Northside ISD
Holmes High School
Fine Arts Facility Replacement
A4LE Southern Region Conference
April 5, 2019

Bartlett Cocke Construction
Table of Contents

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

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
Table of Contents

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

• 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
Table of Contents

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

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

SITE ANALYSIS

- Student Pedestrian
- Student Vehicles
- Teacher Vehicles
- Parent Drop Off
- Bus Circulation
- Kitchen Delivery
- Traffic Stacking
Site Congestion - Options

- Main bus access moves to 410
- Widen bus lane to 30'
- Create dedicated right-hand turn into parking
- Install bus turnaround and canopy
- Main bus access moves to 410
Site Congestion - Options

- Move fence & widen sidewalk
- Reorganize front parking lot (minimize turn-ins)
- Eliminate cross traffic between parking lots
- Lengthen round-about; create additional stacking room
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:

Base Project

Option 1-Add Bus Loop

Option 2-Add Main Entry Improvements
Site Plan:

- Relocate Bus Traffic To 410
- Loop 410
- INGRAM RD
- SITE OPTION 2

Striped Parking 506
Currently Available: 420
Loss of 26 spaces = 394 New Total

New Bus Loop and Campus Entrance Improvements

- NEW FINE ARTS BUILDING
- EXTEND COVERED WALK TO BLDG C
- BLDG. C
- BLDG. G
- BLDG. H
- BLDG. I
- BLDG. J
- BLDG. D
- BLDG. E
- BLDG. F
- BLDG. B

NEW STAIR/ SEATING
WIDEN SIDEWALKS AT CAMPUS ENTRY
EXTENDED DROP OFF
# Table of Contents

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

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

Auditorium Seating Style – Typical NISD Seating and Control Booth

Brennan High School Auditorium
Marshall High School Auditorium
Marshall High School Auditorium
Auditorium Options

Chisholm Trail High School

Auditorium Seating Style – Stadium Seating - Central Control Booth
Auditorium Options

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Art Labs 2014(2)2016(3)</td>
<td>3200</td>
<td>4800</td>
<td>Third Art Lab Requested (added 4/2017)</td>
</tr>
<tr>
<td>Art Office</td>
<td>200</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Art Stor.</td>
<td>400</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>Kiln Room</td>
<td>150</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>3960</strong></td>
<td><strong>5560</strong></td>
<td></td>
</tr>
<tr>
<td>Auditorium</td>
<td>1000 seats</td>
<td>800 seats</td>
<td></td>
</tr>
<tr>
<td>Auditorium</td>
<td>9000</td>
<td>8425</td>
<td></td>
</tr>
<tr>
<td>Stage</td>
<td>4550</td>
<td>4300</td>
<td></td>
</tr>
<tr>
<td>Thrust Stage</td>
<td>480</td>
<td>480</td>
<td></td>
</tr>
<tr>
<td>Orchestra Pit</td>
<td>600</td>
<td>608</td>
<td></td>
</tr>
<tr>
<td>Orch. Pit - Lower</td>
<td>1280</td>
<td>1280</td>
<td></td>
</tr>
<tr>
<td>Aud. Dressing</td>
<td>520</td>
<td>520</td>
<td>Combined with Band Dressing</td>
</tr>
<tr>
<td>On Stage Storage</td>
<td>400</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>Shop Storage</td>
<td>400</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>Lobby</td>
<td>2000</td>
<td>2500</td>
<td></td>
</tr>
<tr>
<td>Ticket Booth</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Proj. Room</td>
<td>200</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>19550</strong></td>
<td><strong>19233</strong></td>
<td></td>
</tr>
<tr>
<td>Theater Program</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black Box Th.</td>
<td>1500</td>
<td>1500</td>
<td></td>
</tr>
<tr>
<td>Drama Office</td>
<td>200</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Costume Stor.</td>
<td>550</td>
<td>550</td>
<td></td>
</tr>
<tr>
<td>Makeup</td>
<td>120</td>
<td>0</td>
<td>Combined with Costume Storage</td>
</tr>
<tr>
<td>Theater Arts CR</td>
<td>800</td>
<td>800</td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>3120</strong></td>
<td><strong>3050</strong></td>
<td></td>
</tr>
<tr>
<td>Music Program</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Band</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Band Hall 1</td>
<td>4000</td>
<td>4000</td>
<td></td>
</tr>
<tr>
<td>Band Hall 2</td>
<td>2880</td>
<td>2880</td>
<td></td>
</tr>
<tr>
<td>Practice Rooms</td>
<td>720</td>
<td>540</td>
<td>6 PR in Combined Scheme</td>
</tr>
<tr>
<td>Practice Rooms - Ens.</td>
<td>240</td>
<td>240</td>
<td></td>
</tr>
<tr>
<td>Band Office</td>
<td>400</td>
<td>400</td>
<td></td>
</tr>
<tr>
<td>Band Library</td>
<td>200</td>
<td>0</td>
<td>Combined with Orch/Mar/Choir</td>
</tr>
<tr>
<td>Band Inst. Storage</td>
<td>1000</td>
<td>1000</td>
<td></td>
</tr>
<tr>
<td>Percussion Storage</td>
<td>200</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Guard Storage</td>
<td>200</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Band Dressing -B</td>
<td>200</td>
<td>0</td>
<td>Combined with Aud. Dressing</td>
</tr>
<tr>
<td>Band Dressing -G</td>
<td>200</td>
<td>0</td>
<td>Combined with Aud. Dressing</td>
</tr>
<tr>
<td>Band Uniform Stor.</td>
<td>500</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>10740</strong></td>
<td><strong>9580</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Design Guide Standard</th>
<th>Combined Spaces Option 2</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Orchestra Room</td>
<td>1500</td>
<td>1500</td>
</tr>
<tr>
<td>Orch./Combined Office</td>
<td>150</td>
<td>385</td>
</tr>
<tr>
<td>Orch./Combined Library</td>
<td>150</td>
<td>385</td>
</tr>
<tr>
<td>Orch./Comb Inst. Storage</td>
<td>350</td>
<td>465</td>
</tr>
<tr>
<td>Orch./comb Uni Stor.</td>
<td>240</td>
<td>575</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>2390</strong></td>
<td><strong>3130</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Music Program</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Choir Room</td>
<td>1500</td>
<td>1350</td>
</tr>
<tr>
<td>Choral Office</td>
<td>150</td>
<td>120</td>
</tr>
<tr>
<td>Choral Library</td>
<td>150</td>
<td>0</td>
</tr>
<tr>
<td>Choral Uniform Stor.</td>
<td>240</td>
<td>0</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>2040</strong></td>
<td><strong>1470</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Music Program</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mariachi Room</td>
<td>0</td>
<td>1400</td>
</tr>
<tr>
<td>Mariachi Office</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mariachi Library</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mariachi Inst. Storage</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mariachi Uniform Stor.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td><strong>0</strong></td>
<td><strong>1400</strong></td>
</tr>
</tbody>
</table>

**Net Subtotal** | 41800 | 43983 |
(No Mariachi in DG)

**Gross Up Factor** | 54% | 23750.82 |
(From Holmes)
### Building Program Options

#### OPTION 1


**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 1
2014 District Design Guide Standard
BUILDING SIZE
3 stories
77,000 sf

OPTION 2
Combined and Reduced Spaces
BUILDING SIZE
2 stories
69,500 sf
(-7500 sf from 2014 DG)

OPTION 3
Further Reduction Scheme
BUILDING SIZE
2 stories
61,500 sf
(-15500 sf from 2014 DG)

Option 2, Add Full Orchestra Pit
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
# Table of Contents

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

Floor Plans

Auditorium Floor Plan
Exterior Images
Amphitheater Option
Table of Contents

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

Phase 1 - Summer 2017

June 2017 – August 2017
Phase 3

- Plywood Barrier
- Temporary Fence
- Work Area

Phase 3 – Summer 2018

PORTABLE VILLAGE

CAMPUS PARKING

PORTABLE ACCESS BEHIND BUILDING “I”

June 2018 – August 2018
Phase 4

August 2018 – December 2018
Thank You!

Alamo Architects
1512 South Flores
San Antonio, Texas 78204
alamoarchitects.com