

03.09.13

Illinois Yearly Meeting
Site Envisioning Committee

Report to Continuing Committee at (the meetinghouse at) 57th St Meeting in Chicago,

The committee met on conference calls on 02.13.13 and 02.20.13

Our upcoming meetings will be held in McNabb:

- Saturday morning May 18, 2013 at Spring Work Weekend
- Thursday afternoon June 20th, 2013 at Annual Session

Site Envisioning Committee has been charged with participation in several projects to prepare for consideration at the next Annual Sessions in June of 2013.

1. Border plantings and Hedgerow with ECC.
2. Pathways – approach and scope with ECC.
3. Further design and price for accessible bedroom/bathroom addition at Clear Creek House with M&P (Est. @ \$80-\$120,000 and new septic).
4. Proposal for renovations to the campground bath house with M&P.
5. Proposal to add bathroom(s) at the meeting house with M&P.
6. Discussion of options for affordable above ground dining space.

We need to contact ECC and M&P to identify and break down our roles on projects #1, #2. We have comments on #3, #4, #5, and #6.

During our meeting at fall work weekend we were approached to consider the relocation of the Wilson House onto the ILYM campus. We now have added that as project #7.

As we look at all of these projects, we also need to be aware of declining participation in the yearly meeting while at the same time trying to make our facilities conducive to more year-round uses. We discussed the need to encourage more involvement from younger folks, local folks, etc. Our feeling was that we should focus on items 3, 4, and 5. These seem most critical; implementing these would improve the conditions of our primitive and lacking bathroom facilities and add to our overnight accommodations.

The committee is represented on the Ad-Hoc Property Use Committee that has been meeting to develop guidelines for the use of the site (Chip Rorem has been our connection to that committee). We are also involved in the Ad-Hoc Committee to make the CAMP a more useful tool to help us sustain and maintain our facilities (Chip and Chris are serving on this committee for SEC).

Having completed the overall plan for the campus this past year, we discussed the purpose of the Site Envisioning Committee and whether it should continue beyond this year, or whether other committees such as M&P or ECC can be charged with carrying the plan out into the future. The Site Envisioning Committee feels it should continue to have a role of guiding the overall vision and development of our campus and facilities.

We addressed project #3, accessible bedrooms and bathrooms at Clear Creek House, finding the budget of \$120,000.00 to be reasonable. The Ebener bid of approximately \$100,000.00 seems fair, and we felt the need to add an additional \$20,000.00 for septic and other utility connections. A design sketch and a copy of the proposal are attached to this report. We are open to collaboration with the Development Committee as way opens.

We addressed project #4, campground bathhouse improvements, finding that the campground facilities are in need of refreshment. We suggest that exposed piping and structures be concealed behind cleanable, washable surfaces. We also recommend that the lavatory facilities be rebuilt to enhance cleanability. We would like to make the shower and toilet partitions more cleanable and private. We see the need to rebuild the exterior shower to make it more cleanable and permanent. We note that the number of fixture units will not be increased by this effort, and consequently move this project behind projects that would add fixture units. Drawings of the existing conditions are attached to this report.

We addressed project #5, adding bathrooms to the old meetinghouse. The bathroom addition to the water heater room on the west side of the meetinghouse would add one toilet and one sink to the fixture units on the campus. We feel this project is top priority. We have documents to this report that show the configuration of that bathroom. We have also sought a bid from Ebener Construction for the work.

In addition, we looked at converting the existing tool room (formerly the privies) into toilet rooms. We do not think this could be ADA compliant, but we do think it is achievable. We have not configured a solution to this project. Drawings of the existing conditions are attached to this report.

Our preference is to leave the old privies as tool storage. The west side of the meetinghouse offers easy plumbing connections; the east side is more difficult. No plumbing currently is close to the privies.

We addressed project #6, affordable aboveground dining space. We find this project falling short of valid pursuit. A report on this project is attached to this report along with a diagram of the considered layout.

We addressed project #7, Wilson House relocation. We estimate approximately \$230,000.00 to move and rehabilitate the house. Documents describing the

existing conditions and a rough estimate of projected cost are attached to this report.

The opportunities for the use of this building have yet to be solidified, although ideas have been proposed for consideration. They include more bedrooms, more bathrooms and/or a caretaker cottage. The means of paying for this opportunity have not yet been identified. The concept of a caretaker would also commit the meeting to possible on-going staff expenses that also have yet to be discussed by the yearly meeting.

It could stay in its present location for at least two or three more years should the yearly meeting consider it a valuable asset

Recap and prioritization

Project #5 (west part) is the project that surfaces as the first to implement. We find that the conversion of the water heater room into a bathroom (with a water heater closet in it) nets the greatest improvement for the least cost. The second half of #5, the conversion of the privies into bathrooms seems to require further discernment.

Project #4, renovation of the campground bath will not increase bathroom space. This is the biggest reason we put project #5 (new bathroom) ahead of #4. If this project continues to be important to the yearly meeting we will continue refining an approach and gather pricing.

Project #3, the accessible bedroom and bathroom addition to Clear Creek House is an expensive project. Funds have not been identified for this project and further discernment on this project and its funding will be required.

Project #6, the affordable, aboveground dining space seems to be too expensive to us. The concrete slab cost alone is projected at \$33,000.00. This expense may be justifiable if it is folded into a future idea. We seek direction.

Project #7, the Wilson House, is also an expensive project. Funds have not been identified for this project and further discernment will be required. Before we look to use the Wilson House as a caretaker's cottage, we need to address the issue of a caretaker and additional ongoing expense a caretaker adds to the annual budget. We are interested in pursuing the Wilson House, but ask the Yearly Meeting to give us direction in light of large initial expenses and undefined ongoing expense.

Respectfully submitted,

Chip Rorem
Clerk, Site Envisioning Committee