

PROJECT LOCATION MAP



O'Keefe Gymnasium



O'KEEFE GYMNASIUM HISTORY

- 1959 Designed by Bodin & Lamberson Architects in 1949, O'Keefe Gymnasium served as the gym for O'Keefe High School.
- 1960s Given to Georgia Tech for campus club sports.
- 1995 Became home to Georgia Tech Volleyball. Often called a "band box", the pep band and rowdy, loyal fans pack the gym and create an energetic atmosphere in this intimate space.
- 2004 Renovations to O'Keefe Gym include a new gym floor.
- 2006 Renovations to O'Keefe Gym include upgrades to basement level finishes, flooring and lighting, new team lounge, lockers, showers, coaches lounge and visitor lockers.
- 2010 Renovations to O'Keefe Gym include a new gym floor, court level graphics, and renovations to the visiting team lockers and lounge.
- 2016 Master Plan.

PROJECT TEAM MEMBERS

Steering Committee Members:

- Nicolas Palfrey, Georgia Tech Office of Facilities Management - D&C
- Michelle Collier, Georgia Tech Volleyball Head Coach
- Brett Daniels, Georgia Tech Deputy Director of Athletics
- John Wicker, Georgia Tech Senior Associate Athletic Director
- Derek Grice, Georgia Tech Associate Athletic Director
- Theresa Wenzel, Georgia Tech Assistant Director of Athletics
- Christie Hughes, Georgia Tech Associate Director of Event Operations
- Tony Gonzalez, Georgia Tech Facilities Energy Conservation Engineer
- Daniel Nemec, Georgia Tech Assistant Director of Capital Planning & Space Management
- Gary Jelin, Georgia Tech Associate Director of Design Services
- Polly Patton, Georgia Tech Office of Facilities Interiors
- Allison Gerstung, Georgia Tech Office of Facilities Interiors

Consultant Team Members:

- Jim Winer, Make3 architecture/planning/design
- Janice Fung, Make3 architecture/planning/design

INDEX OF DRAWINGS

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G22B Storage



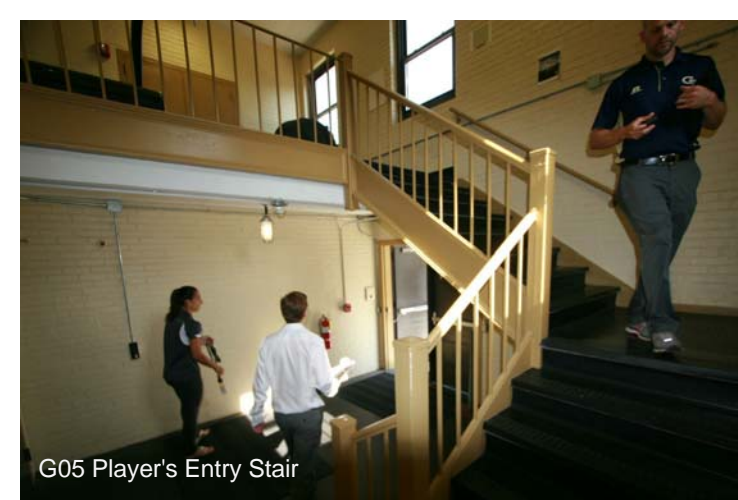
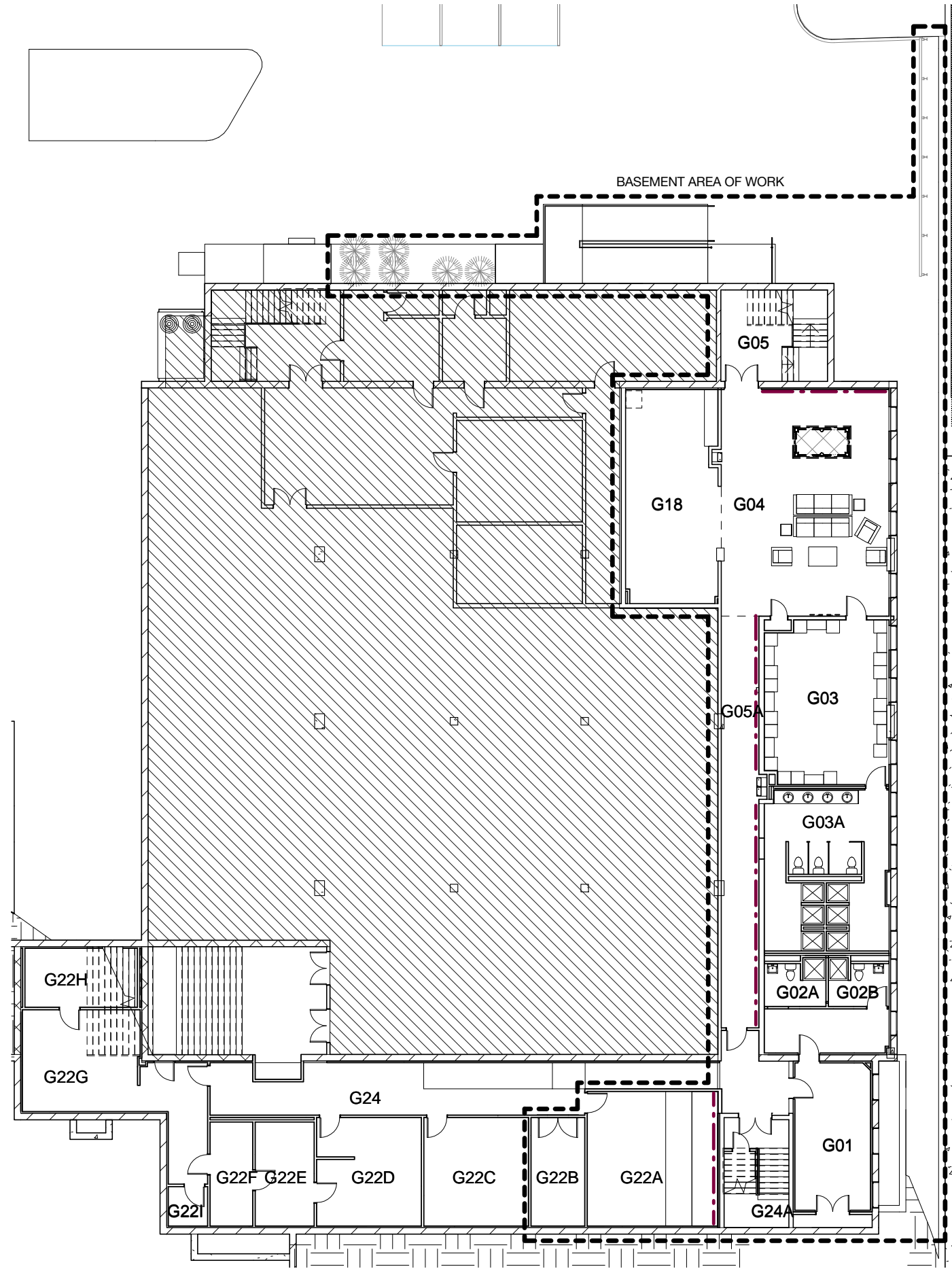
G22A Team Meeting/Media Room



G01 Coaches Office



G03 Home Team Lockers



G05 Player's Entry Stair



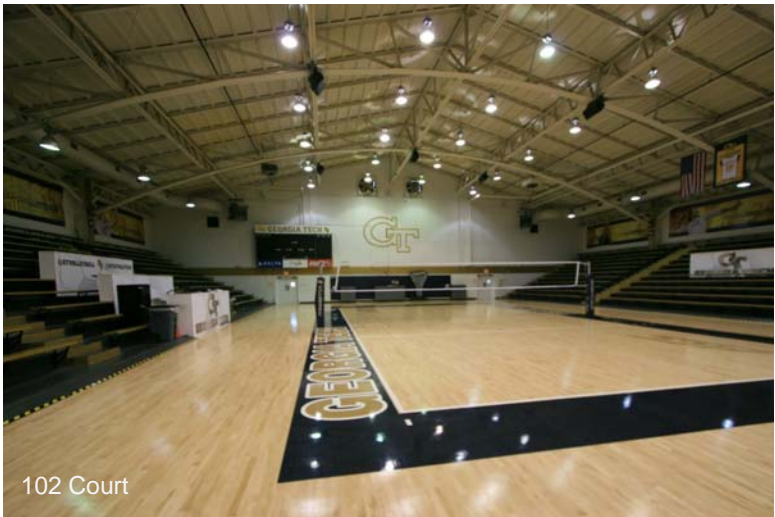
G04 Player's Lounge



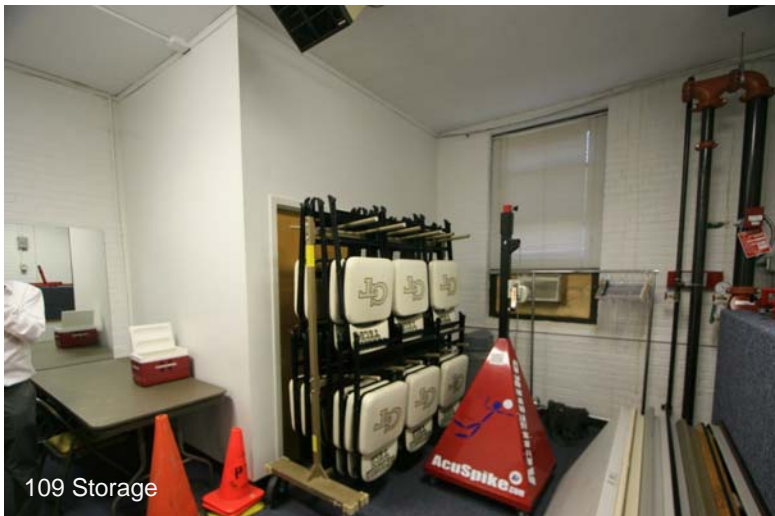
G18 Player's Lounge



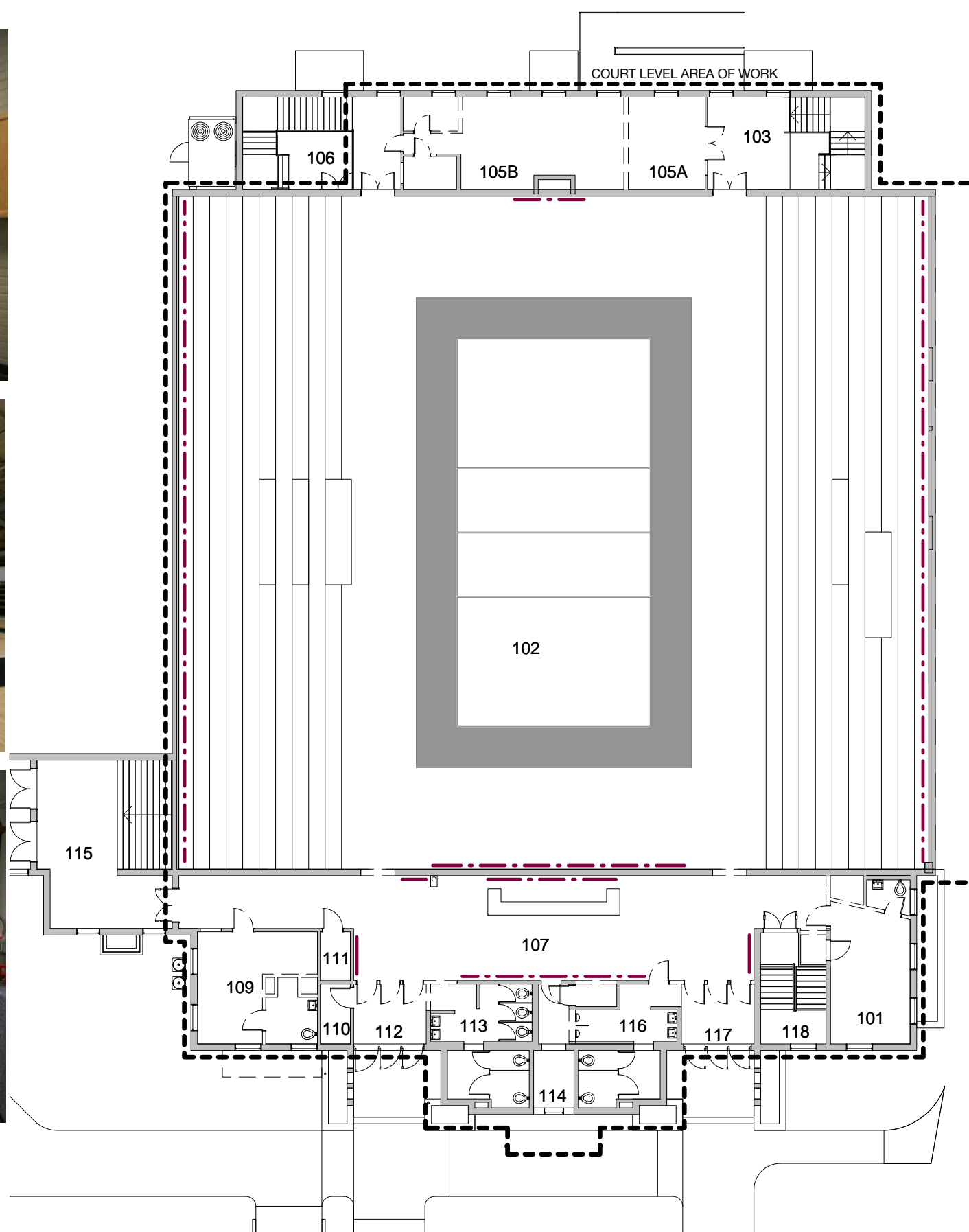
105A Training Room



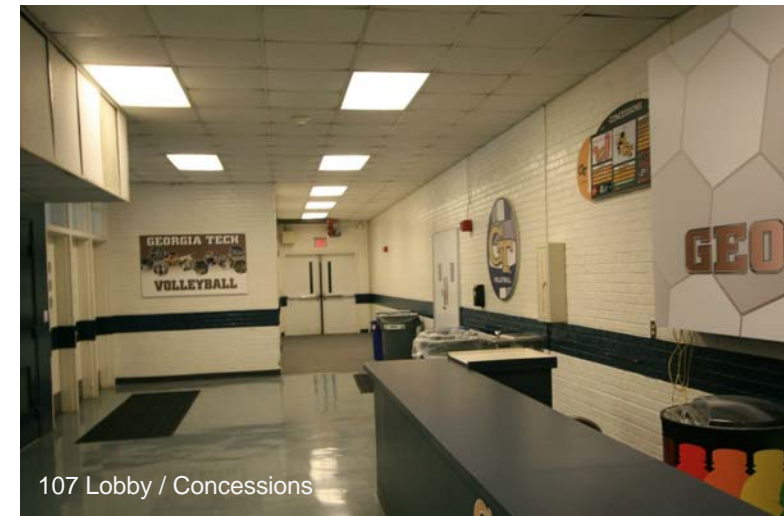
102 Court



109 Storage



105B Boiler Room

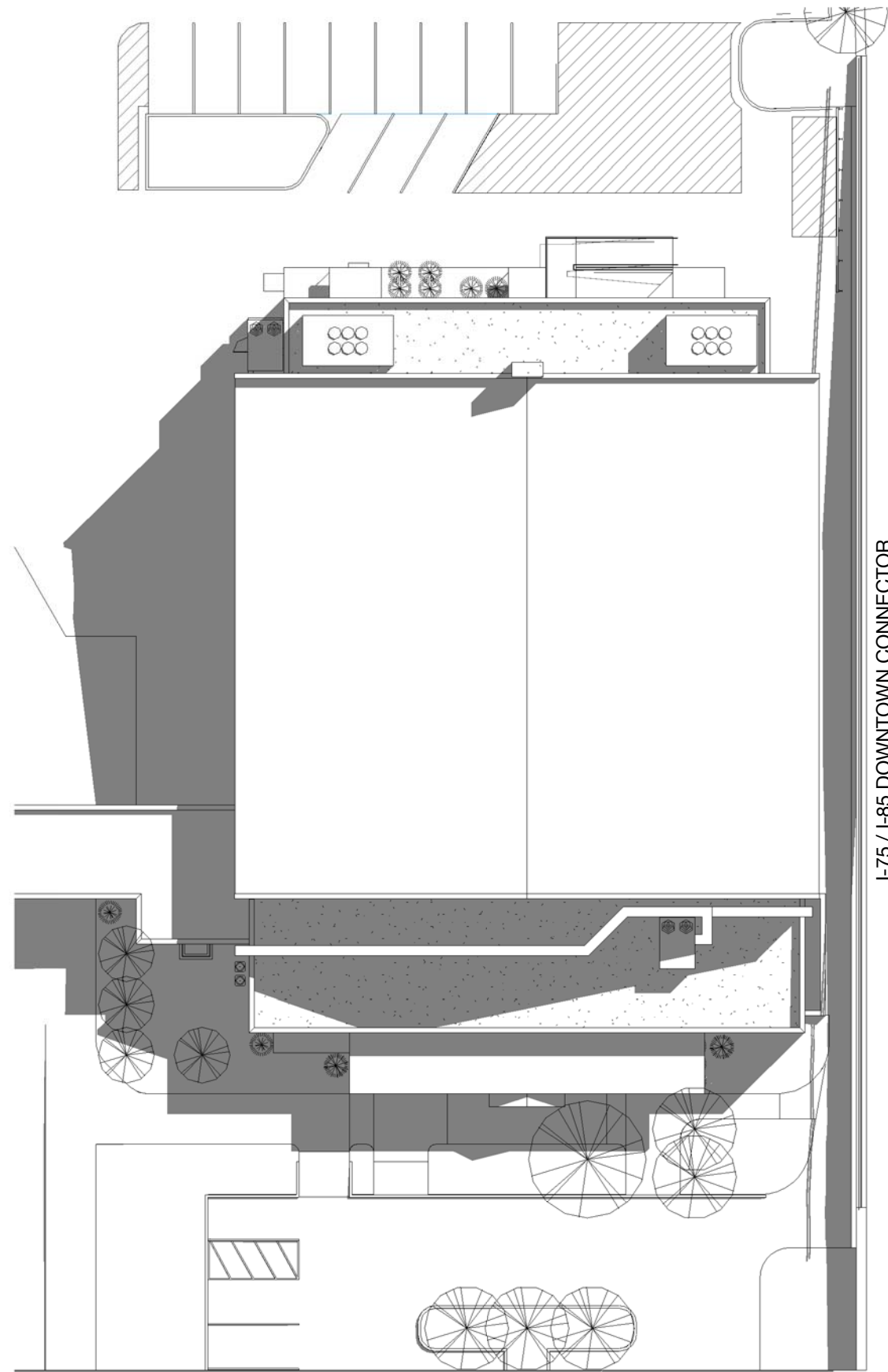


107 Lobby / Concessions



107 Lobby / Concessions



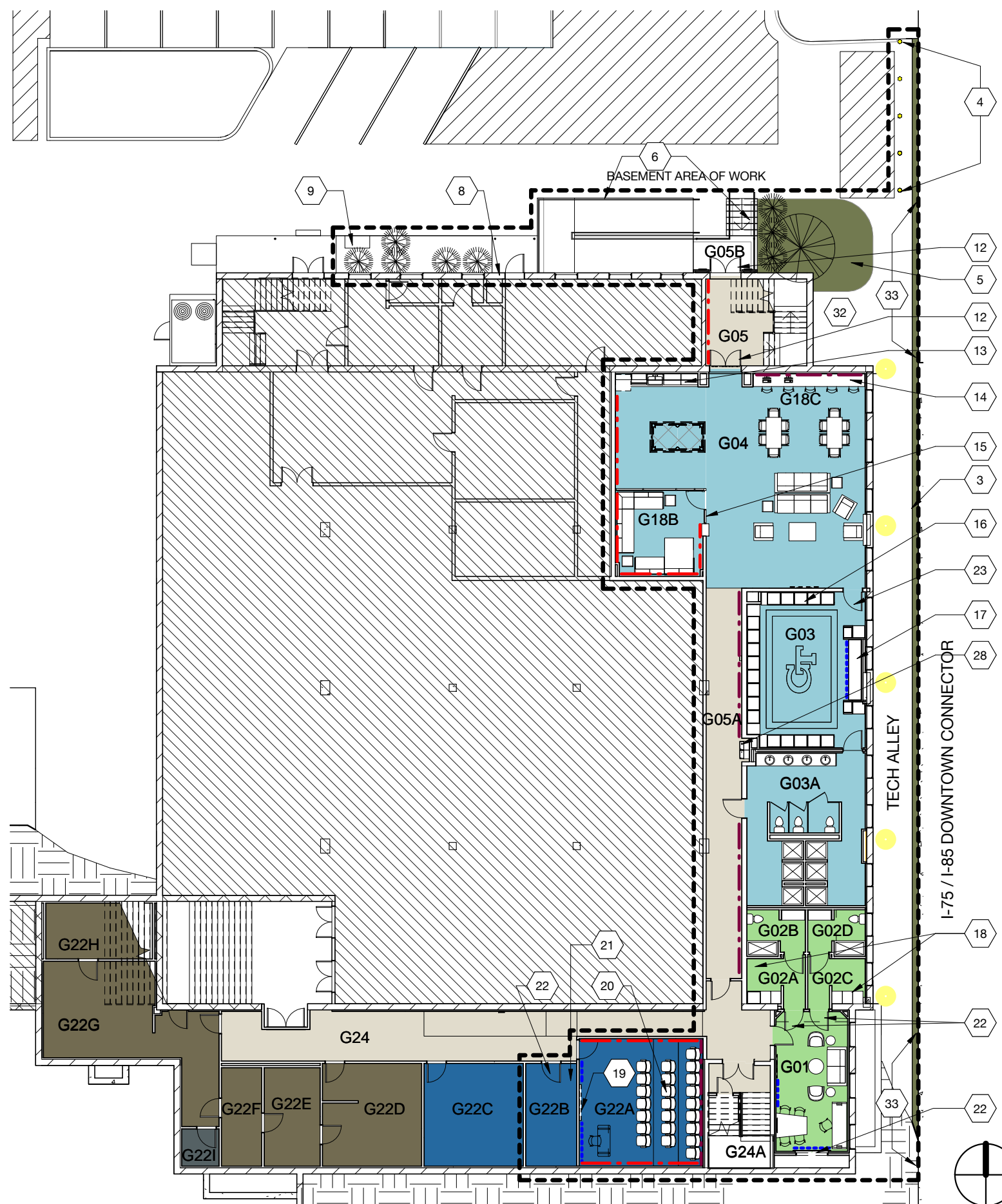


DEPARTMENT LEGEND

- HOME TEAM
- COACHES LOCKERS
- VISITING TEAM
- SPECTATOR FACILITIES
- VOLLEYBALL SUPPORT
- CIRCULATION
- BUILDING SUPPORT
- NON-ATHLETICS SPACE
- EXISTING GRAPHICS
- NEW GRAPHICS
- NEW MARKERBOARD
- NEW SITE LIGHTING

O'KEEFE BASEMENT LEVEL

- | | |
|------|---------------------|
| G01 | COACH'S OFFICE |
| G02A | COACH'S LOCKER |
| G02B | COACH'S SHOWER |
| G02C | COACH'S LOCKER |
| G02D | COACH'S SHOWER |
| G02E | KITCHEN |
| G03 | HOME TEAM LOCKERS |
| G03A | HOME TEAM SHOWERS |
| G04 | LOUNGE |
| G04 | LOUNGE |
| G05 | STAIR |
| G05A | CORRIDOR |
| G05B | PLAYER ENTRY |
| G18B | QUIET LOUNGE |
| G18C | STUDY |
| G22A | VIDEO ROOM |
| G22B | STORAGE |
| G22C | TRAINING |
| G22D | VISITOR'S LOCKERS |
| G22E | RESTROOM 1 |
| G22F | SHOWER |
| G22G | VISITOR'S LOCKERS 2 |
| G22H | RESTROOM 2 |
| G22I | JANITOR |
| G24 | CORRIDOR |
| G24A | STAIR |



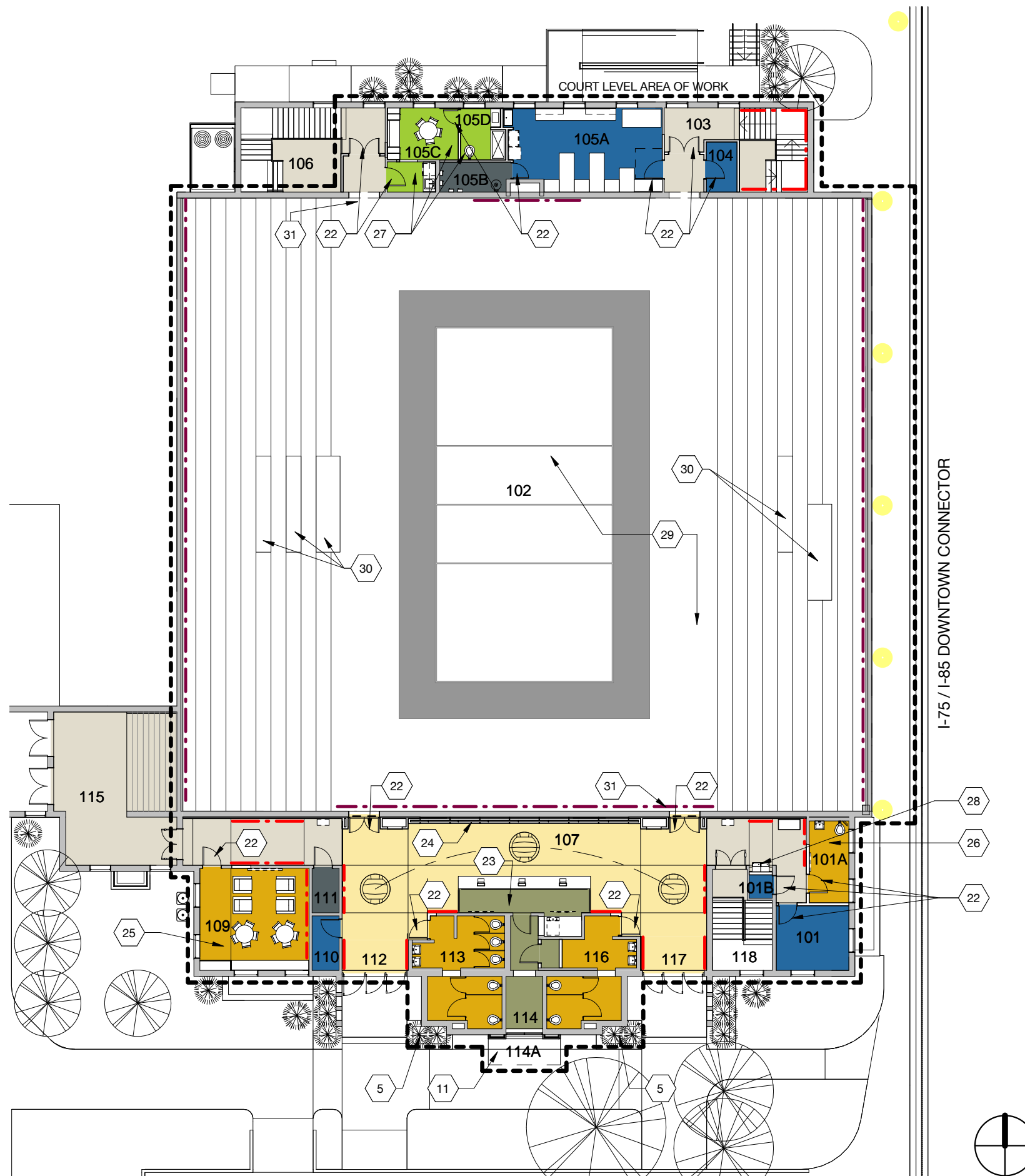
- X SHEET NOTES**
1. NEW ILLUMINATED GT INSTITUTE SIGN.
 2. NEW MECHANICAL SCREEN.
 3. NEW 1'-0" PLANTING STRIP CUT INTO ASPHALT.
 4. NEW ILLUMINATED BOLLARDS (5).
 5. NEW PLANTING (TREE, SHRUB, ETC) AND IRRIGATION.
 6. NEW CONCRETE STAIR & HANDRAILS. ELASTOMERIC COATING ON EXISTING RAMP TO MATCH STEEL RAILS.
 7. NEW GT VOLLEYBALL SIGNAGE.
 8. ADD PROX. READER.
 9. SS BROADCAST ENCLOSURE ON 4" CONC PAD. PROVIDE CONDUIT PATH TO GYM.
 10. NEW EXTERIOR BUILDING LETTERING.
 11. NEW TICKETING WINDOW, ACM PANEL SIGNAGE, LIGHTING AND CANOPY.
 12. NEW FULL LITE DOUBLE STOREFRONT DOOR W/PRIVACY GLASS.
 13. NEW KITCHENETTE.
 14. NEW STUDY AREA.
 15. NEW STOREFRONT PARTITION AND DOOR W/GRAPHIC/COLOR PANELS.
 16. NEW TEAM LOCKERS (18 @ 26" WIDE).
 17. NEW VANITY, STORAGE CABINETS WITH SLIDING MARKER BOARD.
 18. RECONFIGURED PRIVATE COACHES SHOWERS W/SEPARATE CHANGING AND NEW LOCKERS.
 19. NEW SMART TV.
 20. NEW FIXED SEATING W/TABLET ARMS (23 @ 24" WIDE).
 21. EXTEND SHELVING TO MATCH EXISTING.
 22. NEW INTERIOR DOOR(S).
 23. NEW CONCESSIONS.
 24. NEW TROPHY DISPLAY WALL.
 25. NEW VIP ROOM.
 26. NEW FAMILY RESTROOM W/DIAPER CHANGING STATION.
 27. NEW OFFICIALS ROOM - CATERING BAR, LOCKERS, BENCH SEAT AND TOILET ROOM.
 28. RETROFIT EXISTING WATER COOLER WITH NEW BOTTLE FILLING STATION.
 29. NEW COURT LIGHTING.
 30. NEW/RENOVATED PRESS BOX TO REDUCE FOOTPRINT.
 31. NEW SCOREBOARD FOR INSTANT REPLAY.
 32. NEW VOLLEY CART PARKING AND CHARGING STATION.
 33. NEW TECH ALLEY SUPER GRAPHIC WALL SIGNAGE.

DEPARTMENT LEGEND

- LOBBY / DISPLAY
- CONCESSIONS / TICKET'G
- SPECTATOR FACILITIES
- VOLLEYBALL SUPPORT
- OFFICIALS
- CIRCULATION
- BUILDING SUPPORT
- NON-ATHLETICS SPACE
- EXISTING GRAPHICS
- NEW GRAPHICS
- NEW MARKERBOARD
- NEW SITE LIGHTING

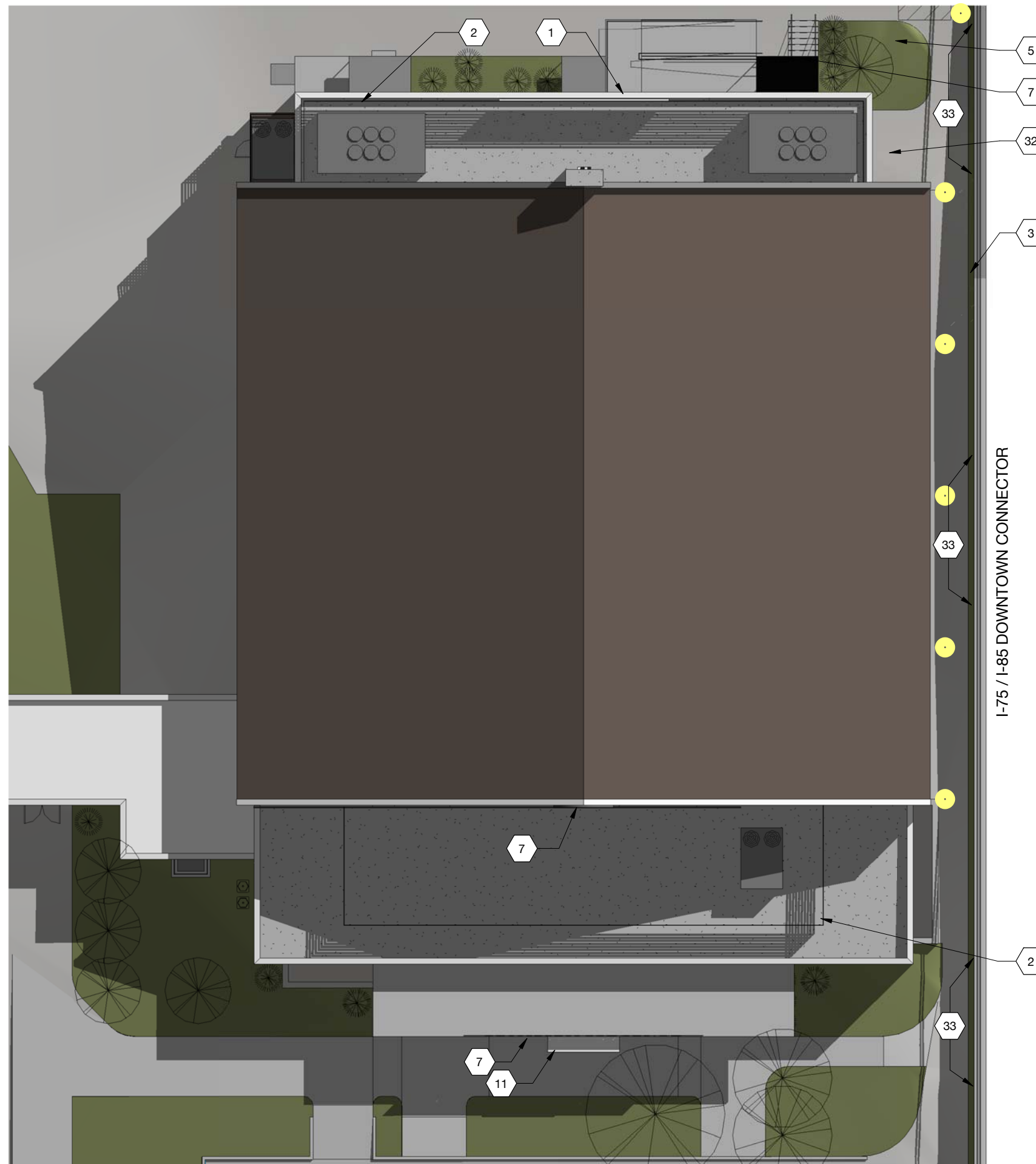
COURT LEVEL

- 101 STORAGE
- 101A FAMILY RR
- 101B STORAGE
- 102 COURT
- 103 STAIR
- 104 STO
- 105A TRAINING
- 105B MECH
- 105C OFFICIALS
- 105D TOILET
- 106 STAIR
- 107 LOBBY
- 109 VIP
- 110 STO
- 111 ELEC
- 112 WEST ENTRY
- 113 WOMEN'S RR
- 114 TICKET'G
- 114A TICKETING CANOPY
- 115 LOBBY
- 116 MEN'S RR
- 117 EAST ENTRY
- 118 STAIR

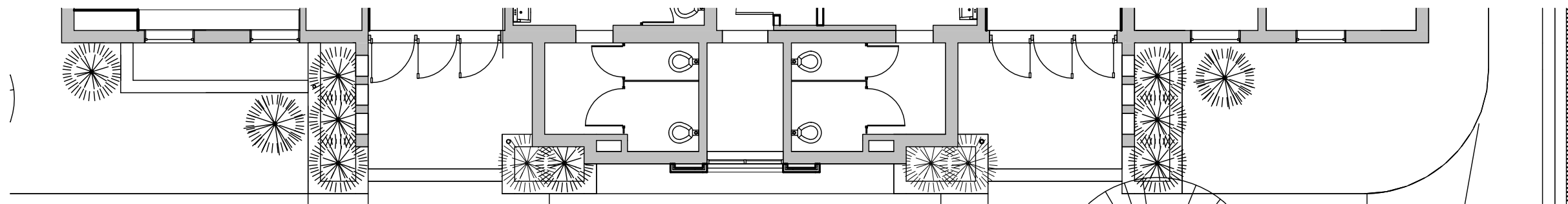


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- EXISTING GRAPHICS
- NEW GRAPHICS
- NEW MARKERBOARD
- NEW SITE LIGHTING



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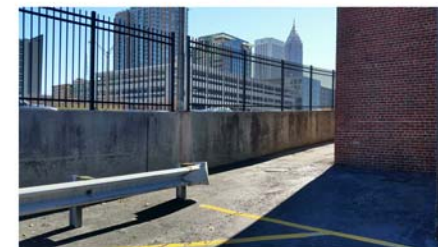
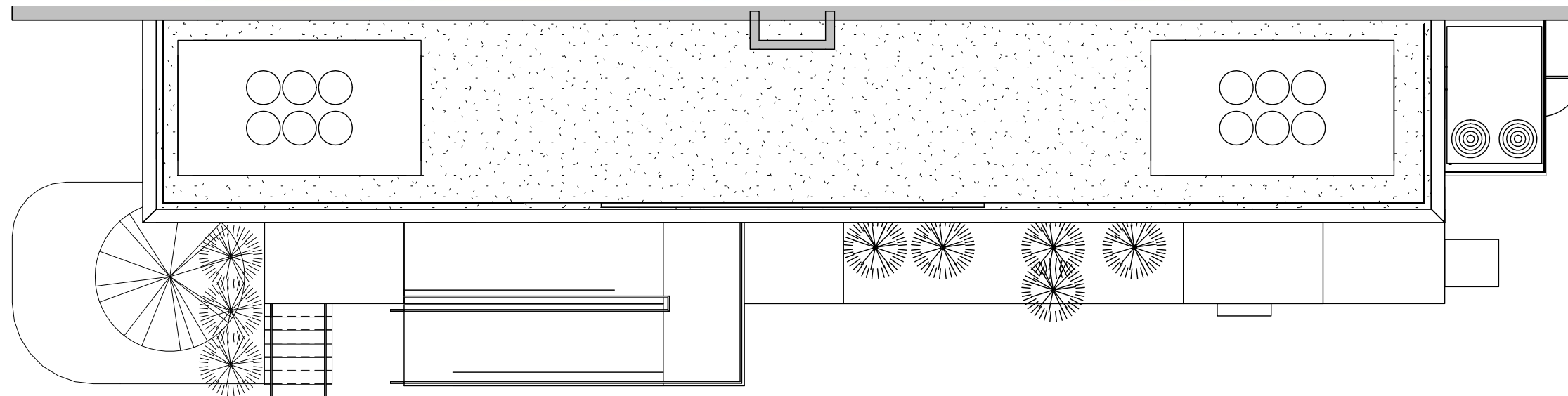
partial new floor plan - south entry

1" = 10'-0"



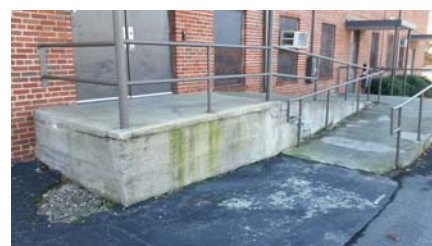
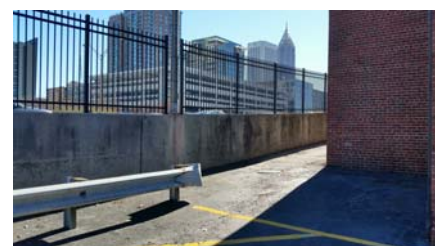
NEW SOUTH ELEVATION

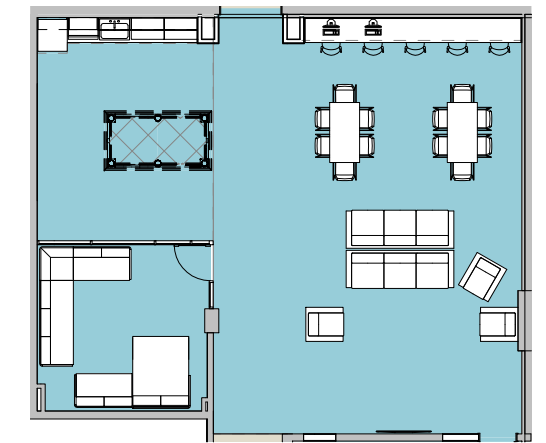
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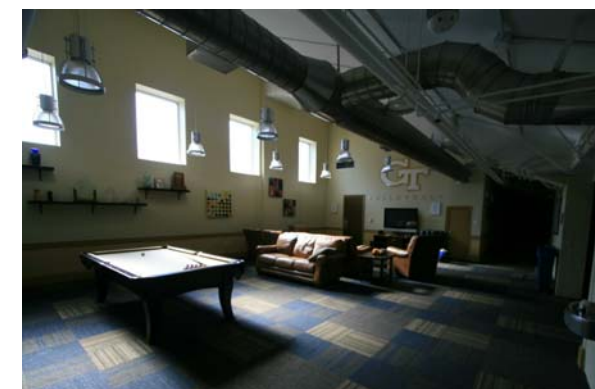


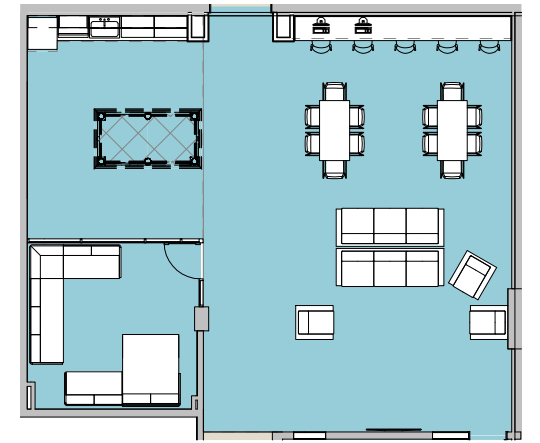




new team lounge plan

1/16" = 1'-0"

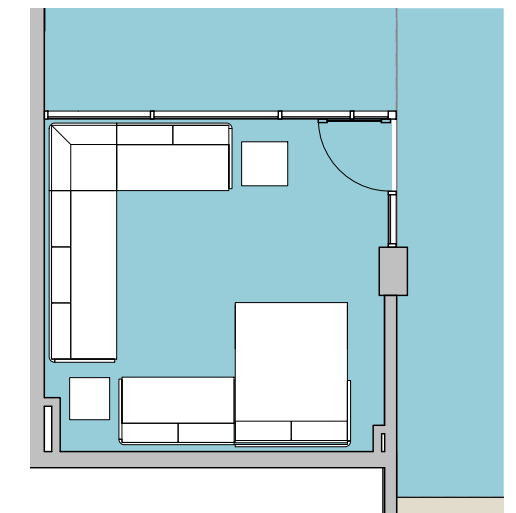
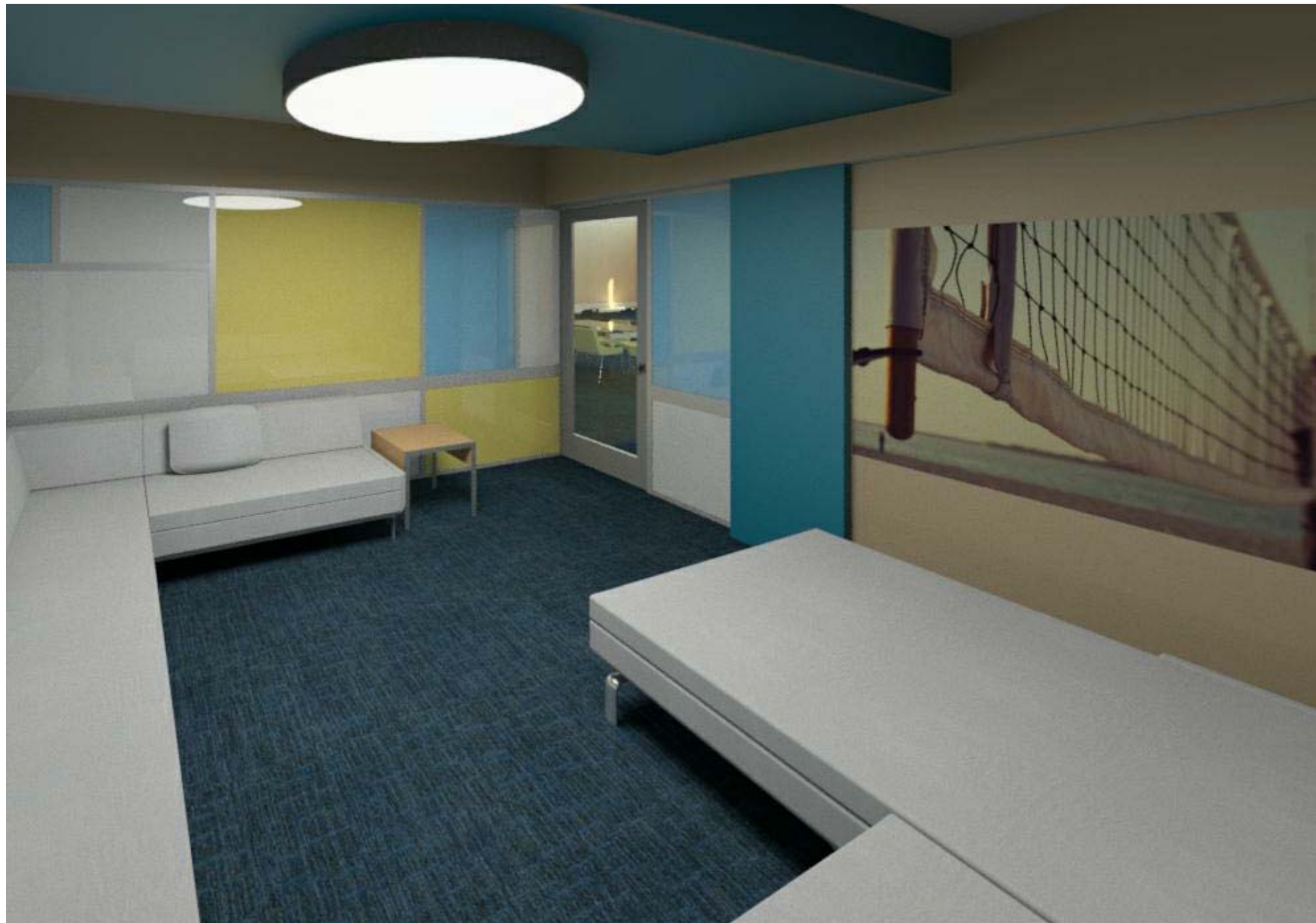




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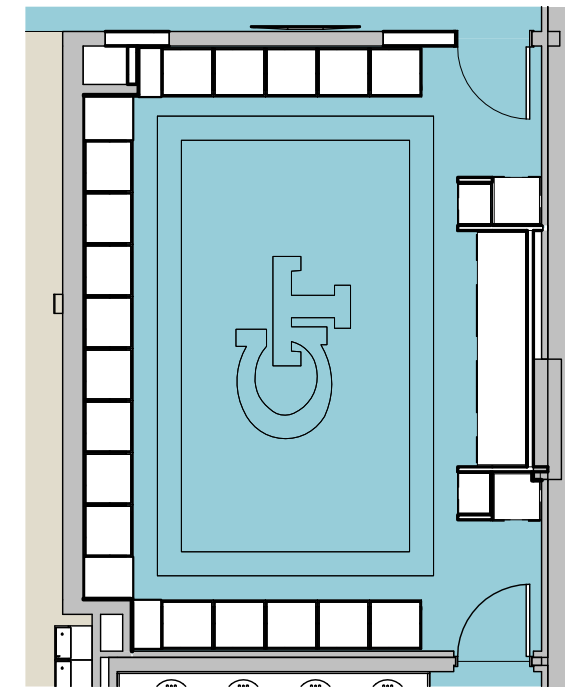




new quiet lounge plan

1/8" = 1'-0"



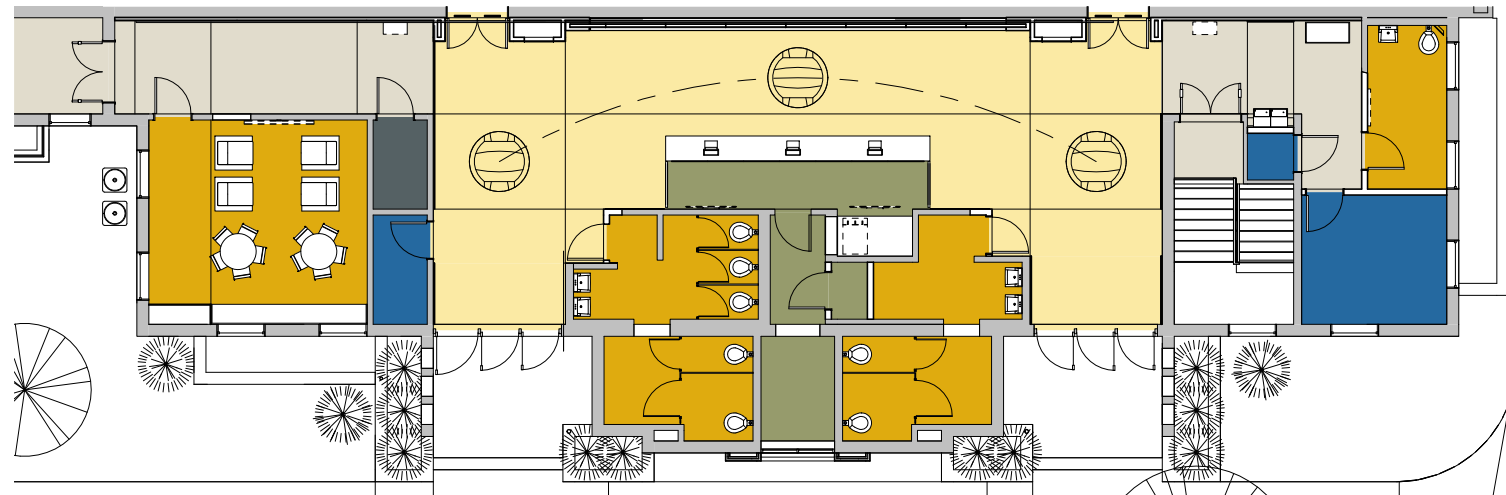


new team locker plan

1/8" = 1'-0"



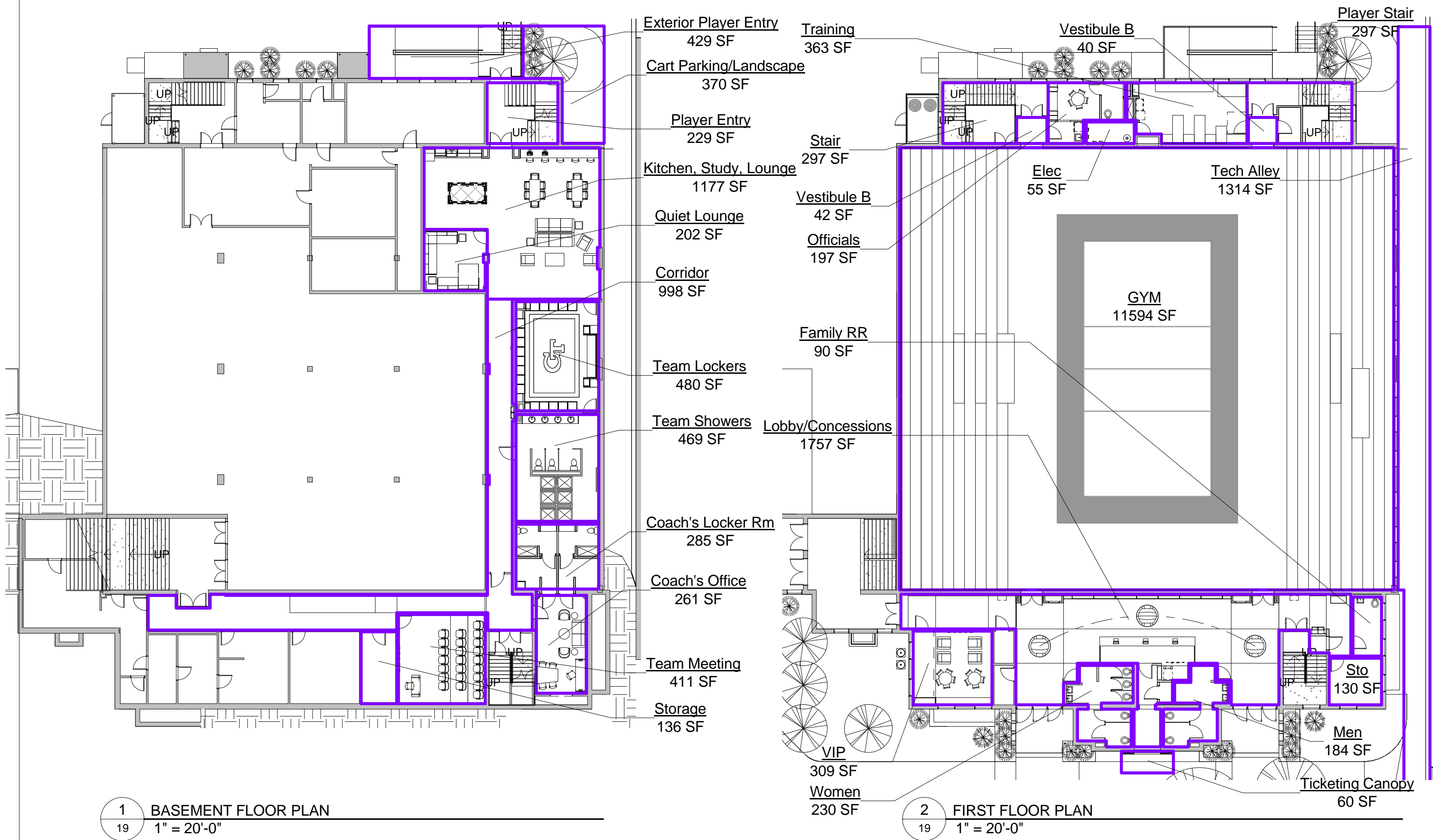




first floor lobby new plan

1/16" = 1'-0"

INTERIOR RENDERING - LOBBY CONCESSIONS



4/18/2016 Conceptual Estimate

Floor	Space	SF	\$/SF	Total	FFE	A/V	Other	Subtotal	GC's/Fee	Contingency+Soft Cost Total	Description of Other
									116%	130%	
Basement	Tech Alley	1314	\$ 20.00	\$ 26,280.00	\$ -	\$ -	\$ -	\$ 26,280.00	\$ 30,484.80	\$ 39,630.24	elastomeric paint wall, signage at ends, lighting, landscape strip, new pavement
	Exterior Player Entry	429	\$ 100.00	\$ 42,900.00	\$ -	\$ -	\$ -	\$ 42,900.00	\$ 49,764.00	\$ 64,693.20	
	Cart Parking/Landscape	370	\$ 75.00	\$ 27,750.00	\$ -	\$ -	\$ -	\$ 27,750.00	\$ 32,190.00	\$ 41,847.00	
	Player Entry	229	\$ 100.00	\$ 22,900.00	\$ -	\$ -	\$ 6,500.00	\$ 29,400.00	\$ 34,104.00	\$ 44,335.20	Storefront Door/Landscaping/Signage/prox reader
	Kitchen/Study/Lounge	1,177	\$ 17.58	\$ 20,695.58	\$ 30,676.25	\$ 1,500	\$ 21,100.00	\$ 73,971.83	\$ 85,807.33	\$ 111,549.52	Millwork/Graphics
	Quiet Lounge	202	\$ 29.25	\$ 5,908.50	\$ 17,365.00	\$ -	\$ 11,680.00	\$ 34,953.50	\$ 40,546.06	\$ 52,709.88	Storefront+storefront door
	Team Lockers	480	\$ 9.00	\$ 4,320.00	\$ 10,752.50	\$ 1,500	\$ 45,085.00	\$ 61,657.50	\$ 71,522.70	\$ 92,979.51	lockers cabinetry, carpet w/ logo, graphics
	Team Showers	469	\$ 22.00	\$ 10,318.00	\$ -	\$ -	\$ -	\$ 10,318.00	\$ 11,968.88	\$ 15,559.54	
	Coach's Locker Room	285	\$ 200.00	\$ 57,000.00	\$ -	\$ -	\$ 10,000.00	\$ 67,000.00	\$ 77,720.00	\$ 101,036.00	new lockers
	Team Meeting	411	\$ 10.50	\$ 4,315.50	\$ 1,955.00	\$ 8,000.00	\$ 16,600.00	\$ 30,870.50	\$ 35,809.78	\$ 46,552.71	seating, graphics
	Storage	136	\$ 10.50	\$ 1,428.00	\$ -	\$ -	\$ 1,287.50	\$ 2,715.50	\$ 3,149.98	\$ 4,094.97	new door and wall
	Corridor	998	\$ 28.00	\$ 27,944.00	\$ -	\$ -	\$ 3,000.00	\$ 30,944.00	\$ 35,895.04	\$ 46,663.55	graphics
	Coach's Office	261	\$ 28.00	\$ 7,308.00	\$ 20,642.50	\$ 1,500.00	\$ -	\$ 29,450.50	\$ 34,162.58	\$ 44,411.35	
Total	Basement	6,761	\$ 104.43							\$ 706,062.69	
First Floor	Ticketing Canopy	60	\$ -	\$ -	\$ -	\$ -	\$ 33,000.00	\$ 33,000.00	\$ 38,280.00	\$ 49,764.00	ACM panels, roof, new windows, signage
	Gym	11,594	\$ 23.50	\$ 272,459.00	\$ -	\$ 8,000.00	\$ 50,000.00	\$ 330,459.00	\$ 383,332.44	\$ 498,332.17	scoreboard (instant replay), Press Seating Revision
	Lobby/Concessions	1,757	\$ 140.00	\$ 245,980.00	\$ -	\$ 3,000.00	\$ 5,000.00	\$ 253,980.00	\$ 294,616.80	\$ 383,001.84	
	VIP	309	\$ 35.50	\$ 10,969.50	\$ 17,537.50	\$ 2,000.00	\$ 2,500.00	\$ 33,007.00	\$ 38,288.12	\$ 49,774.56	
	Women Restroom	230	\$ 43.00	\$ 9,890.00	\$ -	\$ -	\$ 1,100.00	\$ 10,990.00	\$ 12,748.40	\$ 16,572.92	door (existing plumbing fixtures to remain)
	Men Restroom	184	\$ 43.00	\$ 7,912.00	\$ -	\$ -	\$ 1,100.00	\$ 9,012.00	\$ 10,453.92	\$ 13,590.10	door (existing plumbing fixtures to remain)
	Storage	130	\$ 10.50	\$ 1,365.00	\$ -	\$ -	\$ -	\$ 1,365.00	\$ 1,583.40	\$ 2,058.42	
	Family RR	90	\$ 200.00	\$ 18,000.00	\$ -	\$ -	\$ -	\$ 18,000.00	\$ 20,880.00	\$ 27,144.00	
	Players Entry Stair	297	\$ 40.50	\$ 12,028.50	\$ -	\$ -	\$ 3,000.00	\$ 15,028.50	\$ 17,433.06	\$ 22,662.98	graphics
	Stair B	297	\$ 3.00	\$ 891.00	\$ -	\$ -	\$ -	\$ 891.00	\$ 1,033.56	\$ 1,343.63	
	Vestibule A	42	\$ 200.00	\$ 8,400.00	\$ -	\$ 1,500.00	\$ -	\$ 9,900.00	\$ 11,484.00	\$ 14,929.20	
	Vestibule B	40	\$ 200.00	\$ 8,000.00	\$ -	\$ 1,500.00	\$ -	\$ 9,500.00	\$ 11,020.00	\$ 14,326.00	
	Officials	197	\$ 250.00	\$ 49,250.00	\$ 3,708.75	\$ 1,500.00	\$ -	\$ 54,458.75	\$ 63,172.15	\$ 82,123.80	
	Training	363	\$ 250.00	\$ 90,750.00	\$ -	\$ 1,500.00	\$ -	\$ 92,250.00	\$ 107,010.00	\$ 139,113.00	
	Electric	55	\$ 150.00	\$ 8,250.00	\$ -	\$ -	\$ -	\$ 8,250.00	\$ 9,570.00	\$ 12,441.00	
Total	First Floor	15,645								\$ 1,327,177.61	
	Budget #'s from recent bid projects	\$/sf flr									
	Demo	\$ 6.00									
	Clgs	\$ 8.00									
	Flooring	\$ 7.50									
	Tile	\$ 12.00									
	Paint	\$ 3.00									
	HVAC	\$ 6.50									
	Plumbing	\$ 4.00									
	Fire Protection	\$ 1.25									
	Fire Alarm	\$ 1.25									
	Electrical	\$ 17.50									
	Per Door Leaf	\$ 1,100.00									
	Storefront \$/sf	\$ 50.00									
	\$/Per Storefront Door	\$ 4,000.00									
	Partition \$/sf	\$ 6.25									
	Exterior Signage	\$ 50,000.00									signage estimate from A1 Signs
	Exterior Mech Screens	\$ 84,875.00									2,425 SF of mechanical systems screening at \$35 per sq. ft.
	Abatement	\$ 18,400.00									PEM Inc 12/15/15 Report Estimate
	Exterior+Systems	\$ 1,092,145.48									Faithful+Gould 8/25/15 Report Estimate + Contingency
	Total All Scope Above	\$ 3,193,785.77									
	Estimate Exclusions										Escalation per year from date of estimate_assume 4% per year



Volleyball Master Plan

O'Keefe Gymnasium
151 Sixth Street, NW, Atlanta, GA

Make3 Project No. 201509 | GT Project No. 0080-2016
April 18, 2016

COST ESTIMATE

