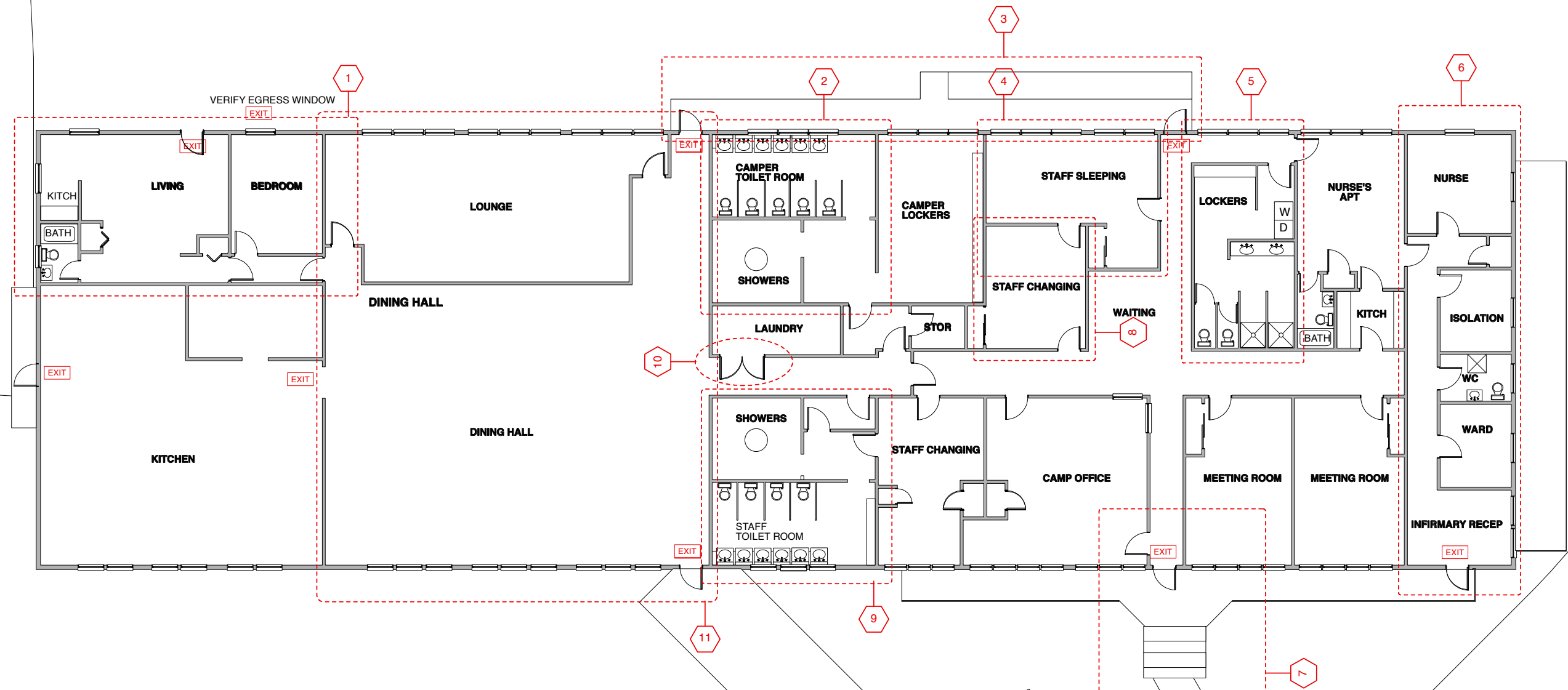
It should also be noted that any increases in CRS' capacity would require regulatory permit modifications.

VII. CONCLUSION

As noted by the LAJF Buildings & Grounds Committee Site Evaluation Report, CRS Clinton exhibits signs of many years of deferred maintenance. However, CRS's infrastructure and buildings and grounds provide a viable base to which improvements can be made. Although improvements will be a significant expense, with careful budgeting and planning in the next five years, CRS can be restored, revitalized, and prepared to expand and flourish for many more years to come.

APPENDIX A

PROPOSED IMPROVEMENTS & EXPANSION
SCHEMATIC DESIGN DRAWINGS

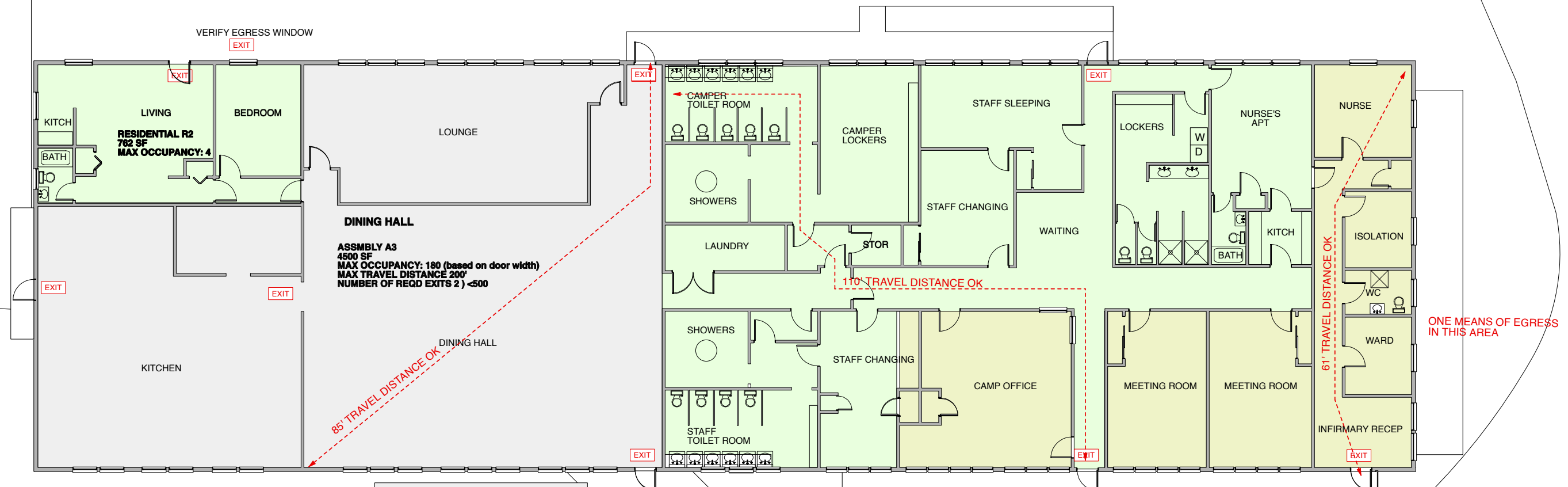


EXISTING MAIN BUILDING INTERIOR

LOCATION	CODE ISSUES:	IMPROVEMENTS REQUIRED	RECOMMENDATIONS
1	Per 508.3.3 2 hour fire separation required between R and A occupancies 1.5 hour door assembly required Bedroom requires egress window as second means of egress		Possible reconfiguration to add another bedroom Provide 2hour rated separation between residential unit and kitchen and dining area
2	No ADA accessible fixtures	Inadequate ventilation, excessive condensation Recptacles and fittings are rusting	Install proper ventilation per C&A Install new toilet room fittings Redesign to accomodate ADA requirements
3	Egress rails not to Code Ramp not ADA compliant	Ramp and stairs in poor condition Railing supports are failing	Remove ramp and stairs, replace with code compliant egress stairs and railings.
4	Per 508.3.3 2 hour fire separation required between R and A occupancies 1.5 hour door assembly required		Discontinue sleeping as a use
5	No ADA accessible fixtures	Inadequate ventilation, excessive condensation Finishes and fixtures inadequate	Install proper ventilation per C&A Redesign to accomodate ADA requirements Redesign to accomodate single gender staff.
6	Only one means of egress from area. Egress through bedroom not allowed		Provide additional means of egress
7	Stair and walkway railings not to Code	Existing railings are failing Concrete walkway in poor condition Roof overhang spills water on to stairs and walkway creating dangerous and slippery condition.	Repair walkway, coping and nstall Code compliant railings. Redesign the roof overhang to extend over walkway Consider design improvements to the entry area in general

LOCATION	CODE ISSUES:	MAINTENANCE/REPAIR/REDESIGN REQUIREMENTS	REDESIGN REQUIREMENTS AND RECOMMENDATIONS
8		Staff changing rooms poorly located without direct access to showers and toilet areas. Limited privacy with direct opening to corridor	Reconfigire/relocate staff changing room
9	No ADA accessible fixtures	Inadequate ventilation, excessive condensation Group shower configuration is insufficient and lacks privacy	Install proper ventilation per C&A Redesign to accomodate ADA requirements Redesign showers
10	Laundry doors swing in to egress path	Inadequate ventilation, excessive condensation Location next to dining hall and main corridor is not good	Relocate laundry to a better location with proper ventilation.
11		Floor tiles need replacing Floor bounce should be addressed Because of limited ventilation the space gets too hot and stuffy Poor acoustics including noisy exhaust fans Poor access to exterior	Improve cross ventilation by removing partition and clerestory between dining hall and lounge. Doors to the exterior would improve ventilation and well as connection to exterior Install new flooring, possibly with softer material to improve acoustica Install acoustic material at the ceilings Provide improved and quieter mechanical ventilation

February 1, 2017



ASSMBLY A3
 4500 SF
 MAX OCCUPANCY: 180 (based on door width)
 SHOULD BE POSTED FOR ACTUAL
 MAX TRAVEL DISTANCE 200'
 NUMBER OF REQD EXITS 2) <500

**RESIDENTIAL R2
 W/ ACCESSORY OFFICE
 AND TOILET ROOMS**
 6500 SF
 MAX OCCUPANCY PER
 APPROVED PLANS: 53

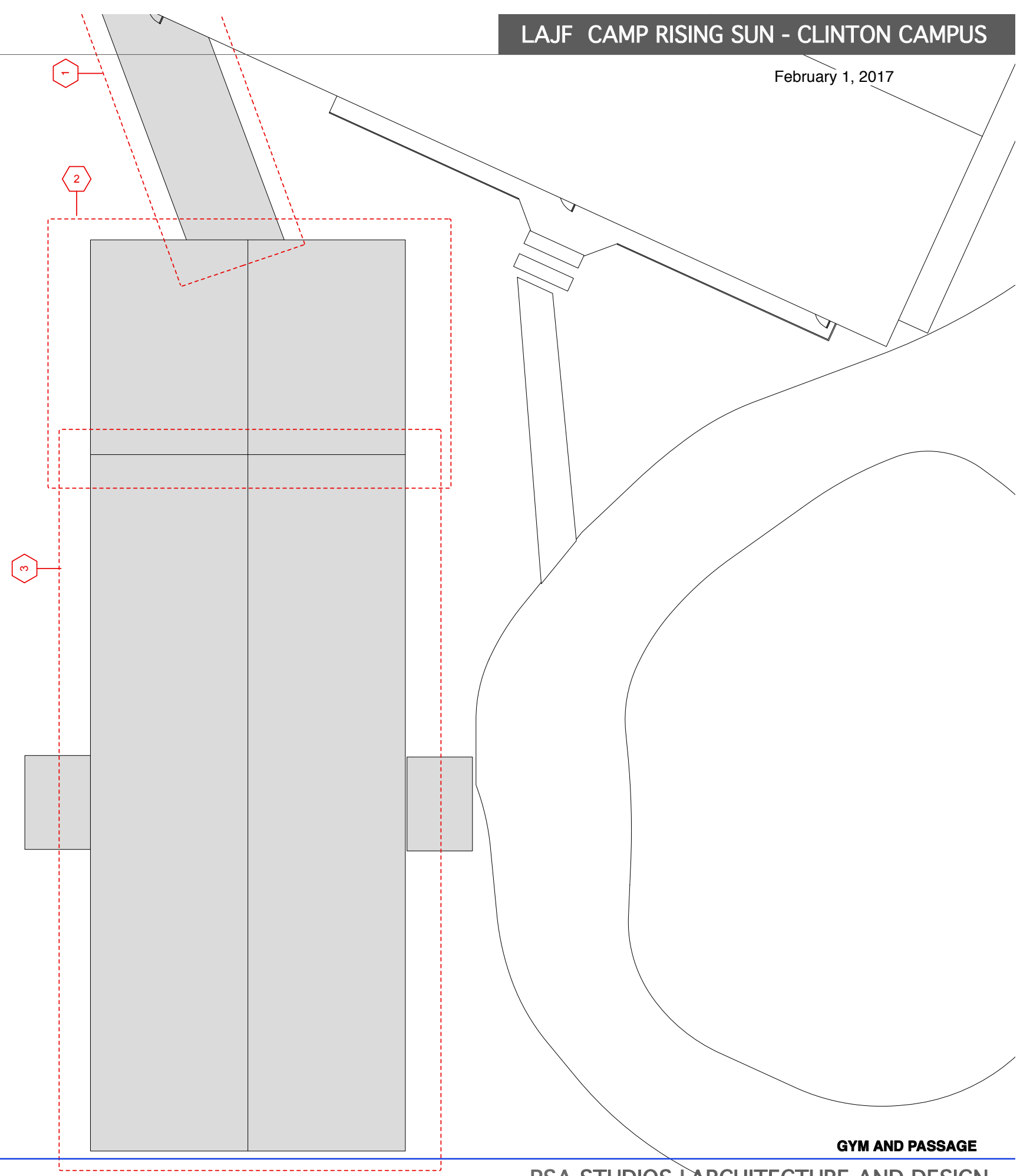
EXISTING FLOOR AREA: APPROX 11,700SF
OCCUPANCY: A3 WITH ACCESSORY RESIDENTIAL AND OFFICE
CONSTRUCTION TYPE IIIB
MAX ALLOW AREA PER FLOOR (A3 most restrictive): 9,500 SF per 503
with INCREASE PER 506: 11,875 OK
MAX OCCUPANCY: 180 (based on door widths)
MAX TRAVEL DISTANCE 200'
NUMBER OF REQD EXITS 2) <500

CODE REVIEW OF THE MAIN BUILDING

February 1, 2017

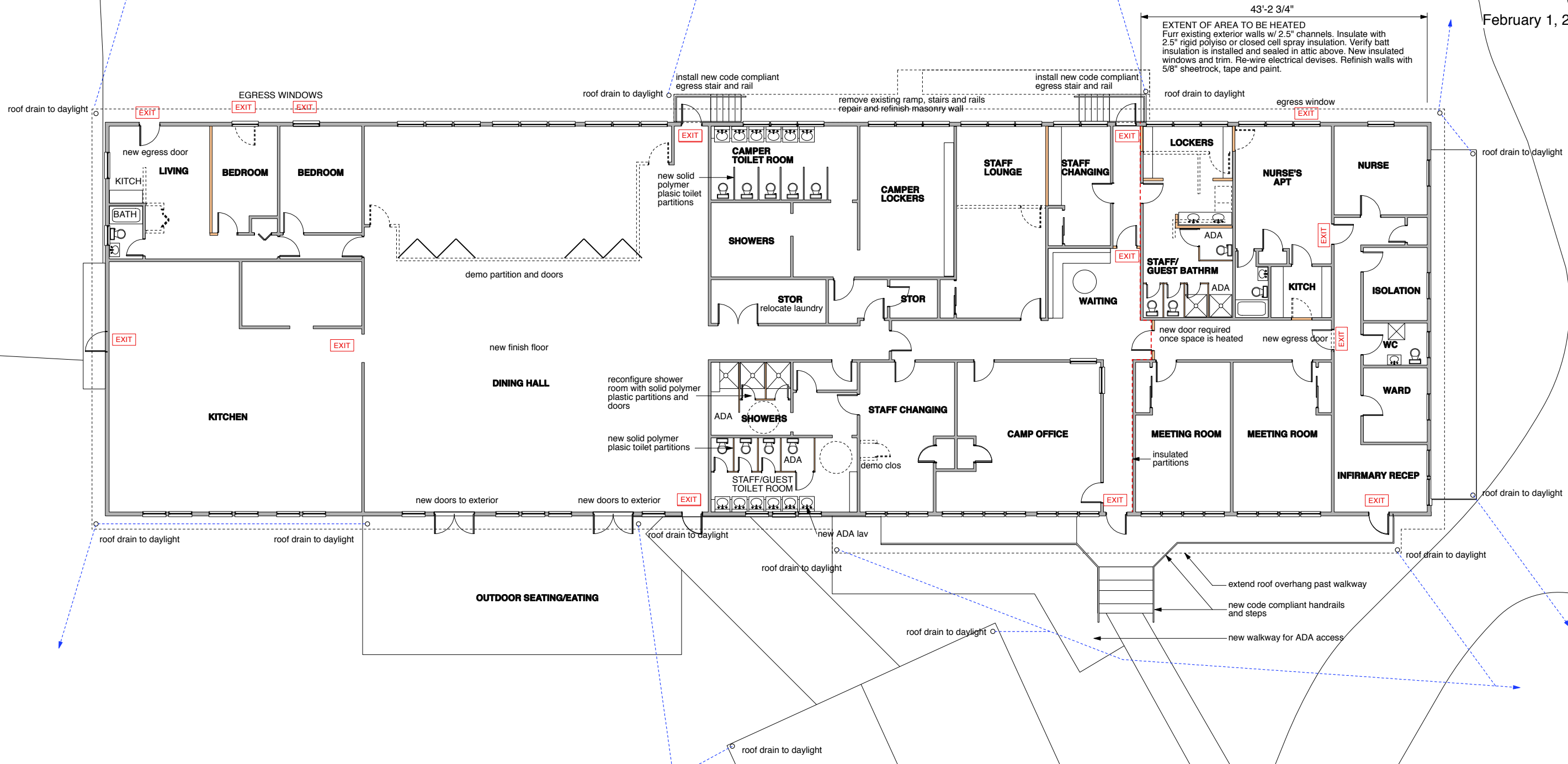
EXISTING GYM BUILDING AND PASSAGE

LOCATION	CODE ISSUES:	IMPROVEMENTS REQUIRED	RECOMMENDATIONS
1		Windows not operable	Replace windows
2		Insufficient space for full camp assembly Insufficient ventilation Floors damaged and scratched	Redesign and enlarge camper's lounge in to gym area Possible installation of new doors for improved ventilation and access to exterior Repair and refinish wood floors
3		Floor joists and sill rotted and failing at North side of building near the entry Interior panelling delaminating Panels at window openings are not weather tight Electrical distribution substandard and/or not code compliant per C&A Poor light and ventilation Exterior siding requires repair and painting	Redesign gym to allow for additional lounge space with possible mezzanine area above Remove and replace wall cladding. Coordinate with new wiring Create larger window openings with weatherproof covers to improve light and ventilation Install new doors at entry and opposite wall. Possibly rolling barn type doors to improve light and ventilation and connection to exterior Consider installing new exterior siding for improved maintenance and aesthetics.



GYM AND PASSAGE

February 1, 2017



43'-2 3/4"
 EXTENT OF AREA TO BE HEATED
 Furr existing exterior walls w/ 2.5" channels. Insulate with 2.5" rigid polyiso or closed cell spray insulation. Verify batt insulation is installed and sealed in attic above. New insulated windows and trim. Re-wire electrical devises. Refinish walls with 5/8" sheetrock, tape and paint.

- EXISTING PARTITION
- NEW PARTITION
- - - DEMO PARTITION

PROPOSED RENOVATION AND MODIFICATIONS TO THE MAIN BUILDING

PSA STUDIOS | ARCHITECTURE AND DESIGN

APPENDIX B

PROPOSED IMPROVEMENTS & EXPANSION
PHASING & ESTIMATED COSTS SUMMARY

IMPROVEMENTS AND EXPANSION ASSESSMENT REPORT
 CAMP RISING SUN CLINTON
 #4702.0
 REVISED MARCH 6, 2017
 APPENDIX B: PROPOSED IMPROVEMENTS AND EXPANSION
 PHASING AND ESTIMATED COSTS SUMMARY

Immediate Maintenance & Repairs (2017)					
Project	Building / Location	Item Description	Work Provider / Estimated Cost		
			CRS Maintenance	CRS Volunteers	Outside Contractor
General Safety Improvements	Main Building	Verify all exit/emergency lighting	\$200		
	Main Building - Wellness Center	Construct additional means of egress			\$1,500
	Main Building - East Entrance	Repair pipe railing penetrations			\$200
	Main Building - East Entrance	Repair walkway and coping, patch only			\$200
	Pavilion	Replace railing		\$500	
	Site	Repair/gravel fill section of damaged asphalt driveway near Camp Director's House		\$250	
	Site	Cover drain pipe at north side of Tennis Court		\$250	
	Main Building - Kitchen	Repair propane leak	\$0		
	Gym	Verify all exit/emergency lighting and smoke/CO detection	\$200		
	Camp Director's House	Verify all exit/emergency lighting and smoke/CO detection	\$200		
	Cabins	Verify all exit/emergency lighting and smoke/CO detection	\$1,600		
Willemina	Verify all exit/emergency lighting and smoke/CO detection	\$200			
-	-	PROJECT SUBTOTAL		\$5,300	
Electrical Safety Improvements	Main Building	Cover all exposed raceways or junction boxes	\$200		
	Gym	Cover/repair/support all exposed raceways or junction boxes/conduit	\$200		
	Camp Director's House	Cover all exposed raceways or junction boxes	\$200		
	Cabins	Cover all exposed raceways or junction boxes	\$200		
	Site	Repair pole and light adjacent to basketball court			\$1,250
-	-	PROJECT SUBTOTAL		\$2,050	
Building Envelope / Structure / Water Management Improvements	Main Building - North	Repair basement retaining wall & repair gutter allowing basement moisture			\$7,100
	Main Building - Basement	Weatherproof entry door	\$300		
	Main Building	Replace compressor enclosure roof		\$500	
	Gym - Gym Area	Reinforce floor	\$300		
	Camp Director's House	Replace roof			\$6,800
	Camp Director's House	Reinforce first floor from basement			\$3,200
	Cabins	Engage engineering design to repair/replace CMU piers and footings			\$9,000
	Cabins - Three Sleeping	Repair soffits for pest control			\$1,386
	Cabins	Repair voids in flooring and siding for pest control		\$200	
-	-	PROJECT SUBTOTAL		\$28,786	
Interior Cosmetic Improvements	Camp Director's House	Repair ceiling finishes	\$1,000		
	Camp Director's House	Restore/refinish flooring			\$1,500
	-	-			PROJECT SUBTOTAL
				\$2,500	
Ventilation Improvements	Main Building	Install proper vent terminations for all exhaust/dryer vents			\$2,000
	Main Building - Campers' Lockers and Toilet Room	Install new mechanical ventilation			\$1,000
	Main Building - Laundry	Install transfer grilles for ventilation			\$500
	Main Building - Kitchen	Replace hood exhaust fan			\$4,000
	Camp Director's House	Install proper vent terminations for all exhaust/dryer vents			\$500
	Camp Director's House	Install new exhaust fan in upstairs bath			\$250
	-	-	PROJECT SUBTOTAL		\$8,250
Plumbing Improvements	Camp Director's House	Replace downstairs toilet flapper valve	\$50		
	Cabins	Replace water heater	\$1,000		
	Water System	Modify Pump House #1 piping for draining of all components			\$500
	Water System	Replace distribution valve box and leaking/inoperable valves at Pump House #2			\$2,500
-	-	PROJECT SUBTOTAL		\$4,050	
-	-	2017 CONTINGENCIES		\$5,064	
-	-	2017 TOTAL		\$56,000	

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Short-Term Improvements & Expansion (2018)					
Project	Building / Location	Item Description	Work Provider / Estimated Cost		
			CRS Maintenance	CRS Volunteers	Outside Contractor
Main Building - West Staff Reconfiguration	Main Building - West Staff Lockers/Toilet	Install new mechanical ventilation			\$1,000
	Main Building - West Staff Lockers/Toilet	Repair/replace deteriorated floor/wall			\$14,000
	Main Building - West Staff Lockers/Toilet	Replace plumbing fixtures			\$12,000
	Main Building - West Staff Lockers/Toilet	Redesign for accessibility			\$3,000
	Main Building - West Staff Lockers/Toilet	Reconfigure for single gender staff			\$14,500
	Main Building - West Staff Changing and Sleeping Areas	Reconfigure for privacy			included above
	Main Building - West Staff Changing and Sleeping Areas	Reconfigure/relocate staff changing			included above
	-	Project Architectural/Engineering Design Fees			\$3,800
	-	PROJECT SUBTOTAL		\$48,300	
	Main Building - East Staff Reconfiguration	Main Building - East Staff Toilet Room	Install new mechanical ventilation		
Main Building - East Staff Toilet Room		Replace tile			\$12,000
Main Building - East Staff Toilet Room		Reconfigure shower for privacy			\$9,500
Main Building - East Staff Toilet Room		Redesign for accessibility, new toilet partitions and sink			\$2,800
-		Project Architectural/Engineering Design Fees			\$2,600
-	PROJECT SUBTOTAL		\$28,400		
-	-	2018 CONTINGENCIES		\$7,300	
-	-	2018 TOTAL		\$84,000	

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Short-Term Improvements & Expansion (2019)					
Project	Building / Location	Item Description	Work Provider / Estimated Cost		
			CRS Maintenance	CRS Volunteers	Outside Contractor
General Safety Improvements	Maintenance Shop	Verify all exit/emergency lighting and smoke/CO detection	\$200		
	Pump House #1	Verify all exit/emergency lighting and smoke/CO detection	\$200		
	Pump House #2	Verify all exit/emergency lighting and smoke/CO detection	\$200		
	Pool House	Verify all exit/emergency lighting and smoke/CO detection	\$200		
	Main Building - West	Demolish/replace west ramp and stairs with code compliant stairs/railings			\$11,500
	Main Building	Install rated doors in corridor, verify door count/closers	\$0		
	Camp Director's House	Replace woodstove flue	\$0		
	Tent Hill	Repair/replace platforms, railings, and footings	\$0		
	Maintenance Shop	Provide rated enclosures for flammable materials	\$1,000		
	Pump House #2	Install new entry stair	\$100		
Site	Repair basketball goals		\$400		
	-	PROJECT SUBTOTAL		\$13,800	
Electrical Safety Improvements	Gym - Campers' Lounge	Modify partitions to make electrical panels accessible	\$500		
	Cabins	Remove tree branches and raise overhead service lines			\$1,000
	Cabins	Verify electric service means of disconnect and grounding			\$10,000
	Willemina	Install electric service means of disconnect and verify grounding			\$1,500
Willemina	Replace corroded junction box			\$250	
	-	PROJECT SUBTOTAL		\$13,250	
Interior Cosmetic Improvements	Main Building - Campers' Lockers and Toilet Room	Repaint specialties		\$250	
	-	PROJECT SUBTOTAL		\$250	
Building Envelope / Structure / Water Management Improvements	Main Building	Repair and extend gutters and trench all rain leaders to daylight			\$6,800
	Main Building	Repaint exterior		\$3,000	
	Main Building	Repair exterior failing grout and masonry / voids in foundation and exterior walls for pest control			\$4,500
	Gym	Repair and extend gutters and trench all rain leaders to daylight			\$5,500
	Willemina	Repair and extend gutters and trench all rain leaders to daylight			\$2,200
	Willemina	Replace roof and vent terminals			\$4,800
	Willemina	Replace flooring	\$3,800		
	Willemina	Improve shower stalls to direct drainage away from building			\$6,000
	-	PROJECT SUBTOTAL		\$36,600	
-	-	2019 CONTINGENCIES		\$6,100	
-	-	2019 TOTAL		\$70,000	

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Short-Term Improvements & Expansion (2020)					
Project	Building / Location	Item Description	Work Provider / Estimated Cost		
			CRS Maintenance	CRS Volunteers	Outside Contractor
Building Envelope / Structure / Water Management Improvements	Gym	Repair voids in envelope for pest control	\$2,500		
	Camp Director's House	Repair voids in foundation walls and siding for pest control	\$1,000		
	Camp Director's House	Repair/reinforce wood deck and railings	\$600		
	Cabins	Repair/replace CMU piers and footings			\$35,000
	Willemina	Repair/replace footings			\$4,500
	Pump House #2	Repair/replace footings			\$2,500
	-	PROJECT SUBTOTAL		\$46,100	
Main Building - Dining Hall and Lounge Improvements	Main Building - Dining Hall and Lounge	Replace mechanical ventilation			\$1,750
	Main Building - Dining Hall and Lounge	Remove partition	\$0		
	Main Building - Dining Hall and Lounge	Reinforce floor and replace flooring			\$18,000
	Main Building - Dining Hall and Lounge	Install new acoustical ceiling treatment			\$8,500
	-	-	Project Architectural/Engineering Design Fees		
	-	PROJECT SUBTOTAL		\$31,250	
-	-	2020 CONTINGENCIES		\$7,650	
-	-	2020 TOTAL		\$85,000	

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 APPENDIX B: PROPOSED IMPROVEMENTS AND EXPANSION
 PHASING AND ESTIMATED COSTS SUMMARY

Short-Term Improvements & Expansion (2021)					
Project	Building / Location	Item Description	Work Provider / Estimated Cost		
			CRS Maintenance	CRS Volunteers	Outside Contractor
Main Building - Laundry Relocation	Main Building - Laundry	Relocate to basement with pump and venting			\$6,000
	Main Building - Basement	Remediate north walls mold/moisture			\$1,000
	-	Project Architectural/Engineering Design Fees			\$2,000
	-	PROJECT SUBTOTAL		\$9,000	
Main Building - East Entrance Improvements	Main Building - East Entrance	Extend roof overhang over walkway			\$12,500
	Main Building - East Entrance	Install code compliant railing			\$4,500
	-	Project Architectural/Engineering Design Fees			\$3,000
	-	PROJECT SUBTOTAL		\$20,000	
Gym - Building Envelope Improvements	Gym	Repaint exterior or install new siding		\$3,000	
	Gym	Replace roof over main Gym area			\$22,000
	Gym - Gym Area	Replace hatches with larger windows			\$12,000
	Gym - Gym Area	Install new large rolling barn doors			\$3,000
	-	Project Architectural/Engineering Design Fees			\$5,000
	-	PROJECT SUBTOTAL		\$45,000	
-	-	2021 CONTINGENCIES		\$7,000	
-	-	2021 TOTAL		\$81,000	

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Long-Term Improvements & Expansion (After 2021)					
Project	Building / Location	Item Description	Work To Be Performed By		
			CRS Maintenance	CRS Volunteers	Outside Contractor
Gym - Gym Area Improvements	Gym	Clean/remediate bat damage			\$2,500
	Gym - Gym Area	Replace wall/ceiling paneling			\$18,000
	Gym - Gym Area	Replace ceiling fans			\$3,200
	Gym	Remove inactive appliances and associated conduit			\$1,500
	-	Project Architectural/Engineering Design Fees			\$2,000
		PROJECT SUBTOTAL		\$27,200	
Gym - Campers' Lounge Expansion	Gym - Campers' Lounge	Enlarge into Gym and construct possible mezzanine			\$24,500
	Gym - Campers' Lounge	Install new built in seating			\$2,500
	Gym - Campers' Lounge	Restore/refinish flooring, including patching	\$4,000		
	-	Project Architectural/Engineering Design Fees			\$3,000
		PROJECT SUBTOTAL		\$34,000	
Main Building - Kitchen Improvements	Main Building - Kitchen	Install additional hood over convection oven			\$15,000
	Main Building - Kitchen	Install makeup air system			\$5,000
	-	Project Architectural/Engineering Design Fees			\$2,000
	-	PROJECT SUBTOTAL		\$22,000	
Camp Director's House Improvements	Camp Director's House	Improve second floor egress			\$1,500
	Camp Director's House	Repaint exterior		\$6,500	
	Camp Director's House	Repaint interior		\$4,500	
	-	Project Architectural/Engineering Design Fees			\$1,000
		PROJECT SUBTOTAL		\$13,500	
Cabins Improvements	Cabins	Replace roofs (7)			\$24,000
	Cabins	Repair/replace decks/railings	\$2,500		
		PROJECT SUBTOTAL		\$26,500	
Main Building - Chef's Apartment Reconfiguration	Main Building - Chef's Apartment	Reconfigure/construct additional bedroom			\$6,400
	Main Building - Chef's Apartment	Construct 2 hour separation adjacent to Kitchen and Dining Hall/Lounge			\$2,500
	-	Project Architectural/Engineering Design Fees			\$1,500
	-	PROJECT SUBTOTAL		\$10,400	
Main Building - Accessibility	Main Building - Campers' Lockers and Toilet Room	Redesign for accessibility			\$3,000
	-	Project Architectural/Engineering Design Fees			\$2,000
		PROJECT SUBTOTAL		\$5,000	
Main Building Improvements	Main Building - Dining Hall and Lounge	Install new additional exterior doors			\$5,000
	Main Building	Repaint interior		\$13,500	
	Main Building	Replace roof			\$11,000
	-	PROJECT SUBTOTAL		\$29,500	
Maintenance Shop Improvements	Maintenance Shop	Replace ceiling tiles		\$1,800	
	-	PROJECT SUBTOTAL		\$1,800	
Pool & Pool House Improvements	Pool House	Repair pest damage	\$1,000		
	Pool House	Repaint interior		\$4,500	
	Pool House	Replace ceiling tiles		\$4,000	
	Pool House	Install proper vent terminations for all exhaust/dryer vents			\$750
	Pool House	Replace water heater			\$2,000
	Pool	Resurface pool			\$25,000
	Pool	Replace failing recirculation pump motors			\$2,500
	Pool	Repair main drain piping leaks			\$5,000
	Pool	Repair balance/surge tank leaks			\$5,000
		PROJECT SUBTOTAL		\$49,750	
Main Building - North End Winterization	Main Building	Improve north end for heated, year round use, including basement finish and insulation			\$185,000
	Main Building	Repair, refurbish, or selectively replace exterior windows			included above
	-	Project Architectural/Engineering Design Fees			\$15,000
		PROJECT SUBTOTAL		\$200,000	
Main Building - Expansion & New Lounge	Main Building	Expand building for additional space			\$250,000
	Main Building - Basement	Construct new lounge			included above
	-	Project Architectural/Engineering Design Fees			\$20,000
		PROJECT SUBTOTAL		\$270,000	
Pond Improvements	Site	Engage engineering design and permitting to repair Pond banks and replace inlet and outlet culverts/structures			\$40,000
	Site	Restore Pond banks			\$125,000
	Site	Replace Pond inlet and outlet culverts/structures			\$75,000
		PROJECT SUBTOTAL		\$240,000	
Water & Sewer Systems - Expansion	-	Project Architectural/Engineering Design Fees - Feasibility Study Only			\$10,000
	-	PROJECT SUBTOTAL		\$10,000	