



# Northside ISD Holmes High School

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## Fine Arts Facility Replacement

A4LE Southern Region Conference  
April 5, 2019

Bartlett Cocke Construction

Alamo  
ARCHITECTS



# Table of Contents

- Project Description
- Existing Site Conditions
- Site Design
- Building Program Development
- Schematic Design
- Construction Phasing

# Project Team

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## Northside ISD

- Leroy San Miguel –Assistant Superintendent for Facilities and Operations
- Henry Acosta – Executive Director Construction and Engineering
- Jim Berg – Director Facilities and Engineering
- Tom Curiel – Senior Project Manager
- Wayne Cure –Construction Inspector Manager

## Design Team

Architect:	Alamo Architects
Civil Engineer:	MTR Engineers
Structural Engineer:	Persyn Engineering
MEP Engineers:	Wallis Engineering Group
Acoustic / Theater Consultant:	WJHW
Landscape Architect:	Cooper Lochte

## Construction Manager At Risk:

Bartlett Cocke Construction

O.W. Holmes  
San Antonio, TX  
March 17,

customAer  
W7G

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O.W. Holmes - New  
San Antonio, TX  
March 17, 2019

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# Project Description

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- Replacement of Existing Holmes Fine Arts Building with A New District Standard Fine Arts Facility:
  - Match Fine Arts Program of the Newest NISD High School
  - Auditorium and Support Spaces
  - Drama and Theater Program Including a Little Theater and Support Spaces
  - Fine Art Teaching Spaces Including Band, Choir, Orchestra, Art Classrooms, and Support Spaces
    - Add Mariachi Suite
  - Journalism Suite (Currently in the Existing Building)
- Design the New Building In a Way That Does Not Prevent Future Site Traffic Improvements
  - Review Current Pedestrian, Vehicle, and Bus Traffic Problems and Propose Solutions

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O.W. Holmes, No. 1  
San Antonio, TX  
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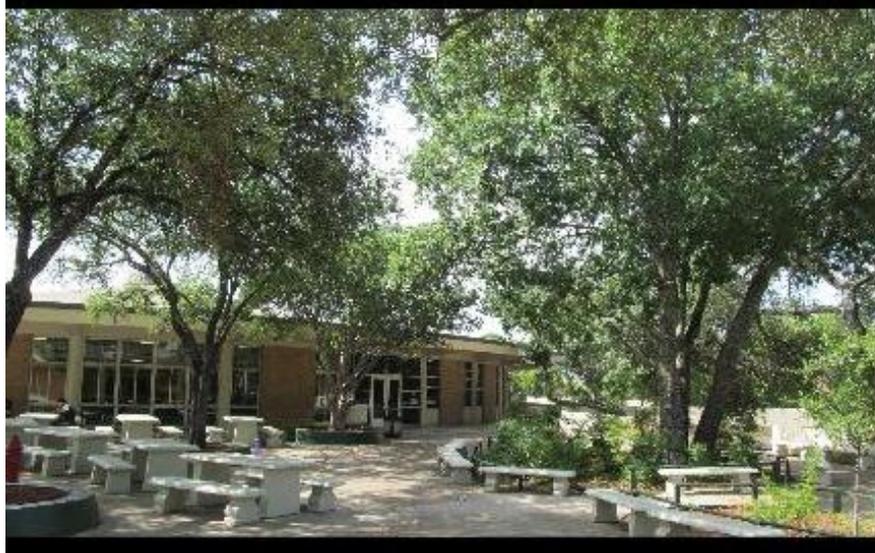
Existing Site – Auditorium Building A

Built in 1963



Existing Site –

Auditorium: 38,000 sf



Existing Site – Entry and Courtyard



Existing Site – Lower Courtyard –Bus Lane

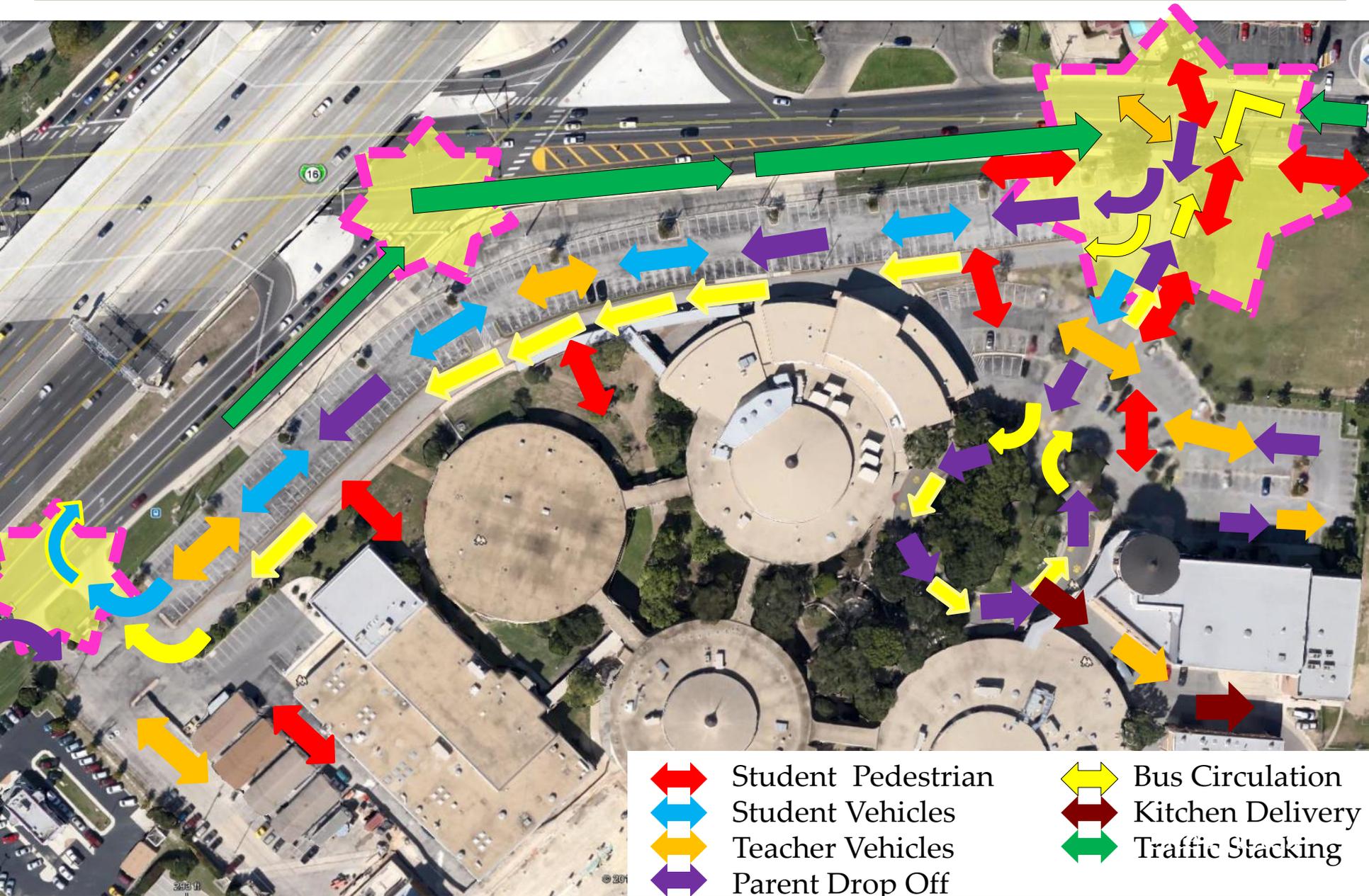
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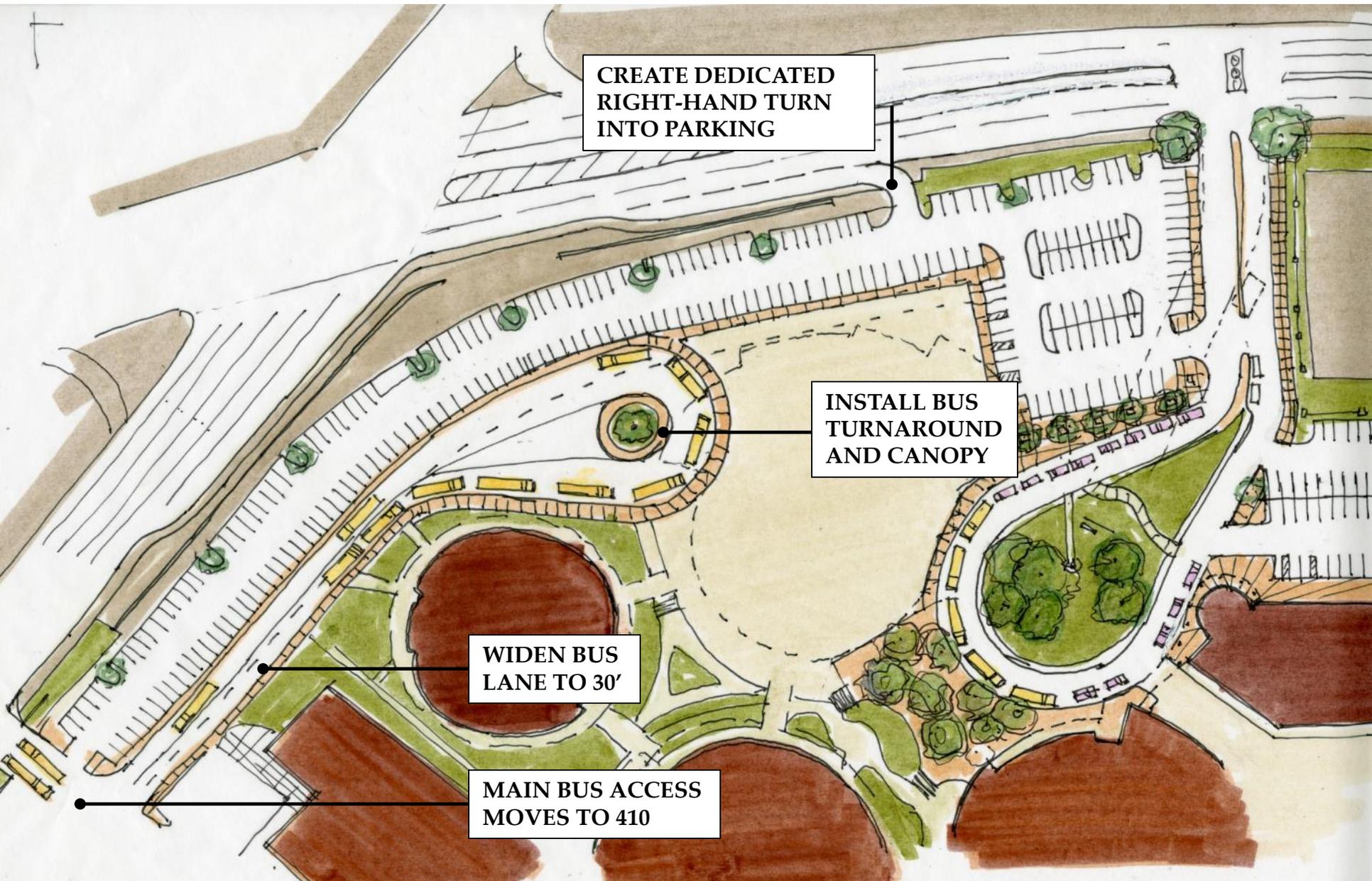
O.W. Holmes - New  
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# Site Congestion



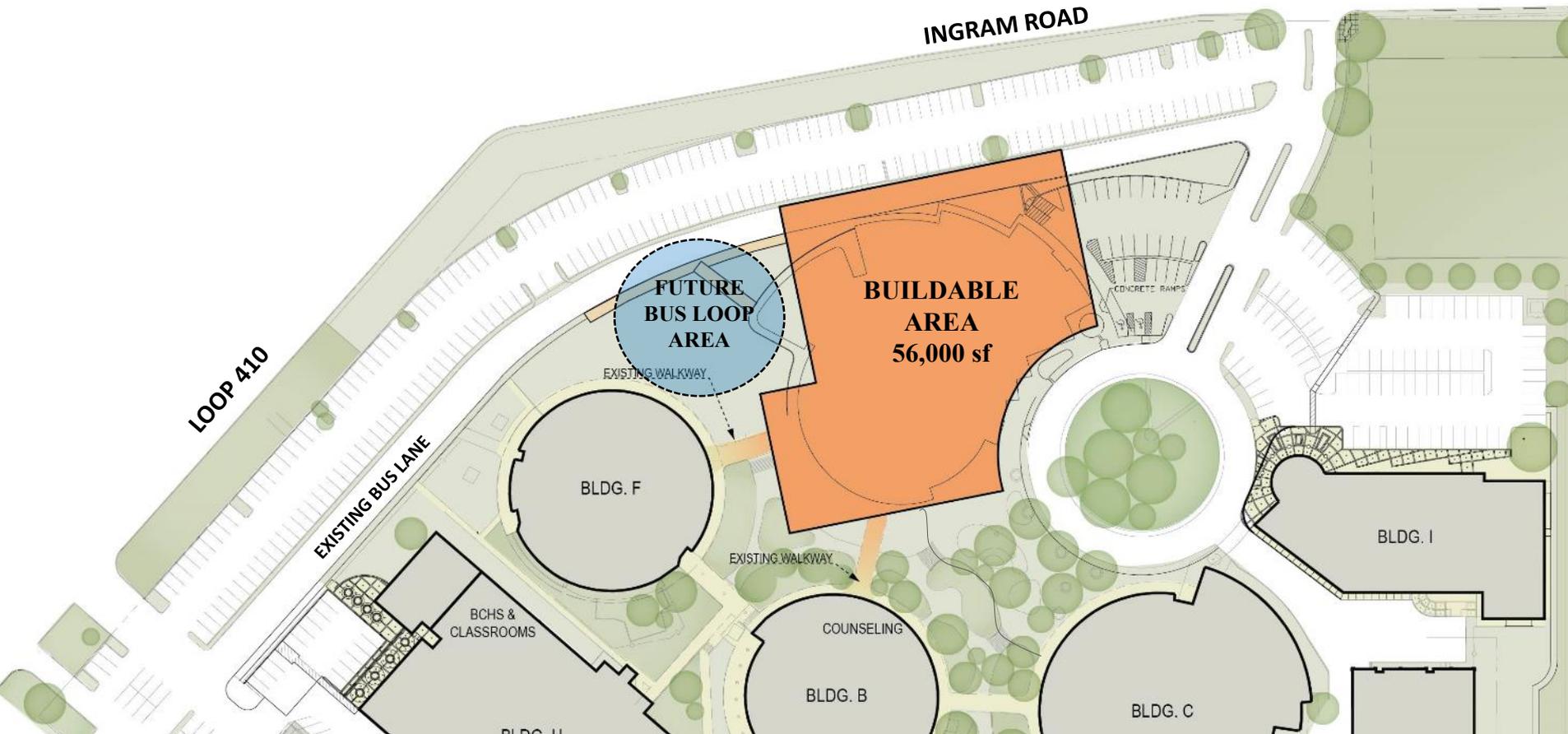
# Site Congestion - Options



# Site Congestion - Options



# Buildable Site Area



Existing Building: 38,000 sq. ft.  
New Building based on 2014 HS Design Guide: 77,000 sq. ft.  
- Plan for Future Traffic Improvements

# Site Plan Options:

SITE OPTION 2



Base Project



Option 1-Add Bus Loop



Option 2-Add Main Entry Improvements

# Site Plan:

SITE OPTION 2



Striped Parking 506

Currently Available: 420

Loss of 26 spaces

= 394 New Total

New Bus Loop and Campus Entrance Improvements

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# Building Program

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## Goal:

- Reduce Square Footage
- Reduce Building Footprint
- Auditorium Options
  - Typical NISD Auditorium
  - Stadium Style Seating Auditorium with Centrally Located Control Booth
- High School Fine Arts Design Guide Analysis and Modifications

# Auditorium Options

Size / Design Options



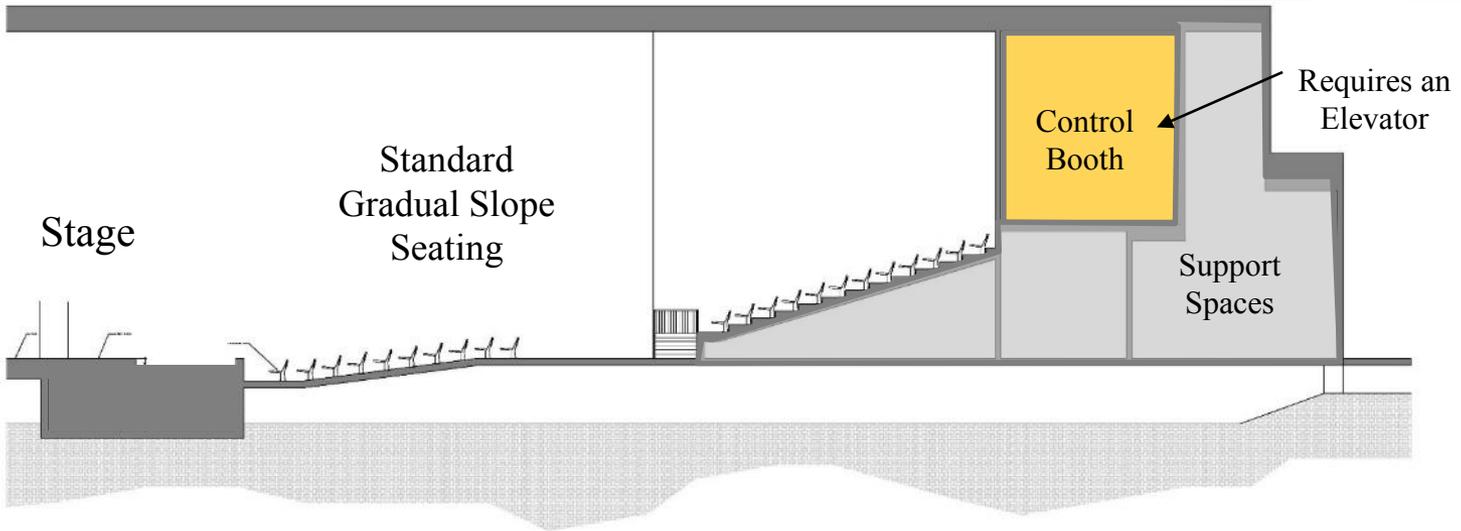
Brennan High School Auditorium



Marshall High School Auditorium



Marshall High School Auditorium



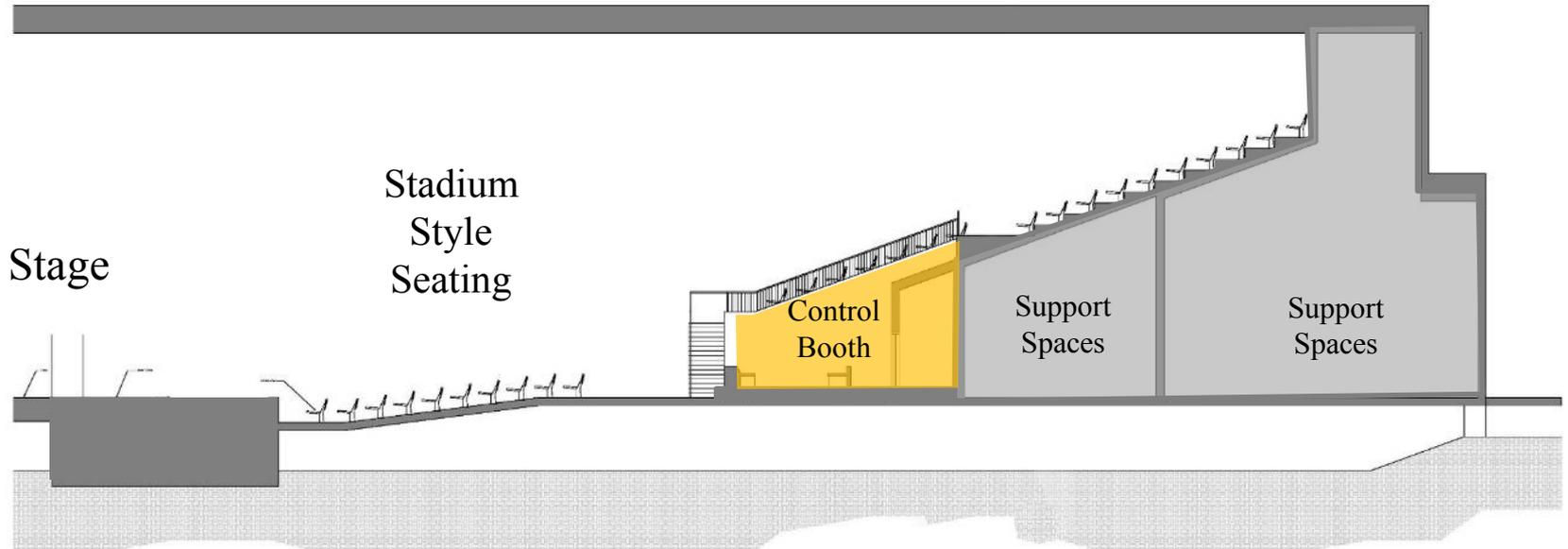
Auditorium Seating Style – Typical NISD Seating and Control Booth

# Auditorium Options

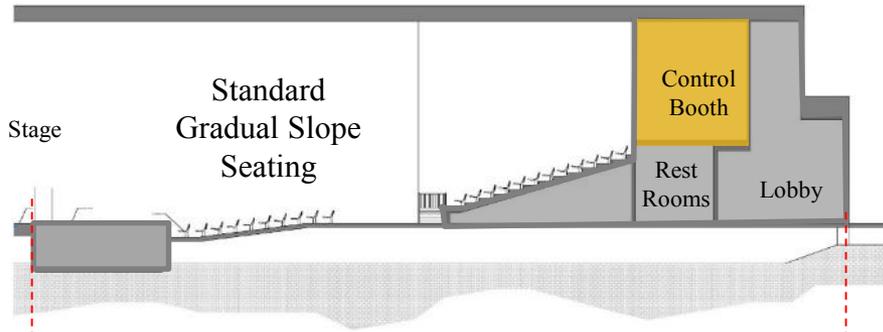
Size / Design Options



Chisholm Trail High School



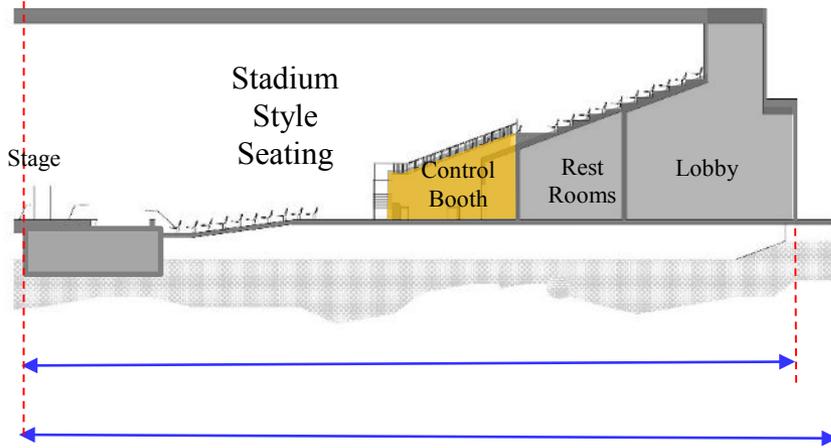
Auditorium Seating Style – Stadium Seating- Central Control Booth



## AUDITORIUM STYLE – District Standard

### FEATURES

- Stage at Finish Floor Height
- Gradual Rake
- Mid Cross Isle
- Control Booth at the Back  
- Requires an Elevator

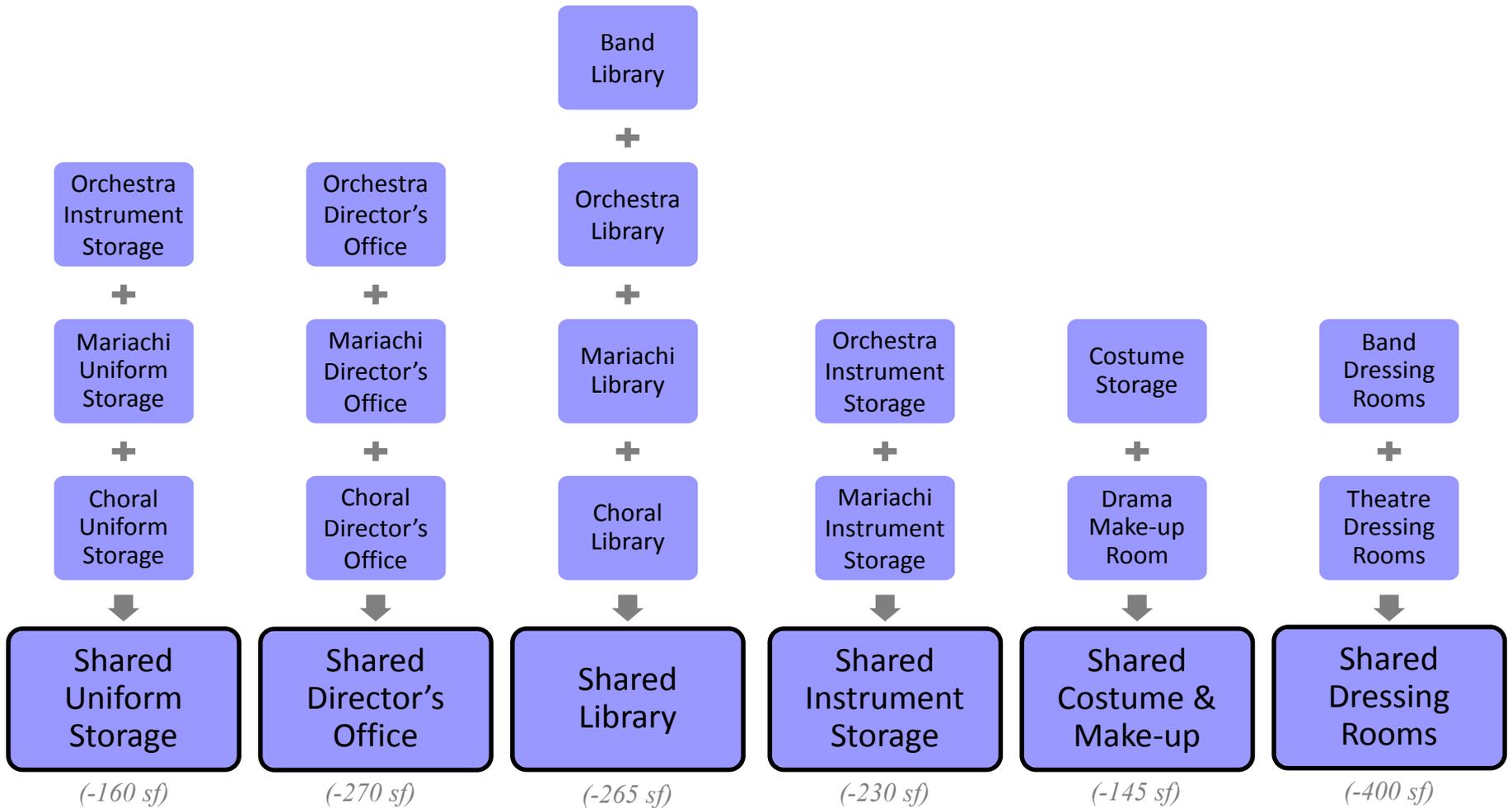


## AUDITORIUM STYLE - Stadium Style

### FEATURES

- Stage at Finish Floor Height
- Increased Rake Behind  
Cross Isle
- Support Spaces Under  
Seating
- Control Booth in the Center  
- No Elevator
- Reduced Building Length

Auditorium Seating Style - Options



Combined Support Spaces Reduces Approximately 1500 sf

Reviewed All Teaching Spaces: Size and Configuration:

- Choir Reduced 150 sf, Now Equals: 1350 sf

# Building Program

Design Guide Replacement Facility NOTES - Replacement Facility Standard  
 Standard - Harlan HS Standard - Holmes HS  
 2014 2016

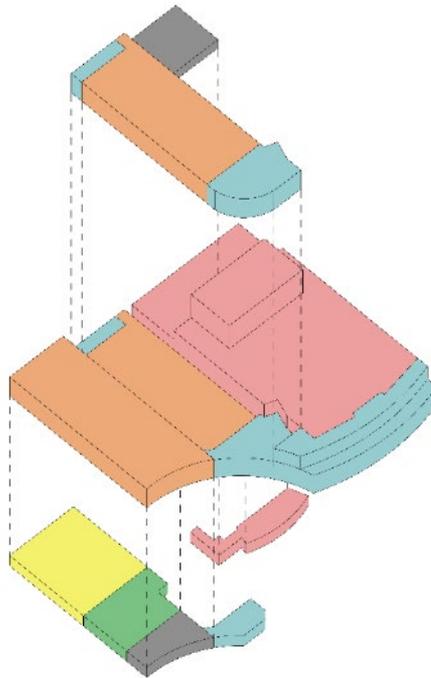
Art Program			
Art Labs 2014(2)/2016(3)	3200	4800	Third Art Lab Requested(added 4/2017)
Art Office	200	200	
Art Stor.	400	400	
Kiln Room	160	160	
<b>SUBTOTAL</b>	<b>3960</b>	<b>5560</b>	
<b>Auditorium</b>	1000 seats	900 seats	
Auditorium	9000	8425	
Stage	4550	4300	
Thrust Stage	480	480	
Orchestra Pit	600	608	
Orch. Pit - Lower	1280	1280	
Aud. Dressing	520	520	Combined with Band Dressing
On Stage Storage	400	400	
Shop Storage	400	400	
Lobby	2000	2500	
Ticket Booth	60	60	
Proj. Room	260	260	
<b>SUBTOTAL</b>	<b>19550</b>	<b>19233</b>	
<b>Theater Program</b>			
Black Box Th.	1500	1500	
Drama Office	200	200	
Costume Stor.	500	550	
Make-up	120	0	Combined with Costume Storage
Theater Arts CR	800	800	
<b>SUBTOTAL</b>	<b>3120</b>	<b>3050</b>	
<b>Music Program</b>			
<b>Band</b>			
Band Hall 1	4000	4000	
Band Hall 2	2880	2880	
Practice Rooms	720	540	6 PR in Combined Scheme
Practice Rooms - Ens.	240	240	
Band Office	400	400	
Band Library	200	0	Combined with Orch/Mar/Choir
Band Inst. Storage	1000	1000	
Percussion Storage	200	200	
Guard Storage	200	200	
Band Dressing -B	200	0	Combined with Aud. Dressing
Band Dressing -G	200	0	Combined with Aud. Dressing
Band Uniform Stor.	500	500	
<b>SUBTOTAL</b>	<b>10740</b>	<b>9960</b>	

	Design Guide Standard	Combined Spaces Option 2	NOTES
<b>Orchestra</b>			
Orchestra Room	1500	1500	
Orch./Combined Office	150	385	Combined with Choir & Mar.
Orch./Combined Library	150	385	Combined with Choir & Mar.
Orch./Comb Inst. Storage	350	465	Combined with Mariachi
Orch./ comb Uni Stor.	240	575	Combined with Choir & Mar.
<b>SUBTOTAL</b>	<b>2390</b>	<b>3310</b>	
<b>Music Program</b>			
<b>Choir</b>			
Choir Room	1500	1350	
Choral Office	150	120	not comb. with Orch. And Mar. (6/2017)
Choral Library	150	0	Combined with Orch. & Mar.
Choral Uniform Stor.	240	0	Combined with Orch. & Mar.
<b>SUBTOTAL</b>	<b>2040</b>	<b>1470</b>	
<b>Music Program</b>			
<b>Mariachi</b>			
Mariachi Room	0	1400	
Mariachi Office	0	0	Combined with Orch. & Choir
Mariachi Library	0	0	Combined with Orch. & Choir
Mariachi Inst. Storage	0	0	Combined with Orchestra
Mariachi Uniform Stor.	0	0	Combined with Orch. & Choir
<b>SUBTOTAL</b>	<b>0</b>	<b>1400</b>	
<b>Net Subtotal</b>	<b>41800</b>	<b>43983</b>	
	(No Mariachi in DG)		
<b>Gross Up Factor (From Holmes)</b>	<b>54%</b>	<b>23750.82</b>	

## OPTION 1 2014 District Design Guide Standard Plus Mariachi

### BUILDING SIZE

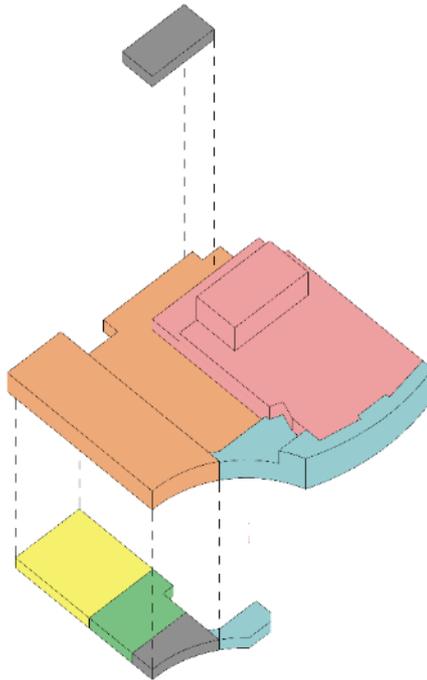
3 stories  
77,000 sf  
*- 1000 Seat Auditorium*



## OPTION 2 Combined and Reduced Spaces

### BUILDING SIZE

2 stories  
69,500 sf  
*- 900 Seat Auditorium*

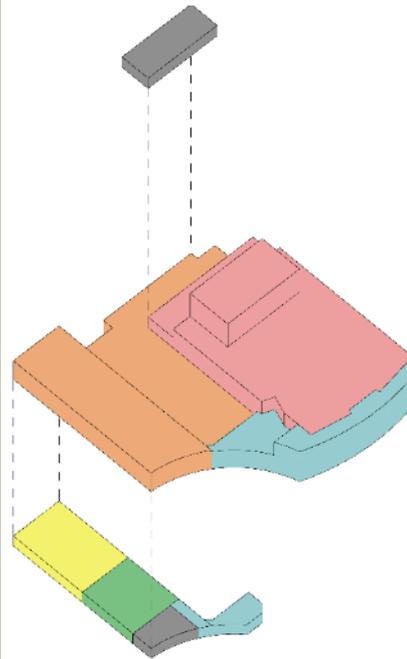


*(-7500 sf from 2014 DG)*

## OPTION 3 Further Reduction Scheme

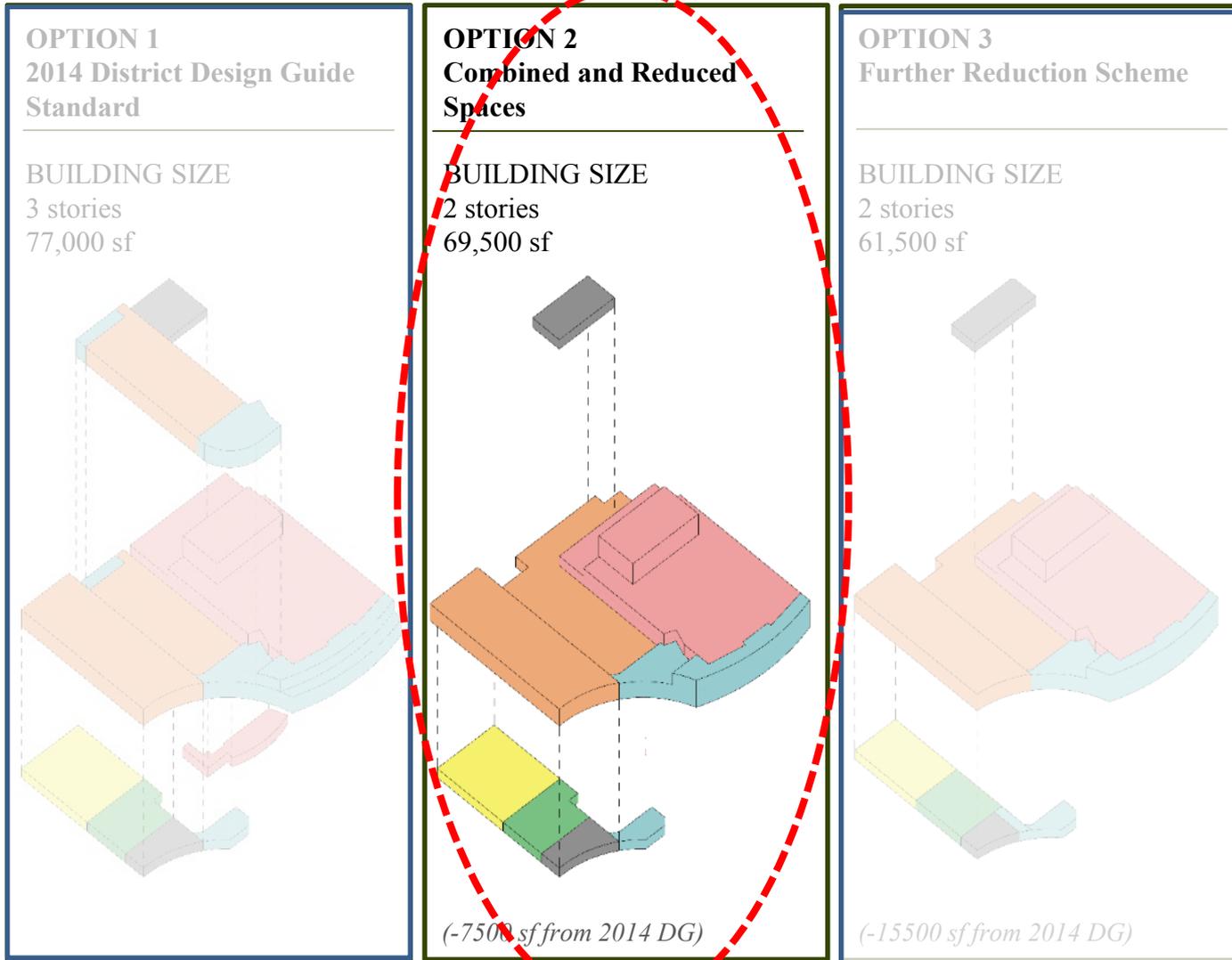
### BUILDING SIZE

2 stories  
61,500 sf  
*-800 Seat Auditorium*



*(-15500 sf from 2014 DG)*

- Performing Arts
- Music Program
- Mechanical
- Art Program
- Journalism Program
- Lobby

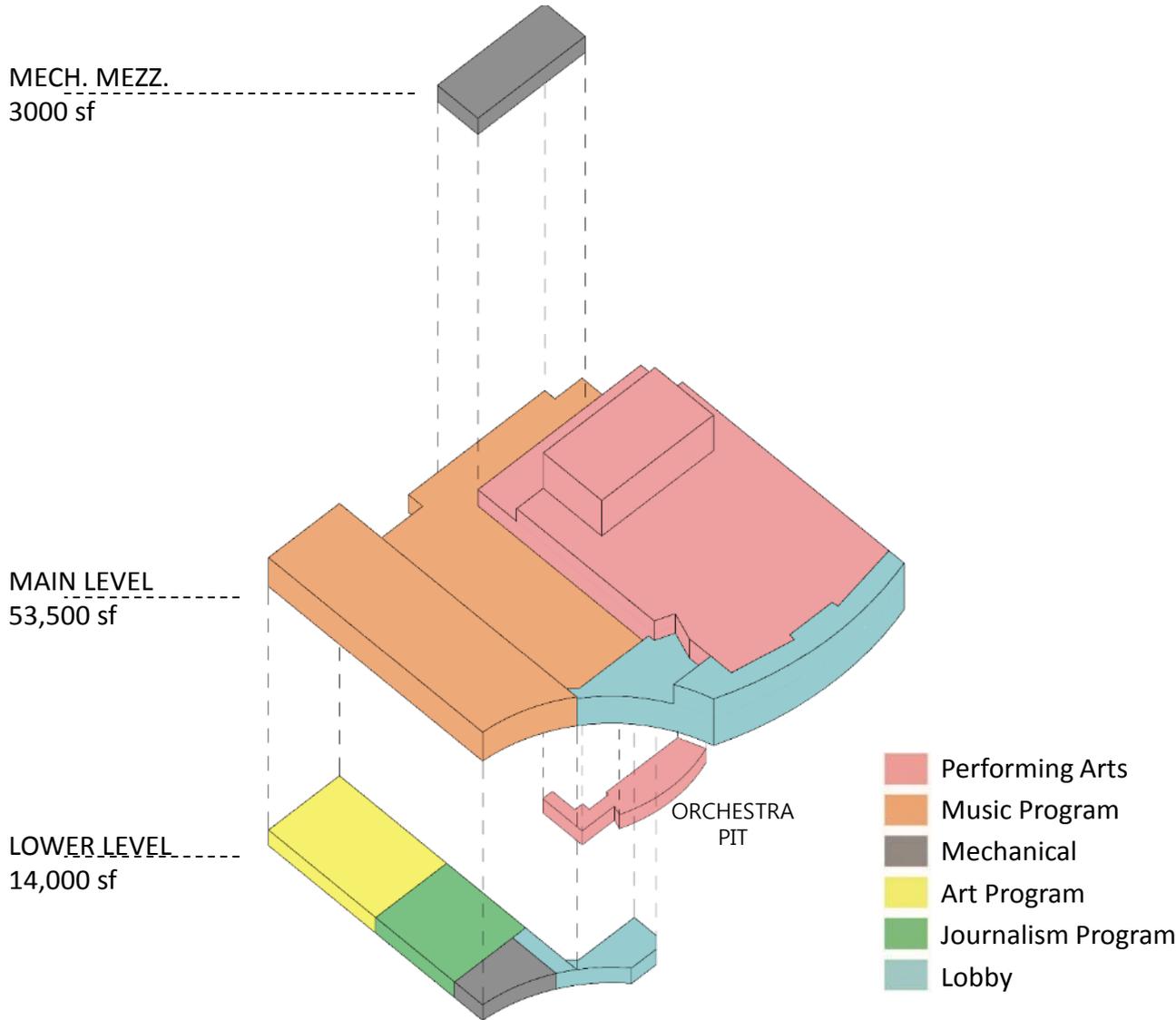


## Program Options

Option 2, Add Full Orchestra Pit

# Building Program Options

Selected Size / Design Program



## Holmes Fine Arts Program

### BUILDING SIZE

2 stories  
70,500 sf

### AUDITORIUM FEATURES

- Auditorium Seating for 900
- Full Fly
- Central Control Booth
- “Stadium” Style Seating
- Fully Functioning Orchestra Pit
- Adjust Lobby Square Footage to Match Program Desired Size.

### FINE ARTS AREA

Variations From 2014 Design Guide:

- Reduced the Size of The Choir Room Based on Program Analysis
- Combined Support/Storage Spaces
- Added Mariachi Suite

### JOURNALISM SUITE

- No Changes

Selected Program Scope

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Campus Entry



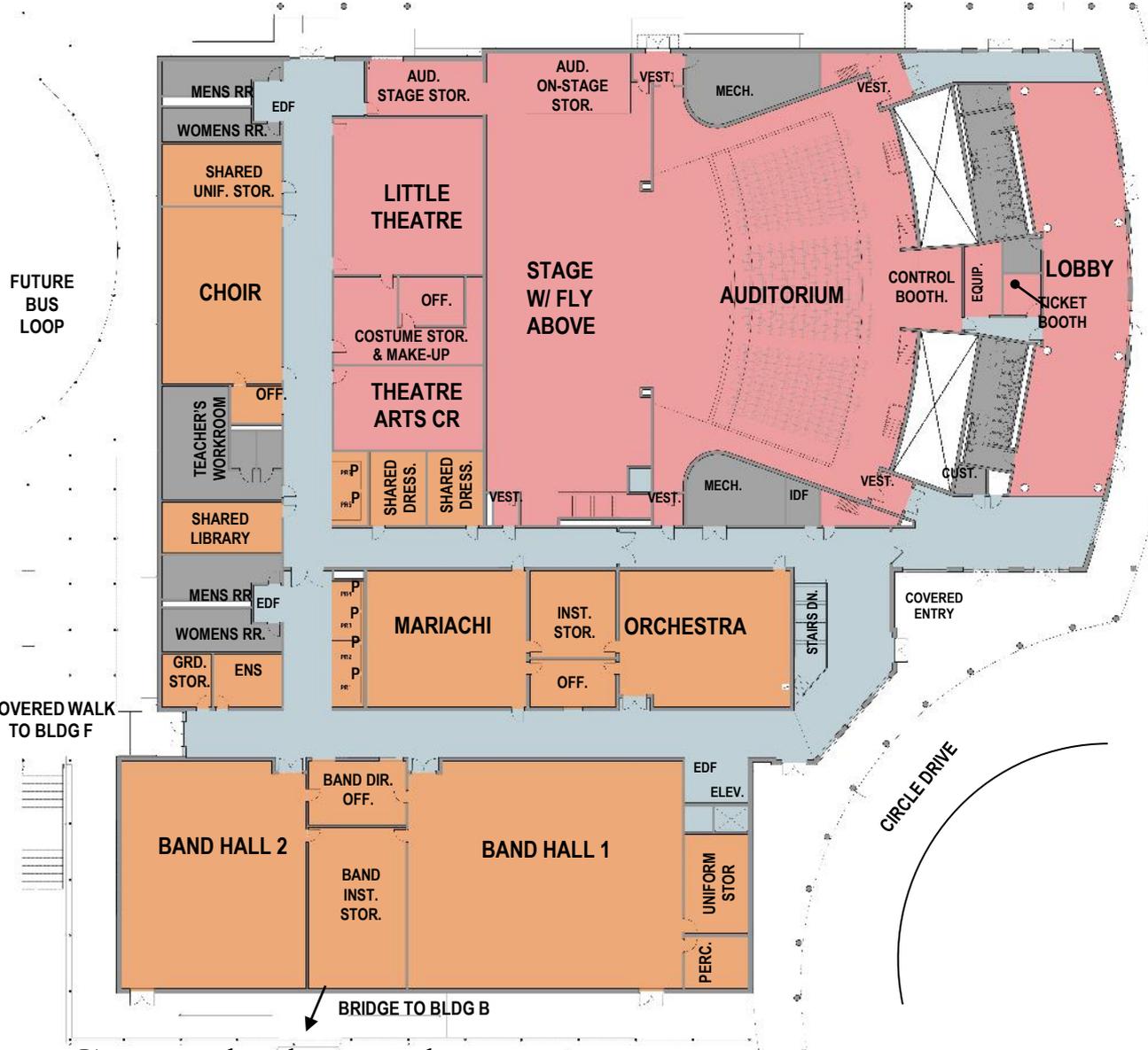
Birdseye

3D Massing

# Floor Plans

Schematic Design

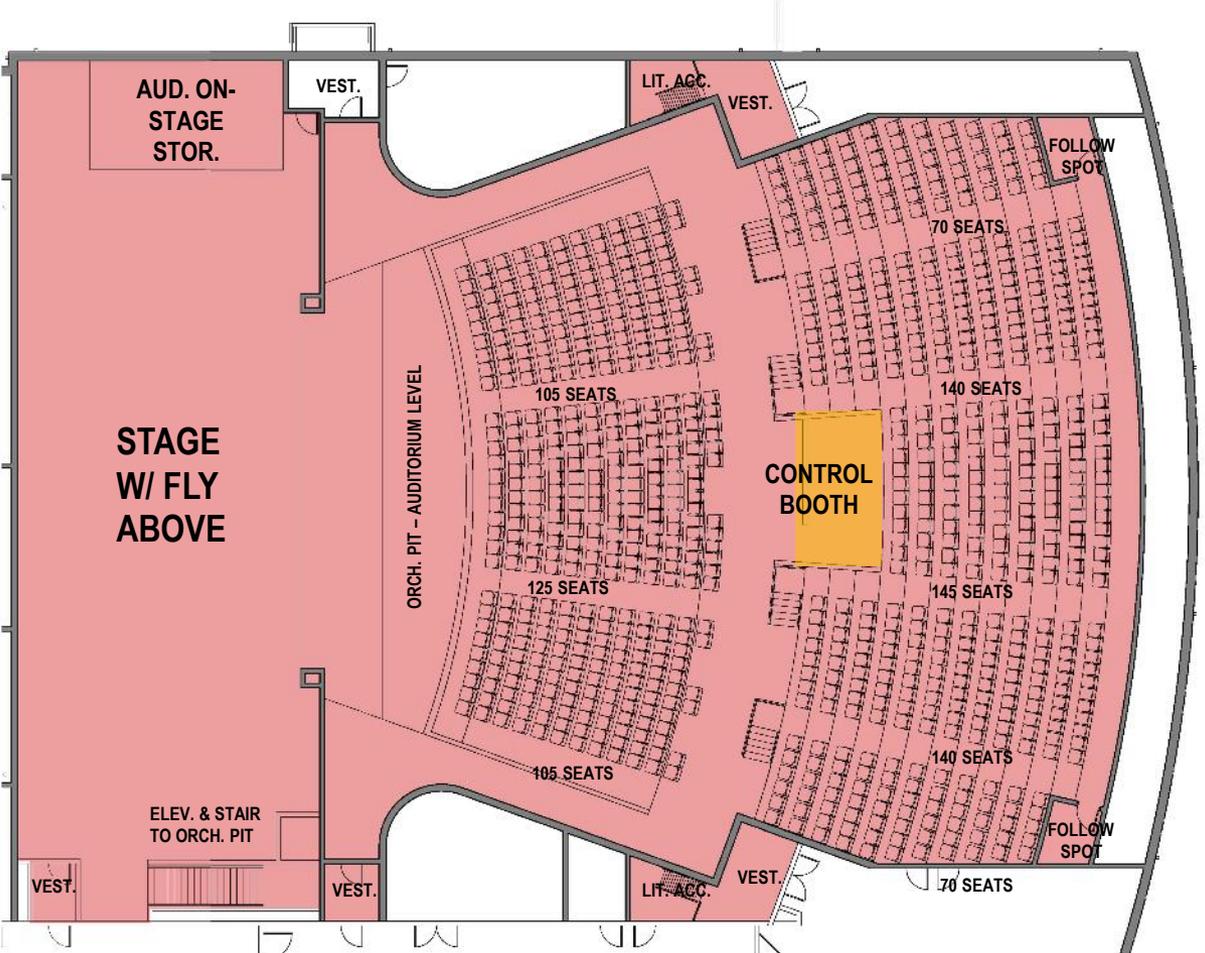
LOWER LEVEL	14,000 sf
MAIN LEVEL	50,000 sf
AUD. UPPER LEVEL	3,500 sf
MECH MEZZANINE	3,000 sf
<b>TOTAL</b>	<b>70,500 sf</b>



## Legend

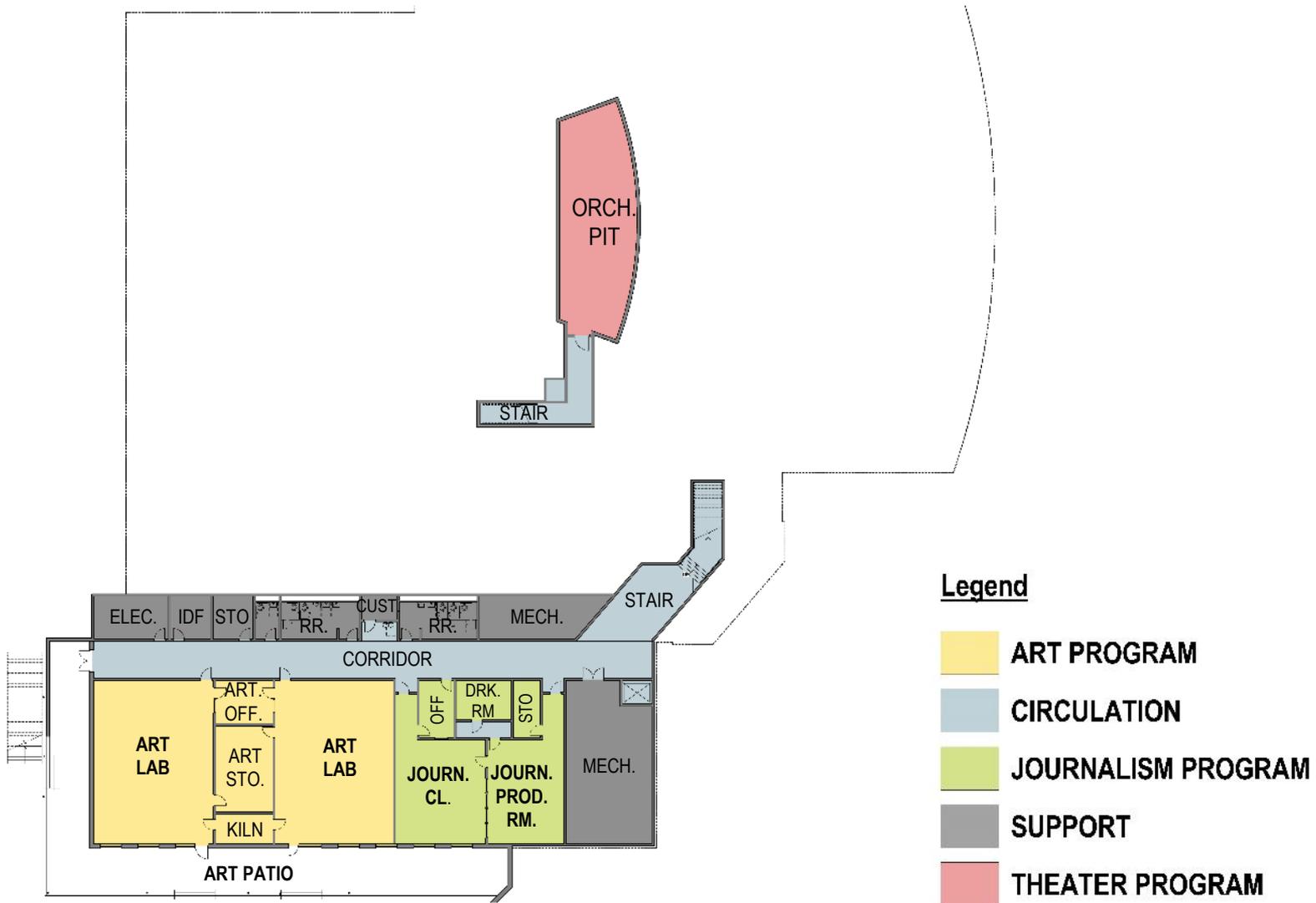
- CIRCULATION
- MUSIC PROGRAM
- SUPPORT
- THEATER PROGRAM

## Ground Floor Plan



AUDITORIUM APPROXIMATELY 900 SEATS

## Auditorium Floor Plan



## Lower Level Floor Plan

# Exterior Images

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Campus Entry



Fine Arts Entry



Amphitheater Option

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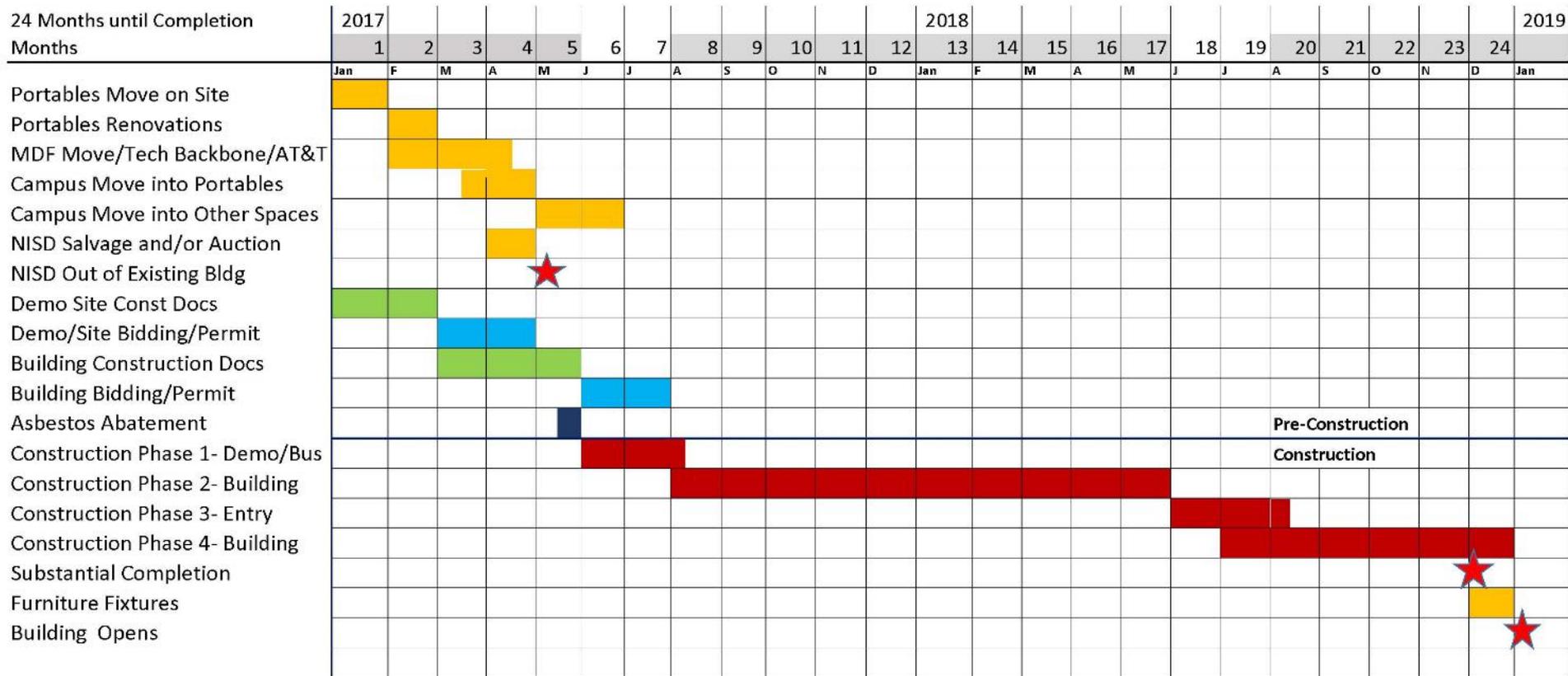
O.W. Holmes  
San Antonio, TX  
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# Project Schedule

HOLMES HIGH SCHOOL FINE ARTS REPLACEMENT DESIGN AND CONSTRUCTION SCHEDULE -  
 NISD/Alamo Architects/Bartlett Cocke  
 January 4, 2017

24 Months until Completion  
 Months



Pre-Construction

Construction



# Campus Upgrades — Move MDF- Move Portables on Campus



February 2017 – March 2017

# Campus Upgrades — New Fiber Backbone



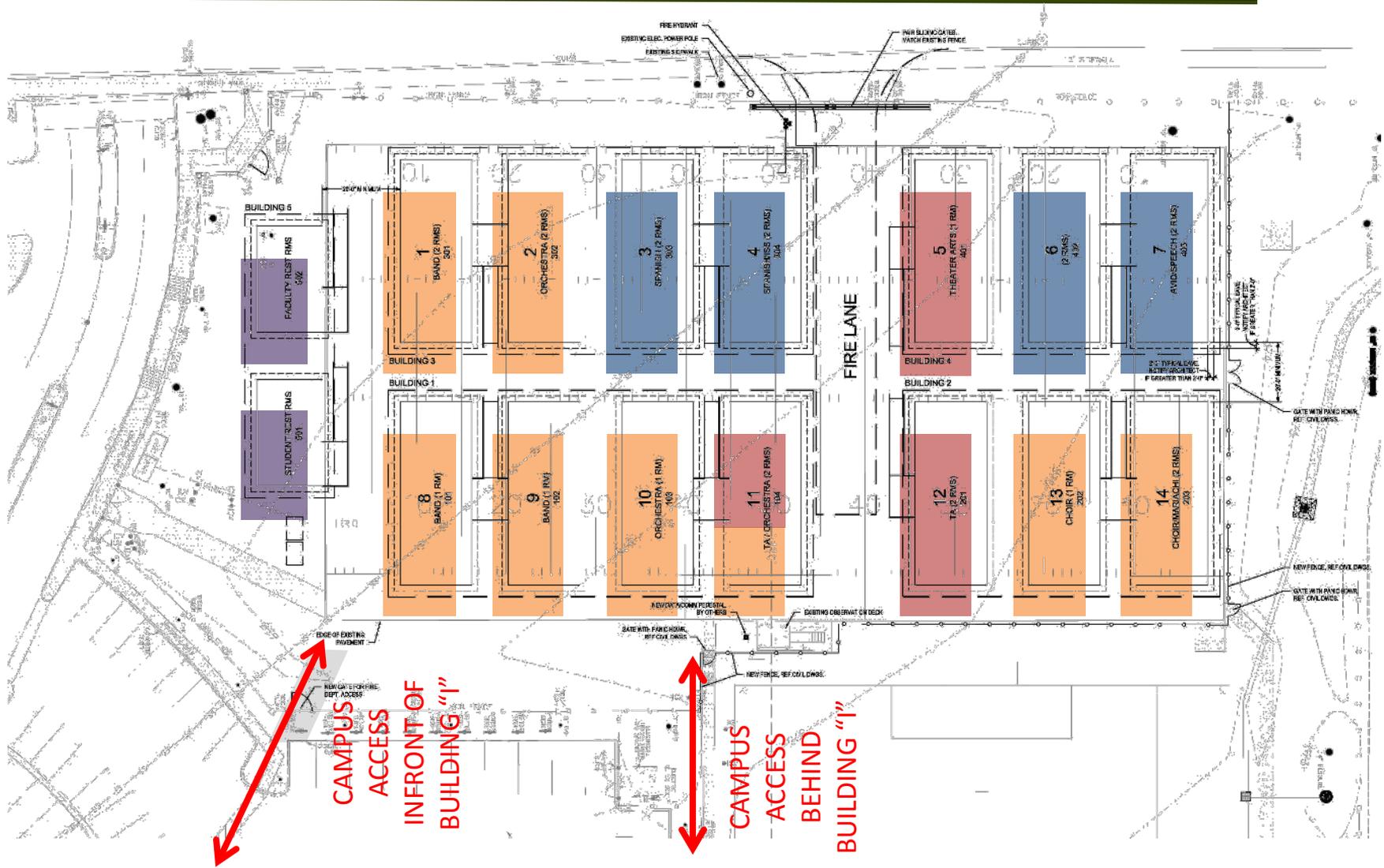
February 2017 – March 2017

# Campus Upgrades – New Internet Service Connection



February 2017 – April 2017

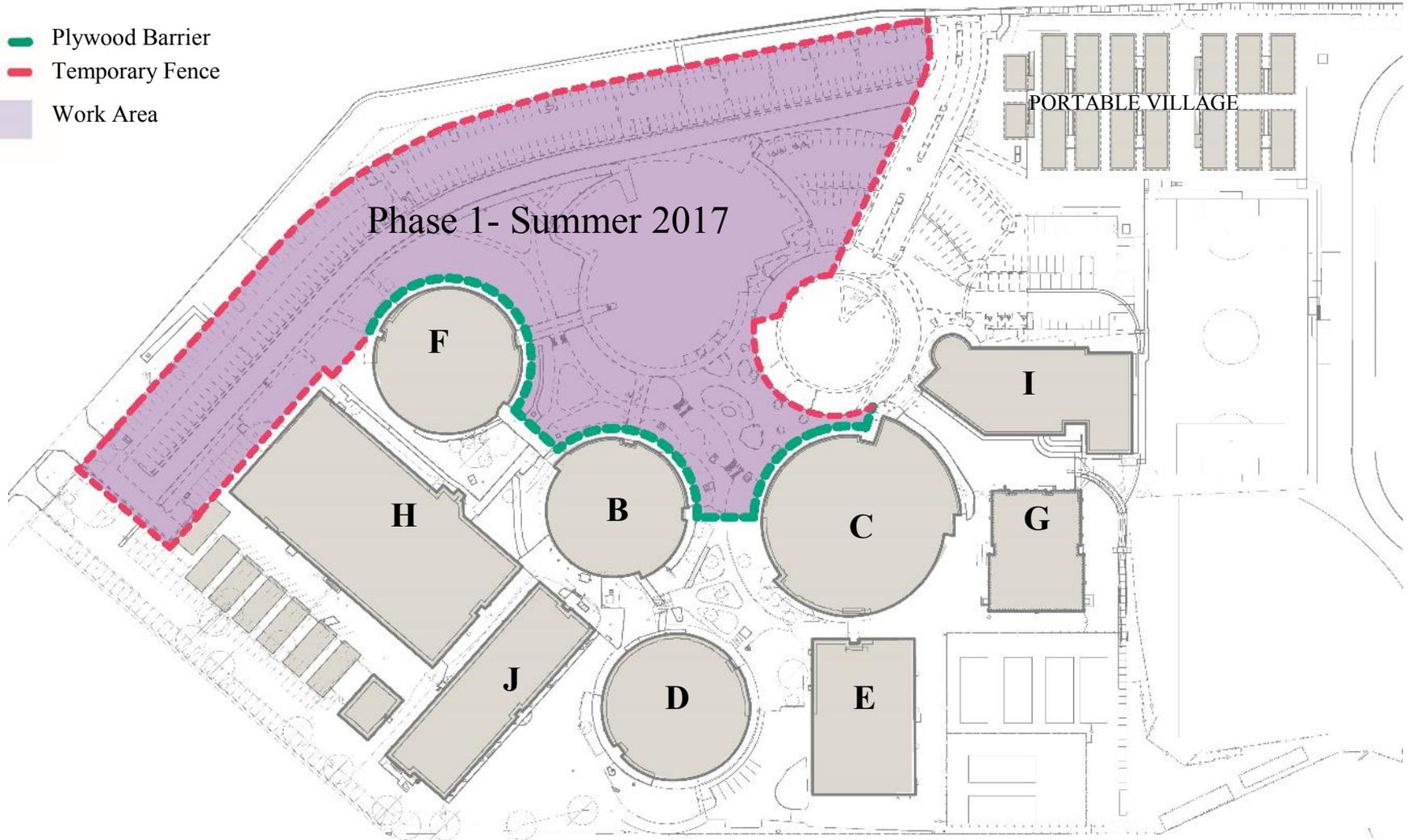
# Fine Arts Portable Village



June 2017 – January 2019

# Phase 1

-  Plywood Barrier
-  Temporary Fence
-  Work Area

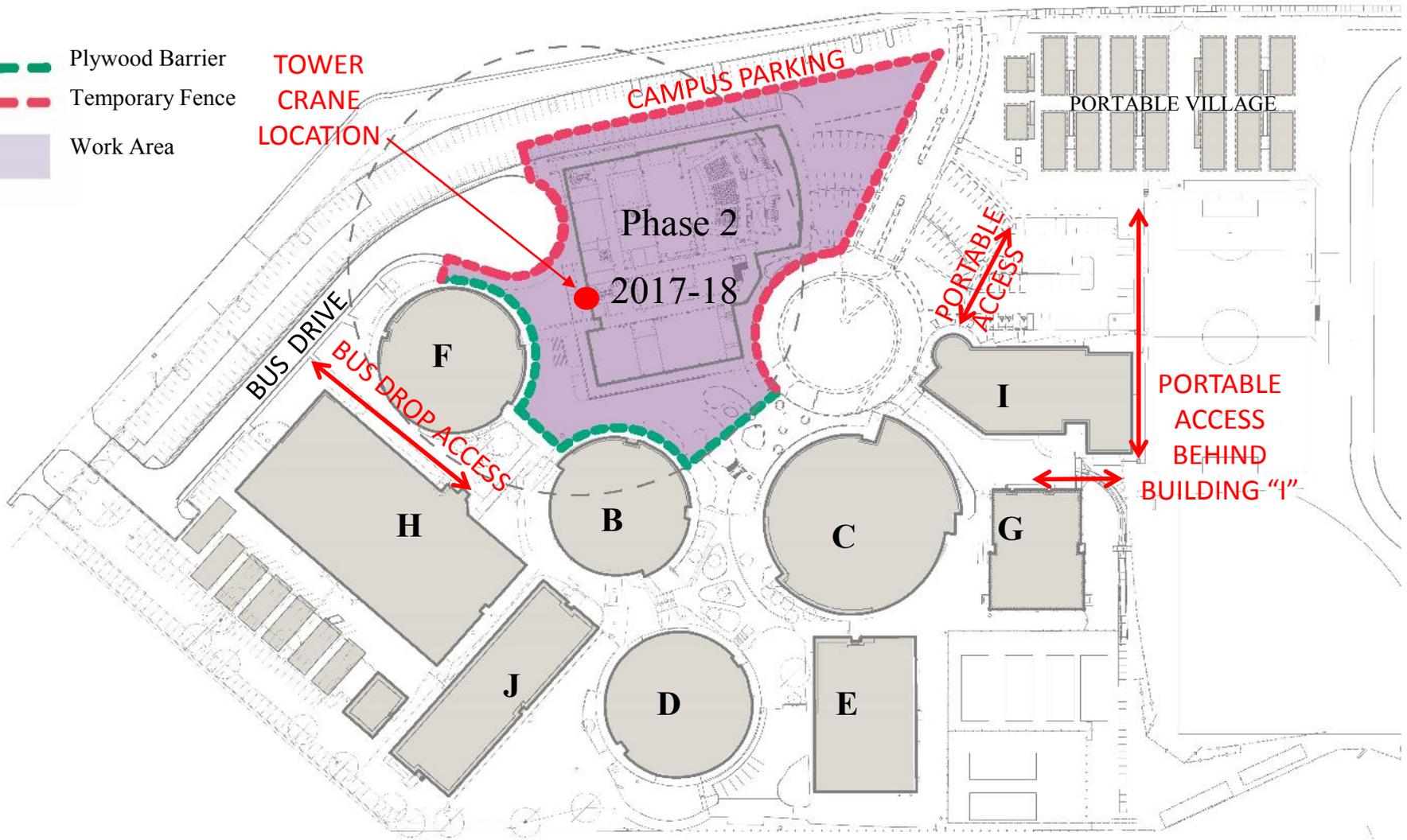


June 2017 – August 2017

# Phase 2

-  Plywood Barrier
-  Temporary Fence
-  Work Area

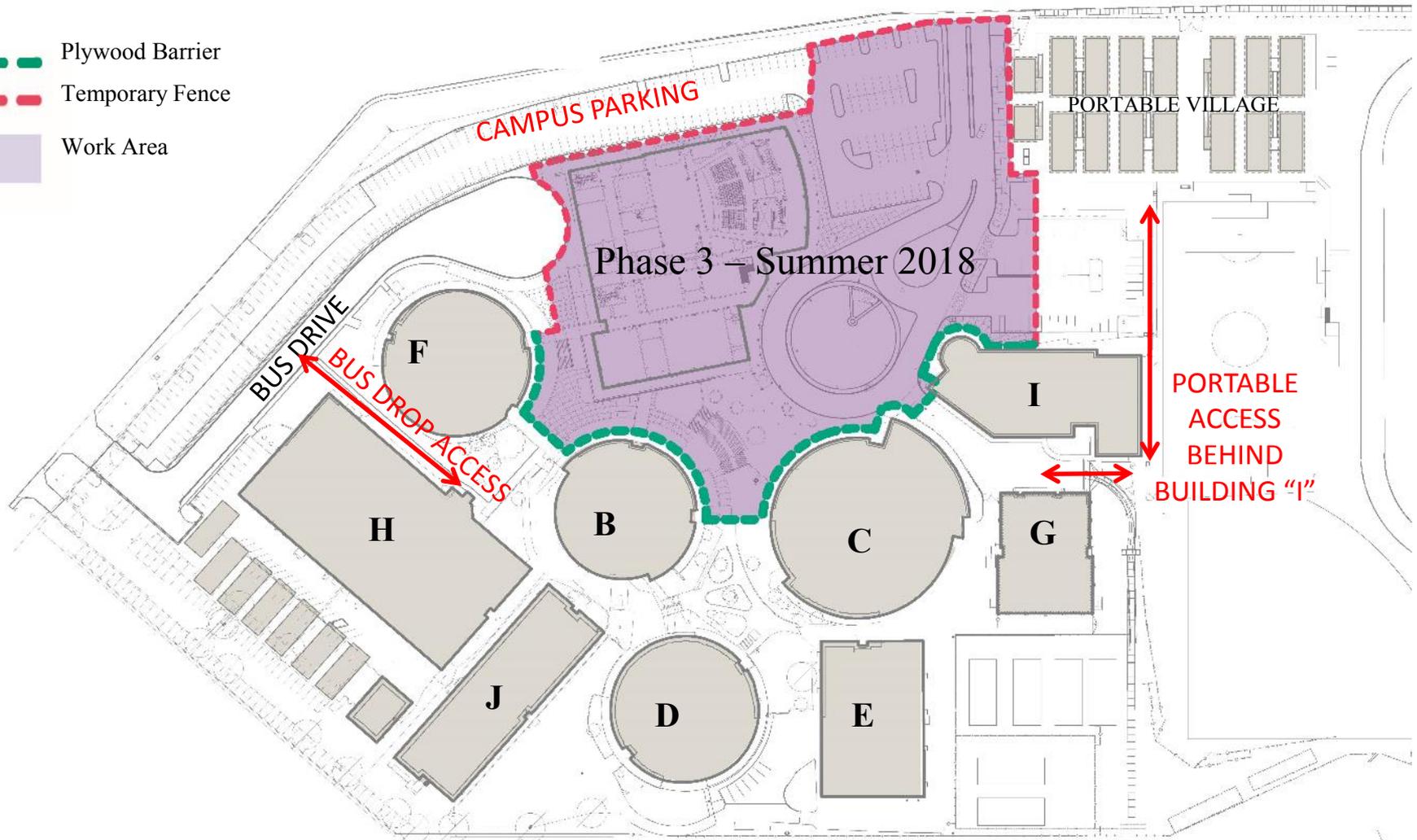
**TOWER  
CRANE  
LOCATION**



August 2017 – May 2018

# Phase 3

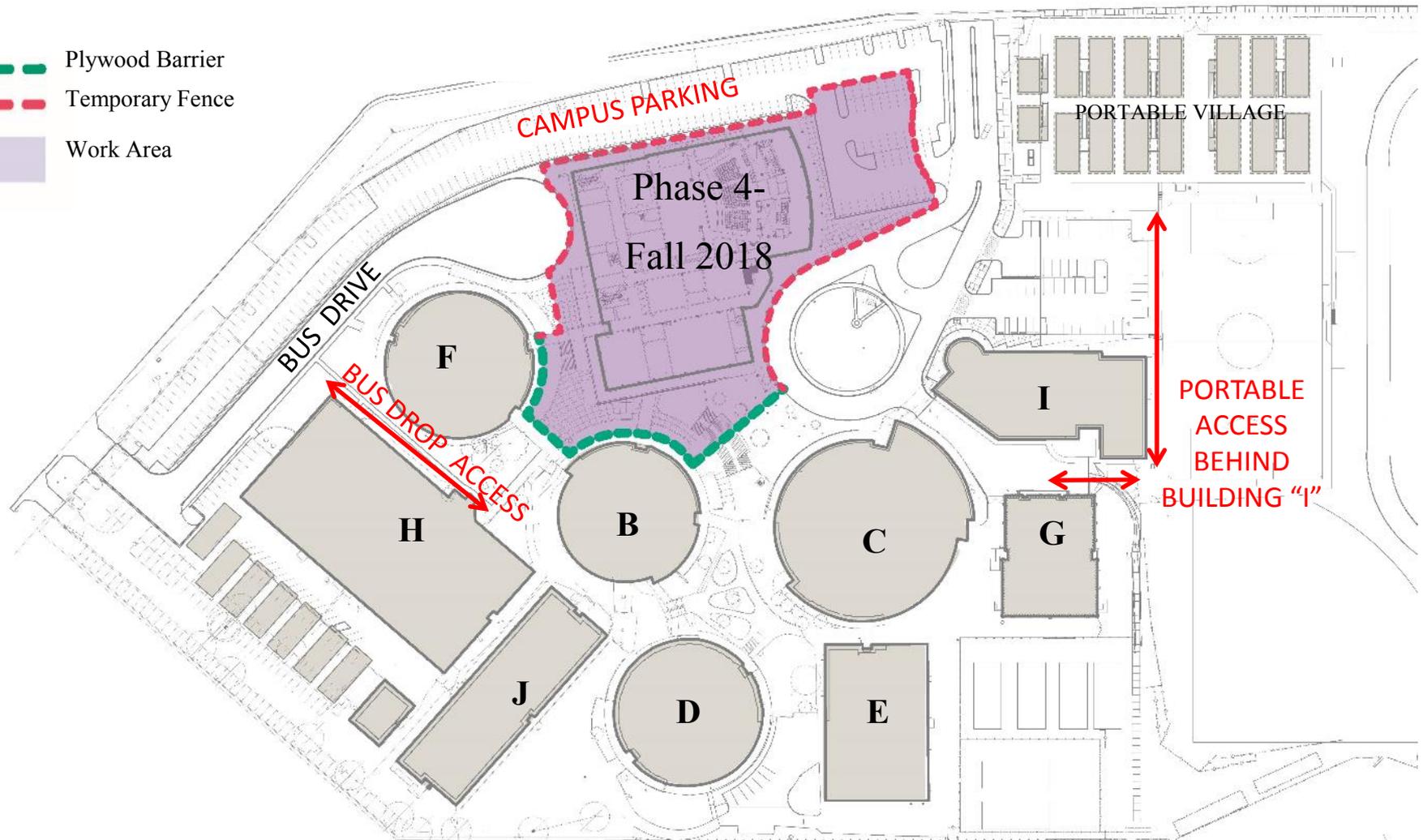
-  Plywood Barrier
-  Temporary Fence
-  Work Area



June 2018 – August 2018

# Phase 4

-  Plywood Barrier
-  Temporary Fence
-  Work Area



August 2018 – December 2018



O.W. Holmes HS - New Performing Arts Building  
San Antonio, TX  
August 17, 2017

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August 2017



O.W. Holmes HS - New Performing Arts Bldg.  
San Antonio, TX  
January 18, 2018

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January 2018



O.W. Holmes - New Performing Arts Building  
San Antonio, TX  
July 12, 2018

July 2018



O.W. Holmes - New Performing Arts Building  
San Antonio, TX  
November 21, 2018

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November 2018



O.W. Holmes - New Performing Arts Building  
San Antonio, TX  
March 17, 2019

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March 2019



O.W. Holmes - New Performing Arts Building  
San Antonio, TX  
March 17, 2019

customAerial  
MADE



O.W. Holmes - New Performing Arts Building  
San Antonio, TX  
March 17, 2019

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March 2019



Thank You!

O.W. Holmes - New Performing Arts Building  
San Antonio, TX  
March 17, 2019

Alamo Architects  
1512 South Flores  
San Antonio, Texas 78204

[alamoarchitects.com](http://alamoarchitects.com)

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