



Agenda

Tuesday, March 21st

9:30 a.m.

Jekyll Island Convention Center
JIA Committees and Meeting

Public Comment

Written public comments can be submitted online till 12:00 noon on Monday, March 20th at the JIA Board of Directors [website](#). The name of the person and the topic of the comment will be read into the record. The full public comment will become part of the permanent record.

Meeting documents and public comments are available at:

<https://www.jekyllisland.com/jekyll-island-authority/board-directors/>

Chairman, Dale Atkins – Call to Order

I. Historic Preservation/Conservation Committee

Bob Krueger, Chair

- A. Tiffany Window Restoration - Tom Alexander, Director of Historic Resources
- B. Conservation Update – Yank Moore, Director of Conservation

II. Finance Committee

Bill Gross, Chair

- A. February Financials – Bill Gross, Chair
- B. Consideration of RFP#372 Award for Communications Tower – Noel Jensen, Deputy Executive Director
 - i. Request for Communications Tower Funding

III. Human Resources Committee

Buster Evans, Chair

- A. Drugfree Workplace Policy Revision – Jenna Johnson, Director of Human Resources

IV. Marketing Committee

Joy Burch-Meeks, Chair

- A. Report from Marketing Department – Alexa Hawkins, Director of Marketing & Communications
- B. Group Sales – Kevin Udell, Senior Sales Manager

V. Legislative Committee

Glen Willard, Chair

- A. Legislative Report – Glen Willard

VI. Committee of the Whole

Dale Atkins, Chair

- A. Jekyll Island Economic Impact Study Presentation – Jeffery Humphreys, Director, Selig Center for Economic Growth, University of Georgia
- B. Consideration of Contract with VivaTicket for Point-of-Sale System – Brian Lee, Digital Content Manager
- C. Consideration of RFQ #343 Award for Wastewater Professional Engineering Services – Noel Jensen, Deputy Executive Director
- D. Consideration of RFP#374 for Gould Casino - Zach Harris, General Counsel
- E. Consideration of RFP #375 for the New Great Dunes Golf Course Design – Noel Jensen, Deputy Executive Director
- F. Consideration of Anchor Restaurant Design Development Plan – Jones Hooks, Executive Director
- G. Consideration of Beachview Club Design Development Plan – Jones Hooks, Executive Director
- H. Operations Update – Noel Jensen, Deputy Executive Director
 - i. Tennis
 - ii. Campground
 - iii. Summer Waves Preview
- I. Executive Director's Report – Jones Hooks, Executive Director
- J. Chairman's Comments – Dale Atkins, Chair

Board Meeting Agenda

Chairman, Dale Atkins – Call to Order

Action Items

- 1. Minutes of the February 21, 2023 Board Meeting
- 2. Consideration of RFP#372 Award for Communications Tower
- 3. Request for Communications Tower Funding
- 4. Drugfree Workplace Policy Revision
- 5. Consideration of Contract with VivaTicket for Point-of-Sale System
- 6. Consideration of RFQ #343 Award for Wastewater Professional Engineering Services
- 7. Consideration of RFP#374 for Gould Casino
- 8. Consideration of RFP #375 for the New Great Dunes Golf Course Design
- 9. Consideration of Anchor Restaurant Design Development Plan
- 10. Consideration of Beachview Club Design Development Plan

Adjournment

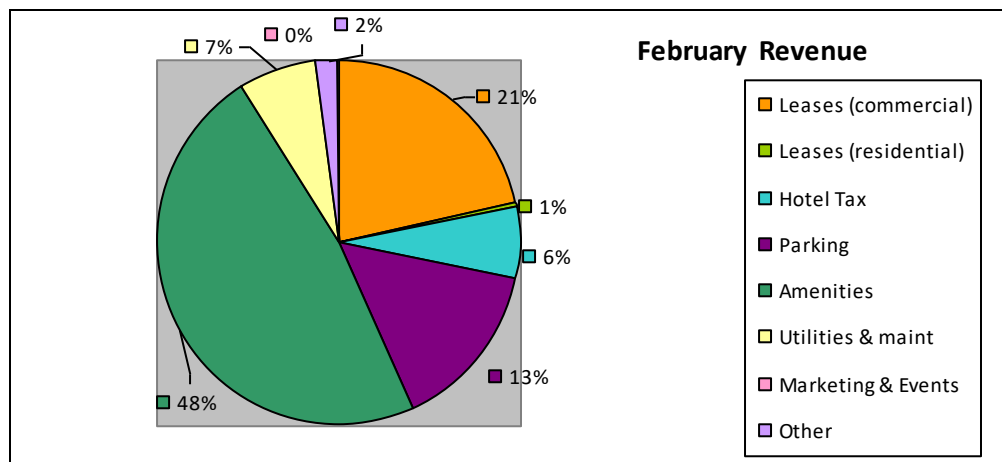
Note: Following the Board Meeting, Members will participate in the Jekyll Island Public Safety Complex Groundbreaking. The public is invited to attend.

MEMORANDUM

TO: FINANCE COMMITTEE
FROM: MARJORIE JOHNSON
SUBJECT: FEBRUARY FINANCIAL STATEMENTS
DATE: 3/10/2023

Revenues

Revenues for February were \$2,736,726 which reflects a favorable \$609K (29%) variance from budget. Year-to-date revenues reflect a favorable \$3.4M (15%) variance from budget and a favorable \$2.6M (11%) variance from the prior year to date revenues.



The largest variances for the month were:

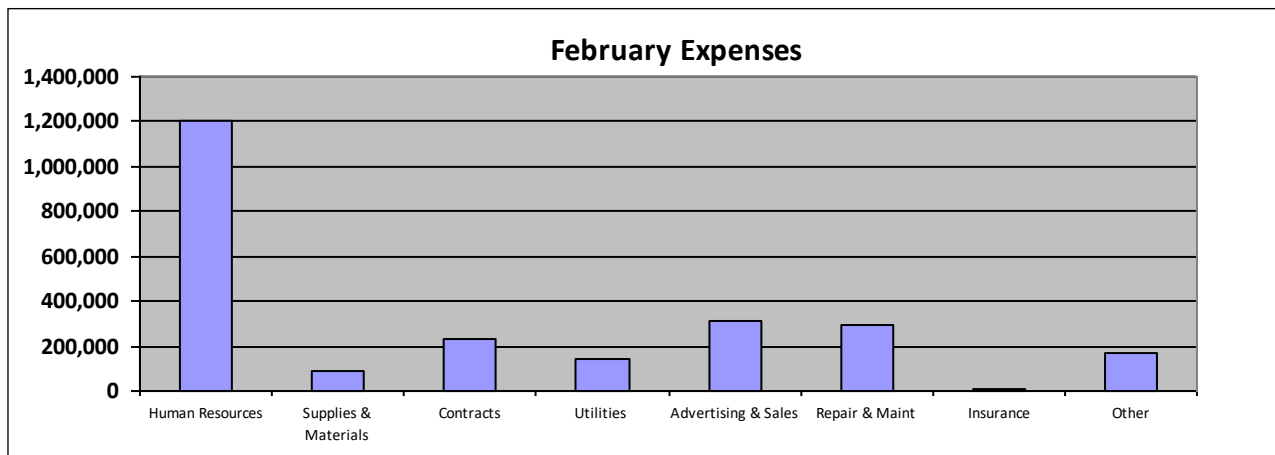
- Convention Center (+\$185K) – Revenues exceeded pre-pandemic records for February. The center hosted 16 events with 36 event days and over 9K attendees. Revenues were significantly higher than any February for the past 6 years.
- Leases (+\$58K) – percentage rent was higher than anticipated for the month, primarily from the hotels.
- Parking (+\$58K) – Daily parking fees and annual pass sales were both higher than anticipated for the month. Traffic onto the Island was up 6% over February 2022.

Expenses

Expenses were \$2,447,103 for February and reflect an unfavorable budget variance of \$49K (2%) for the month. Expenses reflected a favorable \$526K variance from Year-to-date budget and reflected an unfavorable \$4.5M (26%) variance from Prior Year to Date expenses.

The largest budget variances for the month were:

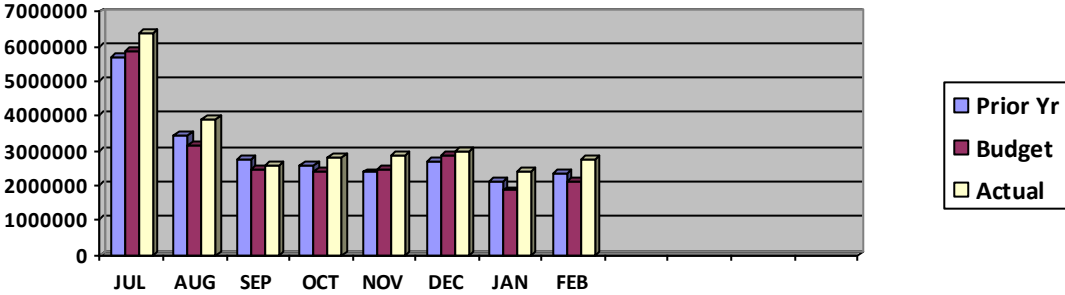
- Human Resources (-\$118K) – Variance is due to vacant full time and part time positions.
- Advertising and Sales (+\$62K) – variance is due to timing and is expected to be on track with budget by the end of the fiscal year. The account is currently \$17K higher than the year-to-date budget.
- Repair & Maintenance (+\$75K) – this variance is the result of timing between when the maintenance was budgeted and when it actually was completed. The account is currently \$31K less than budget and is expected to be on target with budget for the fiscal year.



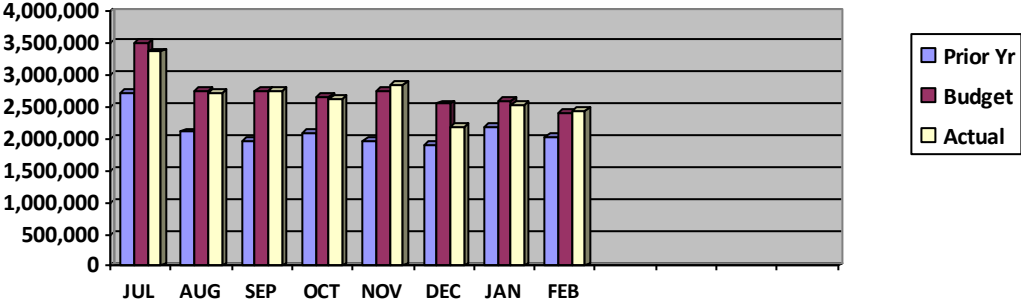
Net Operating Cash

The Net Operating Cash Income for the month is \$289,623, which is a \$561K favorable variance from the budgeted net operating cash loss of (\$270,914). Net Operating Cash Income reflects a favorable \$3.9M variance from year-to-date budget and an unfavorable \$1.9M variance from prior year to date income.

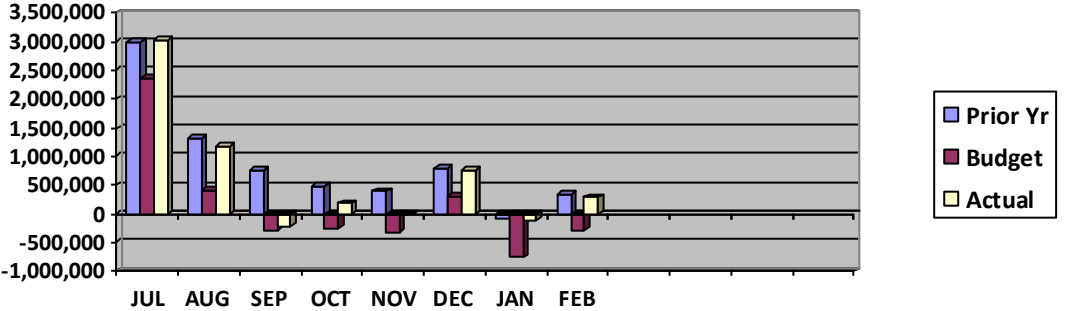
Total Revenues



Total Expenses



Net Operating Cash



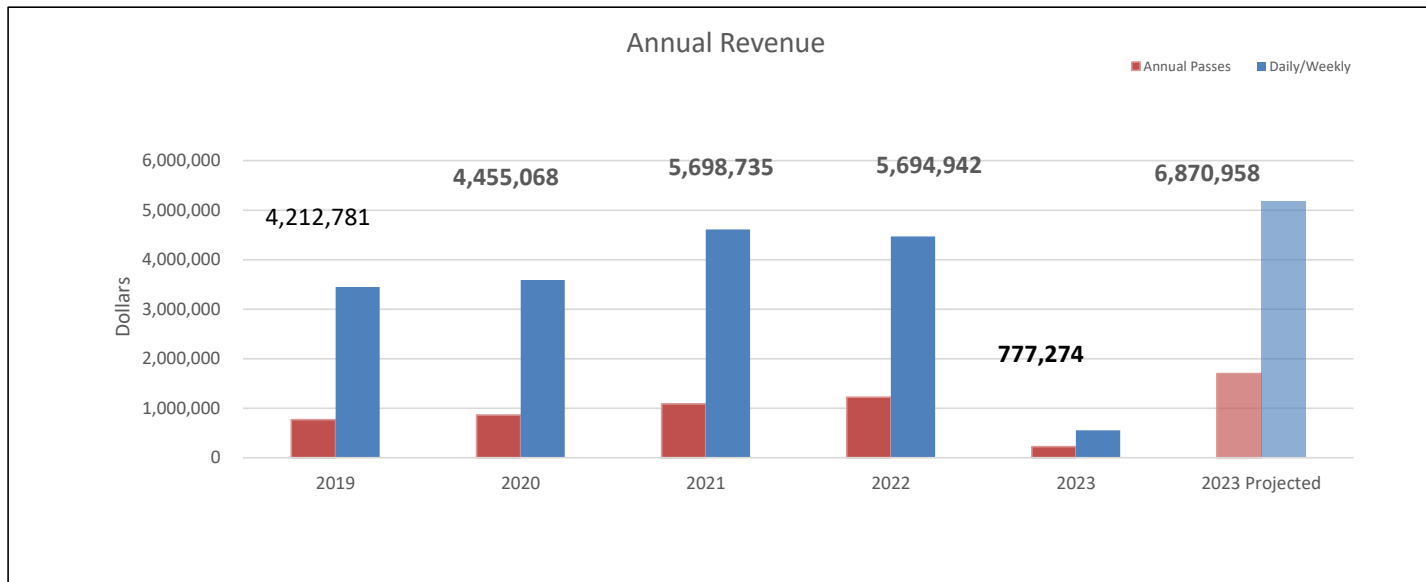
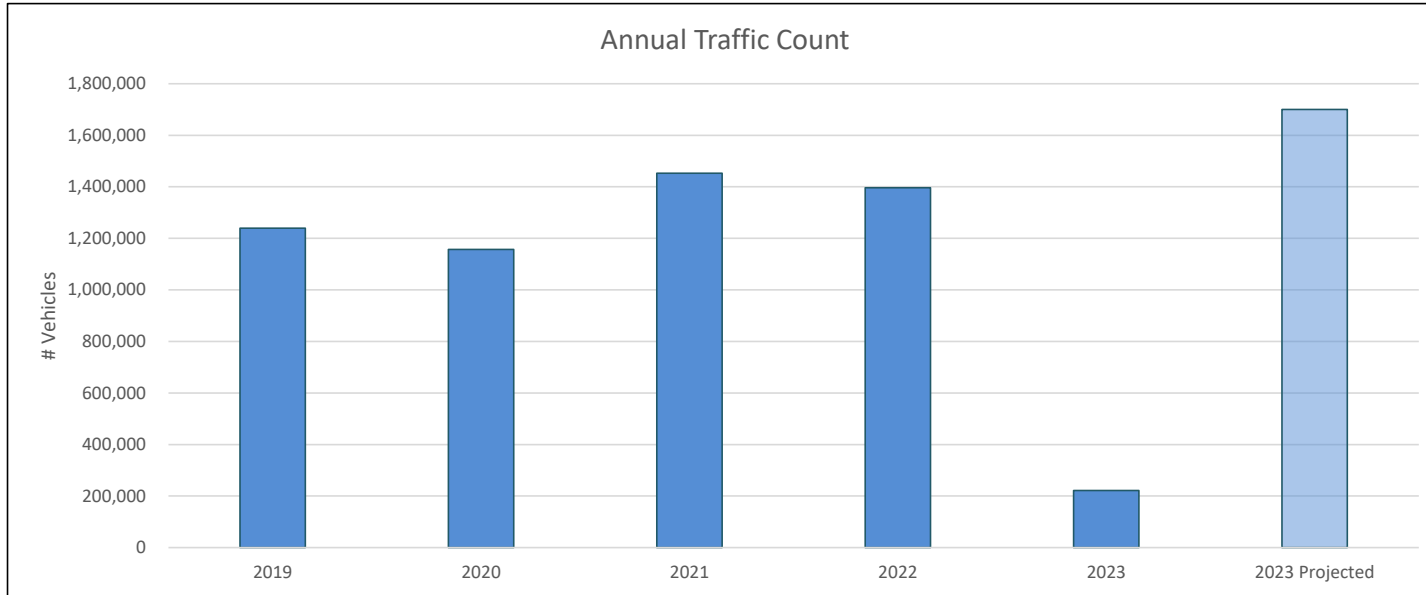
Jekyll Island Authority
CONSOLIDATED BUDGET COMPARISON
For the Eight Months Ending February 28, 2023

	MONTH	MONTH	BUDGET		YTD	YTD	BUDGET		PRIOR	VARIANCE	
	ACTUAL	BUDGET	VARIANCE	%	ACTUAL	BUDGET	VARIANCE	%	YEAR	ACTUAL	%
			(000's)	%			(000's)	%		(000's)	%
Revenues											
Administration											
Business Leases	585,604	527,133	58	11%	4,317,940	3,919,741	398	10%	4,289,910	28	1%
Hotel Tax	123,012	85,737	37	43%	1,653,575	1,070,249	583	55%	1,627,144	26	2%
Tourism Development Fund	52,719	36,744	16	43%	697,658	458,678	239	52%	689,311	8	1%
Parking	406,217	348,538	58	17%	3,593,554	3,499,675	94	3%	3,422,785	171	5%
Interest	30,389	700	30	4241%	169,514	5,600	164	2927%	6,208	163	2631%
Lot Rentals	17,388	11,000	6	58%	797,279	609,000	188	31%	914,143	(117)	-13%
Foundation	1,929	407	2	374%	6,691	6,585	0	2%	6,452	0	4%
Airport	750	2,184	(1)	-66%	12,972	13,571	(1)	-4%	11,810	1	10%
Administration revenue	16,103	7,918	8	103%	153,208	122,925	30	25%	165,162	(12)	-7%
Intern Housing	200	4,500	(4)	-96%	14,795	28,920	(14)	-49%	29,700	(15)	-50%
Total Administration	1,234,312	1,024,861	209	20%	11,417,185	9,734,944	1,682	17%	11,162,625	255	2%
Enterprises											
Golf	231,971	189,900	42	22%	1,692,313	1,576,005	116	7%	1,642,194	50	3%
Convention Center	542,290	357,181	185	52%	3,435,270	2,675,158	760	28%	2,167,293	1,268	59%
Summer Waves	1,139	1,000	0	14%	2,015,279	1,616,975	398	25%	1,444,724	571	39%
Campground	197,168	145,060	52	36%	1,639,373	1,342,093	297	22%	1,415,784	224	16%
Life is Good	19,459	17,999	1	8%	185,358	181,685	4	2%	210,614	(25)	-12%
Museum	104,427	49,043	55	113%	805,898	650,307	156	24%	656,148	150	23%
Georgia Sea Turtle Center	134,520	109,921	25	22%	1,342,307	1,343,417	(1)	0%	1,538,630	(196)	-13%
Conservation	1,222	900	0	36%	(18,855)	12,916	(32)	-246%	8,938	(28)	-311%
Miniature Golf & Bikes	27,035	17,101	10	58%	262,704	219,935	43	19%	298,595	(36)	-12%
Water/Wastewater	111,894	103,456	8	8%	1,192,795	1,130,374	62	6%	1,182,990	10	1%
Sanitation	46,023	43,478	3	6%	370,878	362,938	8	2%	385,356	(14)	-4%
Fire Department	9,245	5,860	3	58%	1,435,975	1,454,591	(19)	-1%	1,363,969	72	5%
Tennis	15,310	12,800	3	20%	95,354	83,087	12	15%	84,287	11	13%
Marketing, Special Events & Sales	3,350	650	3	415%	332,299	468,566	(136)	-29%	175,780	157	89%
Guest Information Center	36,700	33,811	3	9%	240,592	187,860	53	28%	173,164	67	39%
Camp Jekyll & Soccer Fields	20,516	14,181	6	45%	134,342	150,489	(16)	-11%	109,186	25	23%
Landscaping, Roads & Trails	144	250	(0)	-42%	10,043	8,250	2	22%	16,997	(7)	-41%
Vehicle & Equipment Maintenance	-	-	-	0%	2,034	500	2	307%	2,572	(1)	-21%
Facility Maintenance	-	-	-	0%	3,861	-	4	0%	524	3	637%
Golf Course Maintenance	-	-	-	0%	-	-	-	0%	234	(0)	-100%
Total Enterprises	1,502,414	1,102,593	400	36%	15,177,821	13,465,146	1,713	13%	12,877,979	2,300	18%
Total Revenues	2,736,726	2,127,454	609	29%	26,595,006	23,200,090	3,395	15%	24,040,604	2,554	11%
Expenses											
Human Resources	1,203,489	1,321,481	(118)	-9%	11,272,174	11,786,047	(514)	-4%	8,790,142	2,482	28%

	MONTH	MONTH	BUDGET		YTD	YTD	BUDGET		YEAR	VARIANCE	
	ACTUAL	BUDGET	(000's)	%	ACTUAL	BUDGET	(000's)	%	ACTUAL	(000's)	%
Supplies & Materials	88,212	112,573	(24)	-22%	1,285,378	1,440,508	(155)	-11%	1,046,596	239	23%
Advertising & Sales	310,535	248,150	62	25%	888,055	870,611	17	2%	418,450	470	112%
Repairs - Facilities & Grounds	272,095	197,260	75	38%	1,146,225	1,176,733	(31)	-3%	994,876	151	15%
Utilities	134,635	131,661	3	2%	1,324,642	1,250,991	74	6%	1,282,754	42	3%
Insurance	4,923	3,392	2	45%	957,736	942,448	15	2%	880,071	78	9%
Contracts	228,528	219,224	9	4%	2,743,151	2,827,915	(85)	-3%	2,068,934	674	33%
Rentals	66,667	61,235	5	9%	600,410	580,008	20	4%	441,878	159	36%
Printing	5,940	920	5	546%	71,364	125,821	(54)	-43%	89,539	(18)	-20%
Motor Vehicle	24,646	19,730	5	25%	209,764	177,026	33	18%	166,790	43	26%
Telephone	8,695	10,062	(1)	-14%	72,977	79,487	(7)	-8%	71,079	2	3%
Equipment Purchase <\$1K	3,978	2,900	1	37%	50,239	51,623	(1)	-3%	63,044	(13)	-20%
Equipment Purchase \$1K to \$5K	4,995	6,700	(2)	-25%	62,202	66,149	(4)	-6%	82,938	(21)	-25%
Travel	9,576	6,490	3	48%	43,891	51,155	(7)	-14%	25,698	18	71%
Dues	25,467	26,021	(1)	-2%	305,813	282,298	24	8%	227,220	79	35%
Credit Card Fees	54,558	30,543	24	79%	445,105	297,239	148	50%	340,494	105	31%
Bank Fees	165	25	0	560%	1,016	200	1	408%	705	0	44%
Total Expenditures	2,447,103	2,398,368	49	2%	21,480,145	22,006,257	(526)	-2%	16,991,208	4,489	26%
Net Operating Cash Income **	289,623	(270,914)	561	-207%	5,114,861	1,193,833	3,921	328%	7,049,396	(1,935)	-27%

** Does not include depreciation or capital projects

February 2023

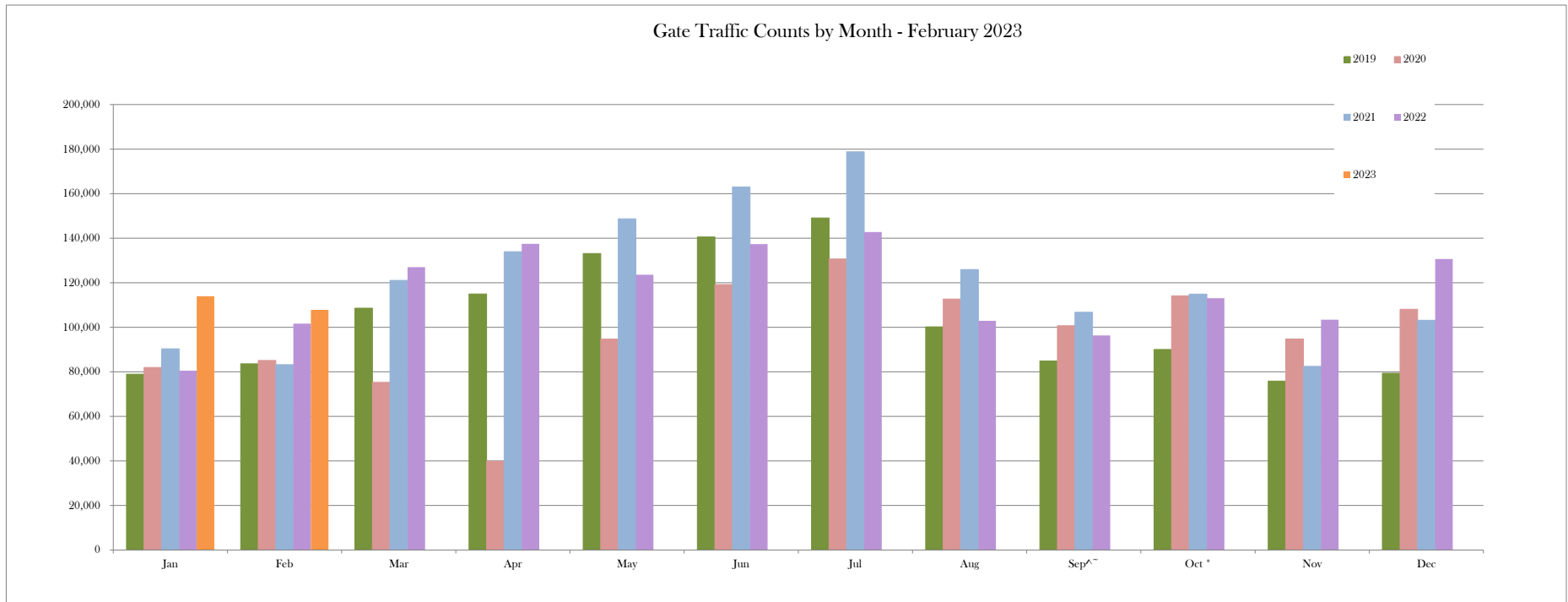


February 2023 Traffic Counts

	2019			2020			2021			2022			2023		
	Daily/Weekly	Annual Passes	Total	Daily/Weekly	Annual Passes	Total	Gate Purchase	Pre-purchased	Total	Gate Purchase	Pre-purchased	Total	Gate Purchase	Pre-purchased	Total
January	28,874	50,037	78,911	29,773	52,159	81,932	23,462	66,875	90,337	22,696	57,843	80,539	28,395	85,527	113,922
February	35,010	48,619	83,629	32,646	52,457	85,103	22,609	60,616	83,225	29,766	71,891	101,657	32,998	74,849	107,847
March	51,682	56,865	108,547	27,012	48,279	75,291	39,560	81,491	121,051	36,635	90,333	126,968	0	0	0
April	61,404	53,529	114,933	12,082	27,810	39,892	47,198	86,746	133,944	44,680	92,799	137,479	0	0	0
May	74,194	58,894	133,088	44,891	49,825	94,716	58,179	90,491	148,670	44,071	79,550	123,621	0	0	0
June	82,105	58,479	140,584	51,147	68,042	119,189	60,141	102,896	163,037	58,450	78,894	137,344	0	0	0
July	89,499	59,595	149,094	56,441	74,236	130,677	60,613	118,185	178,798	62,840	79,953	142,793	0	0	0
August	47,501	52,687	100,188	39,096	73,585	112,681	38,368	87,543	125,911	36,217	66,712	102,929	0	0	0
September	37,317	47,518	84,835	34,055	66,662	100,717	34,300	72,468	106,768	32,371	63,952	96,323	0	0	0
October	39,100	50,923	90,023	33,851	80,276	114,127	37,170	77,713	114,883	35,694	77,360	113,054	0	0	0
November	30,173	45,699	75,872	22,914	71,876	94,790	26,069	56,386	82,455	28,306	75,088	103,394	0	0	0
December	31,871	47,504	79,375	29,842	78,215	108,057	37,396	65,769	103,165	36,894	93,741	130,635	0	0	0
Totals	608,730	630,349	1,239,079	413,750	743,422	1,157,172	485,065	967,179	1,452,244	468,620	928,116	1,396,736	61,393	160,376	221,769

LPR system began April 2020

Year to Date Comparison	2019 YTD	2020 YTD	2021 YTD	2022 YTD	2023 YTD
	162,540	167,035	173,562	182,196	221,769



COVID - March 2020 through July 2020 (most significant impact)

~Sept 2019 - Hurricane Dorian

March 6, 2023
 Jekyll Island Convention Center
February FY 23 Financial Review

	FY 23	FY 22	FY 21	FY 20	FY 19	FY 18	FY 17
Number of Events	16	6	3	14	9	9	9
Event Days	36	17	8	33	18	19	20
Attendance	9,473	5337	5100	8579	14,487	9144	9547
Revenue	\$590,854 Actual \$409,765 Budget	\$231,117 Actual \$260,615 Budget	\$42,900	\$420,630	\$225,929	\$233,860	\$263,652
Square Feet	823,240	518,580	343,400	764,030	533,636	N/A	N/A

The Center has had an amazing February on record. The trend continues to be as busy as pre-pandemic and hitting higher levels. All areas within revenue are higher – Audio Visual, Food & Beverage as well as general ancillary services. The Georgia Associations continue to fill the calendar with both the Clerks and Voter Registration. Terry College Luncheon & the Golden Isles Realtor Banquet both returned as an annual tradition. We housed two new groups – Culture of Empowerment and Capital Choice. Both have already secured dates for the next fiscal year. A third new meeting at the end of the month includes the GA Grown Symposium generating \$16,000 for a single day event. The Adoptive & Foster Parents continued their meeting tradition in February, and we would be remiss without mentioning the Midlands Gymnastic event. These continue to look promising with growth and bring lots of foot traffic to the island.

FUTURE CONTRACTS ISSUED – 7 – Estimated revenues \$410,00

Conventions –6– Anticipated revenue \$390,000
 Banquet 1 – Anticipated revenue \$20,000

PROPOSALS

CVB –9
 Westin – 0
 Cvent - 3
 Combined sites and planning meetings with ASM staff – 6

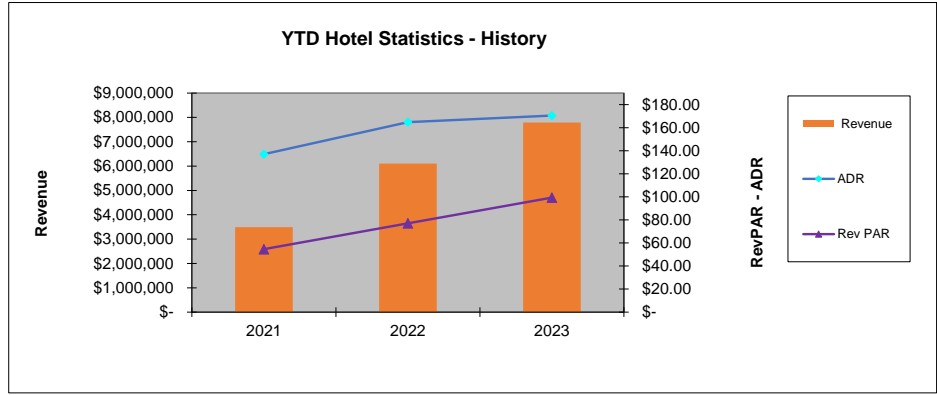
JEKYLL ISLAND AUTHORITY

HOTEL OCCUPANCY STATISTICS

Calendar Year to Date - February 2023

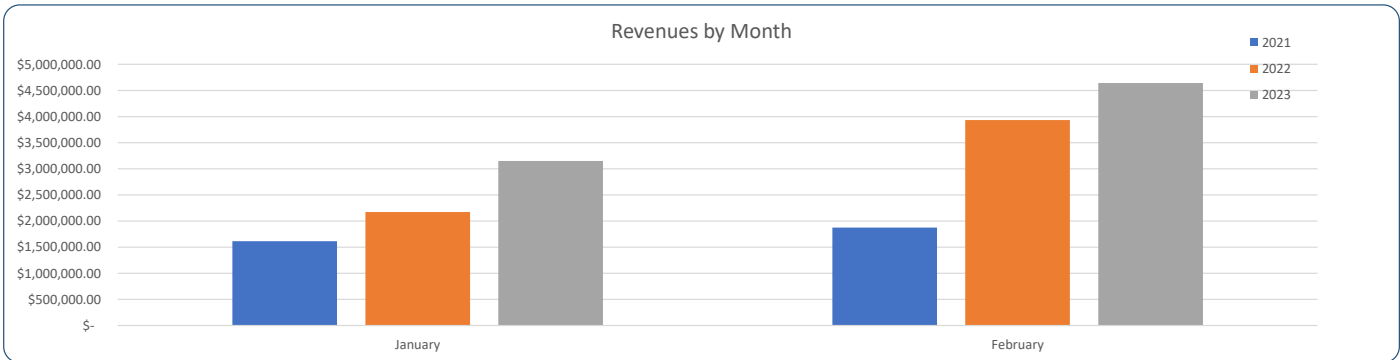
HOTEL STATISTICS AT-A-GLANCE

2023	
Total Revenue	\$ 7,791,811
Occupancy Rate	58.2%
Rev PAR	\$ 99.32
ADR	\$ 170.51
2022	
Total Revenue	\$ 6,105,301
Occupancy Rate	46.8%
RevPAR	\$ 77.05
ADR	\$ 164.71
2021	
Total Revenue	\$ 3,488,368
Occupancy Rate	39.9%
RevPAR	\$ 54.59
ADR	\$ 137.00



OCCUPANCY REPORT DETAIL

Hotel	# of Rms	Units Availbl	Units Occpd	Percent Occpd	Average Daily Rate	RevPAR	2023 Room Revenue	2022 Room Revenue	Revenue Variance	
Beachview Club	38	2,175	1,258	57.8%	\$ 159.59	\$ 92.30	200,762	117,803	\$ 82,959	70%
Home2Suites	107	6,313	4,347	68.9%	\$ 162.80	\$ 112.10	707,701	516,309	\$ 191,391	37%
Holiday Inn Resort	157	9,263	4,153	44.8%	\$ 144.70	\$ 64.87	600,919	507,021	\$ 93,898	19%
Days Inn & Suites	124	7,008	5,155	73.6%	\$ 117.05	\$ 86.10	603,391	563,623	\$ 39,767	7%
Courtyard by Marriott/ Residence Inn	209	12,331	7,714	62.6%	\$ 184.32	\$ 115.31	1,421,848	847,777	\$ 574,071	68%
Hampton Inn	138	8,142	4,504	55.3%	\$ 156.52	\$ 86.59	704,980	535,618	\$ 169,362	32%
Jekyll Island Club Resort	200	9,948	5,289	53.2%	\$ 270.56	\$ 143.85	1,430,975	1,260,553	\$ 170,422	14%
Seafarer Inn & Suites	73	3,920	2,255	57.5%	\$ 117.47	\$ 67.58	264,905	190,171	\$ 74,734	39%
Villas by the Sea	107	4,683	2,629	56.1%	\$ 149.10	\$ 83.70	391,981	350,206	\$ 41,776	12%
Villas by the Sea - Jekyll Realty	19	1,121	616	55.0%	\$ 102.84	\$ 56.51	63,348	31,485	\$ 31,863	101%
Villas by the Sea - Parker Kaufman	31	1,751	1,091	62.3%	\$ 91.23	\$ 56.84	99,528	48,234	\$ 51,294	106%
Westin	200	11,800	6,687	56.7%	\$ 194.63	\$ 110.29	1,301,474	1,136,502	\$ 164,972	15%
2023 Total		78,455	45,698	58.2%	\$ 170.51	\$ 99.32	\$ 7,791,811	\$ 6,105,301	\$ 1,686,510	27.6%
2022 Total		79,237	37,066	46.8%	\$ 164.71	\$ 77.05	\$ 6,105,301			
2021 Total		63,896	25,463	39.9%	\$ 137.00	\$ 54.59	\$ 3,488,368			



MEMORANDUM

TO: COMMITTEE OF THE WHOLE
FROM: NOEL JENSEN, DEPUTY EXECUTIVE DIRECTOR
SUBJECT: REQUEST FOR PROPOSAL (RFP) 372 FOR COMMUNICATIONS TOWER
DATE: 3/15/2023

Staff has received one responsive bid from Midland Communications, Inc. for RFP 372, which entails supplying and constructing a self-supporting Communications Monopole Tower owned and managed by the Jekyll Island Authority. The bid submitted by Midland Communications, Inc. was within the initial budget estimate of \$300,000 to design, build and commission the communications tower adjacent to water tower #4 at 305 South Beachview Drive.

The communications tower must be approximately 150 feet tall and accommodate four (4) wireless communication carriers. This project will be a turnkey proposal, including all geotechnical testing, permitting, site preparation, foundation design/engineering, tower erection, and all associated accessories needed for proper operation.

There are two motions associated with this RFP.

Motion #1:

Staff recommends awarding RFP 372 to Midland Communications, Inc., of Calhoun, Ga, to design, build and commission the communications tower adjacent to Water Tower #4 at 305 South Beachview Drive per the terms of the RFP pending legal review.

Motion #2:

Staff recommends committing \$279,302.00 from current year funds for supplying and constructing a communications monopole to accept up to four cellular carriers.

JEKYLL ISLAND-STATE PARK AUTHORITY

POLICY MANUAL

Section: Human Resources Standards of Practice	Section: 5.3
	Effective Date:
Subject: Drug-Free Workplace	Revision Dates:
	Original Date: 10/19/09

STANDARD

It is the Jekyll Island Authority’s policy to provide a safe, healthy, and secure work environment for all employees. It is also the Authority’s policy to ensure that all employees perform their job duties in a safe, efficient, and productive manner and to ensure that JIA equipment and facilities are maintained and used appropriately so not to pose a risk of harm. The use of drugs and the misuse of alcohol and other legal, but illicitly used, substances are inconsistent with these policies. Accordingly, the JIA’s Drug-Free Workplace policy and drug testing program is intended to help protect the health, safety, and welfare of employees, residents, and visitors.

PRACTICE GUIDELINES

1. ***Prohibited Conduct.*** The following conduct is prohibited and constitutes a violation of this policy for which employees may be subject to disciplinary action, up to and including termination of employment:
 - a. Engaging in the unlawful manufacture, distribution, dispensing, possession, or use of drugs, or any otherwise legal, but illicitly used, substance on Jekyll Island premises at any time while on duty or performing any work for the JIA.
 - b. Reporting to work, or working, while under the influence of drugs or an otherwise legal, but illicitly used substance, and/or alcohol intoxication.
 - c. Using or under the influence of a controlled substance or alcohol while operating Authority equipment or vehicles or while operating their own vehicles in the course of work.
 - d. Reporting to work under the influence of a prescription drug or over the counter drug which may impair their ability to safely perform their jobs. An employee who believes that his/her judgement or ability may be impaired by a prescription or over the counter drug is expected to notify their department manager or Human Resources immediately so that a decision about safe work practices may be made.
 - e. Abusing or misusing over-the-counter medication or misusing other products, such as inhaling or sniffing products like adhesives and aerosols. This includes but is not limited to, the use, possession, sale, or solicitation for the purpose of purchase or selling any prescription medication for which the employee lacks a valid prescription. Nothing in this policy precludes the appropriate use of legally prescribed medications.
 - f. Using, or having in their system, medical marijuana while performing safety-sensitive transportation functions.
 - g. Employees refusing to be tested under the circumstances described in these Standards or attempts to alter the test can expect to be terminated from employment for violation of Authority policy.

2. ***Drug and Alcohol Testing.*** By accepting and continuing employment with the Authority, each employee participating in a high-risk activity agrees to participate in medically supervised, random drug and alcohol testing. All JIA employees, as part of their assigned duties, must be capable of performing essential duties of their position and respond, in a manner consistent with their training and skills, to any incident, accident, injury, or emergency situation. Accordingly,

- i. Activities or work involving one or more of the following attributes constitute high risk activities:
 1. Activities utilizing motorized or non-motorized vehicles, including maintenance, repair, instruction, or use of such vehicles; or
 2. Activities involving use of equipment, whether motorized, hand-powered, or otherwise, that could injure either the operator or a member of the public, including equipment such as lawnmowers, weed eaters, paint sprayers, hand tools such as digging or striking tools, and the like; or
 3. Food preparation activities or food serving activities open to the public; or
 4. Formal and informal supervision or monitoring of public activities, including picnic areas, campgrounds, recreational or sports activities, tours of historic or similar areas, nature walks (especially during the evening areas or in unlighted areas), and beach activities; or
 5. Observing, monitoring, supervising, or conducting maintenance or work activities around children, elderly, and physically or mentally challenged members of the public; or
 6. Activities involving responding to public inquiries or requests for assistance; or
 7. Crowd control or monitoring activities at public events, including festivals, firework displays, athletic events, and the like; or
 8. First responder services including accident or incidents, especially involving first-aid, medical, or security responses; or
 9. Security services, whether involving people or property; or
 10. Traffic, vehicle, or crowd controls services of any type; or
 11. Activities (indoors or outdoors), requiring control of individuals, groups, or vehicles for public safety purposes (including potential building evacuation situations involving small to large group activities); or
 12. Finance activities, including handling funds under conditions which are conducive to theft or robbery in areas in which the public is present; or
 13. Work where inattention to duty or errors in judgement while on duty will have the potential for significant risk of harm to the employee, other employees, the organization, or the public; or
 14. Responding to public requests for assistance.
- ii. Safety sensitive positions include, but are not limited to Equipment Operators, Paramedics, EMT's, Firefighters, Fire Officers, Spray Technicians, Water – Wastewater Operators, and Lifeguards.
- iii. Commercial Motor Vehicle Operators:
 1. Employees who drive commercial motor vehicles and require a commercial driver's license for their job with the JIA may be subject to additional requirements regarding drug and alcohol use and may be subject to testing under CDL regulations and requirements.

- b. ***Post-accident or Injury Drug and Alcohol Testing.*** Following an accident in which the employee is determined to have contributed or where an employee was injured, drug testing shall be conducted within eight (8) hours of the accident or incident when:
- i. There is vehicle/equipment damage or bodily injury occurring on public roadways; or
 - ii. There is a fatality; or
 - iii. Driver is cited with a traffic violation; or
 - iv. There is reasonable suspicion to believe that the employee's behavior or appearance may indicate alcohol or drug use; or
 - v. When an employee sustains a work-related injury requiring medical treatment away from the worksite.
- c. ***Random Drug and Alcohol Testing.*** To ensure that the selection process is random, JIA employee ID numbers will be placed in a common pool and selected randomly by computer generated random selection process. Human resources will notify the employees selected for random drug testing and will provide individuals with the notification acknowledgement, testing order and appointment time, time frame for reporting to the testing laboratory.
- d. ***Reasonable Suspicion Drug and Alcohol Testing.*** The JIA may require an employee to submit to testing for presence of drugs or alcohol when there is a reasonable suspicion to believe the employee is under the influence of drugs, alcohol or an otherwise legal but illicitly used substance or controlled substance, or when the JIA is required by law, regulation, or contract. Circumstances that may cause reasonable suspicion may include, but are not limited to:
- i. Observed use of drugs or alcohol and/or admission by the employee.
 - ii. Observation of appearance, behavior, speech, or odor likely to result from alcohol or illegal drug use.
 - iii. Observation of behavior exhibited by an employee that might render the employee unable to perform their job or that might pose a threat to the safety or health of the employee or others.
 - iv. Verifiable information that an employee might not be free from alcohol or illegal drugs at work.
 - v. Physical on-the-job evidence of alcohol or illegal drug use by an employee.
 - vi. Involvement in accidents, including motor vehicle accidents, or other actions that provide reasonable suspicion to believe the employee may be under the influence of drugs or alcohol.
 - vii. Documented deterioration in an employee's job performance likely attributable to alcohol or illegal drug use by the employee.
 - viii. Any other specific, timely, and describable action that would give a manager reason to suspect an employee might not be free from alcohol and illegal drugs.
 - ix. Time Frame for Testing.
 1. An employee shall be required to submit to alcohol and/or drug testing within two (2) hours when there is suspicion that they are under the influence of alcohol and/or drugs during assigned working hours or while otherwise on JIA work duty or in control of JIA property.
 2. An employee who fails to appear for substance abuse testing after proper notification by the stated "report by time", or who refuses to remain readily available for testing will be deemed to have expressly refused testing and will be terminated.

3. If testing cannot be done by this time, the supervisor must document the reason. If testing cannot be done within eight (8) hours of observation, the test should not be done. Documentation of this decision is required and shall be submitted to the Director of Human Resources.
- x. Supervisors' Reporting/Documentation Requirement. Supervisors who suspect an employee is under the influence of drugs and/or alcohol shall immediately report the incident to their manager, who will notify the Director of Human Resources. Supervisors are required to document in writing, within the next working day, the specific facts, symptoms, or observations that formed the basis for their determination that reasonable suspicion existed to warrant the testing of an employee. All documents created in connection shall be protected in strict confidentiality and forwarded to the Director of Human Resources.
- xi. Determination of Reasonable Suspicion. The determination of whether reasonable suspicion exists shall be made by the manager in conjunction with the Director of Human Resources. The facts underlying determination of reasonable suspicion shall be disclosed to the employee at the time the employee is asked to submit to the test.
- xii. Transportation to Test Site. Following the determination that reasonable suspicion exists, the employee shall be transported to and from the testing site by the supervisor or other appropriate designee. See section 5 "Testing Refusal" for employees who refuse to submit to testing.
- xiii. Completion of Testing. Upon completion of reasonable suspicious testing, the Authority shall make appropriate arrangements to transport the employee home and the employee will be relieved of duty and placed on suspension with pay until the test results are determined.

3. *Testing Standards:*

a. Prohibited Drug Substances.

- i. For purposes of this policy, the term "drug" means substances listed in O.C.G.A. § 16-13-21, including, but not limited to, amphetamines, cannabinoids, cocaine, phencyclidine (PCP), methadone, methaqualone, opiates, barbiturates, benzodiazepines, propoxyphene, or a metabolite of any such substances.

b. Alcohol Testing Standards.

- i. Employees are prohibited from:
 1. Reporting to duty or performing safety-sensitive functions with an alcohol concentration level of 0.02 or greater.
 2. Consuming alcohol up to eight (8) hours following an accident or until the employee undergoes a post-accident test, whichever comes first.
 3. Consuming alcohol four (4) hours prior to performing safety-sensitive duty.
- ii. Employees in violation of this standard shall be subject to disciplinary action, up to and including termination of employment.

c. Prescription Drug Use.

- i. Employees who are legally using a drug (or other substance) with a warning about a side effect that could substantially impair the safe performance of assigned duties must ensure that they are cleared by their medical provider to fully perform their assigned duties while on such drugs/substances, and seek and receive authorization from their supervisor before reporting to duty.

- ii. The abuse of legally prescribed drugs is also strictly prohibited. Any employee whose job performance or attendance deficiencies result from abuse shall be subject to disciplinary action, up to and including termination.
 - iii. If an employee's behavior and/or job performance gives rise to a reasonable suspicion that the employee is abusing prescription drugs, the employee may be required to submit to drug testing and must not be permitted to return to duty in accordance with this policy.
- d. Testing Procedures.
- i. All testing procedures shall be administered and accounted for by an approved laboratory and/or medical facility that is in operation compliance with the National Institute of Drug Abuse (NIDA) guidelines.
 - ii. List of medications. A positive test requires an MRO review who will contact the donor and request documentation to determine if there is an alternate medical explanation for the positive test. The donor or his/her medical doctor or pharmacist then sends the documentation directly to the MRO.
- e. Test Results and Medical Review Officer Procedure. The testing laboratory must forward the results of all drug tests to the Medical Review Officer (MRO), who must assure the security of such results.
- i. *Rejected or Unsuitable Sample:* A donor whose sample is rejected or determined to be unsuitable by the testing laboratory is subject to retesting. Retesting may be conducted as an observed sample. (Observed samples may only be conducted by a representative of the collection facility or a subcontractor who is the same gender as the gender with which the donor identifies, which may be the same as, or different from, the donor's sex assigned at birth.)
 - ii. *Negative Results:* The MRO will verify and release negative results of drug tests to the JIA Human Resources as soon as practicable.
 - iii. *Non-negative Results:* The MRO will, upon receipt of a positive, adulterated, substituted, or invalid test result, attempt to contact the donor at the phone numbers indicated on the drug testing form, to determine if there is an alternative medical explanation for the test result.
 - 1. If the donor expressly refuses to discuss with the MRO the results of a drug test, declines the opportunity to provide an explanation of the results, or admits to use of an illegal drug(s), adulteration, or substitution, the MRO, without further action or review will report to the JIA that the results of the drug testing indicate that the donor has used an illegal drug(s).
 - 2. If the donor is unable to provide an alternative medical explanation for the presence of drug(s), the MRO, after appropriate review, will notify the JIA that the test result is positive.
 - 3. If after reasonable efforts, the MRO is unable to directly contact the donor, the MRO will contact the JIA Human Resources who will also attempt to contact the donor and inform them to personally contact the MRO as soon as possible and that the MRO may report the test result as positive or a refusal, if not contacted within 72 hours. JIA Human Resources will notify the MRO when the employee has been contacted.
 - 4. If Human Resources is unable to contact the donor within two (2) business days of the initial attempt, the MRO will be notified and will deem the donor to have tested positive or refused testing, as applicable.

4. ***Consequences of Positive Drug or Alcohol Testing Result or Refusal***
 - a. An employee whose drug test is reported by the MRO as positive, adulterated, or substituted, or who otherwise refuses a drug test will be immediately dismissed and disqualified from employment for a period of two (2) years from the date of testing or refusal, whichever is later.
 - b. An employee who refuses alcohol testing will be immediately dismissed and disqualified from employment for a period of two (2) years from the date of refusal.
 - c. An employee who receives a positive alcohol confirmation test result of 0.02 or greater from the testing facility will be subject to disciplinary action up to, and including, dismissal from employment. If the employee is not dismissed:
 - i. The employee will be suspended without pay for a minimum of three (3) scheduled days.
 - ii. The employee must successfully complete the alcohol testing process and obtain a negative result before returning to work. If the employee receives a positive alcohol confirmation test as part of the return-to-duty or follow-up testing, the employee will be dismissed.
 - d. A limited exception may be available, depending on the employee's position, when a drug test result is positive for marijuana and the MRO notated the result to indicate that the donor provided proof of eligibility to lawfully use medical marijuana. This exception is not available for federally regulated or safety sensitive positions.
 - e. The decision of the MRO regarding the verification of a positive drug test result will be final.
5. ***Testing Refusal.***
 - a. An employee who is directed to undergo substance abuse testing and subsequently refuses or who is deemed to have refused testing will not remain employed with the JIA.
 - b. An employee who fails to appear for testing, as directed, or fails to remain at the site until the collection or testing process is complete, will be deemed to have refused testing.
 - c. An employee who is found to have brought a clean urine sample or substitute to the collection site or admits having tampered with his/her specimen will be deemed to have refused testing.
 - d. If the testing laboratory and the Medical Review Officer (MRO) determine that the urine sample of a donor is an adulterated or substituted sample, the donor will be deemed to have refused testing.
6. ***Confidentiality:*** All information from an employee's drug and alcohol test results shall be confidential and will be limited to the human resources staff and management as needed to administer the testing program and facilitate appropriate employment action. Disclosure of test results to any other person, agency or organization shall be prohibited unless written authorization is obtained from the employee, court order, or a subpoena. The results of a positive drug or alcohol test shall not be released until the results are confirmed.
7. ***Return to Duty:***
 - a. Any employee who has self-disclosed a substance abuse problem or has received a positive alcohol test may only return to work when the employee has successfully completed the

alcohol and/or drug testing process and obtained a negative result and has engaged in counseling and/or treatment programs. Participation in such programs is at the expense of the employee.

- b. The employee who returns to work following a positive alcohol test result or self-disclosure of a substance abuse problem is also subject to unannounced alcohol and drug testing for up to five (5) years.
8. ***Disciplinary and Termination Actions:*** The following reasons shall be grounds to recommend immediate termination of employment:
 - a. Distributing controlled substances while on the job.
 - b. Felony conviction for violation of drug laws.
 - c. Operating a government vehicle or motorized equipment while under the influence of drugs and/or alcohol.
 - d. Testing refusal based on any reasons under Testing Refusal section of this policy.
 - e. Testing positive for illegal drugs or alcohol greater than .02
 - f. Testing positive for drugs or alcohol while on probation under the provisions of this policy or while under the coverage of a written agreement to participate in the Employee Assistance Program.
 9. ***Post-Employment Assistance:*** Employees who have been terminated from employment under the guidelines of this policy may be provided with the names, addresses, and telephone number of substance abuse professionals, counseling, and treatment programs. The JIA shall not be responsible to pay for such evaluation, treatment, rehabilitation, or counseling.
 10. ***Employee Assistance Program:*** The Employee Assistance Program (EAP) may be available to employees who voluntarily identify a substance abuse problem and request treatment prior to an employee being requested to submit to a test.
 - a. Self-referral is supported and encouraged and is kept confidential. No disciplinary action will be taken because an employee volunteers to participate in such a program.
 - b. Employees may also be mandated to participate in the EAP as a condition of continued employment.
 - c. The employee must agree in writing (if applicable), to a return-to-duty agreement that includes but is not limited to periodic unscheduled follow-up testing not less than once per year for up to two years after completion of the program. Failure to comply with the agreement and/or a positive test will result in immediate termination.
 11. ***Agreement and Consent to be Tested:*** Employees will be required, as a condition of employment, to acknowledge they are subject to drug testing under the circumstances outlined in this standard of practice. Employees will further be asked to sign a consent to be tested when testing is required.
 12. ***Notification of Convictions:***
 - a. Each employee shall notify the Director of Human Resources within five days of any illegal drug convictions.
 - b. Any employee who works in a safety-sensitive position or who may operate a vehicle in the course of work must report to their supervisor, or human resources, any conviction made under a criminal drug or alcohol law, and any charge made under a drug or alcohol law for which conviction could cause the loss of driving privileges.
 - c. Illegal drug convictions, other than sentencing under the First Offender Act or pleas of nolo contendere, are subject to disciplinary action, up to and including, termination of

employment. Additionally, applicants with an illegal drug conviction are disqualified from employment for six (6) months from the date of first conviction and five (5) years from the most recent date of conviction if there are multiple illegal drug convictions since July 1, 1990.

COMPLIANCE: All employees are required to comply with the guidelines of this policy. Any employee found to have violated the provisions of this policy will be subject to appropriate disciplinary action, up to and including termination of employment.

References:

State Law (O.C.G.A. § 16-13-21, controlled substance and dangerous drug)

State Law (O.C.G.A. § 45-23-1, et seq. Drug-free Public Work Force Act of 1990)

State Law (O.C.G.A. § 42-8-60 {those sentenced under First Offender Act not considered to have illegal drug conviction})

For additional information or assistance, please contact the JIA Human Resources office.



AN ECONOMIC IMPACT STUDY
OF GEORGIA'S

Jekyll Island

SELIG CENTER FOR ECONOMIC GROWTH
TERRY COLLEGE OF BUSINESS
UNIVERSITY OF GEORGIA
DECEMBER 2022

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Jekyll Island

The Economic Impact of the Island
on Glynn County, Georgia



Selig Center for
Economic Growth
Terry College of Business
UNIVERSITY OF GEORGIA

Summary

Jekyll Island generates significant, sustainable, annual (recurring) economic impacts for Glynn County. The fiscal year 2022 (FY 2022) economic impact of Jekyll Island on Glynn County includes:

- \$1.1 billion in sales (output or gross receipts);
- \$625 million in production (value added);
- \$387 million in income;
- 9,905 full- and part-time jobs; and
- \$35 million in tax revenues for local government.

The \$1.1 billion output impact accounts for 12 percent of the output produced in Glynn County. Out of the total output impact, \$895 million (84 percent) results from spending by short-stay visitors; \$102 million (10 percent) results from spending by the Island's permanent residents; \$37 million (3 percent) comes from spending by nonresident homeowners; \$23 million (2 percent) results from spending by daytrippers; and \$4 million (less than 1 per-

cent) comes from spending by long-stay visitors.

The multiplier effect enhances the impact of initial spending. For example, of the \$1.1 billion total output impact, \$770 million is initial spending. The re-spending (multiplier) impact adds another \$290 million in economic impact. Dividing the total output impact by initial spending yields an average multiplier value of 1.38. So, on average, every dollar of initial spending generates an additional 38 cents for Glynn County's economy. In addition, Jekyll Island generates \$35 million in tax revenues for local government in Glynn County.

These economic impact estimates demonstrate the importance of Jekyll Island as a pillar of Glynn County's economy, which translates into jobs, higher incomes, and greater production of goods and services. Moreover, the economic impacts in FY 2022 are higher than in 2016 and will continue to grow over time. ■

PART 1

Economic Impact

How much does Glynn County benefit economically from Jekyll Island? This report answers that question by quantifying the economic impacts that Jekyll Island generates for Glynn County in fiscal year 2022 (July 1, 2021 through June 30, 2022). The economic impacts are estimated for five categories of spending: day trippers who are not Glynn County residents; short-stay visitors who are not Glynn County residents; nonresident long-stay visitors; nonresident homeowners; and permanent residents of Jekyll Island. The study's scope therefore covers much more than just tourism.

The impacts are based on a regional input-output model of Glynn County's economy, certain necessary assumptions, data provided by the Jekyll Island Authority, data obtained from surveys of visitors, homeowners, residents, and businesses, and data and software purchased from IMPLAN.

This study defines short-term economic impacts as the net changes in regional output, value added, labor income, employment, and tax revenues that are due to new dollars flowing into Glynn County from outside the county. Unless noted otherwise, all dollar amounts are expressed in 2022 dollars.

Economic Impact Highlights

In the broadest terms, the total economic impact of Jekyll Island is \$1.1 billion (see Table 1), or 12 percent of the output generated in Glynn County. Of the total output impact, \$770 million (73 percent) is initial spending and \$290 million (27 percent) is the multiplier (re-spending) impact of those initial expenditures. Dividing the total output impact by initial spending yields an average multiplier value

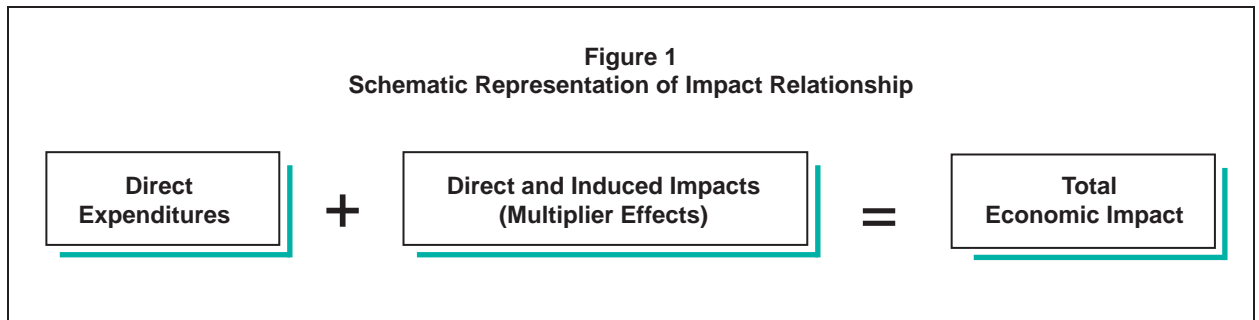
of 1.38. So, on average, every dollar of initial spending generates an additional 38 cents for Glynn County's economy.

The economic impact also is expressed in dimensions other than output. For example, Jekyll Island adds \$625 million in regional GDP (value added); \$387 million in income; 9,905 full- and part-time jobs; and \$35 million in tax revenue collections for local government. The jobs generated by Jekyll Island account for 18 percent of all the jobs (about 54,000) in Glynn County.

The Concept of Economic Impact

For the purposes of this analysis, the annual economic impact of Jekyll Island consists of the net changes in regional output, value added, income, employment, and tax revenues that are due to spending within Glynn County by day trippers and short-stay visitors who are not Glynn County residents; long-stay visitors (over 30 days); the Island's permanent residents; and property owners (of second homes and rentals) who do not reside on Jekyll. As Figure 1 illustrates, the total economic impact includes the impact of the initial round of spending and the secondary, or indirect and induced, spending—known as the multiplier effect—created as the initial expenditures are re-spent.

Indirect spending refers to the changes in inter-industry purchases as a region's industries respond to the additional demands triggered by spending by visitors, property owners, or residents. These are the ripples of activity created when visitors buy goods or services in Glynn County. Induced spending is similar except that it refers to the additional demand triggered by household spending as income increases due to changes in production. Basically, the induced impact captures the ripples of activity that are



created when people spend more due to the increases in their earnings that were generated by the direct and indirect spending.

The sum of the direct, indirect, and induced economic impacts is the total economic impact, which is expressed in output (sales), value added (gross regional product), income, and employment. Total industry output is gross receipts or sales, plus or minus inventory. It is the value of production by industry (including households) for a given period of time (one year). Total output impacts are the most inclusive and largest measure of economic impact, and because of their size, receive much media attention.

Value added (or gross regional product) consists of employee compensation, proprietor income, other property income, and indirect business taxes. It is equivalent to gross output (sales or receipts and other operating income, commodity taxes, and inventory change) minus intermediate inputs (consumption of goods and services purchased from industries or imported). It is the state- or regional-level counterpart of the nation's gross domestic product (GDP).

Income comprises all forms of employment income, including wages, salaries, and proprietors' incomes. It does not include non-wage compensation (e.g., pensions and health insurance), transfer payments (e.g., welfare or Social Security benefits), or unearned income (e.g., dividends, interest, and rent). Employment includes total wage and salary employees as well as the self-employed. It includes both full- and part-time jobs. Because IMPLAN employment includes proprietors, agriculture workers, the military, elected officials, and the judiciary—workers not included in many other government data sources, the numbers are much larger than employment reported by

most federal and state government agency sources (e.g., U.S. Department of Labor). Compared to other sources of employment data, IMPLAN more fully covers employees of railroads, small nonprofits, student workers at schools, and household workers. Because people often hold more than one job—especially in the lodging, food service, and retail industries—the number of jobs in a region exceeds the number of people holding those jobs.

The multiplier concept is common to virtually all economic impact studies. Multipliers measure the response of the local economy to a change in demand or production. In essence, multipliers capture the impact of the initial round of spending (for final consumption) plus the impacts generated by successive rounds of re-spending of those initial dollars. Because the magnitude of a particular multiplier depends upon what proportion of each dollar spent leaves the region during each round of spending, multipliers are unique to the region and to the industry that receives the initial round of spending. Economic multipliers are model-based and dependent on the specific spending patterns of the industry and applicable regional economies.

Figure 2 illustrates the successive rounds of spending that might take place if a person buys an item locally. Assume that the amount spent is \$100 and that the appropriate regional output multiplier is 2.0. The initial injection of spending to the region is \$100, which creates a direct economic impact of \$100 to the regional economy. Of that \$100, only \$50 is re-spent locally; the rest flows out of the region through non-local taxes, non-local purchases, and income transfers. After the first round of re-spending, the total economic impact to the region is \$150. During the second round of re-spending, \$25 is re-spent locally and \$25 leaks out of the region, a 50 percent leakage. Now, the

total economic impact to the region is \$175. After seven rounds of re-spending, less than one dollar remains in the local economy, but the total economic impact has reached almost \$200. The induced (multiplier effect) impact to the region (\$100) equals the total impact (\$200) minus the direct impact (\$100).

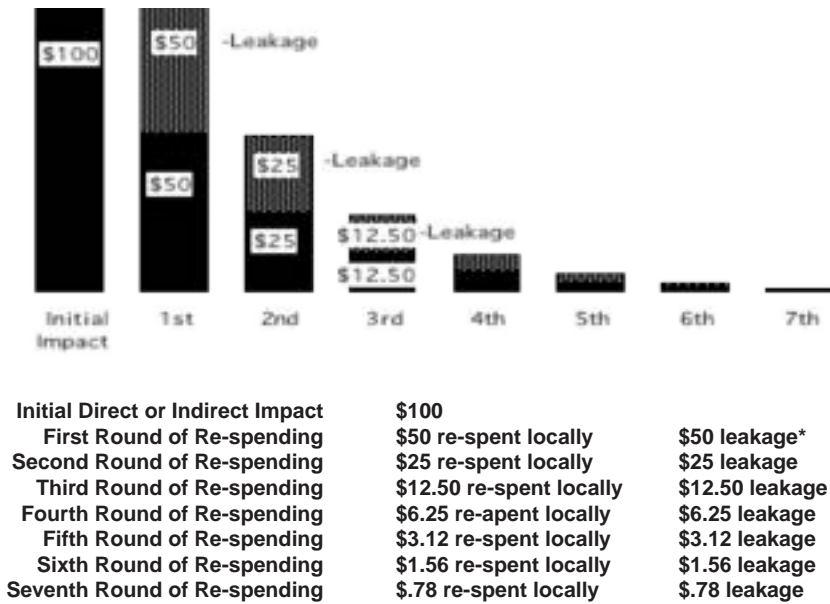
The multiplier traces the flows of re-spending that take place throughout the region until the initial dollars have completely leaked from it to other regions. Obviously, multiplier effects within large, self-sufficient areas are likely to be larger than those in small towns, rural, or specialized areas that are less able to capture spending for necessary goods and services. Multiplier effects also vary greatly from industry to industry, but in general, the greater the interaction with the local economy, the larger the multiplier for that industry. For instance, personal services, business services, and entertainment industries have intricate

relationships with local supporting industries, and thus have relatively high multiplier values. Conversely, electric, gas, and sanitary services usually are less intertwined with local supporting industries, so their multipliers are smaller.

Type SAM (Social Accounting) multipliers from the IMPLAN modeling system were used to estimate the economic impacts associated with all categories of spending. These multipliers capture the original expenditures resulting from the impact, the indirect effects of industries buying from industries, and the induced effects of household expenditures based on information in the social account matrix. They account for Social Security and income tax leakage, institutional savings, commuting, and inter-institutional transfers, and people-to-people transfers.

Wherever appropriate, the IMPLAN software applied margins to convert purchaser prices to producer prices. In

Figure 2
How Multipliers Capture the Impact of Re-spending



*Leakage indicates amounts spent outside area and not re-circulated locally.

METHODOLOGY

Estimating the economic impact of Jekyll Island on Glynn County's regional economy involved a number of basic steps. First, administrative data for FY 2022 were obtained from the Jekyll Island Authority and other sources. Then online surveys of visitors, residents, homeowners, and businesses were conducted to estimate spending within Glynn County. Next, spending by day trippers, short-stay visitors, and long-stay visitors was estimated. Spending by second-home and rental property owners who do not live on Jekyll was estimated, as was spending by Island residents. Spending was allocated to industrial (economic) sectors recognized by the economic impact modeling system built specifically for Glynn County. Finally, the IMPLAN model was applied to each category of spending to calculate five indicators of economic impact on Glynn County: output (sales), value added (gross regional product), income (wages, salaries, benefits, and proprietor's income), employment, and tax revenues for local government.

Surveys

In 2017, the Selig Center conducted online surveys but did not do so in FY 2022 due to resource limitations and the Jekyll Island Authority's decision to not burden people with additional surveys. So, findings from the 2017 surveys were used to estimate economic impacts in FY 2022. Specifically, the surveys gathered data needed to estimate Jekyll Island-related spending within Glynn County by day trippers, short-stay visitors, long-stay visitors, non-resident property owners, and Island residents. For the purposes of this analysis, dollar amounts were adjusted for inflation between 2017 and 2022, which is 21 percent (according to the Consumer Price Index). The detailed findings from the 2017 surveys are reported in *An Economic Impact Study of Georgia's Jekyll Island* (December 2017).

input-output models, all expenditures are in terms of producer prices, which allow all spending to be allocated to the industries that actually produce the goods or services. The margins are derived from U.S. Bureau of Economic Analysis data, and differ by the type of consumer. For example, consumers pay transportation, wholesale, and the full retail margin. In contrast, large organizations may pay little or no retail margin as they typically have more buying power than an individual does. In addition, some sectors of the model do not have margins because there are no wholesalers or retailers involved when someone rents a hotel room, for instance.

The model's default estimates of Glynn County's regional purchase coefficients were used to derive the ratio of locally purchased-to-imported goods. The regional purchase coefficient represents the proportion of the total demands for a given commodity that is supplied by Glynn County to itself, and were estimated with an econometric

equation that predicts local purchases based on the county's unique characteristics. In addition, the entire analysis was conducted using the full range of industrial sectors in order to avoid aggregation bias. All dollar amounts are in 2022 dollars.

SPENDING IN GLYNN COUNTY

Nonresident Day Trippers

Day trippers are Island visitors who do not overnight in Glynn County. The first task was to estimate the number who were not residents of Glynn County, based on data supplied by the Jekyll Island Authority on the number of paid gate crossings. In FY 2022, the Authority issued 567,842 daily/weekly passes, which represent the number of parties that visited Jekyll and stayed for 1 to 7 days. In addition, 18,146 annual passes were issued to Island residents,

long-stay visitors, and others. Survey data show the average party size is 3 people. Thus, 1,703,526 persons (567,842 parties multiplied by 3 persons per party) entered Jekyll Island with 1-7-day gate passes. The survey also shows that 41.1 percent—700,149 visitors—were day trippers and 58.9 percent —1,003,377 people—were overnighters.

Our analysis of the survey responses shows that non-residents of Glynn County account for 46.4 percent of day trippers. On average, each of these 324,869 day trippers spent \$56.79 in Glynn County. The final step in estimating spending by this group was to multiply the number of non-resident day trippers by their average expenditures. Collectively, they spent \$18 million in Glynn County in FY 2022.

Nonresident Short-Stay Visitors

These visitors spend one or more nights in Glynn County, and according to the survey, nonresidents account for 99 percent (993,343) of the 1,003,377 short-stayers. On average, the survey shows that each of these visitors stays for 5 days and spends \$132.90 per day. The final step in estimating spending by nonresident short-stay visitors was to multiply the number of these visitors (993,343 guests) by their average length of stay (5 days) by their average daily expenditures (\$132.90). Collectively, nonresident short-stayers spent \$660 million in Glynn County in FY 2022.

Nonresident Long-Stay Visitors

These visitors spend more than 30 days on the Island but are not permanent residents of Jekyll Island. The Jekyll Island Authority's data show that there were 320 long-stay visitor parties, including 181 parties in campsites with full hook-ups and 139 parties in rental properties. The Selig Center's analysis indicates that the average long-stay visitor party spent \$8,435 in Glynn County. So, multiplying that number (320) by \$8,435 reveals that long-stay visitors spent \$3 million in Glynn County last year.

Permanent Residents of Jekyll Island

Data obtained from the Jekyll Island Authority, the Glynn County Tax Assessors Office, and the JIFD Residential Rental Lease Database show that permanent residents occupy 358 homes on Jekyll Island. Based on the survey of residents, the Selig Center estimates that the average income of resident households was \$157,851 in FY 2022 so

altogether these 358 households have a total income of \$57 million—a considerable economic impact. (The IMPLAN model was used to estimate the subsequent rounds of economic impact, which include only the portion personal income spent in Glynn County.)

Nonresident Homeowners

Data from the Jekyll Island Authority, the Glynn County Tax Assessors Office, and the JIFD Residential Rental Lease Database show that there are 689 homeowners who do not live on Jekyll Island, including 328 owners of second homes and 361 owners of rentals. In addition, our collected data on income and spending shows that the average property owner spent \$47,381 in Glynn County in FY 2022, or 18.3 percent of their average income of \$259,286. That seems very reasonable given that the average nonresident property owner spent approximately 90 days (almost 25 percent of the calendar year) on Jekyll Island. Finally, we multiplied the number of nonresident property owners (689) by their average spending in Glynn County (\$47,381) to show that this group spent \$33 million in Glynn County in FY 2022.

RESULTS

Total Output Impact

The output impact was calculated for each category of spending, based on the impact of the initial expenditures and the impacts generated by the re-spending of these amounts (the multiplier effect). The total output impact (in the second column of Table 1) of Jekyll Island is \$1.1 billion, which is the combined impact of spending in Glynn County by nonresident day trippers, nonresident short-stay visitors, nonresident long-stay visitors, nonresident homeowners, and residents.

In addition, our collected data on income and spending shows that the average property owner spent \$47,381 in Glynn County in FY 2022, or 18.3 percent of their average income of \$259,286.

Value-Added Impact

Because value-added impacts exclude expenditures related to foreign and domestic trade, they provide a much more accurate measure of the actual economic benefits

Table 1
Economic Impact of Jekyll Island on Glynn County, FY 2022
(2022 dollars and jobs)

<u>Spending/Income Category</u>	<u>Initial Amount</u>	<u>Output Impact</u>	<u>Value Added Impact</u>	<u>Income Impact</u>	<u>Employment Impact (jobs)</u>
Day trippers	18,450,393	23,471,872	11,956,847	7,652,865	289
Short-stay visitors	660,100,178	895,208,751	505,610,759	294,876,730	8,882
Long-stay visitors	2,699,200	3,660,307	2,067,328	1,205,684	36
Nonresident homeowners	32,645,633	36,860,148	19,577,961	13,383,404	366
Residents	56,510,497	101,678,480	85,586,341	69,798,455	332
Total	770,405,901	1,060,879,558	624,799,236	386,917,138	9,905

Note: Initial amounts for daytrippers, short-stay visitors, long-stay visitors, and nonresident homeowners are spending. Initial amount for permanent residents is income.

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

Table 2
Economic Impact of Jekyll Island on Employment in Glynn County, FY 2022
(full- and part-time jobs)

<u>Expenditure Category</u>	<u>Direct Employment Impact</u>	<u>Indirect Employment Impact</u>	<u>Induced Employment Impact</u>	<u>Total Employment Impact</u>
Day trippers	228	35	26	289
Short-stay visitors	6,591	1,262	1,029	8,882
Long-stay visitors	27	5	4	36
Nonresident homeowners	274	45	47	366
Residents	0	0	332	332
Total	7,120	1,347	1,438	9,905

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

flowing to businesses and households in a region. The impacts measured in terms of value added are reported in the third column of Table 1. Jekyll Island generates a value-added impact of \$625 million, which is 13 percent of the value added generated in Glynn County.

Income Impact

The IMPLAN model also was used to calculate impacts in terms of labor income, as reported in the fourth column of Table 1. Jekyll Island generates an income impact of \$387 million.

Employment Impact

The economic impact of Jekyll Island is most easily understood in terms of its effects on employment (column 5 of Table 1). Jekyll Island generates an employment impact of 9,905 full- and part-time jobs, which accounts for 18 percent of all the jobs in Glynn County. The Island accounts for a higher proportion of the county’s employment than output (12 percent), income (13 percent), or value added (13 percent) because of the high concentration of spending in industries that are labor intensive and have a high proportion of part-time workers (e.g., lodging, food services, and retail).

Tax Revenue Impact

The economic impact of Jekyll Island on tax revenues collected by local governments is \$35 million. Short-stay visitors account for 91 percent of this.

Comparisons to Previous Estimates

In 2016, the Jekyll Island Authority retained the University of Georgia’s Selig Center for Economic Growth to estimate the economic impact of Jekyll Island on Glynn County. The economic impacts were for activity in calen-

dar year 2016, but the dollar amounts were expressed in 2017 dollars. For comparison, we adjusted all the dollar amounts from that study to account for cumulative inflation of about 21 percent that occurred between 2017 and 2022. The methods used and coverage were similar in both studies, enhancing comparability.

Expressed in 2022 dollars, the FY 2022 output impact of \$1.1 billion is 25 percent higher than the \$847 million output impact estimated for 2016. The FY 2022 employment impact is 38 percent higher. These sizable gains are reasonable given that the number of gate passes (1-7 day) increased by 28 percent. Similarly, the number of housing units increased by 24 percent.

FINDINGS

The fundamental finding is that Jekyll Island will continue to generate a significant, sustainable, annual (recurring) economic impact on Glynn County, including: \$1.1 billion in sales (output); \$625 million in production (value added); \$387 million in income (earnings); \$35 million in tax revenue for local government; and 9,905 jobs. ■

**Table 3
Local Government Tax Revenue Impact of Jekyll Island in Glynn County, FY 2022
(2022 dollars)**

<u>Expenditure Category</u>	<u>Tax Revenue</u>
Day trippers	751,251
Short-stay visitors	32,143,060
Long-stay visitors	131,447
Nonresident homeowners	803,741
Residents	1,451,683
Total	35,281,182

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

Table 4
Jekyll Island Visitors and Spending in Glynn County, FY 2022

<u>Category</u>	<u>Data and Spending</u>
Day Trippers and Short-Stay Visitors	
Number of daily (1-7 days) parking passes sold	567,842
Average party size	3
Total number of visitors	1,703,526
Day Trippers	
Number	700,149
Percent	41.1
Nonresidents of Glynn County	324,869
Percent	46.4
Average daily spending per visitor (\$2022)	56.79
Total spending (\$2022)	18,450,393
Short-Stay Visitors	
Number	1,003,377
Percent	58.9
Nonresidents of Glynn County	993,343
Percent	99.0
Average daily spending per visitor (\$2022)	132.90
Average length of stay (days)	5
Total spending (\$2022)	660,100,178
Long-Stay Visitors (30+ days)	
Number of parties	320
Average spending per party (\$2022)	8,435
Total spending (\$2022)	2,699,200

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

Table 5
Jekyll Island's Residents' and Nonresident Homeowners'
Income and Spending in Glynn County, FY 2022
(2022 dollars)

<u>Category</u>	<u>Income and Spending</u>
Number of home addresses	1,047
Permanent residents	
Resident occupied homes	358
Average household income (\$2022)	157,851
Total household income (\$)	56,510,497
Nonresident homeowners	
Second homes	328
Rental homes	361
Total	689
Average spending (\$2022)	47,381
Total spending (\$2022)	32,645,633

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

Table 6
Output Impact of Jekyll Island on Glynn County,
2016 and FY 2022

<u>Category</u>	<u>Output Impact</u> in 2016 (2017 dollars)	<u>Output Impact</u> in 2016 (2022 dollars)	<u>Output Impact</u> in 2022 (2022 dollars)	<u>Inflation-Adjusted</u> Percent Change
Day trippers	14,936,714	18,073,424	23,471,872	30
Short-stay visitors	586,078,725	709,155,257	895,208,751	26
Long-stay visitors	3,618,849	4,378,807	3,660,307	-16
Nonresident homeowners	28,678,357	34,700,812	36,860,148	6
Residents	66,599,648	80,585,574	101,678,480	26
Total	699,912,293	846,893,875	1,060,879,558	25

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2017.

Table 7
Employment Impact of Jekyll Island on Glynn County,
2016 and FY 2022

<u>Category</u>	Employment Impact in 2016	Employment Impact in FY 2022	Percent Change
Day trippers	209	289	38
Short-stay visitors	6,435	8,882	38
Long-stay visitors	40	36	-10
Nonresident homeowners	233	366	57
Residents	253	332	31
Total	7,170	9,905	38

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

PART 2
Appendices 1-3

Appendix 1

Economic Impact of the Jekyll Island Authority's Spending on Glynn County

Spending by the Jekyll Island Authority generates significant, sustainable, annual (recurring) economic impacts for Glynn County. Because spending by visitors and residents generates most of the revenue that supports the Authority's spending, the economic impact of such spending is already included in the overall economic impact estimates in this report. The data reported in this appendix therefore should not be added to the overall estimates reported in Tables 1 through 3, because doing so would double count some economic impacts.

The impacts are estimated for three categories of spending: human resources, operations, and capital projects. The expenditures are for FY 2022 and were provided by the Jekyll Island Authority.

The economic impacts of \$31million in initial spending by the Jekyll Island Authority on the state include: \$40 million in sales (output or gross receipts); \$28 million in production (value added); \$22million in income; and 577 jobs. ■

Table A1
Economic Impact of the Jekyll Island Authority's Spending on Glynn County
(2022 dollars and jobs)

<u>Expenditure Category</u>	<u>Initial Spending</u>	<u>Output Impact</u>	<u>Value Added Impact</u>	<u>Income Impact</u>	<u>Employment Impact (jobs)</u>
Human resources	14,806,787	28,180,093	22,533,773	18,694,680	494
Operations	13,382,917	8,914,569	4,317,440	2,519,210	64
Capital projects	2,442,242	3,137,764	1,408,468	839,202	19
Total	30,631,946	40,232,426	28,259,681	22,053,092	577

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

Appendix 2
Economic Impact of the Jekyll Island Convention Center on Glynn County

The Jekyll Island Convention Center generates significant annual (recurring) economic impacts for Glynn County thanks to spending by attendees and other members of their parties. Because the economic impact of spending by convention goers and their parties are included in the overall economic impact estimates reported earlier, the economic impacts reported here should not be added to it to avoid double counting.

The Jekyll Island Authority indicates that the convention center generated 51,000 room nights in FY 2022. The survey of visitors indicates that the average party size was 3 persons, which amounts to 153,000 nonresident visitor days/nights. The survey also indicates that average spending per visitor day is

\$132.90. Multiplying 153,000 visitor days by \$132.90 yields \$20 million in spending by overnight visitors who attended events at the convention center or by those who accompanied them. In addition to overnight visitors, the Selig Center estimates that the convention center brought 51,000 nonresident day trippers to Jekyll Island, who spent about \$3 million. In total, initial spending by convention center event attendees and their parties was \$23 million in FY 2022.

The economic impacts of \$23 million in initial spending by the Jekyll Island on the state of include: \$31 million in sales (output or gross receipts); \$17 million in production (value added); \$10 million in income; and 319 jobs. ■

Table A2-1
Jekyll Island Convention Center:
Spending by Event Attendees and Their Parties in Glynn County, FY 2022

<u>Category</u>	<u>Data and Spending</u>
Nonresident short-stay visitors	
Number of groups	74
Number of room nights	51,000
Average party size	3
Nonresident short-stay visitor days	153,000
Average daily spending (\$2022)	132.90
Total spending (\$2022)	20,333,700
Nonresident day trippers	
Ratio: day trippers to short-stay visitors	0.33
Nonresident day tripper days	51,000
Average daily spending (\$2022)	56.79
Total spending (\$2022)	2,896,290
Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.	

(continued)

Table A2-2
Economic Impact of the Jekyll Island Convention Center
On Glynn County, FY 2022
(2022 dollars and jobs)

<u>Expenditure Category</u>	<u>Initial Spending</u>	<u>Output Impact</u>	<u>Value Added Impact</u>	<u>Income Impact</u>	<u>Employment Impact (jobs)</u>
Day trippers	2,896,290	3,684,257	1,876,804	1,201,230	45
Short-stay visitors	20,333,700	27,576,390	15,575,048	9,083,508	274
Total	23,229,990	31,260,647	17,451,852	10,284,738	319

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

Appendix 3 Jekyll Island's Economic Impact on Georgia

Jekyll Island generates significant, sustainable, annual (recurring) economic impacts for the state as well, although this is different from its economic impact on Glynn County. There are two reasons why. First, the statewide multipliers are larger because a smaller proportion of spending leaks out with each round of spending. Second, only spending originating from out-of-state sources generates net new economic impacts for the state's economy. For example, spending by in-state visitors

is not new spending for Georgia's economy, but in-state spending originating from outside Glynn County is new spending for the local economy.

The economic impacts of Jekyll Island on the state include: \$639 million in sales (output or gross receipts); \$369 million in production (value added); \$218 million in income; 5,489 jobs; and \$18 million in tax revenues for state government. ■

**Table A3-1
Jekyll Island's Out-of-State Visitors' and Homeowners' Spending
in Glynn County, FY 2022**

<u>Category</u>	<u>Data and Spending</u>
Day trippers	
Nonresidents of Glynn County	324,869
Out-of-state	99,410
Percent	30.6
Average spending (\$2022)	56.79
Total spending (\$2022)	5,645,489
Short-stay visitors	
Nonresidents of Glynn County	993,343
Out-of-state	518,525
Percent	52.2
Average length of stay (days)	5
Average daily spending (\$2022)	132.90
Total spending (\$2022)	344,559,893
Long-stay visitors	
Number of parties	320
Out-of-state	306
Percent	95.5
Length of stay (days)	30+
Average spending per party (\$2022)	8,435
Total spending (\$2022)	2,581,110
Out-of-state homeowners	
Nonresidents of Glynn County	689
Out-of-state homeowners	409
Percent	59.4
Average spending (\$2022)	47,381
Total income (\$2022)	19,378,829

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

(continued)

**Table A3-2
Jekyll Island's Economic Impact on Georgia, FY 2022
(2022 dollars and jobs)**

<u>Expenditure Category</u>	<u>Initial Spending</u>	<u>Output Impact</u>	<u>Value Added Impact</u>	<u>Income Impact</u>	<u>Employment Impact (jobs)</u>
Day trippers	5,645,489	9,330,317	5,044,221	3,187,170	96
Short-stay visitors	344,559,893	597,649,995	345,572,632	203,088,921	5,111
Long-stay visitors	2,581,110	4,476,824	2,588,585	1,521,281	38
Out-of-state homeowners	19,378,829	27,980,978	15,395,864	10,059,821	244
Total	372,165,321	639,438,114	368,601,302	217,857,193	5,489

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

**Table A3-3
Jekyll Island's Economic Impact on Employment in Georgia, FY 2022
(full- and part-time jobs)**

<u>Expenditure Category</u>	<u>Direct Employment Impact</u>	<u>Indirect Employment Impact</u>	<u>Induced Employment Impact</u>	<u>Total Employment Impact</u>
Day trippers	68	14	14	96
Short-stay visitors	3,402	827	882	5,111
Long-stay visitors	25	6	7	38
Out-of-state homeowners	164	36	44	244
Total	3,659	883	947	5,489

Source: Selig Center for Economic Growth, Terry College of Business, University of Georgia, 2022.

**Table A3-4
Jekyll Island's Impact on State Government Tax Revenue
(2022 dollars)**

<u>Category</u>	<u>Tax Revenue Impact</u>
Day trippers	242,800
Short-stay visitors	16,789,899
Long-stay visitors	126,142
Out-of-state homeowners	629,189
Total	17,788,030

Source: Selig Center for Economic Growth, University of Georgia, 2022.

MEMORANDUM

TO: COMMITTEE OF THE WHOLE
FROM: BRIAN LEE, DIGITAL CONTENT MANAGER
SUBJECT: VIVATICKET CONTRACT
DATE: MARCH 21, 2023

Background

In November 2022, the Board approved awarding RFP #370 for a new Ticketing & Point of Sale System to Vivaticket. Funding for the project was subsequently approved by the Board in February 2023.

Vivaticket is a proven industry leader with successes for clients including Herschend Family Entertainment (Dollywood, Wild Adventures, Silver Dollar City), Water World, The Louvre, Historic Royal Places, and Zoos Victoria. Because Vivaticket's solutions were developed for amenities like ours, Vivaticket will extend JIA's capabilities and provide numerous efficiencies across operations, sales, marketing, and accounting. One of the greatest improvements over current efforts is the unification of online and in-person sales into a single system for ticketing and merchandise. The lack of a solid ticketing solution, in particular, has been a major impediment to JIA's amenities. In just the last five years, JIA and its customers have paid more than \$500,000 in fees using our current online ticketing provider. Alongside an improved experience for our customers, JIA will be able to offer:

- Combined transactions of tickets and merchandise
- Recurring ticketed events for general admission and regular programming
- Access control for validation of tickets/memberships at turnstiles
- Capacity management with timed tickets and queue reservations
- Automated dynamic pricing
- Upsell and cross-selling prompts
- Price lists for varying customer types
- Self-service kiosk experiences
- Automated renewals of memberships and passes
- Integrations with Enterprise Resource Planning (ERP), Business Intelligence (BI), Online Travel Agencies (OTA), retail (including Yellow Dog Software), hotels, and parking software providers
- B2B storefront for hospitality partners to access ticketing inventory to sell their quests
- Reseller distribution with TripAdvisor, Expedia, GROUPON, and more
- Tickets in a variety of formats, including barcode, BOCA, RFID, NFC (Apple Wallet), and biometrics
- Self-service ticket changes on B2C storefront
- Email and SMS notifications
- Travel-time restrictions to prevent booking experiences that overlap
- Admission packages to access multiple facilities
- Automated contracts with installment billing and payment plans
- Donation support with round-up, specific, or custom amounts for multiple campaigns at once
- Tracking and reporting for ticket/membership usage, including employees

- Seat mapping for reserving ADA-compliant seating, group cabana rentals, etc.
- Resource scheduling for employees, instructors, facilities, vehicles, and equipment
- Offline access for continued operations during internet outages

The contract presented to you encompasses initial setup, third-party integrations, staff training, and deployment. Given the breadth of this project, we expect to begin setup in April 2023 with a full deployment during January 2024. Amenities supported by the system are Summer Waves Water Park; Georgia Sea Turtle Center; Mosaic, Jekyll Island Museum; Jekyll Island Tennis Center; Mini Golf & Bike Rentals; Guest Information Center; Life is Good; and Remember When. After initial setup, maintenance and Application Programming Interface (API) fees will renew annually, which include major software upgrades each year.

Recommendation

JIA staff requests approval of the contract for the installation and implementation of the Ticketing and Point of Sale System with Vivaticket.

Jekyll Island-State Park Authority

1. This Contract is entered into between the JIA and the Contractor named below:
The Jekyll Island-State Park Authority (hereafter called JIA)

Contractor's Name
Vivaticket (hereafter called Contractor)

2. Contract to Begin: April 3, 2023 Date of Completion: January 9, 2024 Total Cost: \$420,500.00

3. Performance Bond, if any: None Other Bonds, if any: None

4. Authorized Person and Contact Information to Receive Contract Legal Notices for JIA: General Counsel Jekyll Island-State Park Authority 100 James Road Jekyll Island, GA 31527
Authorized Person and Contact Information to Receive Contract Legal Notices for Contractor: Scott Sauls Vivaticket 6925 Lake Ellenor Drive, Suite 600 Orlando, FL 32809

5. Project Manager for JIA: Brian Lee 100 James Road Jekyll Island, GA 31527 TELEPHONE: 912-635-6534 EMAIL: balee@jekyllisland.com
Project Manager for Contractor: Anthony Hernandez 6925 Lake Ellenor Drive, Suite 600 Orlando, FL 32809 TELEPHONE: 407-405-6446 EMAIL: ron.radford@vivaticket.com

6. The parties agree to comply with the terms and conditions of the following Exhibits which are by this reference made a part of the Contract:

Exhibit 1: Contract Terms and Conditions for Services
Exhibit 2: Scope of Work
Exhibit 3: Insurance Documentation
Exhibit 4: Federal and State Work Authorization and Immigration Laws Documentation

IN WITNESS WHEREOF, this Contract has been executed by the parties hereto.

7. Contractor
Contractor's Name (If other than an individual, state whether a corporation, partnership, etc.)
VIVATICKET Inc.

By (Authorized Signature) Date Signed
Printed Name and Title of Person Signing
Luca Montebugnoli, Chairman & CEO
Address
6925 Lake Ellenor Drive, Suite 600, Orlando, FL 32809

8. Jekyll Island-State Park Authority
By (Authorized Signature) Date Signed
Printed Name and Title of Person Signing
C. Jones Hooks, Executive Director
Address
100 James Road, Jekyll Island, GA 31527

Exhibit 2
SCOPE OF WORK
[ON FOLLOWING PAGES]

STATEMENT OF PROJECT UNDERSTANDING

Vivaticket's core strength is our experience with integrated resorts such as Dollywood and Warner Bros. World. Combined with BOS's 1800 feature sets as well as our robust API suite we have created the best in the world technologies to bring different systems together for that one-of-a-kind guest experience.

We are always at the forefront of technology including our newest feature Face Pass –

<https://www.wbworldabudhabi.com/en/park-overview/facepass>

Please see our following specific responses to your requirements.

Summer Waves Water Park:

The JIA desires a ticketing platform to manage the selling and validation of daily admission and season passes, as well as cabanas and locker rentals.

- *VT Solution: Our BOS ticketing system. We have great experience with this type of ticketing with water parks.*

Deliverables: Daily admission tickets, season passes, cabanas using assigned seating with an all day event. Integration with Smarte Carte (SOW to be created. This is to be included as a deliverable by go live.)

The park currently has two locations for locker rentals, with all lockers manufactured by Smarte Carte.

- *VT Solution: We have an integration with Vlocker. If you desire an integration to Smarte Carte we will need a Scope of Work for this to be estimated.*

In addition to access control needs, the platform should support the selling of inventoried retail at the park's retail store, Surf Shop.

- *VT Solution: We propose using our BOS ticketing system to sell inventoried retail at the POS supported by our integration to Yellow Dog Inventory Management software – a 3rd party provider. By doing so you can offer your guests additional features such as Stored Value and Product Redemption features. One guest ticket or wristband for park admission, access to all your features, stored value, and product redemptions. Yellow Dog costing is not included in our proposal.*

Deliverables: Integration Yellow Dog.

Deliverables: Phase 2: Alvarado turnstiles at waterpark. Expected timeline for turnstiles is live by water park opening in May.

Tickets, memberships, cabanas, and lockers should be available to purchase online and onsite at the box office.

- *VT Solution: All features may be purchased online as we offer at Water World in Denver. Sales of lockers may require development to Smarte Carte.*

<https://tickets.waterworldcolorado.com/index.html>

Deliverables: B2C webstore including general admission tickets by day for water park, cabanas (assigned seating), season passes, and lockers. Upsell items sold online are baby diapers.

Existing access control hardware consists of several turnstiles, all manufactured by Hayward Turnstiles, Inc.

- *VT Solution: We currently offer an API integration to Alvarado Turnstile. If you desire an integration to Hayward, we will need a Scope of Work for this to be estimated.*

Although the park offers food & beverage, there are no plans to integrate the provider's system with JIA's ticketing platform.

- *VT Solution: If you desire Yellow Dog Inventory Management software offers food and beverage inventory management.*

Georgia Sea Turtle Center:

The JIA desires a ticketing platform to manage the selling and validation of daily admissions, programs, adoptions, and memberships for the GSTC.

- *VT Solution: Our BOS ticketing system. We have great experience with this type of ticketing with our theme park, museum, zoo, and aquarium clients.*

Deliverables: General admission, Program timed events, animal adoptions – set priced ticket product, family style membership (family ticket) for Sea Turtle Center with each person having their own pass. POS access control.

The JIA also seeks integrated support for selling inventoried retail at the point of sale within the GSTC's gift shop. Admission, programs, and membership products should be available to purchase online and onsite at the gift shop. Aside from point-of-sale terminals, no access control hardware currently exists at GSTC.

- *VT Solution: We propose using our BOS ticketing system to sell inventoried retail at the POS supported by our integration to Yellow Dog Inventory Management software – a 3rd party provider. All features may be purchased online as we offer at Water World in Denver.*

<https://tickets.waterworldcolorado.com/index.html>

Deliverable: Gift shop sales with connection to Yellow Dog.

Deliverable: B2C sales for general admission, family ticket memberships, program limited capacity tickets, animal adoptions.

Mosaic, Jekyll Island Museum:

The JIA desires a ticketing platform to manage the selling and validation of daily admissions, RFP # 370 23 tours, special programs, memberships, camps, and facility rentals for Mosaic.

Deliverables: General admission tickets, Tour, special program and camps timed limited capacity, family memberships (family ticket), timed limited capacity tickets, Resource management for booking facility rentals. No access control.

- *VT Solution: Our BOS ticketing system. Facility rentals may be managed with our Resource Management module in BOS which was developed for the Louvre Museum in Paris. For Camps VT is completing a new integration to Camp Doc for enhanced program management.*

<https://www.campdoc.com/>

Admission, programs, and membership products should be available to purchase online and onsite at the gift shop.

Deliverables: B2C with general admission tickets, program timed limited capacity tickets, family ticket memberships.

- *VT Solution: BOS's offers an easy to configure user interface. A unique UI may be configured for each workstation POS thus giving you the ability to offer all your products at any location displayed to meet each location's unique requirements.*

JIA also seeks integrated support for selling inventoried retail at the point of sale within Mosaic's gift shop. Aside from point-of-sale terminals, no access control hardware currently exists at Mosaic.

- *VT Solution: As stated above – Yellow Dog Inventory Management System.*

Deliverables: Gift shop with Yellow Dog connection.

Jekyll Island Mini Golf & Bikes:

The JIA desires a ticketing platform to manage the selling and validation of tickets for miniature golf, 9-hole golf, and bike rentals. Ticket products should be available to purchase onsite, with the possibility for online sales. Currently, these tickets are available first-come, first-serve.

Deliverables: General admission tickets and limited capacity ticketing for peak times for golf, timed and limited capacity ticketing for bike rentals. Access control hand held.

Deliverables: B2C general admission tickets, limited capacity ticketing for golf for peak times, limited capacity ticketing for bike rentals.

- *VT Solution: Our BOS ticketing system. These products may be sold online. BOS also offers the ability to put all your guest's product selections on one media. We can also offer packaging or bundling capabilities with dynamic pricing where the price changes based upon the products selected.*
- **Build A Ticket:** *Easy product bundling with Build A Ticket – Vivaticket's award winning solution where you staff just selects the guest options to build one ticket product. No more will you need to put a hundred different product selections on your POS screen – one screen – all your products.*

Jekyll Island Tennis Center:

The JIA desires a ticketing platform to manage the selling and validation of court times, clinics, lessons, and memberships, as well as the ability to sell inventoried retail at the Center's pro shop.

Deliverables: Limited capacity ticketing for court times, limited capacity ticketing for clinics, limited capacity event for lessons, Gift shop with Yellow Dog, membership ticketing. Access control hand held.

Deliverables: B2C membership ticketing only.

- *VT Solution: Court times, clinics and lessons may be configured with our limited capacity. We also offer wait listing capabilities as well. Memberships and retail along with Yellow Dog can be managed in BOS.*

Jekyll Island Guest Information Center:

The JIA desires GIC to be able to sell ticketed experiences outside of its location, along with inventoried retail.

- *VT Solution: All BOS products may be sold at any location. Our B2B portal offers additional remote sales channel opportunities to your preferred partners such as area hotels.*

Of note, all vehicles entering Jekyll Island are required to have a valid parking pass, with options for daily, multiday, and annual parking passes. Currently, the parking system, which was developed by

VenTek International, combines license plate reading (LPR) and quick response (QR) codes with self-service pay kiosks across three lanes for daily tickets, as well as an online pass management solution for annual parking passes, to allow 1.2 million vehicles through the gates annually. The JIA would prefer a ticketing platform that could sell functional parking passes alongside ticketing products online.

- *VT Solution: We can sell your parking ticket products in BOS onsite as well as online. You can also sell memberships that include admission and parking on one QR code or wristband.*
- *Based on your requirements an integration to VenTek may be required.*

Deliverables: Access to all JIA ticket products onsite.

Deliverables: B2C Integration to VenTek parking system. The goal is to sell parking tickets on the B2C webstore which includes the ticket product and input the license plate number connecting to VenTek via API. Discovery sessions required with VenTek to see what is possible.

Life is Good® Jekyll Island:

Although this location has no ticketed experiences, the ticketing platform would support this location's inventoried retail efforts via point of sale and inventory solutions. Ideally, this store would also have access to sell ticketed items from other locations.

- *VT Solution: As stated above – we can meet this requirement.*

Deliverables: Gift shop with Yellow Dog connection. POS selling all of JIA products. No access control.

Remember When:

Although this location has no ticketed experiences, the ticketing platform would support this location's inventoried retail efforts via point of sale and inventory solutions. Ideally, this store would also have access to sell ticketed items from other locations.

- *VT Solution: As stated above – we can meet this requirement.*

Deliverables: Gift shop with Yellow Dog connection. POS selling all of JIA products. No access control.

Jekyll Island Authority Conservation Department:

The JIA seeks a ticketing platform to manage the selling and validation of tickets for its programs. Tickets should be sold online with the ability to validate on a mobile device.

- *VT Solution: As stated above – we can meet this requirement. Validation on a mobile device would be with our GateKeeper App solution which runs on a Chainway C-71 or an Opticon H-28 device.*

Deliverables: Limited capacity timed tickets for programs. Access control with hand held scanners.

Deliverables: B2C with limited capacity timed tickets for programs.

SCHEDULE OF EVENTS

We can meet your stated proposed project schedule. Please see project plan image on next page.

Requested Timeline Revision - Received 3/10/2023

InstallProjectServer2013						
ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1	Jekyll Island Authority	222 days	Mon 4/3/23	Tue 2/6/24		
2	Planning	12 days	Mon 4/3/23	Tue 4/18/23		
3	Scope and Discovery (Onsite)	5 days	Mon 4/3/23	Fri 4/7/23		VT & JIA
4	Analysis of Scope and Discovery	5 days	Mon 4/10/23	Fri 4/14/23	3	VT
5	Hardware Analysis	3 days	Mon 4/10/23	Wed 4/12/23	3	VT & JIA
6	Secure Payment Processor	7 days	Mon 4/10/23	Tue 4/18/23	3	JIA
7	Begin Test Scripts	7 days	Mon 4/10/23	Tue 4/18/23	3	JIA
8	Implementation	69 days	Thu 4/13/23	Tue 7/18/23		
9	Hosting Environment Configuration	2 days	Mon 4/17/23	Tue 4/18/23	3	
10	Sandbox	2 days	Mon 4/17/23	Tue 4/18/23	4	VT
11	Pre-Production	2 days	Mon 4/17/23	Tue 4/18/23	4	VT
12	Production	2 days	Mon 4/17/23	Tue 4/18/23	4	VT
13	Web Store Servers	2 days	Mon 4/17/23	Tue 4/18/23	4	VT
14	Hardware Procurement	43 days	Thu 4/13/23	Tue 6/13/23		
15	Gather Quotes	3 days	Thu 4/13/23	Mon 4/17/23	5	JIA
16	Place P.O. for Hardware	1 day	Tue 4/18/23	Tue 4/18/23	15	JIA
17	Hardware Delivery	1 day	Mon 6/12/23	Tue 6/13/23	54SF-4 days	JIA
18	BOS Boot Camp (On-Site)	2 days	Wed 5/3/23	Thu 5/4/23	10FS+10 days	
19	General Configuration	1 day	Wed 5/3/23	Wed 5/3/23	10FS+10 days	VT & JIA
20	Tickets and Performances	1 day	Wed 5/3/23	Wed 5/3/23		VT & JIA
21	Accounts	1 day	Thu 5/4/23	Thu 5/4/23	20	VT & JIA
22	Reservations & Point of Sale	1 day	Wed 5/3/23	Wed 5/3/23		VT & JIA
23	Memberships and Reporting	1 day	Thu 5/4/23	Thu 5/4/23	22	VT & JIA
24	BOS System Configuration	30 days	Fri 5/5/23	Thu 6/15/23		
25	Workshop on Site Structure and Organization	5 days	Fri 5/5/23	Thu 5/11/23	18	VT & JIA
26	Workshop on Ticket Configurations	5 days	Fri 5/12/23	Thu 5/18/23	25	VT & JIA
27	Workshop on Data mask	5 days	Fri 5/19/23	Thu 5/25/23	26	VT & JIA
28	Workshop on Discounts	5 days	Fri 5/26/23	Thu 6/1/23	27	VT & JIA
29	Workshop on Reports	5 days	Fri 6/2/23	Thu 6/8/23	28	VT & JIA
30	Workshop on Templates	5 days	Fri 6/9/23	Thu 6/15/23	29	VT & JIA
31	Web Store Design	29 days	Fri 5/5/23	Wed 6/14/23		
32	B2B	29 days	Fri 5/5/23	Wed 6/14/23		
33	Submit Wireframes	7 days	Fri 5/5/23	Mon 5/15/23	24SS	JIA
34	Design Webpages	15 days	Tue 5/16/23	Mon 6/5/23	33	VT
35	UAT Testing	5 days	Tue 6/6/23	Mon 6/12/23	34	VT & JIA
36	Preform Load Testing	1 day	Wed 6/14/23	Wed 6/14/23	35FS+1 day	VT & JIA
37	B2B Design Sign off	1 day	Tue 6/13/23	Tue 6/13/23	35	JIA
38	B2C	29 days	Fri 5/5/23	Wed 6/14/23		
39	Submit Wireframes	7 days	Fri 5/5/23	Mon 5/15/23	24SS	JIA
40	Design Webpages	15 days	Tue 5/16/23	Mon 6/5/23	33	VT
41	UAT Testing	5 days	Tue 6/6/23	Mon 6/12/23	34	VT & JIA
42	Preform Load Testing	1 day	Wed 6/14/23	Wed 6/14/23	35FS+1 day	VT & JIA
43	B2C Design Sign off	1 day	Tue 6/13/23	Tue 6/13/23	41	JIA
44	Data Migration	21 days	Fri 5/26/23	Fri 6/23/23		
45	Kick off meeting with 3rd Party	1 day	Fri 5/26/23	Fri 5/26/23	27	VT & JIA
46	Discovery Session(s) to review data to be imported	20 days	Mon 5/29/23	Fri 6/23/23	45	VT & JIA
47	Provide Data Mapping Guidelines	1 day	Mon 5/29/23	Mon 5/29/23	45	VT
48	Provide Test Data	7 days	Mon 5/29/23	Tue 6/6/23	45	JIA
49	Test Import	2 days	Wed 6/7/23	Thu 6/8/23	48	VT & JIA
50	Validate Import	1 day	Fri 6/9/23	Fri 6/9/23	49	JIA
51	First Data Migration	1 day	Mon 6/12/23	Mon 6/12/23	50	VT & JIA
52	UAT	62 days	Mon 4/24/23	Tue 7/18/23	51FS+4 days	
53	Finalize Test Scripts	5 days	Mon 4/24/23	Fri 4/28/23		JIA
54	Preform Testing	7 days	Mon 6/19/23	Tue 6/27/23	51	JIA
55	Review Results	2 days	Wed 6/28/23	Thu 6/29/23	54	VT & JIA
56	Make Changes	7 days	Fri 6/30/23	Mon 7/10/23	55	VT
57	Re-Test	5 days	Tue 7/11/23	Mon 7/17/23	56	JIA
58	System Configuration Sign-off	1 day	Tue 7/18/23	Tue 7/18/23	57	JIA

InstallProjectServer2013

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names
59	Production System Lock Down	41 days	Fri 10/20/23	Fri 12/15/23		
60	Finalize Production	30 days	Fri 10/20/23	Thu 11/30/23	57FS+1 day	VT & JIA
61	End to End Testing	7 days	Thu 12/7/23	Fri 12/15/23	60FS+4 days	JIA
62	Go Live Prep	4 days	Wed 12/27/23	Mon 1/1/24		
63	Onsite Training	4 days	Wed 12/27/23	Mon 1/1/24	61FS+7 days	VT & JIA
64	Hardware Installation and Configuration	2 days	Wed 12/27/23	Thu 12/28/23	63SS	VT & JIA
65	Work Station Configuration	2 days	Wed 12/27/23	Thu 12/28/23	63SS	VT & JIA
66	Final Data Migration	3 days	Wed 12/27/23	Fri 12/29/23	63SS	VT & JIA
67	Go Live	4 days	Mon 1/1/24	Thu 1/4/24		
68	Web Store	1 day	Mon 1/1/24	Mon 1/1/24	66	VT & JIA
69	On Site	1 day	Mon 1/1/24	Mon 1/1/24	66	VT & JIA
70	Post Go Live Support	3 days	Tue 1/2/24	Thu 1/4/24	69	VT & JIA
71	Project Close Out	3 days	Fri 1/5/24	Tue 1/9/24		
72	Hando-off to Support Team	1 day	Fri 1/5/24	Fri 1/5/24	70	VT & JIA
73	Finalize Project Documents	2 days	Mon 1/8/24	Tue 1/9/24	72	VT & JIA

PAYMENT TERMS

The parties have agreed on the fees for the Project set forth below. The fees are presented in US dollars and shipping costs will be billed in addition at actual cost unless otherwise stated. Any reasonable applicable travel expenses will be billed to client additionally at actual cost (to be agreed to beforehand by Client).

Payment Terms: (Client is responsible for paying bank fees if payment is made by wire).

Jekyll Island State Park

Payment Milestone	Expected Date	Amount (USD)
Payment #1 – (40%) Due at Project Start	Apr-23	\$168,200.00
Payment #2 – (30%) Due at Software Installation	Jun-23	\$126,150.00
Payment #3 – (20%) Due at Go Live	Jan-24	\$84,100.00
Payment #4 – (10%) Due 30 Days after Go Live	Feb-24	\$42,050.00
Total Installation Fees		\$420,500.00

Annual Fees

Annual Software Maintenance (Annual) First payment due 30 days after go live. Then go live anniversary date.		\$34,000.00
Annual API Access Fee (Annual) First payment due 30 days after go live. Then go live anniversary date.		\$50,000.00

MEMORANDUM

TO: COMMITTEE OF THE WHOLE
FROM: NOEL JENSEN, DEPUTY EXECUTIVE DIRECTOR
SUBJECT: REQUEST FOR QUOTATION (RFQ) 343 FOR WASTEWATER PROFESSIONAL ENGINEERING SERVICES
DATE: 3/14/2023

Staff issued RFQ 343 for Wastewater Professional Engineering Services, including subcontracting and supervising wastewater line cleaning with interactive sewer line mapping services on January 17, 2023.

This project will include approximately 110,000 LF of the JIA wastewater system. Wastewater mapping will involve the selected engineering firm physically locating and plotting the wastewater lines. The engineering firm will then clean, camera, and grade the wastewater infrastructure in a manner that will direct funding to the most immediate repairs. After project completion, JIA staff will have access to, at no additional cost, an as-built set of engineering drawings and an interactive video mapping system linking a color-coded digital map with the actual video footage of the sewer pipes showing the location and elevation in a non-GIS related platform.

Two responsive bids were received and evaluated from Hofstadter & Associates, Inc. (\$822,400) and Roberts Civil Engineering (\$530,728). The outcome of the evaluations based on five (5) criteria listed in the RFQ had Roberts Civil Engineering scoring at 96/100 and Hofstadter & Associates, Inc. scoring at 88/100.

Staff recommends awarding RFQ 343 for Wastewater Professional Engineering Services to Roberts Civil Engineering at a total cost of \$530,728 to be funded from the Wastewater Reserve and SPLOST funding.

MEMORANDUM

TO: COMMITTEE OF THE WHOLE
FROM: ZACHARY B. HARRIS, GENERAL COUNSEL
SUBJECT: APPROVAL OF RFP #374– GOULD CASINO GROUND LEASE AND REDEVELOPMENT
DATE: MARCH 21, 2023

Background

Jekyll Island Authority (“JIA”) desires to issue Request for Proposal #374 for the Ground Lease and Redevelopment of the historic Gould Casino located at 203 Old Plantation Road, Jekyll Island, Georgia, with a preference operation as an indoor/outdoor food, beverage and activity amenity complementing the Jekyll Island Historic District.

If approved, this RFP will be posted on March 22, 2023. Respondents would have until May 5, 2023 to submit responsive proposals, as stated in the RFP. Following evaluation and award by this Board, the successful Respondent would commence redevelopment upon execution of a commercial ground lease with JIA.



Request for Proposal # 374

for

GOULD CASINO GROUND LEASE

AND

REDEVELOPMENT

Date Issued:

March 21, 2023

Deadline to Submit Proposals:

Wednesday, May 5, 2023

2:00 P.M. Eastern

Section 1

General Background and Project Information

1.1 Overview.

This Request for Proposal (“RFP”) is an invitation by the Jekyll Island State Park Authority (“JIA”) to qualified persons to submit proposals for the historic rehabilitation, redevelopment and ground lease of the historic Gould Casino building and adjacent grounds located at 203 Old Plantation Road, Jekyll Island, Georgia (hereinafter the “Property”) for adaptive reuse as a food, beverage and hospitality amenity (collectively, the “Project”). An illustration of the Property is provided in Attachment A.

The goal of this RFP is to select a developer who will further the revitalization of Jekyll Island with a successful Project that complements Jekyll Island’s National Historic Landmark District and the mission and purpose of JIA. This Project offers the successful respondent a unique opportunity to leave a lasting impression on a true Jekyll Island treasure.

JIA will review and evaluate for a potential award all responsive proposals timely submitted in accordance with this RFP, and following evaluation, JIA personnel will make a preliminary recommendation to the JIA Board of Directors (the “Board”) for consideration and approval. Subject to and following Board approval, JIA personnel and the successful respondent will negotiate and execute a ground lease for the Property (the “Ground Lease”) on JIA’s standard terms and the ground lessee will commence development and operation of the Property in accordance with the Ground Lease and a Development Agreement. The Ground Lessee will be required to coordinate design plans and construction with JIA to ensure the Project complements the Historic District and JIA’s goals for the Jekyll Island.

1.2 Background on Jekyll Island and the Jekyll Island Authority.

- (a) Jekyll Island. Jekyll Island is a unique, state-owned barrier island that balances conserving and preserving natural, historic and cultural resources with providing accessible, affordable recreation, vacation, and educational opportunities for the people of Georgia and beyond. Surrounded by picturesque marshes and breathtaking oceanfront, Jekyll Island is a peaceful coastal habitat. The barrier island contains one of the few remaining intact maritime forests on the Eastern seaboard. Originally inhabited by Native Americans, Jekyll was explored by the French and Spanish and first settled by the English. From early settlers to America’s social elite to today’s young explorers, this special barrier island has captured imaginations for generations.
- (b) Jekyll Island Authority. Recognizing the natural beauty and vibrant history of Jekyll Island set it apart from any other coastal destination, the Governor and the Georgia General Assembly established Jekyll Island as a State Park in 1950, entrusting its care and preservation to the Jekyll Island State Park Authority. Since its inception, JIA has conserved Jekyll Island’s natural and historic resources, while ensuring it remains an inviting destination for residents and guests. Today, JIA is a self-supporting state entity responsible for the management and stewardship of Jekyll Island.
- (c) Gould Casino. Built by Edwin Gould around 1913, the Gould Casino was a bustling social and recreational amenity during the Jekyll Island Club Era (1886-1942). The remaining structure housed a tennis court until 1957, when the

building was remodeled and converted into an auditorium, serving as Jekyll Island's first convention center. It also played host to high school dances and music concerts, including the Allman Brothers Band's performance for Glynn Academy's senior class in 1970. Because of these different uses over time, the building is sometimes known as the "Gould Tennis Court", the "Gould Auditorium." Gould Casino is presently used for storage.

1.3 Property Information.

- (a) **Site Description.** The Property is a parcel of land located at 203 Old Plantation Road, Jekyll Island, Glynn County, Georgia, to consist of approximately 1.25 acres to 1.5 acres +/-, pending final plat of survey.
- (b) **Building Square Footage.** The floor area of the Gould Casino building consists of approximately 6,592 +/- square feet.

1.4 Jekyll Island Commercial Lease Structure. All land on Jekyll Island not held by JIA is leased. JIA is vested with broad authority to negotiate and structure leases in the manner most advantageous to JIA in meeting its statutory mission. Historically, JIA has employed a flexible approach to its leasing program in order to accommodate commercial development and dynamic market conditions. Negotiated lease terms have varied depending on the size and location of parcels, the nature and cost of development proposed, and the importance of projects to redevelopment and revitalization. While individual terms have varied, JIA's commercial ground leases share common characteristics, primarily base rent and percentage rent, and capital improvement budgets requirements. JIA is required to obtain fair market value for its leased property. For this RFP, Respondents are advised the following general ground lease terms will apply to the Property.

- (a) **Minimum Term of Ground Lease.** JIA contemplates a minimum ground lease term of 7 years.
- (b) **Renewal Options.** JIA contemplates an option to renew for 1 additional term, provided the ground lessee is not then in default. Additional renewal terms are subject to negotiation and are not guaranteed.
- (c) **Rental and Other Charges.** JIA employs both percentage rent and base rent in its commercial ground leases. Respondents should prepare proposals with these recurring commitments in mind.
 - (1) **Base Rent.** Base rent will initially be set at \$2,666.67 per acre per month. Base Rent will be subject to annual rental adjustments based on the Consumer Price Index or comparable methodology.
 - (2) **Percentage Rent.** Percentage rent will initially be set at three percent (3%) of gross sales. Respondent may include proposed alternative percentage rent schedules it wishes JIA to consider in its proposal.
 - (3) **Fire Fees.** Each property lessee on Jekyll Island pays fire and emergency service fees ("Fire Fees") assessed by JIA annually on April 1 to help defray the costs of operating the fire department on Jekyll Island. Fire fees are calculated based on a percentage of the assessed value of each parcel of real property, which value is determined by the Glynn County Tax Assessor's

Office.

- (4) **Water/Sewer Fees.** JIA operates municipal water and sewer service, and both water and sewer service are available to the Property. Connection will be mandatory at the ground lessee's expense. Recurring water and sewer fees will be based on usage.
- (d) **Other Utilities.** Utilities such as electrical power, trash removal, telecommunications and other services are available to service the Property by third-party utility providers. Respondents are advised to conduct their due diligence on pricing and connection requirements of utility providers.
- (e) **Lessor's Responsibilities.** JIA's obligations as ground lessor are subject to negotiation; provided, JIA contemplates responsibilities under the Ground Lease comparable to other commercial ground leases on Jekyll Island.
- (f) **Lessee's Responsibilities.** In addition to the obligations to develop the Project as contemplated in this RFP, Respondents should anticipate obligations under the Ground Lease comparable to other commercial ground leases on Jekyll Island, to wit: redevelopment and historic rehabilitation of the Property in accordance with applicable law, including the Jekyll Island Code of Ordinances. The ground lessee will be required to execute a Development Agreement establishing specific design parameters and construction schedules, which agreement will either be incorporated into the Ground Lease, if practicable, or executed as an ancillary agreement.
- (g) **Personal Guaranty.** JIA may require one or more principals of the ground lessee or third parties of sufficient means and creditworthiness, to guaranty the full, faithful and prompt performance of all ground lessee obligations under the Ground Lease. Respondent should consider this contingency in its proposal.
- (h) **Background Checks and References.** JIA will conduct a background and reference check, to include a credit check, on the successful Respondent and any principals or key employees having significant managerial or operational roles, prior to executing the Ground Lease. Respondents should be prepared to provide character references and financial references (e.g., from institutional lenders) upon request.
- (i) **Business Authorizations.** The successful Respondent must meet all legal requirements to do business in and contract with the State of Georgia prior to JIA executing the Ground Lease.

1.5 Studies and Reference Materials. The following documents may aide the Respondent in preparing a responsive proposal.

- (a) 2021 Jekyll Island Master Plan:
<https://www.jekyllisland.com/authority/documents/master-plan/>
- (b) 2018 Jekyll Island Carrying Capacity & Infrastructure Assessment:
<https://www.jekyllisland.com/authority/documents/jekyll-island-carrying-capacity-infrastructure-assessment/>
- (c) Other Helpful Documents:
<https://www.jekyllisland.com/authority/%20documents/>

- (d) National Park Service Standard for the Treatment of Historic Properties:
<https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>
- (e) Attachment B. Images of Gould Casino Building.

Attachment A
Map of Property



Attachment B

Image of Gould Casino Building



MEMORANDUM

TO: COMMITTEE OF THE WHOLE
FROM: NOEL JENSEN, DEPUTY EXECUTIVE DIRECTOR
SUBJECT: REQUEST TO RELEASE RFP #375 FOR NEW GREAT DUNES GOLF COURSE DESIGN
DATE: 3/15/2023

The Jekyll Island Authority Board approved the Golf Improvement Plan (GIP) in 2022, which continued its commitment to making the right decisions for the future of the Jekyll Island Golf Club (JIGC). Phase Two of the GIP improvements to the JIGC involves the restoration of the original Great Dunes 9-hole course to its former splendor and marrying it with a selection of nine holes from Oleander to create an 18-hole course that gives the JIGC a signature golfing experience while allowing substantial cost savings to golf operations and maintenance.

RFP #375 conceptualizes and designs “for construction” drawings in detail of a complete restoration of the Great Dunes and rehabilitation of nine holes from Oleander. The strategy of Walter Travis and his predecessors, such as Willie Park, designer of Olympia Fields, and Karl Keffer, the original Great Dunes architect, will be used to transform nine holes of the current Oleander course, resulting in a “classic” course. The architecture will follow as closely as possible the original design, bringing the course back to a links-style golf course.

The new Great Dunes Course would reestablish an enhanced golfing experience and generate needed marketing opportunities for golf on Jekyll Island.

Staff hereby requests approval of the following:

1. Approval for the release of RFP #375 to engage and contract a Golf Course Architecture Firm to prepare for the JIGC, an enhanced golf course design, and construction documents to include all aspects and details, including golf course routing, alternates, or revisions, as deemed necessary. No new funding is needed now.



100 JAMES ROAD

JEKYLL ISLAND, GA 31527

(912) 635-4000

Request for Proposal # 375

for

New Great Dunes Golf Course Design

Date Issued: March 21, 2023

Submission Deadline:

Friday, May 12, 2023
at 2:00p.m. Eastern Time

SECTION 8

PROPOSAL

RFP # 375

New Great Dunes Golf Course Design

1. Project Overview

Create, design, and provide construction plans for a new 18-hole course from Great Dunes and Oleander Golf Courses. This RFP includes a professional review of the original Great Dunes Course Plans with restoration emphasis. Additionally, elements must be explored to create a new 18-hole experience appropriate to the original historic Great Dunes Course design.

2. Work of Others

The Great Dunes golf course is the oldest surviving golf course on Jekyll Island and represents several eras of golf associated with both the private Jekyll Island Club as well as the State era of management and is currently under consideration to be listed under the National Register of Historic Places. This possibility should be understood and may contribute to the overall design development.

Conceptualize and design for construction drawings of a complete restoration of the front nine of Oleander and the Great Dunes golf courses will be combined to create a new 18-hole championship golf course. The architecture will follow as closely as possible the original design, bringing the course back to a links-style golf course. The new Great Dunes Course would reestablish the initial strategy created by Walter Travis and his predecessors Willie Park (Olympia Fields) and Karl Keffer (1913 Dunes Course) and generate needed marketing for the resurgence of golf on Jekyll Island. Walter Travis's type design strategy would be incorporated within nine holes of the current Oleander course, resulting in a "classic" style course.

This design and construction project will be the most significant undertaking of the golf improvement plan because of the extensive amount of work to be accomplished. With modern drainage, irrigation, and turfgrasses being utilized, the course should offer an exciting but challenging test for all levels of golfers. In addition, a new practice area would be designed, including a short game area and putting course.

3. Scope of Services

3.1. The Scope of Services as outlined below are to be performed by the Golf Course Architect during the following four phases of the Project:

CONSULTATION, PLANNING, AND PRELIMINARY DESIGN PHASE

3.2. The Golf Course Architect shall review documents that are integrally related to this project including (located here: <https://www.jekyllisland.com/authority/documents/>) :

3.2.1. The Jekyll Island Carrying Capacity and Infrastructure Study

3.2.2. The Golf Improvement Plan

3.2.3. Jekyll Island Conservation Plan

3.2.4. Golf Master Plan

3.2.5. Jekyll Island Golf Club – Assessment and Recommendations for Jekyll Island Authority Golf Program

3.3. The Golf Course Architect shall prepare, for the approval of the Owner, preliminary design studies that may include routing of the golf course, alternates, enhancements, or revisions, as deemed appropriate. The routing shall show the location of tees, greens, fairway boundaries, centerlines, and other information the Golf Course Architects considers necessary or desirable.

CONSTRUCTION DOCUMENTS PHASE

4. Upon approval by the Owner of the Preliminary Design Studies, the Golf Course Architect shall prepare for the Owner's approval Construction Documents consisting of the Working Drawings and Specifications necessary for the construction of the Project. Included with the Construction Documents will be instructions setting forth the requirements for the construction of the Project and the duties and responsibilities of the Golf Course Architect, the Owner, and the Contractor(s).
5. The Golf Architect shall submit to the Owner a Statement of Probable Construction Cost. This cost shall represent the Golf Course Architect's best judgment of the probable Construction Cost as a design professional, consistent with the accuracy of project information provided by the Owner.
6. The Golf Course Architect shall advise the Owner of any adjustments to Statements of Probable Construction Cost indicated by changes in requirements or general market conditions.

BIDDING OR NEGOTIATION PHASE

7. The Golf Course Architect, following the Owner's approval of the Construction Documents, shall assist the Owner in obtaining bids or negotiated proposals, evaluating the bids and bidders, and consult with Owner on award of a contract or contracts for the construction of the Project. Timeline and schedule to be established by the Owner.

ADDITIONAL SERVICES

Apart from the essential services rendered by the Golf Course Architect and as outlined in the previous section, the Client may require additional services to be performed by the Golf Course Architect, such as a project management phase during construction. Such services and compensation will be agreed to in advance.

8. Owner's Responsibilities

- 8.1. The Owner shall provide the Golf Course Architect with full, accurate, and complete information regarding the requirements for the Project. The Golf Course Architect shall be entitled to rely on the accuracy of the information provided.
- 8.2. Owner shall furnish existing conditions data sufficient for the project's needs and satisfactory to the Golf Course Architect, typically including a certified land survey, engineering type aerial photography and contour map, and a survey of above and below ground utilities, easements, covenants, and restricted use areas. Scale typically is 1" = 100.0', or as agreed upon by Owner and Architect.
- 8.3. The Owner shall furnish the services of specific preservation and conservation consultants when such services are deemed necessary or appropriate for this project. Such consultants may include archaeologists, land planners, wetlands, wildlife, or botanical specialists.
- 8.4. The Owner shall furnish any laboratory tests, inspections, or reports as required by law or the Contract Documents.
- 8.5. The owner and Golf Course Architect shall establish a mutually agreeable payment method for the Golf Course Architect, including fees, payment schedules, and close out of the various

MEMORANDUM

TO: COMMITTEE OF THE WHOLE
FROM: JONES HOOKS, EXECUTIVE DIRECTOR
SUBJECT: DESIGN DEVELOPMENT FOR ANCHOR RESTAURANT
DATE: MARCH 21, 2023

Background

On October 18, 2022 the Jekyll Island Authority (JIA) Board approved the concept plan for The Anchor Restaurant at Jekyll Holiday Inn, the site plan was approved on January 17, 2023, and the schematic design was approved on February 21, 2023.

On March 3, 2023 JIA's Design Review Group (DRG) reviewed and approved the design development submittal for The Anchor Restaurant received on January 31, 2023.

Recommendation

Staff recommends approval of the enclosed Design Development Plan for the Anchor Restaurant.

JIA- ANCHOR RESTAURANT

711 Beachview Drive
North, Jekyll Island, GA,
USA

Design Development Submittal

01/31/2023 8:51:43 AM



LIST OF DRAWINGS

ARCHITECTURAL	
A000	COVER SHEET
A002	OBC MATRIX/NOTES/LEGEND
A004	FIRE SEPARATION PLANS
A100	GROUND FLOOR PLAN
A101	ROOF PLAN
A102	FOUNDATION PLAN
A103	REFLECTED CEILING PLAN
A105	ROOF PLAN & DETAILS
A201	EXTERIOR ELEVATION I
A202	EXTERIOR ELEVATION II
A203	PERSPECTIVE
A205	3D VIEWS
A301	BUILDING SECTIONS
A310	WALL SECTIONS
A501	SECTION DETAILS
A502	PLAN DETAILS
A503	SECTION DETAILS
A601	WINDOW & DOOR SCHEDULE
A602	DOOR & WINDOW SCHEDULE
A700	TYPICAL BARRIER FREE DETAILS

**JIA Code
Compliance Office
Received Stamp
01/31/2023 8:37:13**



KEY PLAN

LIST OF CONSULTANTS

ARCHITECT



CHAMBERLAIN ARCHITECT SERVICES LTD.

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9

Phone: 905.631.7777
Contact: Jon McGinn x 273



ISSUED FOR
JIA REVIEW

DATE
2022-12-30

JIA- ANCHOR RESTAURANT

PROJECT NO.
122067

ATLANTIC OCEAN



Chamberlain Architect Services Limited

4871 Palladium Way (Unit 1)
Burlington, Ontario, L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainPD.com

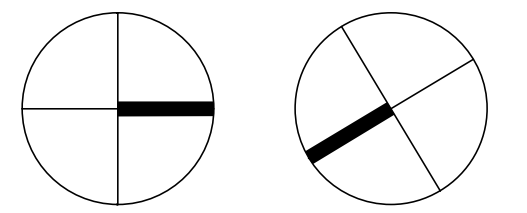
NO.	ISSUED	DATE
	CLIENT REVIEW	2022-12-09
	CLIENT REVIEW	2022-12-13
	CLIENT REVIEW	2022-12-20

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SEAL



CONSTRUCTION NORTH TRUE NORTH

JIA- ANCHOR RESTAURANT

711 Beachview Drive North,
Jekyll Island, GA, USA

SHEET NAME

SITE PLAN

START DATE 2022/12/01

DRAWN BY SR

CHECKED BY SJA / ME

SCALE 1/32" = 1'-0"

PROJECT NO. 122067

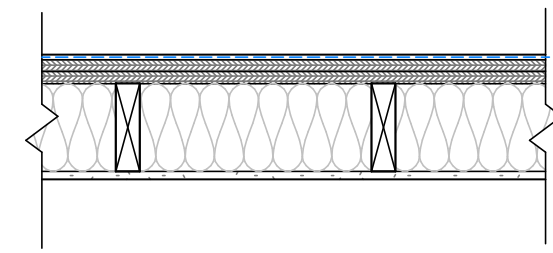
DRAWING

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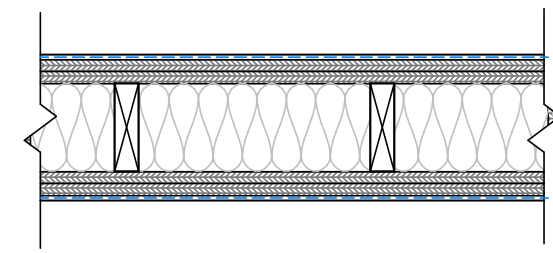


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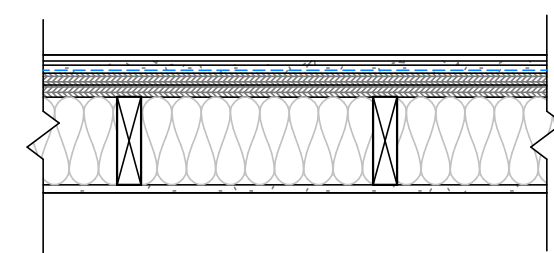
EXTERIOR WALL ASSEMBLIES



- WT1 - HORIZONTAL SIDING ON WOOD STUD**
- 5/16" JAMES HARDIE HORIZONTAL SIDING
 - AIR BARRIER
 - 2 LAYERS OF 3/4" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 16" O/C
 - BATT INSULATION IN STUD SPACE (MIN. R13)
 - 1/2" MOLD RESISTANT GYPSUM BOARD



- WT2 - DOUBLE SIDED HORIZONTAL SIDING ON WOOD STUD**
- 5/16" JAMES HARDIE HORIZONTAL SIDING
 - AIR BARRIER
 - 2 LAYERS OF 3/4" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 16" O/C
 - BATT INSULATION IN STUD SPACE (MIN. R13)
 - 1/2" PLYWOOD SHEATHING
 - AIR BARRIER
 - JAMES HARDIE HORIZONTAL SIDING



- WT3 - CERAMIC TILE ON WOOD STUD**
- 3/8" CERAMIC WALL TILE
 - 1/4" GROUT TILE ADHESIVE
 - 1/2" CEMENT BOARD
 - AIR BARRIER
 - 2 LAYERS OF 3/4" PLYWOOD SHEATHING
 - 2x6 WOOD STUDS @ 16" O/C
 - BATT INSULATION IN STUD SPACE (MIN. R13)
 - 1/2" MOLD RESISTANT GYPSUM BOARD

STC: N/A
FIRE: N/A

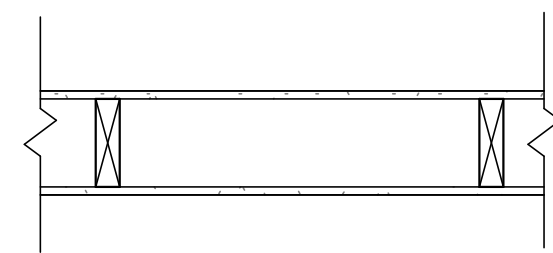
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FIRE: N/A

STC: N/A
FIRE: N/A

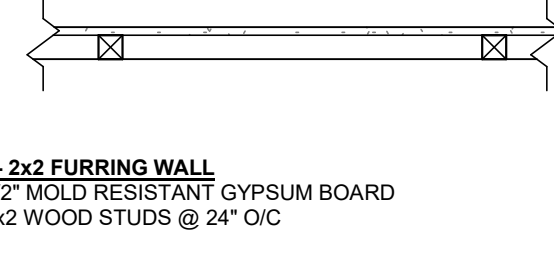
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FIRE: N/A



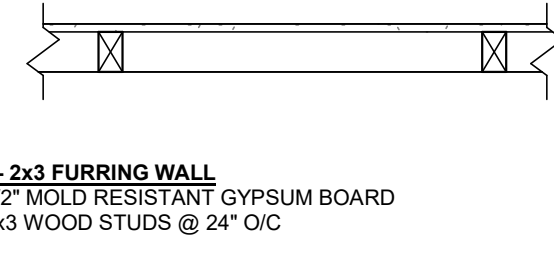
- PT1 - 2x4 INTERIOR WALL**
- 1/2" MOLD RESISTANT GYPSUM BOARD
 - 2x4 WOOD STUDS @ 24" O/C
 - 1/2" MOLD RESISTANT GYPSUM BOARD



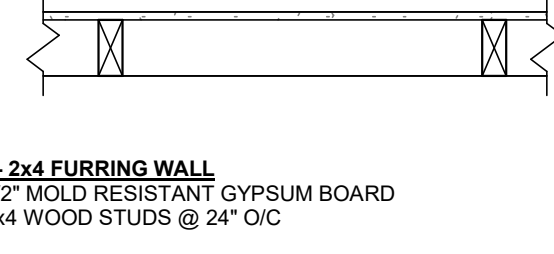
- PT2 - 2x6 INTERIOR WALL**
- 1/2" MOLD RESISTANT GYPSUM BOARD
 - 2x6 WOOD STUDS @ 24" O/C
 - 1/2" MOLD RESISTANT GYPSUM BOARD



- PT4a - 2x2 FURRING WALL**
- 1/2" MOLD RESISTANT GYPSUM BOARD
 - 2x2 WOOD STUDS @ 24" O/C



- PT4b - 2x3 FURRING WALL**
- 1/2" MOLD RESISTANT GYPSUM BOARD
 - 2x3 WOOD STUDS @ 24" O/C



- PT4c - 2x4 FURRING WALL**
- 1/2" MOLD RESISTANT GYPSUM BOARD
 - 2x4 WOOD STUDS @ 24" O/C

STC: N/A
FIRE: N/A

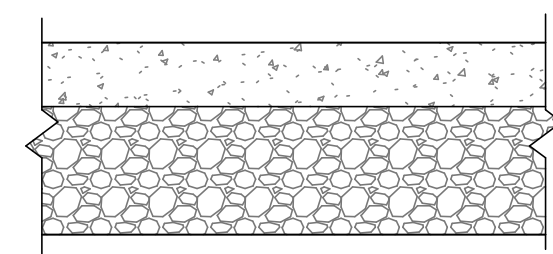
STC: N/A
FIRE: N/A

STC: N/A
FIRE: N/A

- PT5 - NFPA 96 WALL**
- 22ga. SHEET METAL
 - 1" FIRE RATED MINERAL WOOL INSULATION
 - MIN. 1" METAL STUD SPACERS WITH REINFORCED 1x1 WIRE MESH

- NOTES:**
- REFER TO KITCHEN DRAWINGS FOR WALL LOCATION.
 - REFER TO NFPA 96 FOR STANDARDS.
 - WALL TO BE CONSTRUCTED ADJACENT TO HOODS, GREASE REMOVAL DEVICES, EXHAUST FANS AND DUCTS IN KITCHEN WHERE COMBUSTIBLE WALL IS PRESENT.
 - WALL TO EXTEND MINIMUM 18" HORIZONTALLY PAST EQUIPMENT.
 - WALL TO BE CONSTRUCTED SO THAT SHEET METAL IS MINIMAL 3" FROM COMBUSTIBLE MATERIAL.

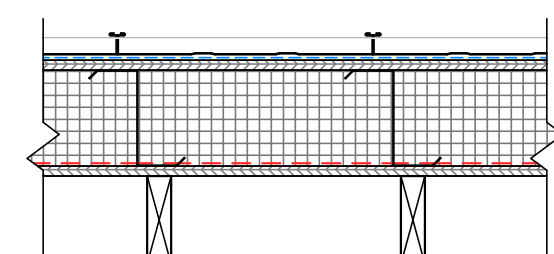
FLOOR ASSEMBLIES



- FT1 - SLAB ON GRADE**
- 4" CONCRETE SLAB ON GRADE
 - GRANULAR BASE - REFER TO SOIL REPORT

STC: N/A
FIRE: N/A

ROOF ASSEMBLIES



- RT1 - SLOPED ROOF**
- PREFINISHED STANDING SEAM METAL ROOFING
 - WATER BARRIER
 - 5/8" EXTERIOR GRADE PLYWOOD SHEATHING
 - 6" RIGID INSULATION (MIN. R38)
 - 6" GALVANISED 2" GIRT @ 16" O/C
 - ROOFING VAPOUR BARRIER
 - SELF ADHERING UNDERLAYMENT TO BE INSTALLED MIN. 4-0" UP FROM EAVE AND AROUND VALLEYS
 - 5/8" EXTERIOR GRADE PLYWOOD SHEATHING
 - WOOD TRUSS - SEE STRUCTURAL DRAWINGS

STC: N/A
FIRE: N/A

- WALL TYPE NOTES**
- WHERE SPRAY FOAM INSULATION IS USED IN EXTERIOR WALLS, IN THE POOL AREA, SPRAY FOAM INSULATION IS TO COMPLETELY FILL STUD CAVITY & A VAPOUR BARRIER IS REQUIRED PRIOR TO INSTALLING GYPSUM BOARD.
 - POOL AREA TO HAVE MOISTURE, MOLD AND MILDEW RESISTANT GYPSUM BOARD ON WALLS AND CEILING TYPE: DENS ARMOR PLUS INTERIOR GUARD BY G-P GYPSUM OR EQUAL.
 - POOL TO HAVE PAINTED FINISH ON WALLS AND CEILING THAT PROVIDES VAPOUR BARRIER QUALITIES.
 - ALL FIRE RATED PARTITIONS TO HAVE FIRE STOP CAULKING AT TOP AND BOTTOM OF GYPSUM BOARD.
 - WASHROOM SHOWER ENCLOSURES TO HAVE WATER RESISTANT DENS SHIELD GYPSUM BOARD BY G-P GYPSUM.
 - WALLS SEPARATING OFFICE AREAS, PUBLIC WASHROOMS, POOL, FOOD PREP, BOARDROOMS AND MEETING ROOMS FROM PUBLIC AREAS TO ALSO HAVE 3 1/2" SOUND INSULATION.
 - NO STEEL OR GYPSUM BOARD ON CONCRETE WALLS REQUIRED IN MECHANICAL/ELECTRICAL ROOMS, STAIRWELLS, ELEVATOR SHAFT, & POOL EQUIPMENT.



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CANADA
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JIA- ANCHOR RESTAURANT

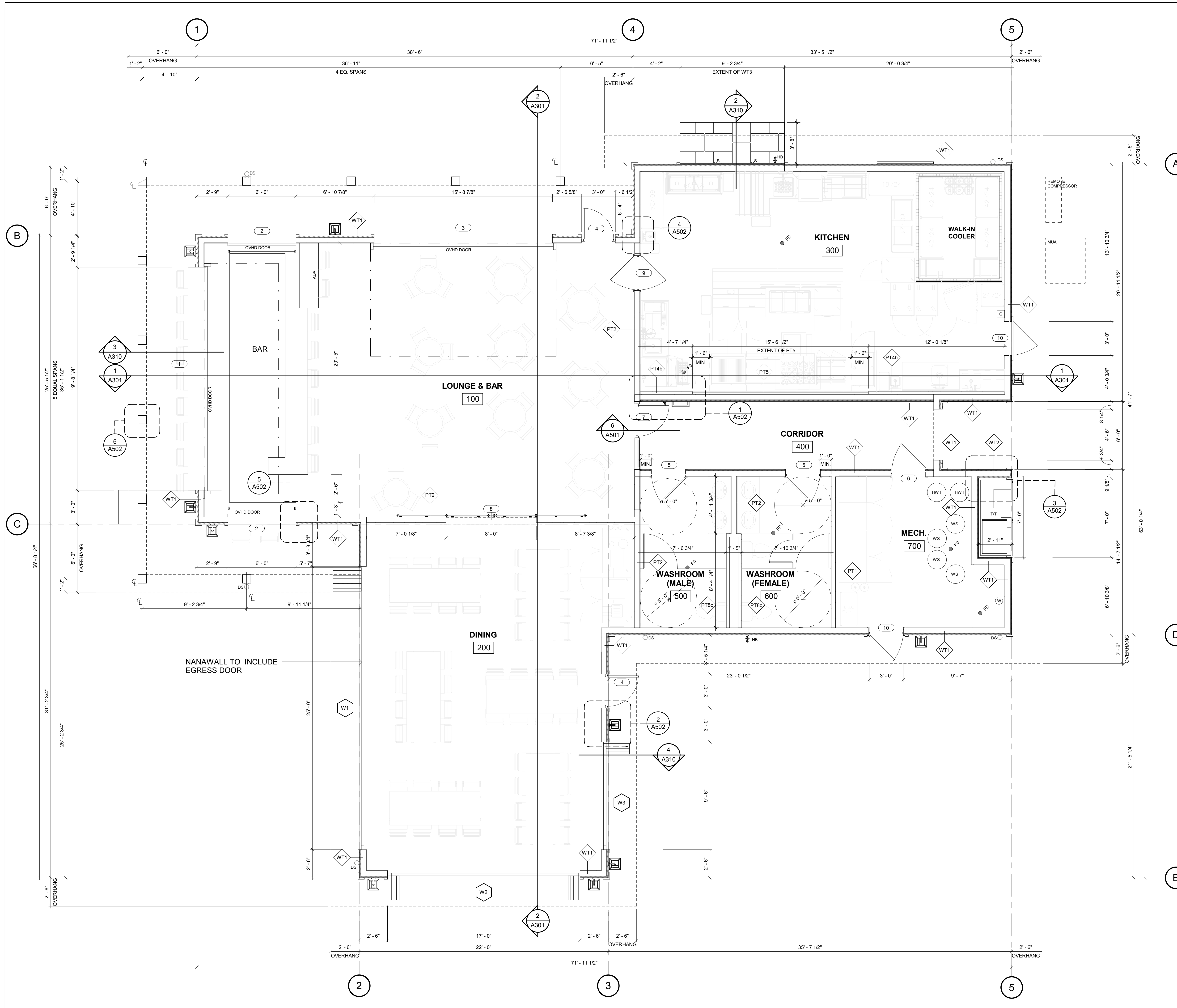
711 Beachview Drive North,
Jekyll Island, GA, USA

WALL / FLOOR / ROOF ASSEMBLIES

START DATE: 2022/12/01
DRAWN BY: SJA
CHECKED BY: SJA / ME
SCALE: 1" = 1'-0"
PROJECT NO.: 122067

A003

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FLOOR PLAN LEGEND

- S SHOWER
- DS DOWNSPOUT
- ⊥ HB HOSE BIB
- T/T TOWEL TRACKER
- OVHD OVERHEAD
- FD FLOOR DRAIN (REFER TO MECH.)
- HWT HOT WATER HEATERS (REFER TO MECH.)
- WS WATER SOFTENERS (REFER TO MECH.)
- ⊙ W WATER METER (REFER TO MECH.)
- ⊠ G EMERGENCY GAS SHUT OFF



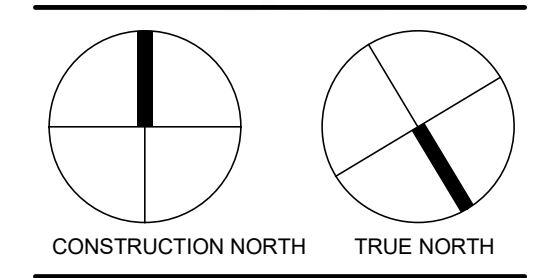
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JIA-ANCHOR RESTAURANT

711 Beachview Drive North,
 Jekyll Island, GA, USA

SHEET NAME

GROUND FLOOR PLAN

START DATE	2022/12/01
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CHECKED BY	SJA / ME
SCALE	1/4" = 1'-0"
PROJECT NO.	122067

DRAWING

A100

1 GROUND FLOOR PLAN
 1/4" = 1'-0"

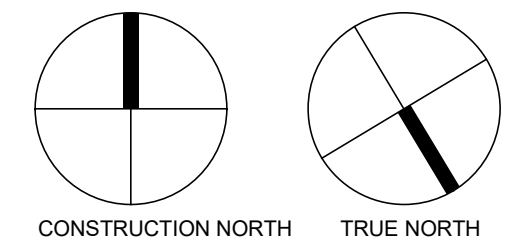
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**JIA- ANCHOR
RESTAURANT**

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SHEET NAME

ROOF PLAN

START DATE 2022/12/01

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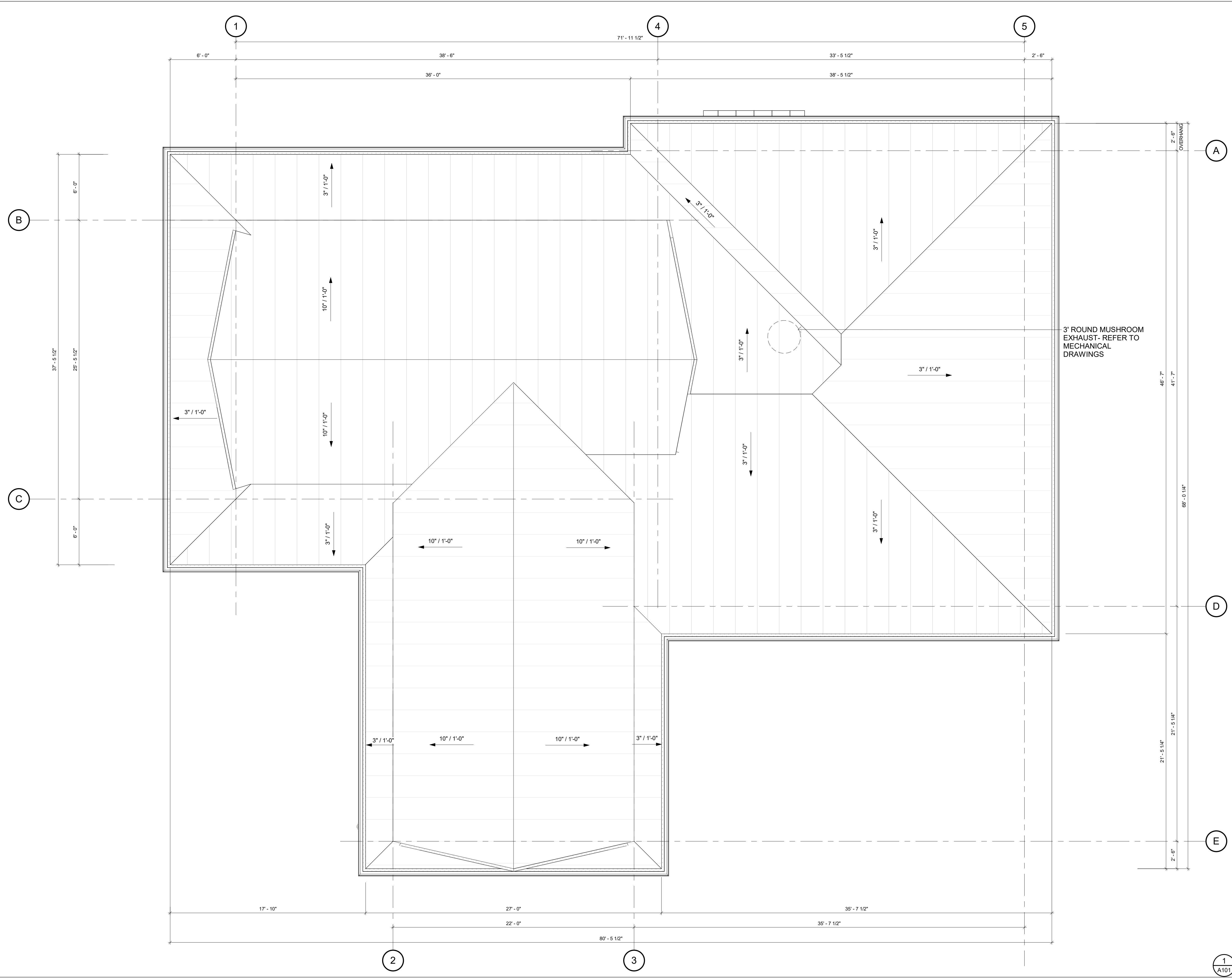
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SCALE 1/4" = 1'-0"

PROJECT NO. 122067

DRAWING

A101



1 U/S SOFFIT
A101 1/4" = 1'-0"

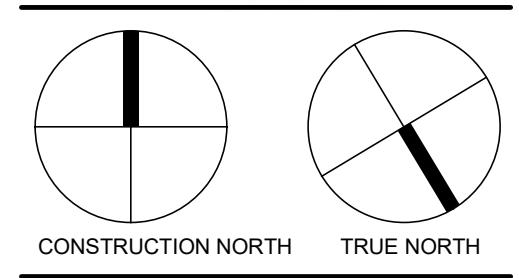
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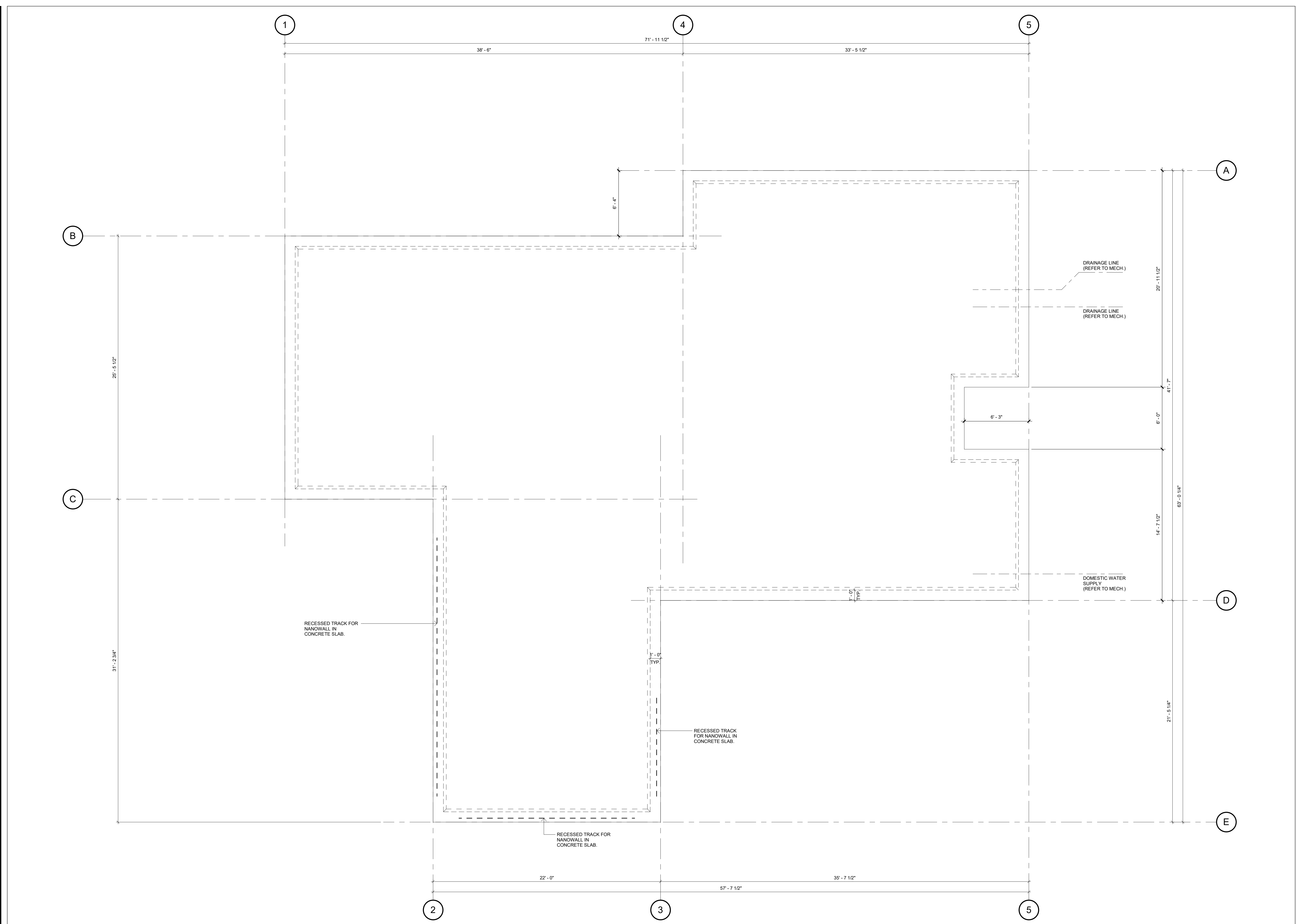
SHEET NAME

FOUNDATION PLAN

START DATE	2022/12/01
DRAWN BY	SR
CHECKED BY	SJA / ME
SCALE	1/4" = 1'-0"
PROJECT NO.	122067

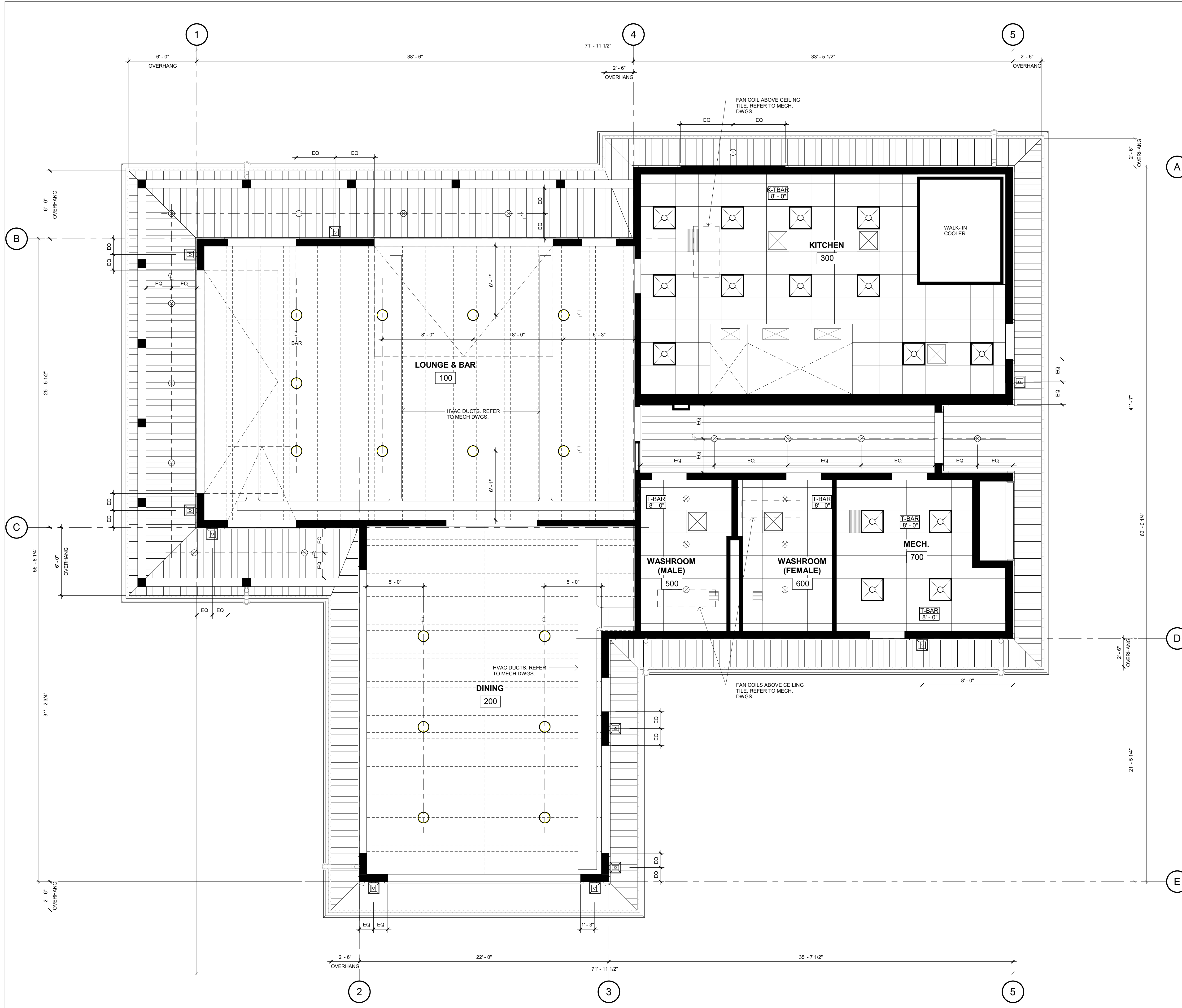
DRAWING

A102



1 FOUNDATION FLOOR PLAN
A102 1/4" = 1'-0"

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RCP NOTES

ALL EXTERIOR LIGHTS TO BE TURTLE FRIENDLY AS PER JIA REQUIREMENT.

ALL LIGHTS TO BE VERIFIED WITH JIA GUIDELINES TURTLE FRIENDLY

- LIGHT FIXTURE REFER TO ELEC.
- DIFFUSER REFER TO MECH.
- SPOT LIGHT REFER TO ELEC
- PENDANT LIGHT REFER TO ELEC
- WALL MOUNTED LIGHT REFER TO ELEC
- GRILLE REFER TO MECH
- KITCHEN T-BAR CEILING. WHITE.
- T-BAR CEILING. WHITE.

Chamberlain Architects
Constructors
Managers

Chamberlain Architect Services Limited

4871 Palladium Way (Unit 1)
Burlington, Ontario, L7M 0W9
CANADA

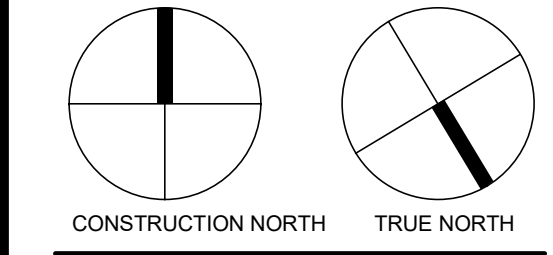
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JIA-ANCHOR RESTAURANT

711 Beachview Drive North,
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SHEET NAME

REFLECTED CEILING PLAN

START DATE	2022/12/01
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CHECKED BY	SJA / ME
SCALE	1/4" = 1'-0"
PROJECT NO.	122067

DRAWING

A103

2 REFLECTED CEILING PLAN
A103 1/4" = 1'-0"

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	CLIENT REVIEW	2022-12-20

EXTERIOR MATERIAL LEGEND

- STANDING SEAM METAL ROOF**
McELROY METALS - 'ASH GRAY'
- 5/16" HORIZONTAL PLANK LAP SIDING**
JAMES HARDIE - SELECTION CEDARMILL "NAVAJO BEIGE"
- WINDOW GLAZING** - CLEAR SOLARBAN 60
- 5/16" VERTICAL SIDING**
JAMES HARDIE - SELECTION CEDARMILL "NAVAJO BEIGE"
- CERAMIC TILES**
COLOUR AND SIZE TBD
- 4" TRIM**
JAMES HARDIE - SELECTION CEDARMILL "GRAY SLATE"
- PREFINISHED FOLDING GLASS**
"NANAWALL" "COLOUR"
- OVERHEAD DOORS**
COLOUR TBD
- FASCIA BOARD**
JAMES HARDIE - SELECTION CEDARMILL "ARCTIC WHITE"
- GUTTER**
COLOUR TO MATCH FASCIA
- DOWNSPOUT**
COLOUR TO MATCH FASCIA
- WALL MOUNTED LIGHT**

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SHEET NAME

EXTERIOR ELEVATION I

START DATE: 2022/12/01

DRAWN BY: SR

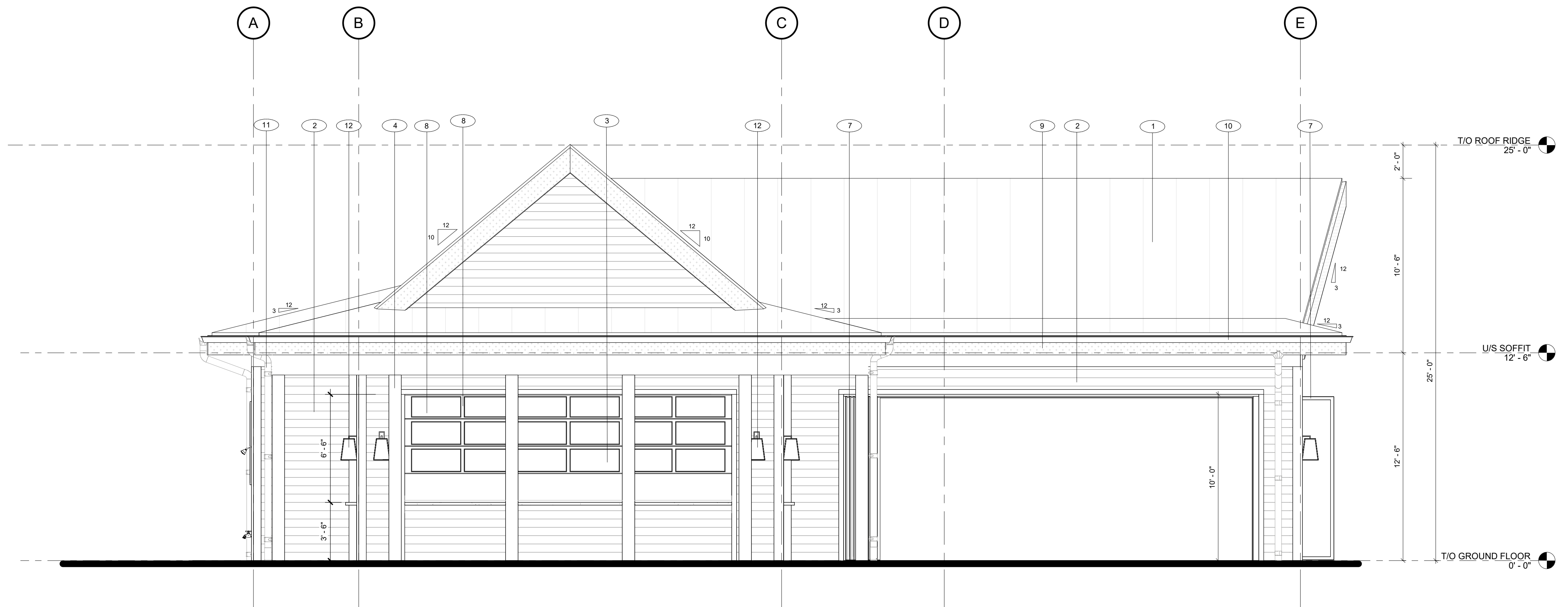
CHECKED BY: SJA / ME

SCALE: As indicated

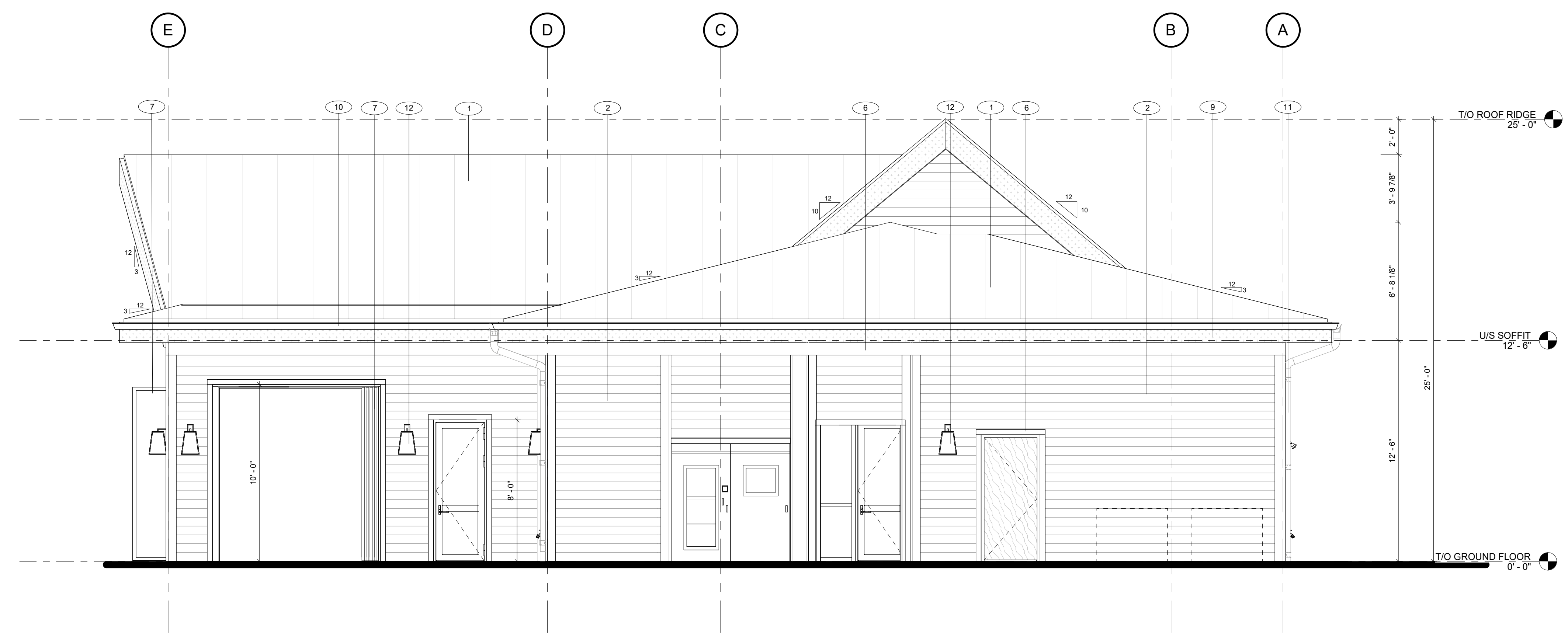
PROJECT NO.: 122067

DRAWING

A201



2 EAST (BAR SIDE) ELEVATION
A201 1/4" = 1'-0"



1 WEST ELEVATION
A201 1/4" = 1'-0"

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	CLIENT REVIEW	2022-12-13
	CLIENT REVIEW	2022-12-20

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JIA- ANCHOR RESTAURANT

711 Beachview Drive North,
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SHEET NAME

EXTERIOR ELEVATION II

START DATE 2022/12/01

DRAWN BY SR

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SCALE As indicated

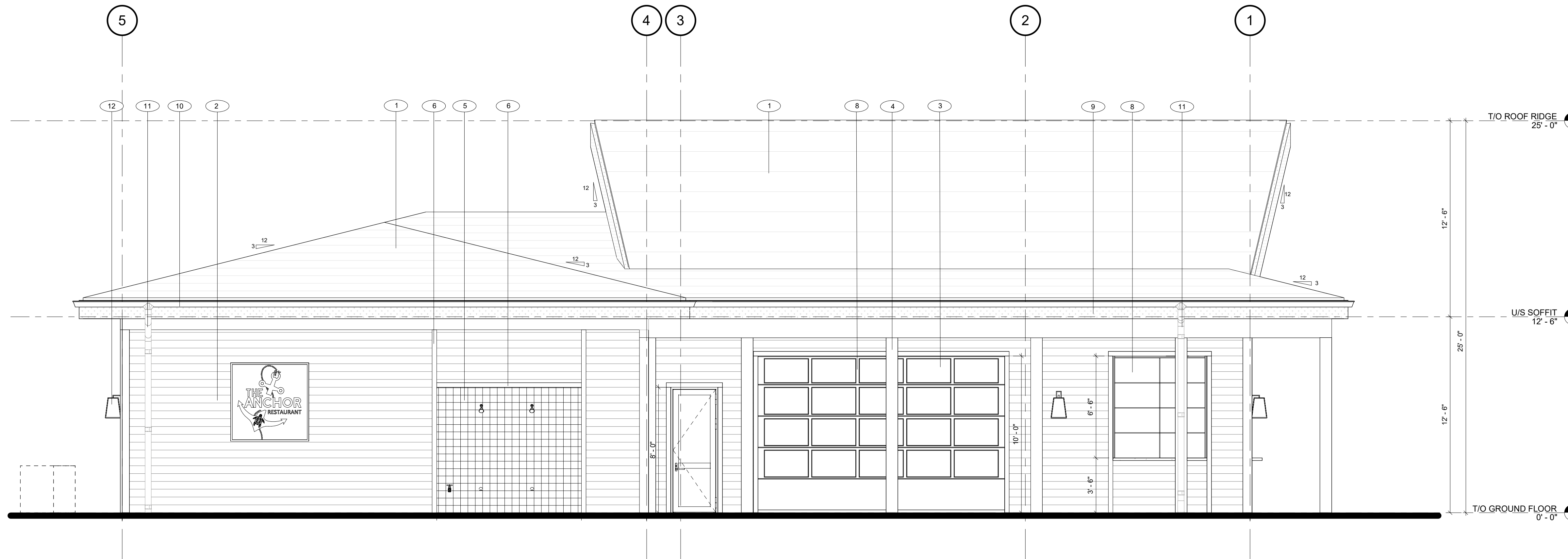
PROJECT NO. 122067

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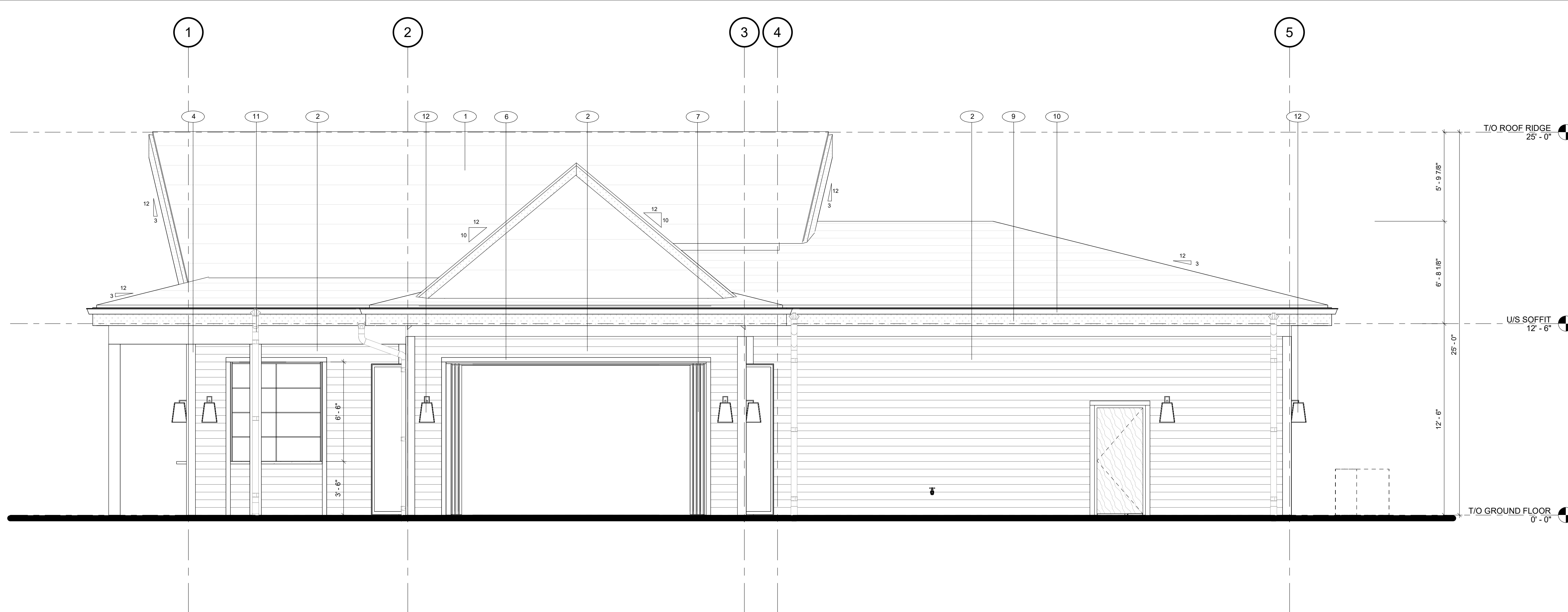
A202

EXTERIOR MATERIAL LEGEND

- 1 **STANDING SEAM METAL ROOF**
McELROY METALS - 'ASH GRAY'
- 2 **5/16" HORIZONTAL PLANK LAP SIDING**
JAMES HARDIE - SELECTION CEDARMILL
'NAVAJO BEIGE'
- 3 **WINDOW GLAZING** - CLEAR SOLARBAN 60
- 4 **5/16" VERTICAL SIDING**
JAMES HARDIE - SELECTION CEDARMILL
'NAVAJO BEIGE'
- 5 **CERAMIC TILES**
COLOUR AND SIZE TBD
- 6 **4" TRIM**
JAMES HARDIE - SELECTION CEDARMILL
'GRAY SLATE'
- 7 **PREFINISHED FOLDING GLASS**
'NANAWALL' "COLOUR"
- 8 **OVERHEAD DOORS**
COLOUR TBD
- 9 **FASCIA BOARD**
JAMES HARDIE - SELECTION CEDARMILL
'ARCTIC WHITE'
- 10 **GUTTER**
COLOUR TO MATCH FASCIA
- 11 **DOWNSPOUT**
COLOUR TO MATCH FASCIA
- 12 **WALL MOUNTED LIGHT**



1 SOUTH (LOUNGE SIDE) ELEVATION
A202 1/4" = 1'-0"



2 NORTH (DINING ROOM SIDE) ELEVATION
A202 1/4" = 1'-0"

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SHEET NAME

PERSPECTIVE

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SCALE:
PROJECT NO. 122067

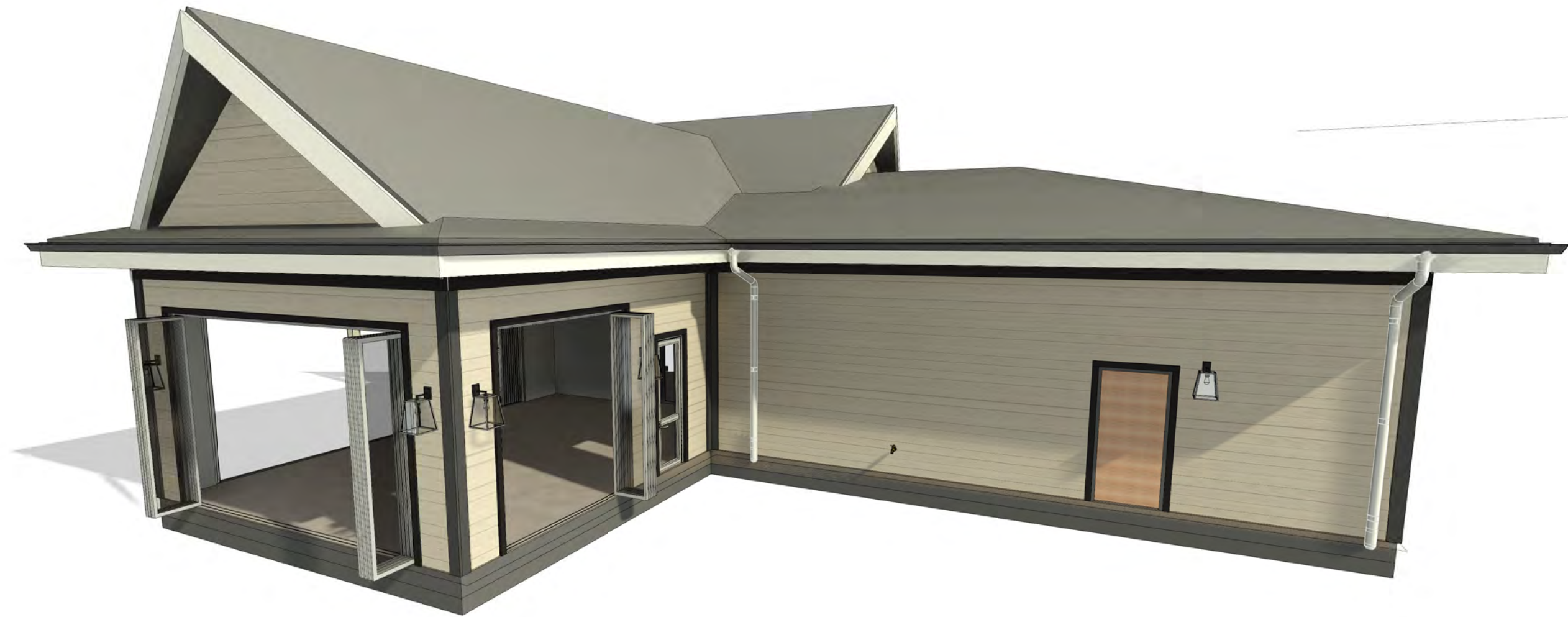
DRAWING

A203

Draft, Page 76



3 3D - View 4
A203



2 3D- View 2
A203



4 3D - View 3
A203



1 3D-View 1
A203

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RESTAURANT**

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SHEET NAME

3D VIEWS

START DATE 2022/12/01

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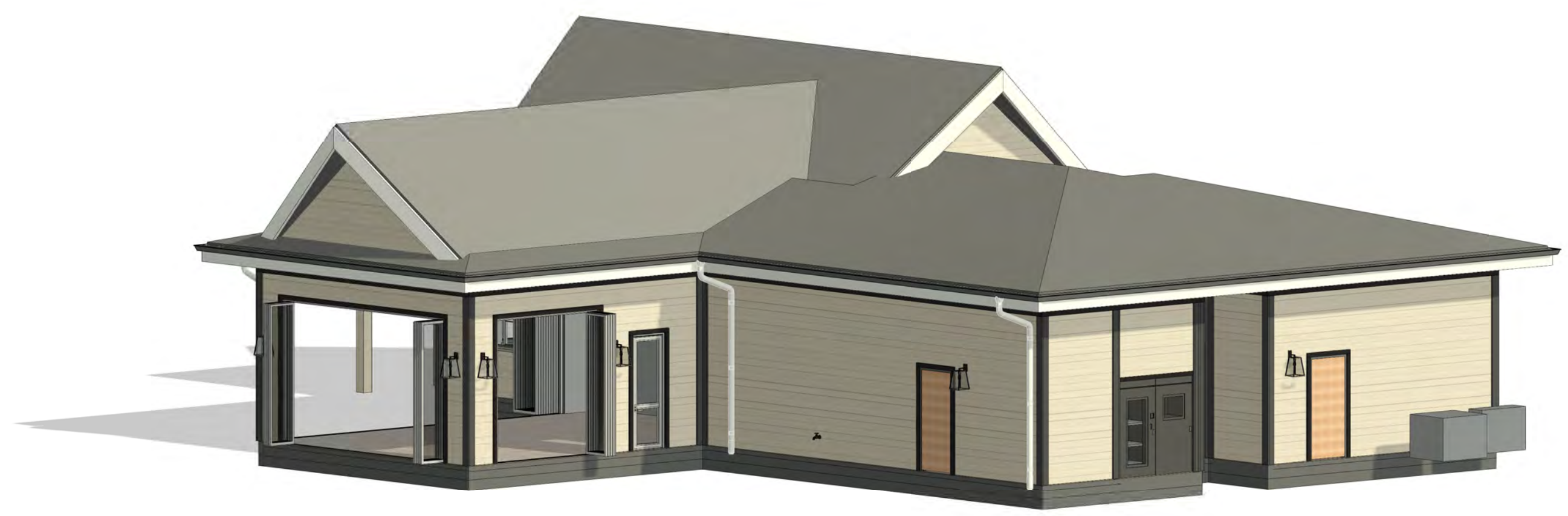
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SCALE

PROJECT NO. 122067

DRAWING

A205



4 POOL VIEW II
A205



2 BAR VIEW II
A205



3 POOL VIEW
A205



1 BAR VIEW I
A205

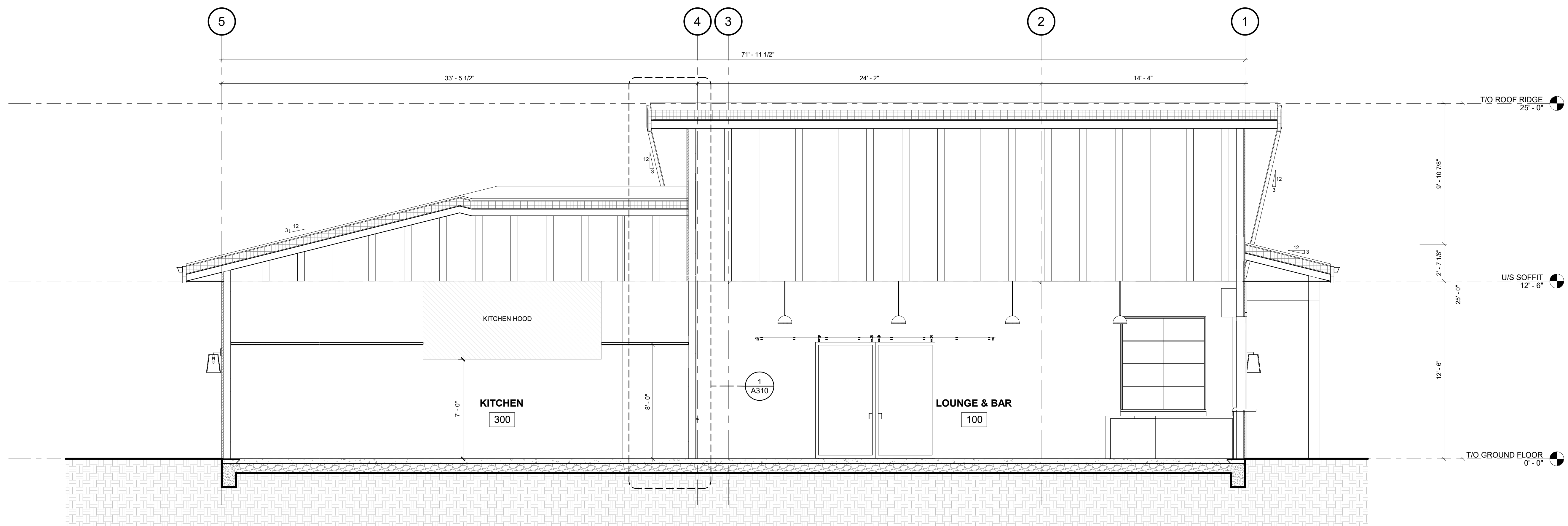
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	CLIENT REVIEW	2022-12-13
	CLIENT REVIEW	2022-12-20

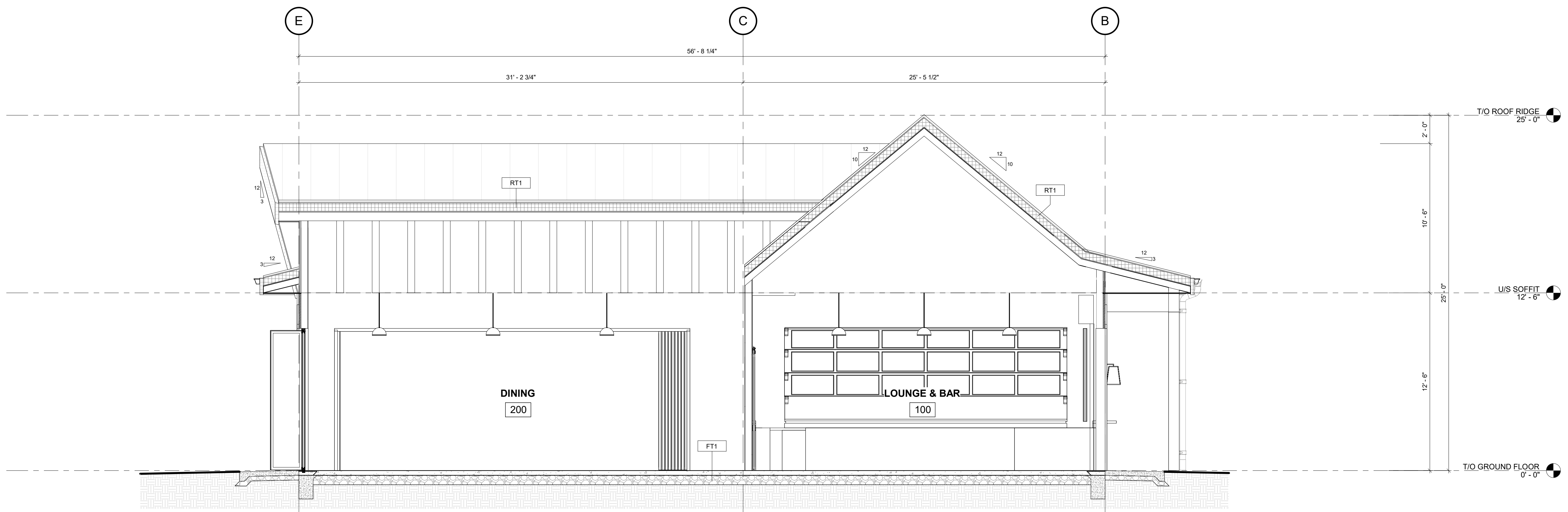
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1 Building Section I
A301 1/4" = 1'-0"



2 Building Section II
A301 1/4" = 1'-0"

**JIA- ANCHOR
RESTAURANT**

711 Beachview Drive North,
Jekyll Island, GA, USA

SHEET NAME

**BUILDING
SECTIONS**

START DATE	2022/12/01
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SCALE	1/4" = 1'-0"
PROJECT NO.	122067

DRAWING

A301

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	CLIENT REVIEW	2022-12-20

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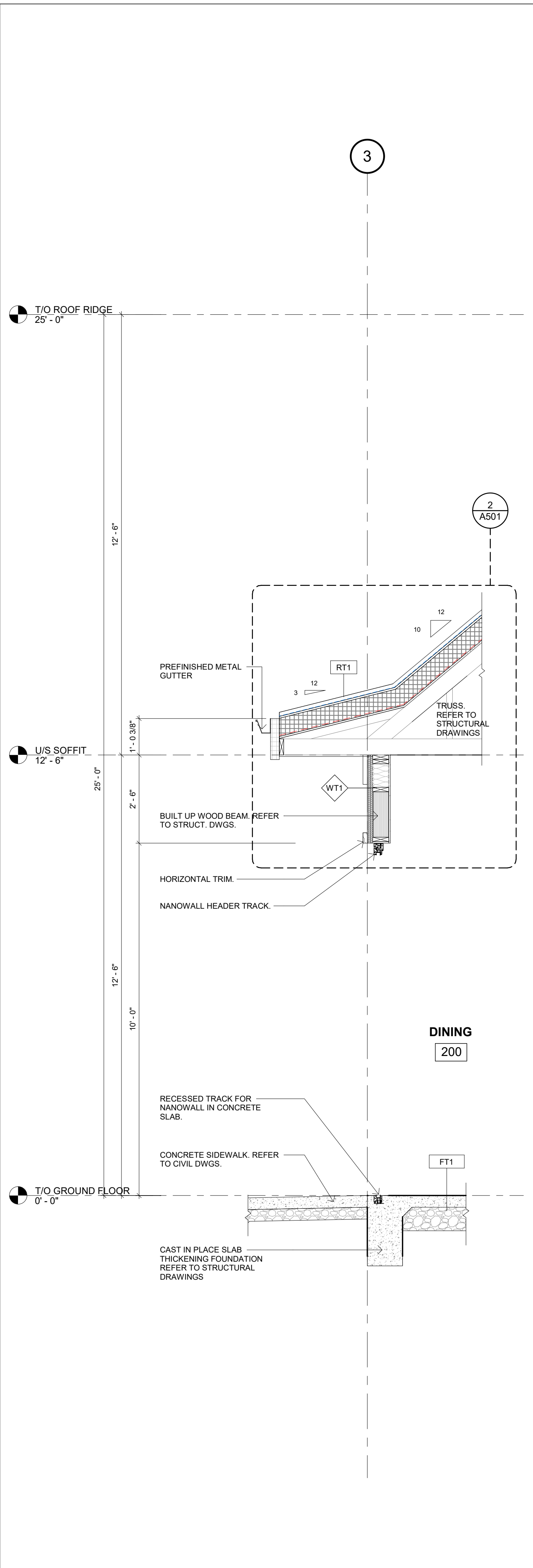
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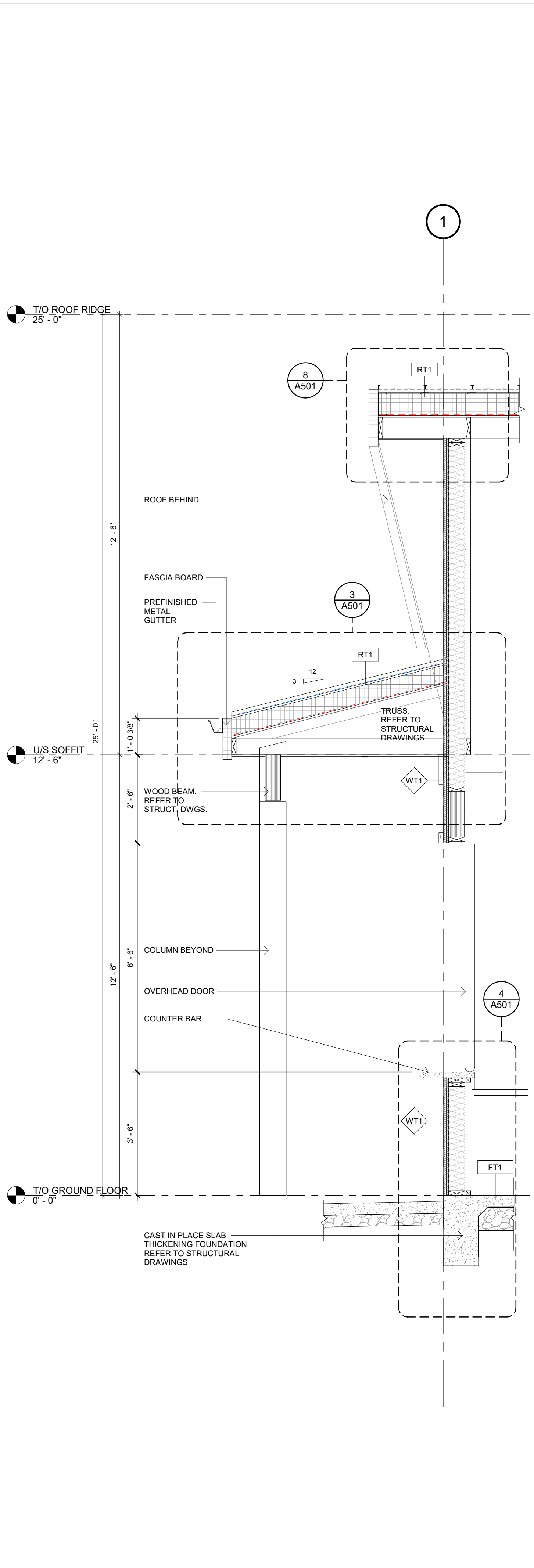
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CHECKED BY	SJA / ME
SCALE	1/2" = 1'-0"
PROJECT NO.	122067

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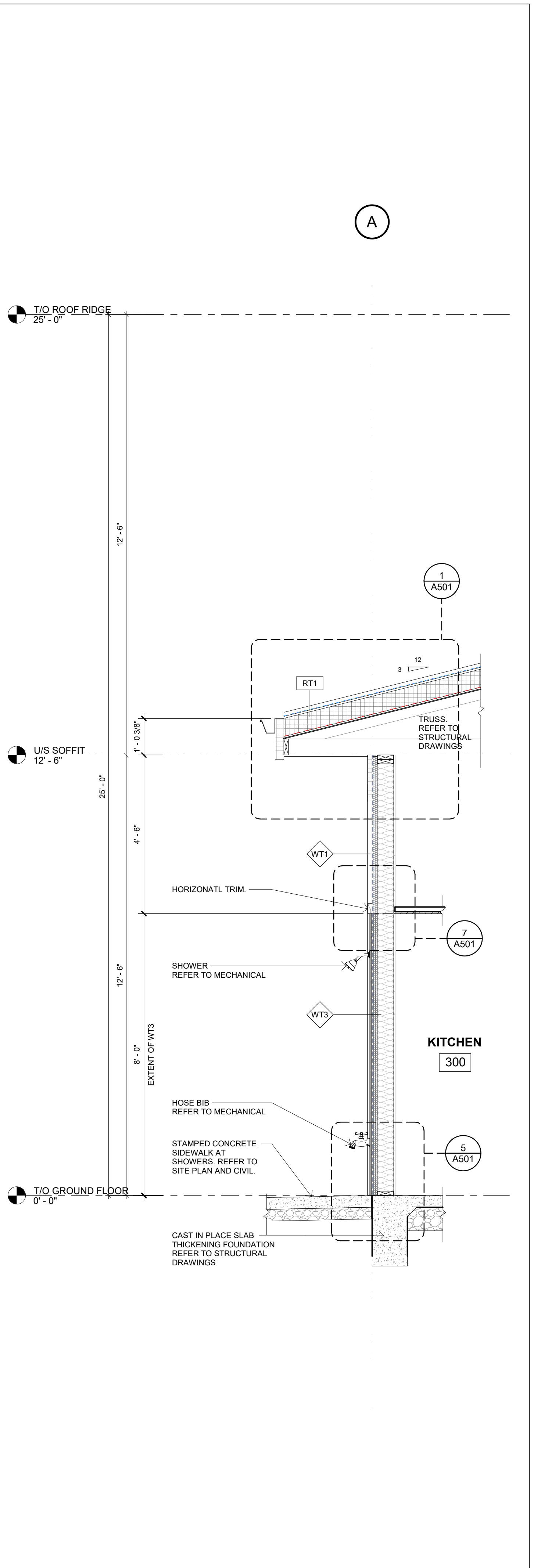
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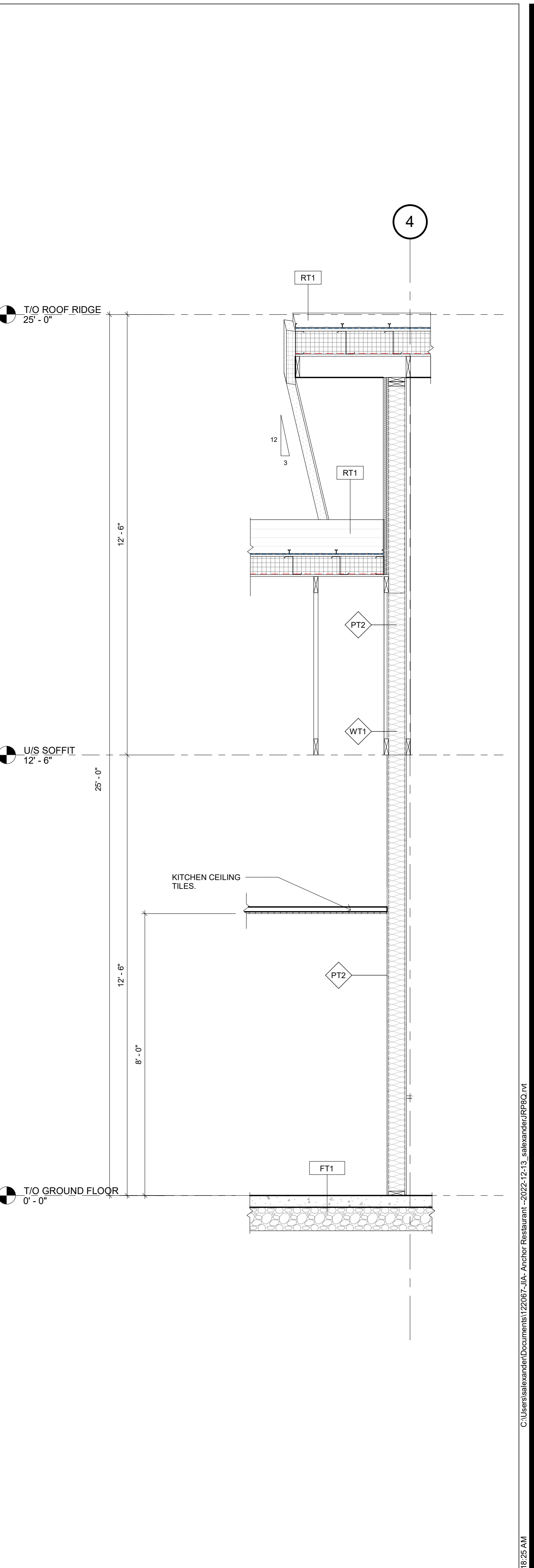
4 WALL SECTION THRU NANAWALL
A310 1/2" = 1'-0"



3 WALL SECTION THRU BAR & OVERHEAD DOOR
A310 1/2" = 1'-0"



2 WALL SECTION THRU SHOWER WALL
A310 1/2" = 1'-0"



1 WALL SECTION THRU KITCHEN WALL
A310 1/2" = 1'-0"

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SEAL



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SECTION DETAILS

START DATE 2022/12/01

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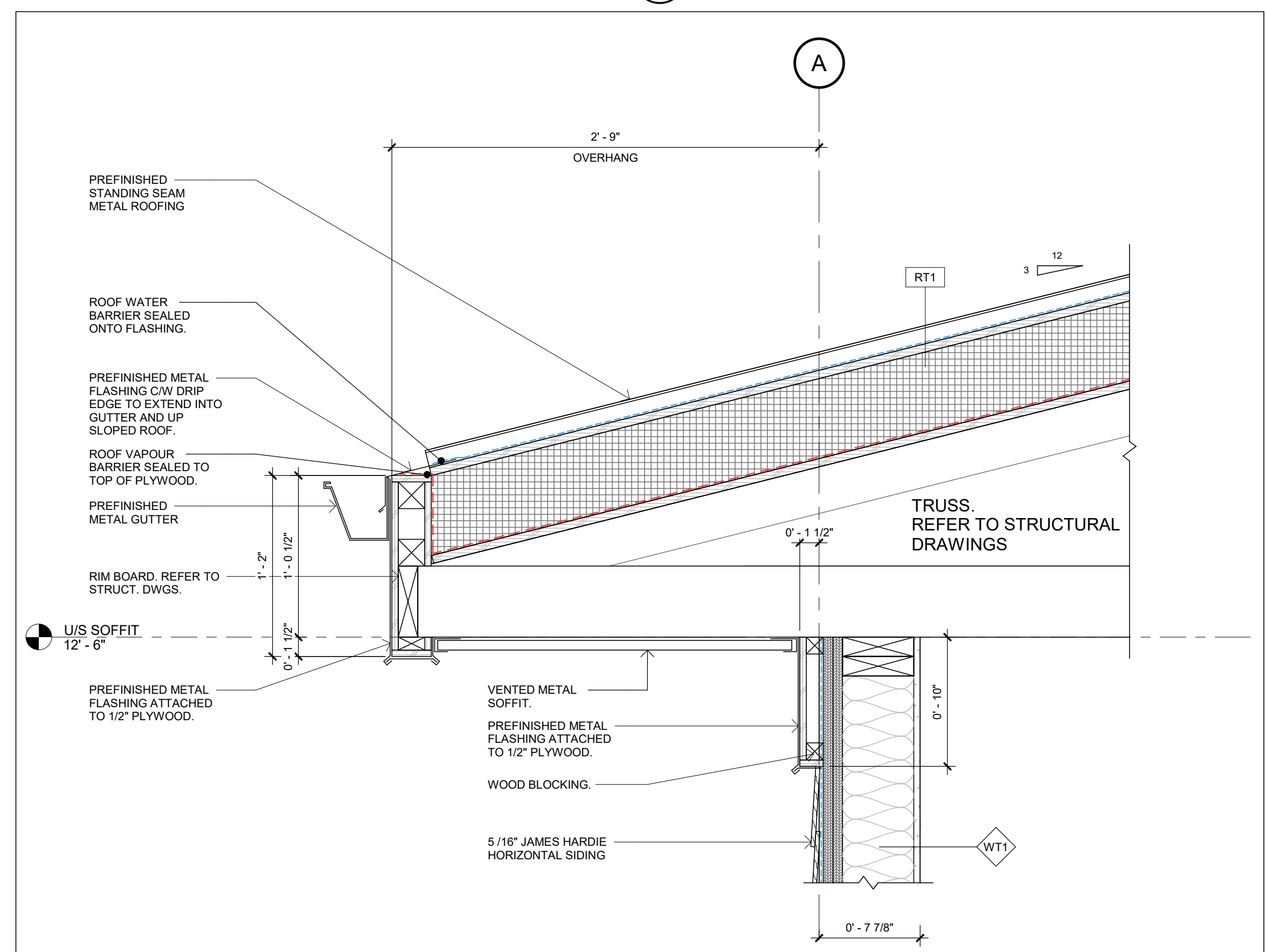
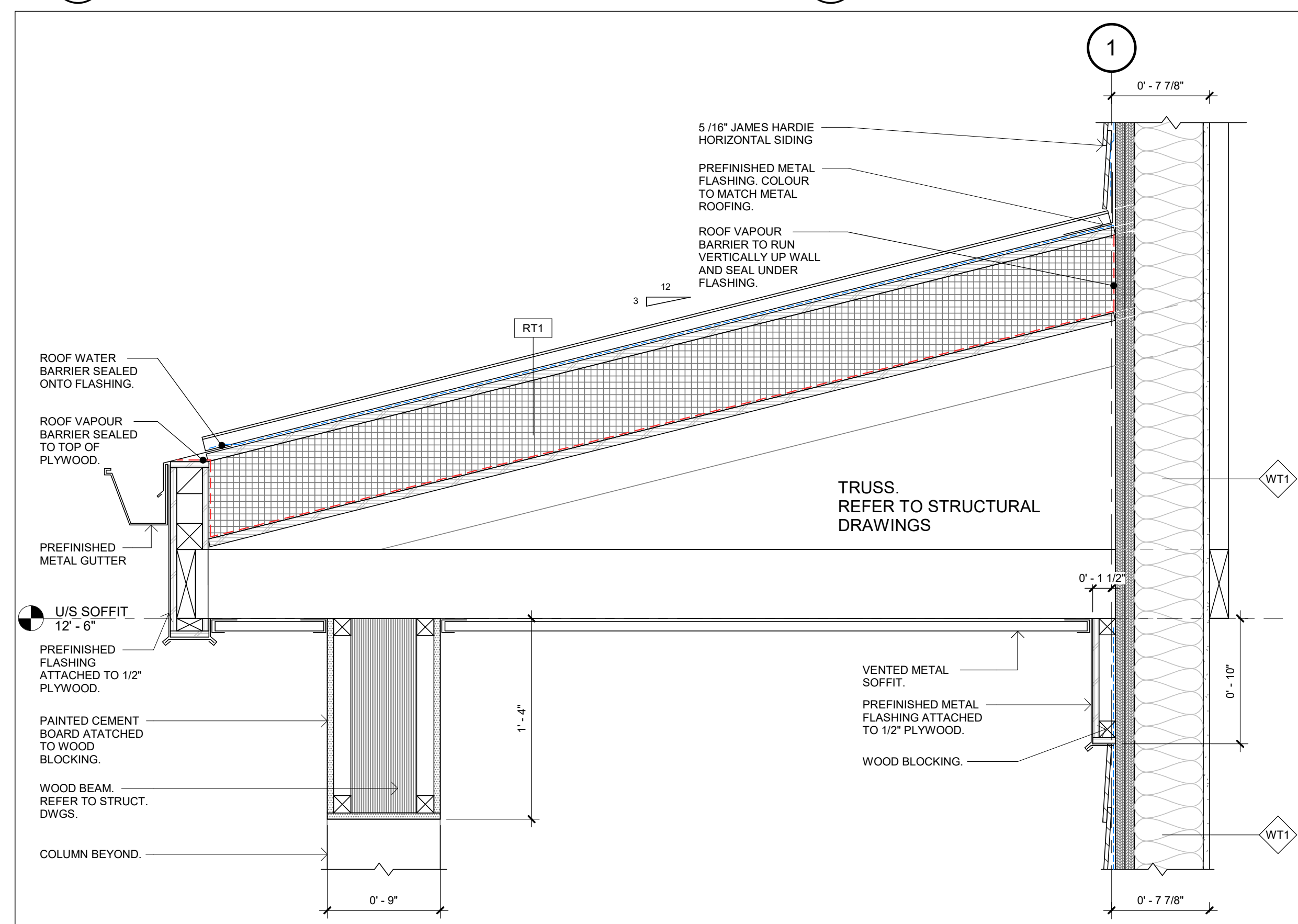
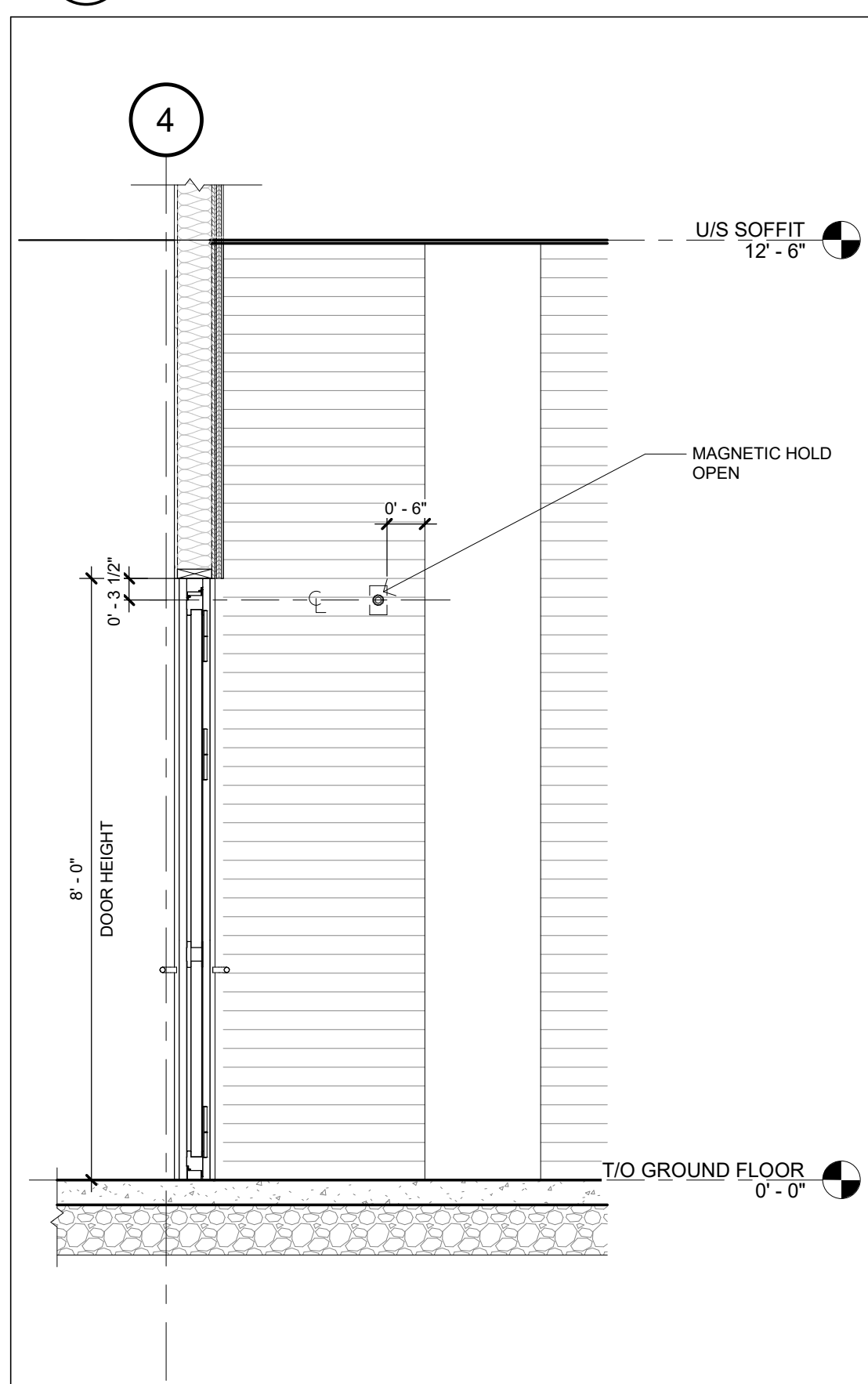
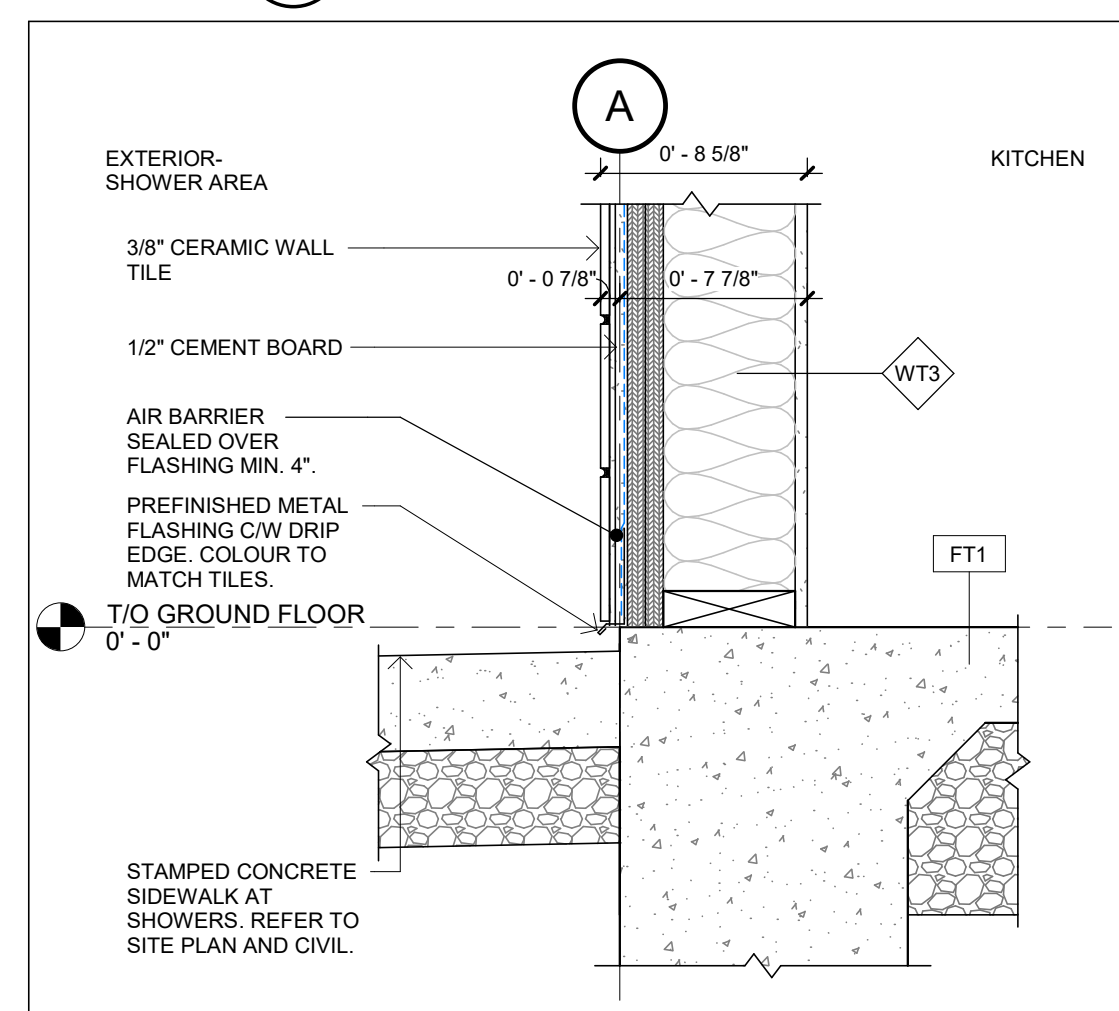
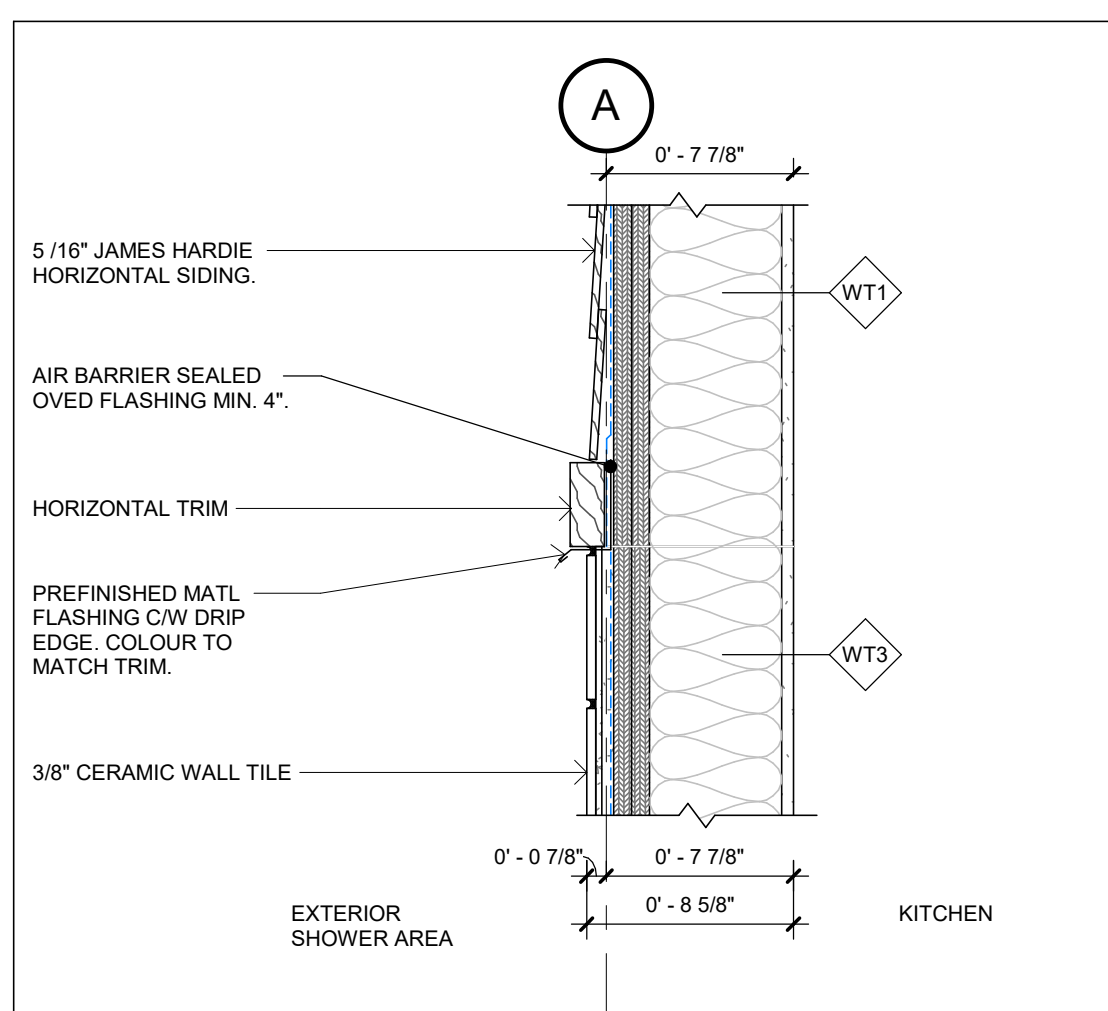
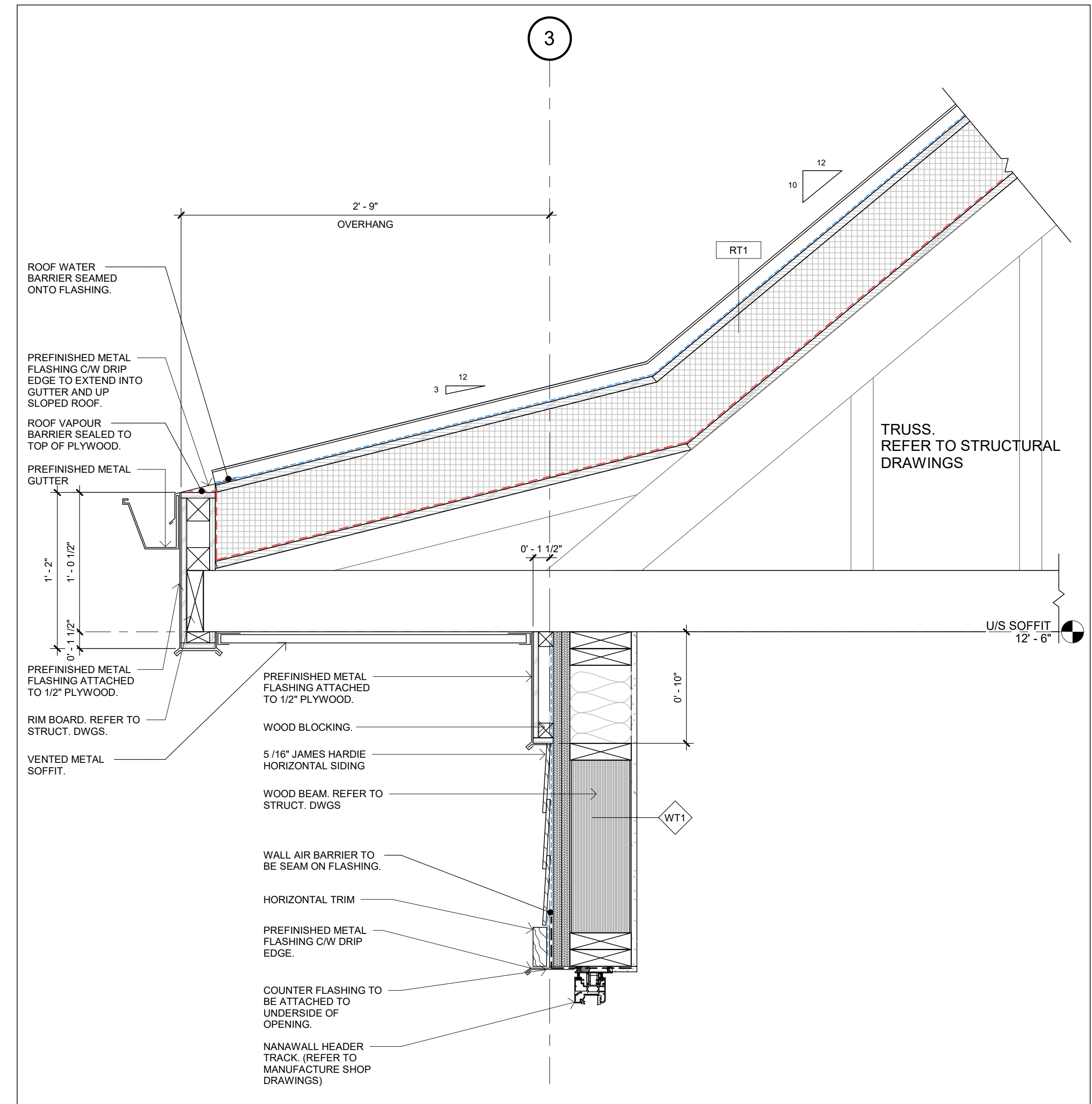
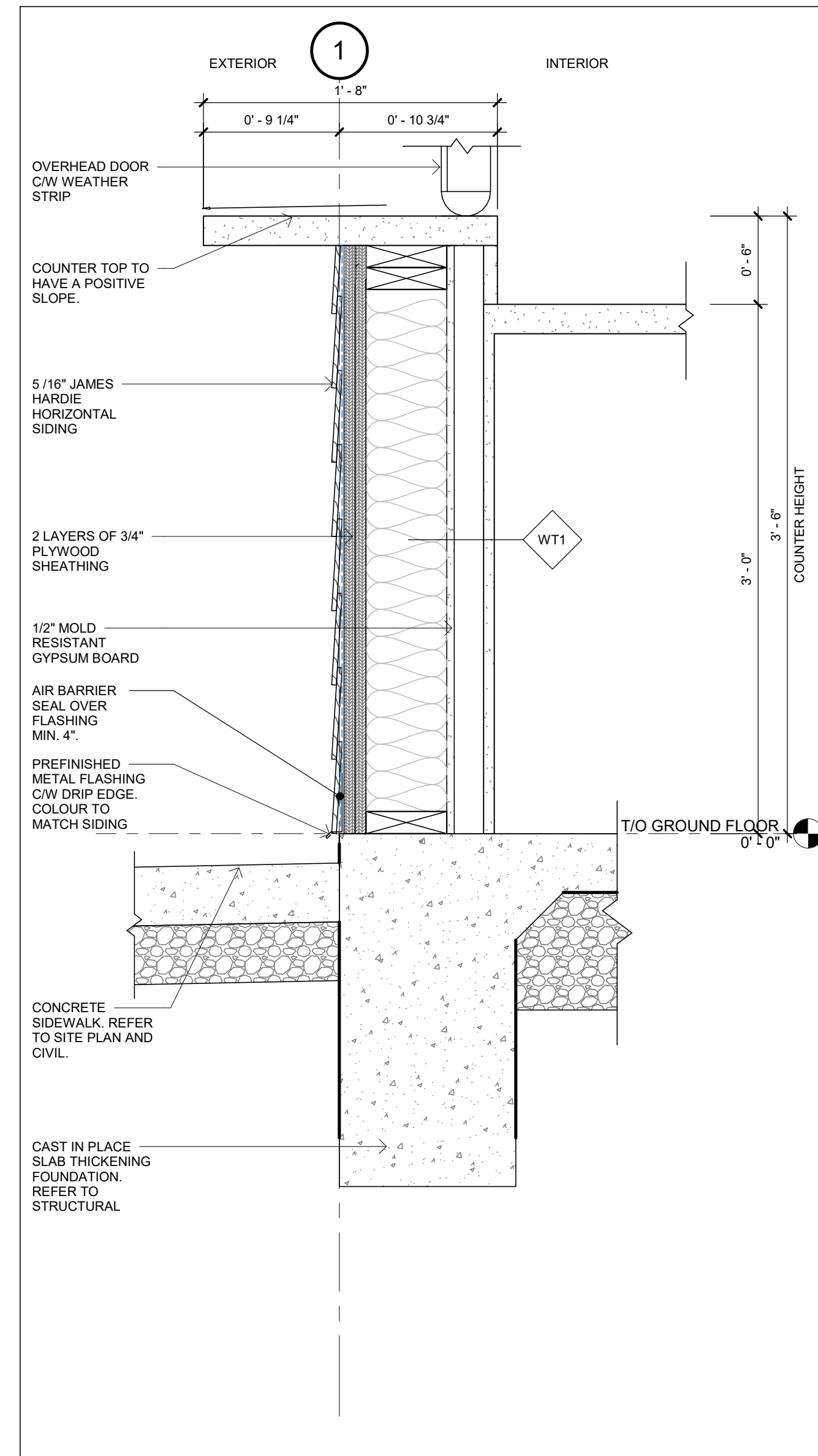
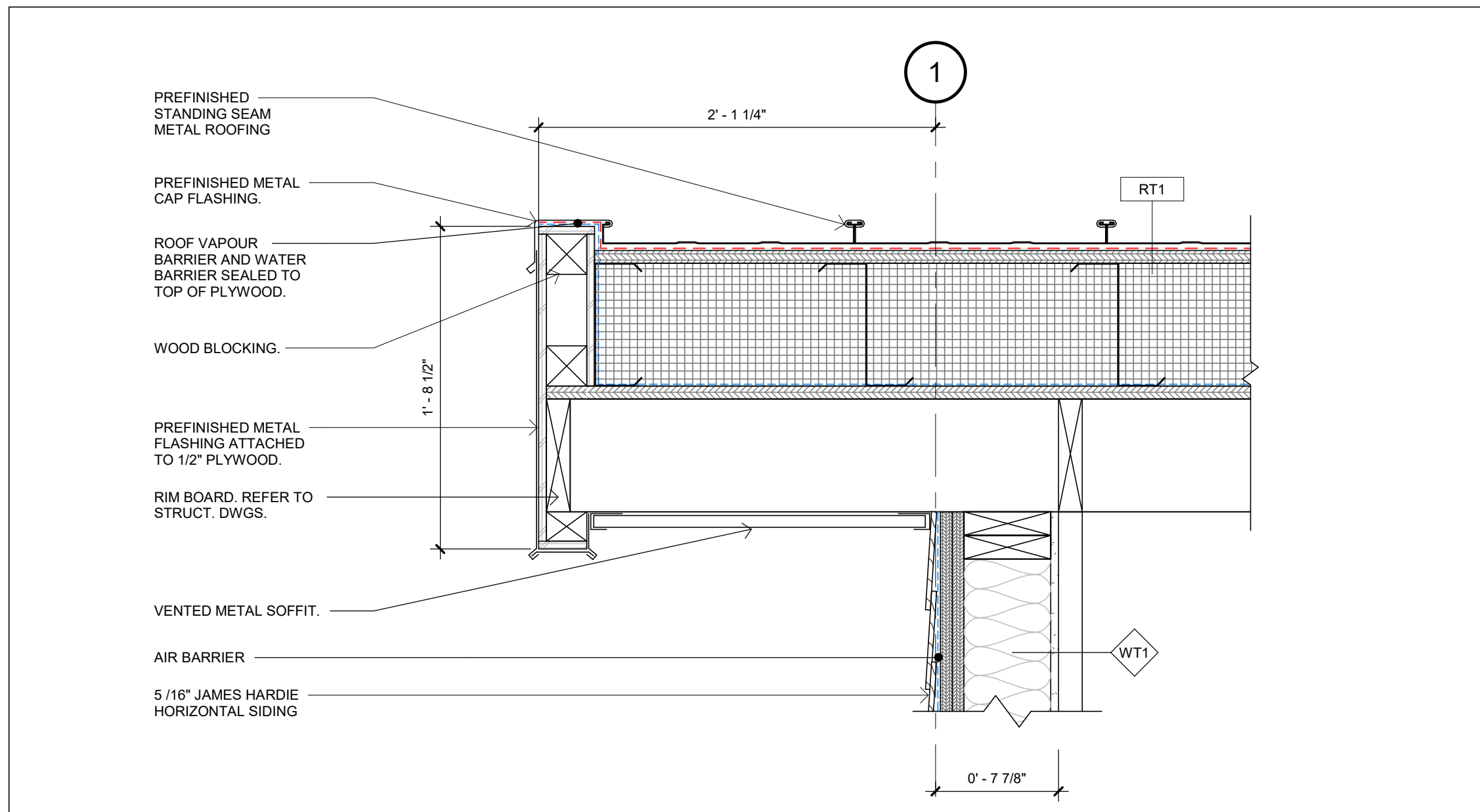
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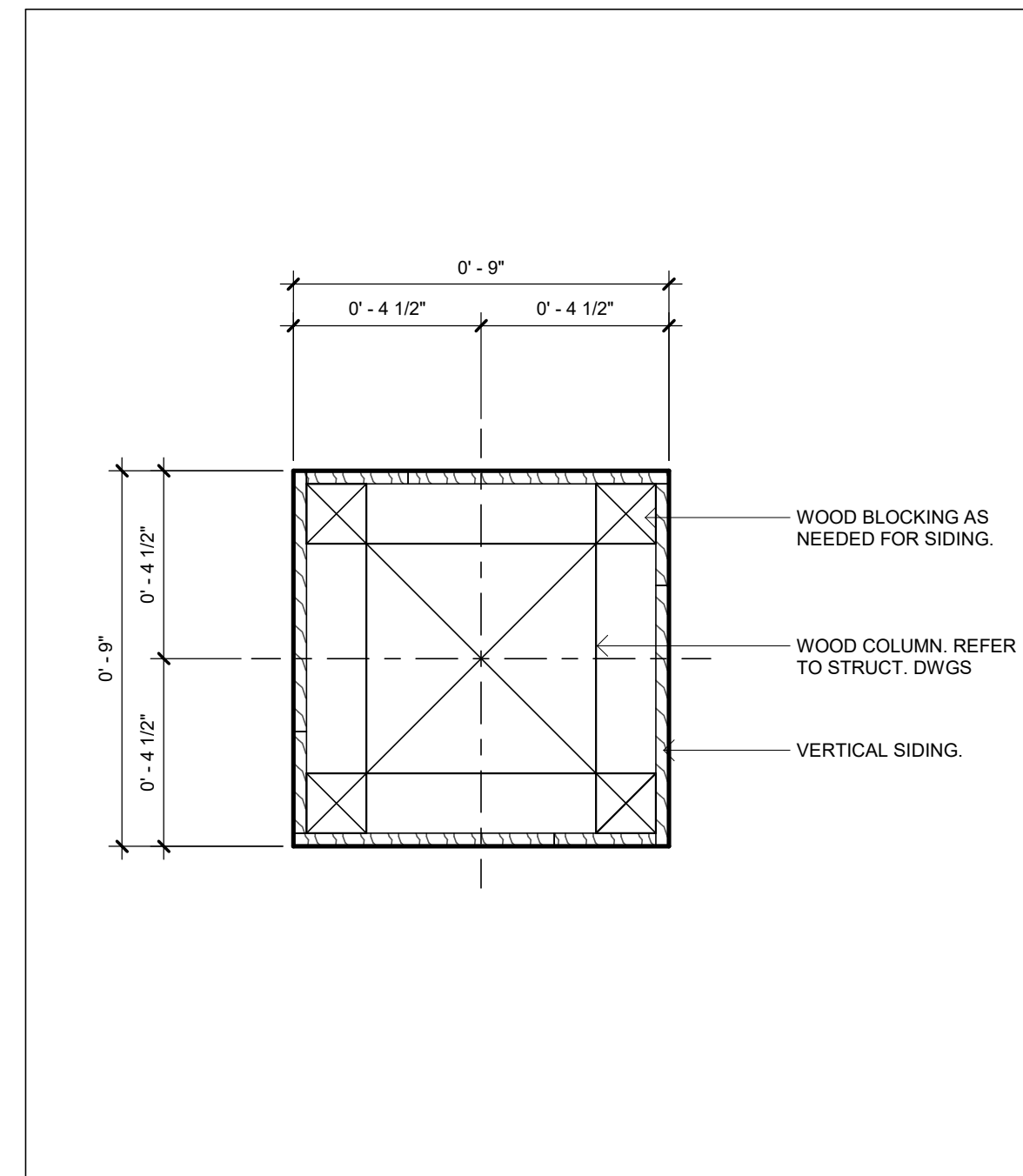
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A501

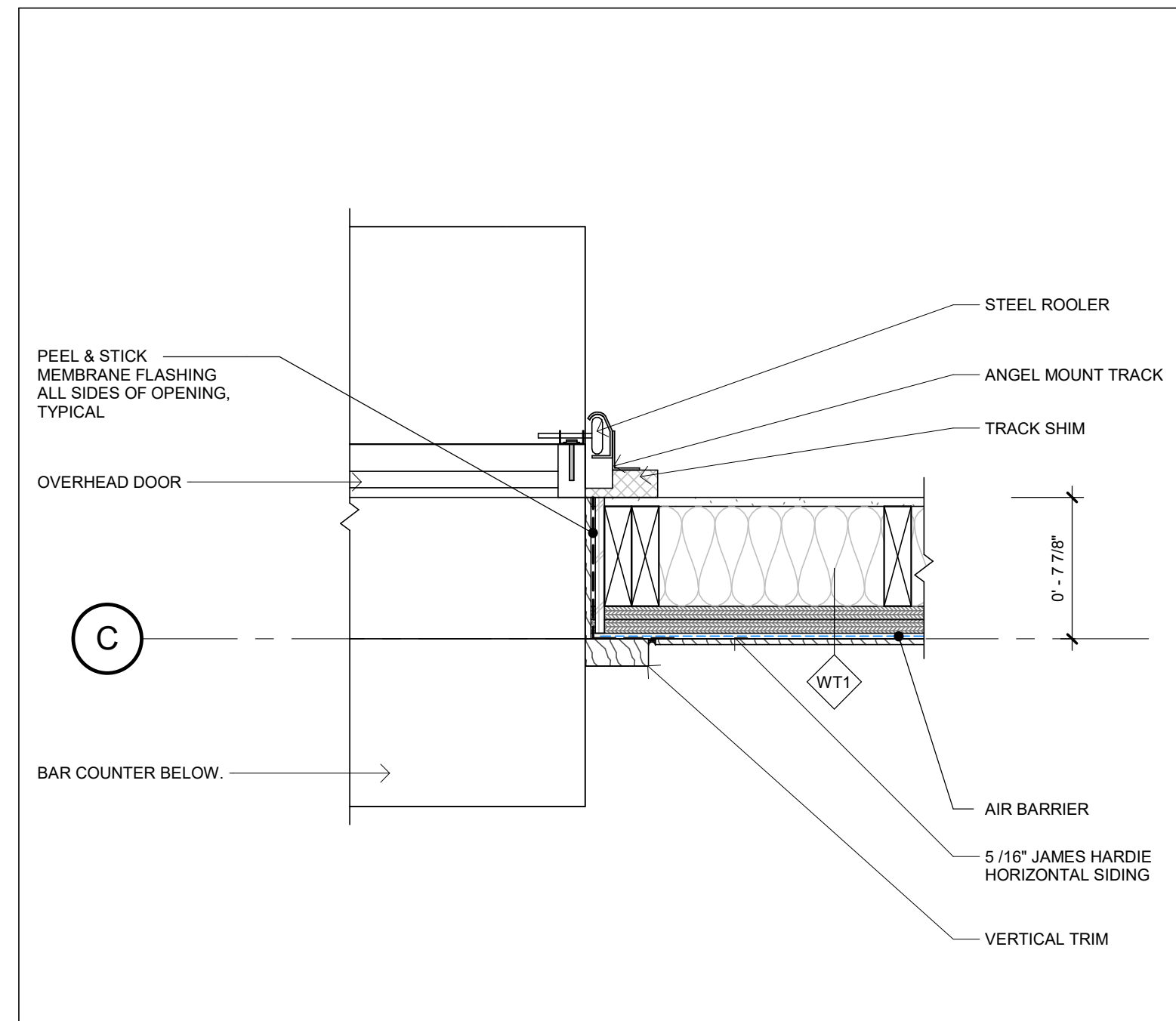


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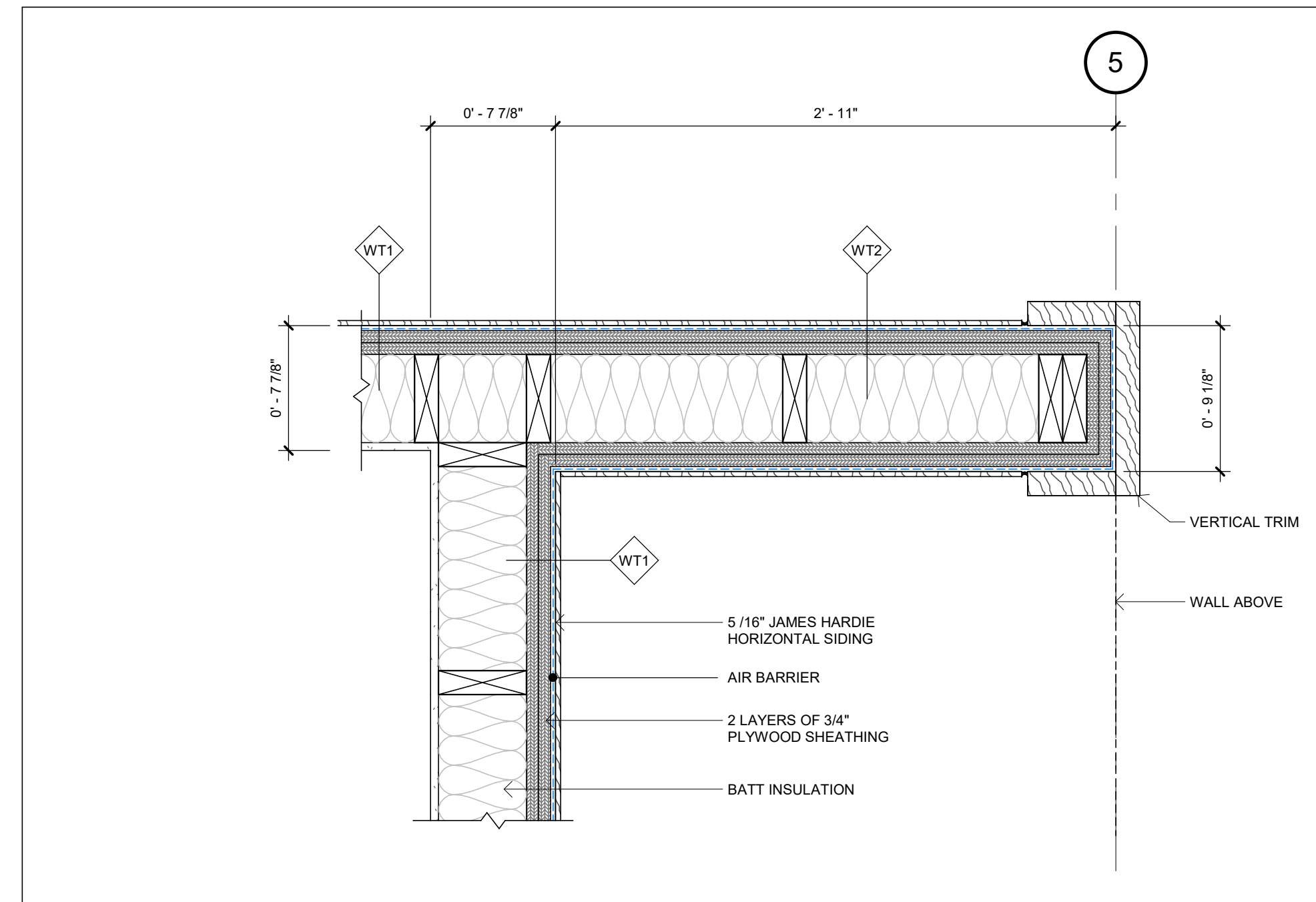
NO.	ISSUED	DATE
	CLIENT REVIEW	2022-12-20



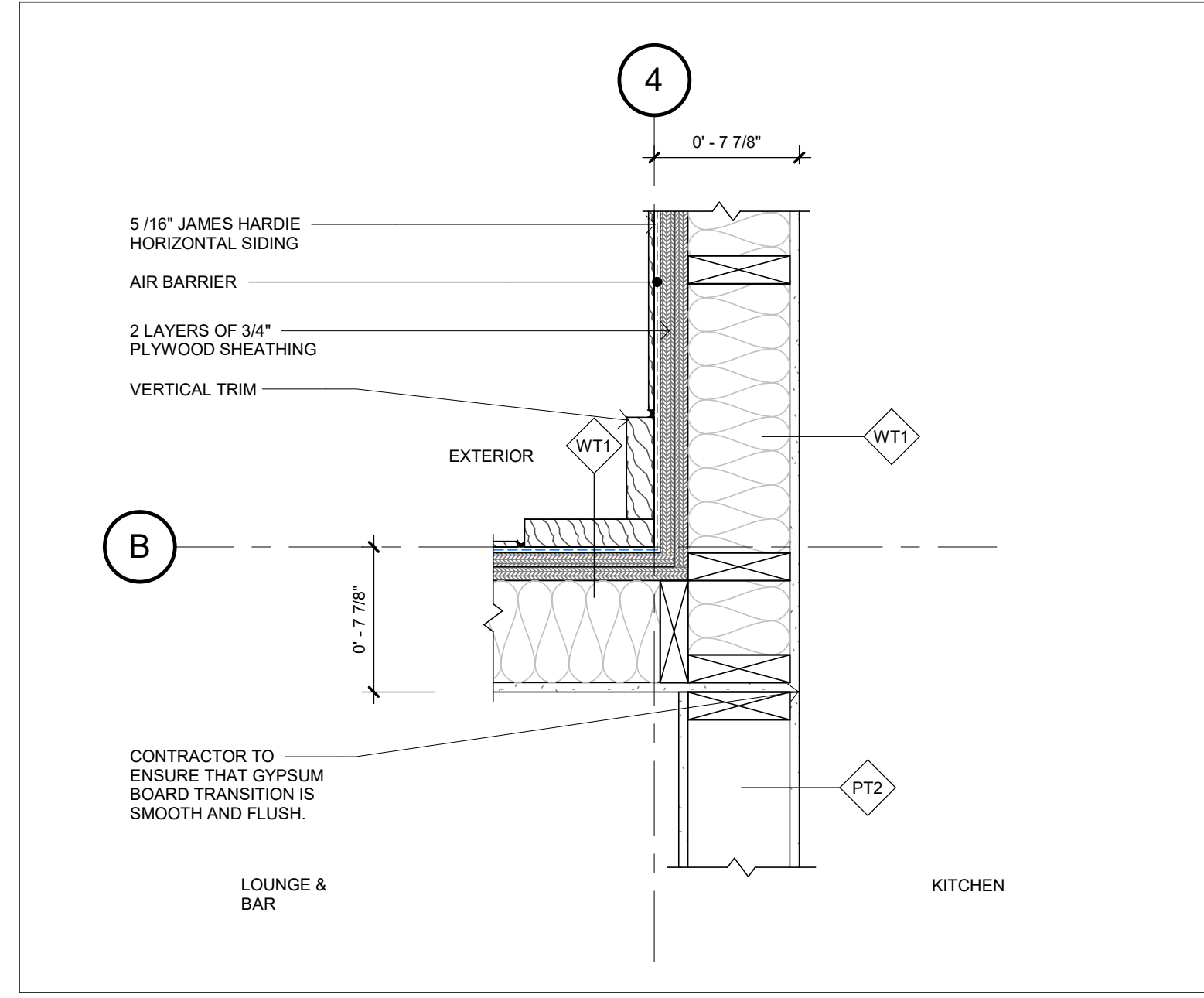
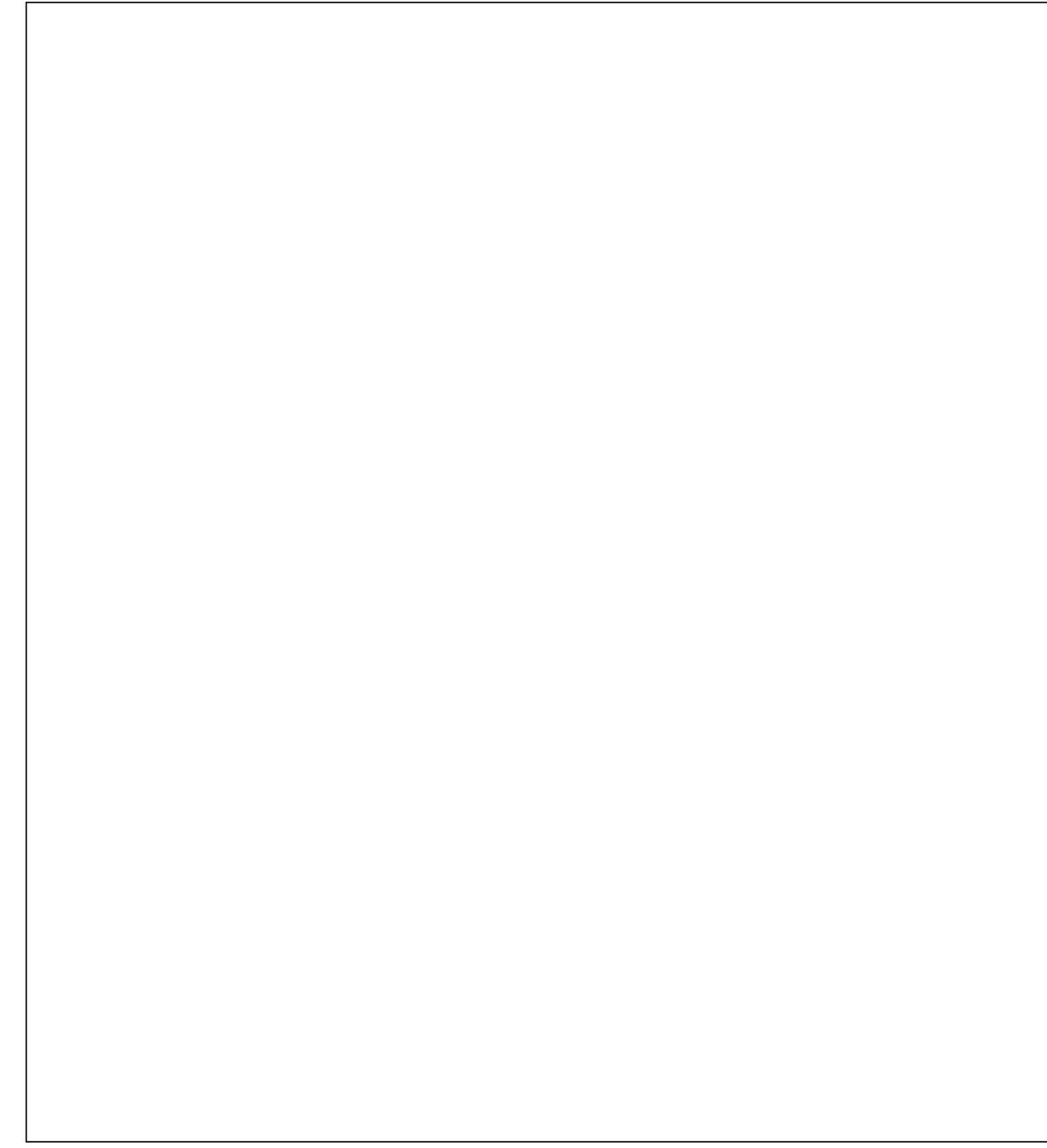
6 PLAN DETAIL @ COLUMN DETAIL
A502 3" = 1'-0"



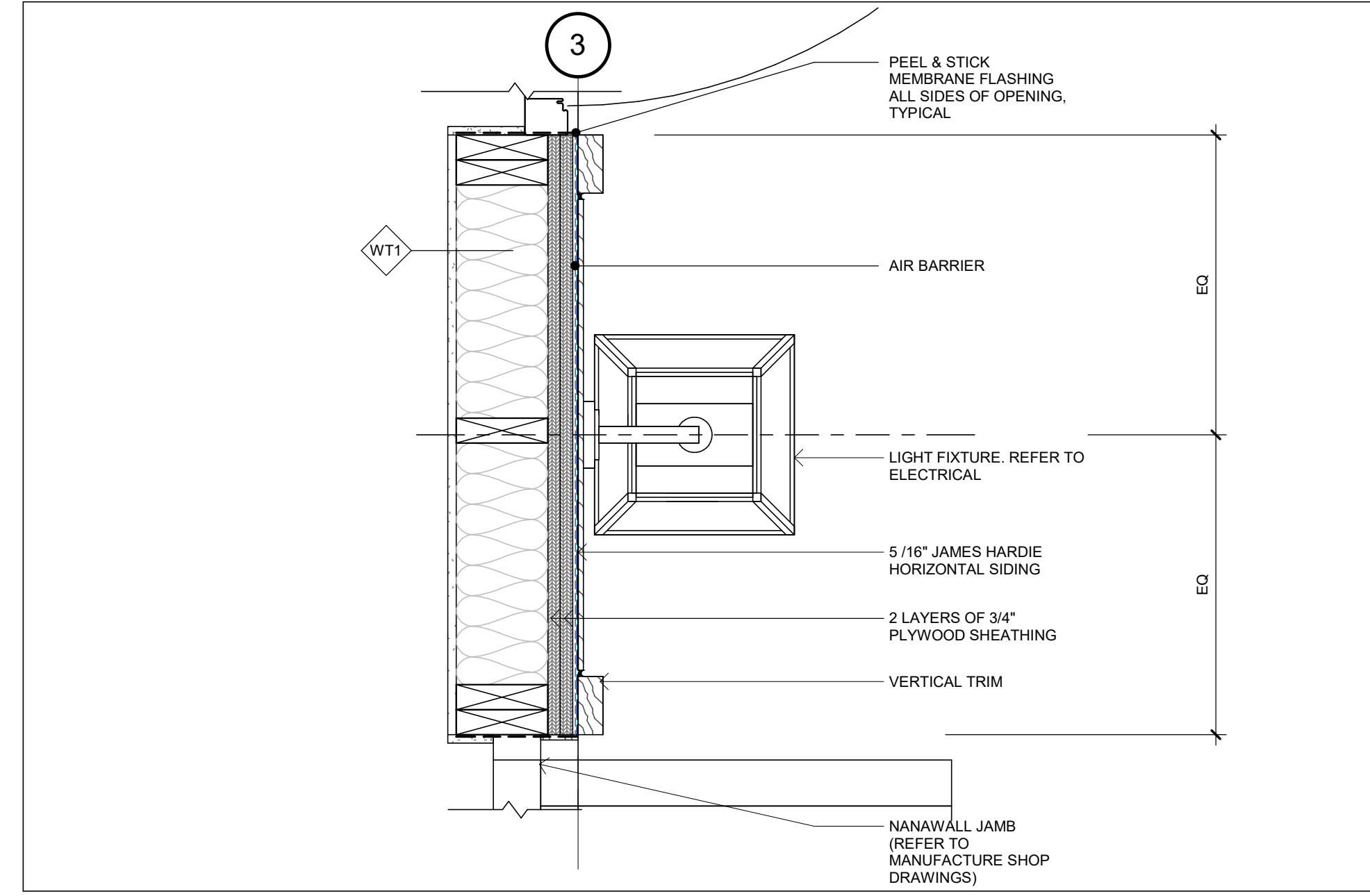
5 PLAN DETAIL @ BAR COUNTER
A502 1 1/2" = 1'-0"



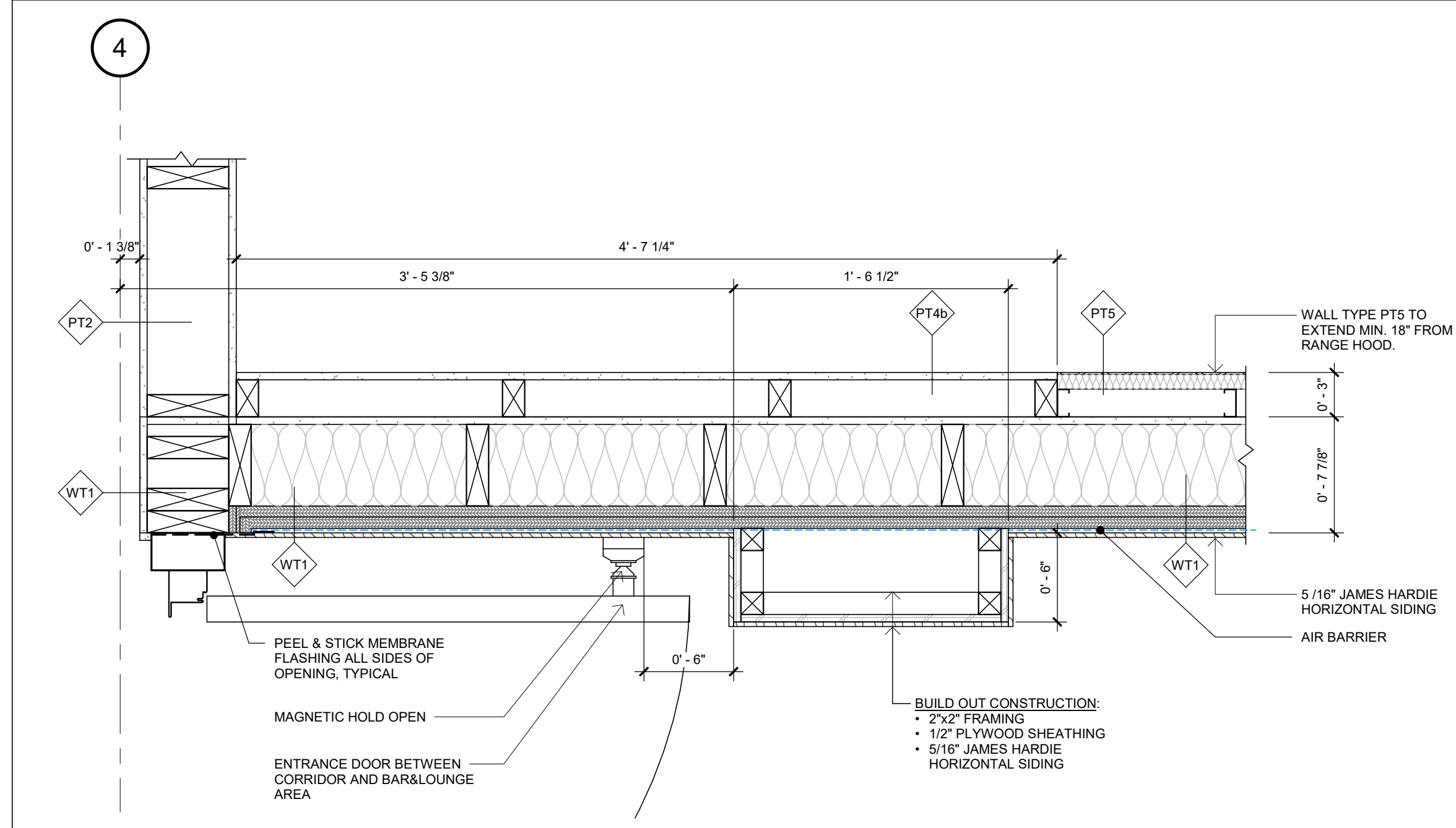
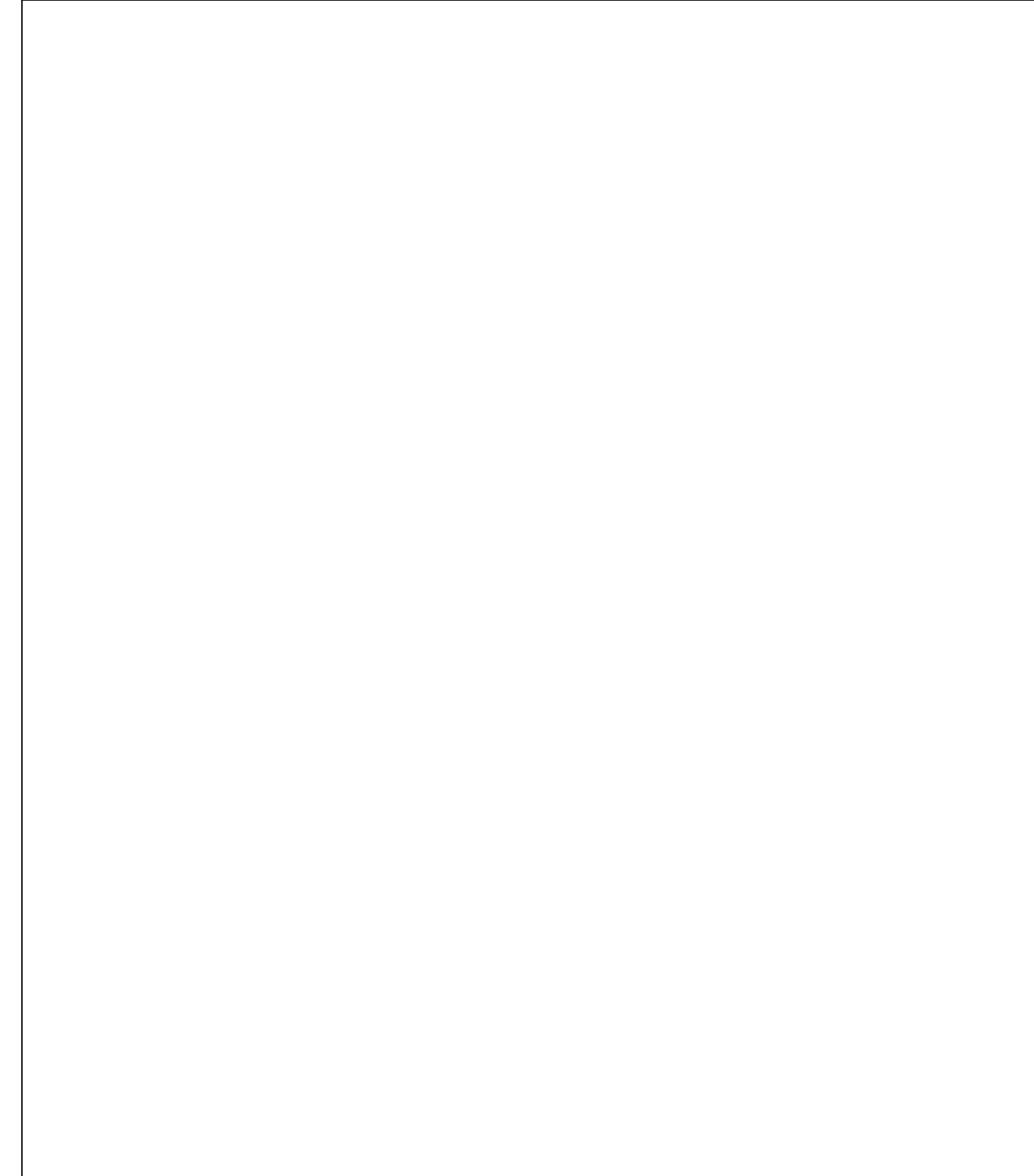
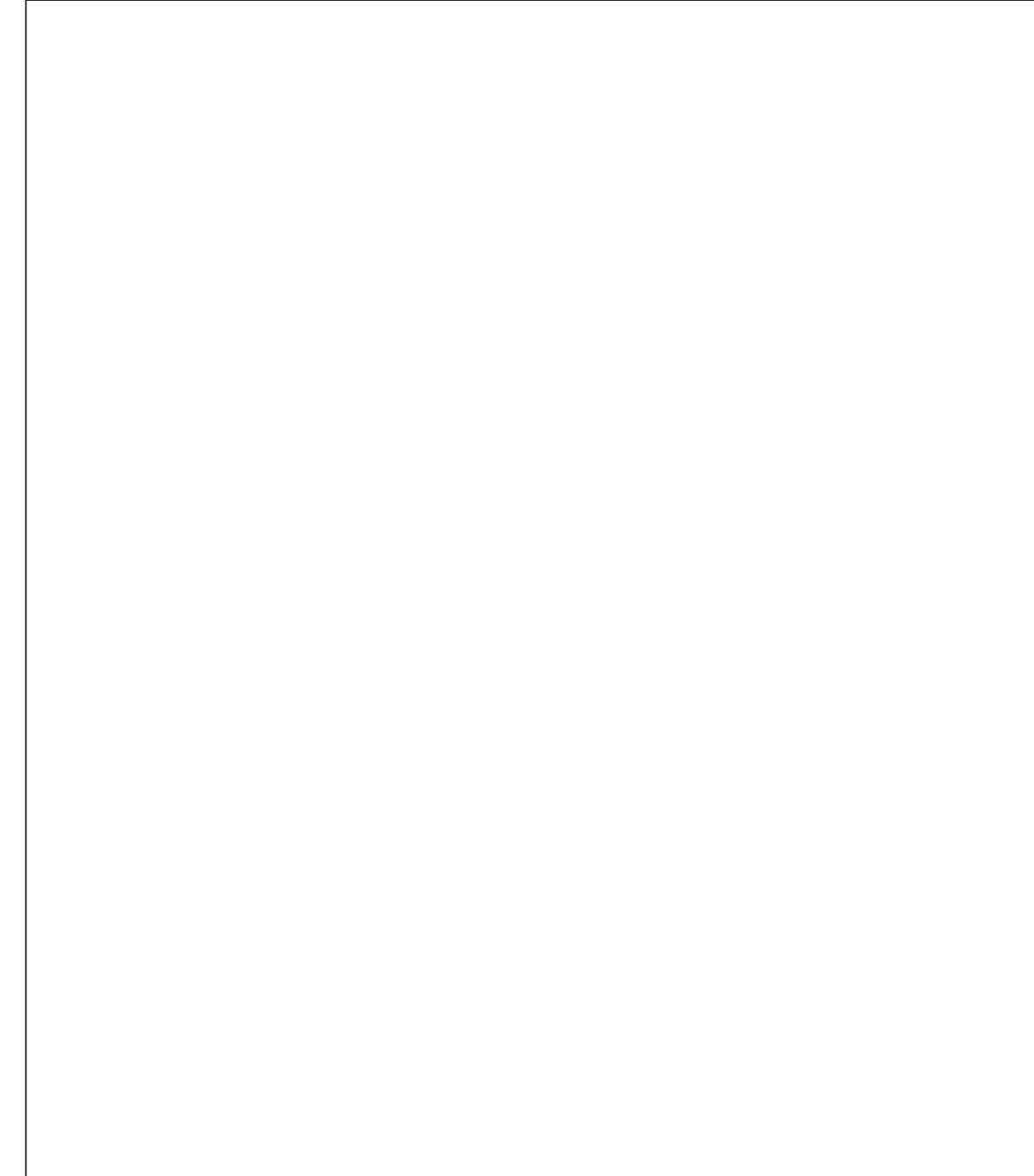
3 PLAN DETAIL @ TOWEL TRACKER EXTERIOR WALL
A502 1 1/2" = 1'-0"



4 PLAN DETAIL @ EXTERIOR WALL CORNER
A502 1 1/2" = 1'-0"



2 PLAN DETAIL @ NANAWALL & EXTERIOR WALL
A502 1 1/2" = 1'-0"



1 PLAN DETAIL @ FURRIED WALL AT RESTAURANT ENTRANCE
A502 1 1/2" = 1'-0"

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JIA- ANCHOR RESTAURANT

711 Beachview Drive North,
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SHEET NAME

PLAN DETAILS

START DATE 2022/12/01

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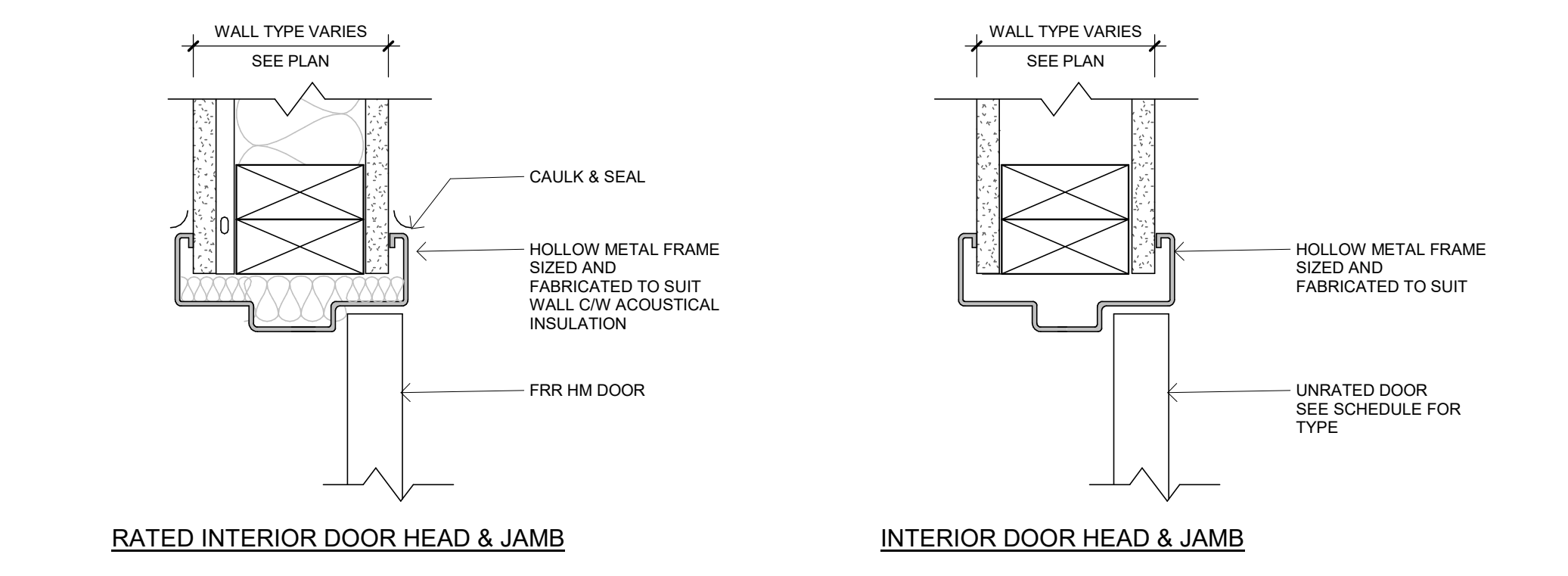
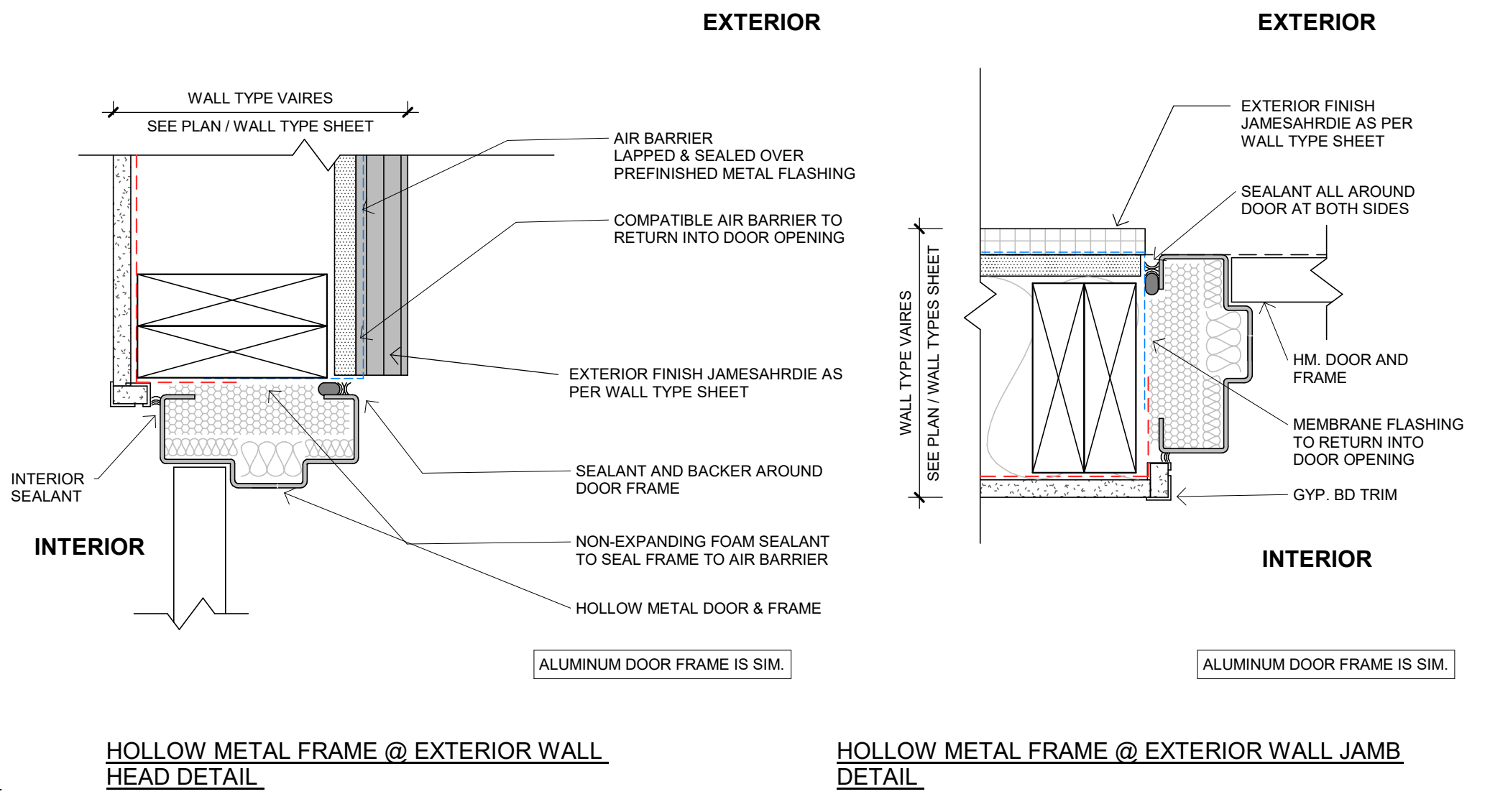
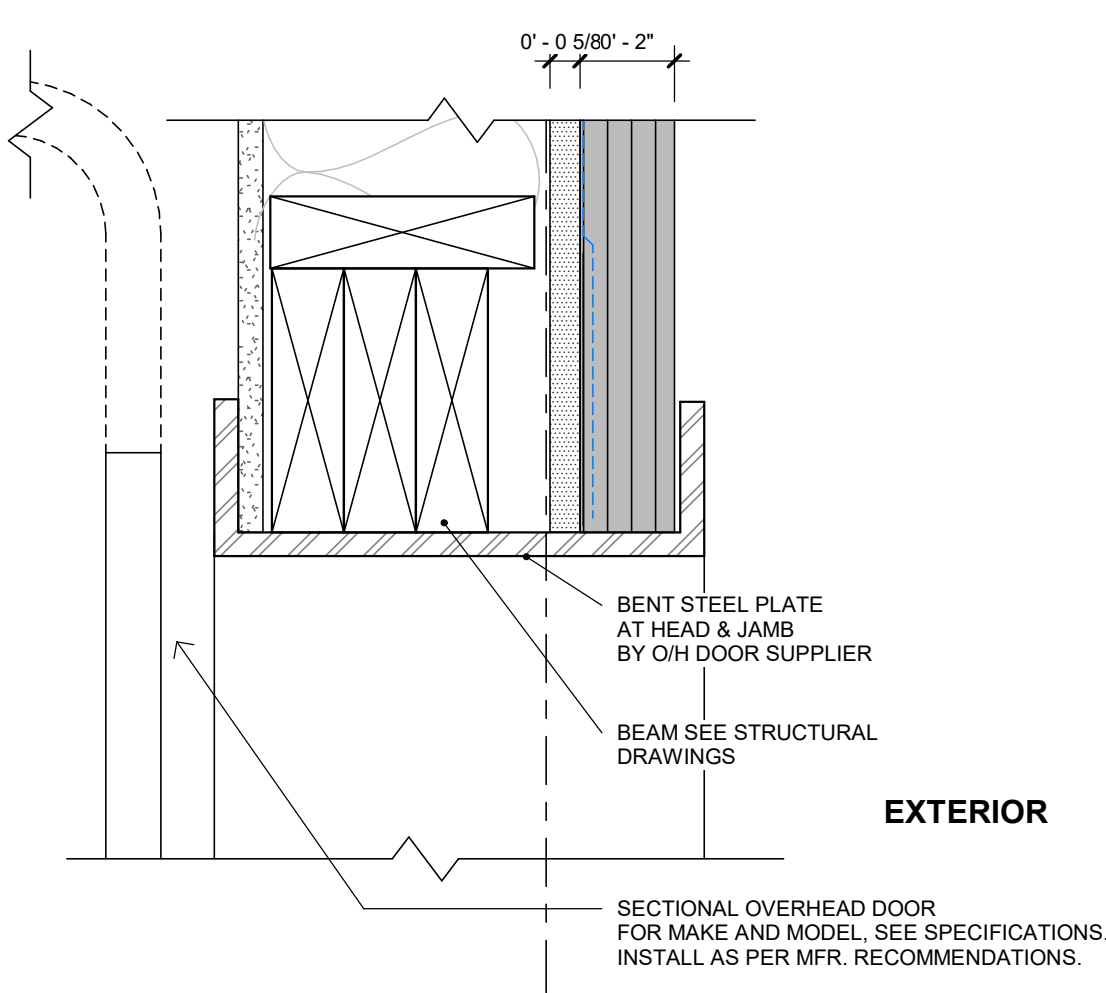
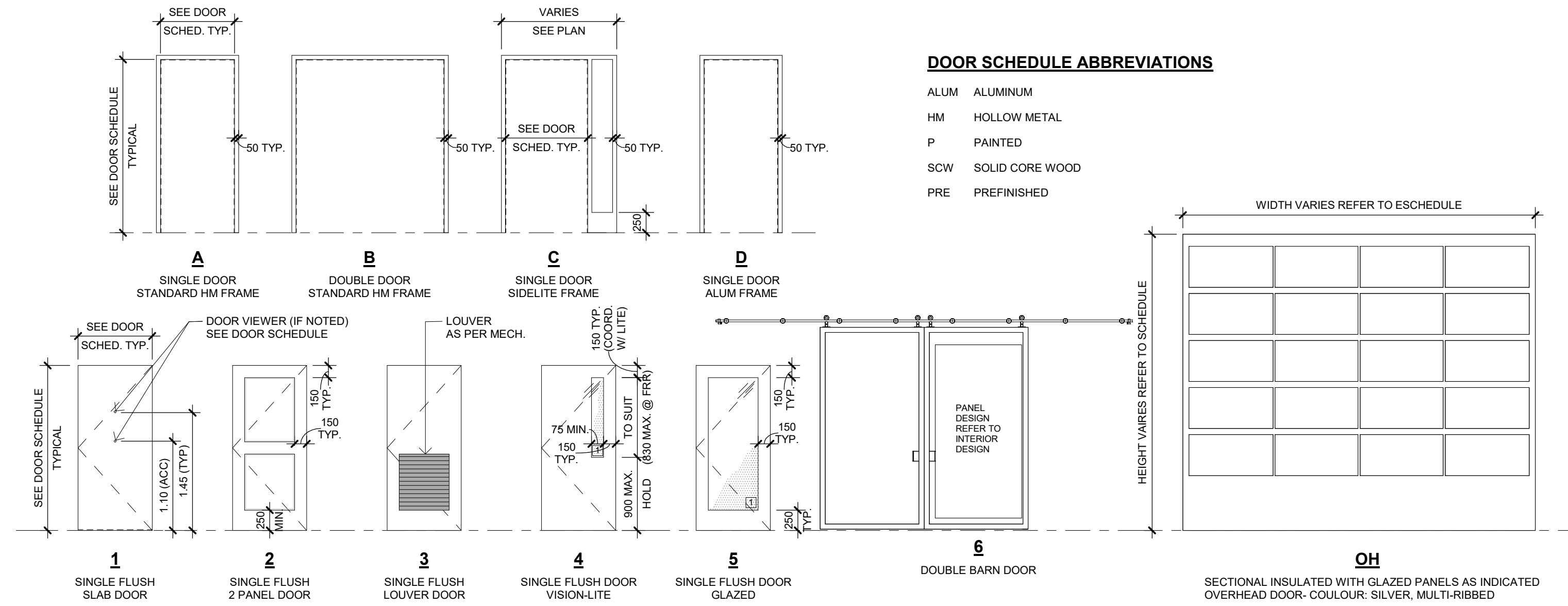
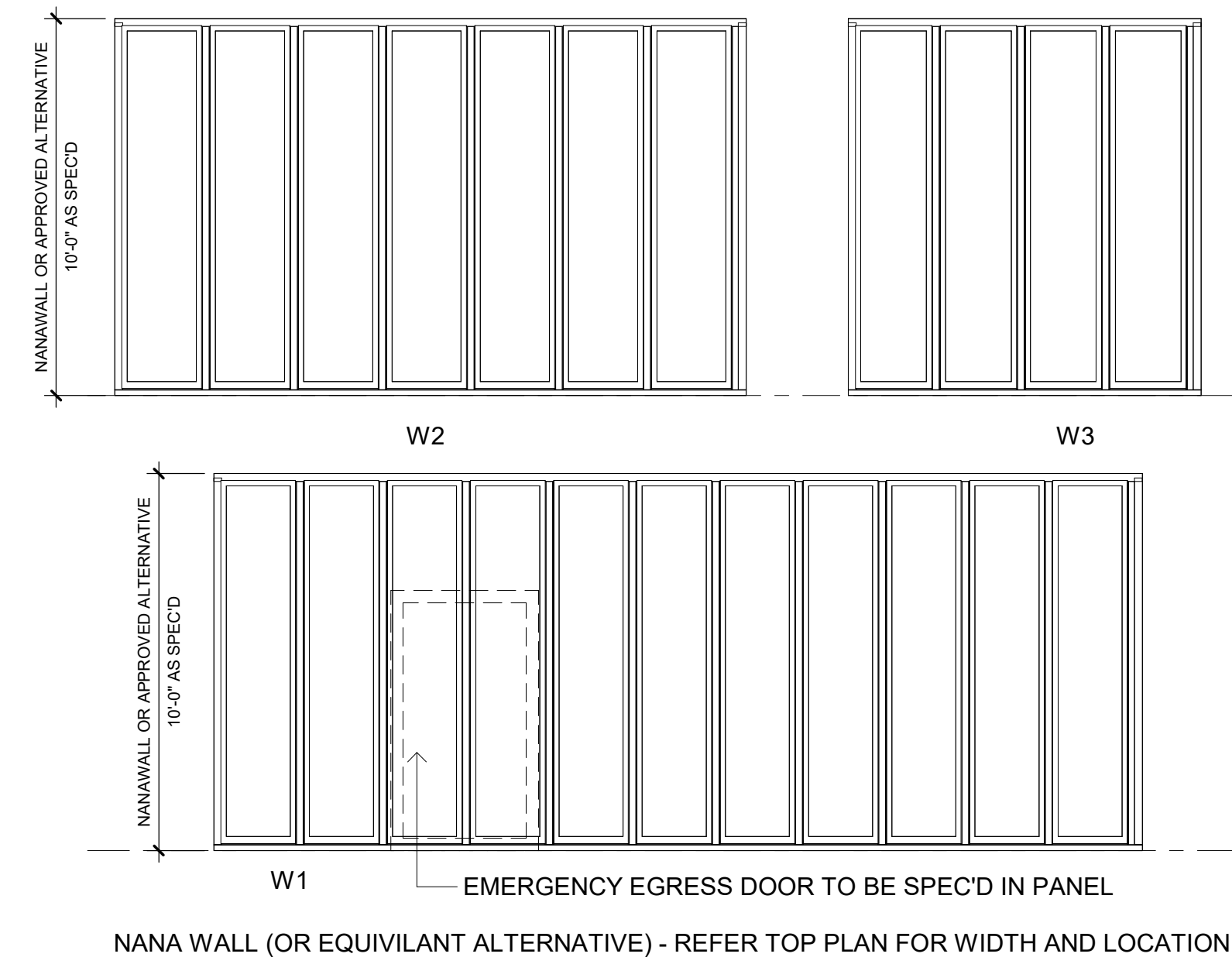
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DRAWING

A502

DOOR SCHEDULE															
MARK	LOCATION	WIDTH	HEIGHT	THICK.	DOOR			FRAME			FIRE RATING	H.W.	POWER DOOR	EXIT H.W.	COMMENTS
					TYPE	MAT.	FINISH	TYPE	MAT.	FINISH					
1	BAR OH DOOR	22'-3 1/4"	6'-6"	0'-1 5/8"	OH	HMG	PRE	OH	HM	PRE	-	-	Y	-	REFER TO SILL HEIGHT FROM SECTION SHEET
2	BAR OH SIDE DOOR	6'-0"	6'-6"	0'-3"	OH	HMG	PRE	OH	HM	PRE	-	-	Y	-	REFER TO SILL FROM SECTION TO PREVENT CONFLICT WITH MAIN DOOR
3	BAR AREA OH DOOR	15'-8 7/8"	10'-0"	0'-1 5/8"	OH	HMG	PRE	OH	HM	PRE	-	-	Y	-	
4	EGRESS EXIT	3'-0"	8'-0"	0'-1 3/4"	5	ALG	PRE	A	HM	PRE	-	1	-	Y	
5	WASHROOM	3'-0"	6'-8"	0'-1 3/4"	1	HM	P	A	HM	P	-	2	-	-	
6	MECHANICAL RM	3'-0"	6'-8"	0'-1 3/4"	1	HM	P	A	HM	P	-	3	-	-	
7	BAR ENTRANCE	3'-0"	8'-0"	0'-1 3/4"	5	ALG	PRE	C	HM	PRE	-	1	-	Y	
8	BAR TO DINING	8'-0"	8'-0"	0'-1 3/4"	6	HMG	P	B	HM	P	-	4	-	-	DOUBLE BARN DOOR
9	KITCHEN DOOR	3'-0"	6'-8"	0'-1 3/4"	4	HM	P	A	HM	P	-	5	-	-	FLIP FLAP DOOR WITH VISION LIGHT
10	SERVICE EXTERIOR	3'-0"	7'-0"	0'-1 3/4"	1	HM	P	A	HM	P	-	6	-	-	



DOOR & WINDOW SCHEDULE NOTES

1. INSTALLATION AND FASTENING TO MEET MISSILE IMPACT RESISTANCE REQUIREMENTS
2. ALL EXTERIOR WINDOWS WITH A DIRECT "LINE OF SIGHT" TO THE BEACH TO INSTALL GLASS WITH A VISIBLE LIGHT TRANSMISSION OF 45% OR LESS.

DOOR SCHEDULE NOTES

1. PROVIDE FIRE PROTECTIVE GLASS AT ALL RATED DOORS UNLESS NOTED OTHERWISE. SEE DOOR SCHEDULE.
2. SEE DOOR SCHEDULE FOR PROVISION OF EXIT HARDWARE & DOOR OPERATORS.
3. ALL EXTERIOR HOLLOW METAL DOORS AND EXTERIOR OH DOORS TO BE INSULATED AND CW WEATHERSTRIP.
4. TOP AND BOTTOMS OF ALL HOLLOW METAL DOORS EXPOSED TO WEATHER SHALL BE PAINTED.
5. EXTERIOR PAINT COLOUR TO MATCH ADJACENT EXTERIOR MATERIALS, EXCEPT OTHER WISE NOTED.
6. ALUMINUM DOORS TO BE WIDE STILE DOORS.
7. ALL FIRE RATED DOORS (INCLUDING 0 HR) TO HAVE CLOSERS AND LATCHING HARDWARE.
8. ALL FIRE RATED DOORS (INCLUDING 0 HR) SHALL BE PROTECTED BY A TIGHT FITTING SMOKE AND DRAFT CONTROL.
9. ALL WELDED CONSTRUCTION AT HOLLOW METAL DOOR FRAMES, UNLESS NOTED OTHERWISE.
10. ALL SUITE ENTRY DOORS TO HAVE PERIMETER SOUND SEAL. MAX. 6mm DOOR BOTTOM CLEARANCE. NO SWEEP OR DOOR BOTTOM.
11. DOOR HARDWARE TO BE CENTERED ON RAIL OF PANEL DOOR.
12. REFER TO INTERIOR FINISH SCHEDULE FOR FURTHER INFORMATION ON DOOR AND FRAME FINISH SPECIFICATION.
13. PROVIDE THRESHOLD AT ALL TRANSITIONS BETWEEN FLOOR FINISHES. SEE ID SPECIFICATIONS.
14. PROVIDE POWER AT ALL LOCATIONS REQUIRING REMOTE (FOB) READER AND / OR POWER DOOR OPERATOR.
15. FOR POWER DOOR OPERATORS, ACTIVE LEAF IS IDENTIFIED ON FLOOR PLANS WITH "*" SYMBOL. SEE OVERALL/ENLARGED FLOOR PLANS.
16. ALL DOORS TO HAVE MAX. 6mm DOOR BOTTOM CLEARANCE.
17. ALL DOOR HANDLES TO BE LEVER TYPE. ALL DOOR PULLS TO BE D-TYPE, OPERABLE WITH CLOSED FIST.
18. WASHROOMS TO BE EQUIPPED WITH PRIVACY LOCK.
19. ALL KEYED DOORS TO BE EQUIPPED WITH CHANGABLE CYLINDER.
20. FOR ALL HARDWARE AND HARDWARE SETS, SEE DOOR HARDWARE SPECIFICATIONS.
21. PANIC EXIT HARDWARE REQUIRED.
22. ALL EXTERIOR DOORS TO BE HURRICAN PROOF.

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JIA- ANCHOR RESTAURANT

711 Beachview Drive North,
Jekyll Island, GA, USA

SHEET NAME

DOOR & WINDOW SCHEDULE

START DATE 2022/12/01

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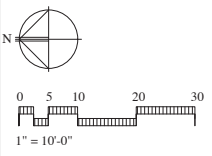
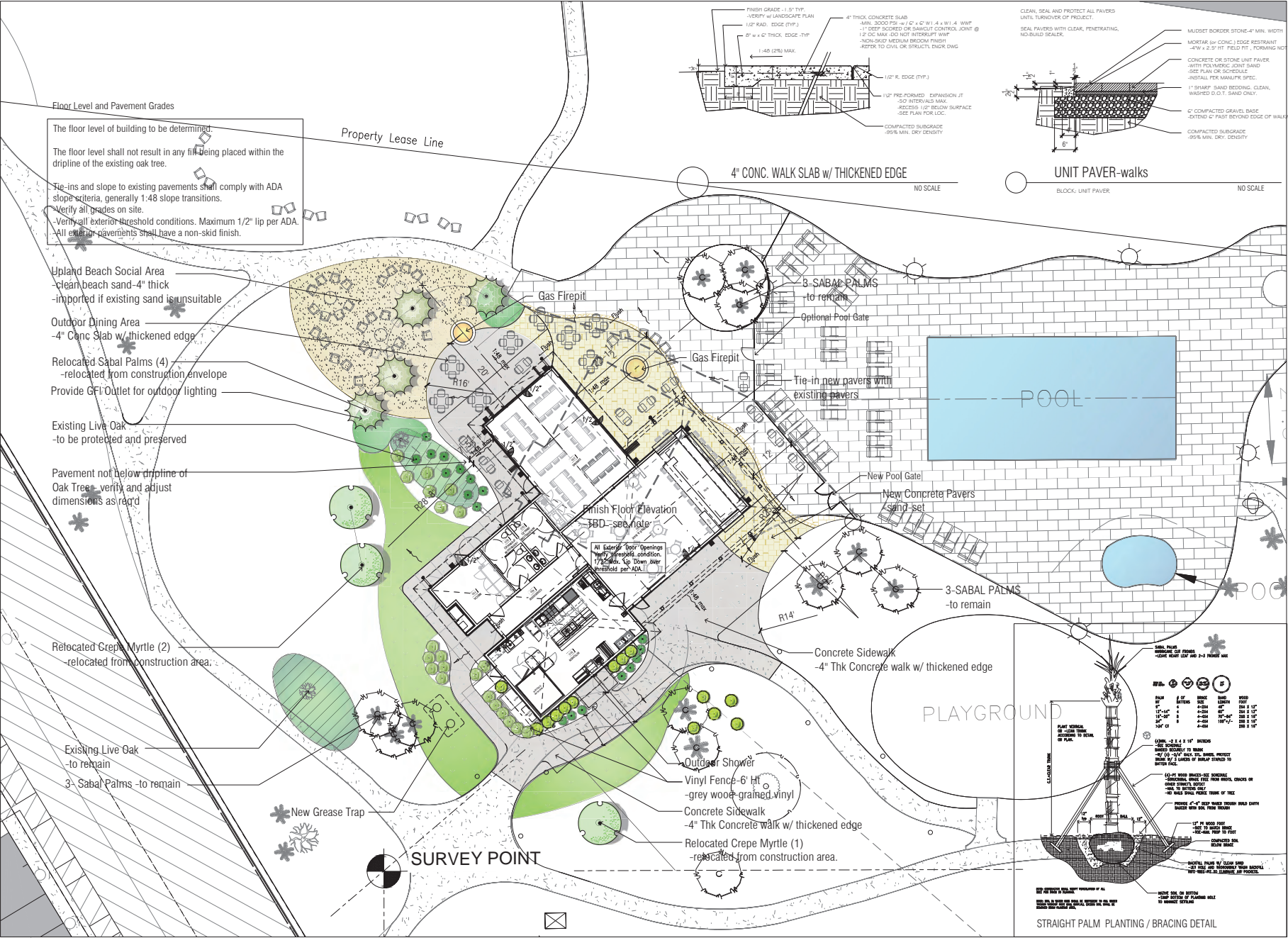
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PROJECT NO. 122067

DRAWING

A601



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MEMORANDUM

TO: COMMITTEE OF THE WHOLE
FROM: JONES HOOKS, EXECUTIVE DIRECTOR
SUBJECT: DESIGN DEVELOPMENT FOR BEACHVIEW CLUB HOTEL
DATE: MARCH 21, 2023

Background

On October 18, 2022 the Jekyll Island Authority (JIA) Board approved the concept plan for Hilton Tapestry Beachview Club dated May 15, 2022 and last revised October 11, 2022 with a variance for a minimum parking requirement of 1:1.

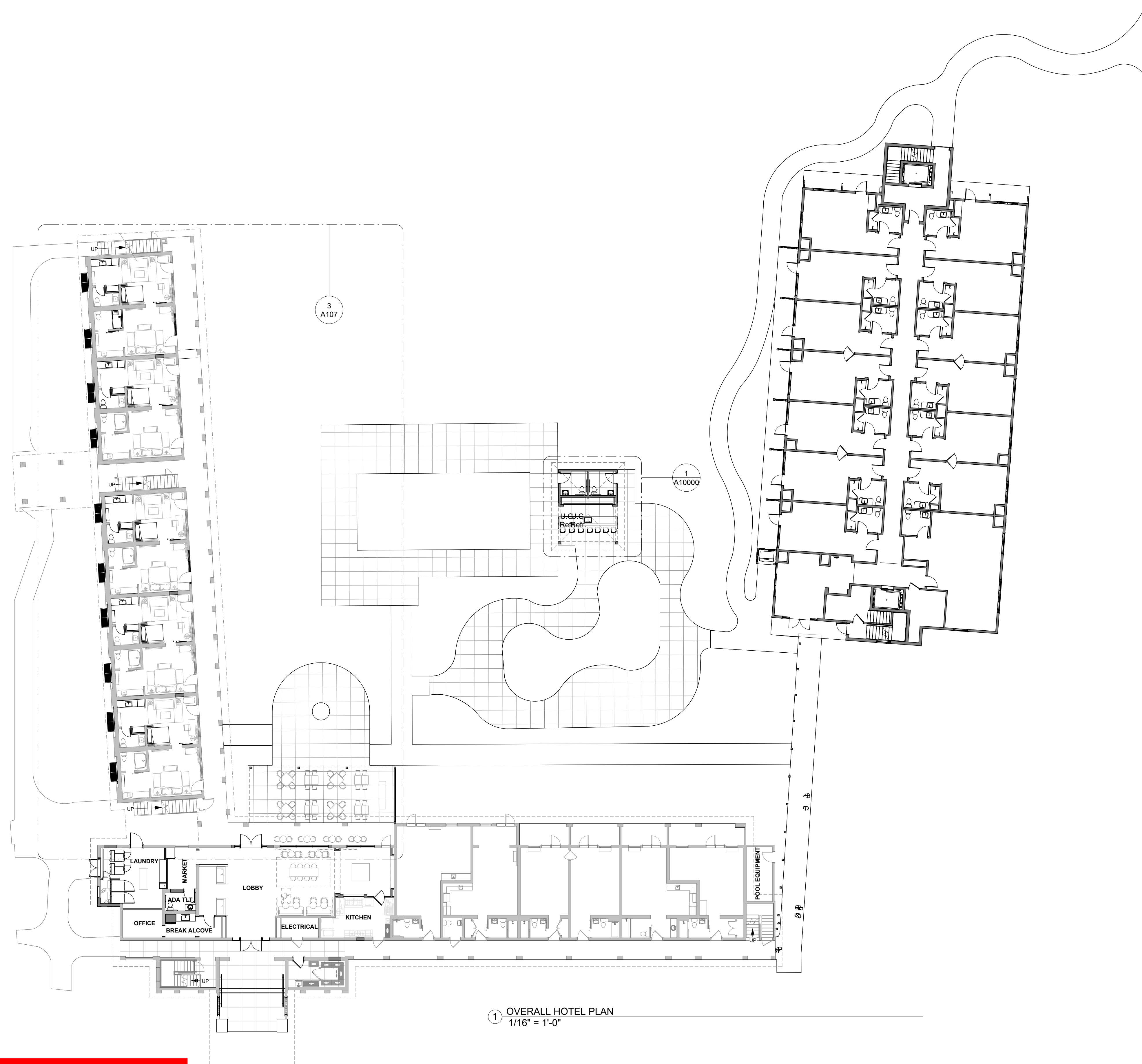
On January 6, 2023, representatives from Rio Partners, LLC and Thomas & Hutton presented a revised site plan to JIA's Design Review Group (DRG), and the JIA Board approved the plan on January 17, 2023. Next, the schematic design dated May 15, 2022 and revised November 7, 2022 was approved by the Board at the February 21, 2023 meeting.

On March 3, 2023 members of JIA's DRG met and approved the design development plan received on February 26, 2023.

Recommendation

Staff recommends approval of the enclosed Design Development Plan for Hilton Tapestry Beachview Club Hotel.

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① OVERALL HOTEL PLAN
1/16" = 1'-0"

BEACHVIEW CLUB RENOVATION & ADDITION
EXISTING BUILDING
FIRST FLOOR = 9 SUITES, 2 ROOMS
SECOND FLOOR = 7 SUITES, 13 ROOMS
TOTAL EXISTING/RENOVATED KEYS = 31
TOTAL ADDITIONAL KEYS = 45
TOTAL HOTEL KEYS = 76
TOTAL HOTEL ROOMS = 54
TOTAL SUITES = 22

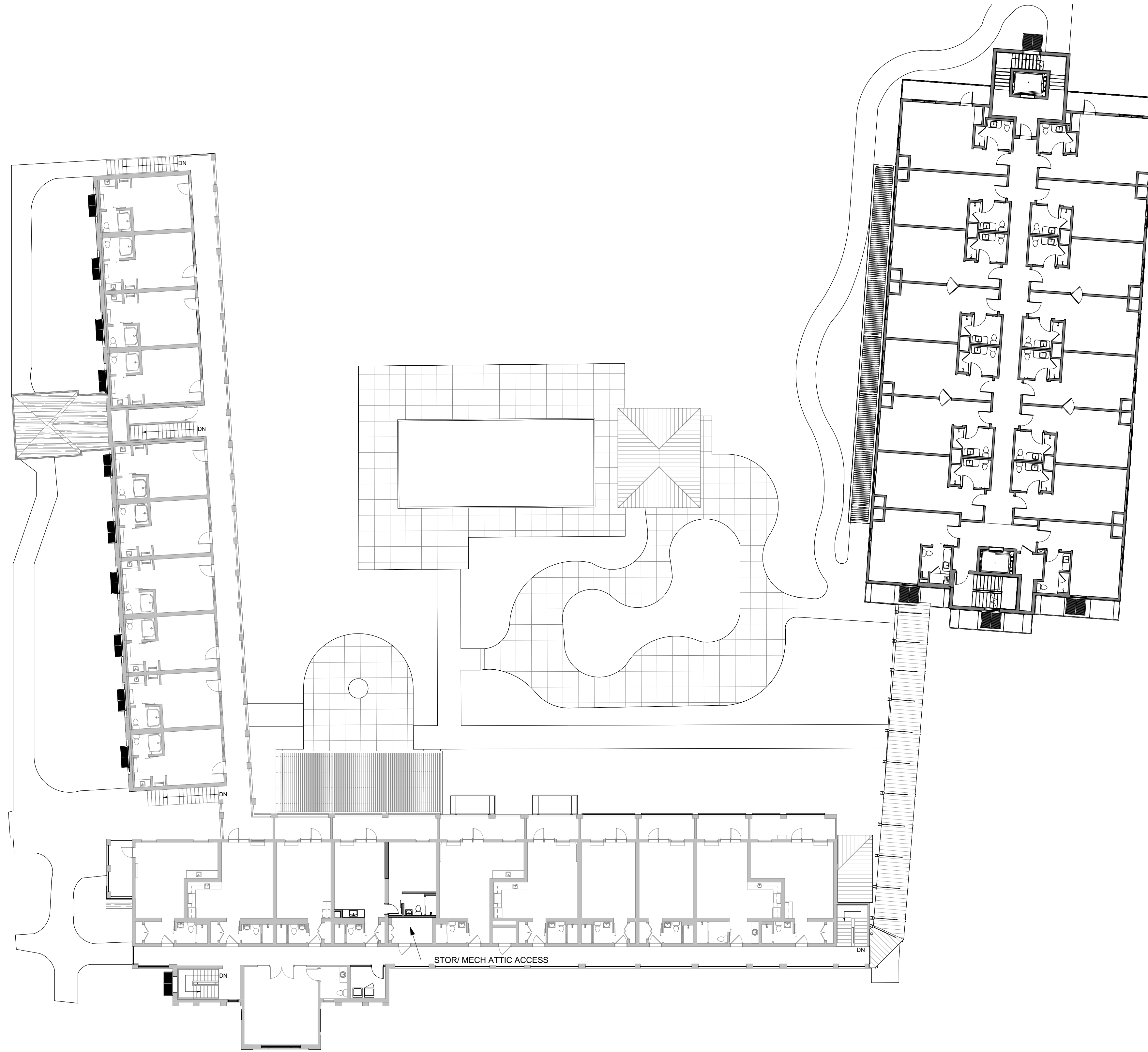
**JIA Code
Compliance Office
Received Stamp
02/26/2023**

**Design Development Submittal
02/26/2023 11:26:38 AM**

RENOVATIONS & ADDITION
BEACHVIEW CLUB HOTEL
721 N. BEACHVIEW DR. | Jekyll Island | GEORGIA

REV	DATE	COMMENTS

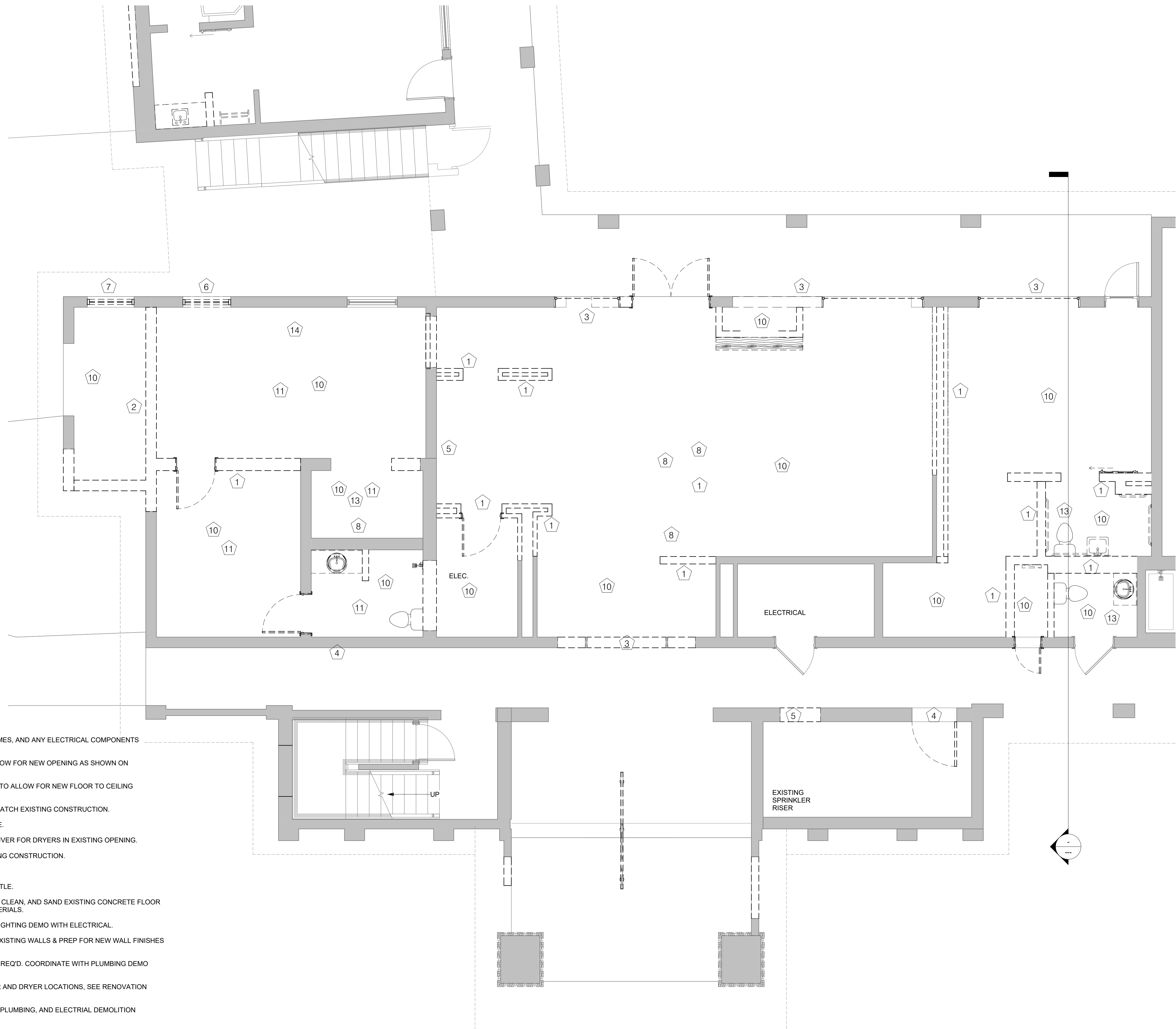
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1 OVERALL 2nd FLOOR
1/16" = 1'-0"

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DEMOLITION NOTES:

1. REMOVE WALL, INCLUDING DOORS & FRAMES, WINDOWS & FRAMES, AND ANY ELECTRICAL COMPONENTS WITHIN WALL.
2. REMOVE DOOR, FRAME, AND PORTION OF WALL UP TO 7 TO ALLOW FOR NEW OPENING AS SHOWN ON RENOVATION PLAN.
3. REMOVE EXISTING WINDOW/DOOR. REMOVE PORTION OF WALL TO ALLOW FOR NEW FLOOR TO CEILING STOREFRONT AND/OR ENTRY DOORS. SEE NEW PLAN.
4. REMOVE EXISTING DOOR & FRAME. INFILL EXTERIOR WALL TO MATCH EXISTING CONSTRUCTION.
5. REMOVE PORTION OF WALL TO ALLOW FOR NEW DOOR & FRAME.
6. REMOVE EXISTING WINDOW, COORDINATE INSTALL OF NEW LOUVER FOR DRYERS IN EXISTING OPENING.
7. REMOVE EXISTING WINDOW AND INFILL WALL TO MATCH EXISTING CONSTRUCTION.
8. REMOVE ALL MILLWORK AND ASSOCIATED COMPONENTS.
9. DEMOLISH EXISTING FIREPLACE SURROUND, HEARTH, AND MANTLE.
10. COMPLETELY REMOVE ALL EXISTING FLOOR FINISHES. SCRAPE, CLEAN, AND SAND EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW FLOORING MATERIALS.
11. REMOVE ALL EXISTING CEILINGS THROUGHOUT. COORDINATE LIGHTING DEMO WITH ELECTRICAL.
12. REMOVE ANY EXISTING WALL FINISHES. SAND AND CLEAN ALL EXISTING WALLS & PREP FOR NEW WALL FINISHES THROUGHOUT.
13. REMOVE ALL EXISTING PLUMBING FIXTURES. CAP PLUMBING AS REQ'D. COORDINATE WITH PLUMBING DEMO DRAWINGS.
14. DEMO PORTION OF EXISTING FLOOR SLAB UNDER NEW WASHER AND DRYER LOCATIONS, SEE RENOVATION PLAN. COORDINATE WITH STRUCTURAL.
15. COORINATE ALL DEMOLITION WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION DRAWINGS.
16. VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCIES ARISE DURING DEMOLITION.

2 ENLARGED LOBBY & DROP-OFF AREA EXISTING/DEMO PLAN
1/4" = 1'-0"

**RENOVATIONS & ADDITION
BEACHVIEW CLUB HOTEL**

721 N. BEACHVIEW DR. | JERKYLL ISLAND | GEORGIA

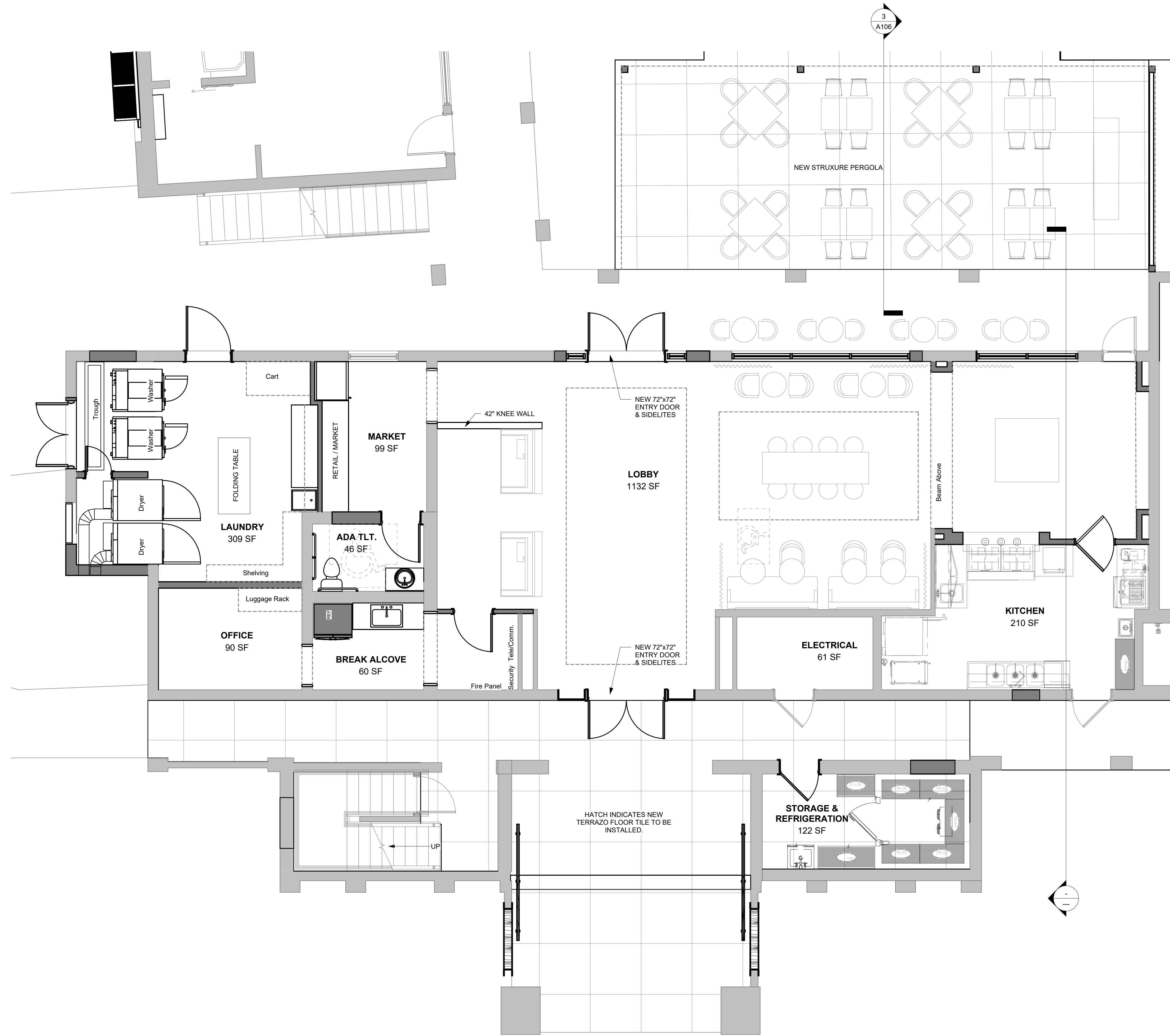
ENLARGED EXISTING/DEMO PLAN

REV	DATE	COMMENTS

JOB #: 21-018 02.24.23

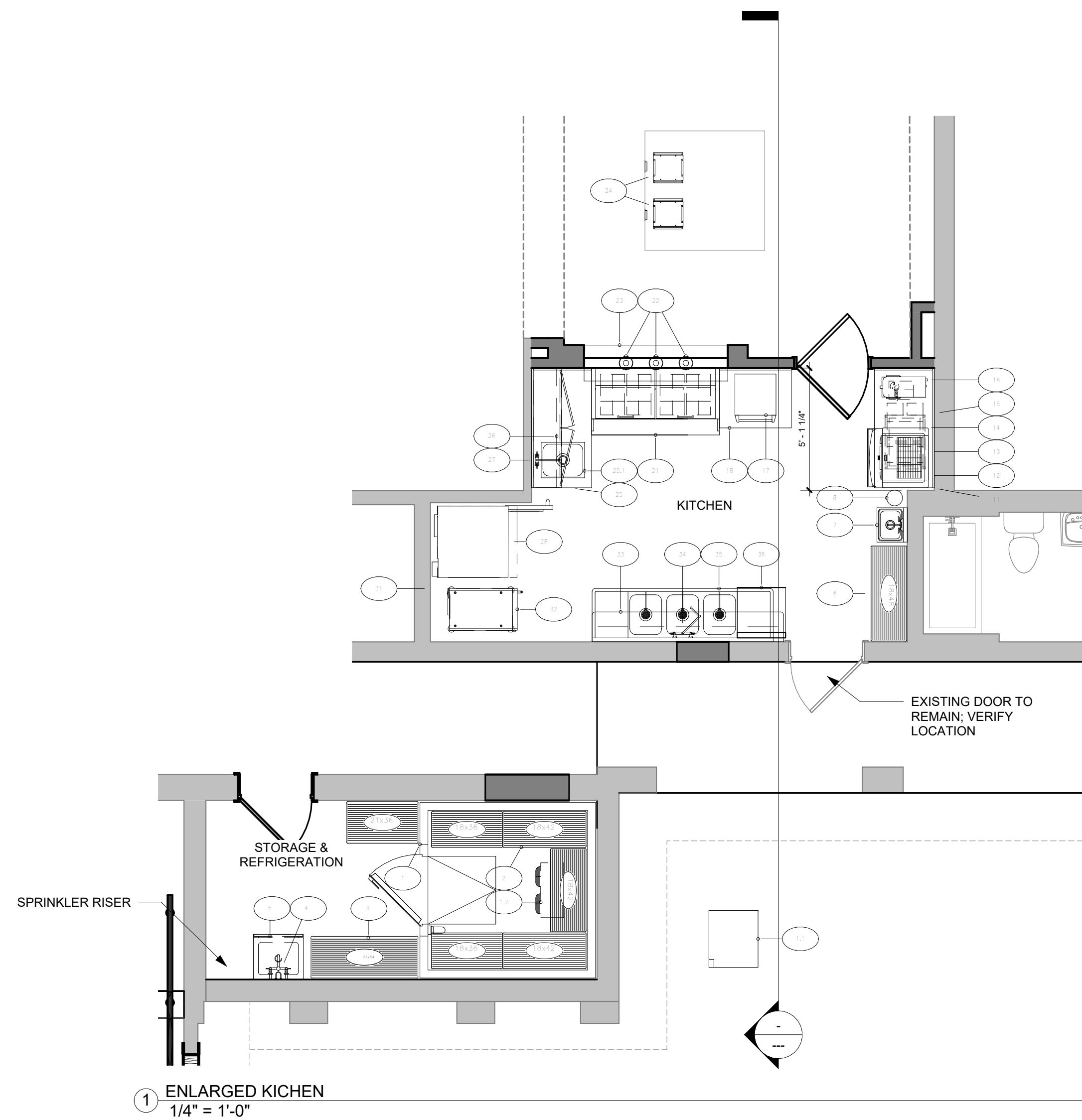
A103

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1 ENLARGED FIRST FLOOR RENOVATION PLAN
1/4" = 1'-0"

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EQUIPMENT SCHEDULE					
ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	EQUIPMENT REMARKS
1	1	WALK-IN COOLER	AMERIKOOLER	CUSTOM	W/INTERNAL RAMP
1.1	1	COOLER CONDENSING UNIT	AMERIKOOLER	BCH0005MBACZA0000	OUTDOOR - AIR COOLED
1.2	1	COOLER COIL	AMERIKOOLER	BEL0060AS6MAB0400	
2	5	COOLER SHELVING	QUANTUM FOODSERVICE	P SERIES	FOUR (4) SHELVES, 63" POSTS
3	3	DRY STORAGE SHELVING	QUANTUM FOODSERVICE	P SERIES	FIVE (5) SHELVES, 74" POSTS
4	1	SERVICE SINK FAUCET	T & S BRASS	B-0655-BSTP	
5	1	MOP SINK STORAGE CABINET	ADVANCE TABCO	9-OPC-84	
6	1	DRY STORAGE SHELVING	QUANTUM FOODSERVICE	1848P	FIVE (5) SHELVES, 74" POSTS
7	1	HAND SINK	ADVANCE TABCO	7-PS-50	SOAP & TOWEL DISPENSER BY VENDOR
8	1	CO2 TANK			
9	-	SPARE NUMBER			
10	-	SPARE NUMBER			
11	1	WORKTABLE W/OPEN BASE	ADVANCE TABCO	TKMS-305	W/END SPLASH
12	1	COUNTERTOP ICE & SODA DISPENSER			BY VENDOR
13	1	ICE MAKER	ICE-O-MATIC	CIM0320A	MOUNT ON DISPENSER
14	1	UNDERCOUNTER BAG IN BOX SODA SYSTEM			BY VENDOR
15	1	FILTER SYSTEM FOR ICEMAKER	EVERPURE	EV9324-01	
16	1	COFFEE/TEA BREWER	BUNN-O-MATIC	52000.0100	
17	1	PIZZA OVEN	DONNA ITALIA	SINGLE DECK	BY VENDOR
18	1	WORKTABLE W/UNDERSHELF	ADVANCE TABCO	KMS-303	
19	-	SPARE NUMBER			
20	-	SPARE NUMBER			
21	1	REFRIGERATED PREP TABLE	TRUE MFG.	TFP-64-24M	
22	7	RETRACTABLE HEAT LAMP	HATCO	DL-1500-RL	W/LIGHT MOUNTED SWITCH
23	1	PASS-THRU SHELF	ADVANCE TABCO	PA-18-72	
24	2	UNDERCOUNTER INDUCTION WARMER	HATCO	IWRM-UT-06	
25	1	WORKTABLE W/UNDERSHELF	ADVANCE TABCO	KMS-305	W/END SPLASH
25.1	1	SINK WELDED INTO TABLE	ADVANCE TABCO	TA-11B	
26	1	WALL CABINET	ADVANCE TABCO	WCH-15-60	
27	1	FAUCET	T & S BRASS	B-0225	
28	1	COMBI OVEN-STEAMER	ALTO-SHAAM	CTP10-10E W/VH-10 VENT HOOD	W/FLOOR STAND
29	-	SPARE NUMBER			
30	-	SPARE NUMBER			
31	1	FILTER SYSTEM FOR COMBI OVEN	ALTO-SHAAM	FI-23014	
32	1	MULTI-COOK OVEN	ALTO-SHAAM	VMC-H4 (LH)	W/5028223 FLOOR STAND
33	1	WALL MOUNTED POT RACK	ADVANCE TABCO	PS-15-96	
34	1	FAUCET	T & S BRASS	B-0265	
35	1	3 COMPARTMENT POT SINK	ADVANCE TABCO	93-3-54-18RL	W/LEVER WASTES
36	1	UNDERCOUNTER WAREWASHER	JACKSON WWS	DISHSTAR HT-E-SEER	

REV	DATE	COMMENTS

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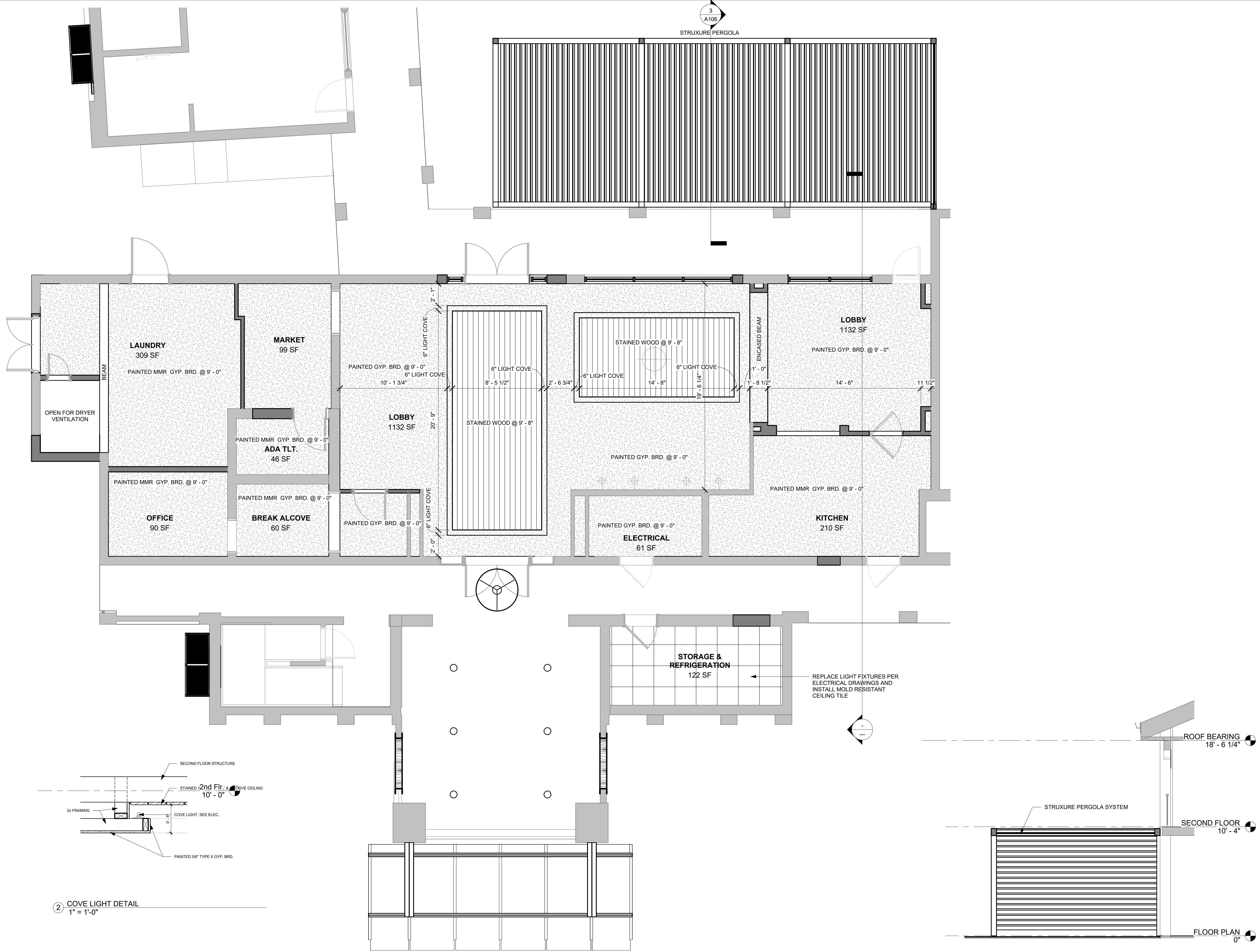
**RENOVATIONS & ADDITION
BEACHVIEW CLUB HOTEL**

721 N. BEACHVIEW DR. | JERKYLL ISLAND | GEORGIA

REV / DATE / COMMENTS

JOB #: 21-018 02.24.23

A106



② COVE LIGHT DETAIL
1" = 1'-0"

① REFLECTED CEILING PLAN
1/4" = 1'-0"

③ SECTION THRU STRUXURE
1/4" = 1'-0"

ENLARGED LOBBY REFLECTED CEILING PLAN

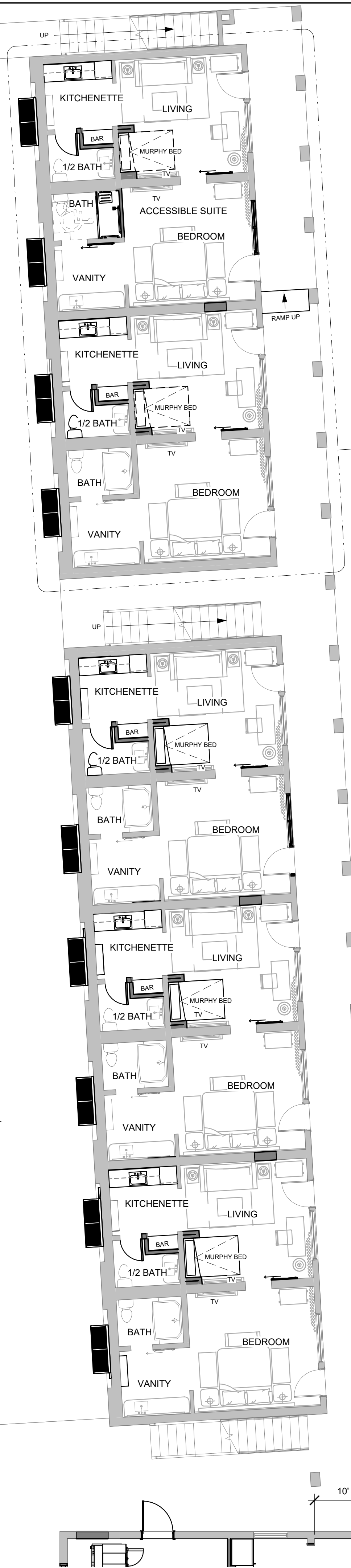
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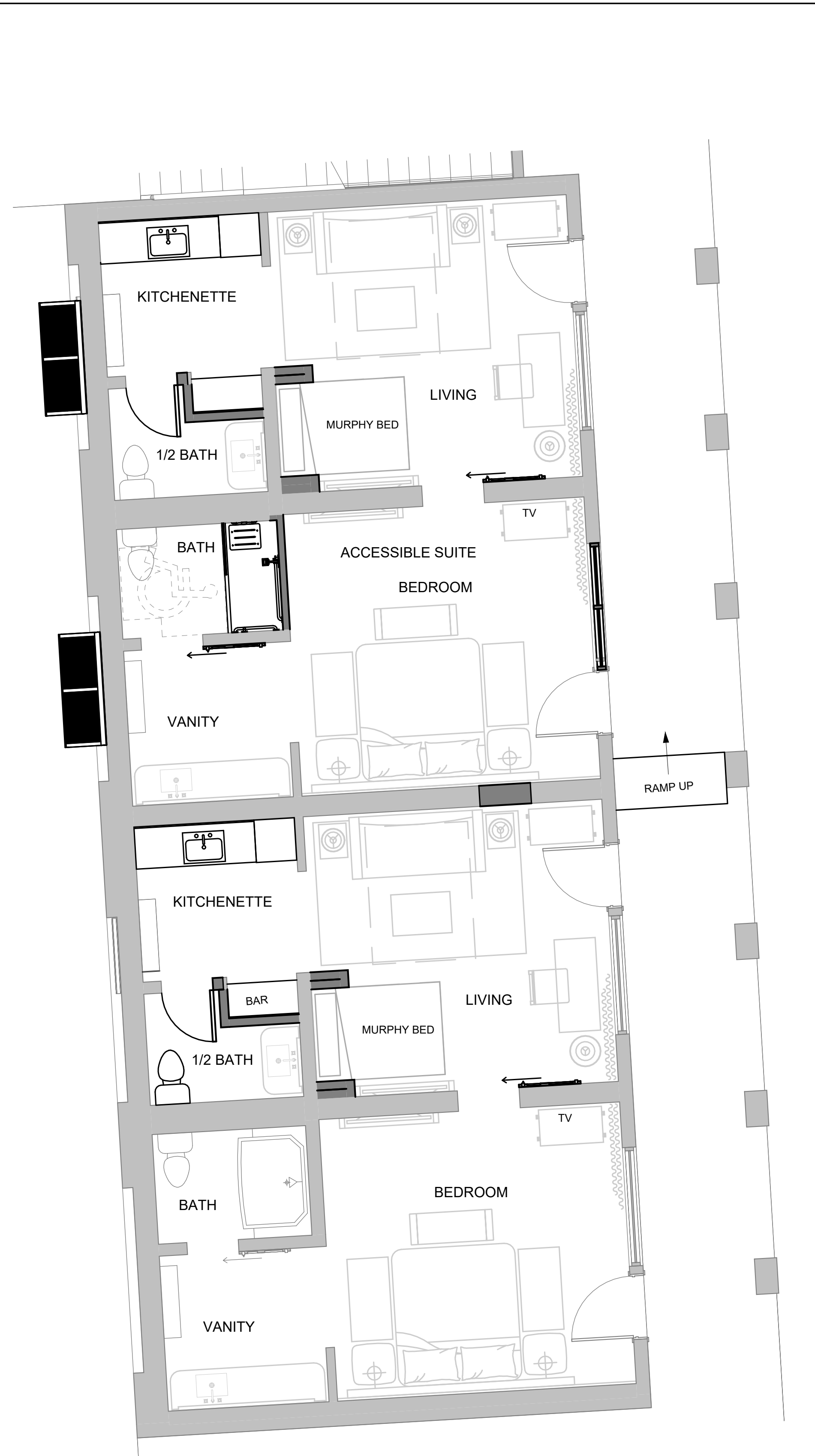
③ NORTH BUILDING 1st FLR EXISTING/DEMO
1/8" = 1'-0"

DEMOLITION NOTES:

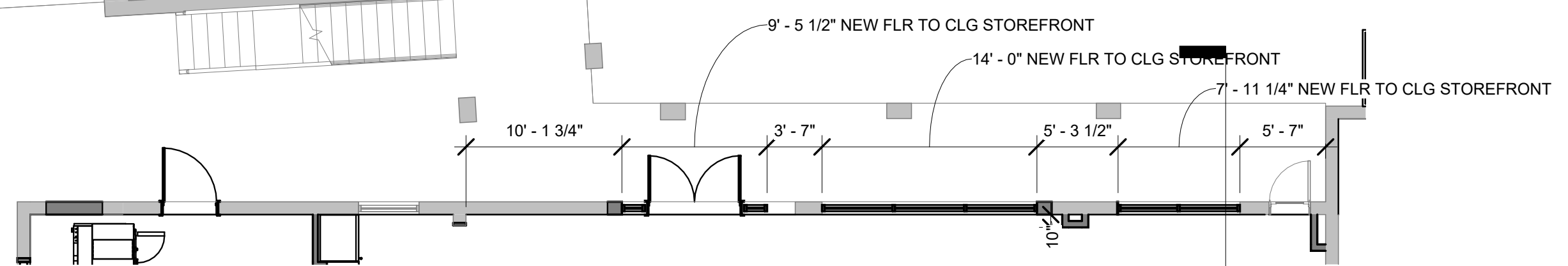
1. REMOVE WALL, INCLUDING DOORS & FRAMES, WINDOWS & FRAMES, AND ANY ELECTRICAL COMPONENTS WITHIN WALL.
2. REMOVE DOOR, FRAME, AND PORTION OF WALL UP TO 7' TO ALLOW FOR NEW OPENING AS SHOWN ON RENOVATION PLAN.
3. REMOVE EXISTING DOOR & FRAME. INFILL EXTERIOR WALL TO MATCH EXISTING CONSTRUCTION.
4. REMOVE PORTION OF WALL TO ALLOW FOR NEW DOOR & FRAME.
5. REMOVE ALL MILLWORK AND ASSOCIATED COMPONENTS.
6. COMPLETELY REMOVE ALL EXISTING FLOOR FINISHES THROUGHOUT ENTIRE UNIT. SCRAPE, CLEAN, AND SAND EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW FLOORING MATERIALS.
7. REMOVE EXISTING PLUMBING FIXTURES, REWORK PIPING AS REQUIRED FOR NEW CONSTRUCTION.
8. REMOVE EXISTING WALL FINISHES THROUGHOUT ENTIRE UNIT. SAND AND CLEAN ALL EXISTING WALLS & PREP FOR NEW WALL FINISHES THOROUGHOUT.
9. COORINATE ALL DEMOLITION WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION DRAWINGS.
10. VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCIES ARISE DURING DEMOLITION.



① NORTH BUILDING 1st FLR SUITES
1/8" = 1'-0"



② NORTH BUILDING 1st FLR SUITE ENLARGED PLAN
1/4" = 1'-0"



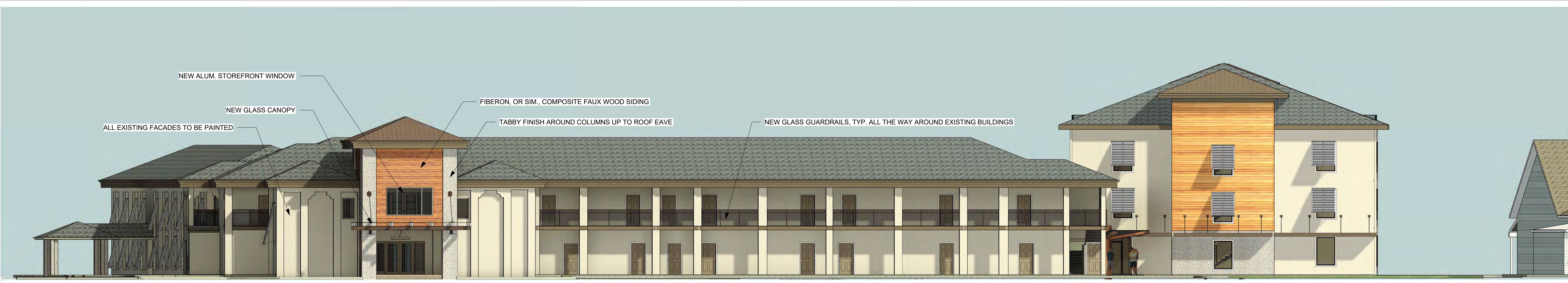
**RENOVATIONS & ADDITION
BEACHVIEW CLUB HOTEL**

721 N. BEACHVIEW DR. | JERKYLL ISLAND | GEORGIA

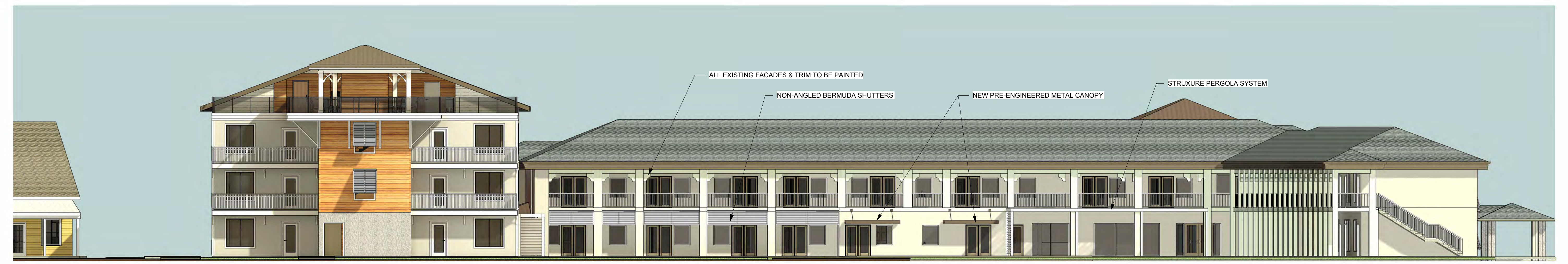
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REV	DATE	COMMENTS



1 West Elevation
3/32" = 1'-0"



2 East Elevation
3/32" = 1'-0"



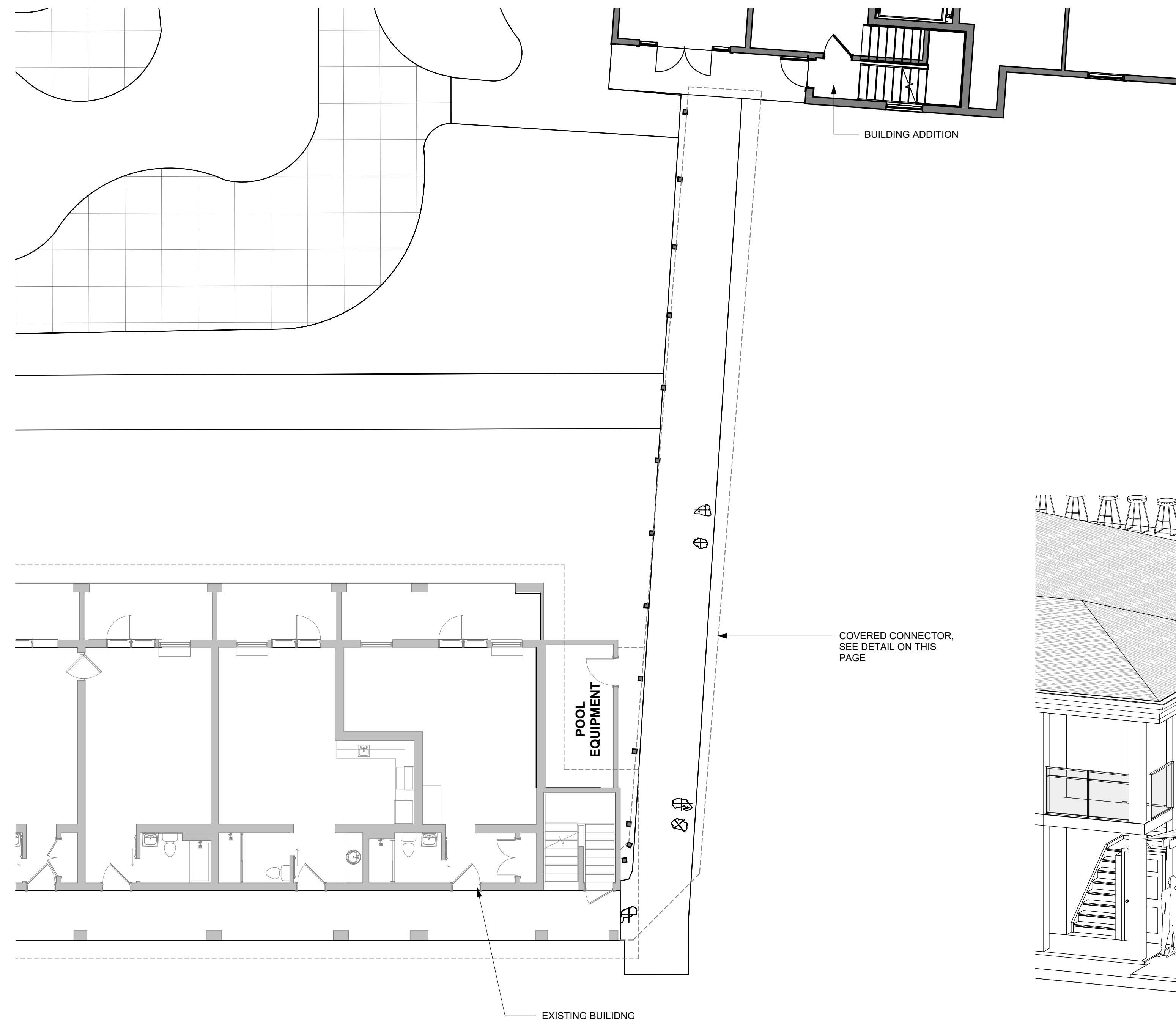
3 South Elevation
3/32" = 1'-0"

NEW COVERED WALKWAY TO BUILDING ADDITION

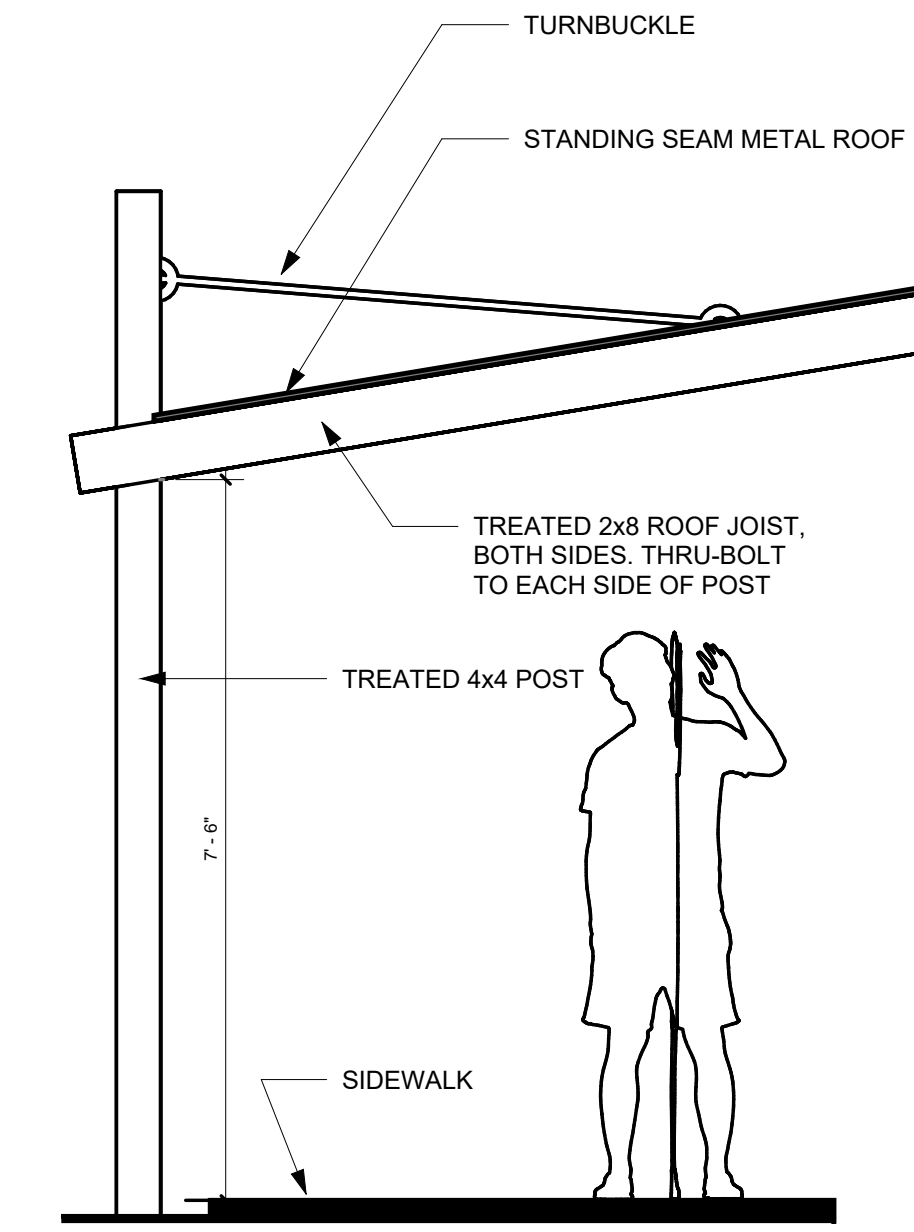


4 North Elevation
3/32" = 1'-0"

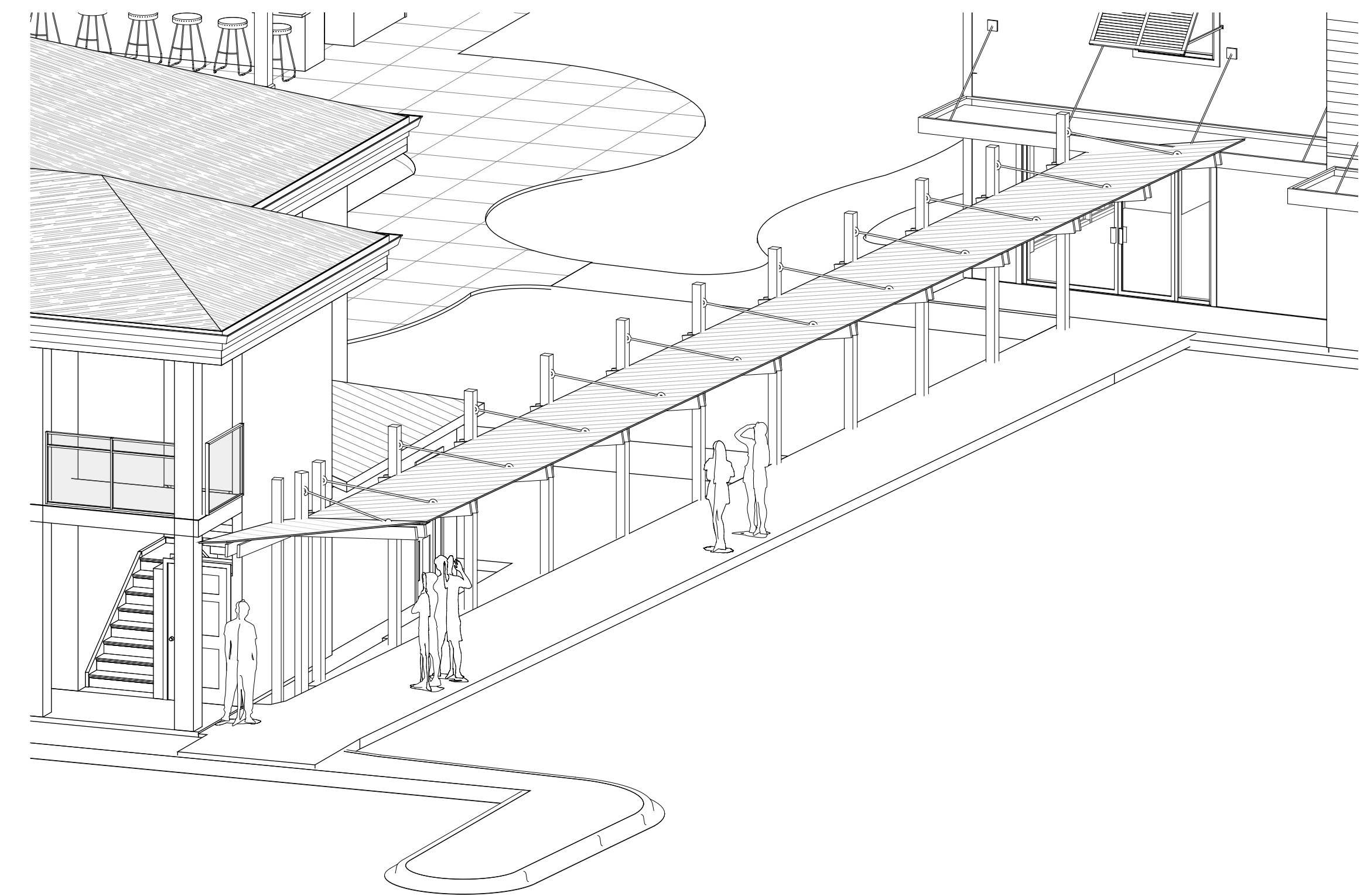
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① BUILDINGS CONNECTOR PLAN
1/8" = 1'-0"



② BUILDINGS CONNECTOR DETAIL
1/2" = 1'-0"



③ BUILDINGS CONNECTOR

COVERED CONNECTOR,
SEE DETAIL ON THIS
PAGE

REV	DATE	COMMENTS

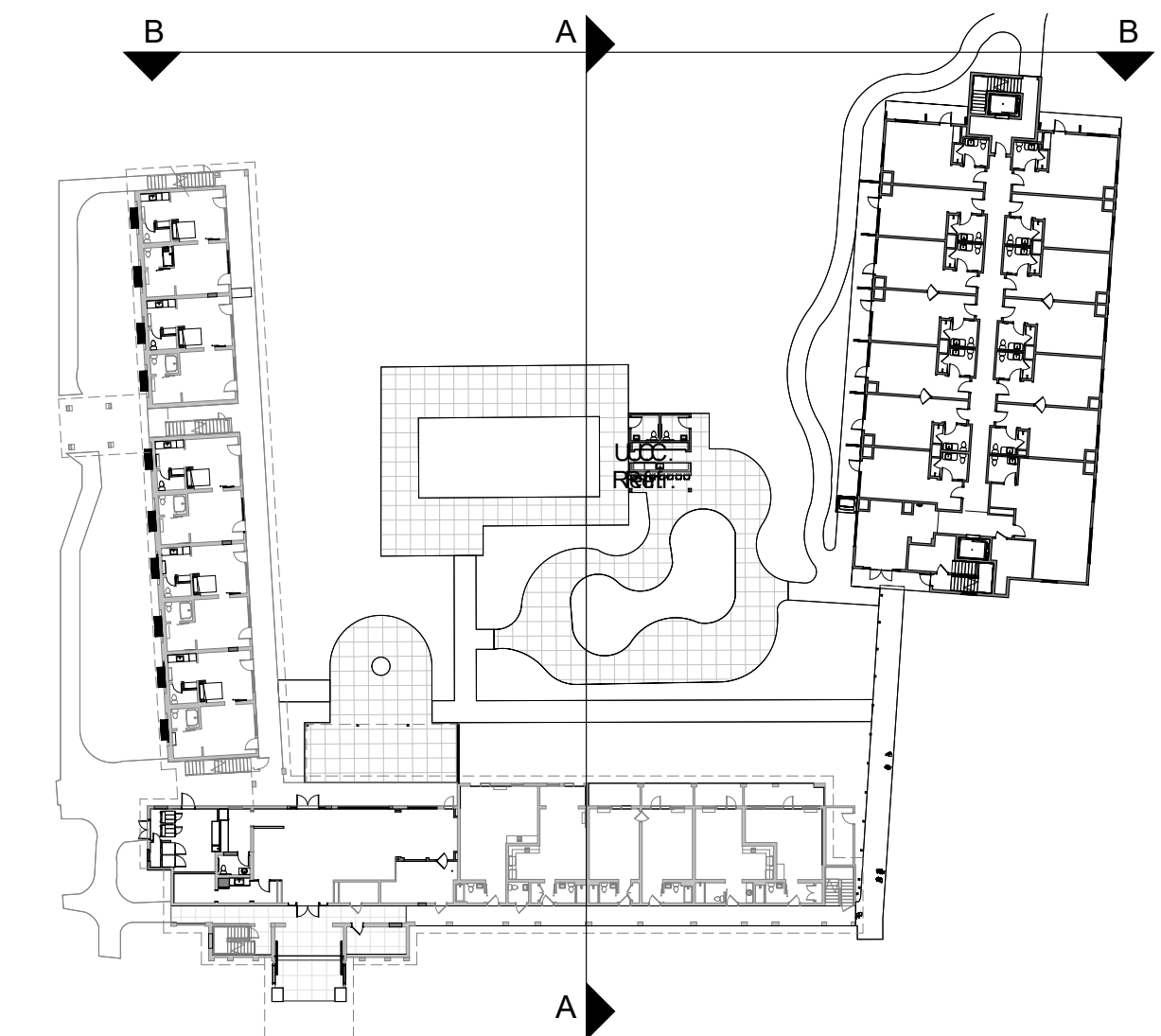
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A -EAST / WEST SITE SECTION



B -NORTH / SOUTH SITE SECTION



① KEY PLAN
1" = 50'-0"

**RENOVATIONS & ADDITION
BEACHVIEW CLUB HOTEL**

721 N. BEACHVIEW DR. | JEFFREY ISLAND | GEORGIA

SITE SECTIONS

REV DATE COMMENTS

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A110

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RENDERED PERSPECTIVE VIEW FROM BEACH



RENDERED PERSPECTIVE VIEW FROM NORTHEAST CORNER

JEFF LEWIS ARCHITECT

561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisaa.com

**RENOVATIONS & ADDITION
BEACHVIEW CLUB HOTEL**

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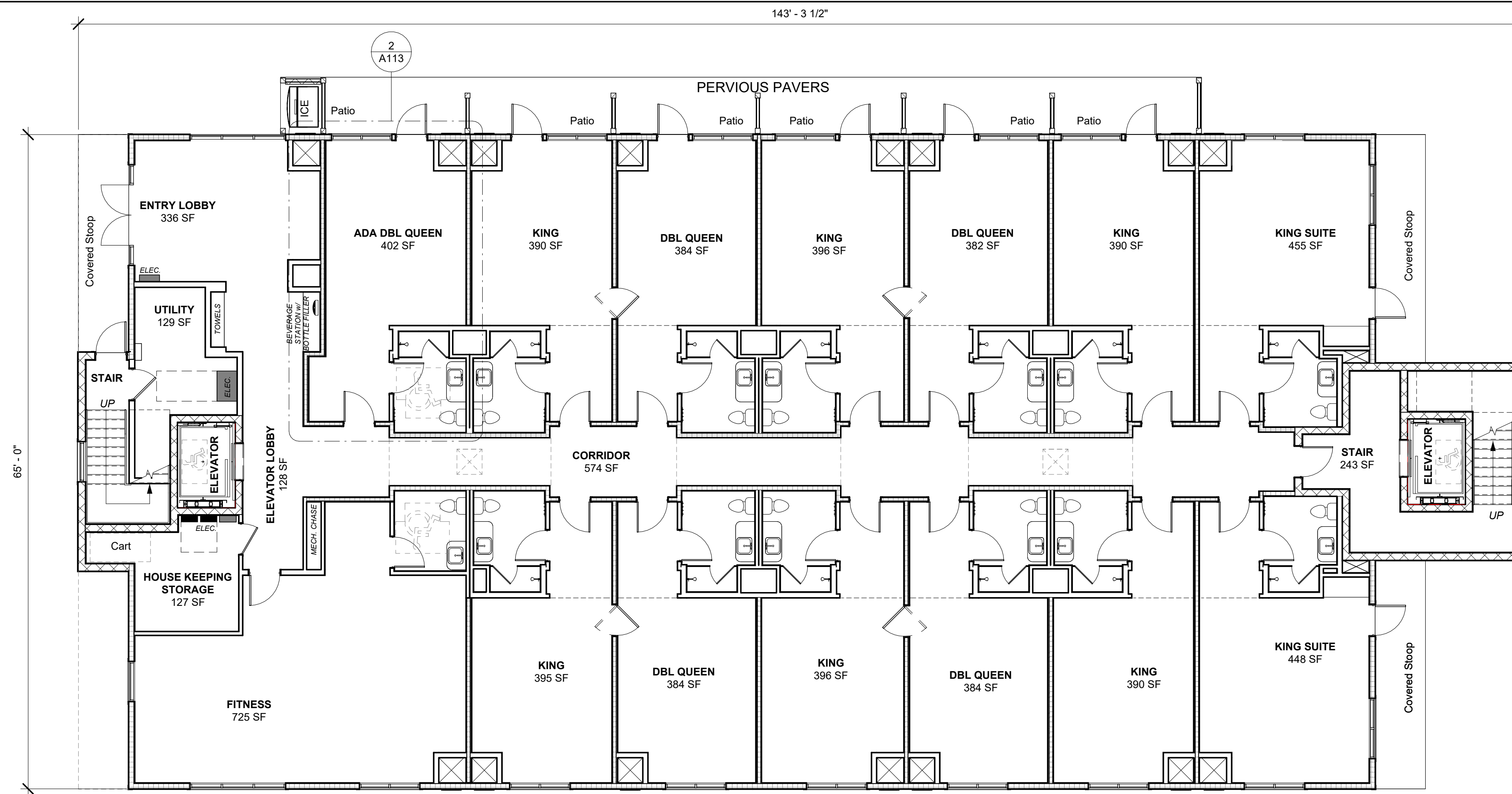
REV DATE COMMENTS

JOB #: 21-018 02.24.23

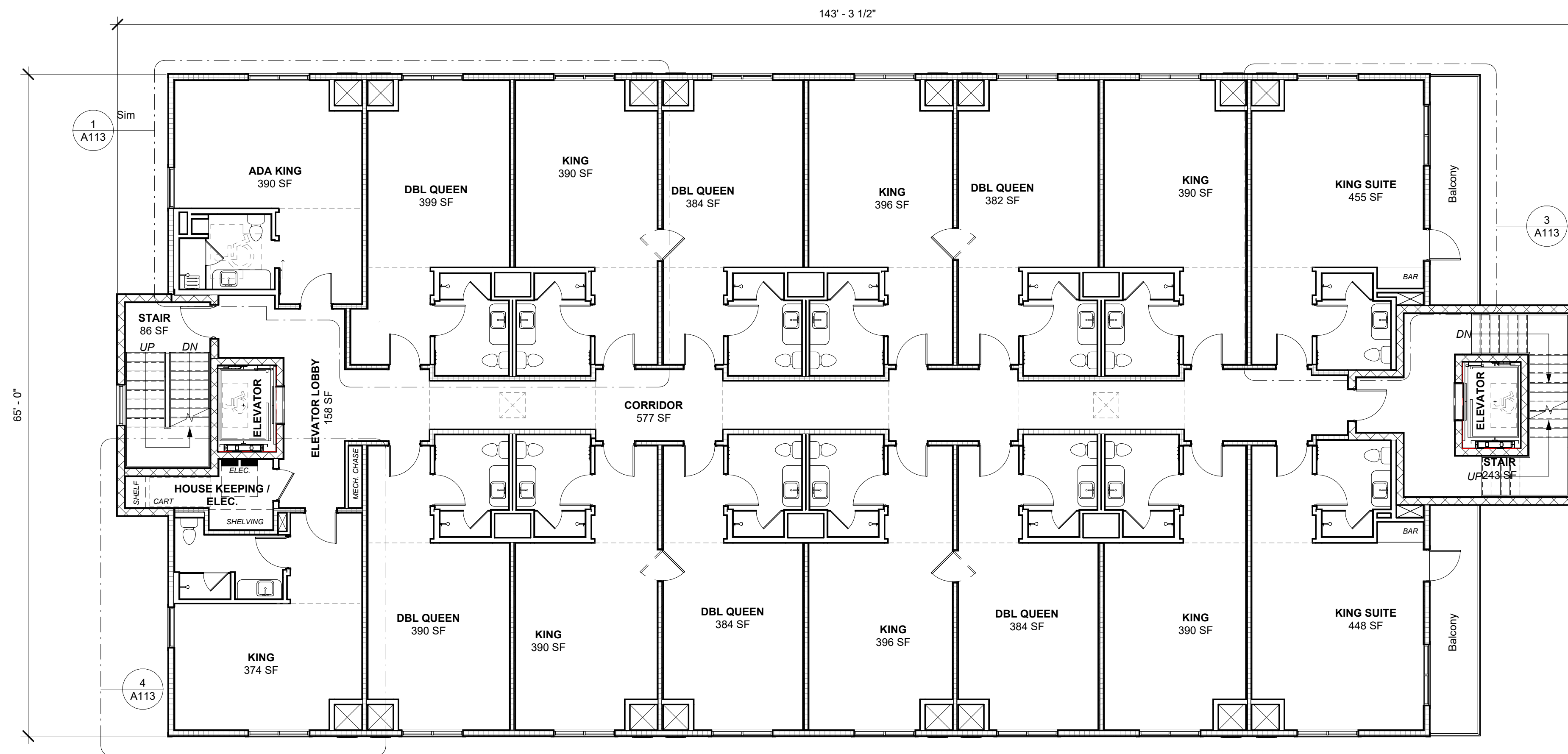
A119

CONCEPTUAL PERSPECTIVES

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① 1st Flr.
1/8" = 1'-0"



② 2nd Flr.
1/8" = 1'-0"

BUILDING ADDITION:
FIRST FLOOR = 11 ROOMS, 2 SUITES
SECOND FLOOR = 14 ROOMS, 2 SUITES
THIRD FLOOR = 14 ROOMS, 2 SUITES
TOTAL ADDITIONAL KEYS = 45



561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisaa.com

BEACHVIEW CLUB HOTEL
HILTON TAPESTRY NEW ADDITION
 JERKYL ISLAND, GA.

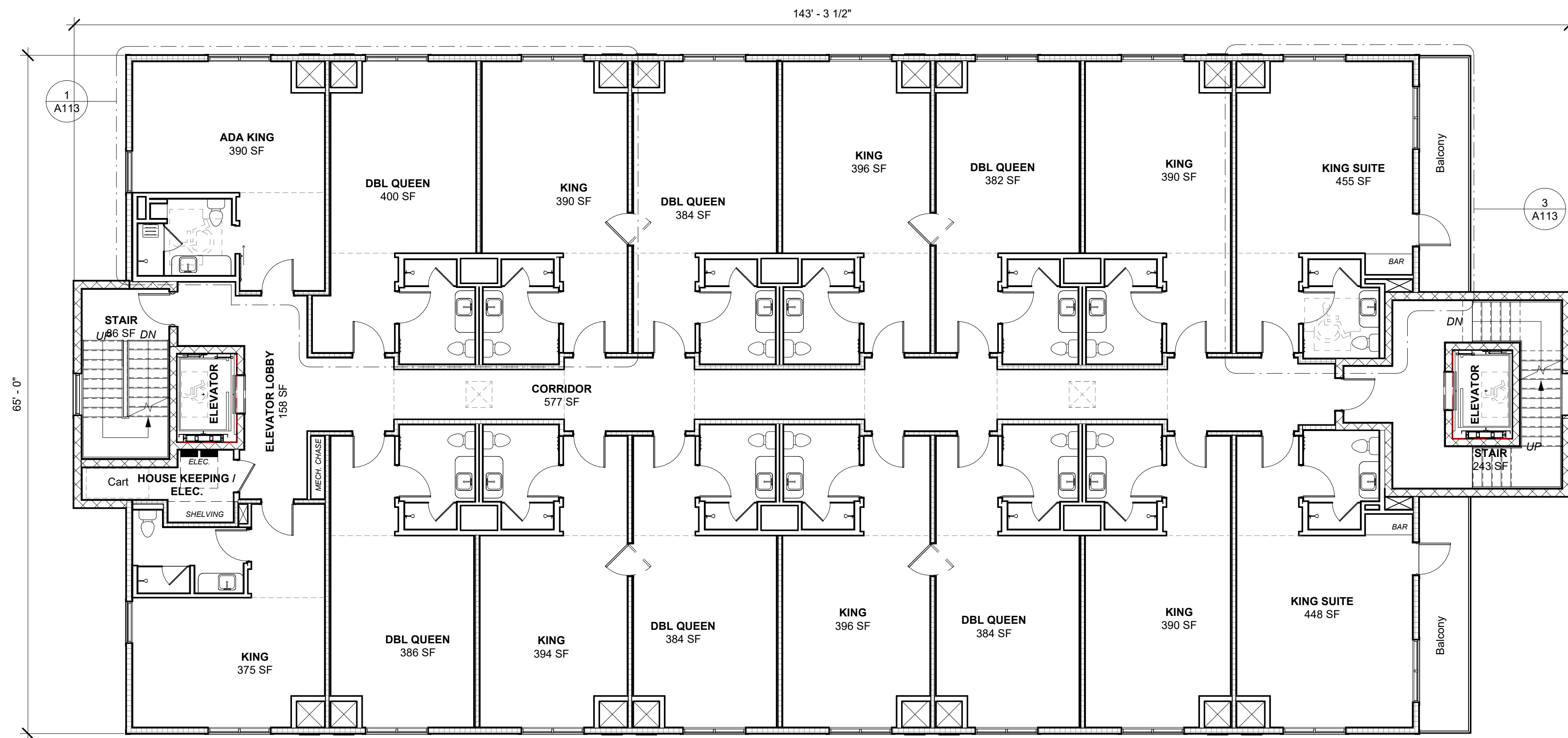
REV	DATE	COMMENTS

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A111

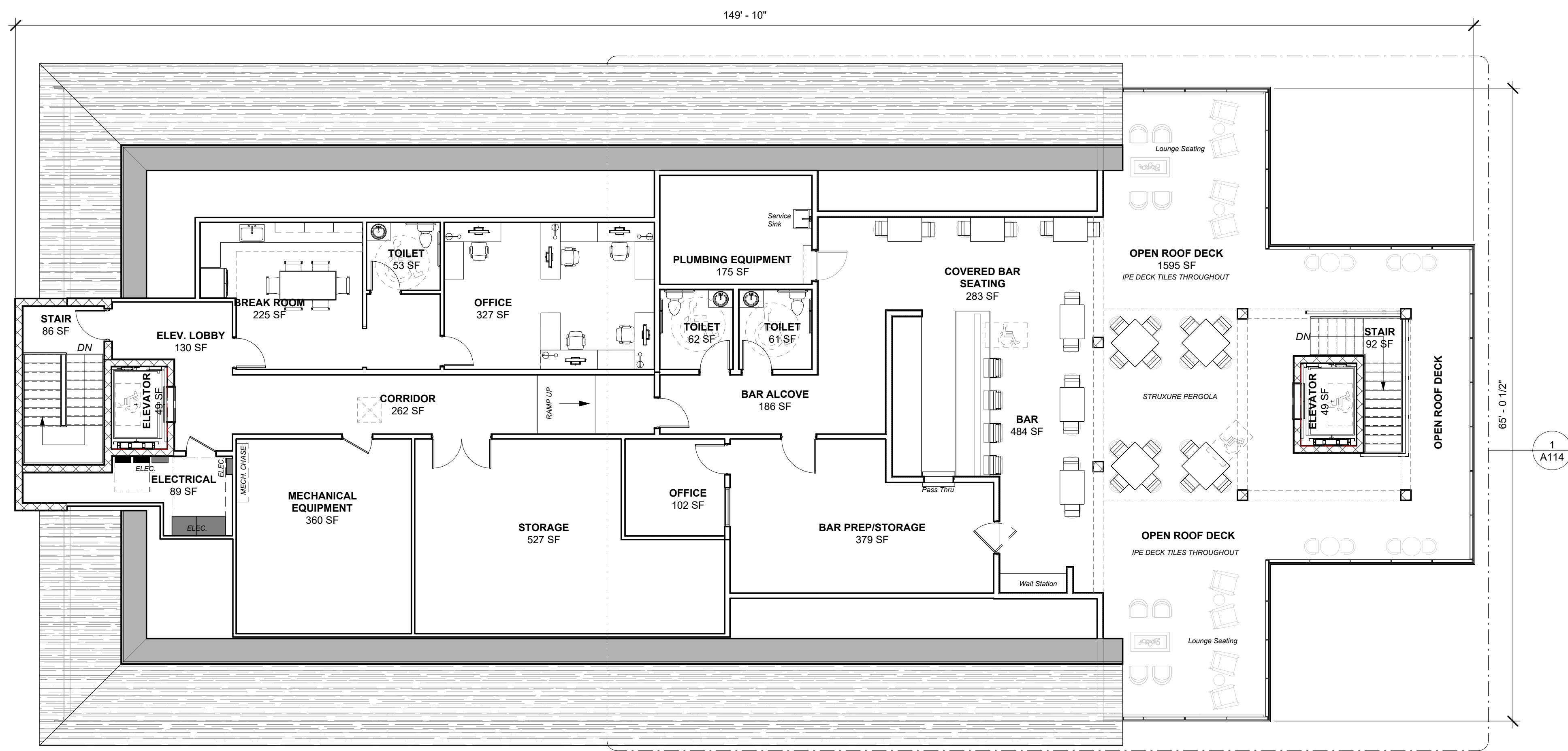
ADDITION FIRST & SECOND FLOORS

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THIRD FLOOR = 14 ROOMS, 2 SUITES

1 3rd Fl.
1/8" = 1'-0"



FOURTH FLOOR =
 COVERED BAR AREA: 486 SF
 COVERED BAR SEATING: 285 SF
 BAR ALCOVE: 210 SF
 BAR PREP AREA / STORAGE: 237 SF
 2 TOILETS & STORAGE CLOSET: 169 SF
 OPEN OBSERVATION DECK: 1,595 SF

2 4th Fl.
1/8" = 1'-0"



561 JACOBS MILL POND ROAD
 ELGIN, SOUTH CAROLINA 29045
 803.960.5026 / jeff@jefflewisarch.com

BEACHVIEW CLUB HOTEL
 HILTON TAPESTRY NEW ADDITION
 JERKYL ISLAND, GA.

ADDITION THIRD & FOURTH FLOORS

REV	DATE	COMMENTS

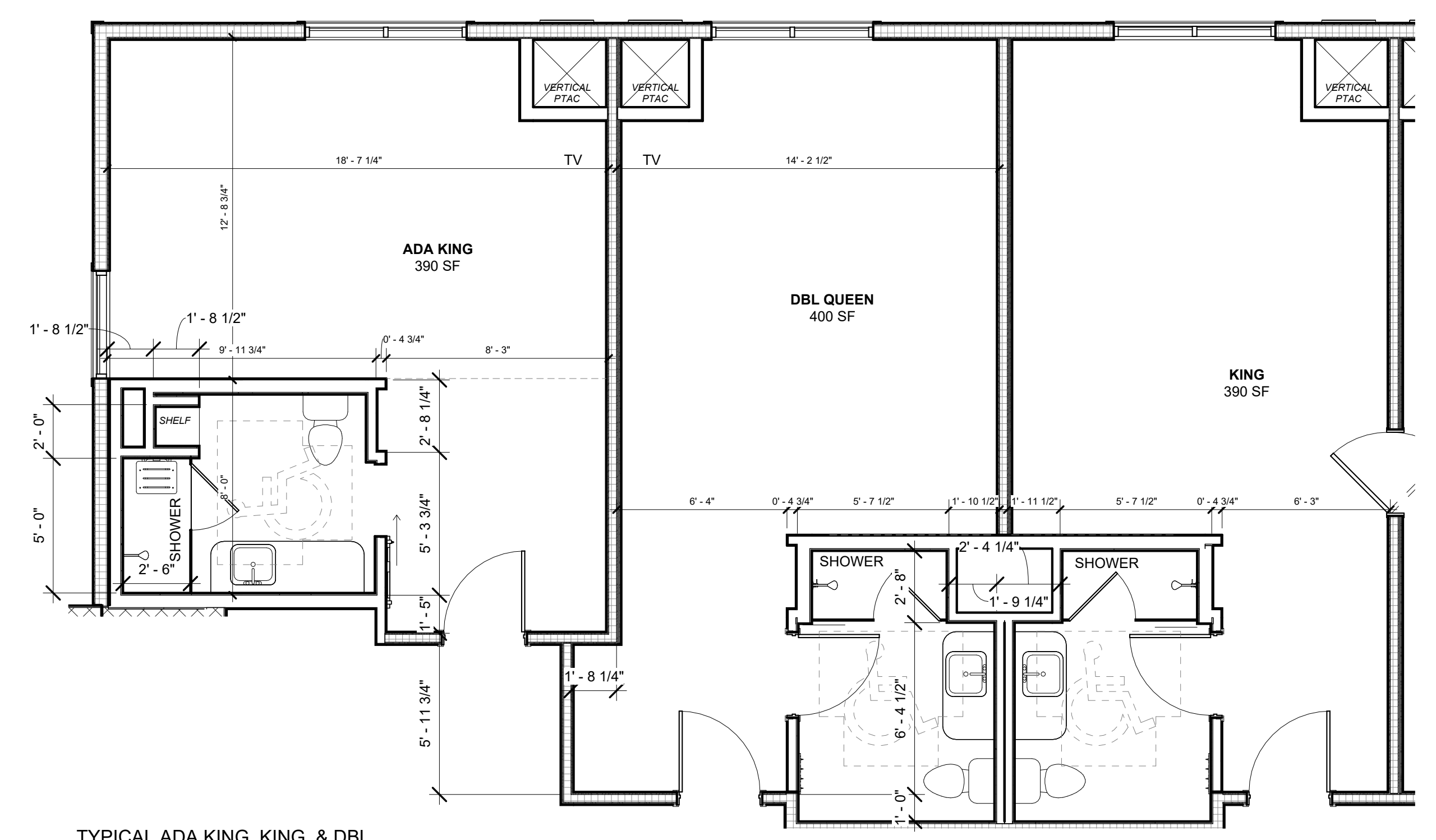
JOB #: 21-018 02.24.2023

A112

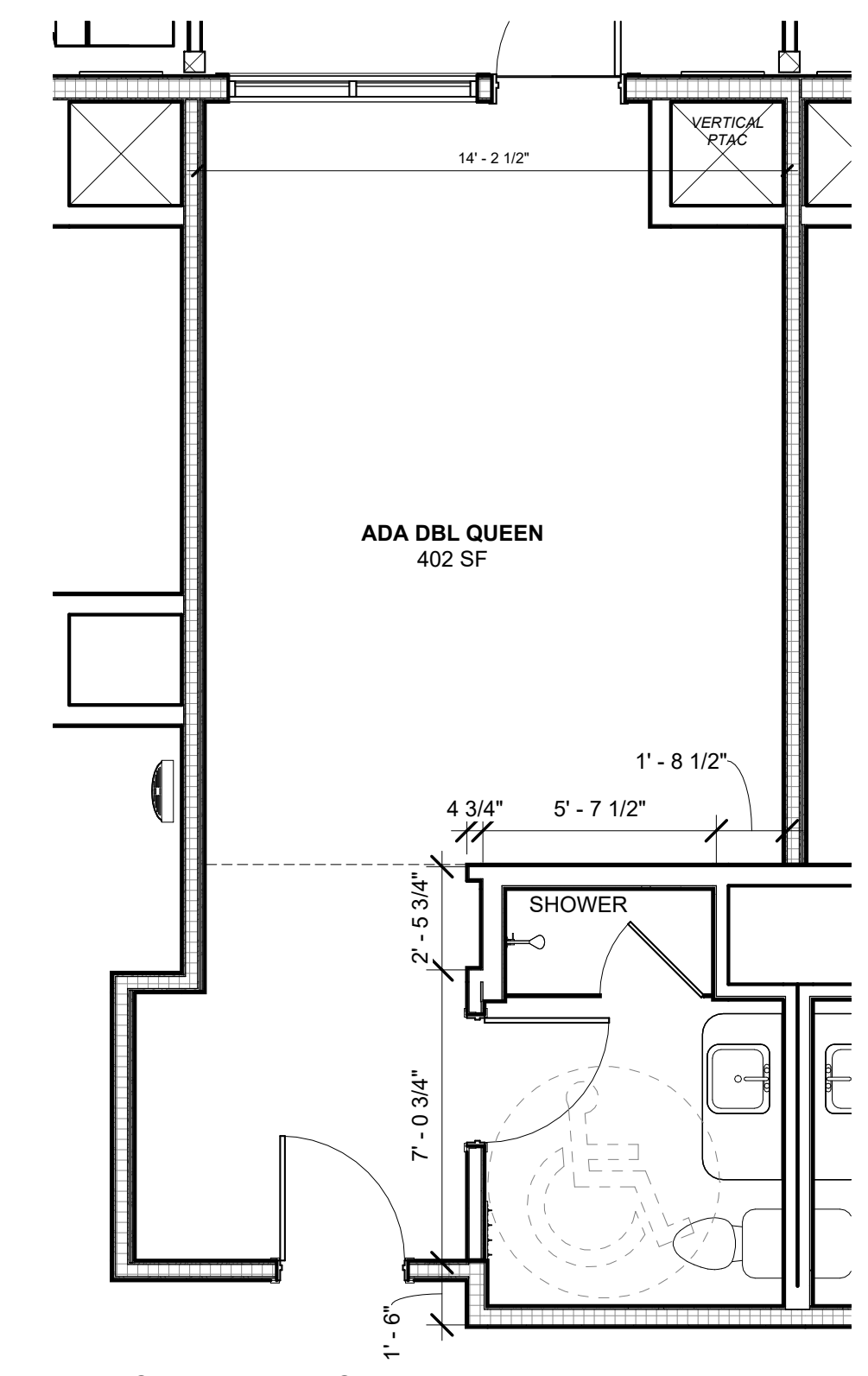
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REV	DATE	COMMENTS

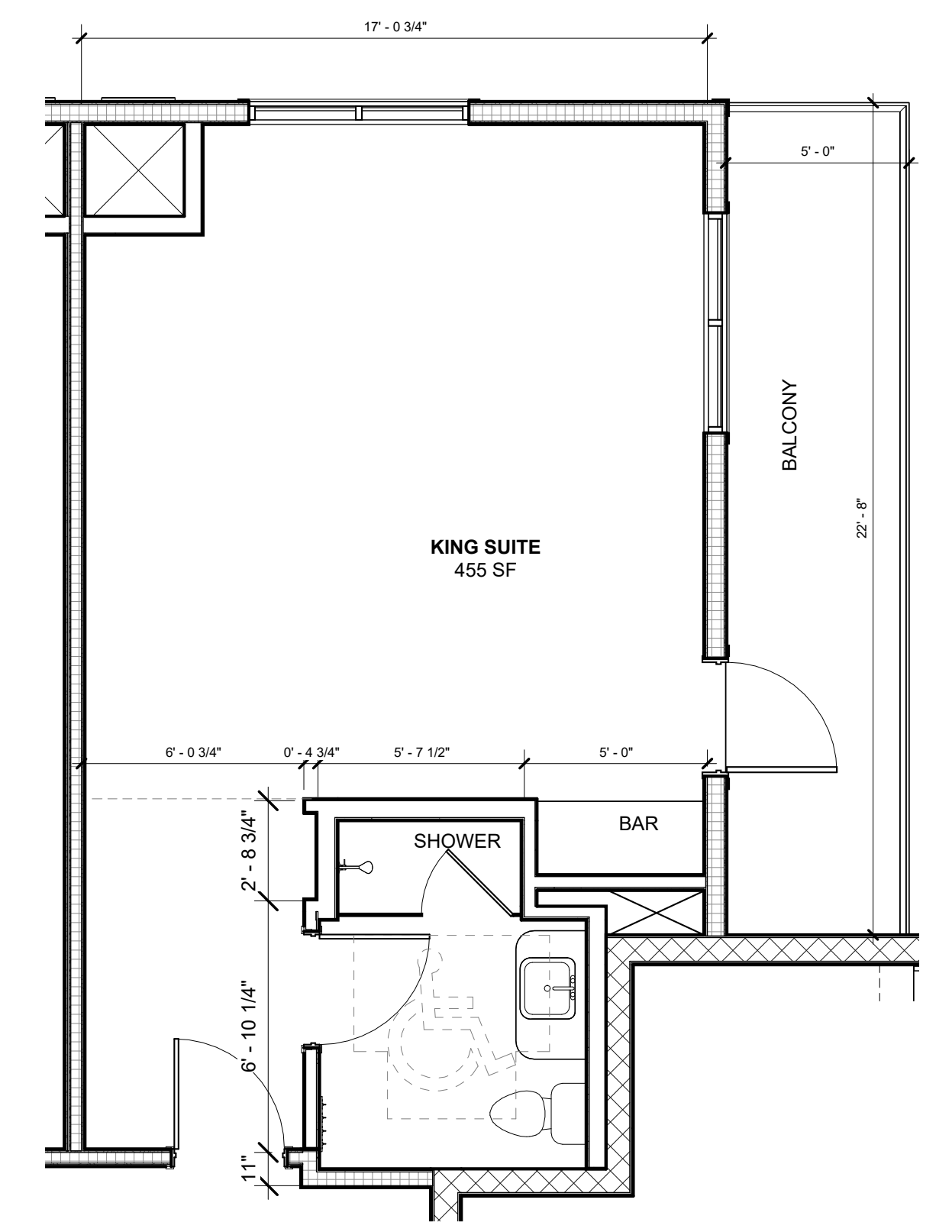
TYPICAL ENLARGED UNIT PLANS



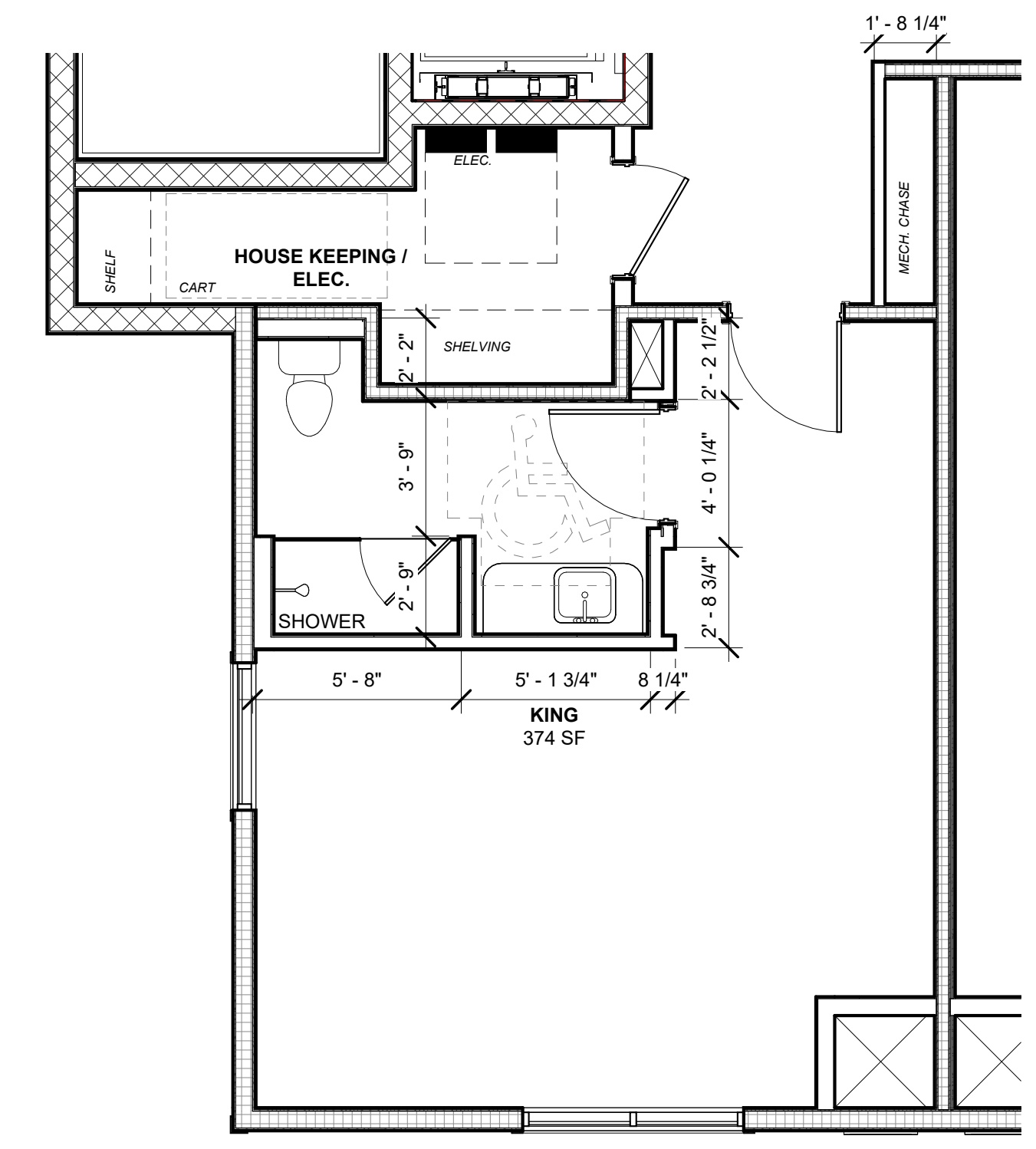
1 TYPICAL ADA KING, KING, & DBL QUEEN
1/4" = 1'-0"



2 TYPICAL ADA DBL QUEEN
1/4" = 1'-0"

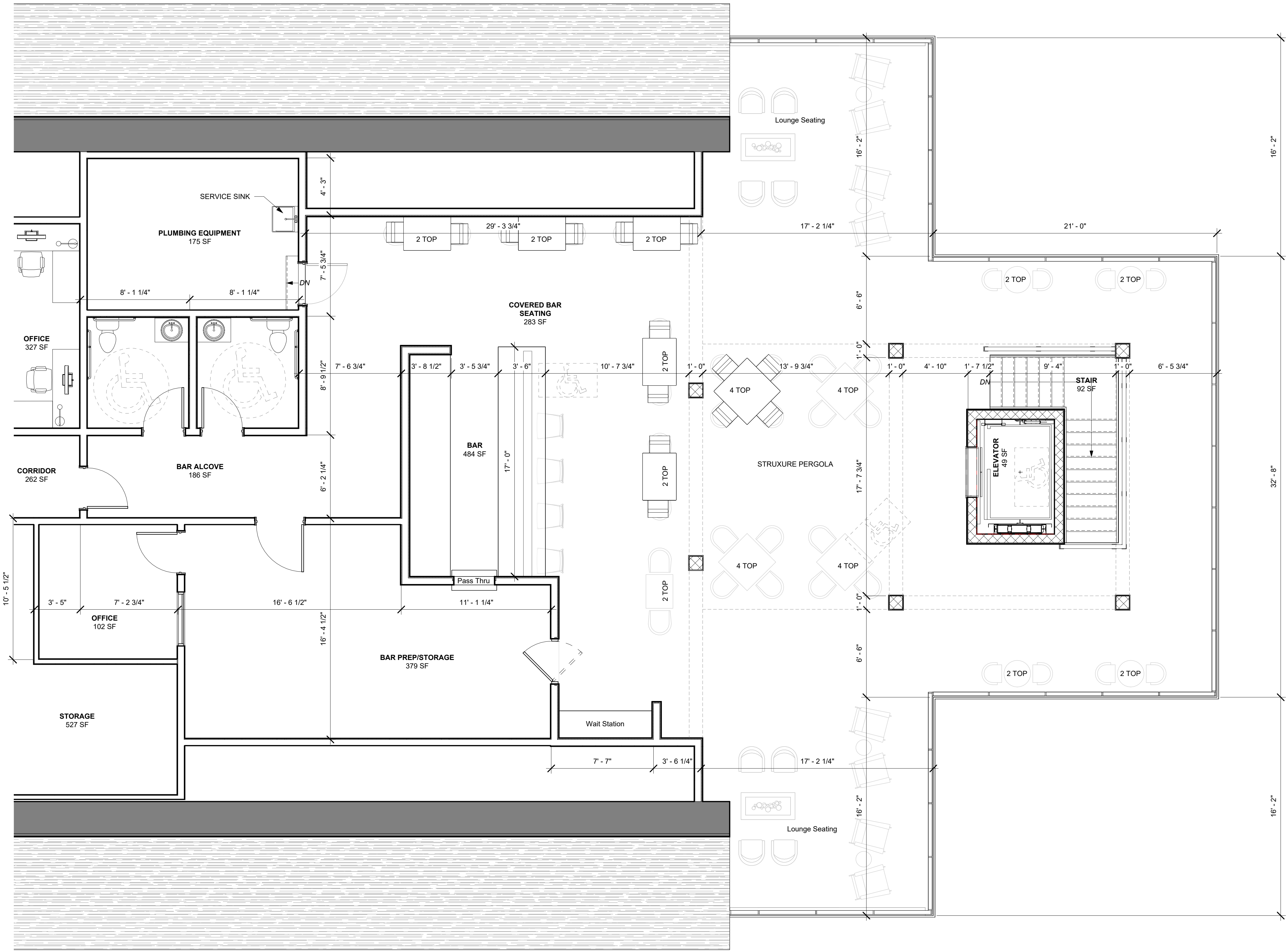


3 TYPICAL SUITE
1/4" = 1'-0"



4 KING UNIT - SECOND & THIRD FLOORS
1/4" = 1'-0"

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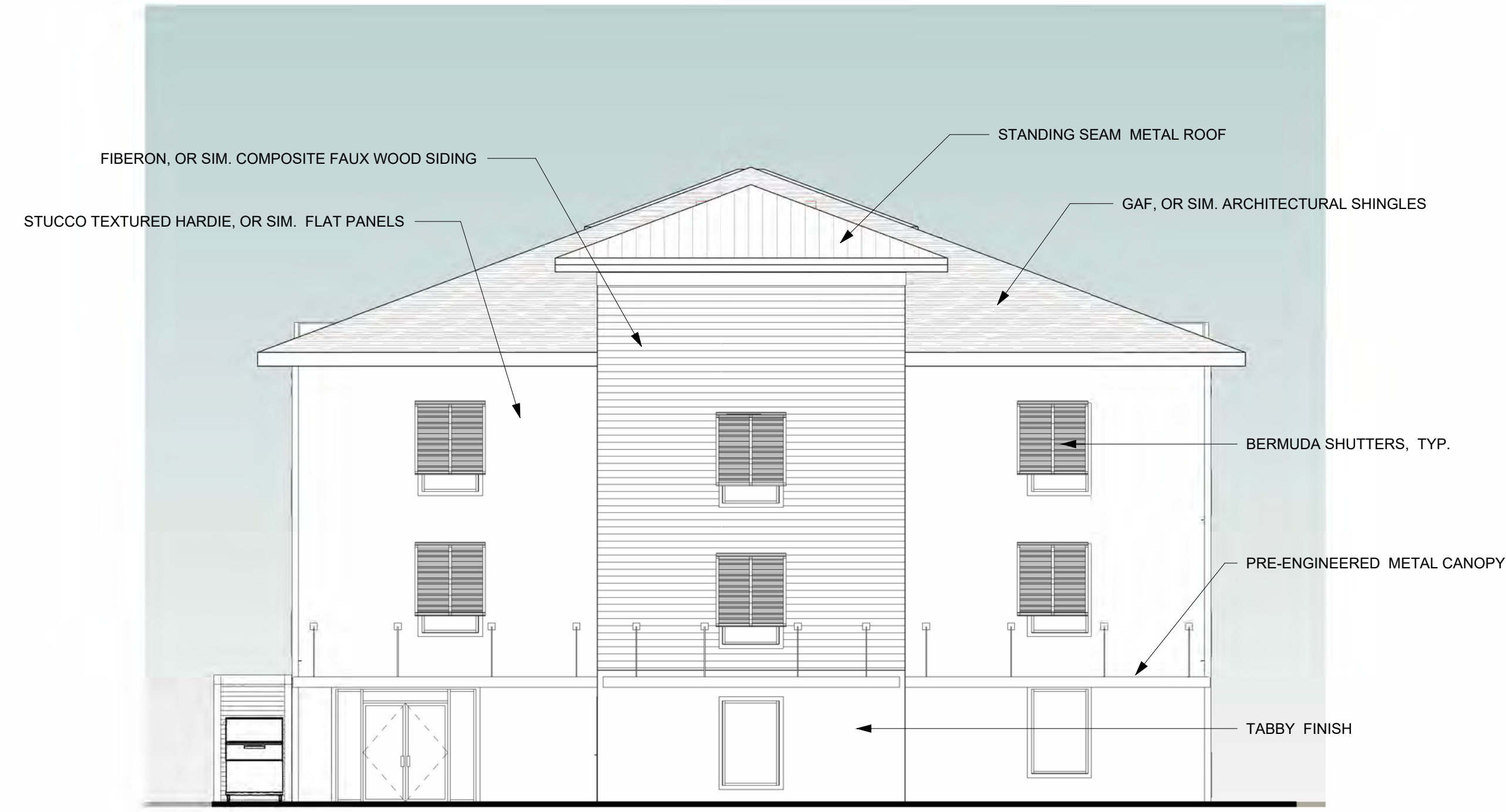
1 ENLARGED ROOFTOP BAR
1/4" = 1'-0"

BEACHVIEW CLUB HOTEL
HILTON TAPESTRY NEW ADDITION
JERKYL ISLAND, GA.

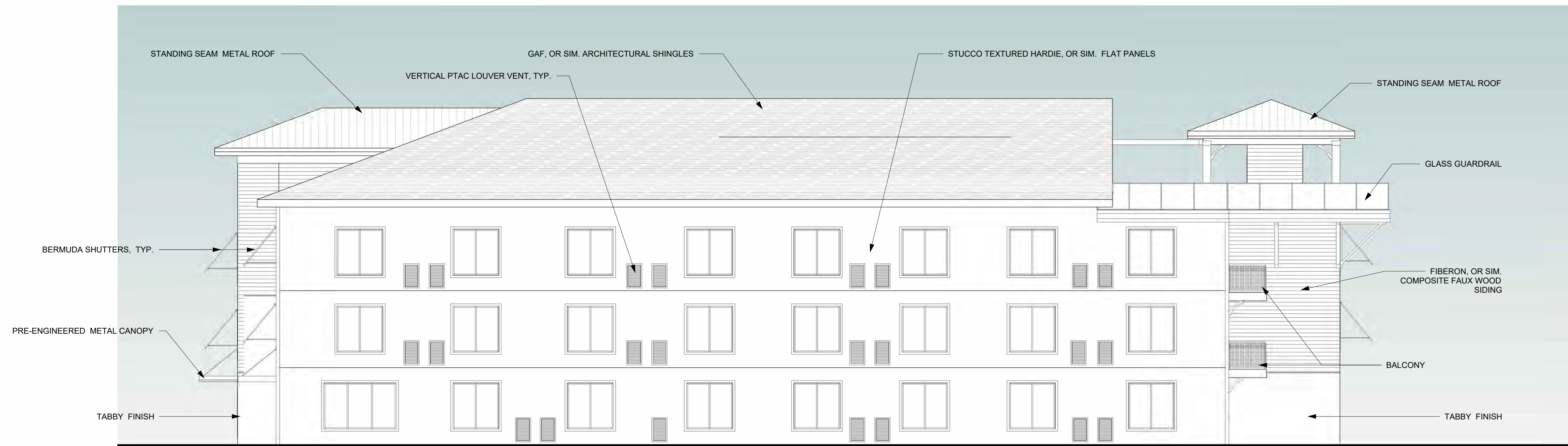
ENLARGED ROOFTOP BAR

REV	DATE	COMMENTS

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② FRONT ELEVATION
1/8" = 1'-0"



① RIGHT ELEVATION
1/8" = 1'-0"

BEACHVIEW CLUB HOTEL
HILTON TAPESTRY NEW ADDITION
JERKYL ISLAND, GA.

ELEVATIONS

REV	DATE	COMMENTS

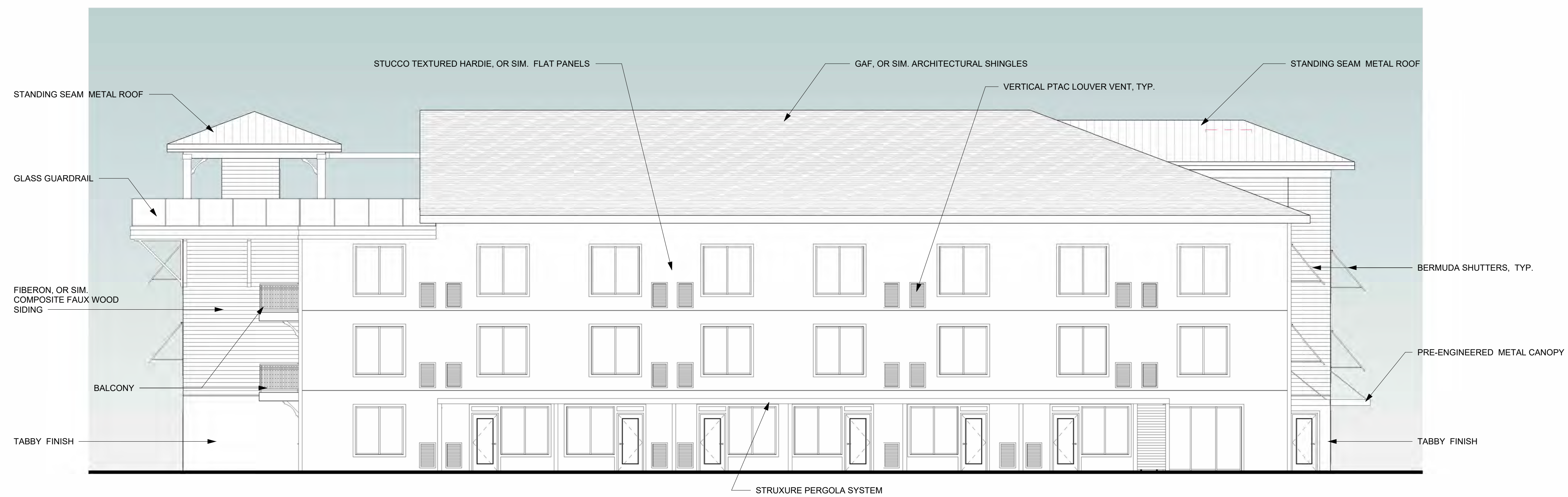
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① REAR ELEVATION
1/8" = 1'-0"



② LEFT ELEVATION
1/8" = 1'-0"

BEACHVIEW CLUB HOTEL
HILTON TAPESTRY NEW ADDITION
JERKYL ISLAND, GA.

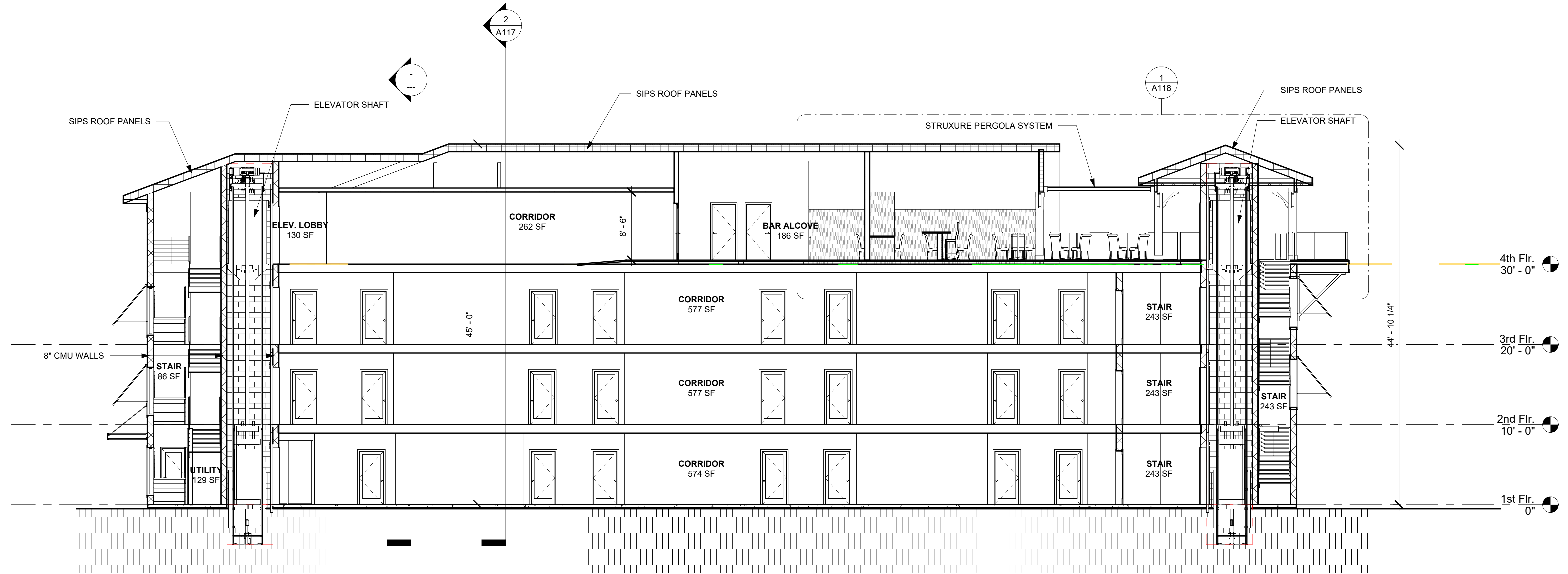
ELEVATIONS

REV	DATE	COMMENTS

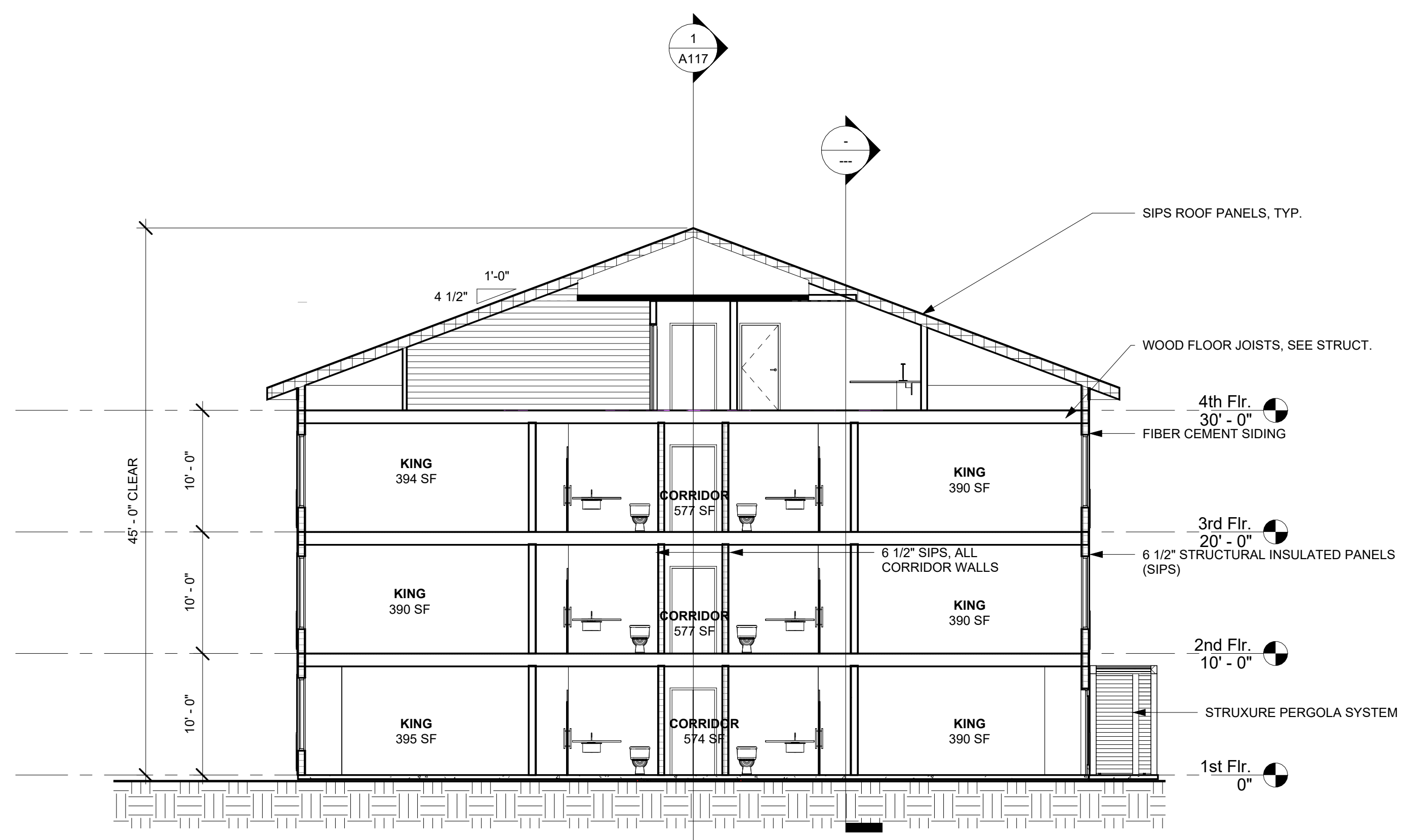
JOB #: 21-018 02.24.2023

A116

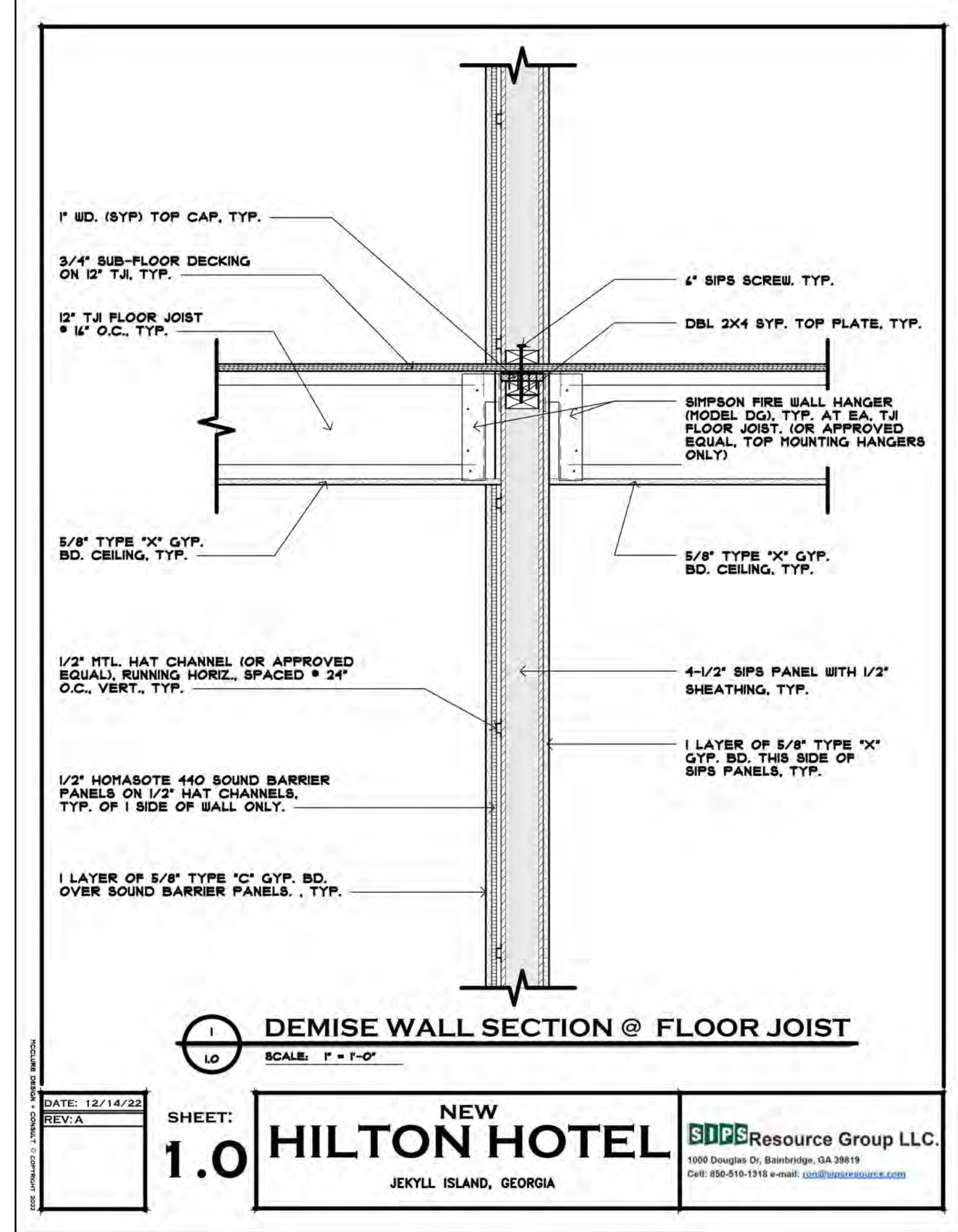
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1 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



1 DEMISE WALL SECTION @ FLOOR JOIST
SCALE: 1" = 1'-0"

DATE: 12/14/22
REV: A

SHEET: **1.0**

HILTON HOTEL
JEKYLL ISLAND, GEORGIA

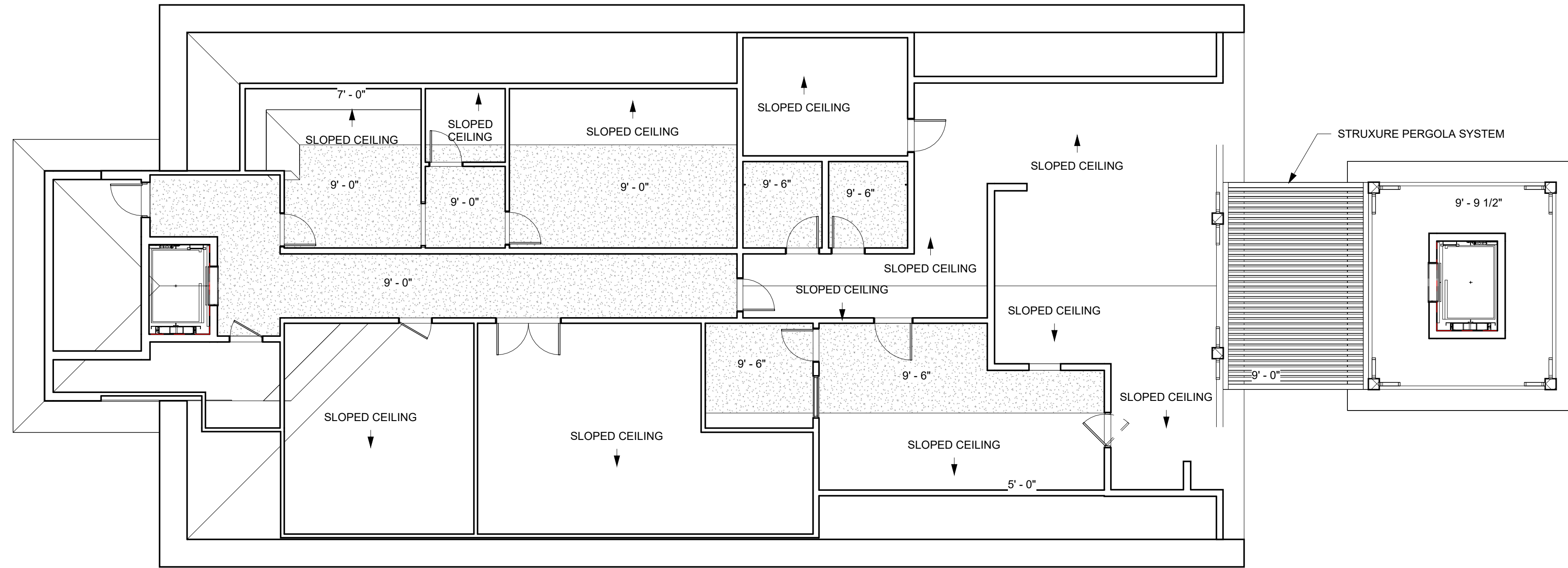
SIPS Resource Group LLC.
1000 Douglas Dr, Beaufort, NC 28519
Cyr: 850-510-1315 e-mail: cgs@sipsresource.com

BEACHVIEW CLUB HOTEL
HILTON TAPESTRY NEW ADDITION
JEKYLL ISLAND, GA.

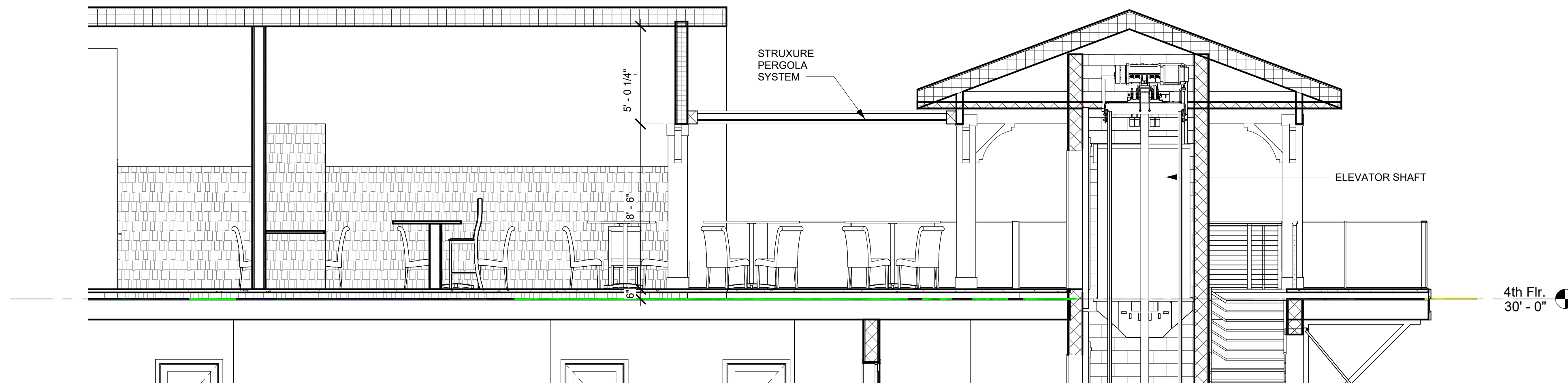
BUILDING SECTIONS

REV	DATE	COMMENTS

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② 4th FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



① SECTION THRU ROOFTOP BAR
1/4" = 1'-0"

BEACHVIEW CLUB HOTEL
HILTON TAPESTRY NEW ADDITION
JERKYL ISLAND, GA.

REV	DATE	COMMENTS

4th FLR REFLECTED CEILING PLAN & ROOFTOP BAR SECTION

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RENDERED PERSPECTIVE OF EXISTING RENOVATED MAIN LOBBY ENTRANCE



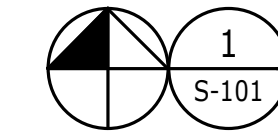
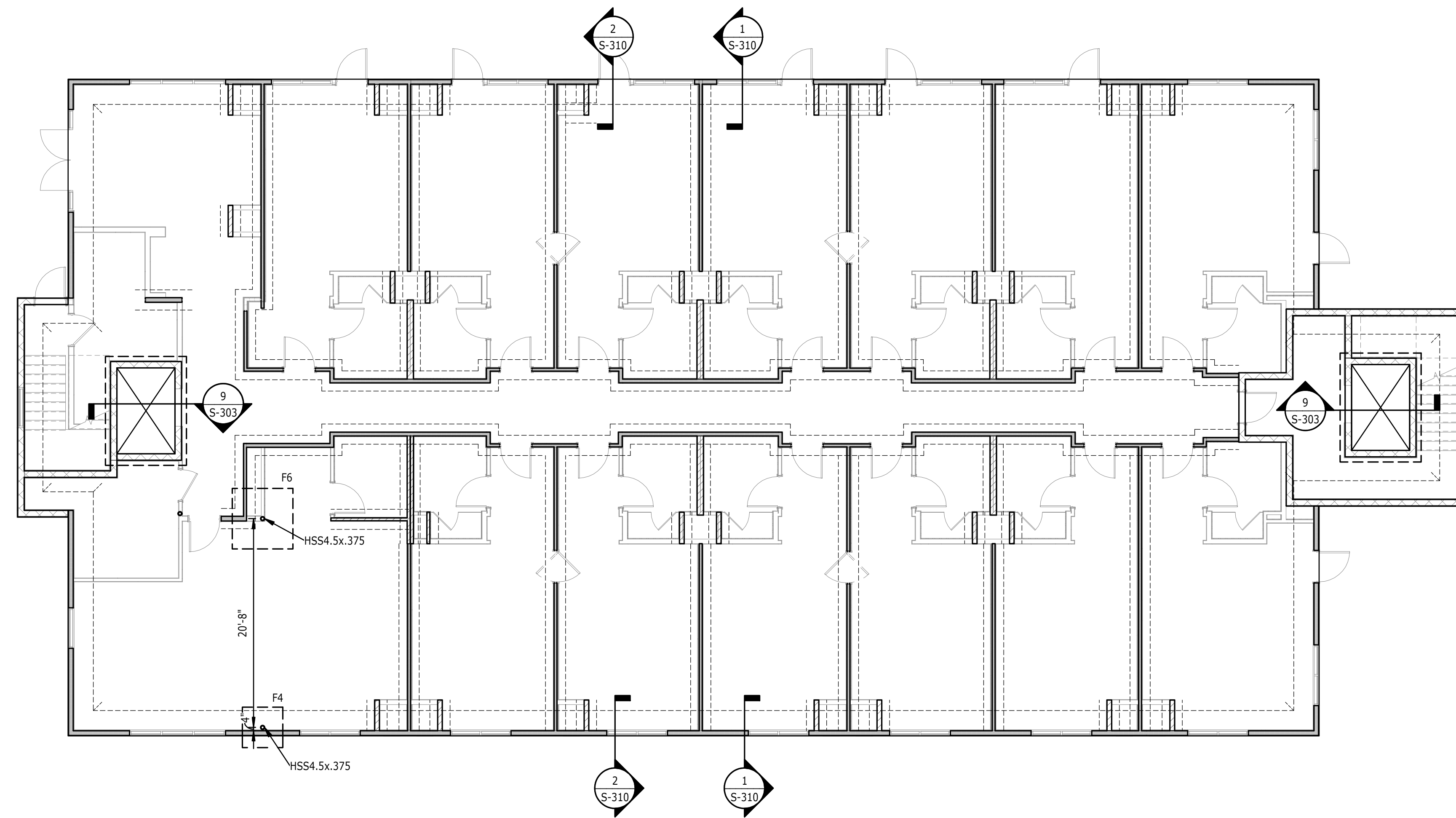
RENDERED PERSPECTIVE VIEW FROM PARKING LOT

REV DATE COMMENTS

JOB #: 21-018 02.24.23

A120

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1 FOUNDATION PLAN

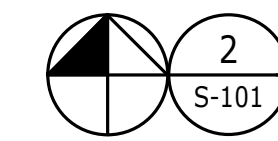
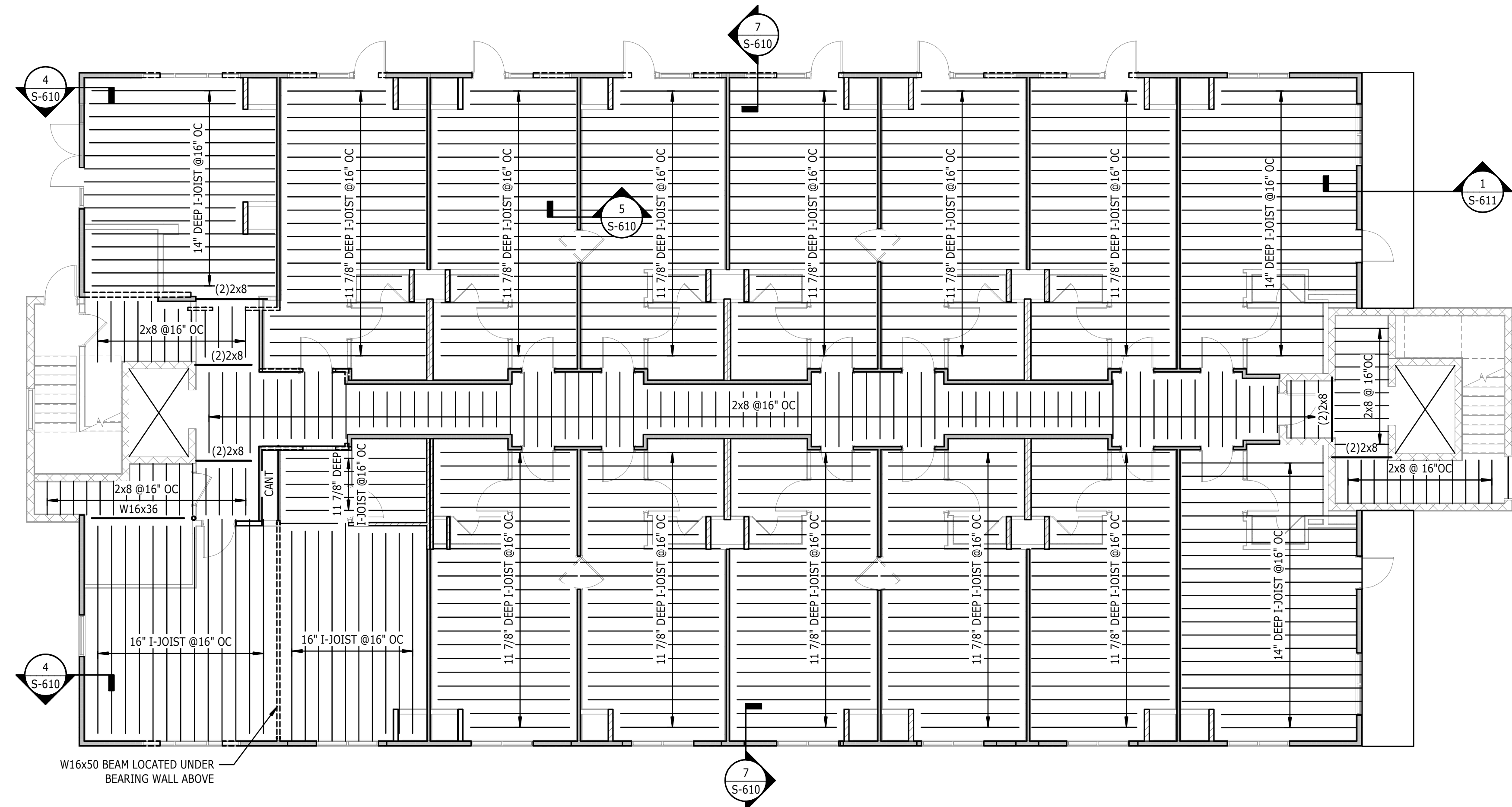
1/8" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE S-001 FOR GENERAL NOTES, ABBREVIATIONS, AND SYMBOL LEGEND.
2. FINISHED FLOOR ELEVATION: SEE CIVIL DWGS. REFERENCE ELEVATION 0'-0".
3. SEE S-301 FOR TYPICAL SLAB CONSTRUCTION DETAILS.
4. TOP OF FOOTING ELEVATION 2'-0" BELOW FINISHED FLOOR ELEVATION, UNO.
5. DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LOCATIONS AND DIMENSIONS.
6. SLOPE EXTERIOR SLABS, SIDEWALKS, AND PAVING AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

LOAD BEARING WALL LEGEND:

	INDICATES NON LOAD BEARING WOOD STUD WALL
	INDICATES LOAD BEARING SIPS PANEL SHEAR WALL
	INDICATES LOAD BEARING SIPS PANEL SHEAR WALL ABOVE
	INDICATES MASONRY WALL
	INDICATES 2x WOOD STUD BEARING WALL



2 SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

FLOOR FRAMING PLAN NOTES:

1. SEE S-001 FOR GENERAL NOTES, ABBREVIATIONS, AND SYMBOL LEGEND.
2. PROVIDE DOUBLE STUDS UNDER ALL WOOD HEADER, BEAM, HIP TRUSS, AND TRUSS GIRDER BEARING LOCATIONS, UNO.
3. PROVIDE FLOOR TRUSSES UNDER ALL INTERIOR NON-LOAD BEARING SHEAR WALLS WHERE SHEAR WALLS ARE PARALLEL TO FLOOR TRUSSES. SEE PLANS FOR LOCATIONS.
4. DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LOCATIONS AND DIMENSIONS.
5. SEE SIPS SUPPLIER DWGS FOR EXACT LOCATIONS AND CONSTRUCTION OF SHEAR WALLS.

LOAD BEARING WALL LEGEND:

	INDICATES NON LOAD BEARING WOOD STUD WALL
	INDICATES LOAD BEARING SIPS PANEL SHEAR WALL
	INDICATES LOAD BEARING SIPS PANEL SHEAR WALL ABOVE
	INDICATES MASONRY WALL
	INDICATES 2x WOOD STUD BEARING WALL

100% DD DRAWINGS FOR REVIEW

BEACHVIEW CLUB HOTEL
HILTON TAPESTRY NEW ADDITION
JERKYLL ISLAND, GA

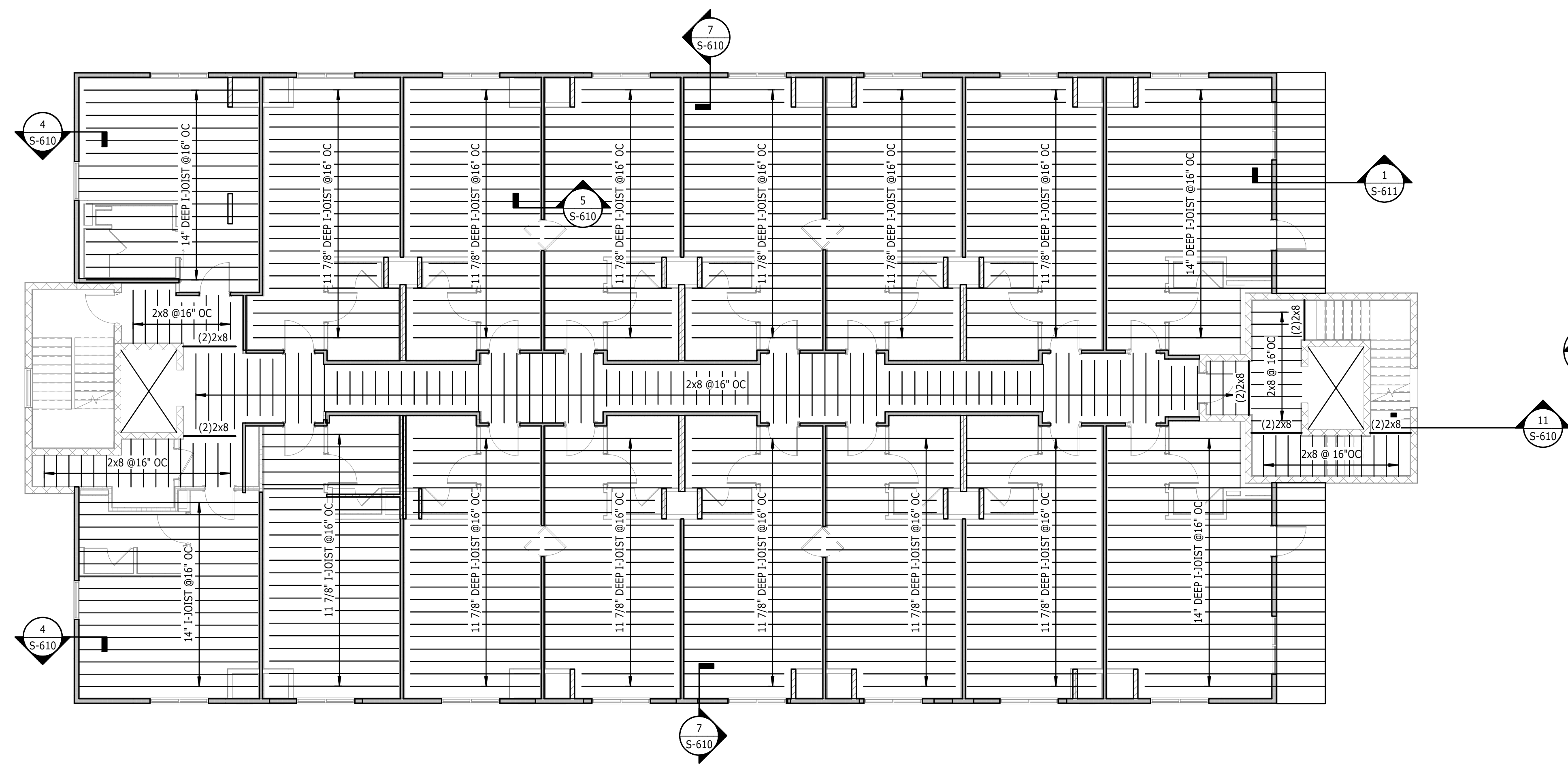
FOUNDATION AND SECOND FLOOR FRAMING PLANS

REV	DATE	COMMENTS

JOB #: 21-018 02.24.2023

S-101

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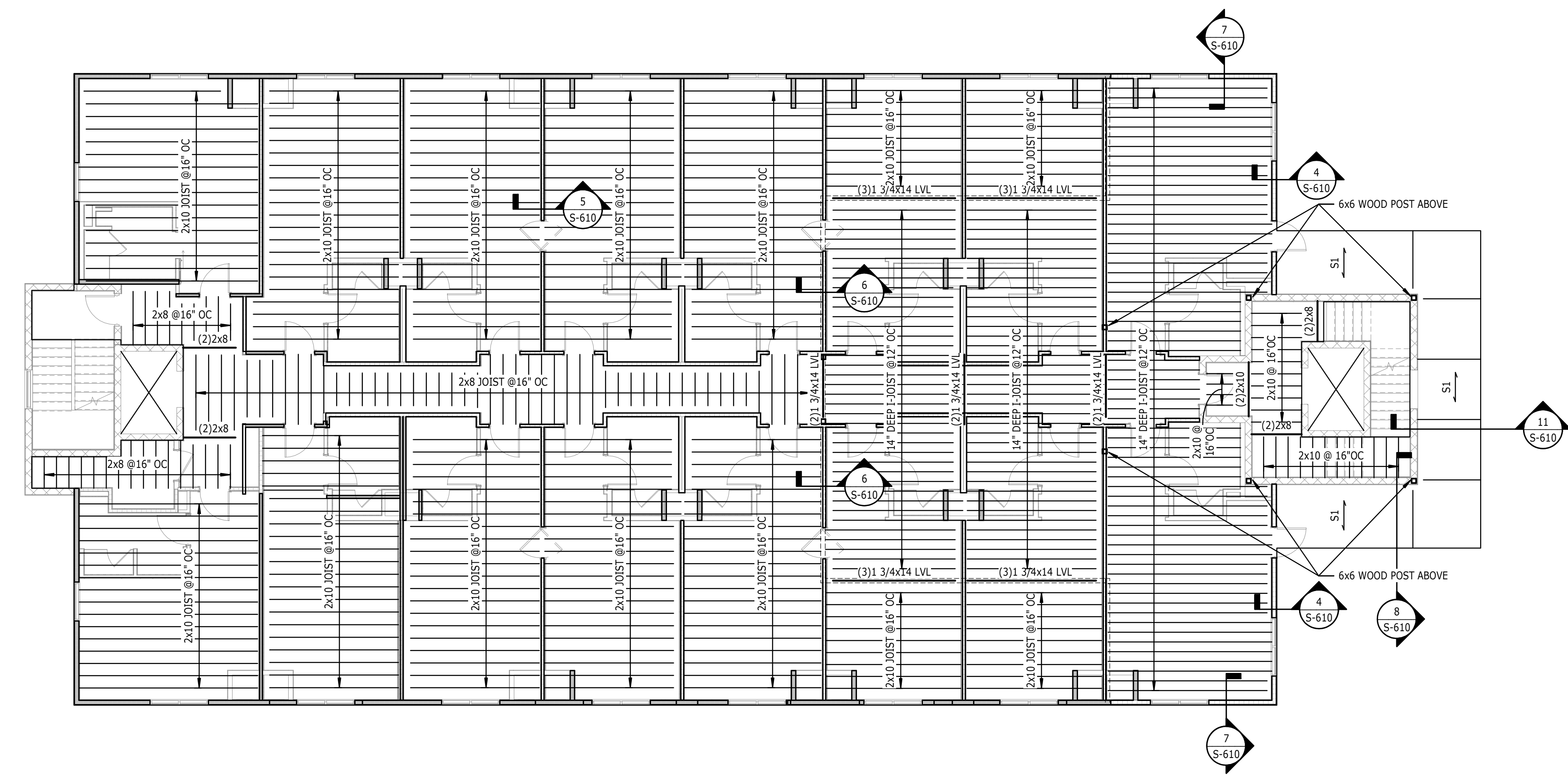


1 THIRD FLOOR FRAMING PLAN
 S-102 1/8" = 1'-0"

- FLOOR FRAMING PLAN NOTES:
- SEE S-001 FOR GENERAL NOTES, ABBREVIATIONS, AND SYMBOL LEGEND.
 - PROVIDE DOUBLE STUDS UNDER ALL WOOD HEADER, BEAM, HIP TRUSS, AND TRUSS GIRDER BEARING LOCATIONS, UNO.
 - PROVIDE FLOOR TRUSSES UNDER ALL INTERIOR NON-LOAD BEARING SHEAR WALLS WHERE SHEAR WALLS ARE PARALLEL TO FLOOR TRUSSES. SEE PLANS FOR LOCATIONS.
 - DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LOCATIONS AND DIMENSIONS.
 - SEE SIPS SUPPLIER DWGS FOR EXACT LOCATIONS AND CONSTRUCTION OF SHEAR WALLS.

LOAD BEARING WALL LEGEND:

	INDICATES NON LOAD BEARING WOOD STUD WALL
	INDICATES LOAD BEARING SIPS PANEL SHEAR WALL
	INDICATES LOAD BEARING SIPS PANEL SHEAR WALL ABOVE
	INDICATES MASONRY WALL
	INDICATES 2x WOOD STUD BEARING WALL



2 FOURTH FLOOR FRAMING PLAN
 S-102 1/8" = 1'-0"
 SEE 1/S-102 FOR PLAN NOTES

100% DD DRAWINGS FOR REVIEW

REV	DATE	COMMENTS

JOB #: 21-018 02.24.2023

S-102

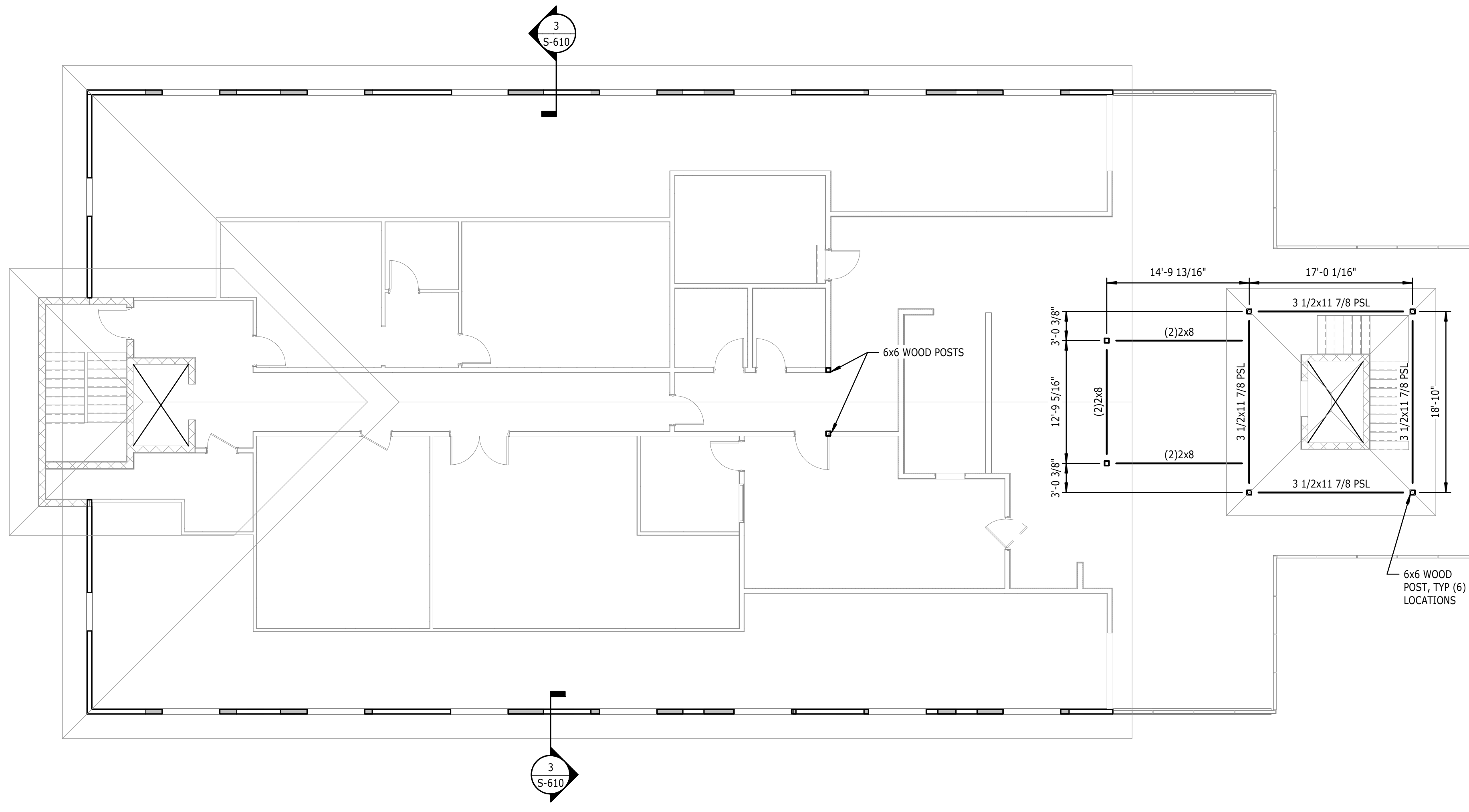


561 JACOBS MILL POND ROAD
 ELGIN, SOUTH CAROLINA 29045
 803.960.5026 / jeff@jefflewisaiia.com

BEACHVIEW CLUB HOTEL
 HILTON TAPESTRY NEW ADDITION
 JERMYL ISLAND, GA

THIRD AND FOURTH FLOOR FRAMING PLANS

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1 LOW ROOF FRAMING PLAN
S-103 1/8" = 1'-0"

LOAD BEARING WALL LEGEND:
 [Symbol] INDICATES NON LOAD BEARING WOOD STUD WALL
 [Symbol] INDICATES LOAD BEARING SIPS PANEL SHEAR WALL
 [Symbol] INDICATES LOAD BEARING SIPS PANEL SHEAR WALL ABOVE
 [Symbol] INDICATES MASONRY WALL
 [Symbol] INDICATES 2x WOOD STUD BEARING WALL

100% DD DRAWINGS FOR REVIEW

REV	DATE	COMMENTS

JOB #: 21-018 02.24.2023

S-103

Draft, Page 107

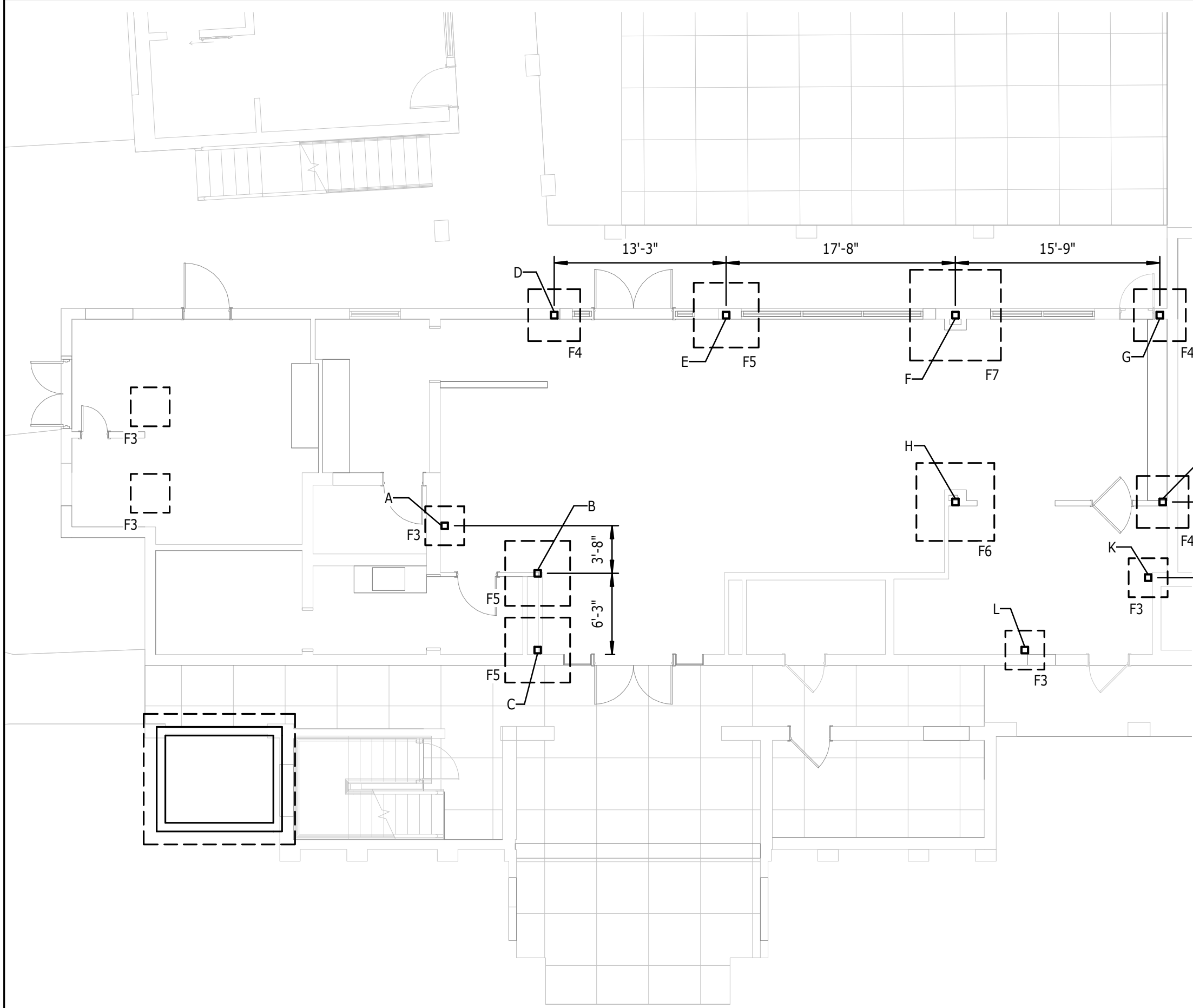
BEACHVIEW CLUB HOTEL
 HILTON TAPESTRY NEW ADDITION
 JERKYL ISLAND, GA

ROOF FRAMING PLAN

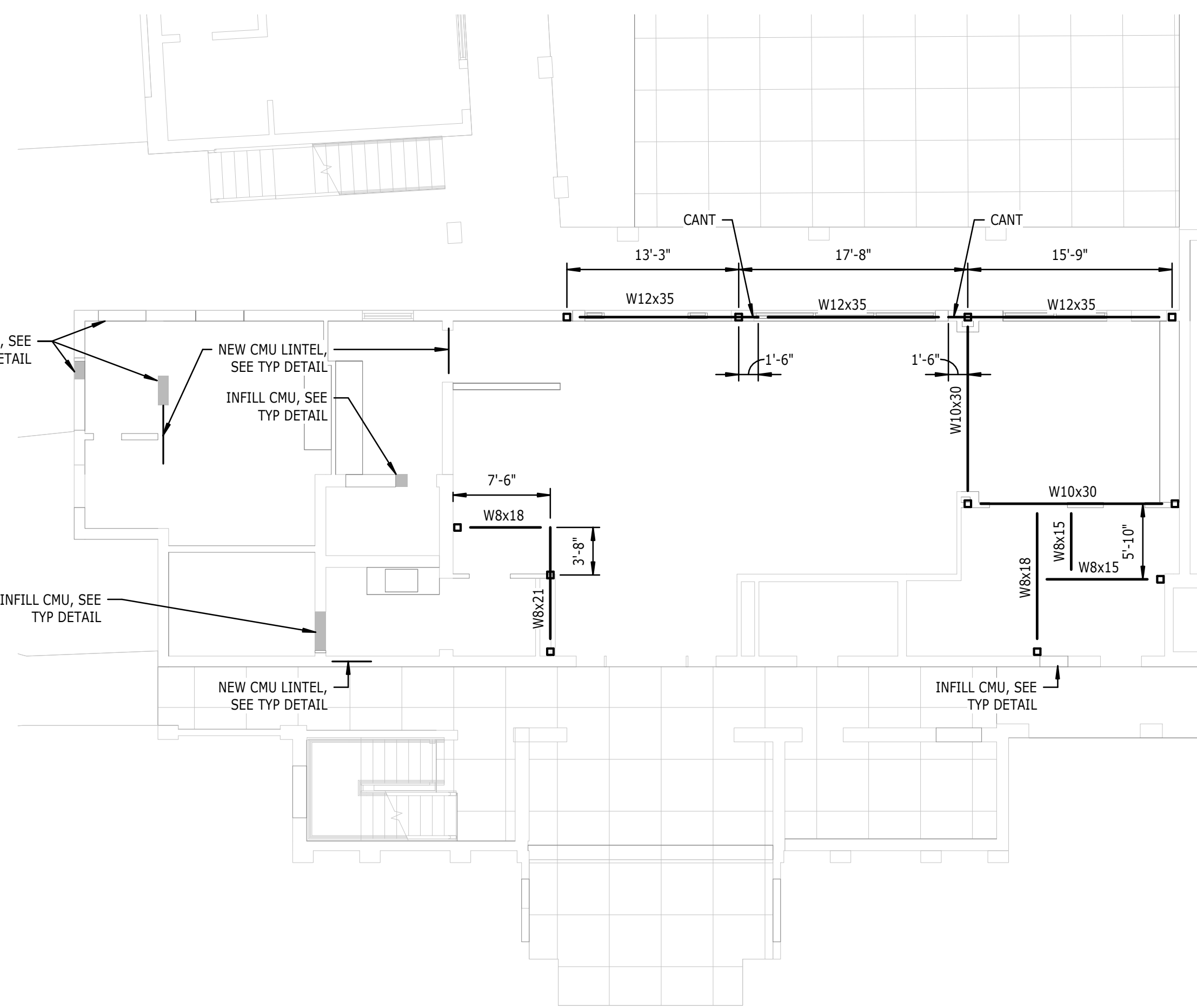


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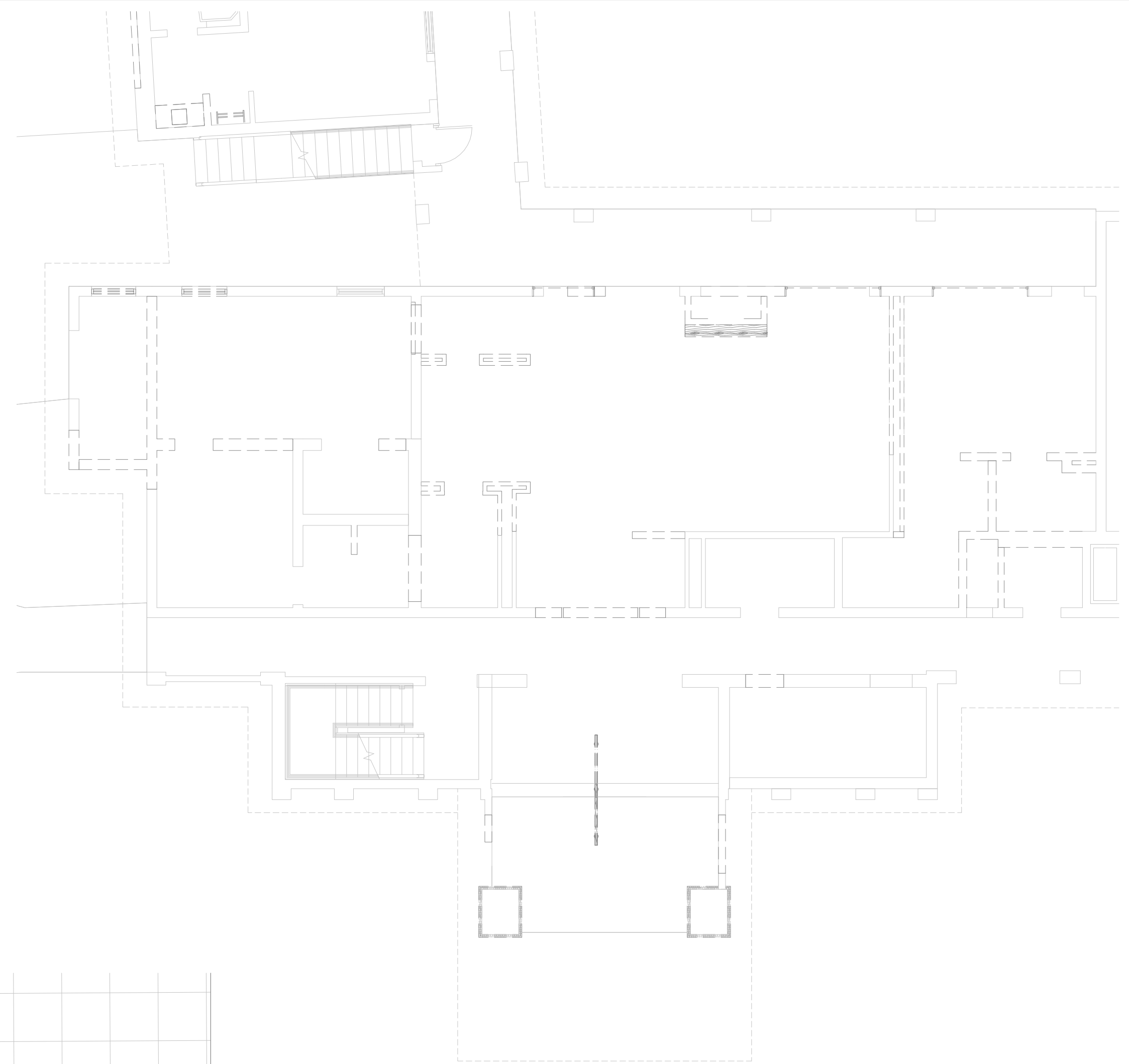
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1 FOUNDATION PLAN
S101 1/8" = 1'-0"



3 FRAMING PLAN
S101 1/8" = 1'-0"



2 DEMO PLAN
S101 1/8" = 1'-0"



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803.960.5026 / jeff@jefflewisaa.com



UPGRADES TO
BEACHVIEW CLUB HOTEL
721 N. BEACHVIEW DR. | JEKYLL ISLAND | GEORGIA

DEMO, FOUNDATION, AND FRAMING PLAN

REV	DATE	COMMENTS

JOB #: 18-021 02.24.2023

S101

100% DD DRAWINGS FOR REVIEW

The Jekyll Island State Park Authority (JIA) and Committees met in Public Session on Tuesday, February 21, 2023 at the Jekyll Island Convention Center and via teleconference.

Members Present: Mr. Dale Atkins, Chairman
Mr. Bob Krueger, Vice Chairman
Mr. Bill Gross, Secretary/Treasurer (via Teleconference)
Mr. Ruel Joyner
Mr. Glen Willard
Dr. Buster Evans
Ms. Joy Burch-Meeks (via Teleconference)
Mr. Joseph B. Wilkinson Jr. (via Teleconference)

Members Absent: Commissioner Mark Williams

Key Staff Present: Jones Hooks, Executive Director
Noel Jensen, Deputy Executive Director
Tom Alexander, Director of Historic Resources
Faith Plazarin, Archivist
Marjorie Johnson, Chief Accounting Officer
Brian Lee, Digital Content Manager
Dennis Gailey, Director of Public Safety
Jenna Johnson, Director of Human Resources
Dr. Terry Norton, Director of Veterinary Services & Wildlife Health
Alexa Hawkins, Director of Marketing
Zach Harris, General Counsel
Maria Humphrey, Lease Manager
Anna Trapp, Executive Assistant

Various members of the public, JIA staff, and press were also present.

Chairman Atkins called the committee session to order at 9:31 a.m. All Board members were present either in-person or via teleconference except for Commissioner Williams who was absent.

I. Historic Preservation/Conservation Committee

- A. Tom Alexander, Director of Historic Resources introduced Faith Plazarin, Archivist, to present the Collections Management Policy Update for consideration. She explained that the revised document is a requirement for national accreditation through the Standards and Excellence Program for History Organizations (STEPS). The update to the Collections Management Policy aligns the department with current professional practices which have evolved since the policy was last updated in 2003. A few significant updates include:
- Update to mission and goals statement
 - Clarification of the scope of collections
 - Clarification of acquisition procedure
 - Update and clarification of the deaccessioning process
 - Addition of sections outlining safety procedures for both physical and digital materials

Mr. Krueger asked for clarification if best practices are currently being used by the department. Plazarin confirmed that professional standards are being utilized and that the proposed policy update reflects those current practices.

A motion to recommend approving the proposed Collections Management Policy Update was made by Dr. Evans and seconded by Mr. Joyner. The motion carried unanimously.

There were no public comments.

II. Finance Committee

A. Mr. Bill Gross, Finance Committee Chair, summarized the January Financials including an overview of Revenues, Expenses, Net Operating Cash, Traffic Statistics, and Hotel Revenues for the month.

- Revenues were \$2,418,009.
- Expenses were \$2,527,960.
- Net Operating Cash Loss was \$109,951.
- Total Traffic Counts were 113,922 vehicles.
- Year-to-date Revenues reported by hotels were \$3.2 million.

B. Marjorie Johnson, Chief Accounting Officer, presented the request for \$238,411 to complete the section of the bike path between the Island and the Guest Information Center. She noted that the requested funds would be appropriated from the Tourism Development Fund and combined with the \$150,000 that was approved at the January 2023 Board meeting. She further explained that after requesting \$150,000 in January 2023 to complete the causeway bike path, accounting staff determined that \$234,000 had not been removed from an internal tracking spreadsheet. This amount should have been removed in January 2022 when those funds were reallocated from the causeway bike path to rehabilitating bike path sections G and I, and because of this previous reallocation, the \$234,000 was no longer available to fund the completion of the causeway bike path, leaving a need for \$238,411 to complete the \$388,411 project.

A motion to recommend approving the request for \$238,411 to fund the completion of the causeway bike path section between the Island and the Guest Information Center as recommended by staff, was made by Mr. Krueger and seconded by Mr. Joyner. The motion carried unanimously.

C. Brian Lee, Digital Content Manager presented the request for \$365,500 for the installation and implementation of a Ticketing and Point of Sale System through Vivaticket. After a thorough Request for Proposal (RFP) process and an extensive review of eleven proposals, Vivaticket was selected as the apparent winner, and the Board awarded the RFP to Vivaticket at the November 2022 meeting.

Vivaticket's system will extend JIA's capabilities and provide numerous efficiencies across sales and reporting. With the new system, JIA will be able to unite online and in-person sales into one unified system for ticketing and merchandise, and along with an improved transaction experience for customers, JIA will also have the ability to extend partnerships with hospitality partners to sell tickets and experiences for JIA amenities.

Lee noted that the Vivaticket system meets JIA's current needs and has the capabilities to grow with JIA as needs change. The requested funds would be appropriated from current year

income and combined with the allotted \$170,000 to fund the total one-time cost of \$535,500. The scheduled launch of the new system will be January 2024.

Jones Hooks, Executive Director, further noted that Lee and the committee comprised of staff representatives from several departments have spent months researching systems and have had hours of discussions with different vendors. Additionally, Lee has spoken to clients of Vivaticket and became aware of their positive experiences with the vendor.

Mr. Krueger inquired about the support and training offered by Vivaticket as well as software upgrades offered. Lee confirm that Vivaticket would be on Island to train staff prior to launch of the system and support access will continue after the launch as well. The vendor will also provide two major updates each year.

Mr. Joyner inquired if Shopify was considered as a vendor and if staff considered any plug-ins they may be able to offer as support. Marjorie Johnson, Chief Accounting Officer, confirmed that JIA currently uses Shopify for online retail and will continue to use their software for e-commerce. Lee further explained that staff did explore existing plug-ins with Shopify that were potential contenders, but ultimately Vivaticket's software offered the better solution for JIA.

A motion to recommend approving the request for \$365,500 to fund the installation and implementation of the ticketing and point-of-sale system as recommended by staff was made by Mr. Willard and seconded by Mr. Krueger. All present Board members voted to accept the recommendation, except for Mr. Joyner who opposed.

D. Marjorie Johnson, Chief Accounting Officer, presented the 2023 Georgia Trauma Commission Grant for consideration. She explained that the Jekyll Island Fire Department was awarded a non-competitive grant from the Georgia Trauma Commission in the amount of \$1,531.92. The awarded funds must be used to fund the purchase of supplies and equipment that support the department's response to trauma related emergencies. Staff has selected two rescue stretchers to be used for confined space, high-angle, or technical rescues. The total cost of the stretchers equals \$1,659.96, leaving a balance of \$128.04 to be paid by the JIA.

A motion to recommend accepting the grant award from the Georgia Trauma Commission in the amount of \$1,531.92 as recommended by staff was made by Mr. Willard and seconded by Mr. Joyner. The motion carried unanimously.

There were no public comments.

III. Human Resources Committee

Buster Evans, Chair

A. Jenna Johnson, Director of Human Resources, announced Dr. Terry Norton's retirement. Dr. Norton is the Director of Veterinary Services and Wildlife Health and has given more than fifteen years of service to the Jekyll Island Authority through his commitment to the Georgia Sea Turtle Center (GSTC).

Jones Hooks, Executive Director, continued highlighting how Dr. Norton is not only recognized within Georgia and the Coastal Region, but he is also known internationally as an expert in turtle rehabilitation and other wildlife endeavors. Hooks added that Dr. Norton created the vision

behind the GSTC. Hooks also announced a reception will be held for Terry to honor his work and dedication to the Center.

Dr. Norton thanked Mr. Hooks and the Board for their support, stating that his time with the GSTC was a highlight of his career, and though bittersweet to leave, he believes the Center is in good hands and will continue to thrive.

IV. Marketing Committee

- A. Alexa Hawkins, Director of Marketing, presented the report from the Marketing Department, highlighting the following items:
- JIA's 2022 Progress Report was presented to the Board. The annual report highlights the Authority's 75th anniversary year. Hawkins expressed her appreciation for her team and JIA's Creative Director for designing exceptional reports each year.
 - The 2023 Jekyll Island Visitor Guide is complete and will be delivered to hotel properties and the guest information center.
 - Georgia's 2023 State Travel Guide highlights Jekyll Island by including a classic photo of Driftwood Beach on one of four of the special covers. Each of the covers features a desired Georgia destination.
 - The Marketing team worked with a writer from *Travel & Leisure* for their "Best Hidden Gems of 2023" feature, and the story was highlighted on *Live with Kelly & Ryan*. The brief clip was shared with the Board.
 - Peter Millar filmed its spring campaign in October 2022, and the final campaign video was shared with the Board, which includes an ariel shot of the preserved beach prairie area.
- B. Hawkins then discussed the Tourism Awards ceremony held at the Georgia Association of Convention and Visitors Bureaus' (CVB) annual conference. Prior to the conference, the JIA Marketing team submitted a nomination to recognize an individual for his outstanding work contributing to Jekyll's Revitalization. Through this nomination, Dave Curtis of Leon N. Weiner & Associates, Inc was awarded the Bill Hardman Sr. Product Development Tourism Champion Award. Curtis has been involved in revitalizing Jekyll since the 1980's when he was appointed by Leon Weiner to secure private investments that would be used to restore the deteriorating Jekyll Island Club. Since then, Curtis has contributed to more than \$190 million in private investments which has led to increased property values on Jekyll. The award is named in honor of Bill Hardeman Sr. recognizing the tireless support and guidance he provided to the tourism industry. Award recipients are individuals who have taken leadership roles in developing tourism opportunities in communities across Georgia and more specifically, those who have done an outstanding job in attracting capital investments.

Jones Hooks, Executive Director, added that Curtis was not only involved in restoring the Jekyll Club Resort but he also contributed to other properties on Jekyll including the Hampton Inn, Westin, Marriott Courtyard/Residence Inn, Ocean Oaks, as well as a future project north of the Marriott. Hooks noted that Curtis has believed in Jekyll and has made others believe in Jekyll, resulting in investments and public private partnerships. Hooks expressed his gratitude for Curtis's dedication to Jekyll Island.

Dave Curtis expressed his love for Jekyll Island and how grateful he is that Jekyll has been such a significant part of his career. He thanked Hooks, the JIA, Kevin Runner, and Vance Hughes for their collaboration throughout the years.

There were no public comments.

V. Legislative Committee

A. Mr. Willard, Legislative Committee Chair, provided a brief update for the on-going State 2023 legislative session, highlighting the following actions and discussions:

- 23 bills have passed both the House and the Senate, and 500 resolutions have been written.
- The House Means and Ways Committee unanimously voted in favor of an income tax rebate for Georgia residents.
- Buckhead has requested to become an official city.
- The Senate approved the State taking over the federally operated healthcare.gov insurance exchange.
- The Tough on Crime Senate Bill 63 advanced from the Public Safety Committee.
- A bill banning the use of TikTok, WeChat, and telegram on state employee devices was proposed.

Hooks added that the \$1.5 million for the Jekyll Public Safety Complex remains in the FY2023 Amended Budget and the Senate Appropriations Committee will now consider the supplemental budget.

VI. Committee of the Whole

A. Noel Jensen, Deputy Executive Director, presented RFP#373 for a Pickleball Center and Operator. The Board previously approved \$30,000 for a study to determine how to incorporate pickleball on Jekyll. While researching the appropriate group to conduct a pickleball study, staff had encouraging discussions with architects, non-profits, and constructors of pickleball facilities. These discussions have resulted in formulating RFP 373 for a developer, owner, and operator that would invest and provide an enhanced pickleball experience on Jekyll Island while saving the \$30,000 devoted to the study for any infrastructure required for the facility.

A motion to recommend issuing RFP #373 to engage a developer/owner/operator of a Pickleball complex on Jekyll Island was made by Mr. Krueger and seconded by Dr. Evans. The motion carried unanimously.

B. Zach Harris, General Counsel presented a loan for Days Inn for consideration. Pursuant to the Ground Lease, Budget Motels, Inc., owns the Days Inn & Suites by Wyndham, located at 60 South Beachview Drive. The lessee, Budget Motels, Inc., seeks to undertake a loan from PrimeSouth Bank in the amount of \$6,000,000 and pledge as collateral its leasehold interest in the Days Inn. Pursuant to the Ground Lease, any new loan on the Days Inn is subject to prior approval by JIA. Charles Woodruff with PrimeSouth Bank was present for questions.

A motion to recommend approving the Lessee's (Budget Motels, Inc.), undertaking of a loan from PrimeSouth Bank in the amount of \$6,000,000 collateralized by the Lessee's leasehold interest in the Days Inn was made by Mr. Gross and seconded by Mr. Krueger. The motion carried unanimously.

C. Maria Humphrey, Lease Manager requested a completion date extension for the Moorings at Jekyll Harbor. The ground lease with The Moorings at Jekyll Harbor, LLC for the

Moorings commenced on November 21, 2019. The ground lease requires the lessee to substantially complete the Residential Units within 30 months after the commencement date, May 21, 2022. The Board voted at its June 2020 meeting to extend the substantial completion date to January 20, 2023, due to unforeseen disruptions and delays caused by the Covid-19 pandemic.

The lessee requested an additional six months through July 20, 2023 to complete the residential units due to ongoing supply chain problems, specifically the delay in receiving required elevator parts. A six-month extension would not prevent the lessee from completing the project before July 20, 2023, and lessee's development team anticipates completing the project sooner than the full six months and reports it has closed on approximately 26 units to date. There are 22 units left to close with 21 of those units being in the last building nearing completion. All remaining units are under contract and the lessee is motivated to complete this project.

A motion to recommend approving the requested 6-month extension of The Moorings residential unit completion date to July 20, 2023 was made by Mr. Joyner and seconded by Mr. Willard. The motion carried unanimously.

- D. Jones Hooks, Executive Director, presented the schematic design for Anchor Restaurant at Jekyll Holiday Inn for consideration. He reminded the Board they approved the site plan at the January meeting, and the concept plan was approved at the October 2022 meeting. The proposed facility will replace the current pool bar at the hotel. Additionally, the hotel representatives are aware of the need to be turtle friendly concerning lighting, and they are already engaged in discussions with DNR. DRG members have reviewed and approved the schematic design as presented, and the design development plan will be presented at the March Board meeting.

A motion to recommend approving the schematic design for the Anchor Restaurant at Jekyll Holiday Inn Resort was made by Mr. Joyner and seconded by Mr. Krueger. The motion carried unanimously.

- E. Jones Hooks, Executive Director, presented the schematic design for Hilton Tapestry Beachview Club Hotel for consideration. The concept plan for this expansion was approved at the October 2022 Board meeting and the site plan at the January 2023 meeting. In addition to the schematic design, a sheet with the interior room layout was provided to the Board for reference. Hooks reminded the Board that this property will have a total of 76 rooms. DRG members have reviewed and approved the schematic design as presented, and the design development plan will be presented at the March Board meeting.

A motion to recommend approving the schematic design for the Hilton Tapestry Beachview Club Hotel was made by Mr. Krueger and seconded by Mr. Joyner. The motion carried unanimously.

- F. Noel Jensen, Deputy Executive Director presented a status update on Public Safety Complex since the construction project was awarded to Dabbs Williams Contractors, LLC. Since the award was issued, JIA has worked with Dabbs Williams through two rounds of value engineering (VE) to lower the cost without compromising the form and function of the facility. Dabbs Williams found \$1.179 million worth of VE. Examples of VE used on this project are changes in manufacturers, redesign of certain elements that do not change the operational functionality of the project, and removal of scope that could be installed in a phased construction effort. More specifically, this includes replacing brick veneer with stucco, replacing the proposed fast opening doors with standard roll up doors in the back of the

building, removal of a few wall coverings and accent walls, removing an epoxy floor treatment and replacing it with a high polish, and downgrading lighting fixtures. The result of the VE effort has reduced the building construction cost from \$8,345,000 to \$7,116,000, which will be the amount included on the contract to be issued to Dabbs Williams.

Hooks added that he met with the House Appropriations Committee staff in Atlanta after the second round of VE, and they encouraged JIA to include all essential functions of the facility, such as a generator, in the requested total now rather than asking for additional funding in another budget cycle.

G. Noel Jensen, Deputy Executive Director, presented the Operations Update noting the following:

- JIA staff is installing bioswales at the Public Safety Complex site. The shapes of these bioswales have been adjusted from the original plans to better fit in the natural environment. Construction activity by Dabbs Williams is scheduled to begin in March.
- The Mercer Clinic has completed the design phase, and a construction permit should be issued this month.
- The Campground Expansion is moving to the next phase of infrastructure. Brand new water and sewer lines will be installed which will benefit not just the expansion but the existing campground as well, providing more dependable water and sewer service.
- The same contractor will simultaneously be working on crossover repairs and the Mosaic Paddock. Crossover repairs will begin at the end of this month. Delays were caused by contractors lacking staff and the challenging tide schedule. When the tide is high, the contractor will work on the vertical structure outside of the Mosaic.
- The steps at Glory Beach Boardwalk are consistently overtaken by sand, so instead of trying to clear the steps, no action will be taken in hopes that in approximately two years, sand accretion will cover the boardwalk, creating a natural ADA compliant site.

H. Jones Hooks, Executive Director, presented the Executive Director's report which included the following highlights:

- Larry's Giant Subs has opened in the Beach Village.
- A tentative schedule provided by GDOT for the causeway bike path project lists a February 2026 as the let contract date.
- Lieutenant Governor Burt Jones has appointed Senator Blake Tillery, Senator Mike Hodges, and Senator Billy Hickman to serve on the JIA Oversight Committee. House members have not yet been appointed.
- The Arbor Day Foundation has recognized Jekyll Island as a 2022 Tree City USA.
- A new vet has been hired for the GSTC. Dr. Shane Boylan will serve as the Vet Medical Officer and report to Michelle Kaylor, Director of GSTC. Dr. Boylan brings seventeen years of experience in aquatics and zoological medicine.

Hooks then announced his intent to retire at the conclusion of the current fiscal year, June 30, 2023. He reflected on his past fifteen years as Executive Director, noting that he was hired to revitalize Jekyll, establish a credible conservation effort, establish partnerships with the private sector to improve cost effectiveness, and to establish a viable Foundation. Hooks is proud of achieving these goals along with additional improvements to Jekyll Island's operations, infrastructure, and facilities. He thanked the Board and private sector partners for their support and the staff for their commitment to assuring Jekyll's character remains intact now and in the future. Projects Hooks plans to have underway before his departure include the FY 2024 budget, public safety facility, Mercer Medical Clinic, and RFP's for the Golf Improvement Plan.

- I. Dale Atkins, Chairman, wished Hooks the best for his future. He noted that under Hooks' leadership millions of dollars' worth of capital improvements have been accomplished, and Atkins praised his ability to balance the residents and tourists of Jekyll Island. Atkins also highlighted the tremendous staff that Hooks has assembled that will aid the next Director.

The other Board members celebrated Hooks's accomplishments and the positive changes that have been implemented under his direction.

Atkins noted that the Board has been provided a draft job description as part of the process to find the next Executive Director.

There were no public comments:

The Chairman continued directly into the JIA Board Meeting.

The Jekyll Island State Park Authority (JIA) Board Meeting **February 21, 2023**

The Board Meeting was called to order at 10:53 a.m., and all members were present either in-person or via teleconference, except for Commissioner Williams who was absent.

Action Items

1. Mr. Krueger moved to accept the minutes of the January 17, 2023 Board Meeting as presented. The motion was seconded by Mr. Willard. There was no discussion, and the minutes were unanimously approved.
2. The recommendation from the Historic Resources Committee to approve the proposed Collections Management Policy Update as recommended by staff carried by unanimous approval.
3. The recommendation from the Finance Committee to approve the request for \$238,411 to fund the completion of the causeway bike path section between the island and the Guest Information Center as recommended by staff carried by unanimous approval.
4. The recommendation from the Finance Committee to approve the request for \$365,500 to fund the installation and implementation of the ticketing and point-of-sale system as recommended by staff was approved by all present Board Members, except for Mr. Joyner who opposed.
5. The recommendation from the Finance Committee to accept the grant award from the Georgia Trauma Commission in the amount of \$1,531.92 as recommended by staff carried by unanimous approval.
6. The recommendation from the Committee of the Whole to release RFP#373 to engage a developer/owner/operator of a Pickleball complex on Jekyll Island carried by unanimous approval.

7. The recommendation from the Committee of the Whole to approve the Lessee's (Budget Motels, Inc.), undertaking of a loan from PrimeSouth Bank in the amount of \$6,000,000 collateralized by the Lessee's leasehold interest in the Days Inn carried by unanimous approval.
8. The recommendation from the Committee of the Whole to approve the requested 6-month extension of The Moorings residential unit completion date to July 20, 2023 carried by unanimous approval.
9. The recommendation from the Committee of the Whole to approve the schematic design for the Anchor Restaurant at Jekyll Holiday Inn Resort carried by unanimous approval.
10. The recommendation from the Committee of the Whole to approve the schematic design for the Hilton Tapestry Beachview Club Hotel carried by unanimous approval.

The motion to adjourn was made by Mr. Krueger and seconded by Mr. Joyner. There was no objection to the motion and the meeting adjourned at 10:58 a.m.

MEMORANDUM

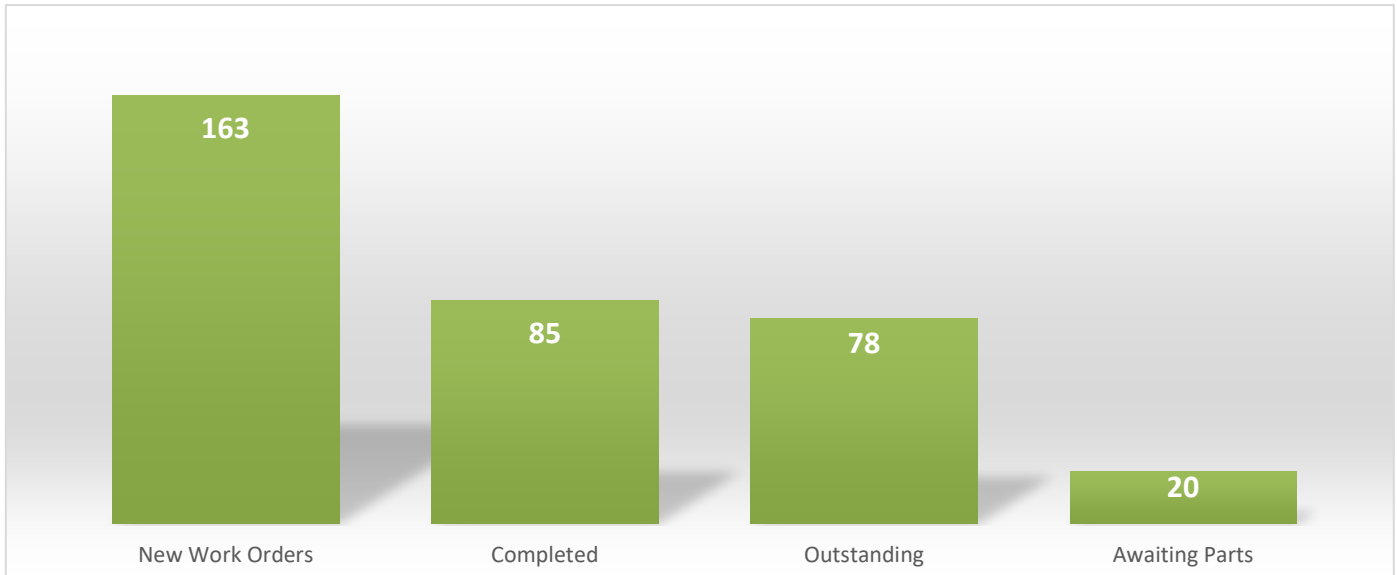
TO: COMMITTEE OF THE WHOLE
FROM: NOEL JENSEN, DEPUTY EXECUTIVE DIRECTOR
SUBJECT: OPERATIONS MONTHLY REPORT – FEBRUARY 2023
DATE: 3/14/2023

PUBLIC SERVICES

February Highlights:

- Jekyll Island Airport (09J) self-serve aviation fuel (100LL) sold 1,087.82 gallons of 100LL aviation fuel in 52 transactions totaling \$7,088.32 in sales for the month of February.
- Campground expansion preparation continues onsite with JIA Landscape, Roads and Grounds, and water/wastewater staff. The bathhouse construction contractor has substantially completed bathhouse #1 and bathhouse #2. Bathhouse #3 is currently underway.
- The campground reached 97% occupancy which is considered unheard of.
- Public Safety Complex site work continues on bio-swale layout while Dabbs Williams (Contractor) finalizes value engineering.
- Pre-construction meeting was held on 3/17/2023 for the Public Safety Complex.

Operations Department Work Orders

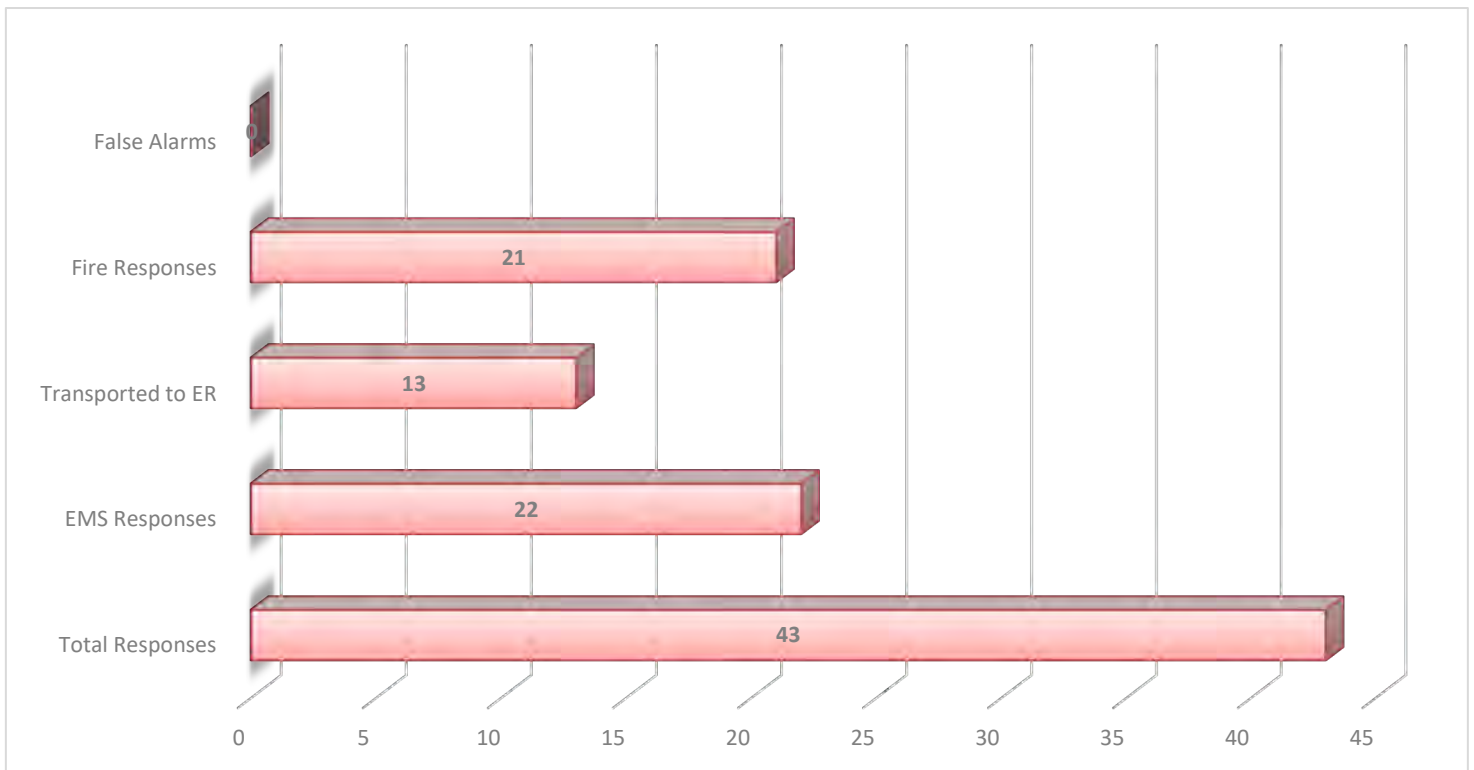


PUBLIC SAFETY – Fire & EMS

February Highlights:

- Completed 442.53 hours of staff training for the month.
- Two (2) annual inspections, one (1) re-inspection, fifteen (15) site visit inspections, one (1) CO inspection, and three (3) other inspection were conducted in February.
- Twenty-seven (27) permits were issued, and there were two (2) complaints investigated by Code Enforcement.
- Participated in a multi-agency live fire training event at BFD Station 3 training facility with Glynn County and Brunswick fire departments.
- Worked with Glynn County on Emergency Planning Functions for the County EMA ESF Plans.
- Began advertising and interviewing for the Deputy Chief position.
- Attended Emergency Managers Association Group meeting in Tattnall County, and the Glynn County Local Emergency Planning Committee monthly meeting.
- Attended the Region J EMS/Hospital meeting in Savannah to collaborate with our public health and regional EMS partners about projects and future funding opportunities.

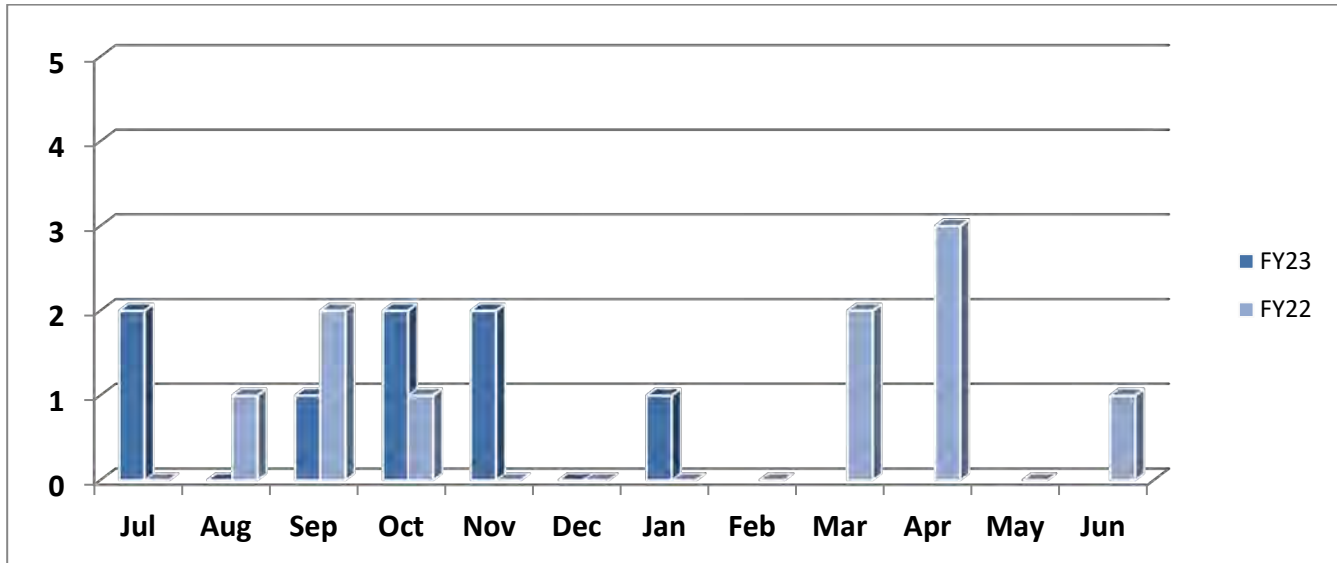
Jekyll Island Fire & EMS Responses



MEMORANDUM

TO: HUMAN RESOURCES COMMITTEE
FROM: JENNA JOHNSON, HR DIRECTOR
SUBJECT: HUMAN RESOURCES COMMITTEE REPORT
DATE: 3/13/2023

JIA Workers Compensation Claims: (Target goal for FY23 = 9).



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
FY23	2	0	1	2	2	0	1	0					8
FY22	0	1	2	1	0	0	0	0	2	3	0	1	10

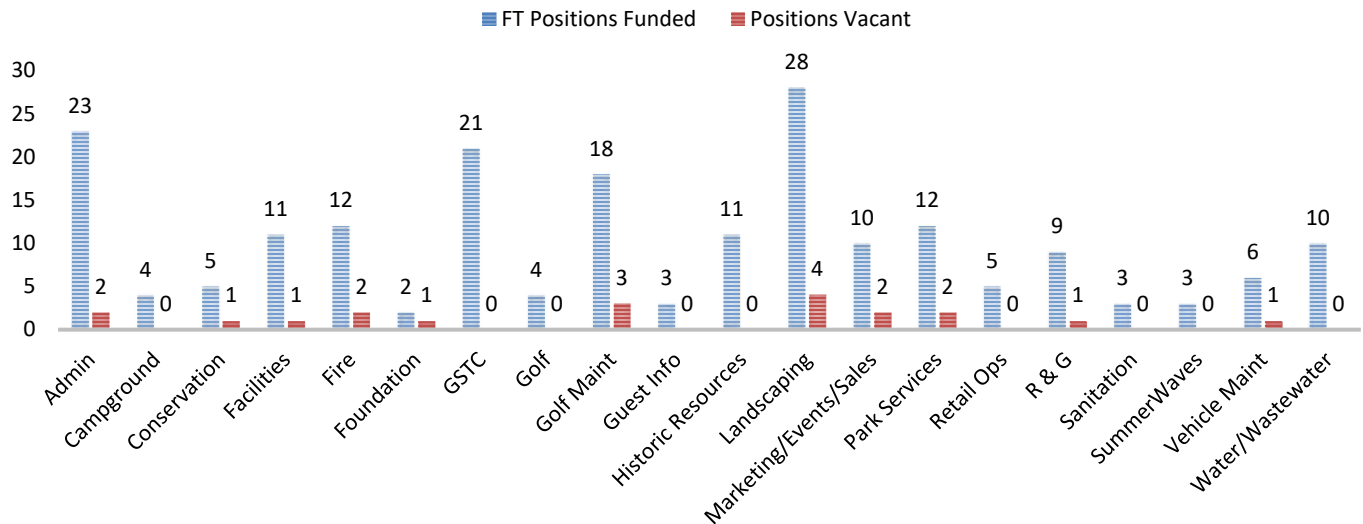
JIA Employee Census:

Month	Full time	Part Time	Seasonal	Interns/ Members	Total Employees
Jan	174	105	2	0	281

Retirements:

- None

FULL TIME STAFFING



Full-time Staffing as of 3/8/2023

Recognition:

○ **Meet our March Featured Employee: Jerome Johnson**



Jerome has lived in the Golden Isles all his life, he is from Brunswick, Georgia. He began his career with the Jekyll Island Authority (JIA) on March 3, 2020. As the Fire Marshal, Jerome has the responsibilities of reviewing permit applications for construction, fences, signs, temporary structures, and pools. Additionally, he enforces the Georgia State minimum Fire and Life safety code and the Jekyll Island Code of Ordinances.

When Jerome was asked what he likes most about working for the Jekyll Island Authority, he said, “the people I work with daily both co-workers and residents of Jekyll Island.” Also, he gets to see the wildlife on Jekyll, experience the atmosphere of Jekyll and not be in the hustle and bustle that he used to be around.

When Jerome is not at work, he enjoys camping, hunting, freshwater fishing, woodworking and traveling. A few other things to know about Jerome is he has been married to Marjorie for 32 years and has an adult son Jacob. Also, he retired from the Glynn County Fire Department with 33 years of service in which he was the Fire

Marshal for 19 years. To this day he is a volunteer member of the Glynn County EMA Search and Recovery Squad. Jerome, we appreciate all that you do, thank you for your service.

MEMORANDUM

TO: HISTORIC PRESERVATION/CONSERVATION COMMITTEE
FROM: YANK MOORE, DIRECTOR OF CONSERVATION
SUBJECT: CONSERVATION UPDATE
DATE: 03/13/2023

Research and Monitoring

- Wildlife response calls have been picking up with the spring-weather, especially regarding alligators, with multiple calls of them making movements through public spaces including one on the Camp Jekyll campus and another on Driftwood Beach. We safely captured both individuals and moved them to more remote freshwater areas to recharge.

Management and Planning

- Conservation Staff performed a prescribed burn on a 4-acre area on Oleander Golf Course. We used 20+ mph winds to carry the fire quickly through the area, limiting the time that direct heat spent on any individual location. This protects the trees and limits smoke production. Due to the dry winter, this was the first burn of the year and the outcome was very successful.
- Morgan Pierce, Michael Brennan, and Yank Moore worked with Coastal Georgia Coastal Invasive Species Management Area (CoGa CISMA) partners to update the Priority Invasive Species lists and identify the largest threats to coastal Georgia.

Outreach, Leadership, Staffing

- The Conservation Department with the help of the Landscape and Planning Departments hosted a celebration of Arbor Day on February 28th at Riverview Park where they planted a Live Oak Tree. Arbor Day is a recognition of the importance of trees and encourages everyone to plant them. Our region's Georgia Forestry Commission Stewardship Coordinator traveled down from Statesboro to help us celebrate.
- Yank presented an island overview to the Coastal Zone Management cohorts from the Southeast and Caribbean as their luncheon speaker. After, Yank and Joseph Colbert joined the group on a trolley tour of the island stopping at a few feature locations and discussing planning and implementation challenges of different projects. Stops included the Rock Revetment, the Oceanview Beach Park bioswale, the Wanderer Memory Trail at St. Andrews, and the Fortson Pond Restoration along Crane Trail.
- Yank and Ray Emerson presented to the Board of Directors Boys & Girls Club of Southeast Georgia about the Junior Ranger Program and the hands-on immersive experience that it provided elementary age children within their program.
- Joseph Colbert joined Little St. Simons Island, to assist and help coordinate a prescribed burn in one of their many maritime grassland communities.
- Joseph Colbert attended the Coastal Hazards Community of Practice Meeting virtually hosted by GaDNR.
- Yank and Morgan attended the Living Shoreline Working Group meeting a GaDNR to learn more about ongoing and future projects in the area.



Photo showing the lift of smoke as a result of ideal burning conditions during the recent prescribed fire on Oleander Golf Course. The course was open for play, but with the conditions, golfers were not impacted by the operations or the smoke.

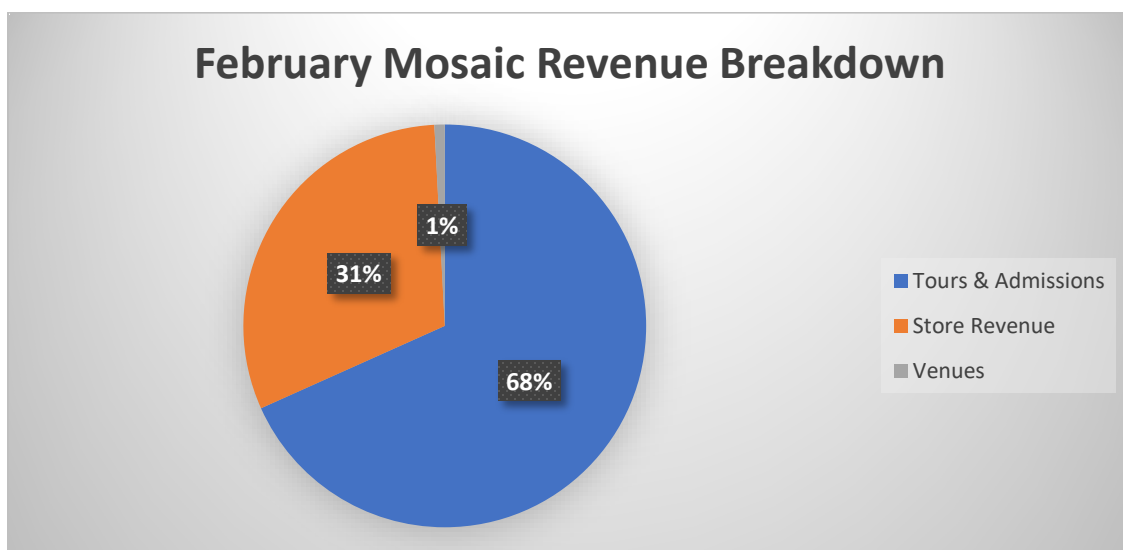
MEMORANDUM

TO: COMMITTEE OF THE WHOLE
FROM: TOM ALEXANDER, DIRECTOR OF HISTORIC RESOURCES
SUBJECT: HISTORIC RESOURCES UPDATE
DATE: MARCH 21, 2023

Visitation and Revenue

Mosaic, Jekyll Island Museum showed a slight increase in revenue in all areas as shown in the comparative table below. **February saw revenue for all Mosaic tours at 206% of the projected budget, and all Mosaic revenue (all tours, museum gallery and Chapel admissions and retail sales) saw 171% of the projected budget.**

Source	February Visitation	February Revenue
All Admissions & Tours	6,442	\$66,068
Museum Store Sales		\$29,872
Venue Leases		\$800
Totals		\$96,740



Highlights From February

- **Mosaic Outdoor Classroom Project:** Work began on the outdoor classroom at the museum with contractors beginning this much-anticipated project. This project is funded by the **Jekyll Island Foundation** with donations provided by the Friends of Historic Jekyll Island (FOHJI). The project is being managed by JIA Assistant Executive Director, **Noel Jensen**.



Outdoor classroom construction (l); architectural rendering of completed outdoor classroom (r)

- **Budget Planning Process:** Meetings were held with internal Historic District staff to discuss anticipated revenues and expenses for the coming FY 23.
- **Hollybourne Cottage:** Preservation AND curation work was continued on Hollybourne Cottage. Preservationist, **Taylor Davis**, and several volunteers worked to complete a functioning bathroom in the home—the first since 1947! Curator, **Andrea Marroquin**, worked with contractor, HW Designs, on the exhibit design process for curating and interpreting first-floor spaces in this unique cottage!
- **Living History Presents...:** This program saw its 2nd month of performance in February. The concept of this program is to allow the guest to hear from and interact with various costumed characters from the Jekyll Island Club era. Tour scripting was done by **Allison Dupuis**, educator and our newest character, Jean Struthers, daughter of William & Savannah Struthers of Moss Cottage, was performed by lead interpreter, **Emily Robertson**.



Emily Robertson, portraying Jekyll Island Club sportswoman Jean Struthers

- **Black History Month:** Black History Month was celebrated with the return of the Dolphin Club Days program. This tour-based program takes the guest back to the Jim Crow era on Jekyll where famous musicians such as Percy Sledge, BB King and Otis Redding performed at the island’s renowned Dolphin Club. The Dolphin club was on the Chitlin Circuit—venues in the South hospitable to African American performers and was featured in the Green Book. In addition to hearing the complicated history of those times, guests experienced many of the songs of Dolphin Club musicians performed by Jacksonville musician, Ace Winn.



Jacksonville musician, Ace Winn, performing at the Dolphin Club Days celebration of Black History Month.

MEMORANDUM

TO: COMMITTEE OF THE WHOLE
FROM: MICHELLE KAYLOR, GSTC DIRECTOR
SUBJECT: GEORGIA SEA TURTLE CENTER UPDATE – FEBRUARY 2023
DATE: 3/9/2023

Admissions Comparison with Prior Year

<u>February 2022</u>	<u>February 2023</u>
7,867	8,153

Revenue Categories

- January admissions \$75,226.60 was \$7,552.24 over budget
- January concessions \$89,524.04 was \$24,244.04 over budget
- Adoptions 51 | \$2,510.00
- Donations (General): 18 | \$370.00
- Memberships: 14 | \$1658.90
- Public Programs | \$3,211.00
- School Field Trips | \$2,732.80
- Daily Programs | 142

Marketing/PR/Events/Grants/Pubs

Trip Advisor: 2,318 reviews, ranking GSTC #4 out of #17 Jekyll attractions.

58K Facebook Followers

Impressions: 3.7 M

Number of Posts: 23

28.7K Instagram Followers

Impressions: 120 K

Number of Posts: 27 posts, 8 stories

Education

- The education team led 31 tours educating 401 participants. 4,338 guests attended a daily program in the center.
- In February 14 Behind the Scenes tours were facilitated for 83 participants.
- Nicki Thomas, Education Program Manager, and Katie Mascovich, Educator II, attended the Southeast Regional Sea Turtle Meeting in Orange Beach, Alabama. Nicki presented how the GSTC uses qualitative data to assess educational goals in the inaugural Sea Turtle Education and Outreach session.

Research

- Research Program Manager Davide Zailo attended the Southeast Regional Sea Turtle Meeting in Orange Beach, Alabama. Lectures attended included disease ecology, animal movement and tracking, and disaster response.
- New seasonal Research Technicians with primary focus on sea turtle and diamondback terrapin projects are expected to begin in March and April

Rehabilitation

	Sea Turtle	Other Patients
New Patients	3	5
Current Patients	16	7
Released Patients	0	4
Transferred Patients	0	5
Total Since 2007	1031	2557

- Dr. Terry Norton, Veterinarian and Director of Health and Wildlife Services attended the Southeast Regional Sea Turtle Meeting in Orange Beach, Alabama, where he led a sea turtle health and rehabilitation workshop.
- Dr. Terry Norton, Veterinarian and Director of Health and Wildlife Services retired from The Georgia Sea Turtle Center and we wish him all the best in this next chapter.

Volunteer

February Volunteer Service hours: **465.4 hours**

Multiplied by the National Volunteer hourly value of \$29.95 = **\$13,938.73**

Calendar Year 2022 Total Volunteer hours: 4,586 = a value of **\$1,352,870**



Board of Directors Committee Assignments
Effective August 17, 2022

<p align="center"><u>HISTORIC PRESERVATION/CONSERVATION</u></p> <p>Bob Krueger, Chair Dale Atkins Mark Williams Joe Wilkinson Buster Evans</p> <p><u>Staff:</u> Yank Moore Michelle Kaylor Cliff Gawron Tom Alexander</p>	<p align="center"><u>FINANCE</u></p> <p>Bill Gross, Chair Dale Atkins Bob Krueger Joe Wilkinson Mark Williams Buster Evans Glen Willard Joy Burch-Meeks Ruel Joyner</p> <p><u>Staff:</u> Jones Hooks Marjorie Johnson</p>
<p align="center"><u>HUMAN RESOURCES</u></p> <p>Buster Evans, Chair Dale Atkins Bob Krueger Joe Wilkinson Bill Gross Ruel Joyner</p> <p><u>Staff:</u> Jenna Johnson</p>	<p align="center"><u>MARKETING</u></p> <p>Joy Burch-Meeks, Chair Dale Atkins Bob Krueger Glen Willard Ruel Joyner Joe Wilkinson</p> <p><u>Staff:</u> Alexa Hawkins</p>
<p align="center"><u>LEGISLATIVE</u></p> <p>Glen Willard, Chair Dale Atkins Bob Krueger Bill Gross Mark Williams Ruel Joyner Joy Burch Meeks</p> <p><u>Staff:</u> Jones Hooks</p>	<p align="center"><u>COMMITTEE OF THE WHOLE</u></p> <p>Dale Atkins, Chair Bob Krueger Bill Gross Joe Wilkinson Mark Williams Joy Burch-Meeks Buster Evans Glen Willard Ruel Joyner</p> <p><u>Staff:</u> Jones Hooks Noel Jensen</p>