Fort Bend County Museum Association

Facilities Needs Assessment and Program Facilities Master Plan

museumINSIGHTS
In association with Gensler
Overview

• Background
• Resources & Constraints
• Observations, Issues, and Concerns
• Mission, Vision, Constituents, and Programs
• Facility Needs
• Site & Building Alternatives
• Preliminary Capital Budget
• Next Steps
The Planning Process

• **Discovery**
  Including research, site visits and interviews with stakeholders. Resources, Constraints, Issues, Concerns, and Opportunities were identified and discussed.

• **Program Planning Matrix**
  Documenting constituents and their needs, desires, and facility requirements.

• **Interpretive Concept Development**
  Including creating a unifying program concept.

• **Facility Planning**
  Including Facility Needs Assessment and Highest and Best Use Matrix development including documentation of existing areas and an ideal use for each building owned by the Association.

• **Final Long Range Master Plan Development**
  Including possible alternatives for moving forward.
Fort Bend County

- Fastest Growing County in Texas
- Ranching, farming, the railroad, oil and gas, & suburbs
- Exceptionally diverse
- Richmond, the county seat, has retained its historic feel
The Museum Association

• Serves all of Fort Bend County

• Many different programs and activities:
  • Museum exhibits
  • Programs for children, families and adults
  • Tours of the Moore Home
  • Texian Time Machine
  • Preserving historic artifacts and documents
  • Supporting the Fort Bend Archeological Association
  • Maintaining a collection of historic buildings
  • Managing the many programs and activities at the George Ranch Historical Park.

• Multiple sources of funding: earned income, foundations, county, donations.
The Association’s Mission

The mission of the Fort Bend County Museum Association is to preserve the history of Fort Bend County and the surrounding area. The Association strives to inspire and educate the public for the purpose of strengthening awareness and appreciation of cultural heritage for future generations.

The Association’s Bylaws

- To enhance the cultural life in Fort Bend County and the surrounding areas
- To support an educational undertaking and to maintain a place where historical, patriotic, civic, educational, and other scientific collections may be housed
- To increase and diffuse a knowledge and appreciation of history, art, and scientific interests
- To offer popular instruction and opportunities for education and aesthetic enjoyment

Many Possibilities

- A central repository and exhibit facility for historical artifacts
- An indoor and outdoor educational facility with a wide variety of hands-on learning activities for school-aged children.
- A regional art museum with rotating exhibits featuring local artists.
- A regional craft center (perhaps with a focus on historical crafts) with changing exhibits and “maker spaces” for community use.
- A place that encourages and celebrates civic engagement and the role of the people in local, regional, and national government.

The Museum and the Ranch

- Two distinct organizations serving different constituent groups
  - The Fort Bend Museum is primarily a community resource
  - The Ranch is also an international living history destination
- This plan focuses primarily on the museum’s facilities
- The focus of a George Ranch strategic master plan would be primarily on programs and operations
Resources

• The Museum’s Historic Buildings
• The Museum’s Collections
• The Museum’s Staff and Volunteers
• County and Foundation Support
• Richmond’s Historic Identity
• The Growth of Houston’s Suburbs
Constraints

• The Railroad

• Location of the Moore Home

• Richmond’s Location

• The Climate of Southeast Texas
Issues and Concerns

- Insufficient Space to Support Programming
- Aging Museum Building
- Lack of Resources to Maintain Buildings
- Unused Buildings in Decker Park
- Connectivity Between the Sites
- Scattered Offices and Work Areas
- Dated Exhibits
- Limited Space for Temporary Exhibits
- Reaching More County Residents
- Collections at Risk
- A Confusing Identity
- Relationship with George Ranch
- Competing with Other Fort Bend Museums
- Limited Family Programming
Lack of Maintenance Resources

- The **museum building** is due for a significant renovation
- The **Tyree House** is also aging
- The restored **Moore Home** is in excellent condition, but requires ongoing maintenance
- The **McNabb House** has been partially restored, but has issues with its roof
- The **Quonset Hut** used for collections storage is more than 50 years old
- The **Kochan Reed House** is in need of total restoration
- The **Depot** has been restored, but is not connected to utilities and is seldom open to the public
Confusing Identity

- The Fort Bend County Museum Association
- The Fort Bend (County?) Museum
- George Ranch Historical Park
- DeWalt Heritage Center
- Texian Time Machine

What can the museum do best?
Mission, Vision, Constituents, and Programs
Fort Bend Museum’s Mission

- To help clarify the identity of the Association’s different units, each should have its own uniquely focused mission statement.
- The museum mission proposed here is a working draft which we have used to inform the planning.
- Branding for each unit should also be updated to coordinate and distinguish each from the others, much like has been done with the George Ranch Historical Park web site.

The Fort Bend Museum enriches the lives of Fort Bend County’s residents and visitors through exhibits, programs, and activities that preserve and celebrate the county’s rich and varied history and culture.
Museum Business Models

- Destination
- Community
- Curatorial
Museum Business Models

Destination
- Visitors
- Core Exhibits
- Memorable
- Prominent

Community
- Locals or Fans
- Varied Programs
- Participatory
- Easy to Find

Curatorial
- Researchers
- Collections
- Academic
- Secure
Museum Business Models

**Destination**
- Earned Income
- Well Known
- Broad Impact

**Community**
- Donated Income
- Well Loved
- Long-term Impact

**Curatorial**
- Endowed Income
- Well Respected
- Deep Impact
The Museum’s Constituents

The Fort Bend Museum is primarily a community museum with some destination and curatorial constituents.

- **Fort Bend County Community members** (blue), especially school children, who will be interested in a wide range of programming and activities.

- **Visitors to Fort Bend** (green) including visiting friends and relatives, heritage tourists, and regional residents seeking to learn more about local history.

- **Researchers and Scholars** (yellow) including history enthusiasts and others with a deep interest in Fort Bend’s history.
The Museum’s Constituents (continued)

The table on the following pages outlines the group members for each of the three broad groups that the Museum serves; their interests, needs, and desires; the types of programs that they find most compelling; their program and facility needs; and the potential benefits and outcomes of their engagement with the museum. The Constituent Matrix is an essential first step in planning the museum’s program and space needs.

**Fort Bend County Community Members**

<table>
<thead>
<tr>
<th>Group Members</th>
<th>Interests, Needs, and Desires</th>
<th>Activities and Experiences</th>
<th>Program and Facility Requirements</th>
<th>Benefits and Outcomes (mission is assumed)</th>
</tr>
</thead>
</table>
| **School-Age Children** | • A fun field trip  
• After-school and summer programs  
• Scout programs  
• Title 1 school programs | • Hands-on programs that invite engagement and participation  
• After-school, summer, scouting, Title 1 school programs and other programs | • Child-friendly exhibit space  
• Flexible, easy to clean program and lunch space  
• Covered outdoor program space | • Children engaged with local history  
• Enrichment for Title 1 schools  
• Community and funder support |
| **Families with Children** | • Fun family activities that engage with history and diverse cultures  
• Easy to visit | • Programs and activities that are engaging, participatory, and family-oriented | • Family-friendly, hands-on exhibit space  
• Flexible, easy to clean program space  
• Affordable and accessible  
• Experiential programs  
• Convenient parking | • Repeat visitation  
• Memberships  
• Community support |
| **Docent Society and Archeology Society Members and Museum Volunteers** | • Active engagement with the museum and with local history and archeology projects  
• Learning about Fort Bend County  
• Volunteer opportunities  
• Social opportunities  
• Opportunities to learn about diverse cultural histories | • Education and training  
• Opportunities to lead home tours, exhibit tours, and educational programs for school-age children  
• Archeological research and collection processing  
• Special programs on historical and archeology topics  
• Social events | • Educational and training programs  
• Newsletter and social media contacts  
• Comfortable meeting and event space  
• Collection processing areas  
• Safe and secure collection storage | • Volunteers to lead tours and programs  
• Membership fees, donations, and other ongoing support  
• Active archeological research |
| **Fort Bend County Museum Association Members** | • Connection with local history  
• A way to support the museum | • Interesting and engaging programs  
• Changing exhibits  
• Social events | • Comfortable meeting and event space  
• Flexible exhibit space  
• Newsletter and social media contacts | • Membership fees, donations, and other ongoing support  
• Earned revenue |
## The Museum’s Constituents (continued)

<table>
<thead>
<tr>
<th>Group Members</th>
<th>Interests, Needs, and Desires</th>
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<th>Benefits and Outcomes (mission is assumed)</th>
</tr>
</thead>
</table>
| Historically and Culturally Engaged Adults         | • Connection with arts, history, and other cultural disciplines                              | • Interesting and engaging programs                                                                          | • Comfortable meeting and event room                                                                 | • Donations and other ongoing support  
• Future members                                                                 |
| Fort Bend County Residents                         | • Preserve and learn about county history                                                  | • Engaging, participatory exhibits and experiences                                                           | • Flexible indoor and outdoor event spaces with facilities for caterers  
• Temporary gallery space  
• Temporary exhibits space at locations around the county  
• Predictable hours of operation  
• Convenient parking |
| Richmond Residents                                 | • Preserve and learn about Richmond history                                                | • Engaging, participatory exhibits and experiences                                                           | • Changing exhibits at the museum  
• Programs and social events  
• Outdoor area for community events and festivals  
• Facilities for caterers and event guests  
• Predictable hours of operation  
• Convenient parking |
| K-12 Teachers and Homeschoolers                    | • Curriculum-connected learning                                                            | • Hands-on programs that invite engagement and participation  
• Connections to real history  
• Continuing Education and Professional Development  
• In-school programs, summer programs and after-school programs |
|                                                    |                                                                                           | • Clear connections to the TEKS standards and homeschool curricula  
• Flexible, easy to clean program space |
|                                                    |                                                                                           |                                                                                                               |                                                                                                           |                                                                                                           |
### The Museum’s Constituents (continued)

<table>
<thead>
<tr>
<th>Group Members</th>
<th>Interests, Needs, and Desires</th>
<th>Exhibits, Programs, and Other Activities</th>
<th>Program and Facility Requirements</th>
<th>Benefits/Outcomes (mission is assumed)</th>
</tr>
</thead>
</table>
| **Regional Residents**                 | • A interesting destination for a day trip  
• A unique venue for special events                                                             | • Engaging, participatory exhibits and experiences  
• Regional festivals  
• Family and business gatherings and events                                                   | • Easily located and identified facility  
• Long-term exhibit area  
• Flexible, affordable indoor and outdoor rental event space  
• Predictable hours of operation  
• Museum shop                                                          | • Enhanced appreciation of Fort Bend County  
• Richer understanding of Fort Bend County history and its regional impact  
• Positive word of mouth about Fort Bend County  
• Admission revenue/donations  
• Museum shop revenue                                                   |
| **Heritage Tourists**                  | • A remarkable and memorable experience that is unique to Fort Bend County  
• Other nearby heritage experiences  
• Nearby dining and shopping                                                                 |                                                                                                           |                                                                                                    |                                                                                                       |
| **Visiting Friends and Relatives (VFRs)** | • A remarkable/memorable experience that is unique to Fort Bend County  
• A fun, engaging, and social outing                                                          | • Engaging, participatory exhibits and experiences  
• Souvenirs                                                                                   |                                                                                                    |                                                                                                       |

### Researchers and Scholars

| History Enthusiasts | • Learn more about local history  
• Engagement with other history enthusiasts  
• Connection to historic artifacts                                                                 | • In-depth exhibits  
• Artifact collections                                                                                      | • Exhibit area  
• Regular programs and events  
• Collection access                                                                                       | • Ongoing support                                                                                       |
| Researchers of History | • Access to historic materials, archives, and collections                                                | • Archives and collections  
• Meetings with peers                                                                                     | • Research and meeting space  
• Collection and archive storage                                                                             | • Research and publications related to local history                                                   |
Interpretive Concept

• No single storyline embraces all of the different ways that life in the county has been shaped.

• The county’s history is a rich and varied tapestry.

• The core focus of the museum’s programs and exhibits should be **People and Place: Life and Work in Fort Bend County**
People and Place Stories

- Stephen F. Austin’s Texian Colony
- Jane Long and the Founding of Richmond
- Land Grants and the Old 300
- The George Ranch and the George Family
- The Railroad reshapes the county
- The Moore Family and the Moore Home through Time
- Ranches, ranching, and ranchers in Fort Bend County
- Prisoners and Sugar Cane Farming
- Rice Farming Immigrants
- The Coming of the Suburbs
- The Changing Faces of Fort Bend County

The goal is to celebrate all of the different people and places that have shaped and continue to shape Fort Bend County.
Programs and Activities

Programs for the Fort Bend Community

• Hands-on educational and experiential programs for children in groups
• After-school, summer camps, and scouting programs
• Professional development opportunities for K-12 teachers
• Changing exhibits at the museum
• Traveling exhibits circulated to county libraries and other venues
• Special evening and weekend programs on historical, cultural, and archeological topics
• Family and business gatherings
• Community festivals

Collections, Archive, and Curatorial Activities

• Historical collections and archives that document county history
• Archeological research and collection processing

Programs for Destination Visitors

• Engaging, participatory historical overview exhibits about Fort Bend County for school-age children, heritage tourists, regional residents, and visiting friends and relatives.
• Unique shopping opportunities and souvenirs for heritage tourists and visiting friends and relatives.
Vision

The Fort Bend Museum will be:

• **A special place for children** to experience Fort Bend County’s history and culture.

• **An inspiring and welcoming place for residents and visitors** that celebrates Fort Bend County.

• **A community landmark and gathering place** that brings people together for a wide variety of public and private events.

• **A secure repository** for the county’s cultural heritage artifacts and archives.
Facility Needs

• Flexible areas for educational and public programs that can adapt to a wide variety of uses.

• To make visitors feel welcome and easily able to find their way into and around the exhibits and site.

• Additional exhibition area for both long-term and temporary exhibitions of many types.

• Secure collection storage areas that are environmentally appropriate for long-term preservation of the artifacts.

• Centralized administrative offices and work areas.

• Building service facilities including special event, receiving, mechanical and electrical, and janitorial areas.

• Grow from 28,000 square feet to 44,000 square feet.
Site and Building Alternatives

How can we best meet the current and future needs of the Fort Bend community and the Museum Association while taking best advantage of the Association’s current inventory of buildings and other resources?
Three Alternatives

1. Renovate, expand, or replace the museum building on the current site next to the Moore Home.

2. Build a new museum on the site east of Decker Park that includes all of the museum’s spaces. Repurpose the Moore Home facilities primarily for special event rentals.

3. Reuse an existing building on Morton Street for exhibits and administration, while continuing to use the current facility for education and special events.
Why Not Decker Park?

• The size and arrangement of spaces in the buildings are not well suited to museum programming.

• The location four blocks from the Moore Home across Jackson Street and the railroad tracks is difficult to manage for staff and awkward for visitors.

• Maintenance and operating costs will be substantially higher for a campus spread across multiple sites.
I. Expand at the Current Site

- Concentrates the museum’s resources at the location of its most significant assets.
- Simplifies oversight and operations.
- Does not require visitors and school children to cross Jackson Street or the railroad tracks.
- Allows the Tyree House site to be incorporated into the museum complex.
- Provides plenty of parking for museum visitors.
- Allows the museum to fundraise for expansion in phases.
2. Build a New Museum

- The new building would not integrate with the Moore Home.
- School children and visitors would have to cross both Jackson Street and the railroad tracks to visit both sites.
- If built in several phases, the new building would further fragment the museum’s operations.
- While the rendering is lovely, it will be a long time before that part of the city is fully developed. The museum might be an orphan for some time.
3. Reuse an Existing Building

• Give the museum a greater presence for visitors to Richmond.

• Possible cost savings by repurposing an existing building, rather than building anew.

• Splitting the program areas would add operational costs and make supervision more complex.

• Parking for visitors may be difficult at a downtown location.

• School children participating in programs at the Moore Home would have to cross Jackson Street to see the museum’s exhibits.

• No direct connection between the museum and the Moore Home.
Recommendations

**Simplify, simplify, simplify!**
I say, let your affairs be as two or three, and not a hundred or a thousand; instead of a million count half a dozen, and keep your accounts on your thumbnail.

Henry David Thoreau
Recommendations

1. **Centralize** the museum’s exhibits, programs, collections, and administration.
2. **Focus** on the facilities needed for the museum’s programs for school children and county residents.
3. **Minimize** the number of buildings the Association owns and must maintain.

**Simplify, simplify, simplify!**

I say, let your affairs be as two or three, and not a hundred or a thousand; instead of a million count half a dozen, and keep your accounts on your thumbnail.

Henry David Thoreau
Phasing for Expanding on the Moore Home Site

The areas needed for the museum on the Moore Home site can be implanted in many different ways. Ideally, the new and renovated spaces would be completed as one project. However, finding funding for the larger project may take time and a phased approach may be preferable in order to address some of the museum’s immediate needs.

The approach outlined here includes three phases, which can be combined in different ways depending on the available funding.

- **Phase 1** is proposed as a new building on the site of the Long-Smith Cottage, with the education, visitor services, and exhibit areas as outlined in the table to the right.
- **Phase 2** adds more education, visitor services, and exhibit areas. This phase includes renovation or replacement of the existing museum building.
- **Phase 3** adds the needed collection storage, administration, and other areas. This phase assumes that the Museum Association will move out of the Quonset Hut and the McFarlane House and into the new building.

Another alternative would be to consider locating some of the areas in phase 2 and 3 at the George Ranch Historical Park, perhaps including administration, collections, and some long-term exhibition area.

Please Note: The alternatives outlined here are designed primarily to give a sense of priority and of the overall costs. An architect should be engaged as the first step of the next phase of planning to study alternatives and determine the best solution for the programs, site, and buildings.

Please see the phasing diagram on the following page.

---

### 1. Visitor Service Areas

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Vestibule/Lobby/Reception</td>
<td>500</td>
<td>---</td>
</tr>
<tr>
<td>1.2 Ticketing/Information</td>
<td>100</td>
<td>---</td>
</tr>
<tr>
<td>1.3 Museum Store</td>
<td>400</td>
<td>---</td>
</tr>
<tr>
<td>1.4 Store &amp; Visitor Services Storage</td>
<td>75</td>
<td>---</td>
</tr>
<tr>
<td>1.5 Restrooms (staff and visitor)</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>1.6 Storage Area for Wheelchairs and Strollers</td>
<td>50</td>
<td>---</td>
</tr>
<tr>
<td>1.7 Special Events Storage (tables, chairs)</td>
<td>---</td>
<td>300</td>
</tr>
<tr>
<td>1.8 Christmas Decoration Storage</td>
<td>---</td>
<td>100</td>
</tr>
<tr>
<td>1.9 Catering Support (Garage, Kitchen House, etc.)</td>
<td>---</td>
<td>800</td>
</tr>
</tbody>
</table>

### 2. Collections, Conservation, and Access Areas

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 Museum Collection Storage (Climate controlled)</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>2.2 Museum Collection Storage (Not climate controlled)</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>2.3 Unreturned archeological artifacts</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>2.4 Curatorial Work Area</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>2.5 Archival Storage and Access</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>2.6 Archiving Storage</td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>

### 3. Exhibition Areas

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Long-term Exhibition Area</td>
<td>---</td>
<td>3,000</td>
</tr>
<tr>
<td>3.2 Temporary Exhibition Area</td>
<td>---</td>
<td>2,500</td>
</tr>
<tr>
<td>3.3 Period Rooms in Moore Home</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>3.4 Period Rooms in Long Smith Cottage</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>3.5 Restored Historic Interiors</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>3.6 Unrestored Historic Interiors</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>3.7 Exhibit Storage</td>
<td>---</td>
<td>400</td>
</tr>
<tr>
<td>3.8 Exhibit Workshop</td>
<td>---</td>
<td>400</td>
</tr>
</tbody>
</table>

### 4. Historic Building Areas Used for Programs

Note: These existing areas will not be part of any renovation or new construction and are not included in the proposed space program. For details about these areas see the Existing Space Program in the appendix.

### 5. Education and Public Program Areas

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1 Single-Purpose Activity Rooms</td>
<td>1,000</td>
<td>500</td>
</tr>
<tr>
<td>5.2 Education Programs Storage</td>
<td>200</td>
<td>100</td>
</tr>
<tr>
<td>5.3 Education Coordinator Work Area</td>
<td>---</td>
<td>125</td>
</tr>
<tr>
<td>5.4 Outreach Coordinator/Education Asst.</td>
<td>---</td>
<td>125</td>
</tr>
<tr>
<td>5.5 Library</td>
<td>---</td>
<td>400</td>
</tr>
<tr>
<td>5.6 Education Staff Work Area</td>
<td>---</td>
<td>300</td>
</tr>
<tr>
<td>5.7 Docent Room</td>
<td>---</td>
<td>200</td>
</tr>
<tr>
<td>5.8 Time Machine Storage</td>
<td>---</td>
<td>300</td>
</tr>
</tbody>
</table>

All areas are shown in square feet.
Note: Net Usable Area is the usable space inside each individual room. Gross area is the overall size of the building measured on the outside. Gross area includes the thickness of walls, stairways, hallways, utility closets, and other areas not included in the space program. The grossing factor estimate of 1.3 times the net area accounts for these areas when developing a construction budget.

In this case, for example, in order to have the 3,875 net square feet of usable space described as Phase 1, we calculate that the museum will actually need to budget for about 5,000 square feet of new construction.

<table>
<thead>
<tr>
<th>6. Staff and Volunteer Offices and Work Areas</th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1 Executive Director</td>
<td>---</td>
<td>1,150</td>
<td>2,250</td>
</tr>
<tr>
<td>6.2 Executive Director's Assistant</td>
<td>---</td>
<td>---</td>
<td>250</td>
</tr>
<tr>
<td>6.3 Director of Development</td>
<td>---</td>
<td>---</td>
<td>100</td>
</tr>
<tr>
<td>6.4 Administrative Services Manager</td>
<td>---</td>
<td>---</td>
<td>175</td>
</tr>
<tr>
<td>6.5 Director of Marketing</td>
<td>---</td>
<td>---</td>
<td>150</td>
</tr>
<tr>
<td>6.6 Publicity Coordinator</td>
<td>---</td>
<td>---</td>
<td>150</td>
</tr>
<tr>
<td>6.7 Site Manager</td>
<td>---</td>
<td>---</td>
<td>125</td>
</tr>
<tr>
<td>6.8 Intern Work Stations (50 SF each)</td>
<td>---</td>
<td>200</td>
<td>---</td>
</tr>
<tr>
<td>6.9 Docent/Volunteer Work Area</td>
<td>---</td>
<td>200</td>
<td>---</td>
</tr>
<tr>
<td>6.10 Reception Area/_front Desk</td>
<td>---</td>
<td>100</td>
<td>---</td>
</tr>
<tr>
<td>6.11 Shared Work Area (Printers, Copiers, Storage, etc.)</td>
<td>---</td>
<td>200</td>
<td>---</td>
</tr>
<tr>
<td>6.12 Staff Break Room and Kitchenette</td>
<td>---</td>
<td>125</td>
<td>---</td>
</tr>
<tr>
<td>6.13 Small Meeting Room</td>
<td>---</td>
<td>200</td>
<td>---</td>
</tr>
<tr>
<td>6.14 Large Meeting Room</td>
<td>---</td>
<td>---</td>
<td>450</td>
</tr>
<tr>
<td>6.15 Staff Restrooms</td>
<td>---</td>
<td>---</td>
<td>150</td>
</tr>
<tr>
<td>6.16 Additional Staff Offices and Work Areas</td>
<td>---</td>
<td>---</td>
<td>200</td>
</tr>
<tr>
<td>6.17 Admin Storage</td>
<td>---</td>
<td>---</td>
<td>500</td>
</tr>
<tr>
<td>6.18 Reception Area</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>

| 7. Building Service Facilities                | 800     | 1,750   | 1,500   |
| 7.1 Maintenance and Security Office           | 150     | ---     | ---     |
| 7.2 Central Security Room                     | 150     | ---     | ---     |
| 7.3 General Loading Dock and Receiving Area  | ---     | 250     | ---     |
| 7.4 Maintenance and Custodial Storage         | ---     | 200     | ---     |
| 7.5 Building Supply Storage @ Kochan Reed House | ---     | ---     | ---     |
| 7.6 Garbage & Recycling Storage               | 100     | ---     | ---     |
| 7.7 Maintenance Workshop                      | ---     | 200     | ---     |
| 7.8 Mechanical/Electrical @ 10% of Net New Areas | 400 | 1,100   | 1,500   |

| Total Net Usable Area                         | 3,875   | 12,700  | 17,450  |
| Total Gross Area                              | 5,000   | 16,500  | 22,700  |

All areas are shown in square feet.
Phasing of an Expansion
Phase 1

- Moore Home
- Long-Smith
- Phase 1
- 5,000 SF
- Museum
- Tyree
Phase 2

Moore Home

Long-Smith

Phase 1
5,000 SF

Phase 2
16,500 SF

Tyree
Phase 3

- Phase 1: 5,000 SF
- Phase 2: 16,500 SF
- Phase 3: 22,700 SF
Alternative 1

Moore Home

Phase 1
5,000 SF

Phase 2
16,500 SF

Phase 3
22,700 SF
Next Steps

• Develop preliminary architectural concepts and an interpretive master plan
• Begin capital campaign
• Select a museum project management consultant
• Select architectural and exhibit design teams
• Begin construction of building and exhibits
• Grand re-opening celebration