

Louis August Jonas Foundation
Buildings & Grounds Committee
Pre-Season Site Visit Report
June 21, 2014



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Summarized herein are the notes of a site visit conducted by the Buildings & Grounds Committee (BGC) of the Louis August Jonas Foundation (LAJF or Foundation or Camp) on the 21st of June, 2014 and their recommendations for immediate, short, medium, and long term goals.

Executive Summary

The buildings and grounds of both Redhook and Clinton campuses were found to be overall in fair to good condition. However, a common theme of some deferred maintenance and end of useful life has been found. There are several structures on both campuses experiencing some degree of issue. Still, none of the buildings pose life-safety concerns and no major renovations are recommended at this time. It should be noted that the current level of condition is not due to a lack of effort but rather a lack of resources. The caretakers of both campuses have done a superb job during their tenure with the resources available to them. Rather, a general reinvestment into each campus is recommended in order to modernize, make safe, preserve, and, most importantly, sustain the physical representation of Camp.

Redhook Campus

Overall the Redhook Campus is in good condition with the exception being the Willy. The Long Fields are trimmed, the Catalpa is in bloom, and the grounds are ready for campers to arrive.



One general area of concern is the lack of sound construction and the apparent lack of oversight with camper built structures. Some of the more recent structures built on campus are unsafe and provide very little payback in regards to benefit to future campers.

The general conditions of each structure or element are noted below.

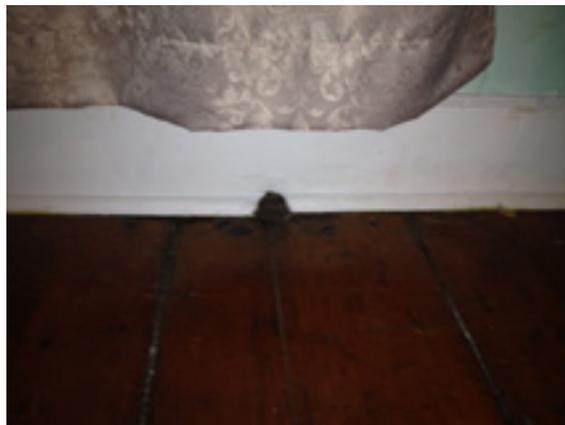
Main (Old) House

- Condition: Good
- Year Built: 1890ish?
- Camp Importance: High

No major issues were reported to the BGC concerning the Main House. A brief walkthrough noted a leaky gutter system on the front of the house staining the porch. This should be corrected before water damage occurs.



Rodent holes were also observed but the staff appears follow good rodent control practices so this may not be an active passageway.



International Theater/Willy

- Condition: Fair
- Year Built: 1960ish?
- Camp Importance: Low-Medium



The International Theater/Willy is primarily suffering from plumbing issues. Urinals are not equipped with flushvalves but rather self-closing valves. Holding them open results in flooding of the bowls. Once the bowls are flooded the pipes become flooded and leak behind the wet-wall and in front of it. Drainage pipes serving the urinals appeared to be undersized and experiencing venting issues.



Stage lighting and other expensive lighting components were observed to be currently installed, presumably left out over the off-season. Stage lighting and controllers should be properly stored when not in use.

Emily Dickinson (ED) Hall

- Condition: Good
- Year Built: 1960ish?
- Camp Importance: High

Overall, ED Hall appeared to be in good condition.

The campus caretaker noted the roof over the Staff Office leaked. Upon further inspection, the BGC noticed considerable vegetation over the affected area of the roof. Vegetation should be cut back and any damage to the roof repaired.



The side screen door appears to be beyond repair and should be replaced.

Of minor concern is that there is indoor-only rated blue data cable being routed exterior to the building.

Infirmary

- Condition: Good
- Year Built: 1960ish?
- Camp Importance: Medium

The ramp into the building appears worn but other than that no significant issues were found with the Infirmary.

Ki-Boan

- Condition: Fair to Good
- Year Built: 1960ish?
- Camp Importance: High

The porch to Ki-Boan is rotted, possibly due from a lack of an overhang. Framing appears to be in decent shape and are 2"x8" beams parallel to the front of the building on 16" centers. The porch should be repaired and the overhang extended, possibly through the addition of gutters.



Lighting is in dire conditions. Most lights show signs of damage or are missing bulbs. Lighting throughout the building should be replaced. In the short term the lighting can be replaced in-kind with pull chain fixtures but in the long term switching should be installed to lower the wear and tear experienced with pull chains.



Tent Hill

- Condition: Fair to Good
- Year Built: n/a
- Camp Importance: High

This path up Tent Hill is badly eroded and deteriorating quickly. When eroded, more gravel must be ordered making this a continual maintenance issue. While currently replacing the gravel is a current necessary evil, some research should into a permanent solution should be investigated.



Tent platforms are in fair condition.

Pool

- Condition: Fair
- Year Built: 1990s?
- Camp Importance: Medium

Part of the slab in front of the pump room has risen/fell creating a tripping hazard. The slab should be ground down flat to avoid a tripping hazard in the short term and may require replacement of the slab in future seasons.



The trench drain is in a state of disrepair and broken but is not seen as vital to the pool's operation. Doors to the locker rooms are in need of some repair.



Basketball Court

- Condition: Fair
- Year Built: n/a
- Camp Importance: Low to Medium

The goal post has become dislodged creating a void in the paving. The void should be filled to prevent future erosion. Resurfacing of the court will eventually be required.



Fire Road - East

- Condition: Poor
- Year Built: n/a
- Camp Importance: Life-Safety

This access road is badly eroded and deteriorating quickly. Currently the road is barely accessible and should be repaired.



Fire Road - West

- Condition: Poor
- Year Built: n/a
- Camp Importance: Life-Safety

This access road is badly eroded and deteriorating quickly. Currently the road is barely accessible. There are talks of a neighbor rebuilding the road for exclusive access to the field. The road should be repaired and the deal with the neighbor should be evaluated.



Hogan (or Yurkt?)

- Condition: Poor
- Year Built: 2005ish
- Camp Importance: Low

This Hogan is rotted and past it's useful life. This structure should be removed.



Clinton Campus

The Clinton Campus was found to be mostly good condition. The levee needs to be fixed.

Recommendations

Immediate

1. ED Hall: Prune trees over leaking portion of roof. Inspect storm gutter downspout for clogs. If downspout is not clogged or if unclogging does not resolve issue, obtain roofer for inspection and quote.
2. International Theater/Willy: Remove stage lights and additional components and store appropriately. Only use when needed to preserve life.
3. Tent Hill: Resurface with more gravel.
4. Basketball Court: Fill hole around post.
5. Pool: Fix tripping hazard.
6. Fire Road - East: Repair road for fire/life safety access.
7. Fire Road - West: Repair road for fire/life safety access. Evaluate agreement with neighbor.
8. Implement a construction project review plan. Oversight is needed and camper construction projects need to be regulated. All construction projects should be reviewed by the BGC for conformance to a basic standard of care, for accessibility, and for safety.

Short (Less than 1yr to implement)

1. ED Hall: Replace screen door.
2. International Theater/Willy: Obtain and peer review as-built plumbing drawings.
3. Ki-Boan: Replace porch.
4. Treehouses: Demolish
5. Hogan: Demolish
6. Pool: Perform economic analysis of operating the pool.
7. Building standards are needed and
8. Sustainable practices need to be implemented.

Medium (1-3yr to implement)

1. International Theater/Willy: Investigation into the plumbing issues occurring there.
2. International Theater/Willy: Connect toilets and urinals to non-potable water supply and provide signage as appropriate.
3. Traffic Control: Contact local authority to see what the requirements are for installing traffic control devices.
4. Ki-Boan: Replace light fixtures.
5. Modernization

Long (More than 3yr to implement)

1. Tent Hill: Investigate an improved stormwater management plan.

2. Basket Ball Court: Fix goal post.
3. Pool: Renovate pool.

Conclusions

With a little effort and with some reinvestment, Camp can be sustained for years to come.