

Eagle Island Camp Update

April 12, 2010

Mission, Vision, and Goals Statement for Eagle Island (GSHNJ Board adopted 9/14/09)

Mission:

To provide the opportunity for girls, especially members of the Girl Scouts Heart of New Jersey Council, with a unique outdoor experience which will enhance the quality of their lives, expand their horizons and develop their potential and in so doing further the Girl Scout Mission of building girls of courage, confidence and character who make the world a better place.

Vision:

For Eagle Island Camp to be recognized: as a premier unique water, high peaks and wilderness experience destination for girls and young women; as a Camp that affords girls and young women the opportunity to experience nature and learn skills not readily available in their everyday lives; for its historic significance

Goals:

- Develop programming to support the mission and vision.
- Explore usage opportunities that will increase revenue without detracting from the core mission of serving girls and young women.
- Form strategic partnerships to develop fund raising and stewardship opportunities.
- Foster community alliances
- Endeavor to preserve the island's natural environment and historic structures.
- Develop a viable financial model.

Eagle Island Camp Recommendations (GSHNJ Board adopted 11/9/09)

General:

- Utilize the Mission, Vision and Use Report and Engineering Report as resource guides for short term plan implementation and future development of EIC
- Commit funds (up to \$20,000) that would allow for historic grant development (\$10,000) and the exploration of the use of (\$10,000) trust monies to be used for the camp
- Engage a GSUSA Property Consultant
- Begin fundraising efforts immediately

Infrastructure:

- Allocate up to \$200,000 to have the Council staff create estimates, design and implement necessary safety and infrastructure repairs and improvements to ensure safety for girls, volunteers and employees*
- Sell the taxidermy collection at EIC, appraised at \$130,000**, with the proceeds to be used for capital improvements at EIC

*An engineering study was commissioned and conducted by the CT Male Associates, P.C. engineering firm, located in Latham, NY. The study, which was a very complete (257 page) report and covered the areas of structural, water, electrical, septic, and boats, found many safety and immediate repair needs. Initial estimates to adequately take care of these and the shorter term needs (18 months out) run about \$660,000. The safety and immediate need repairs were estimated at approximately \$300,000.

** insurance appraisal estimate

Eagle Island Camp Recommendations (GSHNJ Board adopted 11/9/09)

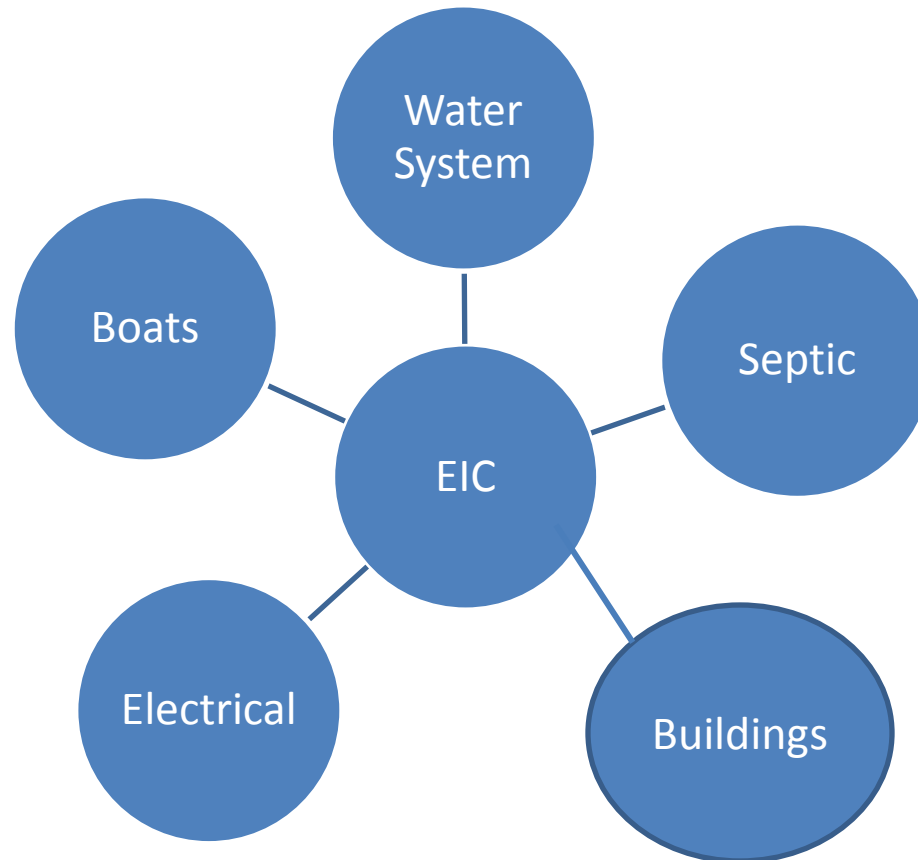
Camp Season:

- Suspend resident camp for the 2010 camp season, due to the extent of the safety and immediate repairs identified at the camp, both by CT Male Associates, P.C. and previously
- Commit Council human resources (staff and professional volunteers) to open EIC for resident camp in 2011; have the Council staff design and implement an operational plan for staffing EIC for the 2011 camp season including a timeline for each position of staff hiring. This plan is to be developed by March 1, 2010
- Have the Council staff develop an operational plan by March 2010 to allow limited usage of the camp during the 2010 season including the possible use of the island for troop and family camping, work weekends, women's weekends, and use by outside groups. All such use would be dependent upon the completion and implementation of the operational plan to assure that immediate infrastructure repairs are made to address code, safety, and health related issues

EIC General Update (Post January 2010)

- Glen Chin, Girl Scouts USA Property Consultant, has reviewed the C.T. Male Engineering report and is planning a trip to EIC now that it is “ice out”
- The preliminary fund development plan has been outlined, however, it has needed the results of the operational plan in order to complete the “compelling ask”; once this is identified and finalized, the historic grant process can also begin
- 2011 operational staffing plan for both Council resident camps, EIC and Camp Hoover, was completed on March 2nd and sent to the Board thereafter
- Taxidermy collection legwork is complete: interest has been minimal through the usual channels (collectors, taxidermy.net, Cabella’s, taxidermyking.com, Burke and XXX); two plans currently in action: one, sponsorship of each head by interested donors which would be recognized with a plaque mounted with the head (slow way to raise funds); the second is an individual buyer(s) interested in all heads (\$40K-\$50K figure being discussed)
- Trust document discussions involving the Camp Kalmia trust have been held via a small task group (please see S. Kleiner report); the Pro Bono Partnership has been engaged and the call has gone out for an attorney to work with us: Discussions with Wachovia (Camp Kalmia trust) determined that the funds are not restricted to Eagle Island or The OVAL; the trust cannot be pledged as collateral or borrowed from; the corpus can be “invaded” as long as it is consistent with the Trust Agreement and the 1927 deed; the Hudsonia review is still progressing

**The operational plan was developed to enable full capacity of EIC
On Day One of the 2011 camp season to reduce the possibility of
operating at a deficit**



All EIC operational elements are interrelated and interdependent

Infirmary Asbestos Abatement

Working Boats

Barge/Duck

Rent Barge

\$4K-\$5K per day

or

Buy/Build Barge \$20K+

or

Buy a Duck \$50K



Staff Boats

(limited number of people)

Fix

Glastron \$500 and Scout \$7K

Or

Buy a Duck \$50K



Infirmary Asbestos Abatement
(would need to seal off the infirmary if work is not completed)
\$5.8K for engineering design, permits, and oversight; \$10.3K fee for actual removal of boiler; rental cost of barge for 2 days
\$10K

Estimated Total: \$26.1K

What the Heck is a Duck?



Camp Septic System

Working Boats
Barge/Duck
Rent Barge
\$4K-\$5K per day
or
Buy/Build Barge \$20K+
or
Buy a duck \$50K



Staff Boats
(limited number of people)
Fix
Glastron \$500 and Scout \$7K
Or
Buy a Duck \$50K



Septic System pumping;
engineering inspection and tank
replacement estimate: includes
barge rental of 2 days \$18K
Tank and pump replacements
plus septic line replacement
\$80K+

Estimated Total: \$100K+

Water System

Working Boats

Barge/Duck
Rent Barge
\$4K per day
or
Buy/Build Barge \$20K+
or
Buy a Duck \$50K



Staff Boats

(limited number of people)
Fix
Glastron \$500 and Scout \$7K
Or
Buy a Duck \$50K

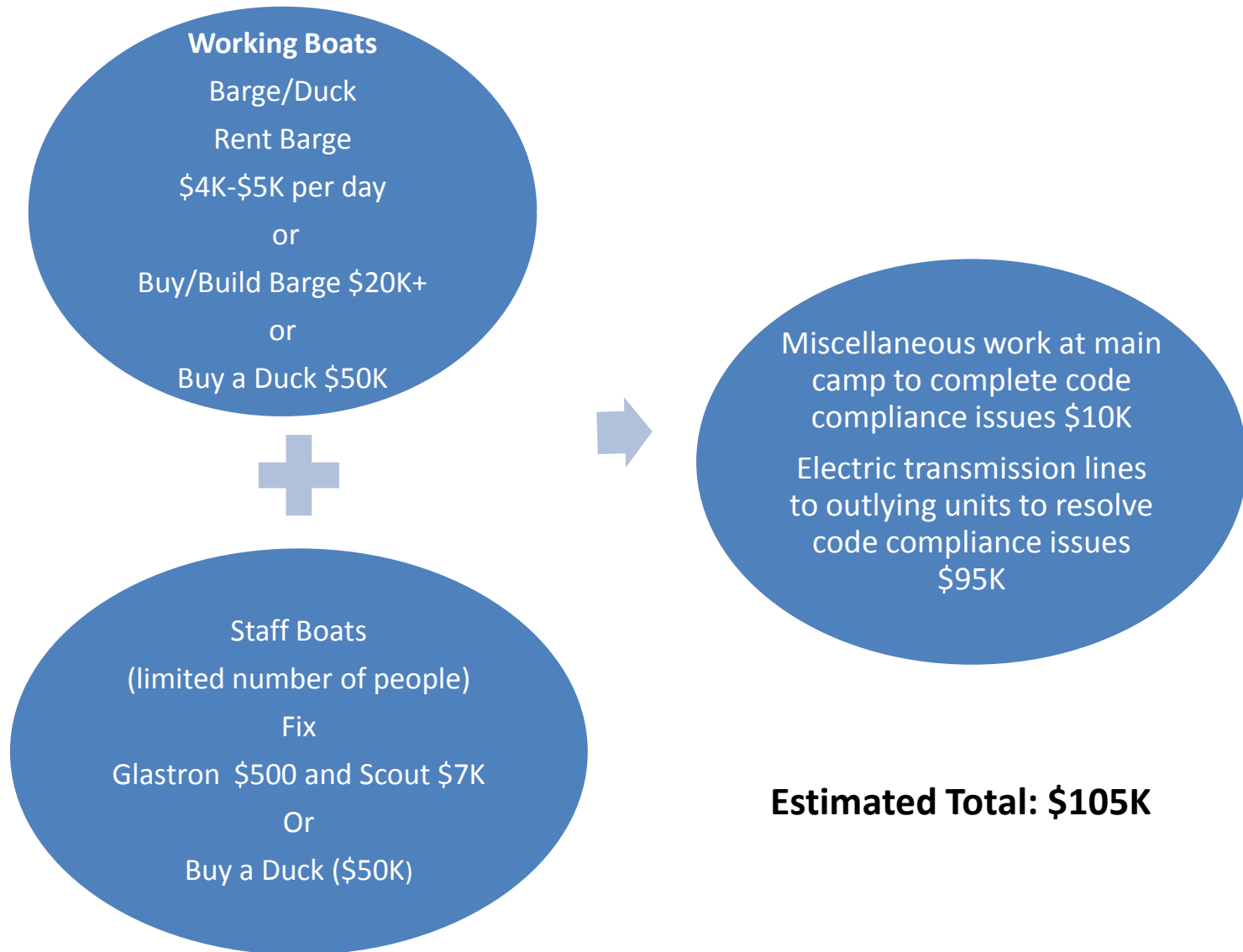


Removal of water tower (\$200);
removal of existing barn \$11K; barge
rental of 10+ days \$50K; design and
obtain permits for new water storage
building \$40K; build new storage
building \$95K; install water system and
generator \$127.5K

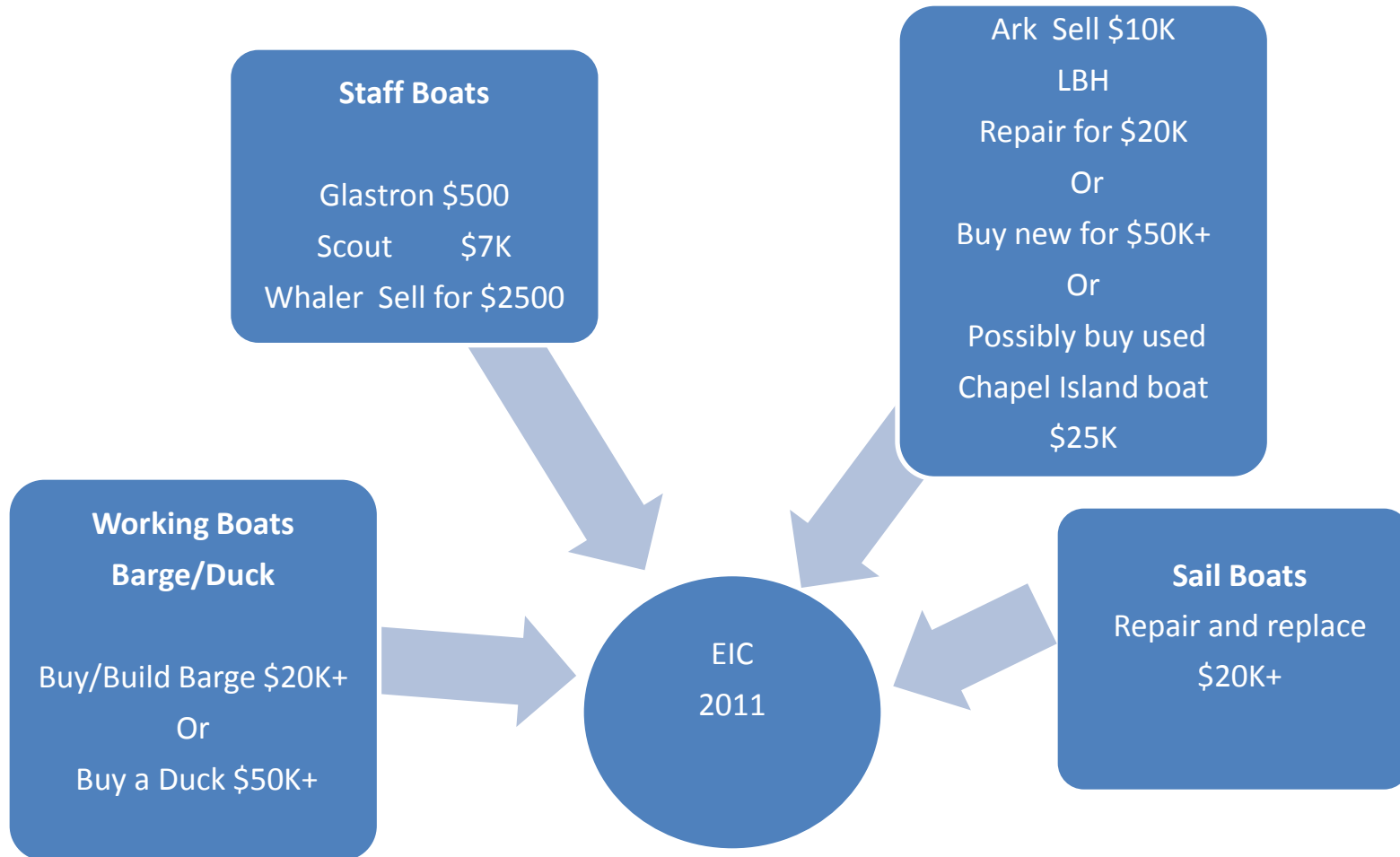
Does not include any electrical to the
water system building \$TBD

Estimated Total: \$323.3K+

Electrical System

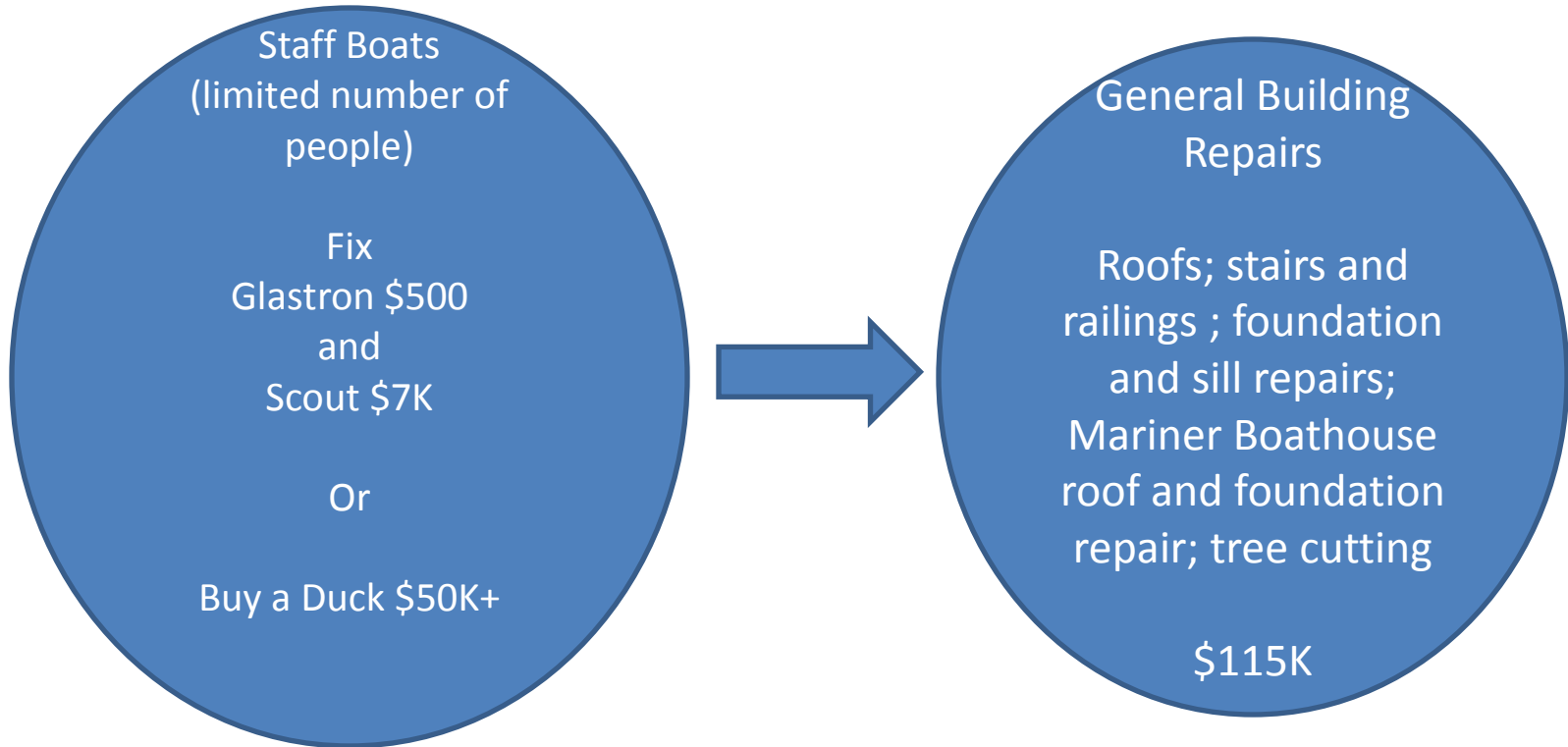


Boats and Vessels



Estimated Total without Duck: \$50K (+\$50K if need another LBH)
Estimated Total with Duck: \$60K (+\$50K if need another LBH)

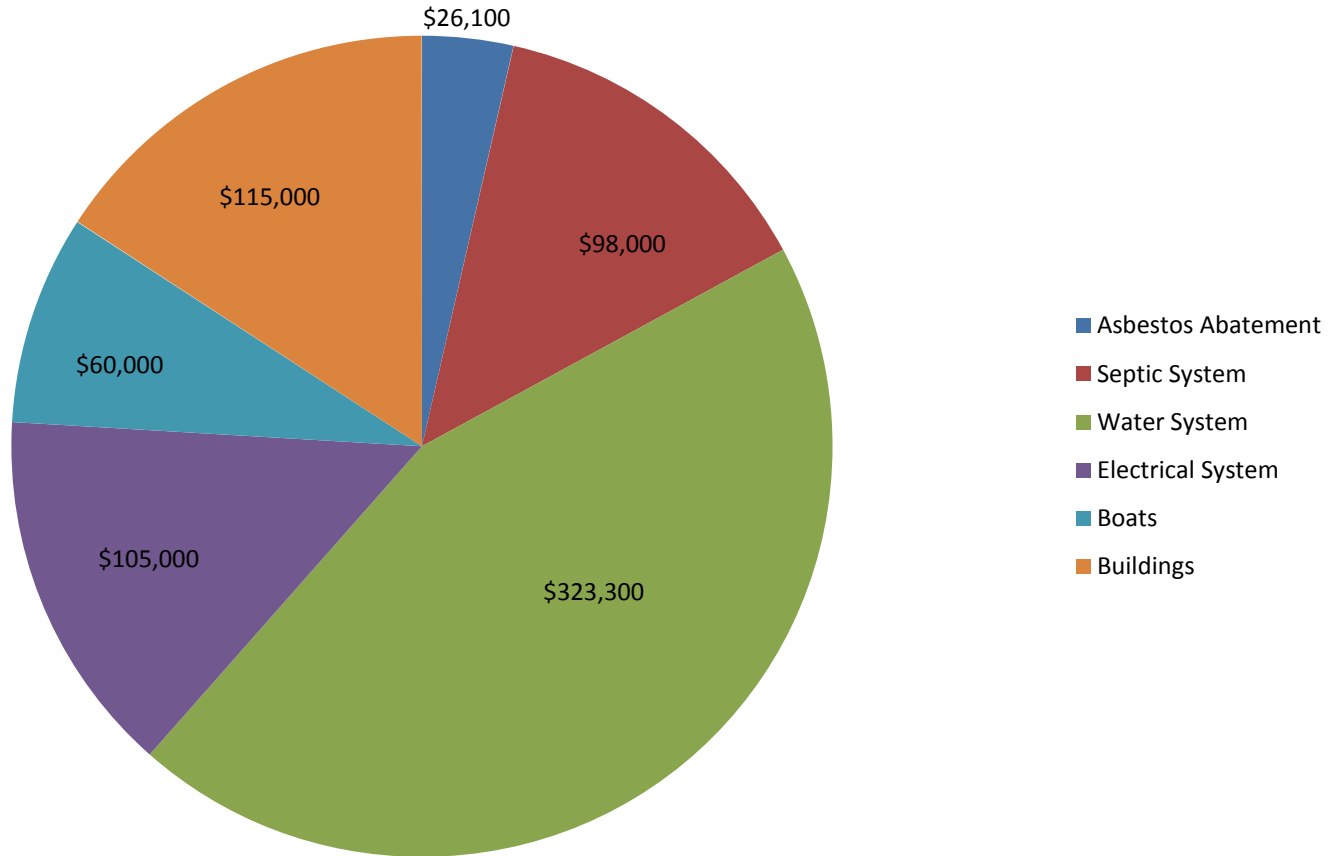
Buildings



Estimated Total: \$115K

Board Allocation of \$200,000											
Asbestos Abatement		Septic		Water		Electrical Systems		Boats and Public Vessels		Buildings	
\$200,000	Board allocation	\$200,000	Board Allocation	\$200,000	Board Allocation	\$200,000	Board Allocation	\$200,000	Board allocation	\$200,000	Board allocation
\$10,300.00	tank removal	\$11,000.00	septic system pumping	(\$200)	removal of water tower	\$10,000	misc. work to complete code compliance work at main camp	\$20,000	Barge	\$115,000	roofs; stairs and railings; foundations and sill repairs; Mariner Boathouse roof and foundation repair; tree cutting
\$5,800.00	engineering, design , and permits	\$7,000.00	engineering inspection and tank replacement estimate and barge rental	\$11,000	removal of existing barn	\$95,000	electrical transmission lines to outlying units to resolve code compliance issues	\$20,000	LBH repair plus sale of Ark		
\$10,000.00	barge rental 2 days	\$80,000.00	tank and pump replacement and septic line replacement	\$50,000	barge rental for 10 days			\$60,000	Duck plus LBH repair plus sale of Ark		
				\$40,000	design and obtain permits for new water storage building			\$20,000	Sailboats		
				\$95,000	build new storage building						
				\$127,500	install water system and generator						
\$26,100.00	estimate	\$98,000	estimate	\$323,300	estimate	\$105,000	estimate	\$60,000	estimate (without Duck)	\$115,000	estimate
\$173,900.00	remainder	\$102,000.00	remainder	-123,300	remainder	\$95,000.00	remainder	\$140,000	remainder	\$85,000.00	remainder

Estimated cost



Plus \$7500 for staff used boats

**GSHNJ Eagle Island Camp
Project Tracking by Start Date**

Project Name	Subproject	Description	Estimated Start	Estimated Finish	Estimated Days
Miscellaneous	Plow	purchase plow for 4 wheeler	1/30/2010	2/15/2010	15
Miscellaneous	Mainland truck	purchase old used truck to pull bots, move trash and plow on mainland	2/20/2010	4/1/2010	41
Boats	Passenger Boat	possible purchase Chapel boat	2/20/2010	5/1/2010	71
Boats	Barge	order new barge to be built	3/15/2010	6/1/2010	76
Boats	Glastron	tune up repairs as needed	3/1/2010	4/16/2010	45
Boats	Scout	purchase motor & repairs	3/1/2010	5/1/2010	60
Water	Storage Building	Permits to take down barn	3/15/2010	5/1/2010	46
Water	Storage Building	Design and permits for storage building	3/30/2010	7/1/2010	91
Boats	Ark	sell (\$10,000)	4/1/2010	7/1/2010	90
Boats	Boston Whaler	sell (2,500)	4/1/2010	7/1/2010	90
Boats	LBH	repairs	5/1/2010	7/1/2010	60
Septic Systems	pump 3 metal systems	Pump the 22 year old metal tanks with life expectancy 25 years	5/7/2010	5/15/2010	8
Septic Systems	inspect metal tanks	inspect for current integrity	5/15/2010	5/30/2010	15
Septic Systems	replacement estimate	replacement estimate for metal tanks	3/15/2010	5/1/2010	46
Water	Remove Tower	need barge to start	6/1/2010	8/15/2010	74
Water	Storage Building	Take down and remove existing barn	6/1/2010	7/15/2010	44
Electrical	Minor Electrical work	see report	6/1/2010	8/1/2010	60
Asbestos Abatement	Asbestos Removal	remove asbestos from basement of infirmary	6/1/2010	7/1/2010	30
Water	Storage Building	build storage building on same footprint for generator, water tanks and other storage as needed	7/1/2010	10/1/2010	90
Water	Water system	install water system inconjunction with building	7/1/2010	10/15/2010	104
Water	Generator	generator	7/1/2010	10/15/2010	104
					Sub Total
Miscellaneous	General building repairs	see report	7/1/2010	10/15/2010	104
Boats	Sail Boats		9/1/2010	6/15/2011	284
Septic Systems	septic lines		5/1/2011	6/15/2011	44
Electrical	Electric transmission lines to units		5/1/2011	6/15/2011	44
					Sub Total
TOTAL					1,736