

Camp McConnell Building Summary

Lodge

1. New Roof – Install metal roof for ease of maintenance and longevity
2. New Windows – Complete install of new windows that was not completed by previous owner.
3. Front entrance – rework for ADA compliancy
4. Exterior Paint – Repaint with 20-year elastomeric paint
5. Interior Paint – new paint but only on previously painted surfaces
6. Interior Wood – Refurbish wood to restore the nostalgia of the original design
7. Fireplace – restore, clean, and seal original fireplace stone, add safety measures for continued use by new camp staff.
8. Electrical and Plumbing – ensure code compliancy upstairs and downstairs
9. Electrical Fixtures – update with LED fixtures that keep the theme of the camp
10. Upstairs Bathrooms – Update plumbing fixtures and electrical fixtures, add ADA compliant features
11. Kitchen – Good clean of stainless-steel fixtures, ensure hood is working and update fire suppression system, restore current stove system (if possible), Update serving area and surrounding structure. New appliances.
12. Ceilings – replace ceilings as some are water damaged and new HVAC will have different configuration.
13. HVAC – Update system to high efficiency system
14. Flooring – Restore main area and kitchen floor. Epoxy paint plain concrete areas.
15. Doors Exterior – Replace door and keep to the theme of the Lodge
16. Interior Doors – Restore most doors to original and replace any that are too damaged
17. Equipment Distribution and concession – Renovate area to be useful in the distribution of pool, tennis, basketball, and other small equipment. Add concessions equipment.
18. Downstairs Bathrooms – Update electrical and plumbing fixtures, make sure entrance and one stall in each is ADA compliant.
19. Walk-in Freezer – Restore freezer for concessions stock and kitchen large size stock.

Pool

1. Sides and Bottom – Resurface with new Marcite
2. Pool Equipment – Replace equipment designate area and acquire a portable ADA pool lift.
3. Pool Deck – Refinish deck
4. Perimeter Fence – Replace perimeter fence to 6 foot with security gates
5. Pool System – Convert the entire pool system to a saltwater pool

North Pool Building

1. Roof – Replace peaked roof with a metal roof system, replace flat roof with a modified bitumen system
2. Upper Siding – Replace rotten or damaged siding
3. Lower Siding – Replace hardy board sections as need
4. Exterior Paint – Repaint with 20-year elastomeric paint
5. Electrical and Plumbing – ensure code compliancy upstairs and downstairs
6. Flooring – New flooring upstairs and downstairs
7. Electrical and Plumbing Fixtures – update to more efficient fixtures
8. Upstairs Ceilings – Replace all ceilings after new roof
9. HVAC – Upgrade to VRF system for Upstairs and Downstairs
10. Windows – Upgrade windows to meet code and energy efficiency
11. ADA – Ensure one downstairs apartment is ADA compliant
12. Wood Components – Restore Upstairs exterior wood components
13. Doors – Replace all doors as needed

South Pool Building

1. Roof – New roof add pitch so have water flow to the back of the building.
2. HVAC – Update HVAC to a VRF system to remove from the roof and be more efficient.
3. Floors – Restore classroom and bathrooms, replace bunkrooms with new floortile
4. Exterior Paint- 20-year elastomeric paint
5. Plumbing and Electrical – Make sure it meets or exceeds current codes
6. Lighting Fixtures – Replace all fixtures with LED to increase energy efficiency.
7. Plumbing Fixtures – Replace with new more efficient fixtures
8. ADA – Ensure classroom, bunkrooms and bathrooms have ADA access. Make one stall in each bathroom for toilet and shower.
9. Attached Boiler room – Confirm insulation is ACM and find out exactly what the boiler services. Upgrade to more efficient boiler. Proper ventilation
10. Attached Pool Pump room – New more secure entrance, proper ventilation
11. Window – Replace windows to double pane low E for more energy efficient rooms.
12. Storage

Main Office

1. Windows – Replace windows with new efficient windows. I would recommend Window World for all buildings because of the lifetime warranty.
2. Building Add-ons – remove add-ons that are a different leave from the main structure.
3. Interior Wood – Refinish existing wood to keep the nostalgia of the camp theme.
4. Exterior wood – Replace T-1-11 as needed
5. Exterior Paint – Repaint with 20-year elastomeric paint
6. Interior Paint – Repaint non-wood surfaces
7. Flooring – Uncover original wood flooring and restore. Use LVT would plank style for rest of the flooring.

Manger's House

1. Roof – New roof shingles to match exterior paint scheme
2. Exterior Paint – Repaint with 20-year elastomeric paint
3. Interior Drywall – Address damage from roof leak and replace.
4. Interior Paint – Repaint with a neutral color throughout like Summer Wheat.
5. Lighting – upgrade fixture to LED
6. Plumbing – Upgrade fixtures with more efficient fixtures. Look into gas tankless water heater.
7. Kitchen cabinets – Refinish existing cabinets add soffit to lower upper cabinets, add new counter top.
8. Kitchen Appliances – Replace with more efficient appliances
9. Flooring – Replace all flooring
10. Well – check and service existing water pump and filtration system

Dormitories 6, 7, 8 , 9

1. Roof – Replace all roofs
2. Floors – Replace flooring in all
3. Interior Paint – Repaint all of the interiors
4. Plumbing fixtures – update fixtures in all buildings
5. Lighting Fixtures – Update fixtures to LED
6. ADA – Review ADA compliance to see how many dorms need to have access
7. Windows – in good shape add alternate to replace windows

Dorm 11

1. Foundation – Hire foundation company like RamJack to set pilings under the floor slab in order to stabilize slab then repair all related damages.
2. Follow Dorms 6, 7, 8, 9 repairs, replacements, and repainting

Infirmmary

1. Foundation – same issue as cabin 1, more wall issues to repair
2. Follow Dorms 6, 7, 8, 9 repairs, replacements, and repainting
3. Infirmmary Appliances – Refer to Fire Rescue for the proper items needed for a camp infirmmary.

Camp Store

1. Structure – get consultant to verify structure support blocks are correct.
2. Floor – Level wood floor paint with a durable epoxy floor paint
3. Lighting – Upgrade lighting fixtures
4. Plumbing – Upgrade plumbing fixtures
5. Store layout – Review with consultant on the layout and storage needs for a small store.
6. Windows – Replace windows but keep the nostalgia of the original store

Camp Store cont.

7. Paint – new interior paint and 20-year elastomeric exterior paint outside
8. Awning – remove existing awning as it is not needed and in bad shape
9. Decks – Add ADA deck to the front entrance, Replace back deck and stairs.

Dorm 5 (Original Camp Structure)

1. Structure – Ensure structure is sound through consultant
2. Flooring – Level wooden floor and paint with durable epoxy floor paint
3. Windows – Replace windows but keep to the nostalgia of the original bunkhouse
4. Paint – Repaint interior and 20-year exterior paint outside.
5. Awning – Remove awning make sure window is bathroom grade
6. Lighting – Replace with LED fixtures
7. Plumbing – Replace with new more efficient fixtures.

Caretaker's House

1. Roof – Replace roof
2. Paint – Repaint inside and out
3. Consulting – need ideas of animal rescue minimum needs for the structure.

Laundry

1. Siding – Replace damaged siding
2. Exterior Paint – 20-year elastomeric paint
3. Interior Paint – High gloss paint for easy cleaning
4. Floor – Paint with durable epoxy paint
5. Lighting – Replace fixtures with LED
6. Laundry Machines – Replace with more commercial grade appliances
7. Exterior openings – Add exhaust fan to remove heat from the dryers. Close off other openings to prevent animals and birds from entering.

Arts & Crafts

1. HVAC – Add VRF mini split
2. Windows – Replace windows
3. Paint – new interior and exterior paint following other building guidelines.
4. Lighting – New LED fixtures

Masonry Pump House

1. Roof – New metal roof
2. Door – Replace door
3. Paint – Paint Exterior to match dorms

Bow & Arrow Shed

1. Roof – New Metal Roof
2. Siding – Replace wood siding as needed
3. Paint – 20-year elastomeric paint on exterior

Horse Stable/Storage/Canopy/Pasture

1. Wood Siding – Replace wood siding as needed
2. Stall Doors – Replace door with new locking open and closed hardware
3. Interior Stall – Lower wood panels as current could cause a stuck hoof
4. Electrical – Update electrical so that an overhead fan can be added to each stall
5. Plumbing – Update plumbing verify a water bid to every stall
6. Lighting – Update lighting to LED
7. Training Area – Repair PVC as this was well liked by consultant.
8. Outside feeding area – Move wooden fencing 1 foot make sure concrete cannot be pawed by horses.
9. Ventilation – Need to add fans at each end of the building
10. Pasture – Current pasture is strung with three levels of barbed wire and poles are 10 feet apart. Need to reset poles to 8 feet apart and replace barbed wire with climb less metal fencing and run a hot wire along the top. Also need to consult UF Ag on what plants are poisonous to horses and reseed the pasture in Bahia. Need to trim all of the trees in the pasture above 10 foot. Need to remove trees that are not good for the health of the horses.

Parking Lot

1. Paved Area – Repave currently paved area
2. Grass Area – Set up boundaries for the new grass parking area, add concrete bumpers to signify a parking space.

Other Building

The remainder of the sheds, canopies, floating dock and swamp walk, not set for demolition, will need standard renovations including 20-year paint, new wood (where needed). Basketball and Tennis Courts will need resurface with updated goals and center net.