



# JEKYLL ISLAND MUSEUM MOSAIC PROJECT

MARCH 27, 2017





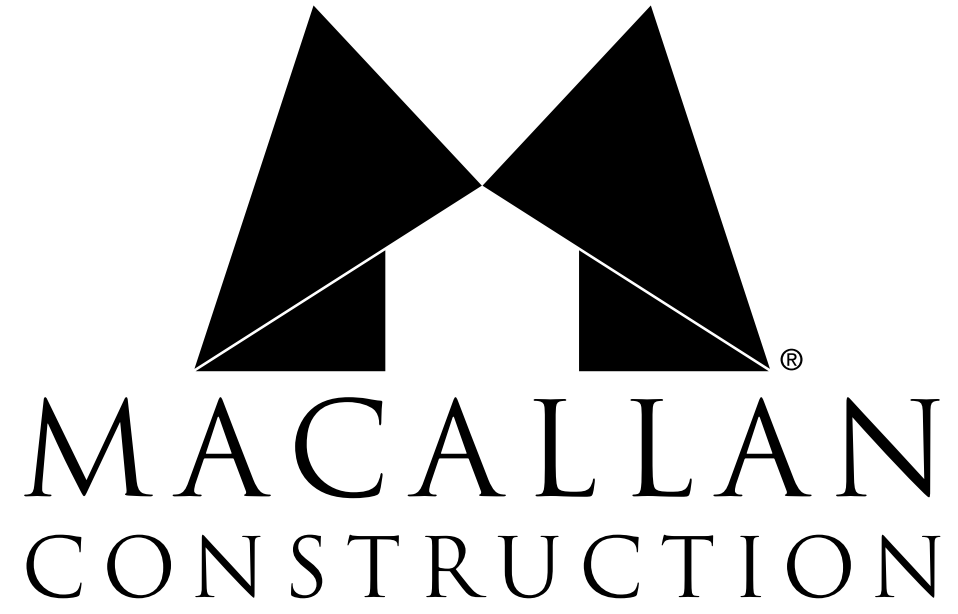
*This Island is a Special Place.*

# HISTORY OF TEAM

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**CONSTRUCTION  
MANAGER**



# HISTORY OF TEAM



ARCHITECT



M S T S D





**EXHIBIT  
FABRICATOR**



**12/20**



# HISTORY OF TEAM





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**ARCHITECTURAL  
HISTORIAN**



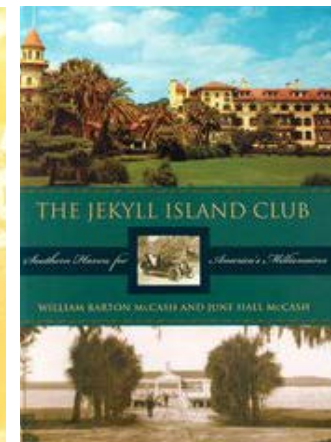
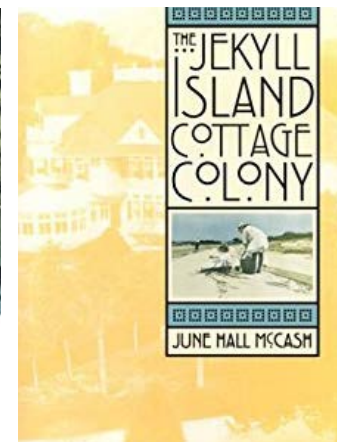
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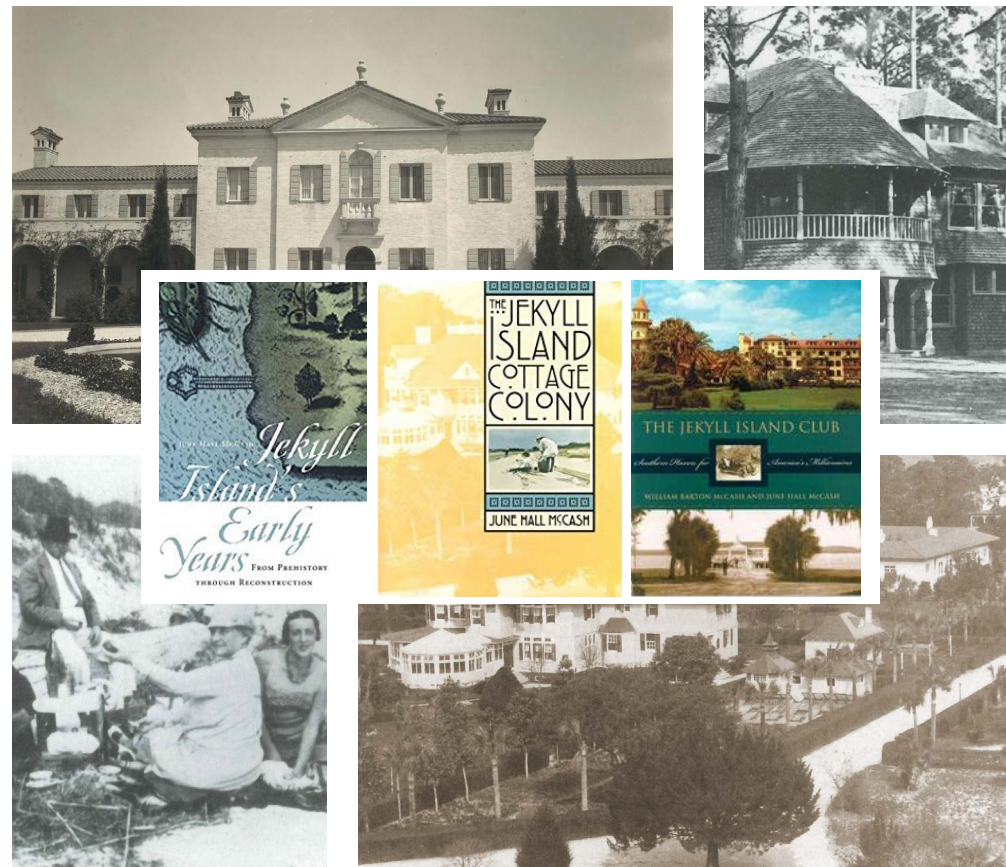


**JEKYLL  
ISLAND  
HISTORIAN**

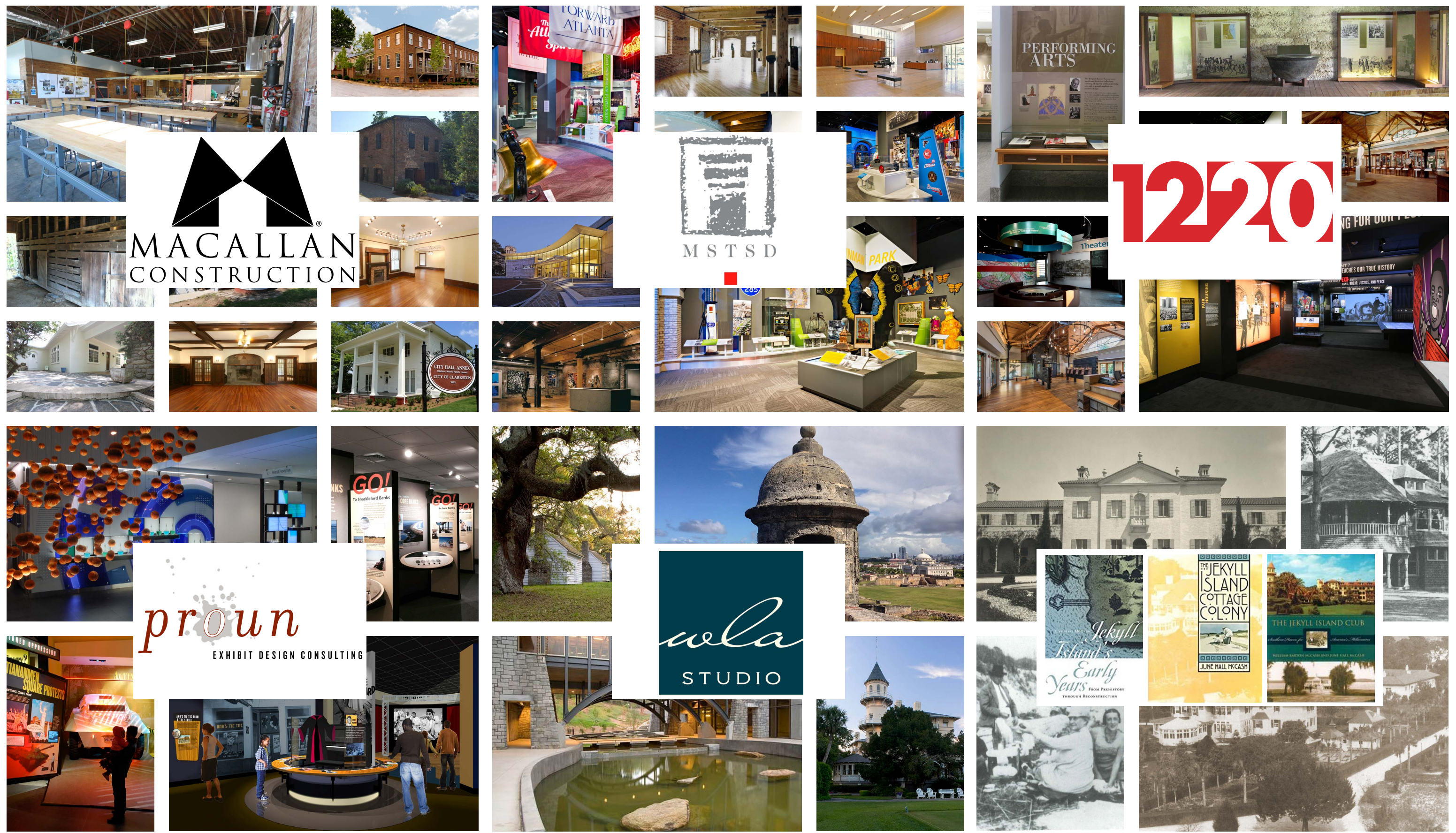
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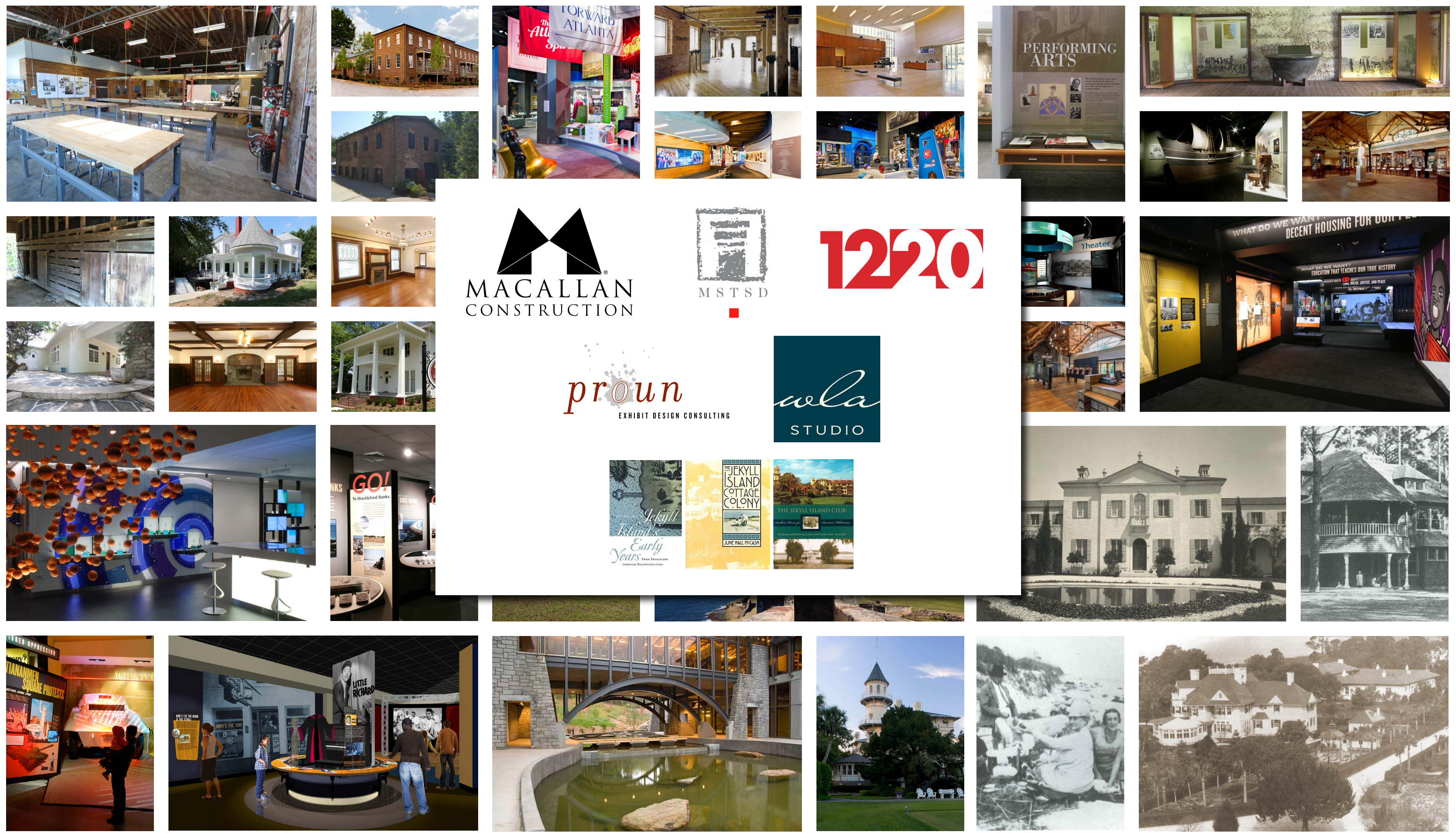
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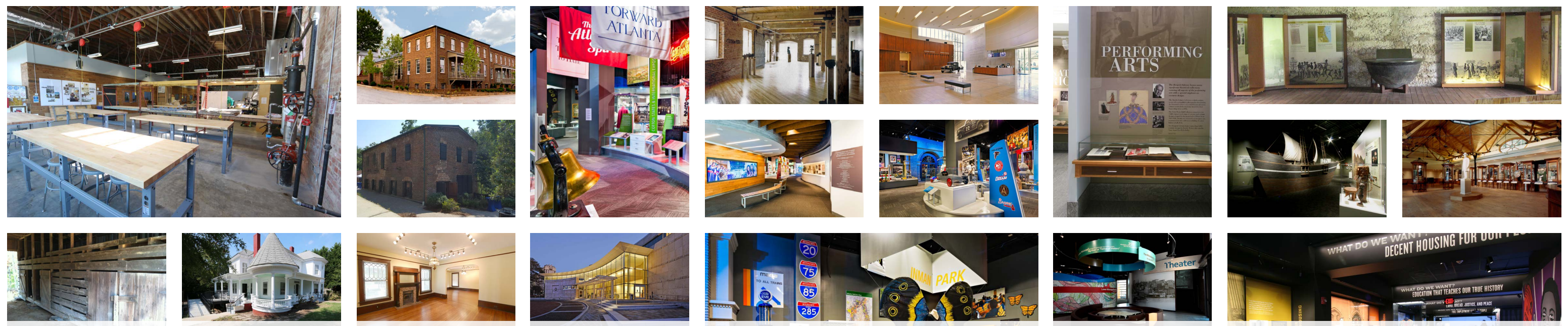
# HISTORY OF TEAM



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# Your Jekyll Island Museum Team!



# ORGANIZATIONAL CHART



**Stewart Evans**  
Project Director  
Macallan Construction

## EXHIBITS

## ARCHITECTURE

## CONSTRUCTION



**Chris Danemayer**  
Principal/Exhibit Design  
PROUN DESIGN



**Grant Moseley, AIA**  
President/Design Lead  
MSTSD



**Stewart Evans**  
VP/Construction Lead  
MACALLAN CONSTRUCTION



**Valerie King**  
Account Exec/Exhibit Fab  
1220 EXHIBITS



**Keyes Williamson**  
Principal/Historical Consult  
WLA STUDIO

PRECONSTRUCTION, PROJECT MANAGEMENT &  
FIELD SUPERVISION



**June Hall McCash**  
Island Historical Consultant

MEP, CIVIL & STRUCTURAL ENGINEERING

SPECIALTY SUBCONTRACTORS & VENDORS

*The Island is the Story.*



# HISTORIC PRESERVATION

- Previous knowledge of Jekyll Island and designing within the historic district.
- Will ensure the project protects the historic integrity of the building and site meeting the requirements of the Georgia State Stewardship Act.
- Serve as advocates for this project with the State Historic Preservation Office, to ensure they are informed and are supportive of the project details.



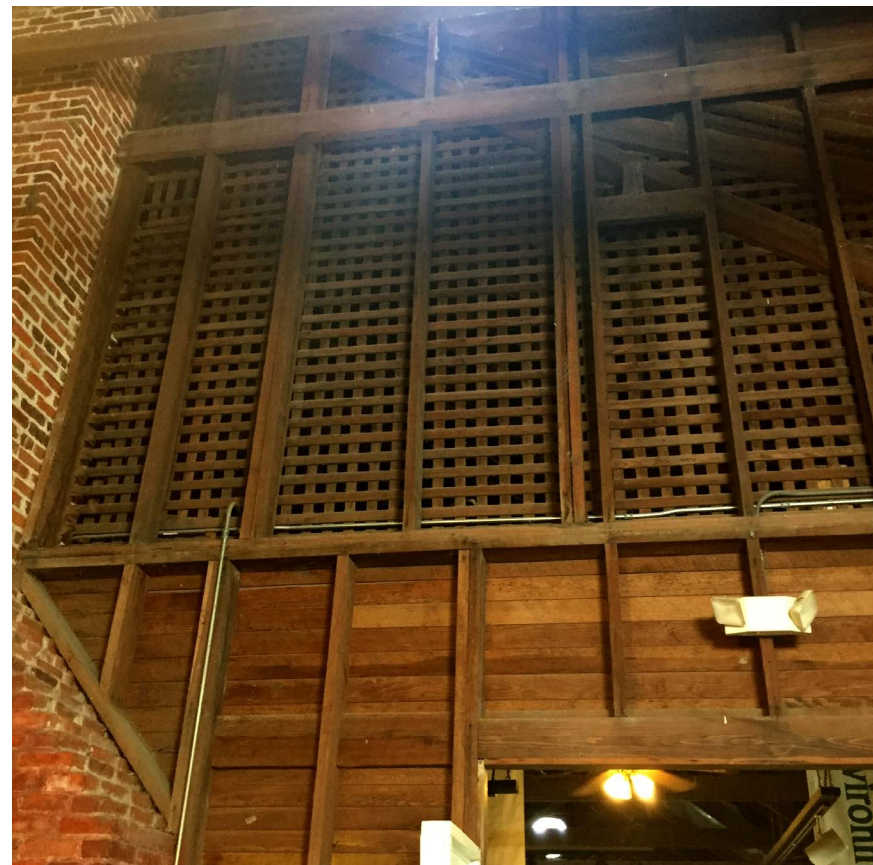
# BUILDING ATTRIBUTES THAT HELP TO TELL THE STORY



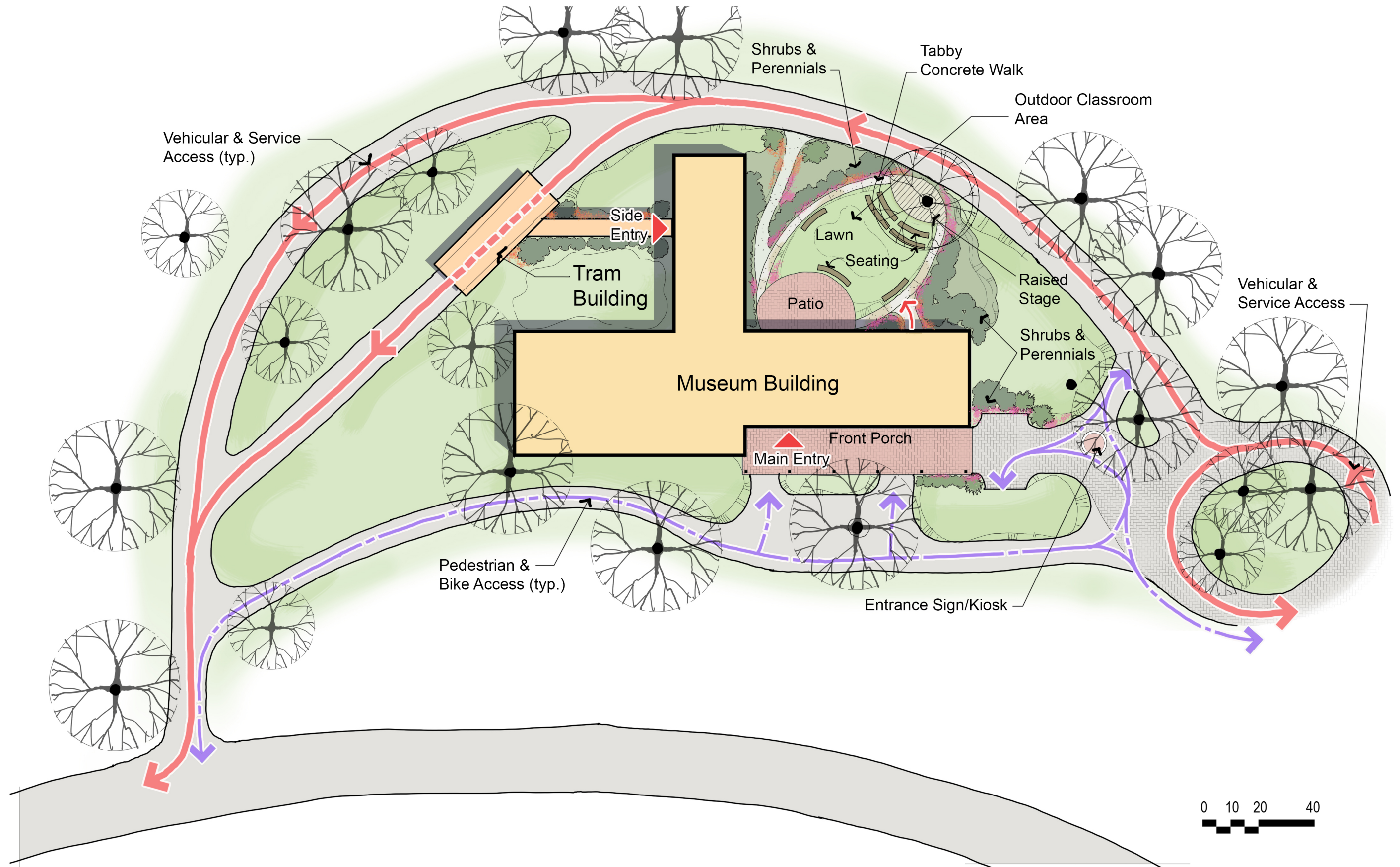
- Renovated in 1897, originally as a barracks for summer workman, designed by Architect Charles A. Gifford.
- Because the Jekyll Island Historic district is a National Historic Landmark, we understand this building deserves a different level of care and approach regarding design and program development.
- Current exterior features appear original and are considered character-defining. The materials, products, and finishes of the renovation should be of a similar quality and workmanship as those of the original design. Building materials will be selected based on contextual suitability, and for quality and durability.
- Interior Adaptive Reuse - Restoring the architectural space, creating the framework where the story is exhibited and enhancing the experience of all who enter.
- The Building As An Artifact - The interior has beautiful features which are currently not visible. There is a rich history in the building which currently cannot be experienced nor appreciated.

# PROJECT CONSIDERATIONS

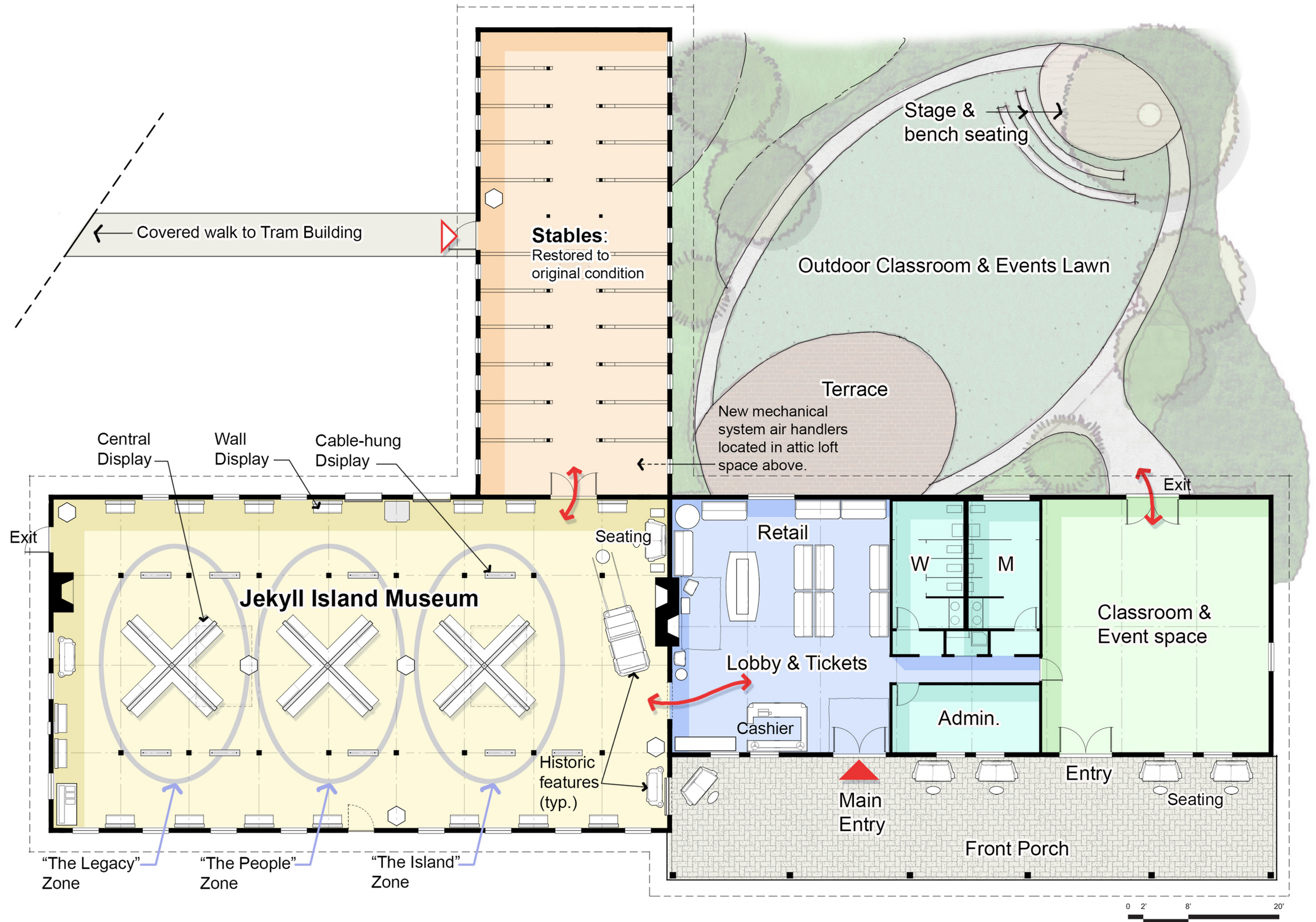
- Site Stormwater Drainage
- Restoration of Exterior Facade
- Structural Analysis
- Climate Control
- Humidity Control
- Life Safety and Artifact Protection - Fire Sprinklers
- Security
- Electrical Upgrades



# CONCEPTUAL SITEPLAN



# CONCEPTUAL FLOOR PLAN



# CONCEPTUAL INTERIOR RENDERING | EXHIBIT AREA





*Engage visitors through exhibits.*

## JEKYLL ISLAND MOSAIC: THE ISLAND. THE PEOPLE. THE LEGACY.

- Provide understanding of preservation and conservation
- Inspire stewardship of natural and cultural resources
- Engage visitors
- Be a destination and an island anchor



# EXHIBIT DESIGN AND FABRICATION

## KEY DESIGN CRITERIA FOR MOSAIC

- Architecture and Exhibit Integration
- Local stories / national context
- Promote conservation and preservation
- Engage through exhibits



## FOR THE BIRDS

- Jekyll Island and the Atlantic Migratory Flyway
- Preserving the natural environment
- Habitat protection
- Bird identification
- Take Action: How to help!



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## HISTORIC COTTAGES – TAKE A TOUR

- History of cottages
- Families and servants who lived in them
- The architects and builders
- Cottages' unique features
- **Cottage portrait gallery**



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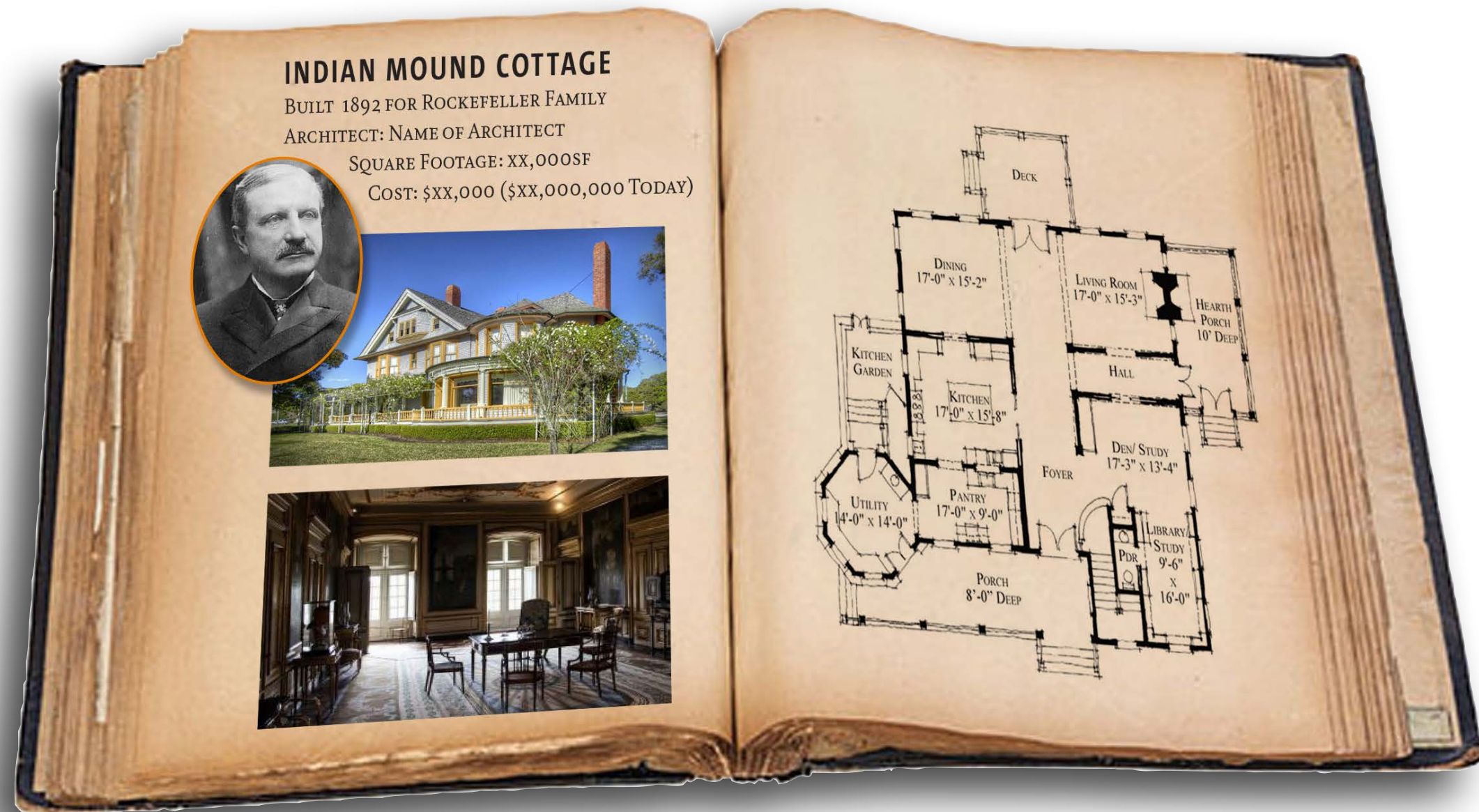
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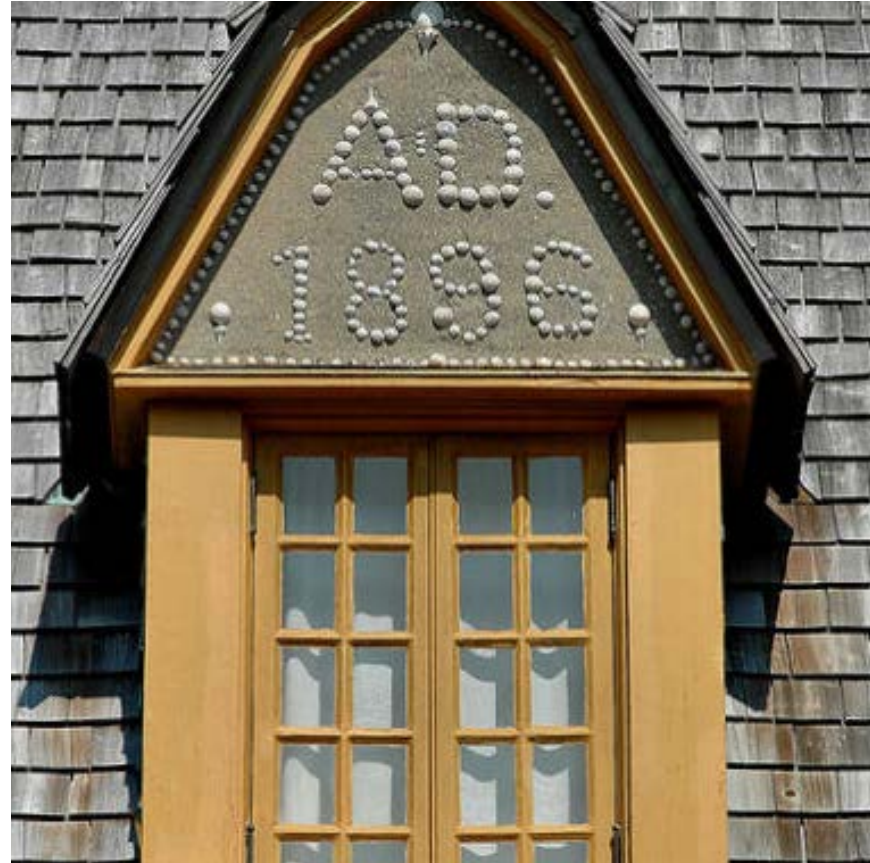
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- Cottage scrapbook album



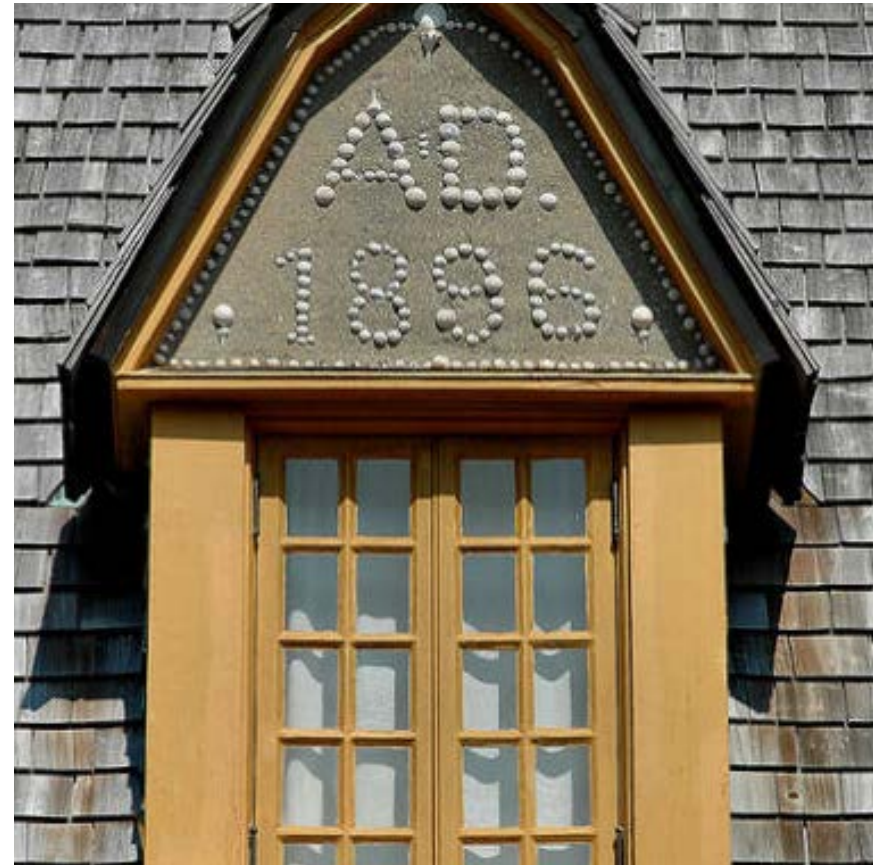
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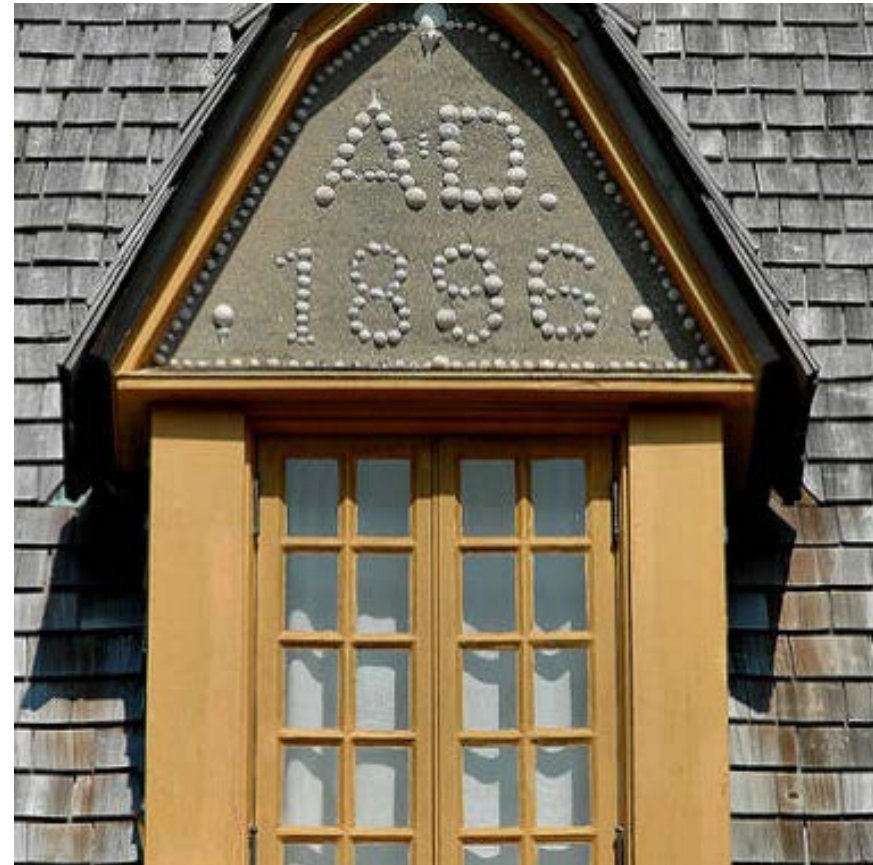
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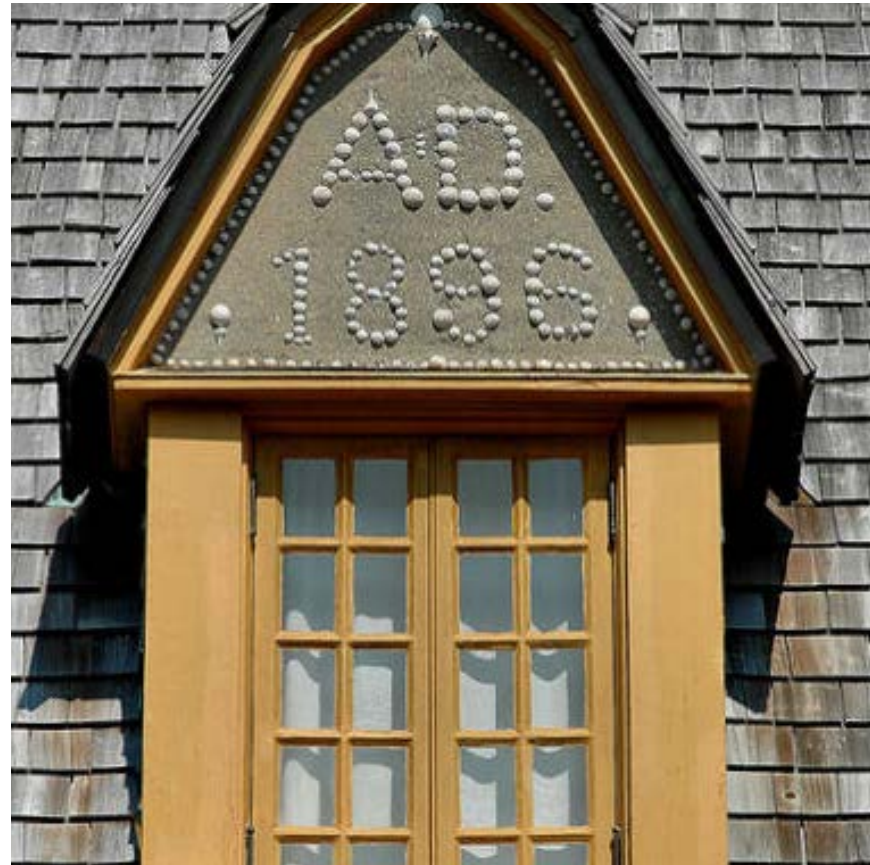
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## THE WANDERER

- The ship and its cargo
- Yacht to slave ship to US war ship
- Act of 1807
- Fate of the human cargo
- Was justice served?
- Wanderer media mess kettle



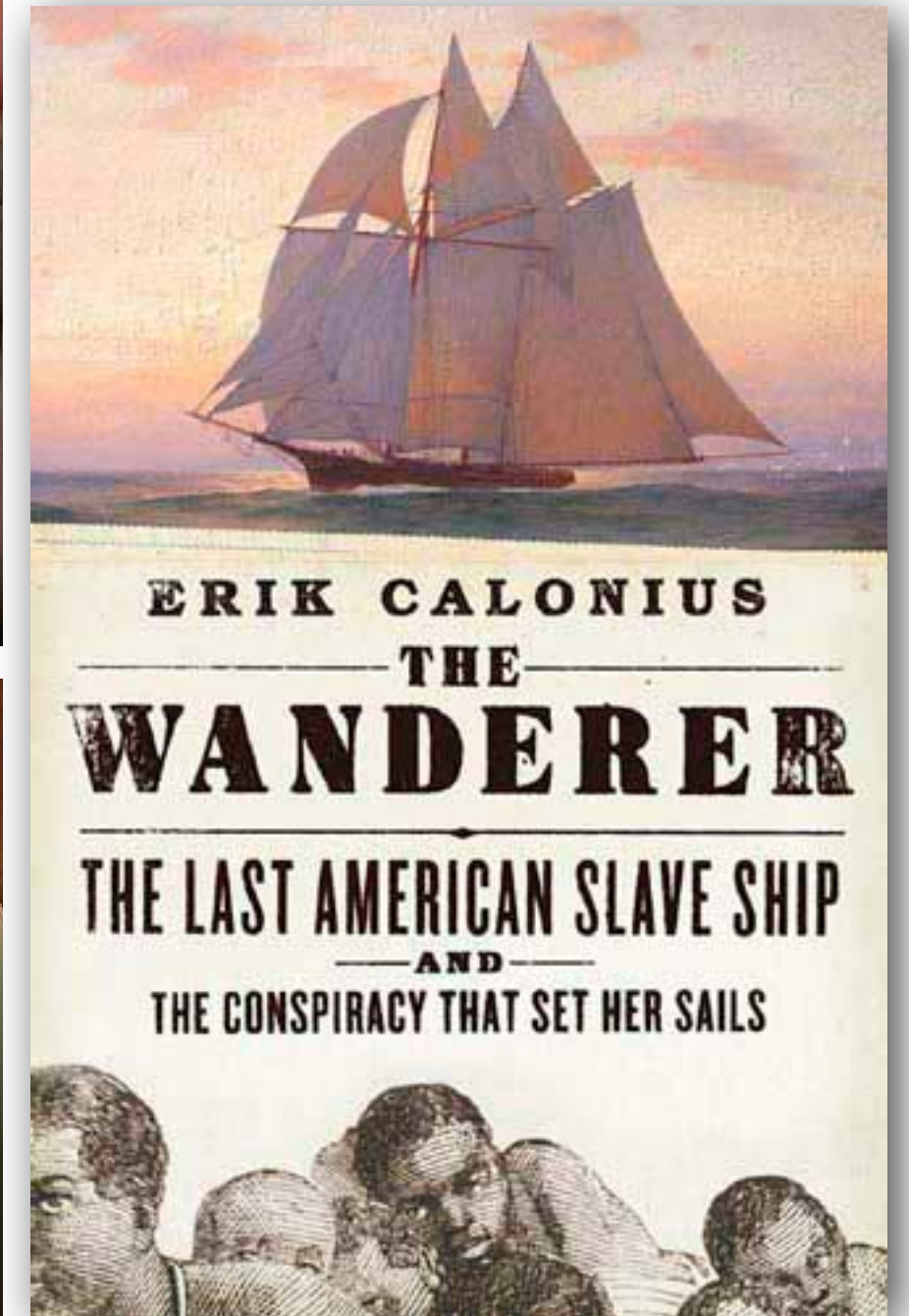
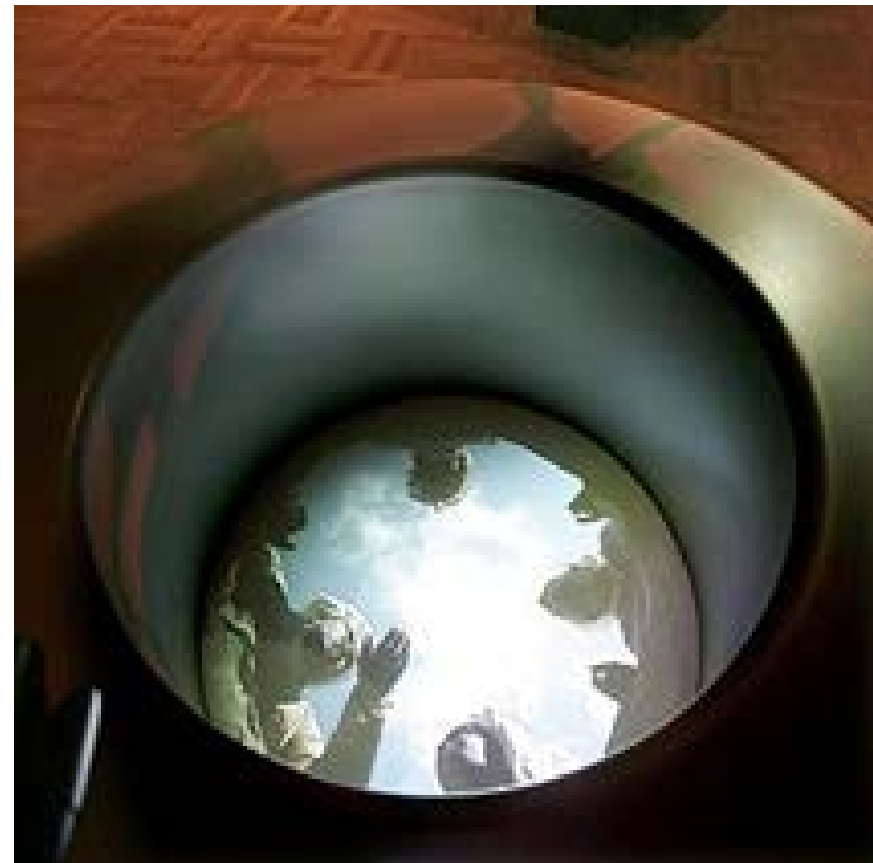
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## CAN YOU HEAR ME NOW?

- First transcontinental call
- Jekyll Island's role
- Jekyll Island Club members on call
- **Desk set interactive**



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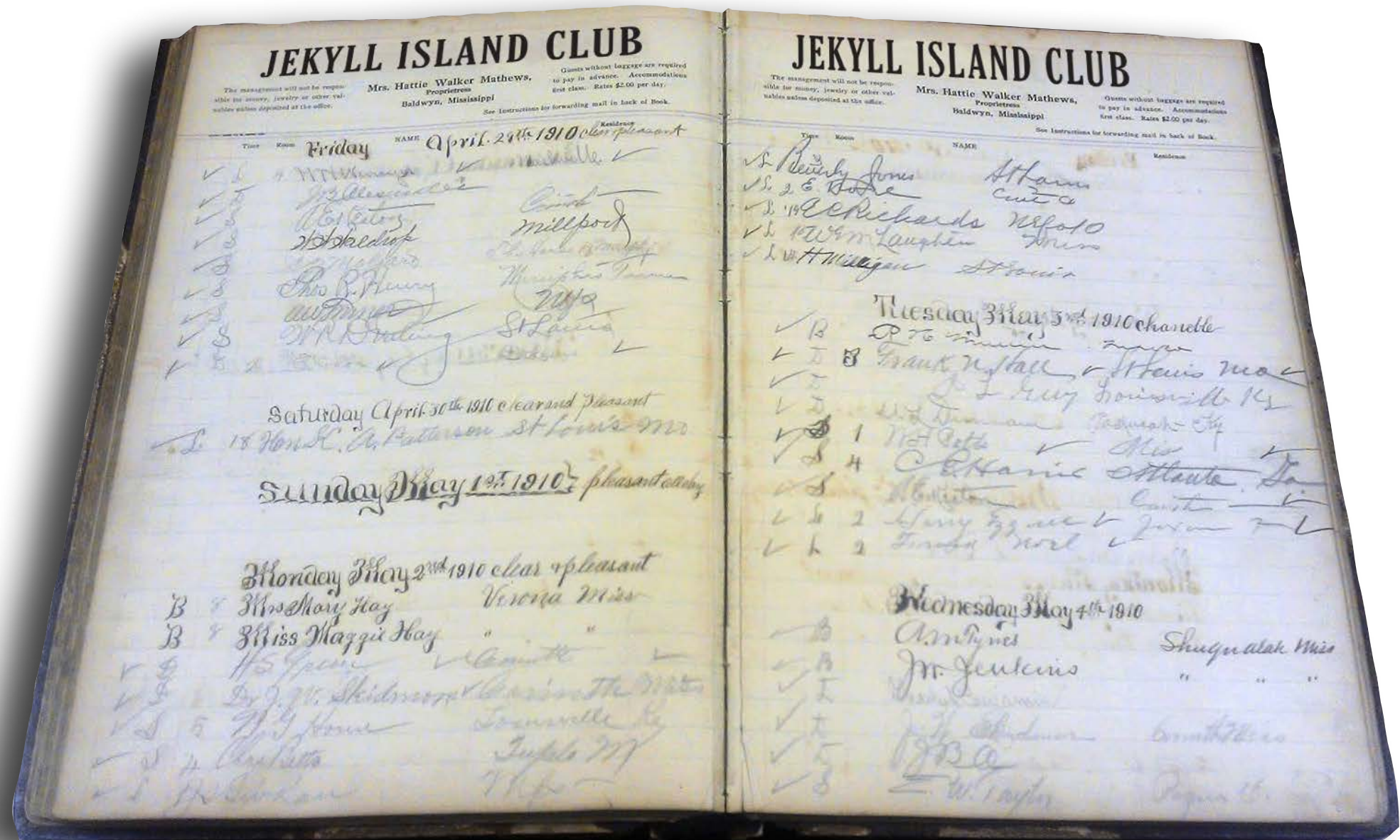
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- Jekyll Island's role
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- Desk set interactive
- Period book flipbook
- Fact interactive



# DESIGN CRITERIA: ENGAGE THROUGH EXHIBITS

## WHO'S WHO?

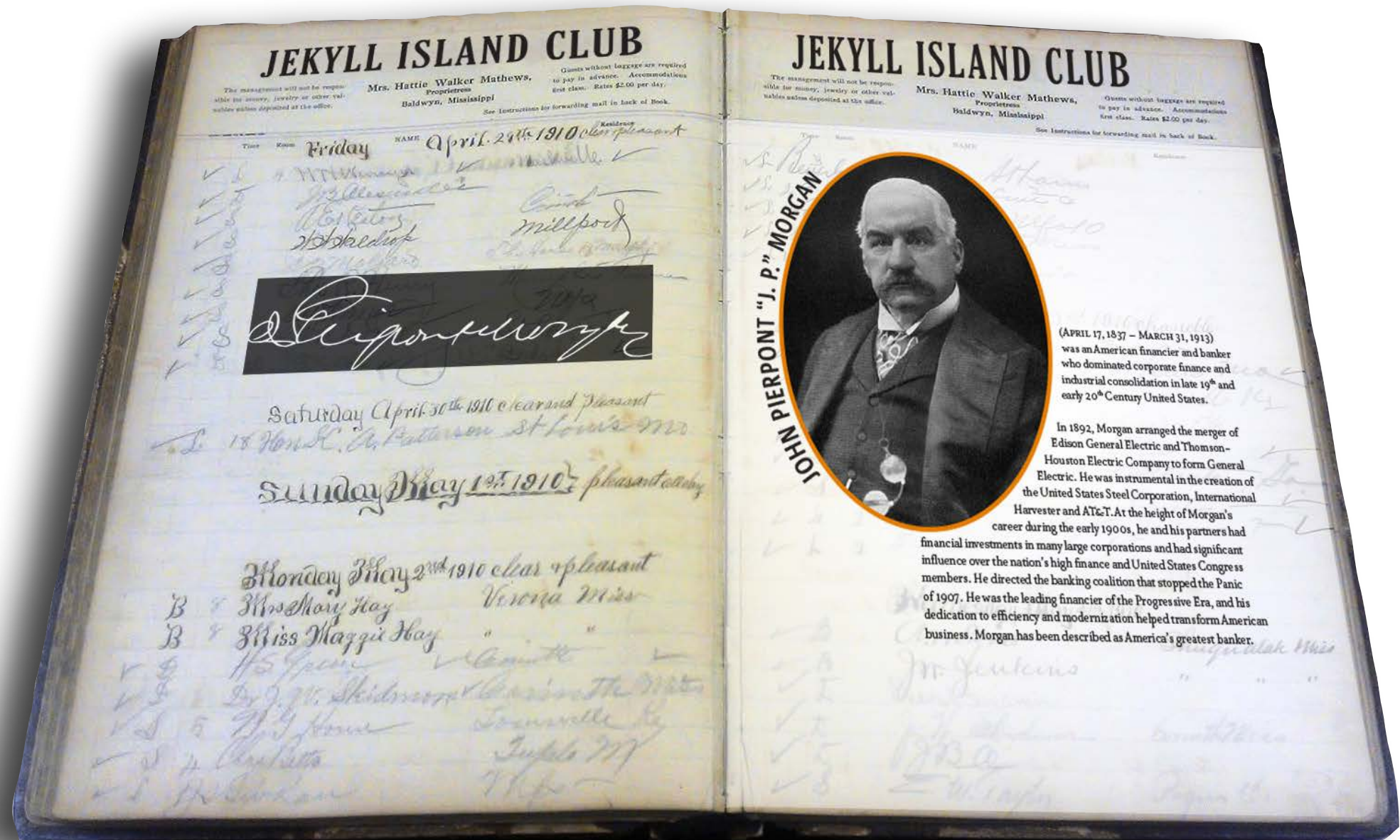
- Club Members' bio and portrait
- Club registry interactive



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## SHIFTING SANDS

- What is a barrier island?
- Jekyll Island's shoreline over time
- Effects on habitats
- **Changing shoreline interactive**



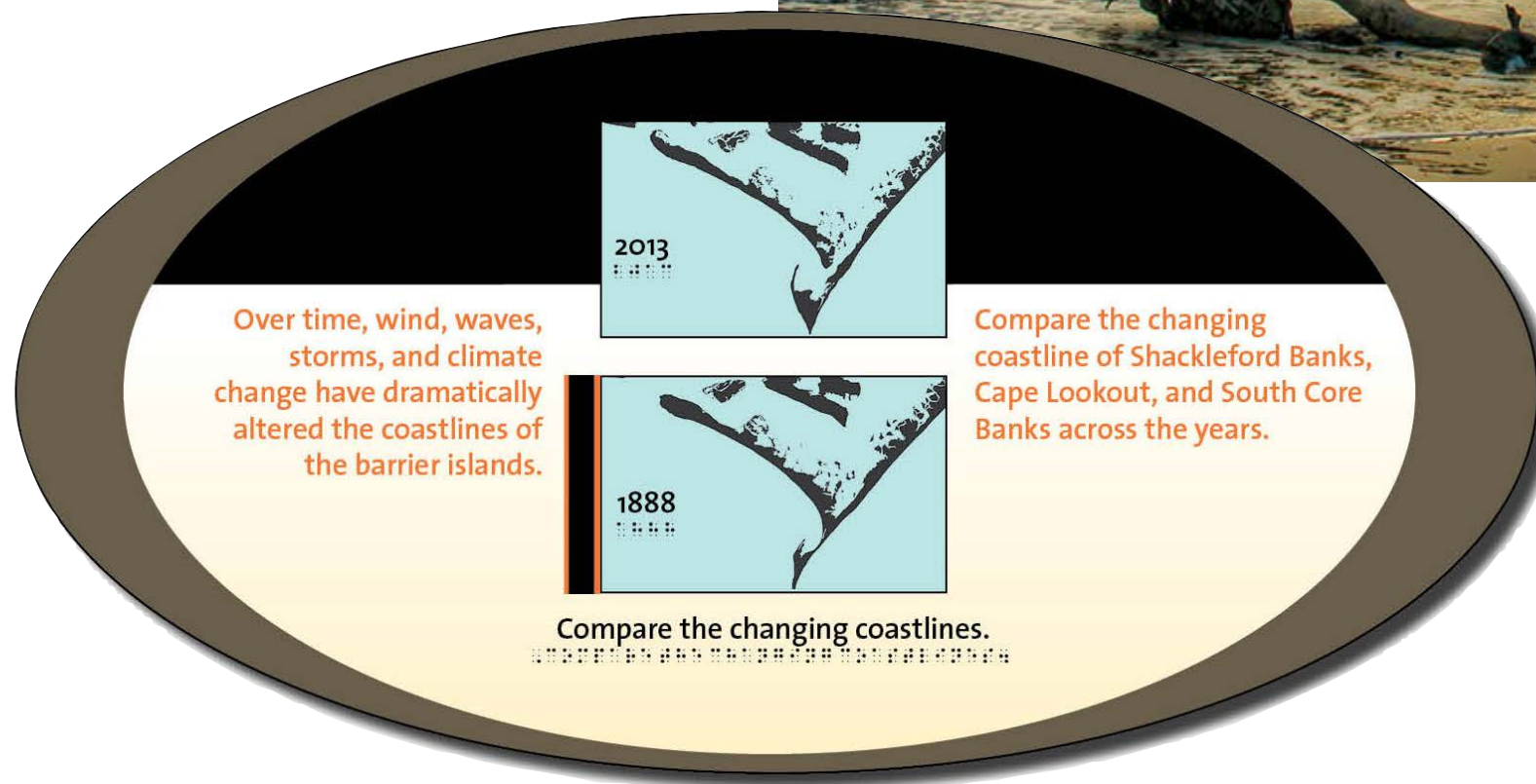
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# DESIGN CRITERIA: ENGAGE THROUGH EXHIBITS

## SEE FOR YOURSELF!

- Encourage exploration / make connection
- Island call-out panel



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## GREETINGS FROM JEKYLL ISLAND

- Make your own postcard
- Photobooth interactive



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*The building will enhance the experience.*

# APPROACH TO HISTORIC RESTORATION



- Patience with Undocumented Existing Conditions

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- Patience with Undocumented Existing Conditions
- Careful Handling of Preserved Materials

# APPROACH TO HISTORIC RESTORATION



**EXISTING CONDITIONS - EMORY UNIVERSITY (THE DEPOT)**



**PRESERVED MATERIALS - LOGAN FARM HOUSE**

- Patience with Undocumented Existing Conditions
- Careful Handling of Preserved Materials
- Protection of Existing Components



**PROTECTION OF EXISTING COMPONENTS - ROSWELL OLD MILL**

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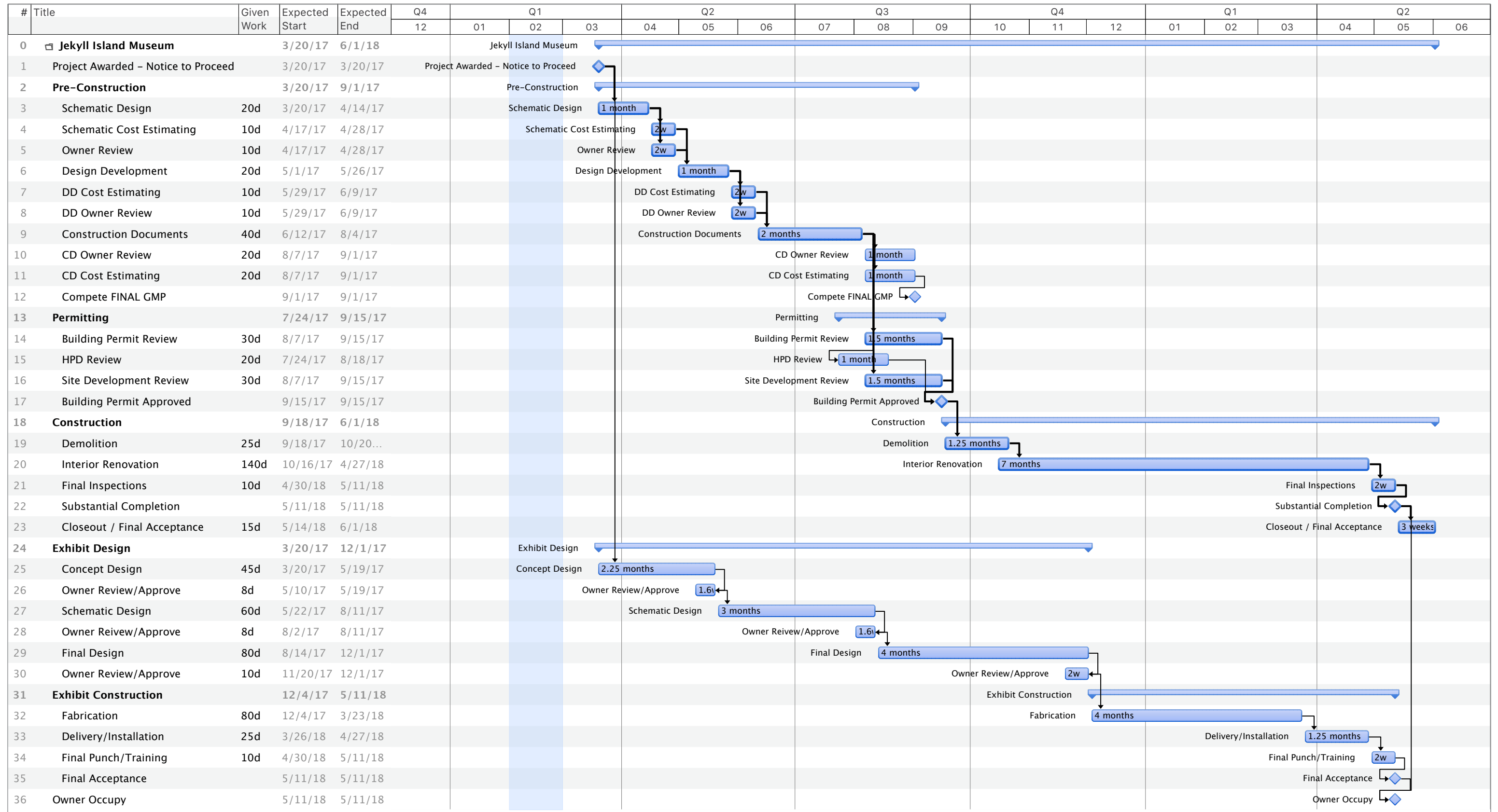
**PROTECTION OF EXISTING COMPONENTS - ROSWELL OLD MILL**



**CRAFTSMAN MATERIAL SOURCING - LEE FARM BARN**

- Patience with Undocumented Existing Conditions
- Careful Handling of Preserved Materials
- Protection of Existing Components
- Craftsman Approach to Material Sourcing/Matching

# CONCEPTUAL SCHEDULE



# CONCEPTUAL BUDGET



<b>OVERALL DEVELOPMENT BUDGET</b>		
<b>BUDGET ITEM</b>	<b>DESCRIPTION</b>	<b>EXTENDED</b>
<b>DESIGN / PRE-CONSTRUCTION</b>		
Architectural Fees	Including MEP, Structural	\$180,000
Historical Design Consulting	Working with local jurisdiction and historical review	\$12,000
Civil Engineering, Landscape Design	Utilities, grading, landscaping, etc.	\$22,000
Surveys, Utility Study, etc.	New Structural Steel Beams/Columns	\$10,000
Pre-Construction Fees	Cost Estimating, Constructability	\$25,000
Permitting Fees	Allowance	\$10,000
Misc. Testing Services	Concrete, Structural, NPDES - Allowance	\$12,000
June Hall McCash Historical Consult	Jekyll Island History Consulting	\$9,000
Exhibit Design	Included in below as a design-build package	\$0
Impact Fees, Tap Fees	Assumed no new utility impact	\$0
Misc. Consulting	New Fire Sprinkler Service to building from street	\$20,000
<b>SUBTOTAL - Design / Pre-Construction</b>		<b>\$300,000</b>
<b>CONSTRUCTION / INSTALLATION</b>		
Demolition and Protection	Removal of existing museum, gift shop elements	\$125,000
Construction / Restoration	8,000 SF X \$170/SF	\$1,360,000
Sitework, Utilities, Landscaping	Allowance	\$90,000
Outdoor Classroom Space		\$75,000
Exhibit Design & Fabrication/Installation		\$1,000,000
Contingency		\$150,000
<b>SUBTOTAL - Construction / Installation</b>		<b>\$2,800,000</b>
<b>GRAND TOTAL - DEVELOPMENT BUDGET</b>		<b>\$3,100,000</b>

Individual Strengths of the Team

Collaborative Strengths of the Team

Embedded Jekyll Island Historian that Fast Tracks our  
Research Effort

We love History and Preservation

Collaborative Approach to Design