

Camp Au Sable

Dining Hall & Auditorium

 daniel bachiocchi & 
architect

 Michigan Conference
of Seventh-Day Adventists

Interesting events through the years:

- **1948** - **The Dining Hall** and two cabins were constructed
- 1949 - First camps at Au Sable:
July 31- August 7 - First boy's camp
August 7 - 14 Second boy's camp
August 14- 21 - First girl's camp (almost everyone stayed in tents)
- 1951 - Medical building and three more double cabins
- 1953 - Staff building and Chapel in The Woods
- 1954 - Craft building erected
- 1955 - First permanent caretaker moved onto camp property
- 1957 - First wilderness camp and winter camp
- 1965 - Forest fire which destroyed "only" about 2 acres
- 1966 - Cedar village built and first year both boys and girls had camp at the same time.
- 1970 - New shop built
- 1971 - A busy year when the barn was built and the horse area was established, Fort Shellenbarger completed - Mission Village cabin built across the lake - First wedding performed at Chapel in the Woods - Athletic shed built - Saw mill constructed - Camp Director's cabin erected
- 1973 - Nature Center opened
- 1975 - Cedar Lodge built
- 1977 - New entrance sign over road
- 1978 - New home built for camp manager
- 1979 - Parking lot and portion of road paved
- 1980 - New road built from entrance on M-72
- 1981 - Entrance sign moved to M-72 entrance - road paved from highway to dining hall
- 1982 - 1986 - Mini-Mac bridge built - barn enlarged and horse shed constructed
- 1987 - Nature Center enlarged and new restrooms built
- 1991 - Updated tack shed with classroom for teaching horsemanship
- 1993 - Forest Lodge built
- **1994** - **Auditorium completed**
- 1997 - Car Insurance at Diggy Go Cart track finished
- 2001 - Astronomy Observatory
- 2002 - Fort rebuilt with treated poles
- 2003 - RV Park built
- 2008 - Store remodeled and expanded
- 2009 - New docks for swimming area
- 2009 - Kitchen updated
- 2010 - Built staff housing (current housing for cook)
- 2011 - Enclosed and winter-proofed the athletic shed
- 2013 - Purchased additional staff house on the Au Sable river
- 2013 - Remodeled & expanded laundry room
- 2015-2016 - Repaired and remodeled Cedar Lodge
- 2016 - Kitchen and Dining Hall updated
- 2016 - Built Pathfinder picnic pavilion
- 2017 - Remodeled the shop and shop house
- 2017 - Built hay barn
- 2021 - Completed Eagle Lodge
- 2021 - Established new volleyball courts and soccer field
- 2022 - Repaved/paved main entrance and parking lot areas, Cedar Lodge Road & RV area
- 2023 - Built playground picnic pavilion
- 2023 - Completed camp bakery remodel
- 2023 - Built generator housing in main parking lot
- 2023 - Paved Deer Lodge Rd and Parking lot
- Current - Building duplex for additional staff housing
- Current - Playground area

Camp Au Sable Dining Hall & Auditorium

Camp History

Facility Condition - Dining Hall & Auditorium

Existing Building Facts

- Size: 18,000+/- GSF
- Type of Construction: Type V(B) Combustible Wood
- Fire Suppression: Non-Sprinkled
- Max Allowable Area - Type V(B) NS: 6,000 SF/Floor
- Age of Structures:
 - 75 Years - Dining Hall
 - 29 Years - Auditorium

Condition of Structure

- Foundation
 - Shows signs of Undermining/Erosion
 - Has Failed at Retaining Wall Locations
- Structural Frame
 - Floor Truss System is overloaded (sagging/settling)
 - Not Compliant with Current Codes (Snow & Live Loads)
- Roofing
 - At End of Life
- Cladding
 - At End of Life
- Life Safety
 - Fire Suppression - Required but Not Provided
 - Building Area (24,000 GSF vs 6,000 GSF)
 - Means of Egress Distance
 - Flame Spread Rating of Finishes
 - Systems must be on Emergency Power
 - Smoke Partitions - Not Code Compliant
 - Storage Not Maintained per LS Code
- HVAC (Equipment and Ductwork)
 - System must be completely replaced to meet air changes and energy efficiency requirements
 - Kitchen missing Make-up Air System
 - Kitchen Hood & Ansul System at End of Life
 - Hydronic Heating limits occupancy adjustments
- Plumbing
 - Most Equipment, Fixtures, and Faucets are at end of life
 - Domestic Hot Water system does not meet code; must

provide higher kitchen temps and lower temps for restrooms and guestrooms
- Age of pipes is high risk not to replace

- Electrical
 - Fire Alarm system is required by code
- Energy Efficiency Requirements
 - Building Envelope needs to be improved to meet current Energy Code
- ADA
 - Facility does not meet Accessibility Requirements

Building Program

- Building Capacity
 - Existing Lobby/Commons - 1,500 SF
 - Undersized by 40%
 - Existing Dining Hall - 3,200 SF
 - Undersized by 40%
 - Existing Auditorium - 3,300 SF
 - Minimum Size, Unusable as designed due to non-compliance with Life Safety Code (Limited to 230)
 - Existing Kitchen - 3,500 SF
 - Minimal Size, Inefficient layout
 - Existing Kitchen Servery - 200 SF (in Dining Room)
 - Undersized by 3-4 times

Conclusion

- Existing Building is:
 - Undersized
 - At End of Life
 - Cost prohibitive to rehabilitate, enlarge, and bring up to code

Solution

- Replace existing building with a right-sized, properly configured, energy efficient, life cycle and cost sensitive structure.

Camp Au Sable Dining Hall & Auditorium

Facility Condition

Feasibility Study - October 2022

In the Spring of 2021 a study was conducted for the feasibility of improving the Kitchen/Dining Hall at Camp Au Sable. At that time the focus of the study was on the Dining and Kitchen function primarily with a refurbishing of the current Auditorium space. *During this study it became clear that the function and durability of the Auditorium was also in need of attention either as renovation or as demolition with construction of new buildings to accommodate all of the main functions of the camp center. This added project scope led to new discussion as to an appropriate and optimal way forward. That became the focus and scope of this new study.*

It is the collective opinion of all the consultants, architects, engineers and contractors that have investigated the existing Dining Hall and Auditorium Building that the auditorium should be rebuilt as there is evidence of structural failures both in the substructure and the superstructure of the building. The HVAC system is inadequate and the room cannot be used to capacity because of non-conforming egress problems. Further detailed investigation would be necessary if the current auditorium were to be refurbished or re-purposed for any other function but we are dubious and skeptical that this course of action would be in the best long-term interest of the Michigan Conference. The scope of this current study is to determine the design potential and cost of a new building or buildings for the Kitchen/Dining and Auditorium functions. Both concepts build upon the findings in the Spring Feasibility Report of 2021.

Because of the need to continue camp programs during the construction season and the necessary time for fundraising efforts, we are providing two alternative concepts for your consideration.

As the committees and conference administration expressed a desire to look at an expanded program, the new study includes other ancillary spaces, such as social areas, guest rooms, laundry, and storage.

Camp Au Sable Dining Hall & Auditorium

Concept 1 - One Building

This concept is inclusive of all the building program elements for the Dining Hall/Kitchen and the Auditorium. The building is inherently large but has the convenience of proximity and an all-weather protected environment for the primary functions of the camp center.

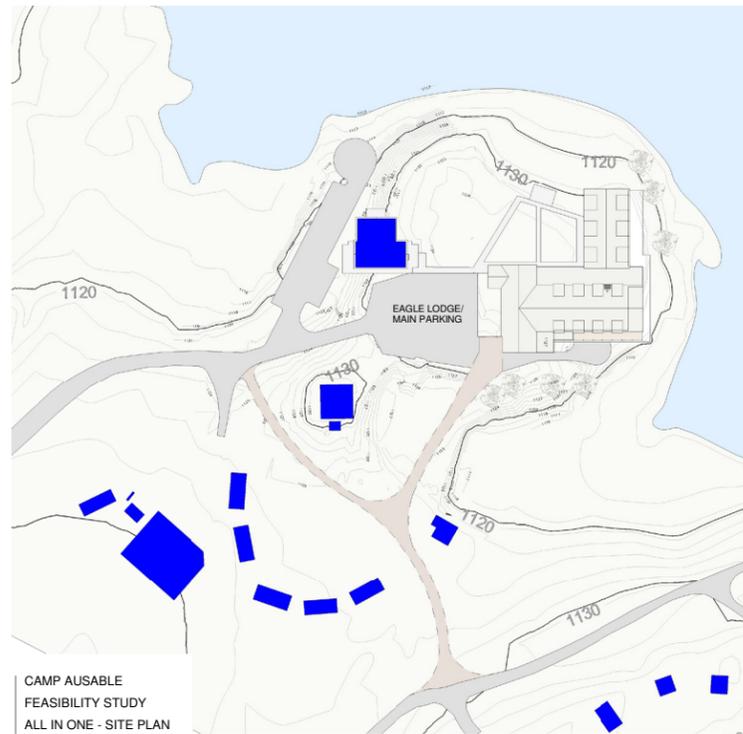
Concept 2 - Two Buildings

This concept separates the functions of Dining/Kitchen from those of the Auditorium into two buildings that are connected by an open bridge/walkway. The buildings have smaller formal masses and more opportunity to engage the site and environment both externally and internally.

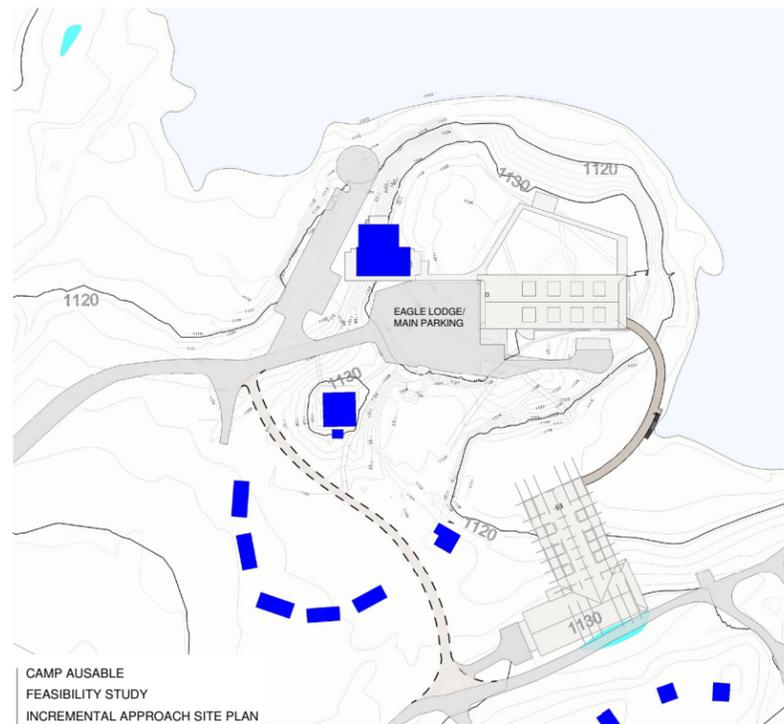
Feasibility Study



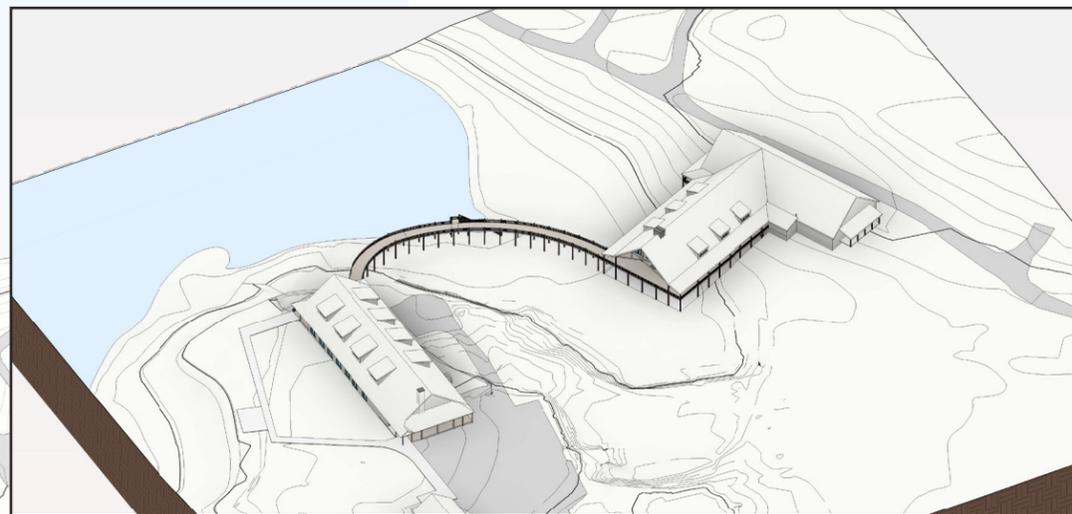
Camp Au Sable Dining Hall & Auditorium



Concept 1 - One Building



Concept 2 - Two Buildings



Conclusion

• On the basis of Choosing by Advantages, Concept 1 presents the most viable solution:

- Economies of Scale;
 - Less costly to build 1 building vs 2
- Visitor Experience;
 - Activities are within 1 building
- Operational Efficiency;
 - Cost to maintain and operate is reduced with 1 building
- Campus Disruption;
 - Duration of disruption is reduced with 1 building

Feasibility Study (cont.)



Proposed Design

Build New Building - Ideal Target Program

- Size: 33,400+/- GSF
- Advantages
 - Meets Target & Ideal needs
 - New building with New Lifecycle benefits
 - Modern Life Safety provisions integrated into design
 - Will meet requirements:
 - Michigan Youth Camp License,
 - Building, Health, & Life Safety Codes

- Disadvantages
 - Building Cost

• Building Program

- Upper Level - Size:	16,900 SF	
- Dining Hall	4,600 SF	310-400 Occupants
- Auditorium	3,600 SF	470-520 Occupants
- Servery	960 SF	
- Kitchen	3,400 SF	
- Commons	2,500 SF	
- Lower Level - Size:	16,300 SF	
- Guest Rooms	400 SF	(14 Total Rooms)
- Multi-Purpose	2,900 SF	
- Reheat Kitchen	440 SF	
- Laundry	450 SF	
- Housekeeping	460 SF	

- Estimated Costs
 - \$15M

Existing Building

Rehabilitate Existing Building

- Size: 18,000+/- GSF
- Advantages
 - Predictable building outcome
- Disadvantages
 - Many unknowns, difficult to budget
 - Most of building must be replaced
 - Final building program is too small to meet existing needs

• Existing Building Program

- Upper Level - Size:	13,140 SF	
- Dining Hall	3,200 SF	220-280 Occupants
- Auditorium	3,300 SF	430-480 Occupants*
- Servery	400 SF	<small>* code limited to 230 occupants</small>
- Kitchen	3,300 SF	
- Commons/Lobby	1,600 SF	
- Lower Level - Size:	4,780 SF	
- Guest Rooms	290 SF	(10 Total Rooms)
- Bath/Shower	400 SF	

- Estimated Costs
 - \$8M - \$11M

Camp Au Sable Dining Hall & Auditorium

Proposed Design



Lake
Shellenbarger

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Site Plan

Forest Lodge

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PARALLAX DESIGN

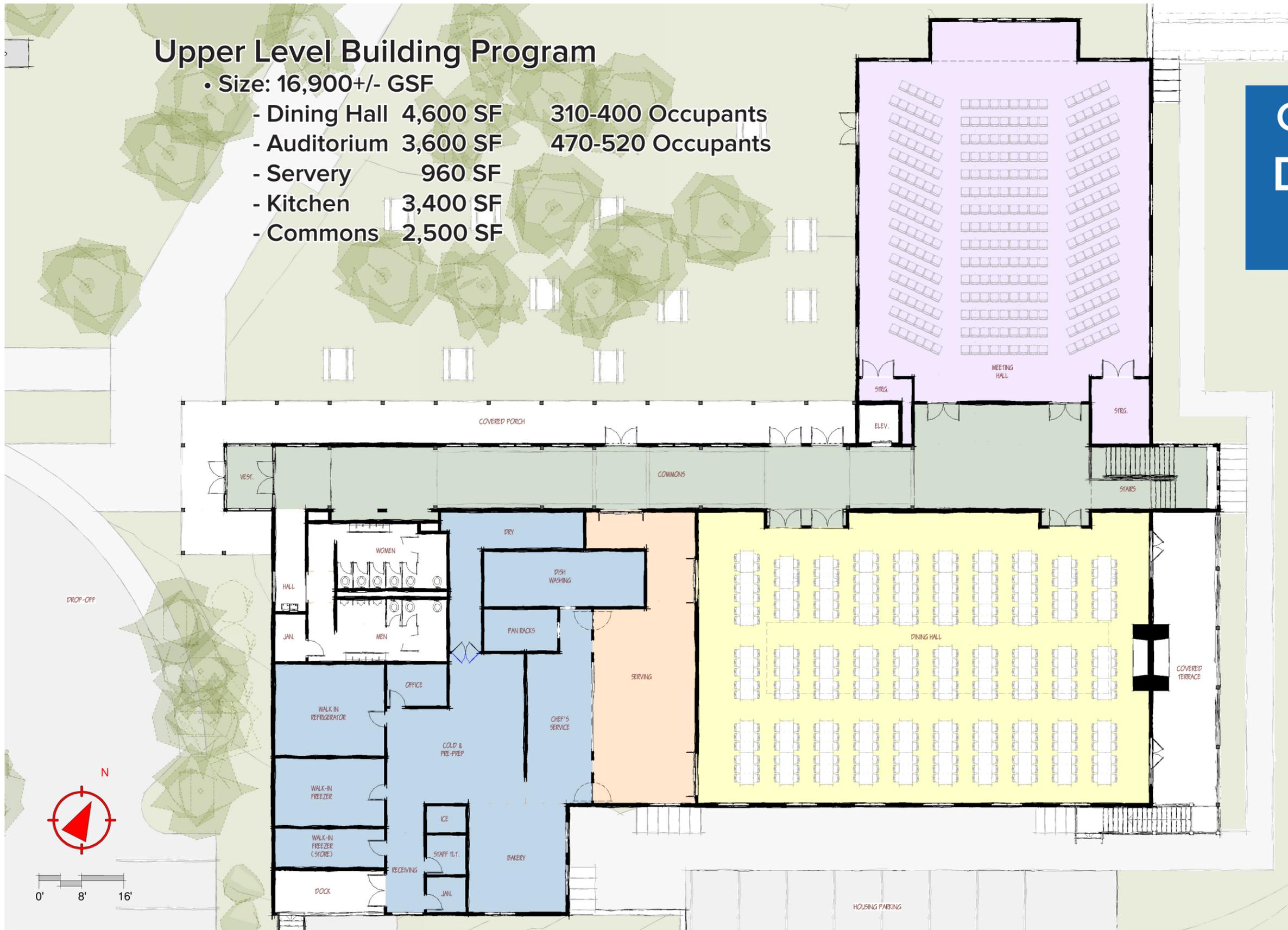
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Upper Level Building Program

• Size: 16,900+/- GSF

- Dining Hall 4,600 SF 310-400 Occupants
- Auditorium 3,600 SF 470-520 Occupants
- Served 960 SF
- Kitchen 3,400 SF
- Commons 2,500 SF

Camp Au Sable Dining Hall & Auditorium



Upper Level Floor Plan

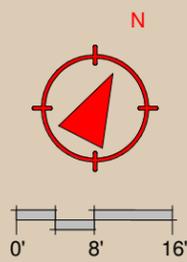
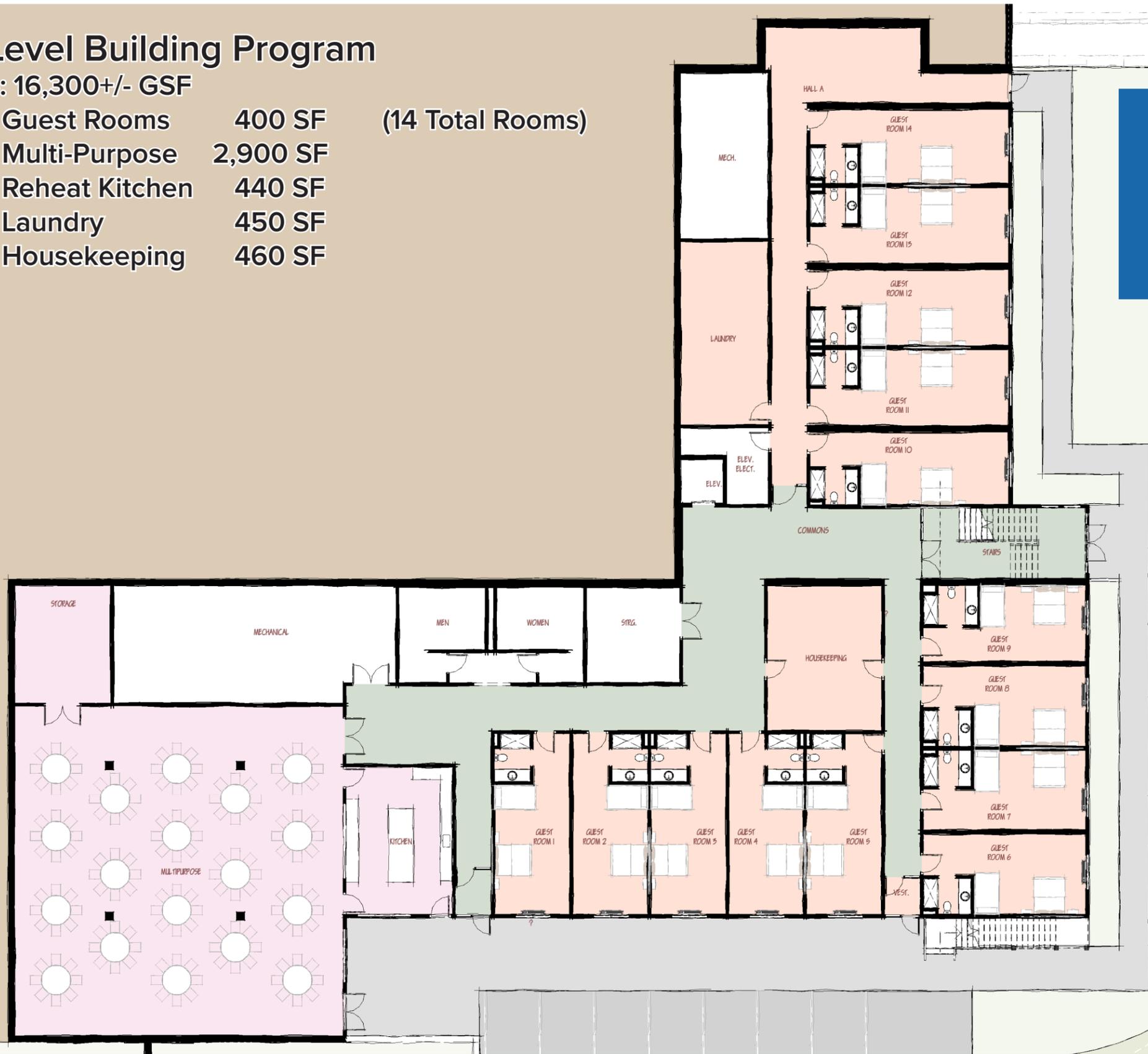
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Lower Level Building Program

• Size: 16,300+/- GSF

- Guest Rooms 400 SF (14 Total Rooms)
- Multi-Purpose 2,900 SF
- Reheat Kitchen 440 SF
- Laundry 450 SF
- Housekeeping 460 SF

Camp Au Sable Dining Hall & Auditorium



Lower Level Floor Plan

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① EAST ELEVATION
1/16" = 1'-0"



② WEST ELEVATION
1/16" = 1'-0"


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 &
 
 PARALLAX
DESIGN

East/West Elevations


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North/South Elevations

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Camp Au Sable Dining Hall & Auditorium



Dining Hall Rendering

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Camp Au Sable Dining Hall & Auditorium

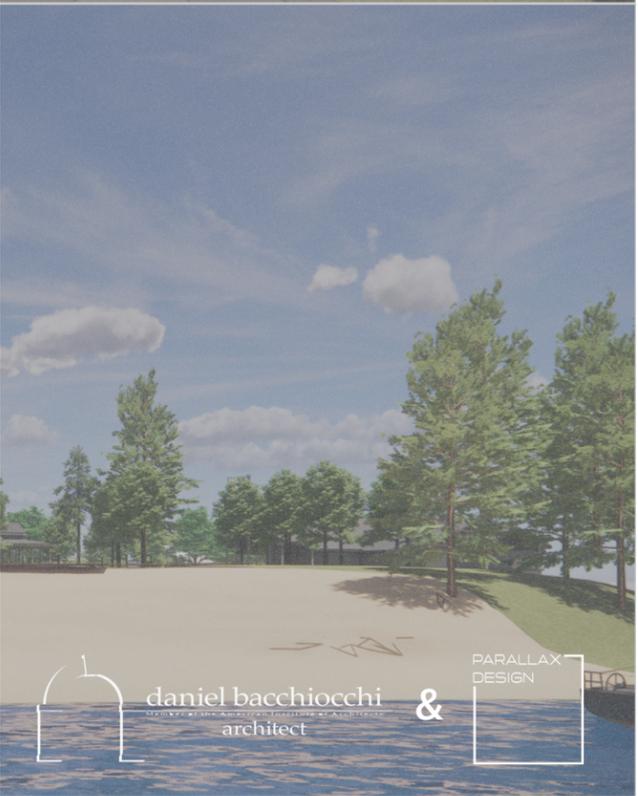


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Auditorium Rendering

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Exterior Renderings

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