

A.R. MARANI, INC.

BUILDERS & CONTRACTORS, SINCE 1992

Ph: (410) 426-3690

Catoctin Quaker Camp Bathhouse

**Address: 12611 Tower Road
Thurmont, MD 21788**

Owner: Baltimore Yearly Meeting of Friends

The bathhouse is actually a 1700sf building with a partial basement. It was designed and constructed to be a “green” maintenance-free structure. The first floor is a poured concrete slab with split face block for the exterior walls. The roof system is an open timber framed structure with a metal roof and cement board siding on the gables. The interior partitions that divide the shower and bathroom areas are masonry. A clerestory window system allows fresh air to flow up and through the building. Catoctin Camp uses their facilities only during the summer months so there is no heating system. The plumbing system is designed to drain easily for cold weather close-up. All of the waste water is processed through a composting toilet system and drained into a septic system.

The project was bid and was initially over budget. A. R. Marani, Inc. was selected to assist with value engineering to reduce the cost without sacrificing the Camp’s desire for the “green” building. ARM was able to accomplish this through the selection of alternate materials and equipment. Another significant savings resulted from changing the steel connected timber framing to a mortise and tenon wood pin connected timber framing. ARM had previous experience with an Amish company that fabricates and erects timber structures. The company was able to engineer the framing to eliminate the steel connection plates and bolts for the wood framing, thereby allowing the building to be completely maintenance free.

Work proceeded through the winter and spring and the camp opened on Memorial Day weekend in time for the first campers.

