



GIRL SCOUTS OF THE GREEN AND WHITE MOUNTAINS *was formed with the merger of two “legacy” councils, Girl Scout Council of Vermont and Girl Scouts of Swift Water Council, on January 1, 2009. We now serve 17,000 girls across New Hampshire and Vermont.*

FACTS ABOUT CAMP WAPANACKI

Girl Scouts of the Green and White Mountains recently made a very difficult decision due to the Council’s financial situation: to idle Camp Wapanacki for the 2010 season. This is a summary of the illustrated PowerPoint information presented at one of several forums for Girl Scouts in October 2009. All campers and camp staff have been invited to attend Girl Scouts of the Green and White Mountains’ other two resident camps, where there is room and similar programs will be offered. This is the very beginning of a long-term planning process and no final decisions have been made.

NOTE: Material below that appears in italics was received since the first forum.

The Council needs to balance our property goals with both legacy council and financial concerns; to ensure that all Council-owned properties support the Girl Scout Leadership Experience; and ensure that all Council-owned properties adhere to:

- federal, state and local life safety codes
- Board of Directors-approved policies
- *Safety-Wise* (the Girl Scout policy and standards manual), and
- *Safety Management at Girl Scout Sites and Facilities*
- Ensure that all Council-owned properties may be insured.

Camp Wapanacki is a beautiful and beloved site; it’s a gem that has provided great resident camp experiences for hundreds of girls AND adults for 17 years.

- It has had limited troop camping opportunities.
- It had a bed capacity of only 187 in 2009 because many buildings could not be used due to safety issues.
- Served 729 people for 7,470 “girl days of use” (that is, the number of girls times the number of days they attended) as a resident camp

The Finance Committee requested a balanced budget focused on the GSGWM Tactical Plan.

- Product sales income was down in 2009 from budget by \$500,000

- Gaining public support is difficult in the current economy
- Our programs need to be self-supporting

What Needs to Be Done

Six sleeping structures

- 6 sleeping structures (i.e., bunk cabins: Pines, Birches, Pegasus, Orion, Cirrus and Zephyr) were deemed unsafe by a structural engineer.
- The property report provided to GSGWM from Legacy Girl Scout Council of Vermont indicated the bunk cabins were in poor condition and needed foundation replacement, sill (the base of the building) and floor repairs.
- To replace 6 buildings is estimated to cost \$108,728.
- To build tent platforms and purchase platform tents to replace the buildings would cost \$81,000, plus site clearing. Multiple platform tents are needed to replace each cabin because of the limited number of girls platform tents can house. Most campers and CITs prefer cabins to platform tents.
- Beds and mattresses are needed at a cost of \$30,800.
- Our insurance company informed us the structures must be dismantled or removed because they are not safe to house girls and are not insurable.
- The cost to repair the damage is greater than the cost to replace the structures.

Splish, Splash, and Lakeside

- 3 structures were mandated by the State of Vermont in 1995 to be removed because they are located within a flood plain – this was not done.
- The cabins are not strong enough to be moved now due to rotted substructures.
- Removal and replacement of the 3 structures is estimated to cost \$38,500.
- All new building sites need to be cleared; no buildings may be rebuilt on original spots due to flood plain and grading issues.
- Permitting must be obtained for all rebuilding with more extensive and expensive permits needed due to flood plain concerns.
- Tent platforms and platform tents would cost \$45,000 (for 10 tents) plus site work. Multiple platform tents are needed to replace each cabin because of the limited number of girls they can house. Most campers and CITs prefer cabins to platform tents.

Infirmary/Troop House

Options for repairs:

- Replace footings, re-grade, and add drainage \$26,724
- **OR** replace the foundation \$47,940

Recreation Hall

Estimated costs to repair:

- Sill (the base of the building) repair \$6,800
- Upgrade drainage \$6,794
- Power wash/stripping, prime and paint \$18,480
- Structural engineer \$ unknown
- Electrical inspection and repairs \$ unknown
- Additional structural repairs \$ unknown

Concerns about the dam

- The Wapanacki Dam requires significant repairs.
- A 2004 inspection by the State of Vermont indicated the dam was in poor condition.
- In 1995 the dam partially breached. Half a mile to 1 mile of the town road was washed away and a neighboring house was flooded.
- 3 sleeping structures are located downstream from the dam. In 1995 these were mandated by the State of Vermont to be removed because they are located within the flood plain. This was not done.
- The State of Vermont has requested the Council take *immediate* steps to repair/replace the dam.
- Cost to repair/replace is unknown. In 2001 estimates of \$130,000-\$150,000 were provided to GSCV which included moving the 3 cabins; they were not moved.

A letter from Senator Bernard Sanders dated 8/24/07 was found requesting federal funds from the Army Corps of Engineers for the Camp Wapanacki dam. 10/19/09 GSGWM staff made contact with the Army Corps of Engineers' regional office in Massachusetts; GSGWM requested additional information from Andy Stomber, Public Affairs Officer. 10/21/09 Andy Stomber indicated that the process is for a Senator to

bring the request to the Environment and Public Works Committee of the US Senate and they decide if it will be listed on the Water Resource Development Act list. A dam then remains on the list until funding is available. No one knows how long this might be.

Steve Bushman, the Dam Safety Engineer for the State of Vermont, was contacted on 10/21/09 for clarification. He indicated that there are two phases to this process.

Phase I: Assessment -- The individual either hires an independent engineer which could cost approximately \$25,000 OR the Army Corps of Engineers does the Assessment and the projected cost is upwards of \$100,000 due to the large overhead costs. The Corps does fund 65% of the project. In Phase I should Girl Scouts of the Green and White Mountains choose this option we would lose \$10,000.

Phase II: Repairs/Reconstruction of the Dam -- If the Army Corps of Engineers accepts this request, the Army Corps takes full control of the project and the Council has no say in costs or vendors, plus we must pay 35% of all expenses .

Currently there are 13 dams listed as needing work in the State of Vermont. Only 3 have been selected and these were funded at 65% .

Maintenance shed

The maintenance shed does not pose a safety hazard for girls. However, it does present a safety issue to the staff. Also, because of its poor condition, there is ongoing damage to equipment housed inside which leads to higher maintenance and equipment replacement costs.

The shed needs:

- A new roof
- Sill (base of the building) replacement
- Structural supports

Estimated cost to repair the shed: \$14,530

To replace it: \$15,961.20

Two-bay garage

The garage was planned for demolition prior to the Jan. 1, 2009 merger of the two Girl Scout councils due to poor structural condition. It has not been removed.

Estimated cost to replace: \$35,000

The Trout Lodge

This building was intended to be a conference facility but is still incomplete. Currently there is a new roof over the main structure, there are supporting posts under the main structure, and much of the interior of the lower level is done.

Work still to be done:

- New railings are required on the porch
 - New footings are required under the porch
 - Kitchen needs countertop
 - Downstairs bathroom is incomplete and not functional
 - There is no secondary egress from the second floor as required by law
 - The second floor is incomplete.
- **All costs are estimates only. If a plan goes forward three bids will be obtained for ALL buildings and other alternative sleeping accommodations besides cabins will be researched.**

COST TO OPERATE WAPANACKI IN 2009

FY 2009 PROJECTED INCOME:

Resident Camp	\$222,953.62
Troop Camping	\$ 400.00
Other	0.00

FY 2009 PROJECTED EXPENSE:

Resident Camp	\$255,455.82
Property Support*	\$ 90,691.28

FY 2009 LOSS: **(\$122,793.48)**

*Property Support includes maintenance, utilities, salaries

COST TO OPERATE WAPANACKI 2010

FY 2010 PROJECTED INCOME:

Resident Camp	\$230,000.00
Troop Camping	\$ 400.00
Other	\$ 0.00

FY 2010 PROJECTED EXPENSE:

Resident Camp	\$264,260.00
Property Support	\$100,883.00
Capital Needs	\$437,787.20 + unknowns

FY 2010 LOSS: (\$572,530.20)

Options for Girls Next Summer

Girl Scouts of the Green and White Mountains operates two other resident camps: Camp Farnsworth in Thetford, VT and Camp Chenoa in Antrim, NH. We will be offering bussing for each camp session from the Burlington and Montpelier areas. Camp Farnsworth is located one hour and forty minutes from Burlington, VT. Favorite programs from Wapanacki will be offered at Chenoa and Farnsworth so girls may continue to pursue and develop their interests. Western riding will be offered at Camp Farnsworth in addition to English riding. An equivalent CIT 1 and 2 program will be offered for all qualified girls from Camp Wapanacki who wish to continue to prepare to be camp staff. There is sufficient space at both camps to ensure that all girls will have the option to attend camp. Camp staff are being invited to work at these camps so girls will see familiar faces.

Programs of the same length offered at Wapanacki will be available at both camps. Families preferring programs with drop-off and pick-up days on weekend (Sunday to Saturday) will have three sessions to choose from. An additional three sessions will run from Saturday to Friday. Girls who attended Camp Wapanacki in 2009 received a voucher for \$50 off the price of a resident camp program at Camp Chenoa or Farnsworth during summer 2010 and were invited to open houses.



The GSGWM Board of Directors, its committees, and the Operations Department are continuing to form a long-range plan for all Council properties that incorporates the best leadership experience for girls, complies with all safety policies and requirements, makes the best use of Council resources, and offers opportunities that benefit all Girl Scouts. As planning continues, you'll see occasional updates on our website: www.girlscoutsqwm.org, and in GSGWM publications.