



ROCK EAGLE 4-H CENTER 21ST CENTURY CABIN REPLACEMENT PROJECT

The 54 cabins at Rock Eagle 4-H Center were constructed in the early 1950's. Rock Eagle began its service to Georgia 4-H in the spring of 1955. In the 1980's the cabins were remodeled. The 21st Century project will replace the existing buildings with a new, more spacious floor plan, and the old building will be demolished.

1950's CABIN CONSTRUCTION

The cabins are slab on grade construction with concrete block walls and wood frame roofs. Each building contains 1,574 square feet of floor space.

Each building has two dormitory style bedrooms which sleep eight people on four bunk beds. There is a dormitory-style bathroom with three showers and three toilets between the two large bedrooms. Each cabin has a living room and a third bedroom with two single beds and a private bathroom. This room is typically used by adults that chaperone 4-H and other youth groups.



The original cabins were heated and had a large attic fan to increase air movement during the warmer months of the year.

1980's CABIN RENOVATION



Between 1984 and 1990, the Georgia 4-H Foundation and the State of Georgia spent \$3 million renovating the cabins and other buildings at Rock Eagle 4-H Center. The cost of the renovation ranged from \$25,000 to \$60,000 per cabin. The cost range varied depending on the amount of work that was required on each cabin.

Twenty-one of the cabins were remodeled using a split-bath floor plan. The dormitory style bathroom was split into two smaller bathrooms that can be accessed from the bedroom. This allows for greater flexibility in using the cabins, enabling male and female guests to occupy the building together. The original floor plan was not modified on the other thirty-three cabins.

Central heating systems were installed in each of the 54 cabins, and 14 cabins have central air conditioning. In 1996, window air conditioning units were added to the remaining 40 cabins when Rock Eagle hosted Olympic Bus Drivers.

THE 21ST CENTURY CABIN

The prototype design for the 21st Century Cabin began in 2004 when Rock Eagle 4-H Center Staff worked with Menefee and Winer Architects of Atlanta, Georgia. Construction on the prototype cabin started in Fall 2005. The cabin was first used on June 5, 2006, by 22 Hart County 4-H'ers.



The new cabin is a slab on grade construction with a crawl space under the restrooms to provide access for plumbing maintenance.

The building is wood frame construction with concrete siding board on the exterior. The interior is sheetrock and natural wood paneling. The floor covering in the high traffic areas and restroom is ceramic tile with carpet in the sleeping and common areas. The 3,076 square foot building can accommodate 22 people in six bedrooms, each with a private bath. Five of the six bedrooms sleep four people on two bunk beds. One room has two single beds for the adult chaperones and is equipped with hard wired internet access and a small refrigerator. The beds use long twin mattresses (39 inches by 80 inches) which make the beds more comfortable for adult guests.

There is a large common area in the center of the cabin, which is furnished with four small tables and chairs, a sofa and two lounge chairs. The common area also has a LCD television with satellite signal which can be turned on and off at the guests' request.



Each of the 21st Century Cabins will have a handicapped-accessible room and bath.

The bedrooms include four cubbies. The cubbies provide three drawers, a mirror, light and electrical outlet for each guest. Between the cubbies there is a countertop desk with two chairs.

Outside of each bathroom is a second lavatory and mirror for guests to use when the bathroom is occupied.

The building has a central heat and air conditioning unit which provides comfort control for the common area and bathrooms. An additional motel-type unit is located in each bedroom, so that guests may control the temperature in the bedroom.

The 21st Century Cabin has a mechanical room to house the HVAC system, fire alarm control panel, 120 gallon commercial hot water heater, and electrical panels. This room contains storage for cleaning supplies and equipment. It also contains a mop sink for the housekeepers' use.

The new cabins are equipped with sprinkler systems in order to improve fire safety.

Each new cabin will have wireless internet, which can easily be turned off when it is not desired. For students studying lake ecology, the 21st Century Cabin has an outdoor sink for guests' use before entering the cabin.

WHAT IS THE COST OF A 21ST CENTURY CABIN?

The prototype cabin, completed in Spring 2006, cost \$420,000. The furniture and bedding cost an additional \$20,000.

It is estimated that it will cost \$25,000 each to demolish an existing cabin. Additional site work, landscaping, utility relocation and connection will bring the cost of cabin replacement to \$500,000 for each cabin.

It is possible that the replacement cost can be reduced with private funding. The Rock Eagle 4-H Center Staff often manages construction projects and can reduce costs by acting as its own general contractor. This allows for the Georgia 4-H Foundation to purchase materials and hire contractors to provide labor-only services which also reduces the overhead costs of the project. The estimated cost savings on construction is estimated to be between \$75,000 and \$125,000 per cabin.

OTHER FACTS ABOUT THE 21ST CENTURY CABIN PROJECT



In order to document the history of Rock Eagle 4-H Center, three of the original cabins will be maintained. Cabin #1 was the first one completed in 1951, and it will be returned to its original condition. Cabin #1 will serve as the Cabin Museum and will be used only when the 4-H Center is full. Cabins 23 and 24 will not be replaced. One of the two will be returned to the 1950's floor plan, while the other will reflect the changes made in the 1980's renovation.

The prototype cabin that is already in use will eventually become Cabin 42. Fifty new cabins need to be constructed to complete the project.

One new cabin will be built behind Founders Lodge in order to increase the number of beds available at Founders. Founders Lodge currently has bed space for 16 people, and a new cabin will add six additional bedrooms with two beds each. The new cabin at Founders will bring the total number of beds to 28. Most of the groups requesting to use Founders need 20 to 25 beds.

Many of the adult groups that utilize Rock Eagle use only the lower bunks. The current 54 cabins provide 540 lower bunks. With the addition of 51 new cabins on the main campus of the 4-H Center, the number of lower bunks will increase to 642. Adult conferences account for over 30 percent of Rock Eagle's annual usage, with 4-H and other youth groups representing nearly 70 percent of the use.

Rock Eagle has served over 3 million visitors since 1955.

