



Georgia World
Congress Center
Authority

GWCCA
Hotel Project
Information Session
March 2021



Georgia World
Congress Center
Authority

AGENDA

- HOTEL DESIGN - GENSLE
- CONSTRUCTION & LOGISTICS - SKANSKA
- BUILDING C CONSTRUCTION GRAPHICS - GWCC
- SALES & MARKETING CENTER - GENSLE



GWCCA Hotel Project

• Project Information

- Owner: Georgia World Congress Center Authority
- Hotel Operator: Hilton
- Developer: Drew Company Atlanta, LLC
- Architect: Gensler
- Contractor: Skanska/SG, a Georgia joint venture
- Project Scope: 40 story full-service, 975 room upper-upscale to luxury convention center hotel
- Project Location: West Plaza & Former GA Dome Site
- Project Address: 159 Northside Drive NE, Atlanta, Georgia 30313

• Current Status

- Current Phase: Source Funding
- Project Schedule: 34 months
- Start Construction: NTP April 19, 2021 Fencing; Mobilization Start Construction April 22, 2021



AERIAL VIEW



TMR



g. VIEW FROM AYIB

TOTAL SF	1,225,000 SF (INCL. PARKING)
GUESTROOMS	975 KEYS
EVENT	74,608 SF
GRAND BALLROOM	40,204 SF
SOCIAL BALLROOM	7,784 SF
MEETING ROOMS	18,085 SF
HOSPITALITY LOUNGE	8,535 SF
AMENITY SF	32,531 SF
BARS (3)	11,095 SF
RESTAURANTS (2)	10,782 SF
MARKET	1,880 SF
CLUB SIGNIA	2,427 SF
WELLNESS	6,347 SF
OUTDOOR	31,425 SF
EVENT LAWN	13,583 SF
EVENT DECK	11,172 SF
POOL DECK	6,670 SF
PARKING COUNT	466 CARS (VALET PARKING)

Sustainability Target: LEED Gold Certification

BLDG. C GWCC

BLDG C (GWCC)

BLDG. B GWCC

**NORTHSIDE
ENTRY**

MAIN LOBBY

MAIN LOBBY

LOUNGE

**SOCIAL
BALLROOM**

LOUNGE

EVENT LAWN

SOCIAL
BALLROOM

EGRESS
↓

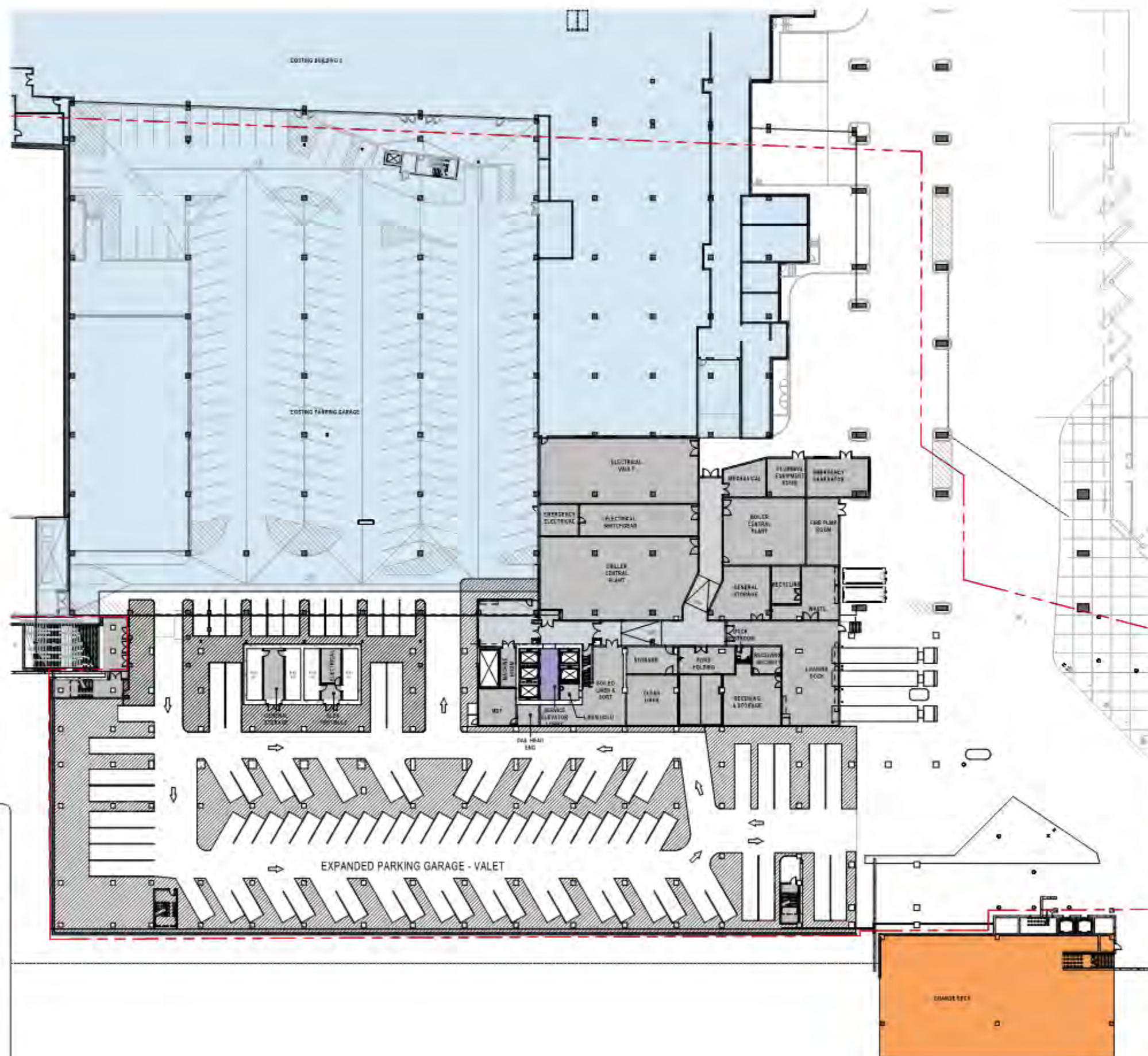
HOME DÉPOT BACKYARD





COLOR LEGEND

	EXISTING GWCC BUILDING & PARKING GARAGE
	SERVICE ELEVATOR LOBBY
	SERVICE CORRIDOR
	BACK OF HOUSE
	ORANGE DECK



LOWER LEVEL 01

178 EXISTING PARKING

84 EXPANDED PARKING

LOWER LEVEL 02

135 EXISTING PARKING

69 EXPANDED PARKING

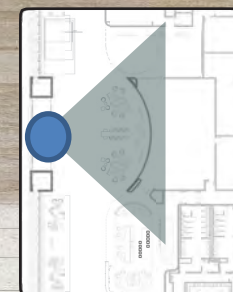
466 TOTAL PARKING COUNT





LOBBY + RECEPTION

g.







g. LOBBY LOUNGE

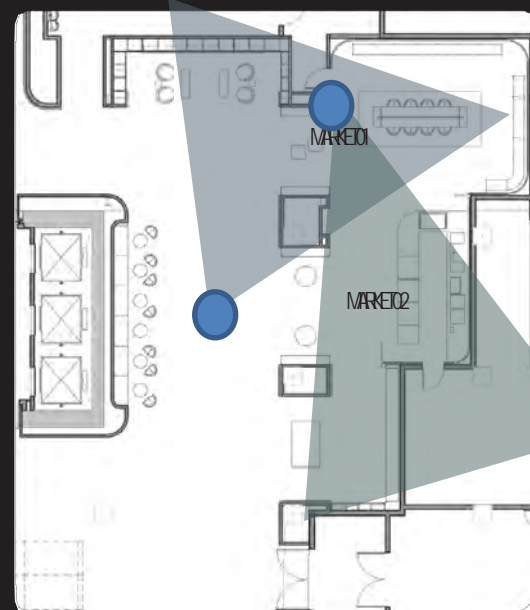
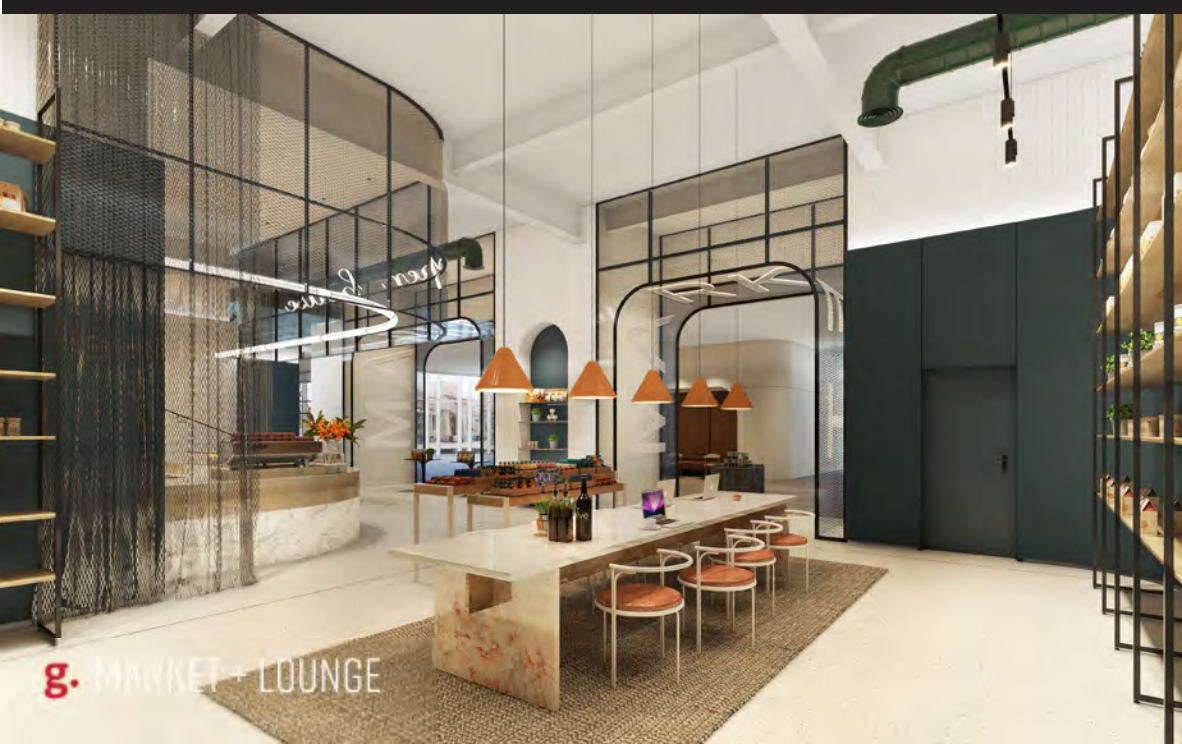


LOBBY BAR FROM LOBBY



g. LOBBY BAR





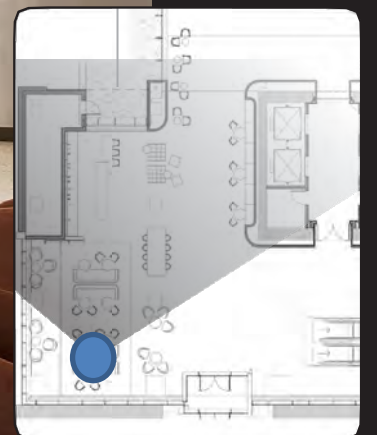


- 1 PAVED PLAZA
- 2 PAVED WALK
- 3 RAISED PLANTER
- 4 ARTIFICIAL TURF (OPEN LAWN)
- 5 PLANTING POT
- 6 ARCHITECTURAL CANOPY
- 7 EVENT BAR (POTENTIAL LOCATION)
- 8 LIVING WALL
- 9 FURNITURE GROUPING
- 10 VEHICULAR ACCESS TO GARAGE
- 11 PEDESTRAIN EGRESS FROM GARAGE
- 12 PARAPET RAIL
 - Leaning height, 4'-0" min
- 13 STAIR

Scale: 1" = 30'

0" 15' 30' 60' NORTH

TERRACE LAWN

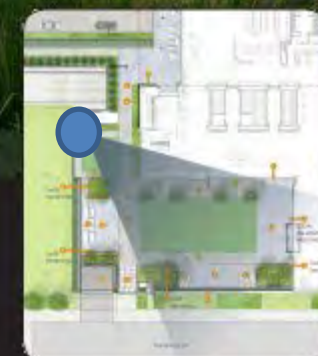


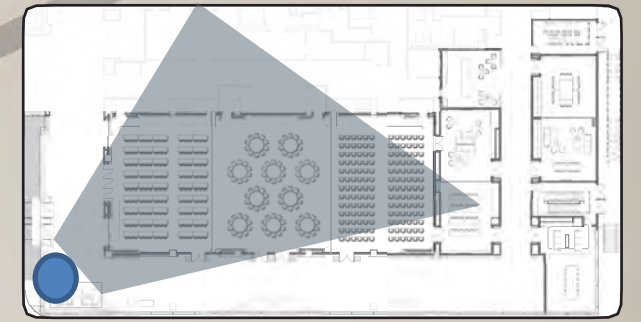


TERRACE LOUNGE

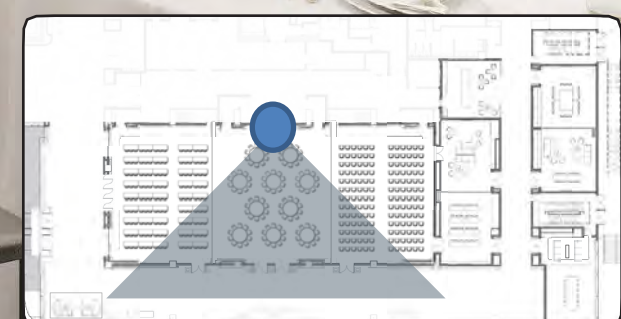


TERRACE LAWN





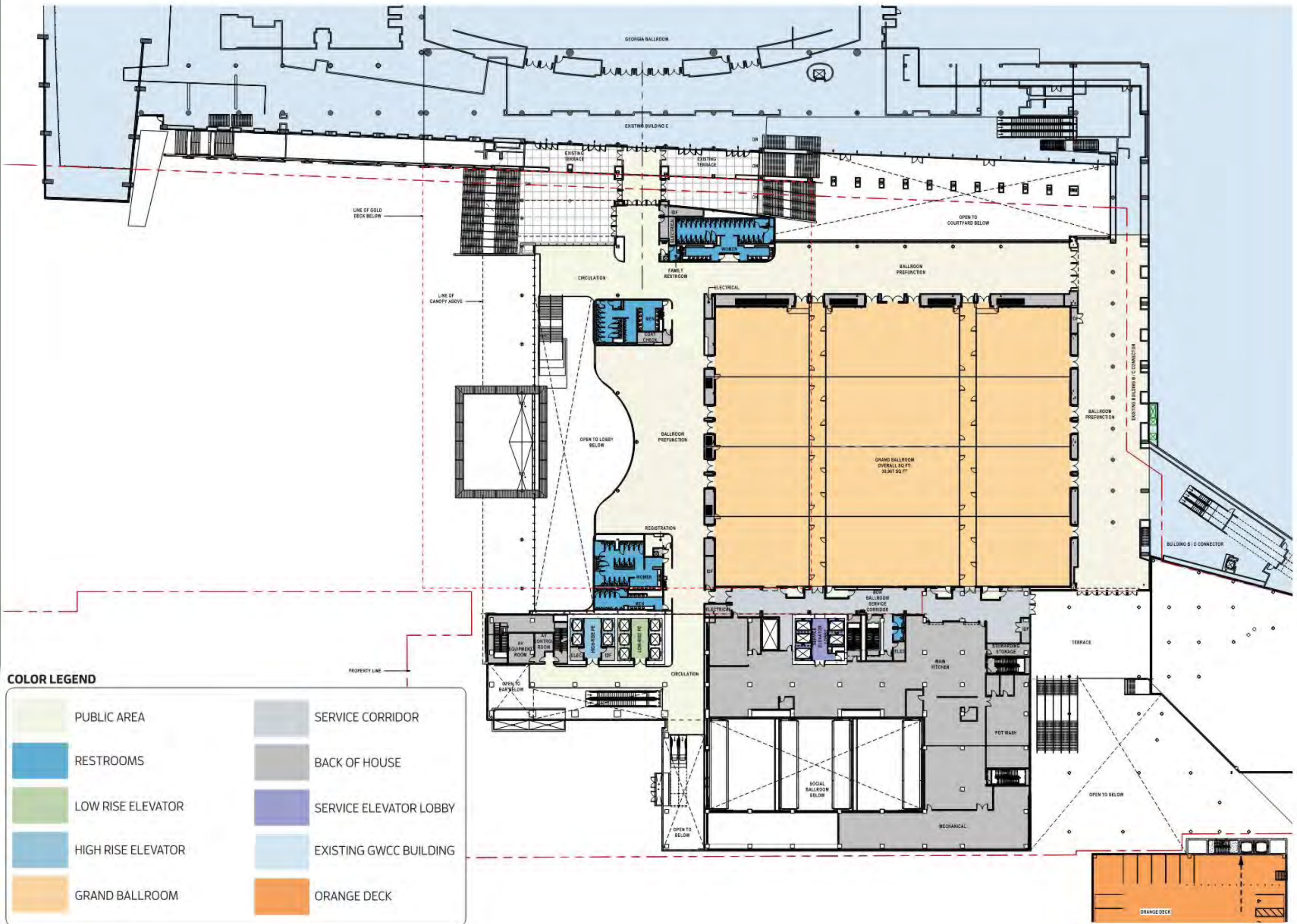
SOCIAL BALLROOM - PREFUNCTION

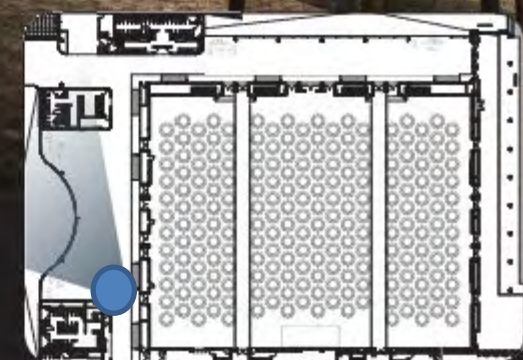


g. SOCIAL BALLROOM

signia by hilton | georgia world congress center | hilton drc

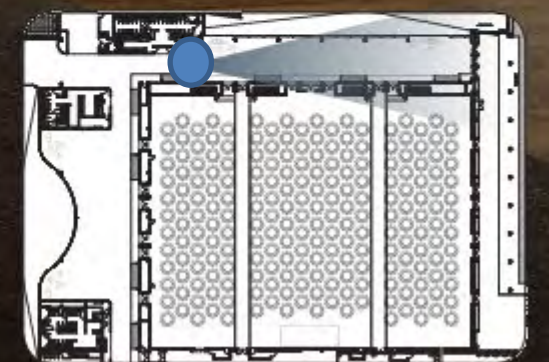
LEVEL 02 - GRAND BALLROOM





GRAND BALLROOM - PRE-FUNCTION



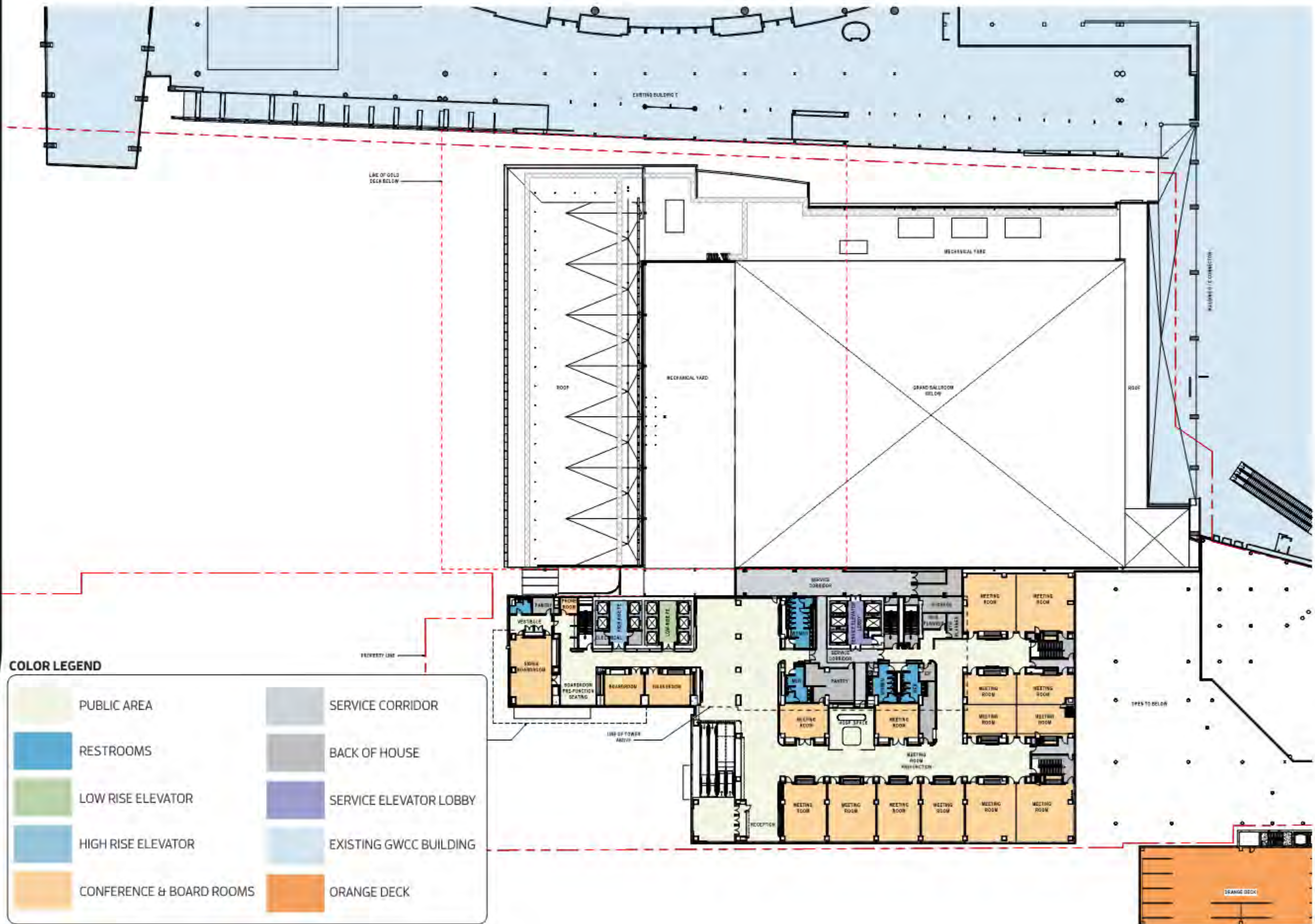


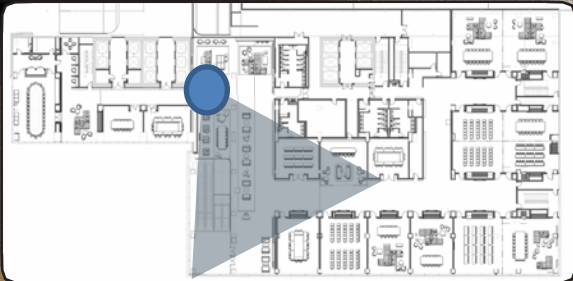
g. GRAND BALLROOM - PRE-FUNCTION



g. GRAND BALLROOM | FLOATING CLOUDS WITH PAINT TO MATCH WAINSCOT + FEATURE CHANDELIER

LEVEL 03 - MEETING ROOMS



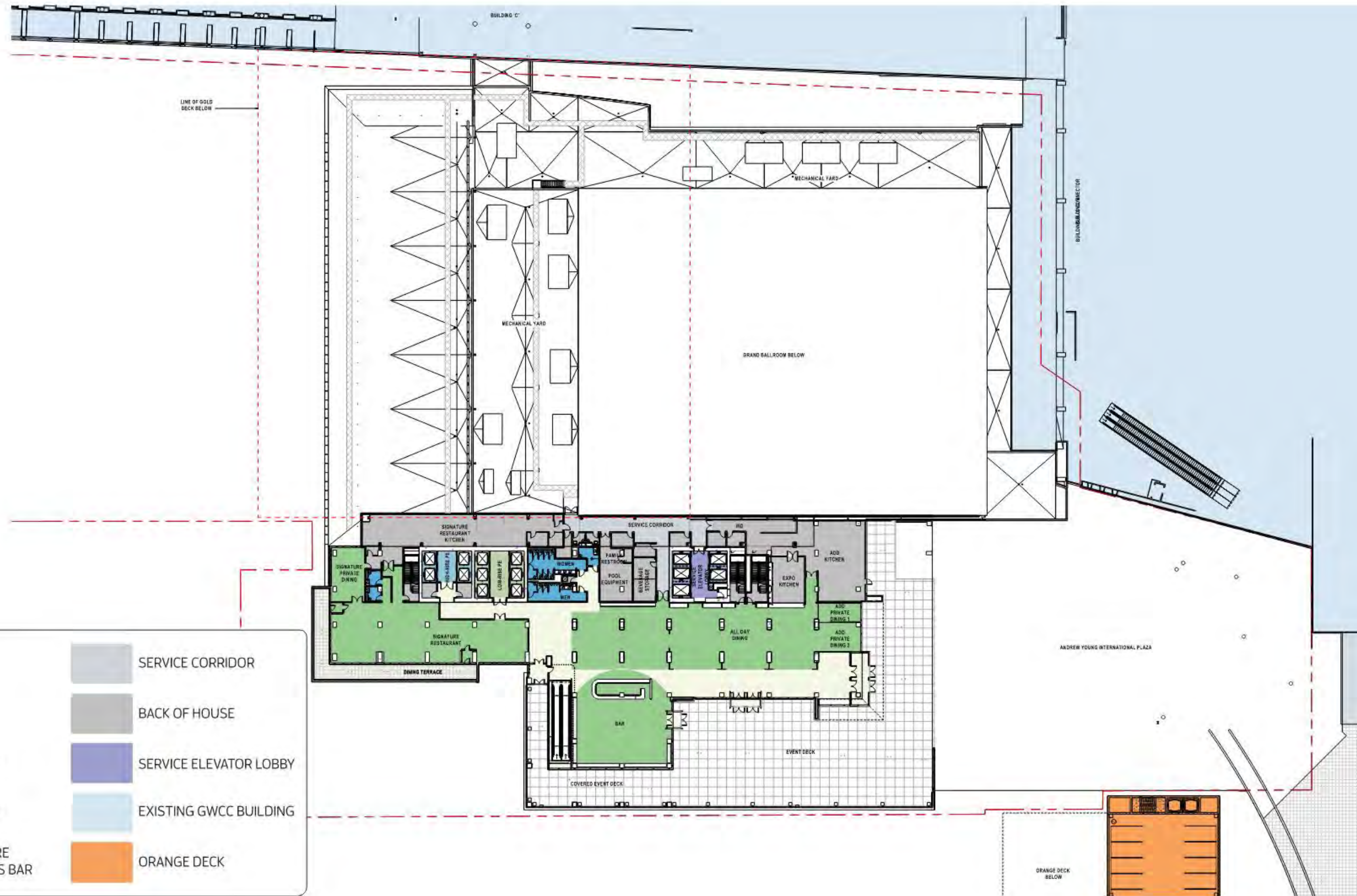


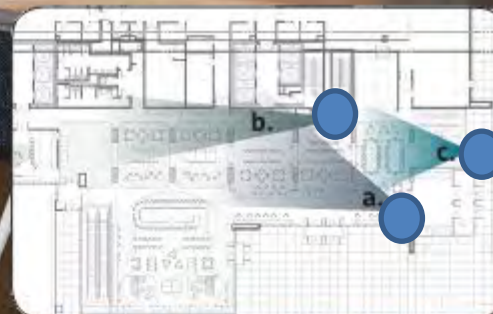


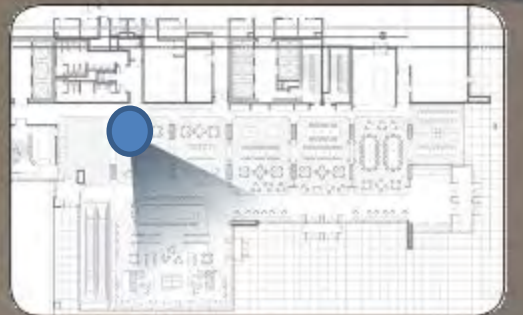
LEVEL 04 - AMENITY

COLOR LEGEND

	PUBLIC AREA		SERVICE CORRIDOR
	RESTROOMS		BACK OF HOUSE
	LOW RISE ELEVATOR		SERVICE ELEVATOR LOBBY
	HIGH RISE ELEVATOR		EXISTING GWCC BUILDING
	F&B - ADD, SIGNATURE RESTAURANT, SPORTS BAR		ORANGE DECK







SPORTS BAR









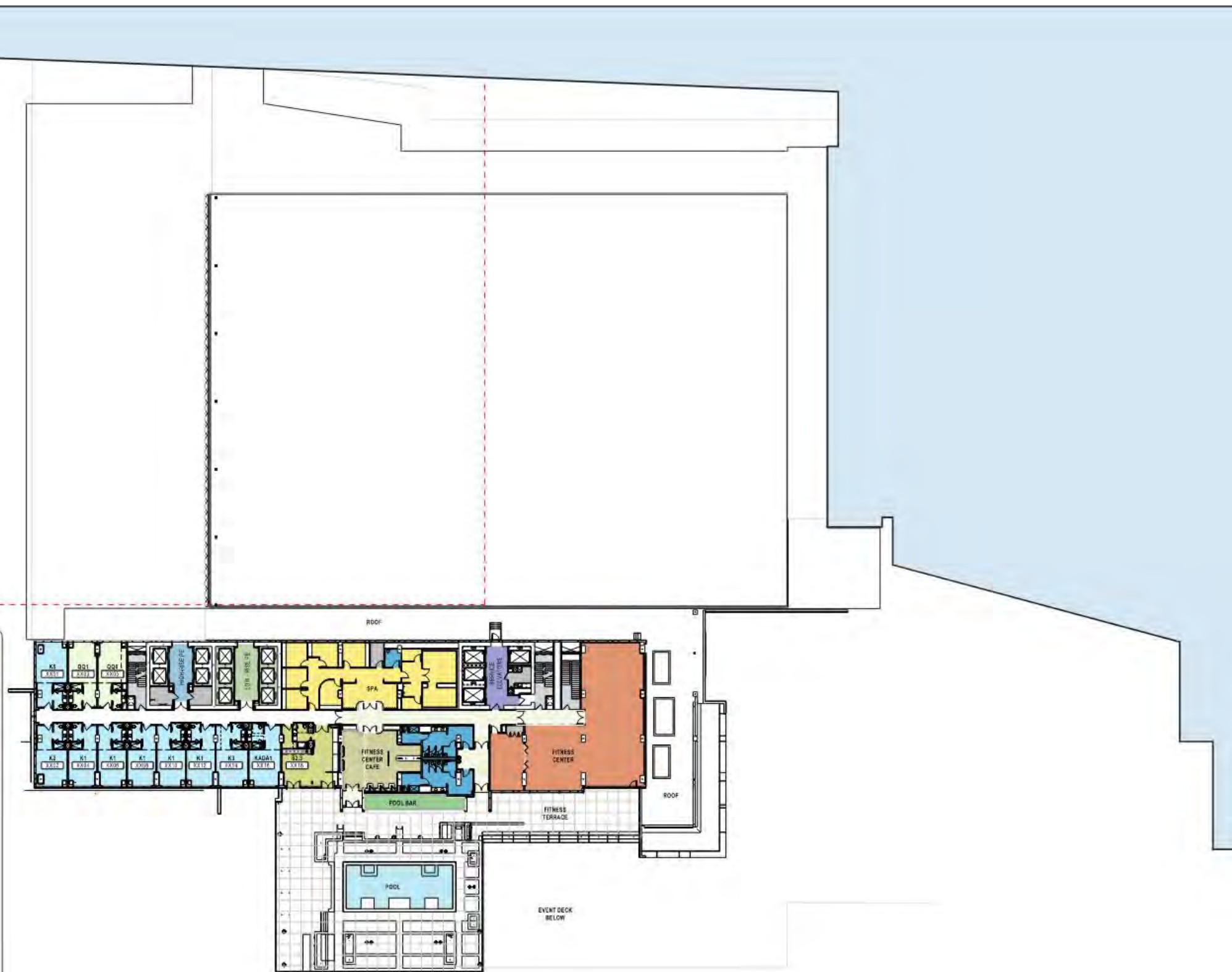
SPORTS BAR



LEVEL 05 - GUESTROOMS + AMENITY

COLOR LEGEND

	PUBLIC AREA		WELLNESS CAFE
	LOW RISE ELEVATOR		RESTROOMS
	HIGH RISE ELEVATOR		POOL BAR
	K GUESTROOM		FITNESS CENTER
	QQ GUESTROOM		BACK OF HOUSE
	SPA		SERVICE ELEVATOR LOBBY
	HOSPITALITY SUITE		EXISTING GWCC BUILDING

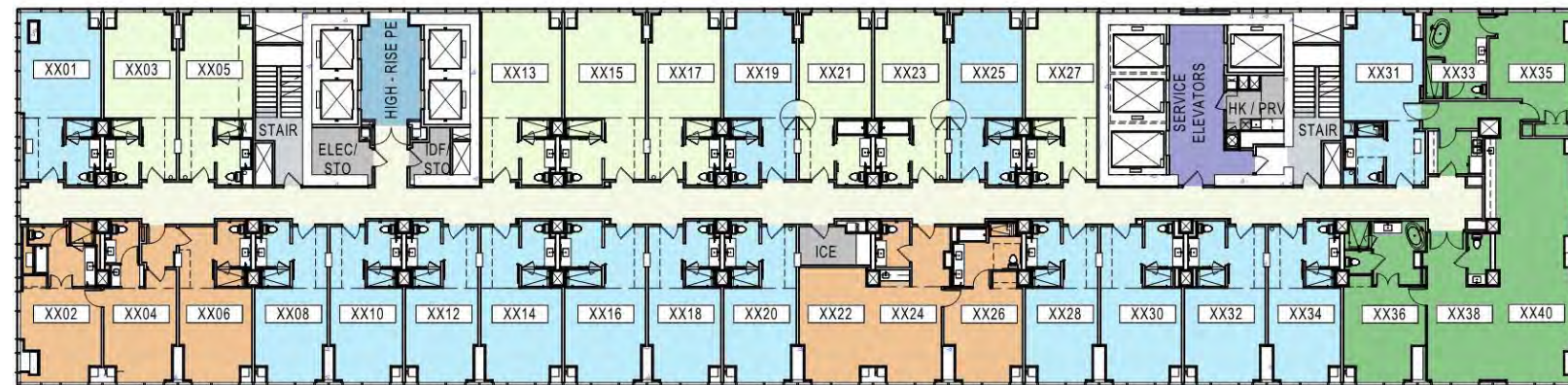




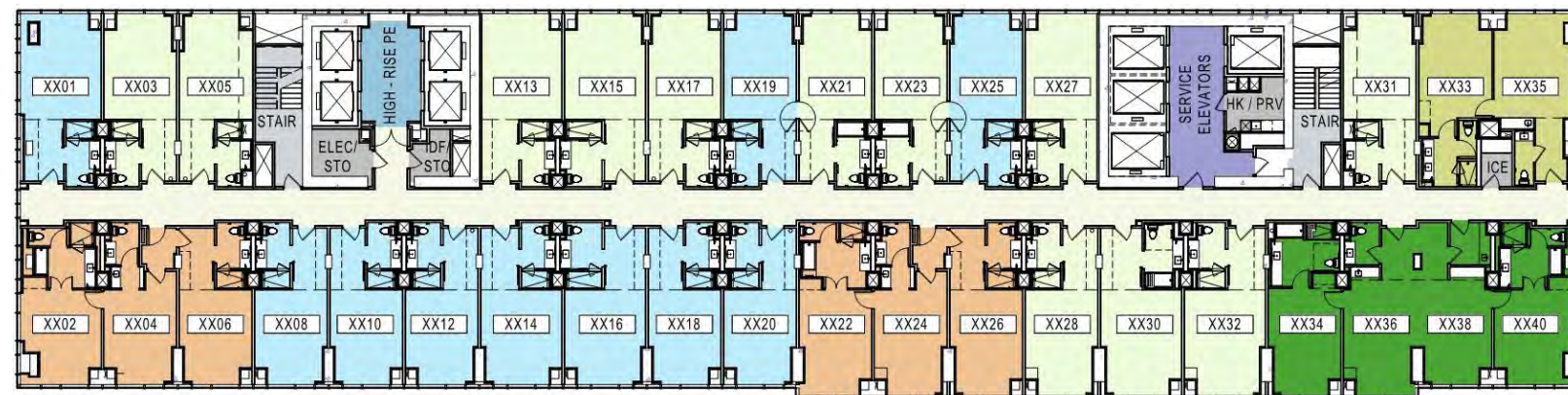
g. POOL AMENITY LEVEL

COLOR LEGEND

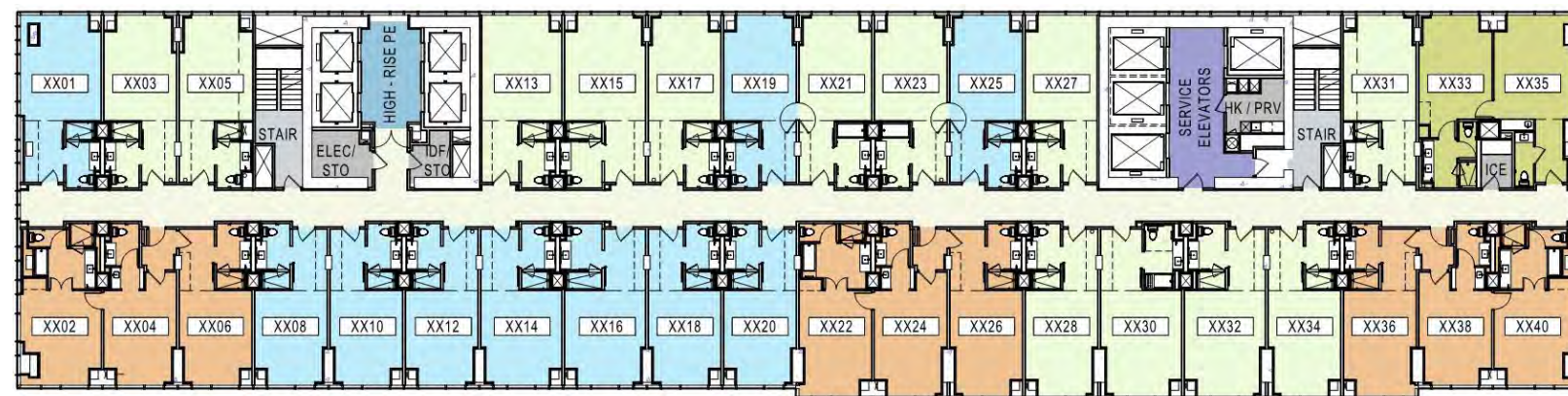
	GUEST CORRIDOR
	LOW RISE ELEVATOR
	HIGH RISE ELEVATOR
	Q GUESTROOM
	K GUESTROOM
	2 BAY GUEST SUITE
	3 BAY GUEST SUITE
	4 BAY GUEST SUITE
	PRESIDENTIAL SUITE
	STAIR
	BACK OF HOUSE
	SERVICE ELEVATOR



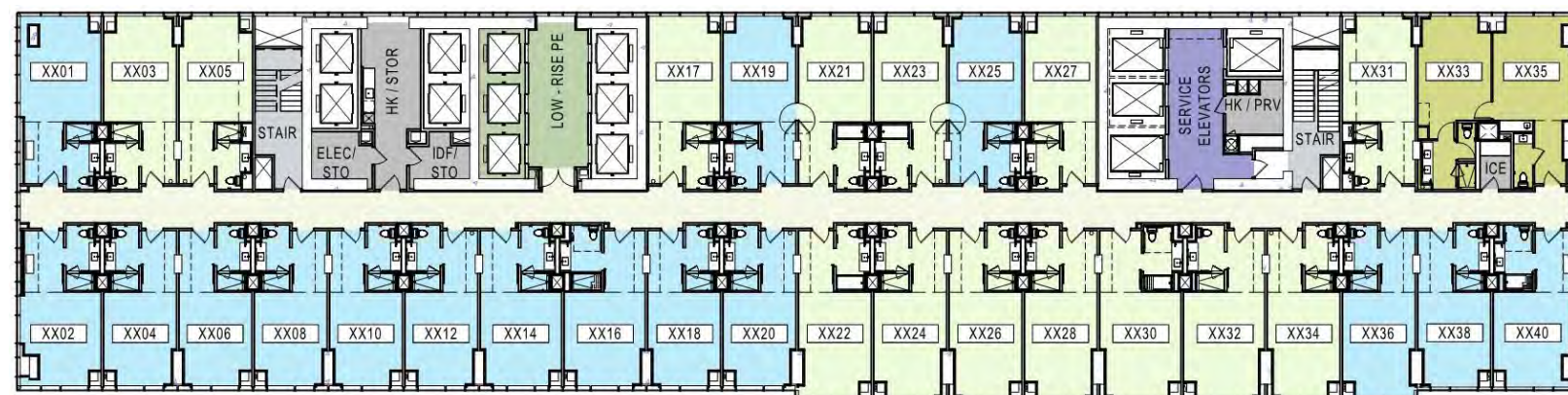
TYPICAL HIGH RISE | PRESIDENTIAL SUITE - ILLUSTRATIVE FLOOR PLAN - HOTEL



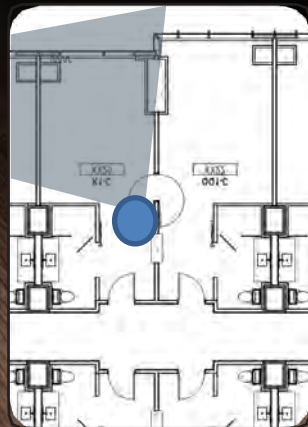
TYPICAL HIGH RISE | 4 BAY SUITE - ILLUSTRATIVE FLOOR PLAN - HOTEL



TYPICAL HIGH RISE - ILLUSTRATIVE FLOOR PLAN - HOTEL



TYPICAL LOW RISE - ILLUSTRATIVE FLOOR PLAN - HOTEL



g. TYPICAL KING GUESTROOM



PRESIDENTIAL SUITE



GWCC Hilton Hotel Project Logistics Update

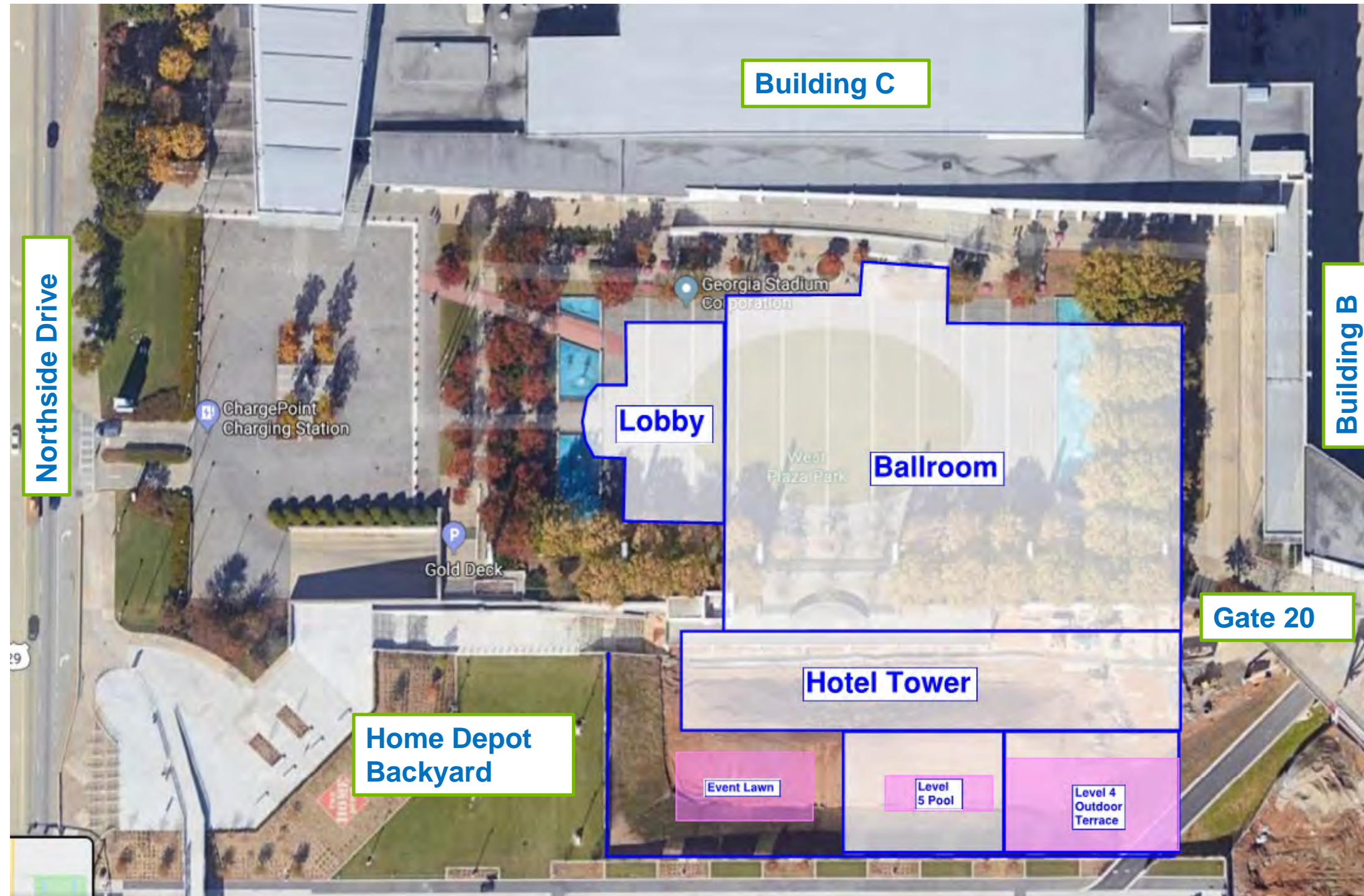
Agenda

- Site Orientation
- Fencing and Egress
- Workflow and Sequencing
 - Concrete Pump Station
- Noise Levels
- Schedule

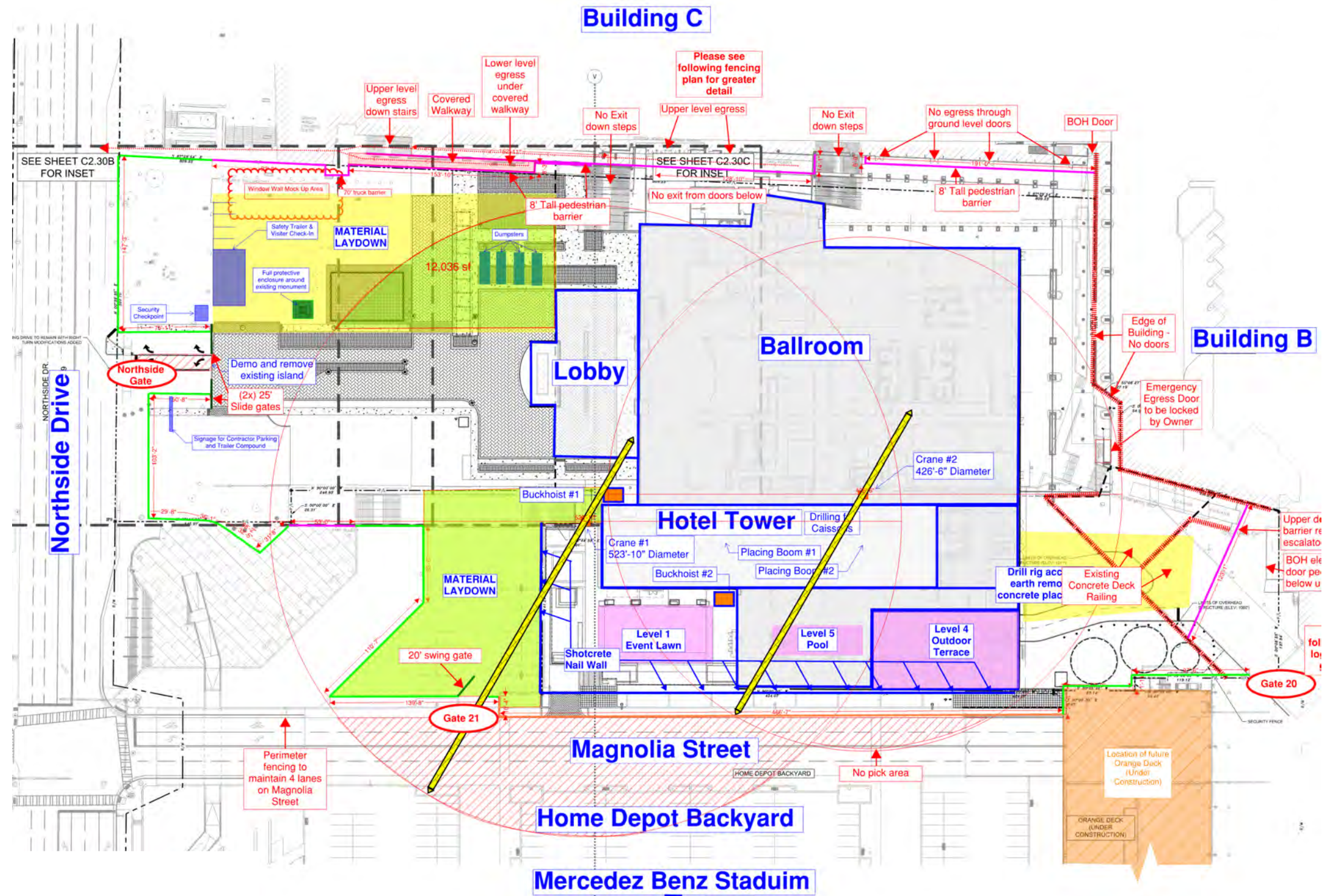
City Location - Orientation



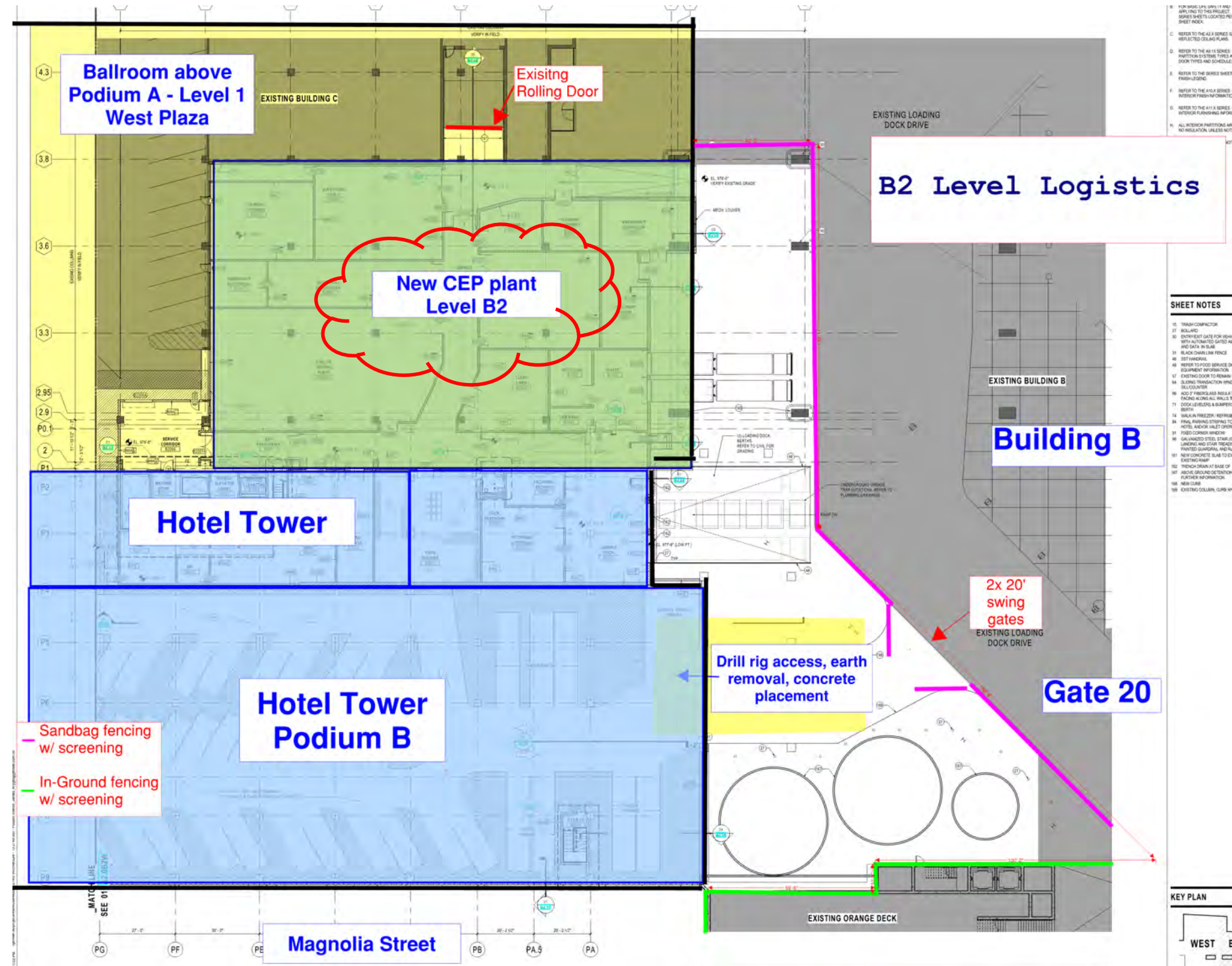
Project Site - Orientation



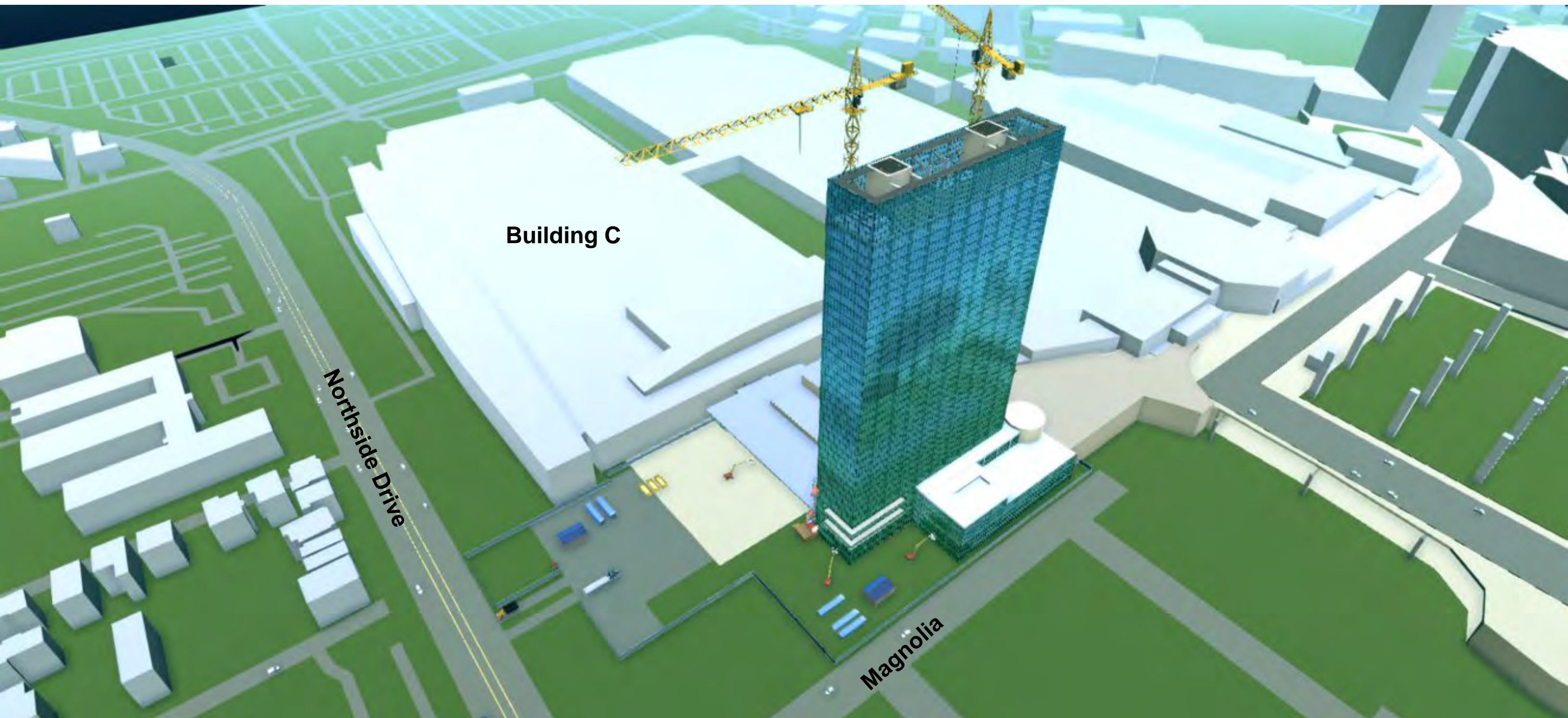
Project Site – Orientation – West Plaza Level



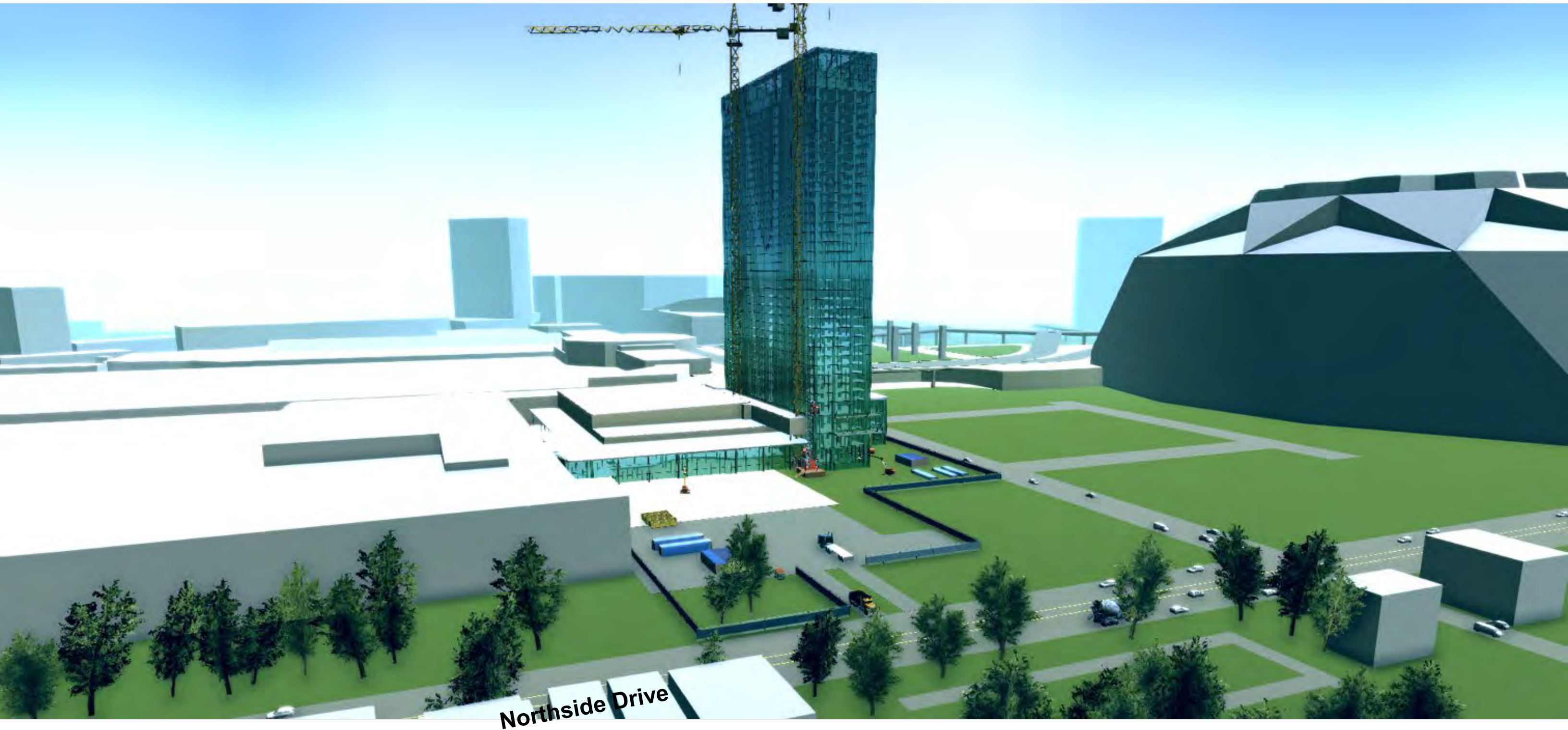
Project Site – Orientation – Level B2



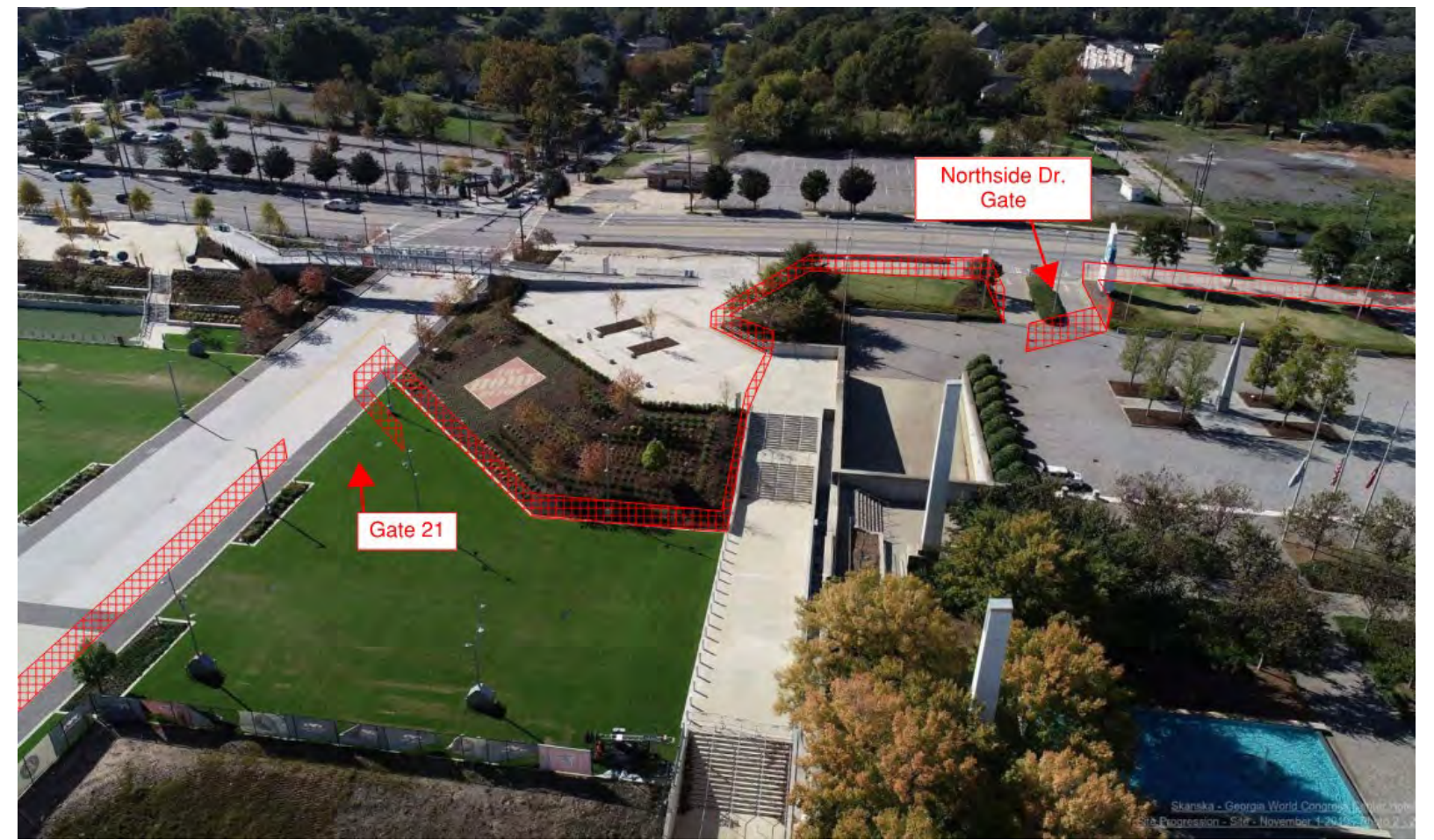
Site Orientation



Site Orientation

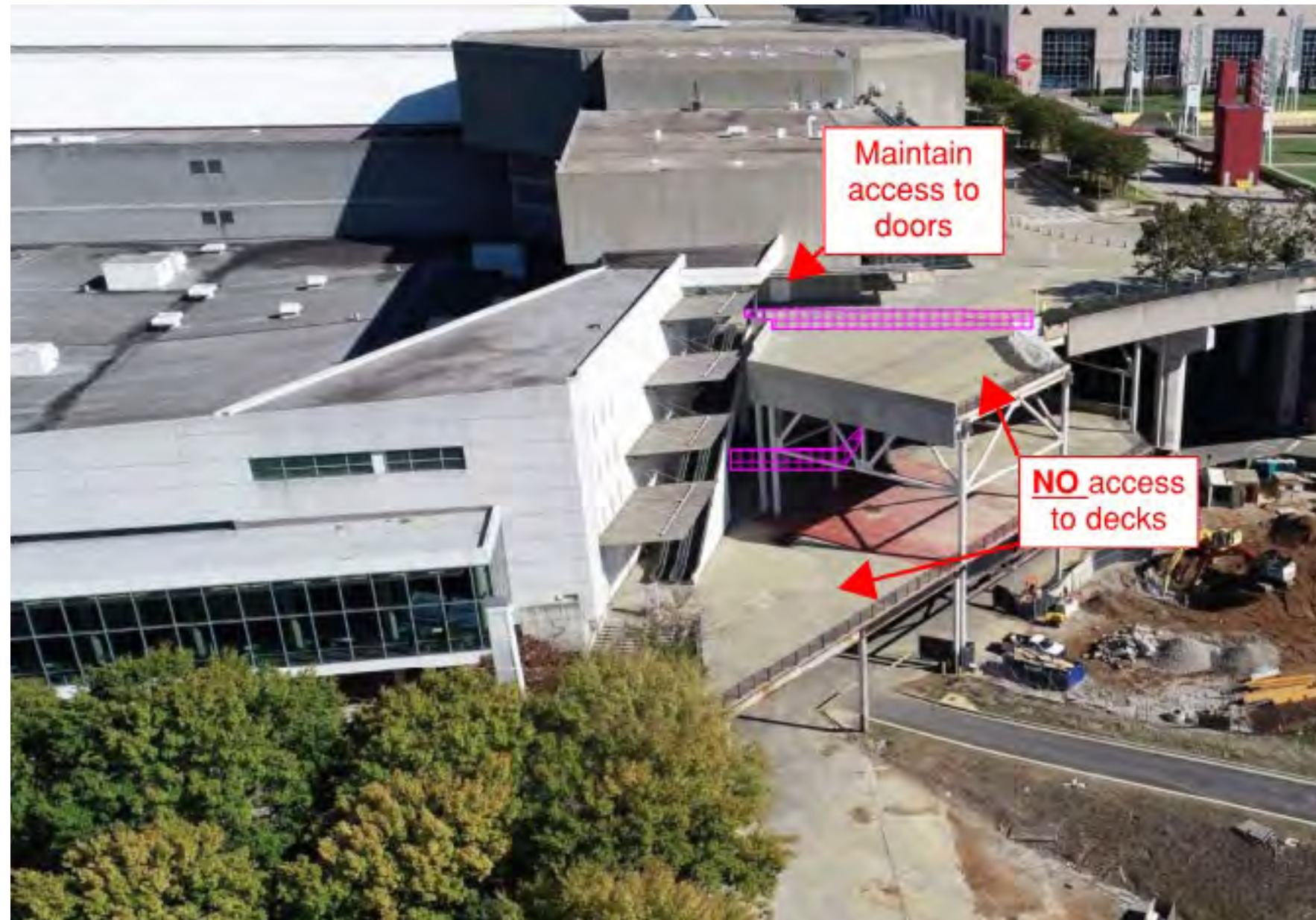


Fencing and Public Egress



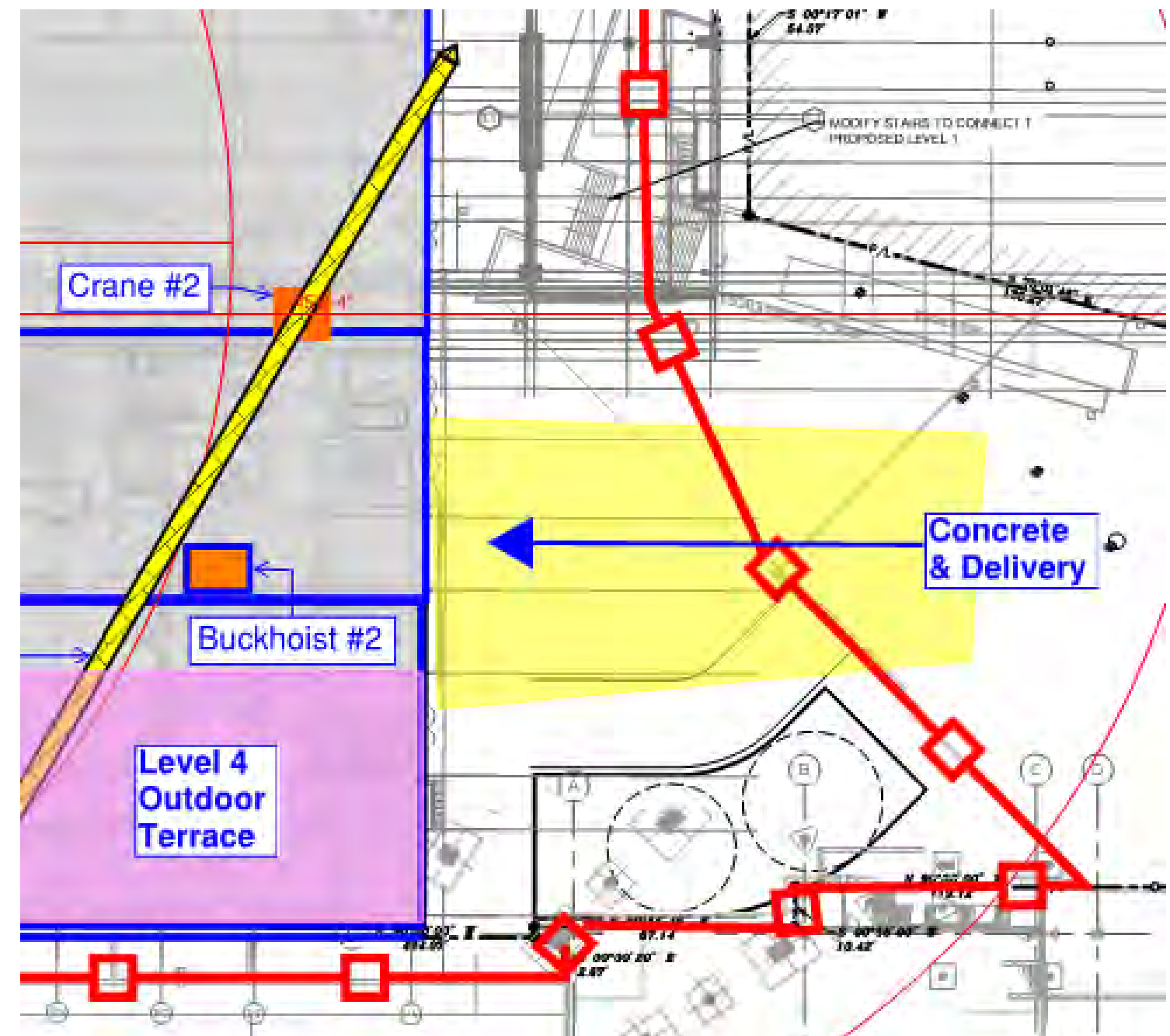
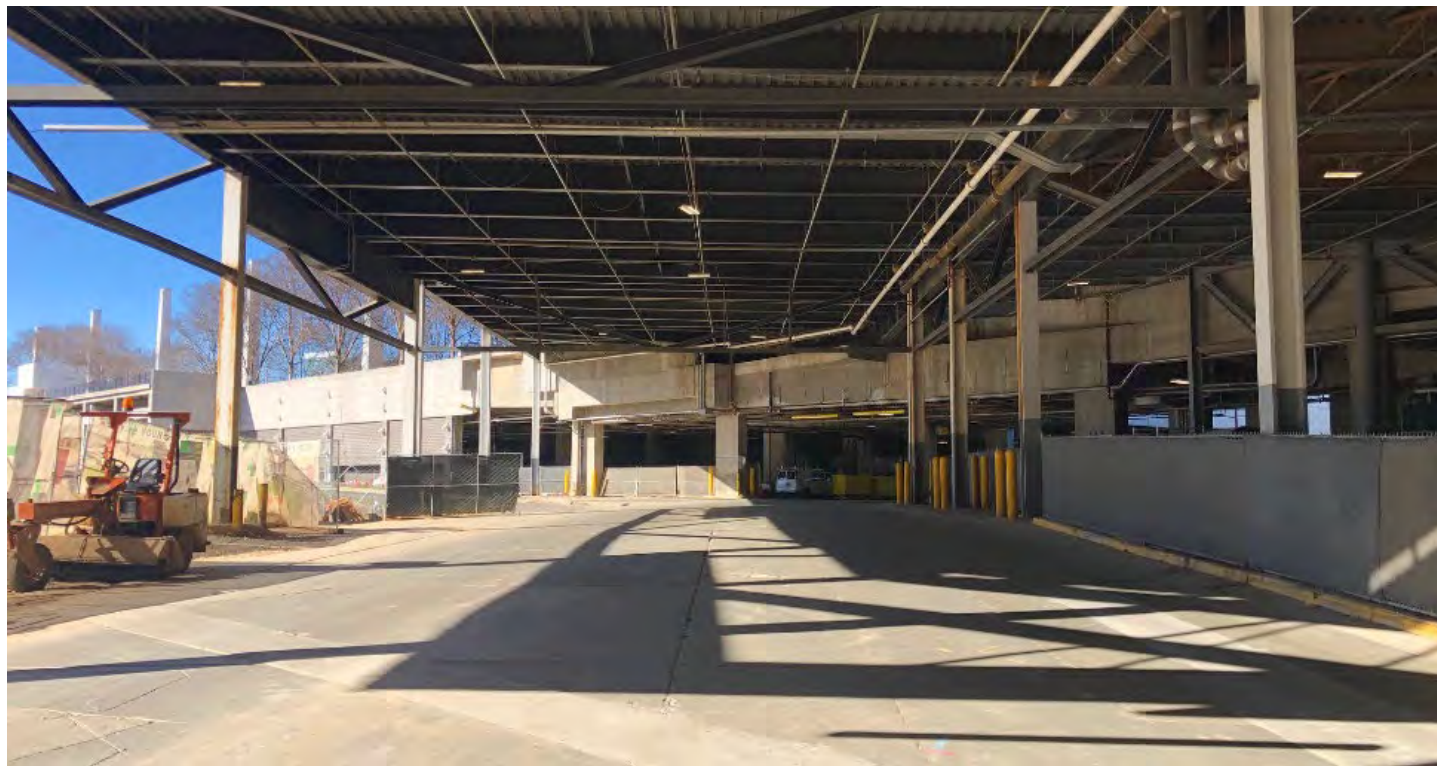
Fencing and Public Egress

AYB Connector

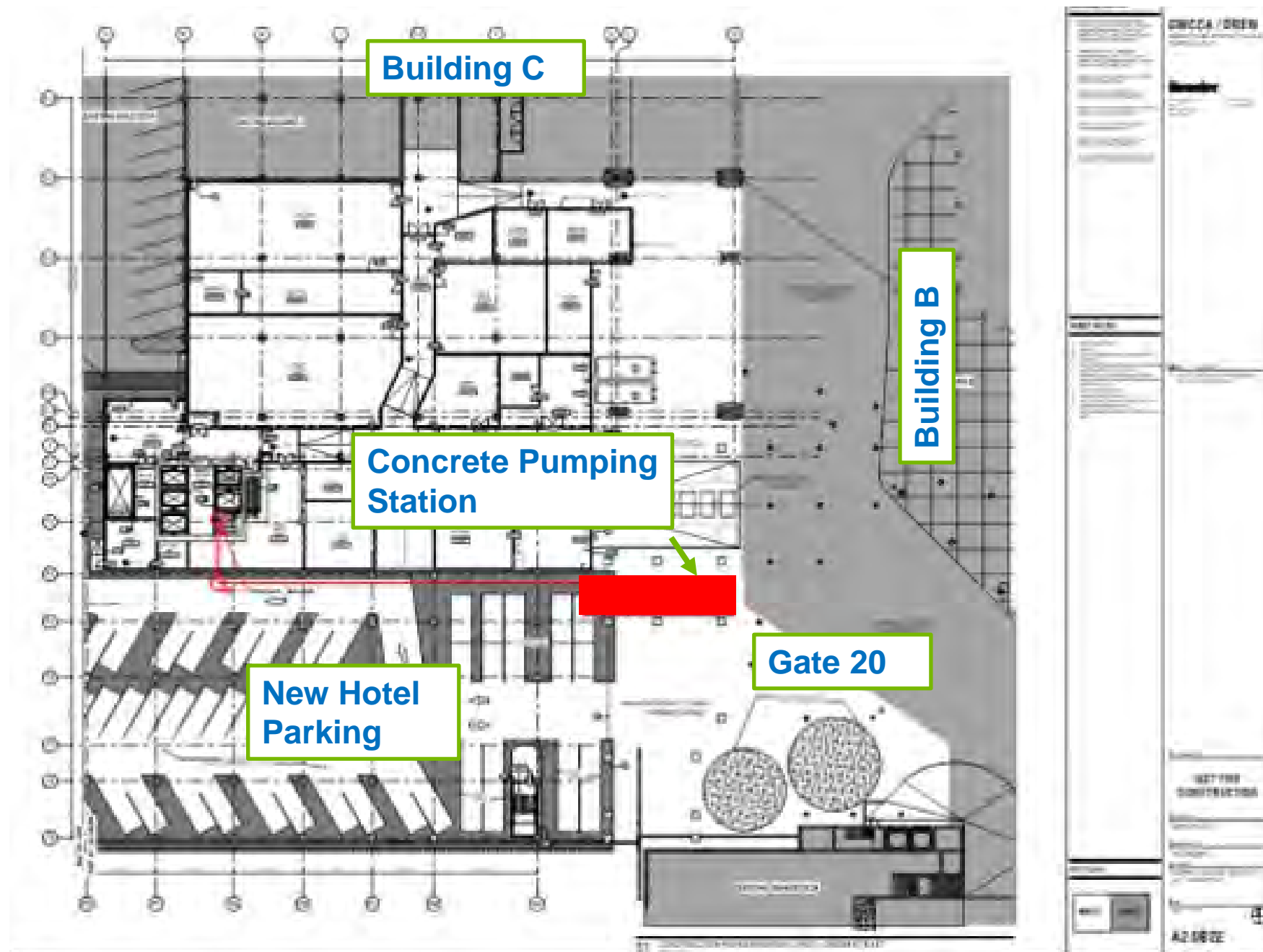


Gate 20 Required Activities

- Under grade utilities
- Concrete delivery, pump and place
- Foundation activities
- Gold deck strengthening
- Demolition
- Earthwork activities



Location of Concrete Pump Station



Concrete operation traffic



B2 level



Noise Exposure

Sound Levels and Human Response

Common sounds	Noise Level [dB]	Effect
Rocket launching pad (no ear protection)	180	Irreversible hearing loss
Carrier deck jet operation	140	Painfully loud
Air raid siren	130	
Thunderclap	130	
Jet takeoff (200 ft)	120	Maximum vocal effort
Auto horn (3 ft)	120	
Pile driver	110	Extremely loud
Rock concert	110	
Garbage truck	100	Very loud
Firecrackers	100	
Heavy truck (50 ft)	90	Very annoying
City traffic	90	Hearing damage (8 Hrs)
Alarm clock (2 ft)	80	Annoying
Hair dryer	80	
Noisy restaurant	70	Telephone use difficult
Freeway traffic	70	
Business office	70	
Air conditioning unit	60	Intrusive
Conversational speech	60	
Light auto traffic (100 ft)	50	Quiet
Living room	40	
Bedroom	40	
Quiet office	40	
Library	30	Very quiet
Soft whisper (15 ft)	30	
Broadcasting studio	20	
	10	Just audible
	0	Hearing begins



- Monitor noise via engineered devices
- Use of spotters for back up operations
- Directional Backup Alarms –noise localization
- Heavy implementation of pneumatic Tools

GWCC Key Dates

- | | | | |
|-----|---|-----|--|
| 1. | Fencing on West Plaza: 19 th April 2021 | 11. | Start AYIB Foundations: 7 th Sept 2021 |
| 2. | Plaza Trees/steps/pavers to commence: 22 nd April 2021 | 12. | Tower Podium duration: (5 months) finish 12 th April 2022 |
| 3. | Start Steel: 10 th Sept 2021 | 13. | Utilities Commence 20 th May 2021 |
| 4. | Duration for Structural Steel: 7 months | 14. | Tower top out: 22 nd Mar 2023 |
| 5. | Finish steel: 31 st March 2022 | 15. | Tower crane 1 durations: 21 months – From 14 th Sept 2021 |
| 6. | Shoring wall Home Depot: 29 th April 2021 (8 weeks) | 16. | Tower crane 2 durations: 22 months – from 5 th July 2021. |
| 7. | Start Caissons: 9 th Aug 2021 to 18 th Oct 2021 (3 months) | | |
| 8. | Start Auger cast: 20 th May 2021 – 20 th Aug 2021 (3 months) | | |
| 9. | Start Micro piles: 20 th May 2021 – 17 th June 2021 (1 month) | | |
| 10. | Start Matt Foundations: 5 th July 2021 | | |

Thank you
Questions?



Building C Construction Graphics

Project Information

Project Manager: Ken Stockdell (PPM)

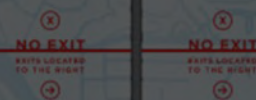
Project Scope: Design and installation of graphics applied to glass facades facing the hotel construction site.

Project Location: Interior glass in Building C

Project Status

Current Phase: Design & Source Funding

Estimated Installation Schedule: To begin at the start of Hotel Construction

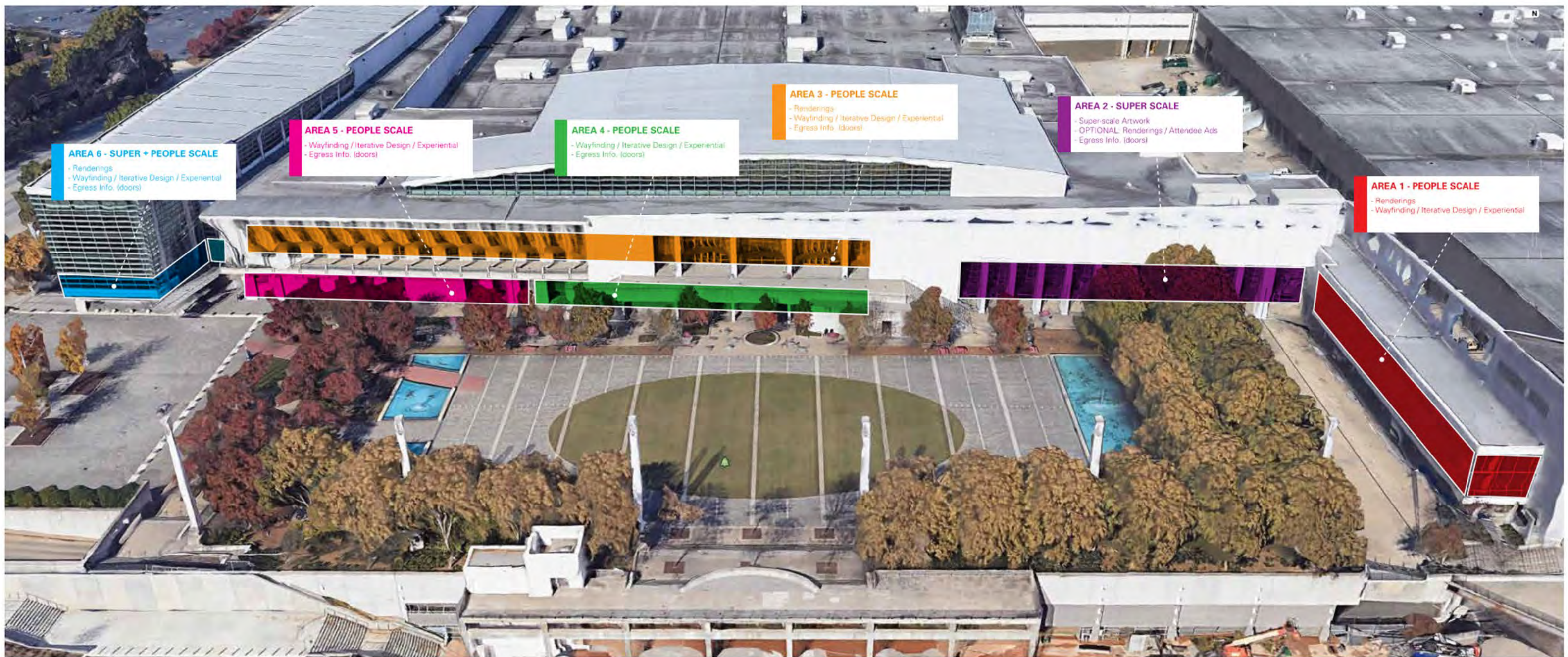


30392

30343



1 L3 + L2 across from C206 - Part 2
Scale: 1/4" = 1'



- | | | |
|---------------------------------|---|---|
| 1 B/C Connector Corridor | 3 Level 3, across from GA Ballroom | 5 Level 2, across from Special Event Space |
| 2 Level 2 & 3, near C206 | 4 Level 2, along Gold Deck Entry | 6 Level 2 & 3, Turnaround Entry |

0.0

SIX DISTINCT AREAS



OPAQUE VINYL,
APPLIED TO GLASS



1:1 PERSPECTIVE STATIC
RENDERING VIEW OF HOTEL
IN PLACE FOR AUGMENTED
REALITY EXPERIENCE

OPAQUE VINYL,
APPLIED TO GLASS AS ADDITIONAL LAYER

1 B/C Connector - Corridor Beg. Cap
Scale: 1/4" = 1'



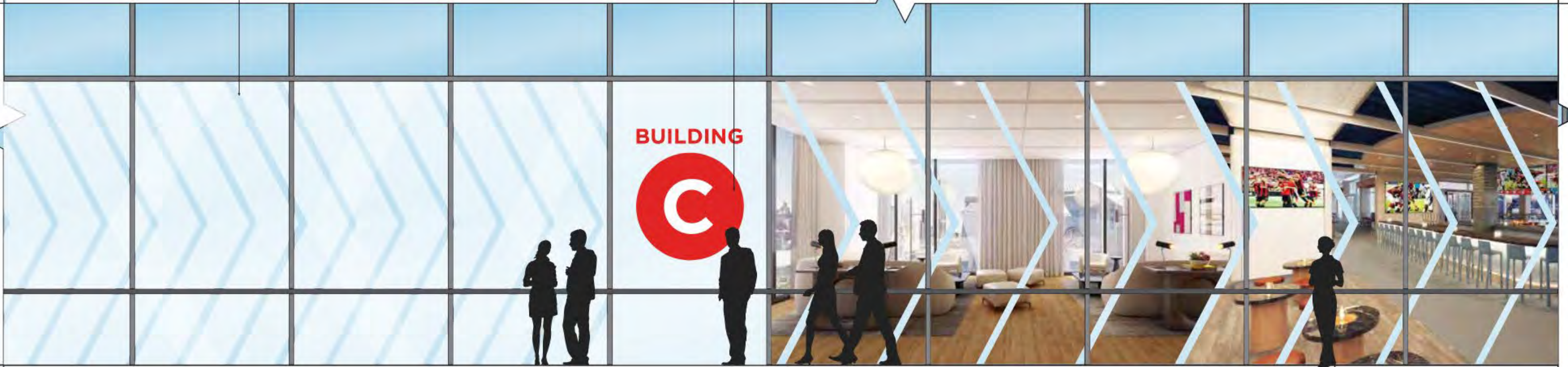
2 B/C Connector - Corridor - Part 1

WAYFINDING AND PROJECT IMAGERY

OPTICALLY CLEAR VINYL,
APPLIED TO GLASS

OPAQUE VINYL,
APPLIED TO GLASS AS
ADDITIONAL LAYER

SUPER SCALE ARTWORK



1 B/C Connector - Corridor - Part 2
Scale: 1/4" = 1'



OPAQUE VINYL,
APPLIED TO GLASS AS
ADDITIONAL LAYER

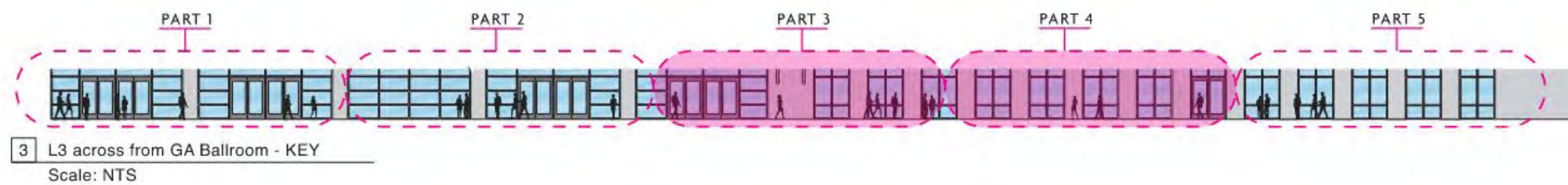
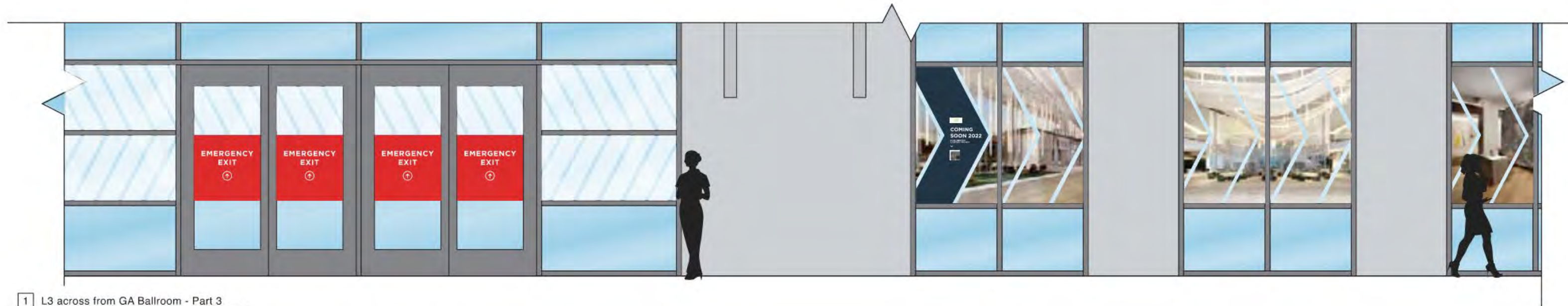
OPTICALLY CLEAR VINYL,
APPLIED TO GLASS

2 B/C Connector - Corridor - Part 3

WAYFINDING AND PROJECT IMAGERY



1 L3 + L2 across from C206 - Option 1
Scale: 1/16" = 1'





GWCCA/Hotel Sales office

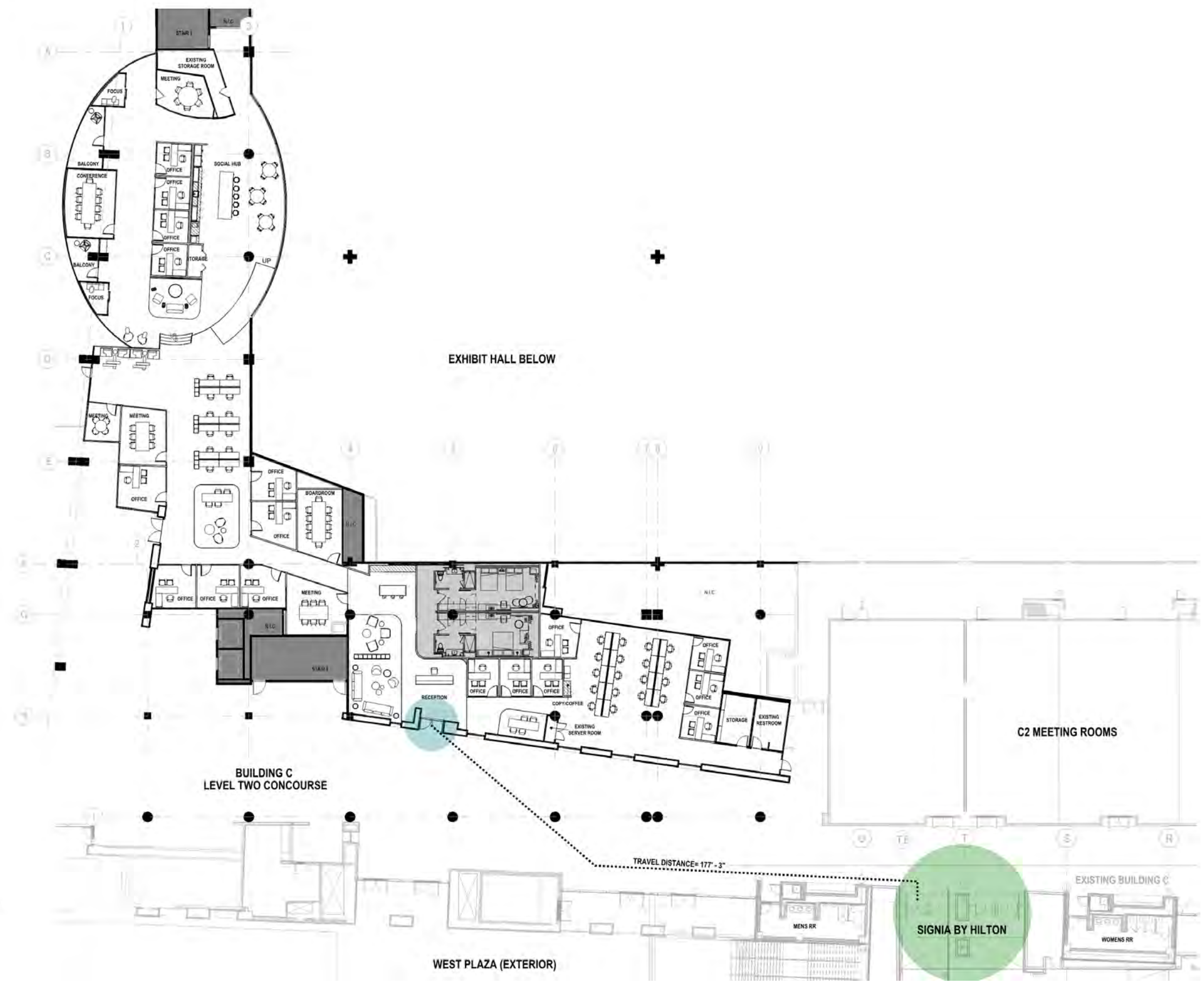
- **Project Information**

- Project Manager: Otto Johnson (PPM)
- Project Scope: Renovation of “Falcons space” for GWCCA and Hotel sales teams and hotel model rooms
- Project Location: Former “Falcons” space in Building C

- **Current Status**

- Current Phase: Source Funding
- Construction: June – September 2021

CONCOURSE PLAN

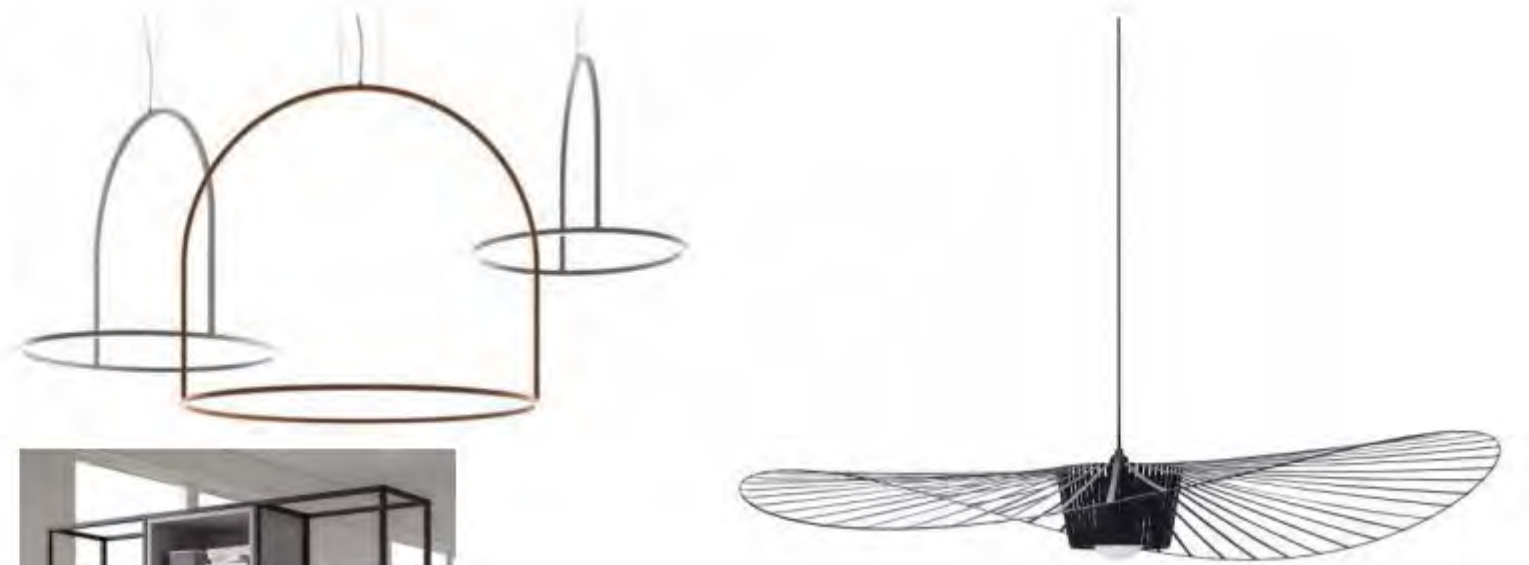
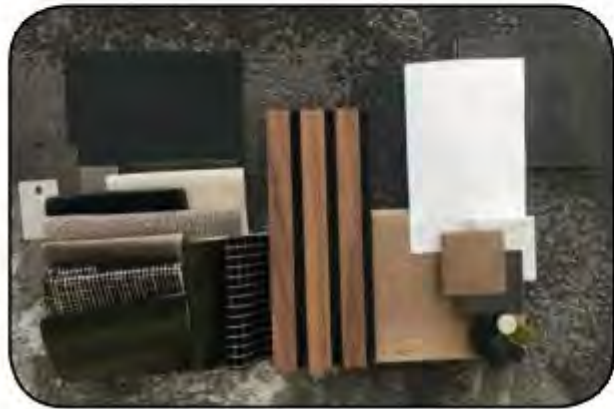


- GWCC SALES OFFICE MAIN ENTRY
- GWCC HOTEL ENTRY

FLOOR PLAN



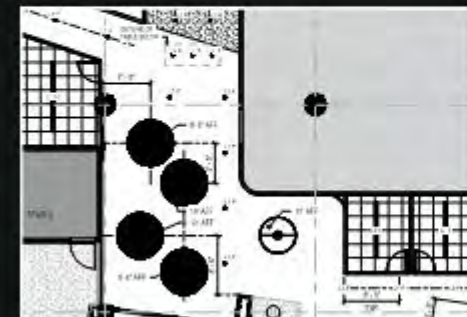
AREA 02:
TOTAL AREA: 8,856 SQ FT



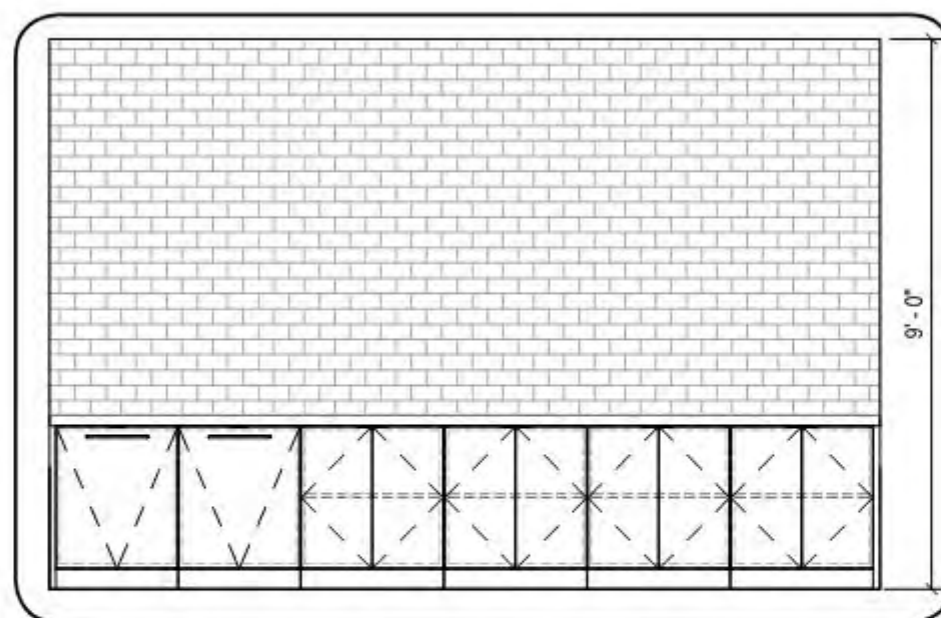
RECEPTION: ENTRY EXPERIENCE



KEY PLAN



CEILING KEY PLAN



BAR ELEVATION



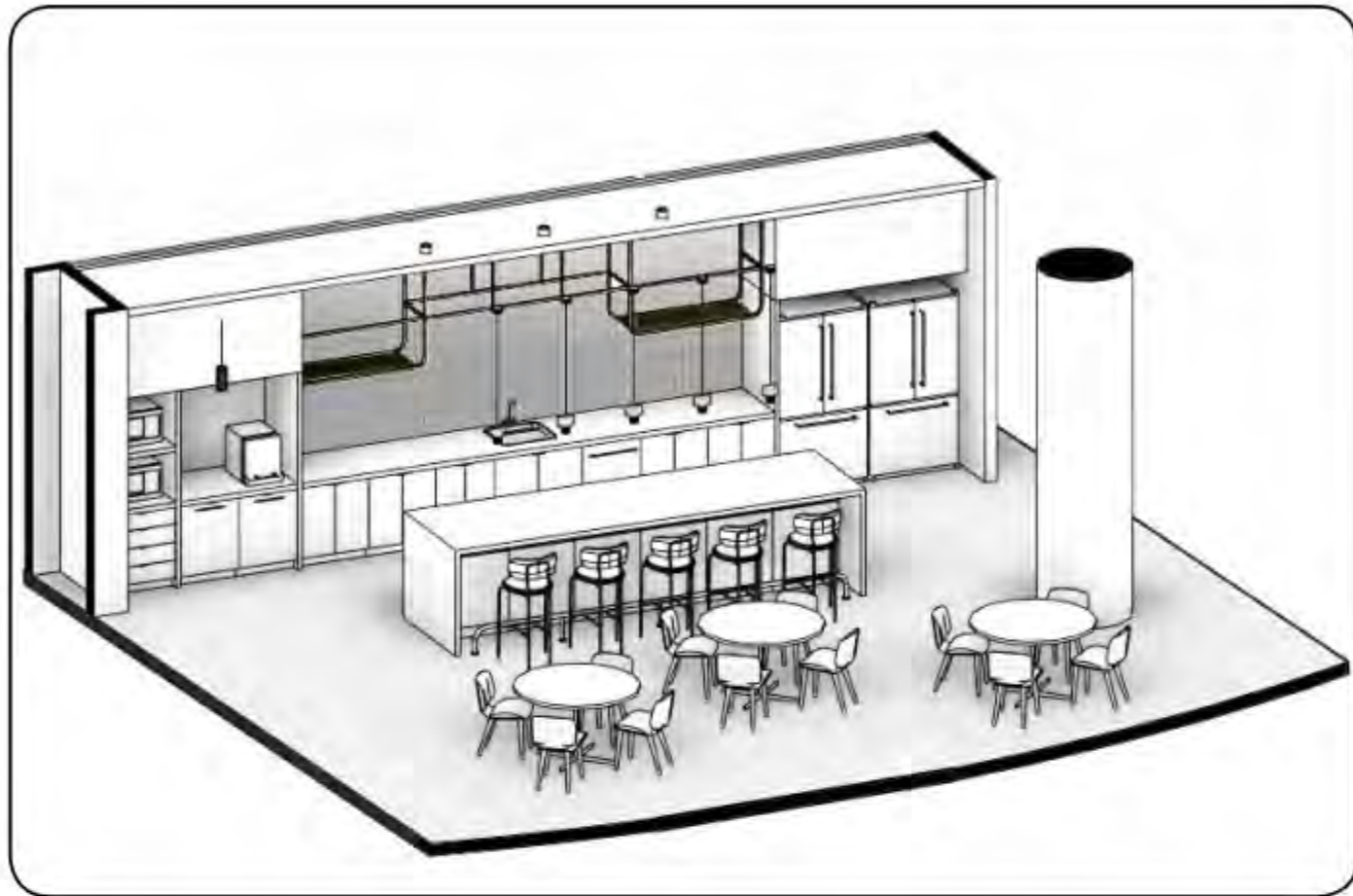
RECEPTION: COFFEE BAR



KEY PLAN



CEILING KEY PLAN



OVER-BAR LIGHTING



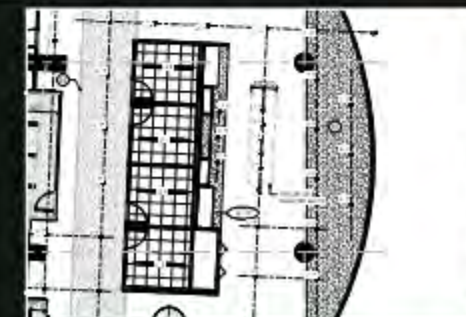
GENERAL LIGHTING



THE SOCIAL HUB



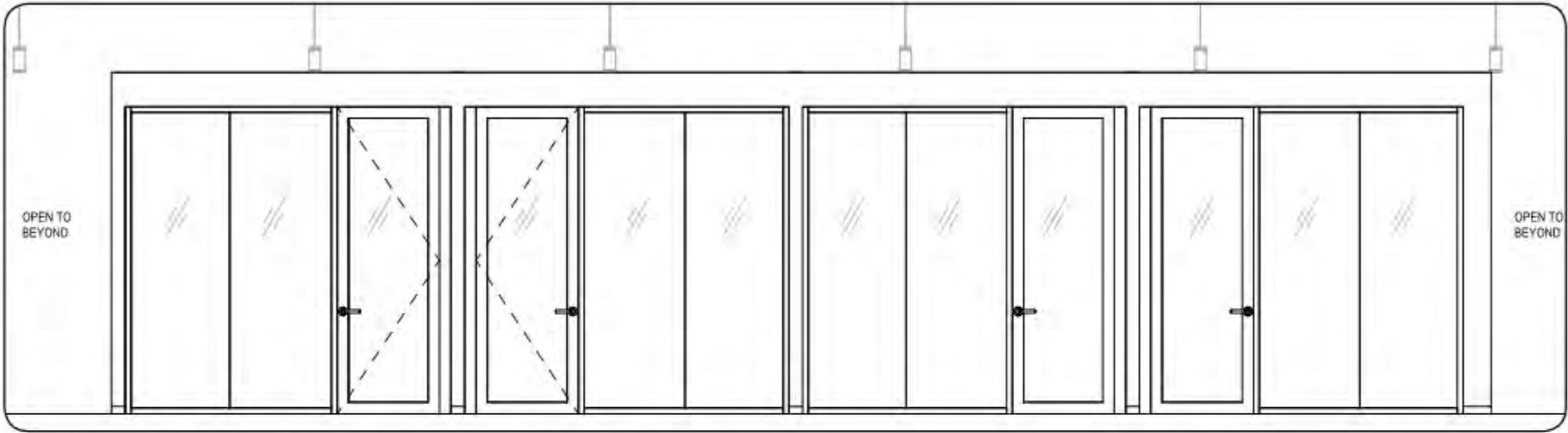
KEY PLAN



CEILING KEY PLAN



WORK WALL LOOK & FEEL



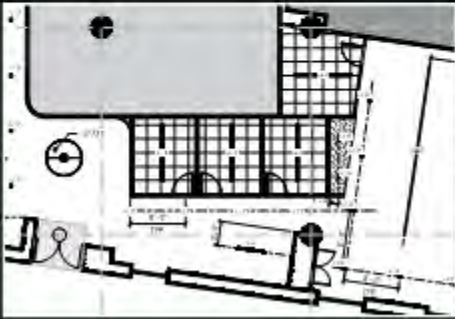
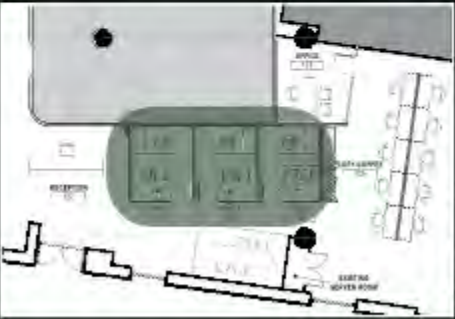
TYPICAL OFFICE FRONT ELEVATION - 10' & 12' FACADE HEIGHTS

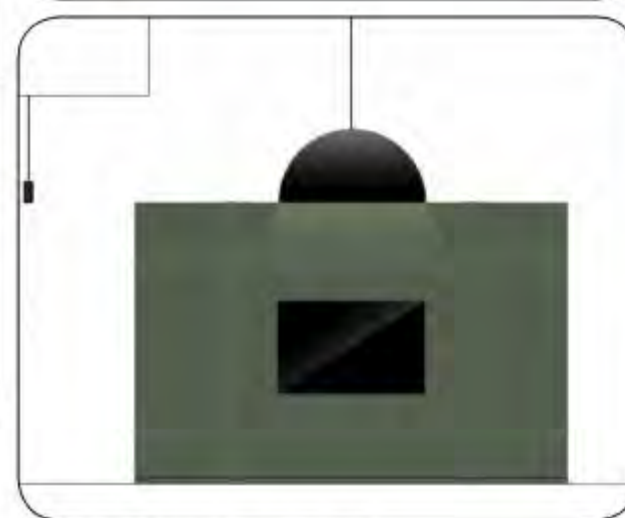
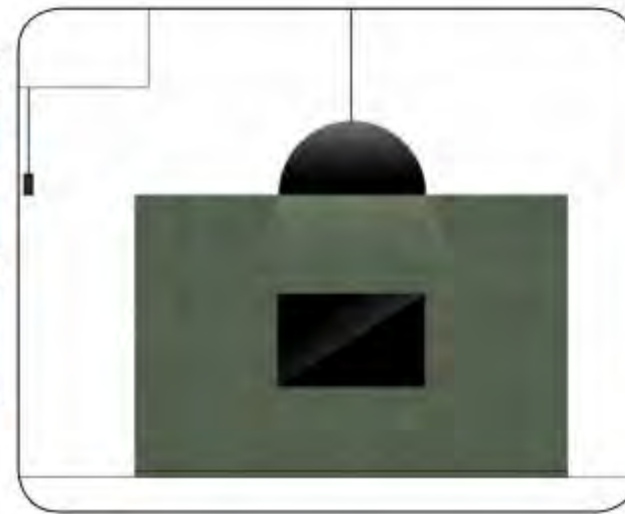


QUARTET MARKER BOARD



PRIVATE OFFICE LOOK & FEEL





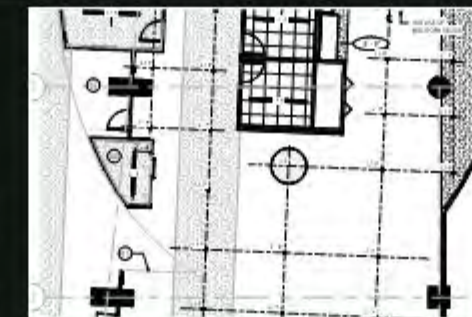
PAINT PATTERN STUDIES



OPEN MEETING SPACE 01



KEY PLAN



CEILING KEY PLAN



Georgia World
Congress Center
Authority

Thank you for your continued support in
the development of our campus!

March 2021