

## **THE DILEMMA**

The camp has been in some major transitions over the last eight years, beginning with the outbreak of a Norovirus during the 2008 camping season. This led to the Blackhawk County Health Department coming in and inspecting the kitchen, which resulted in a yearly Health Department inspection and having a Certified Food Service Manager on staff. While the outbreak was not traced to the kitchen, it was given as the reason initially. Along with this the electrical panels in the kitchen and all areas of the camp were required to be upgraded. The kitchen inspection led to the well being tested regularly. It was then discovered that there were nitrates in the water. The DNR then interceded and required the camp to drill a new deep well. A new Waste Water Treatment System that is consistent with a small town with a population of 175 people, was installed.

These upgrades and improvements have been beneficial to the camp in ensuring the health and safety of everyone visits the campgrounds. In the course of necessary upgrades, other improvements have been neglected. There has been a need to replace the current Boys Dorm and an ongoing desire to make the camp more readily available and usable during the colder months of the year. Currently we winterize all buildings, excluding the Dean's Cabin and the Director/caretaker residence. The camp is basically unusable for larger groups 6 -7 months out of the year.

## **THE DORM**

The current Boy's Dorm was built in 1963 by the hands of men wanting to make a Christian Service Camp available to the youth in their churches. Initially, the Boy's bathroom was in the Dining Hall and served as the bathroom for the dorm. There was an addition built on the east end of the dorm in 1977. It included the bathroom that is in the dorm currently. Since there is no air conditioning in the dorm, there are constant complaints of the heat in the summer months. It is unusable in the winter months because it is not insulated or heated. There are various problems existing with the dorm; including a cracked foundation, the roof, the siding, the shower stalls, and recurring mold/mildew issues.

## THE FUTURE NEICSC

We are asking you to be part of the future and expanded ministry of NEICSC. We are in the fundraising stage for a 3-Phase building program beginning with replacing a dorm that will have a single storm shelter for the entire camp. Phase II will entail making three classroom/conference rooms in the storm shelter (details pg.). Phase III would be to build a year-round Discipleship Center and new kitchen/dining room facility (details pg.). This facility will be for the supporting churches, ministries of NEICSC, those working to further the Kingdom of God, and private individuals and organizations in NE Iowa.

**2018 - Phase I:** Demolish/move the existing boy's dorm and build a 105 bed, dual bathroom/shower facility over a temporary storm shelter. The dorm will be built for year-round use and be capable of housing both males and females with separate shower and bathroom facilities. The west side of the dorm will be able to sleep 57 people and the east side 48 people. The 2-sides of the dorm will be separated by the shower and bathroom facilities and a double locking door connecting them. The building will be 96'x 28' for a total of 2,688 sq. ft. The dorm will have 8 showers, 10 toilets, and 10 sinks. Two of the showers and toilets will be ADA compliant. This will become the new girl's dorm and the existing girl's dorm will become the boy's dorm. \$275,000 - \$305,000.

**2020 - Phase II:** The storm shelter below the dorm will be 96'x28' and equipped with 2 sliding walls to section off the area into 3 separate rooms. Two rooms will be 24' x 28' with a bathroom in each room, and the 3rd room will be 28' x 44' with a handicap accessible bathroom and a shower. This will serve as a storm shelter for the entire camp, instead of having 2 separate dingy ones and will be equipped with high intensity and high efficiency lighting with a finished interior. It will also serve as classrooms for the camping season, retreats, conferences, training, and discipling events. \$50,000.

**2022 - Phase III:** The boys overflow and storm shelter will be demolished/moved and a Discipleship Center 76' x 36' will be constructed. (The chapel is 68' x 40') It will have a ground level floor and an additional storm shelter area below. The upper level will be for conducting the various events throughout the year for large groups. There will be a complete kitchen and a dining area for 90-110 people below the Discipleship Center in the

storm shelter area. These will be connected to the girl's dorm and the storm shelter/classroom building to the west. \$350,000 – \$400,000.

This complex will be equipped with an auxiliary generator and gas appliances to enable the camp to be operated independently of any outside utilities in the event of severe weather or a natural disaster. All sleeping, bathing, and eating could be done in the complex in the event of an emergency and independent of the rest of the camp buildings and facilities. This stand-alone complex would also enable its use throughout the year without having to “start-up” any of the other camp buildings. This would only be necessary in the event of a group being larger than the Complex's capacity.

The complex will be done in 3 Phases due to the cost of each phase of the project. According to current construction costs, using non-union labor, it will be \$110-\$130 per square foot of construction, which will result in the overall cost of the complex ranging from \$700,00-\$750,000. Phase I will cost approximately \$300,000, Phase II \$50,000, and Phase III \$350,000-\$400,000. Phase III is costly due to the kitchen facility and the cost of commercial equipment. In addition, the auxiliary generator cost would come in at this time. The Discipleship Center construction and furnishings will exceed dormitory costs due to the nature of the construction and aesthetics; including bay windows, skylights, vaulted ceilings, special lighting, a sound system, and video equipment.

There will be ongoing publicity and promotion of the new Complex to utilize it to its fullest capacity. Any and all groups will adhere to mission and belief policies of the camp for its use. (See [neicsc.org](http://neicsc.org) for policies and mission/belief statements) Churches that support the camp will have priority for its use.

### **NEICSC - Impacting the World**

As NEICSC moves forward in its ministry to impact lives for the Kingdom of God, we have needed to adopt certain policies and procedures to protect the camp from the nonbiblical worldviews associated with our culture today.

The newest Policies & Procedures Manual exists to make sure that the mission and integrity of the camp is maintained as we reach out to the world with the Gospel of Jesus

Christ. These documents are in place to demonstrate to all people what the mission, purpose, and vision of the camp is.

There will be no question as to the mission and purpose of NEICSC and these documents will guide the direction and operation of the camp, with the Bible as our foundation for all things. These documents are posted online and would be used as evidence in a court of law as proof of NEICSC's adherence and commitment to God's word and His unchanging principles on how we are to live holy lives.

NOTES:

Dorm situated at highest point in camp and very well suited for large underground camp storm shelter.

If plans proceed with Discipleship Center and kitchen/dining room, the current boy's storm shelter will be removed.

The current girl's storm shelter will become a storage area exclusively.

The Discipleship Center will have a major eastward view for seeing the magnificent sunrises that occur at the camp.