



Northside ISD Holmes High School

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

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,

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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



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INNOVATION



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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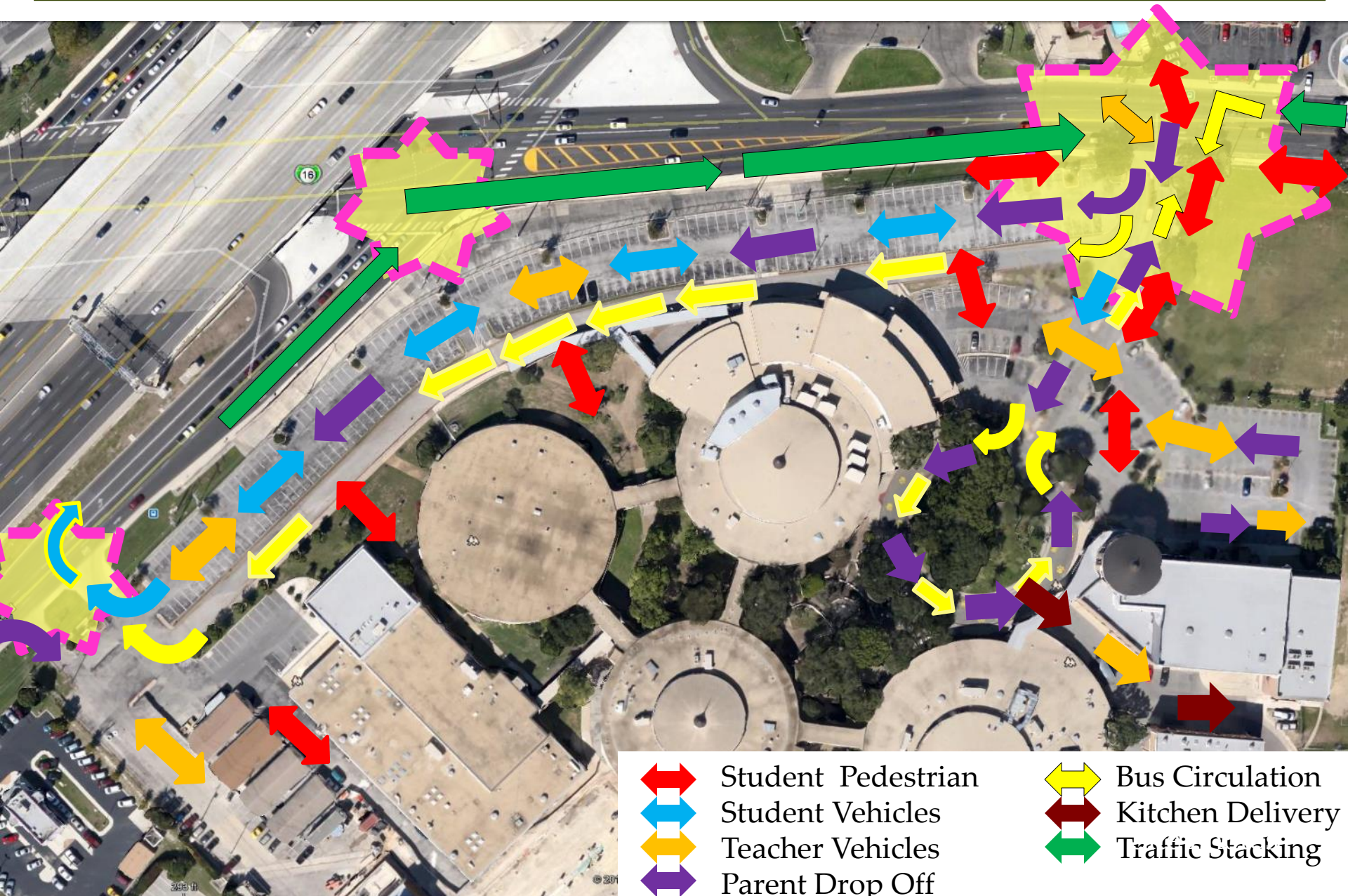
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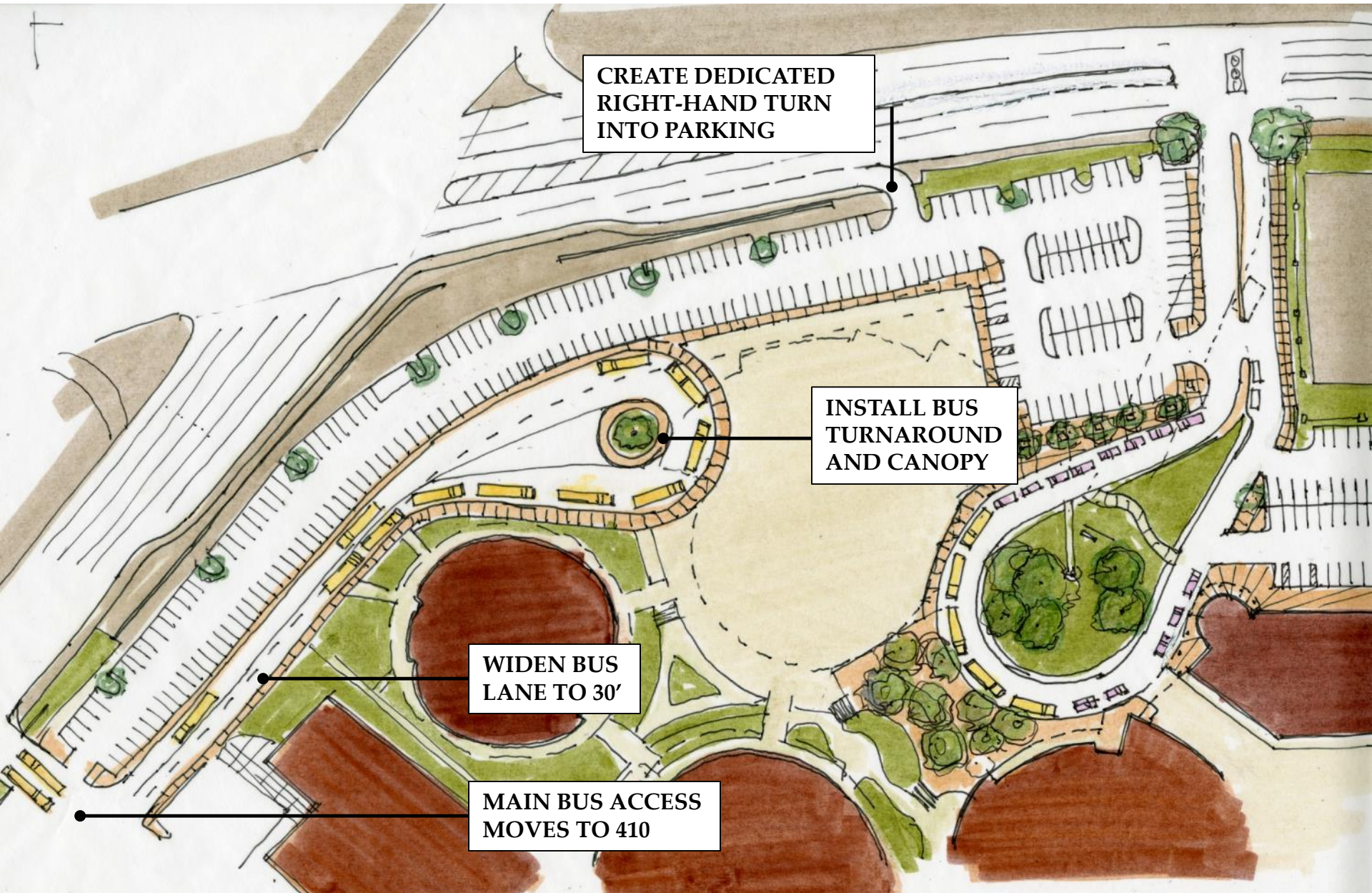
Site Congestion

SITE ANALYSIS



Site Congestion - Options

SITE ANALYSIS



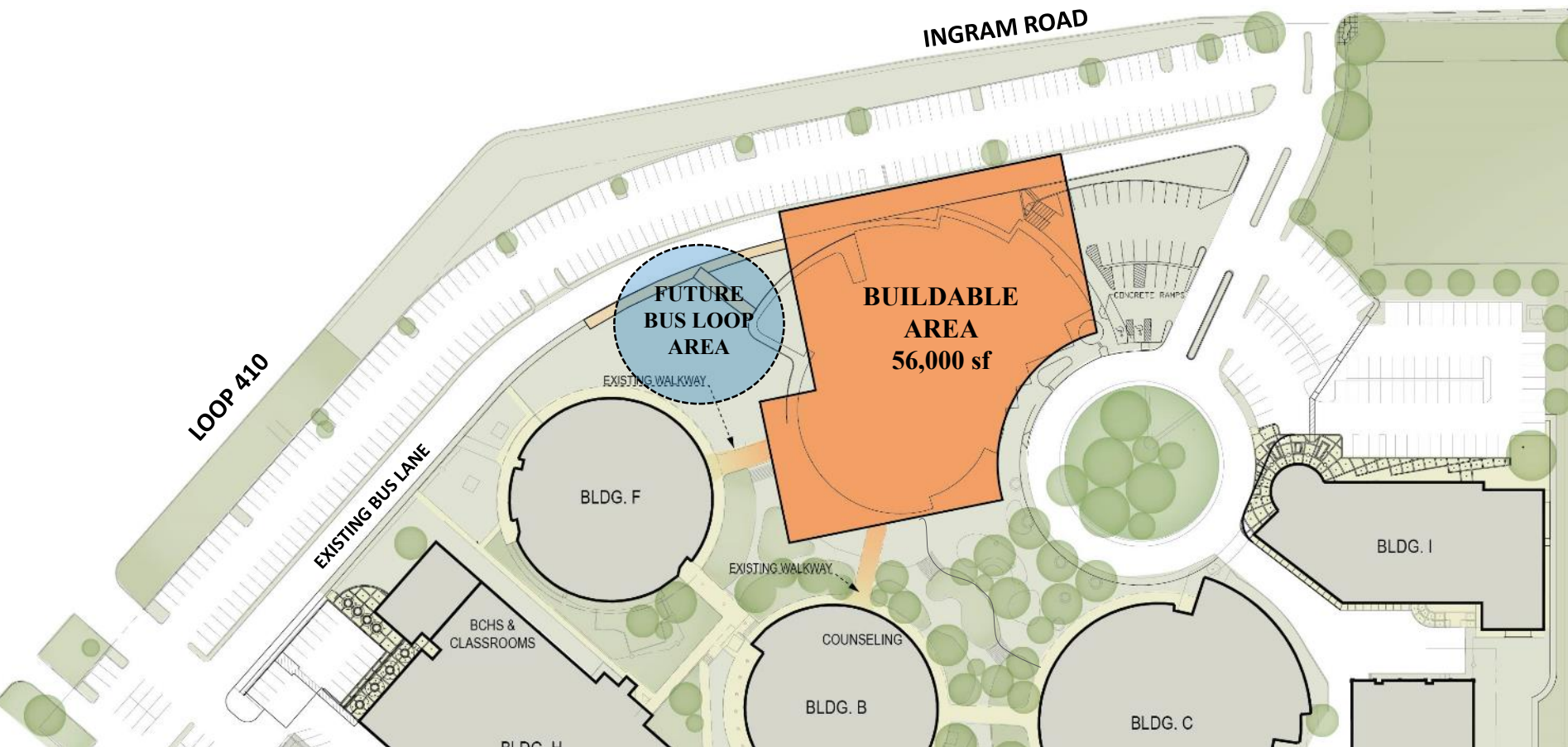
Site Congestion - Options

SITE ANALYSIS



Buildable Site Area

SITE ANALYSIS



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

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



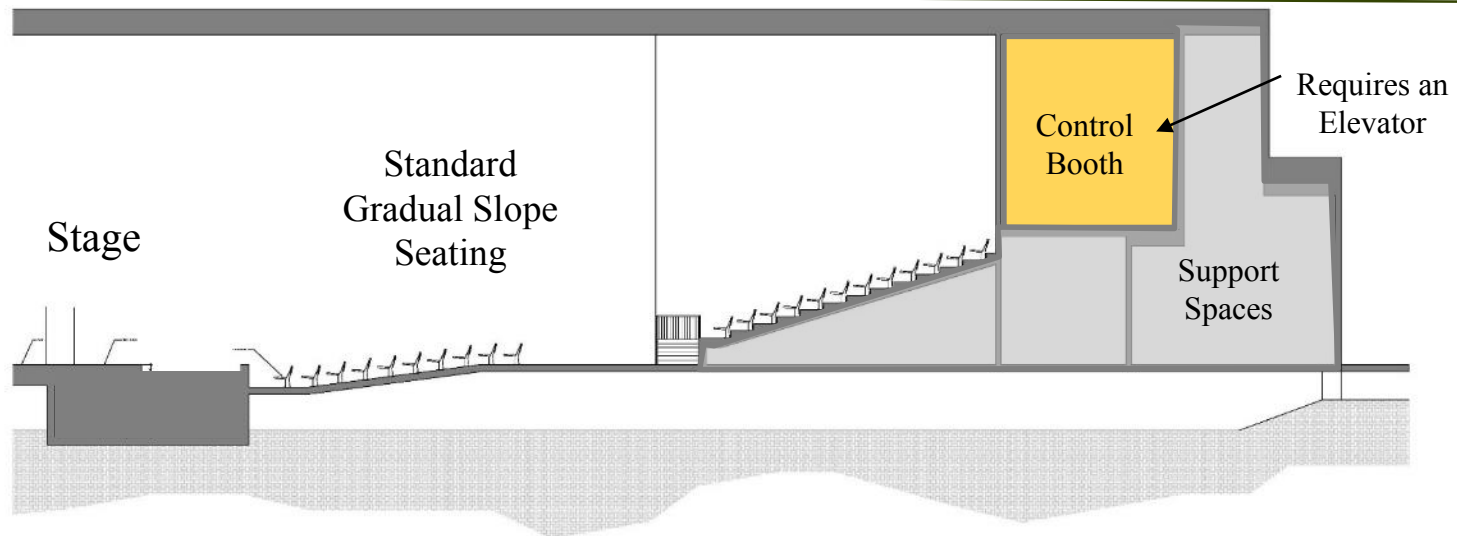
Brennan High School Auditorium



Marshall High School Auditorium



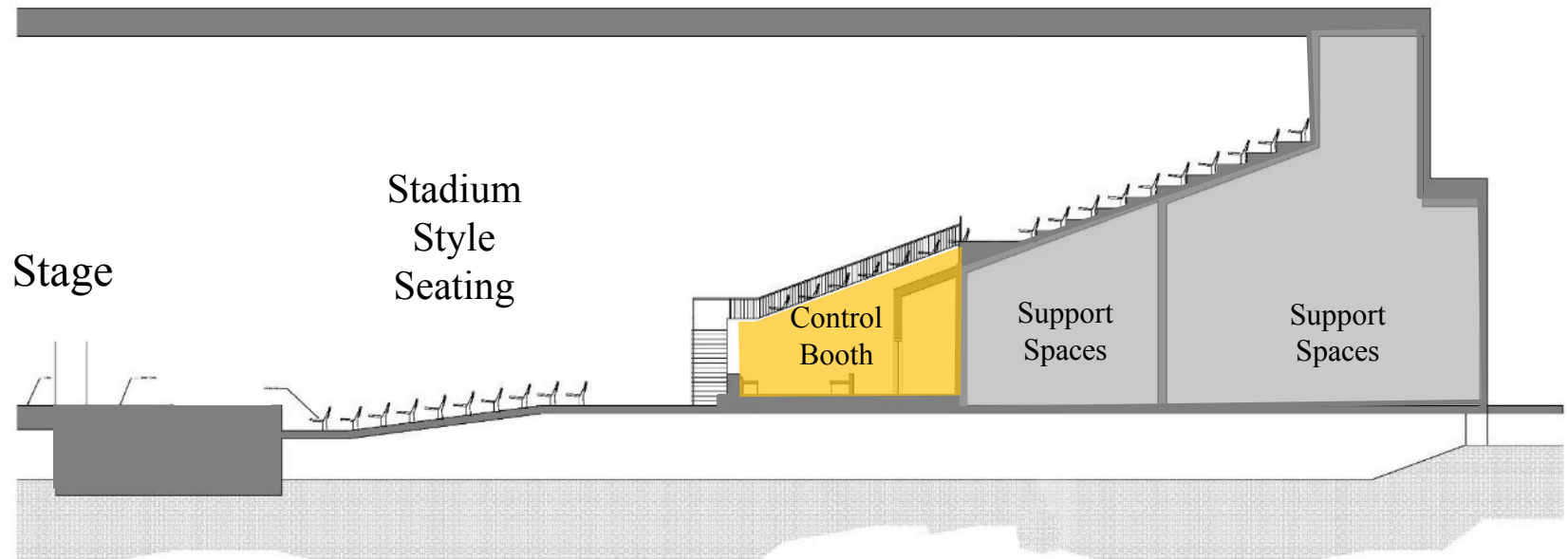
Marshall High School Auditorium



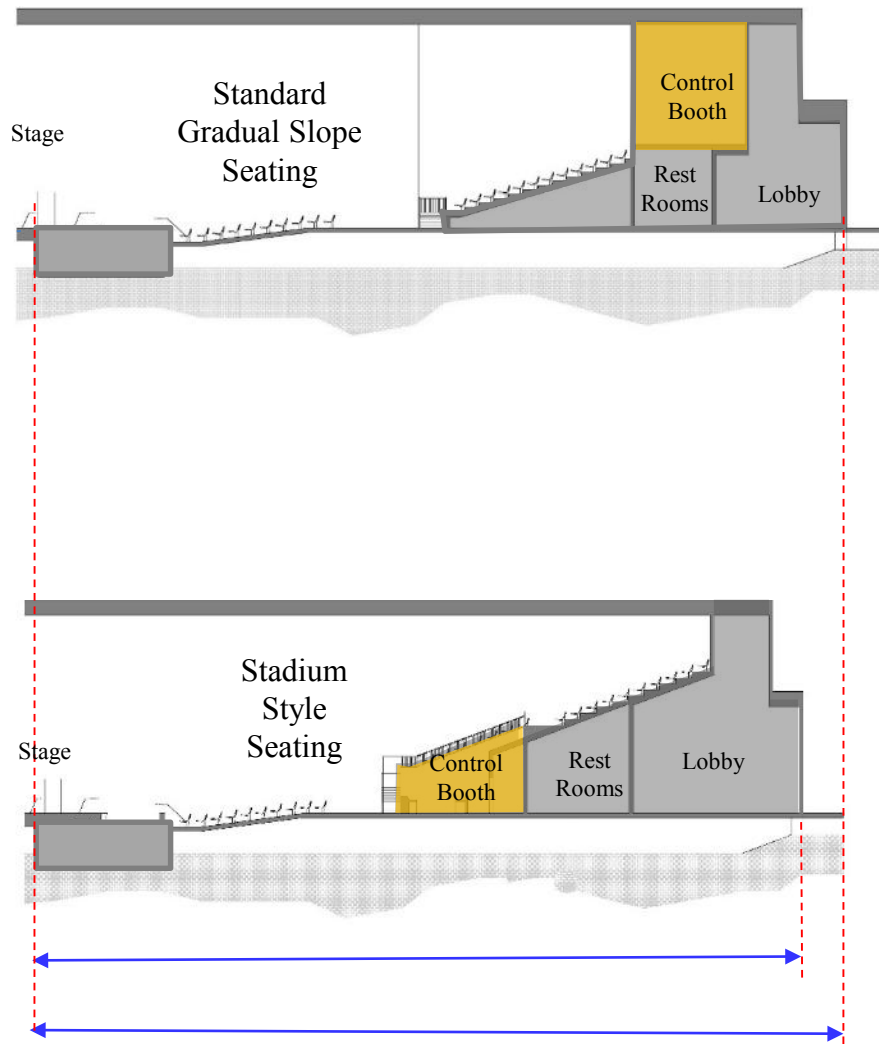
Auditorium Seating Style – Typical NISD Seating and Control Booth



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

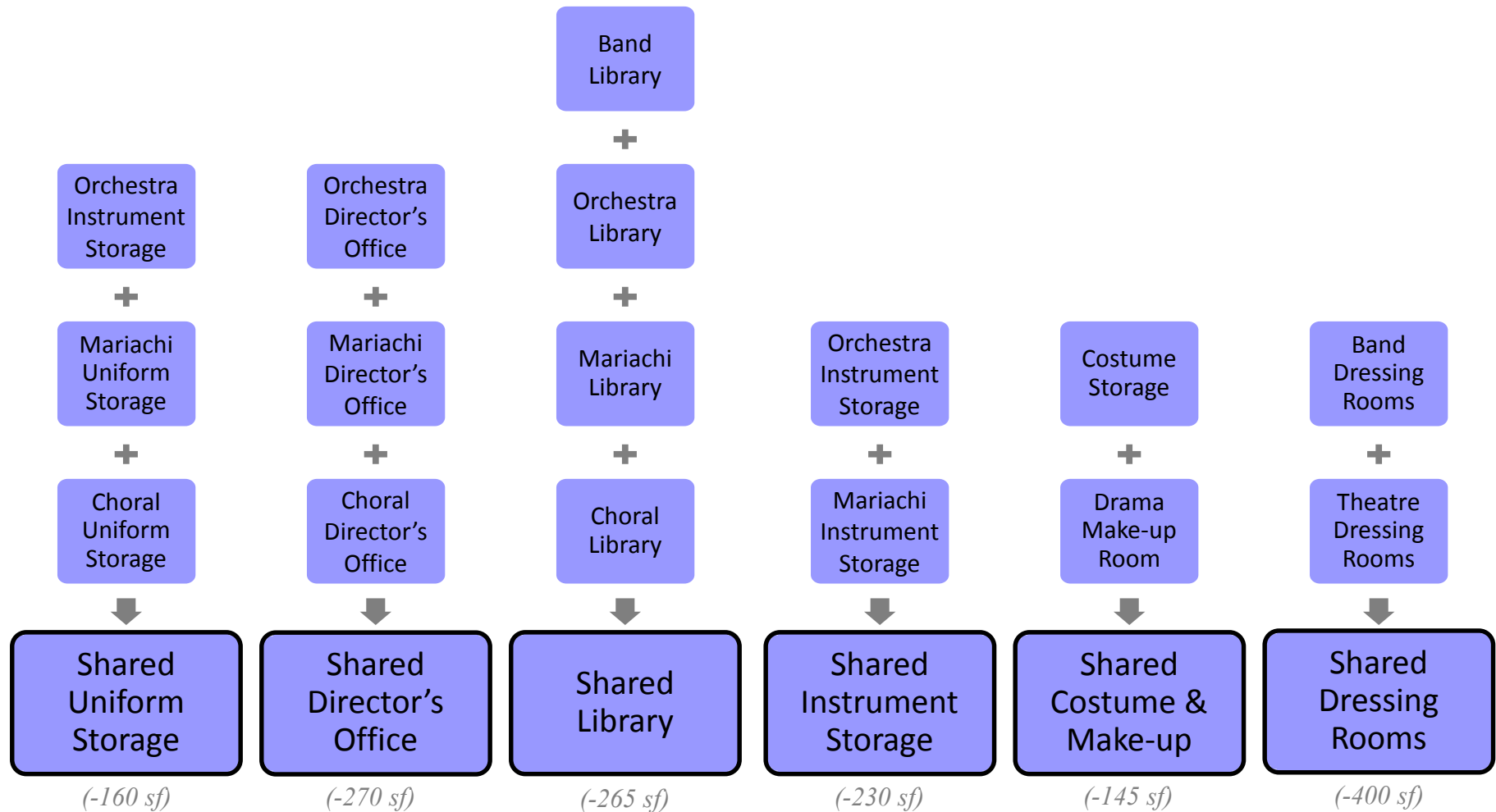
AUDITORIUM STYLE -

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	
SUBTOTAL	3960	5560	
Auditorium			
Auditorium	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	
SUBTOTAL	19550	19233	
Theater Program			
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	
SUBTOTAL	3120	3050	
Music Program			
Band			
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	
SUBTOTAL	10740	9960	

	Design Guide Standard	Combined Spaces Option 2	NOTES
Orchestra			
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.
SUBTOTAL	2390	3310	
Music Program			
Choir			
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.
SUBTOTAL	2040	1470	
Music Program			
Mariachi			
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
SUBTOTAL	0	1400	
Net Subtotal	41800	43983	
	(No Mariachi in DG)		
Gross Up Factor	54%	23750.82	
(From Holmes)			

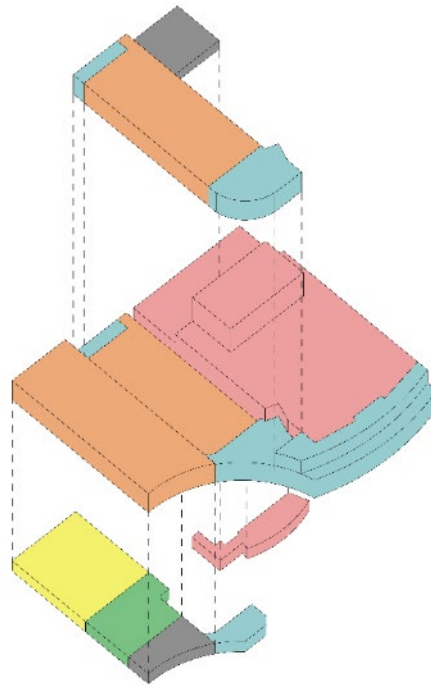
OPTION 1 2014 District Design Guide Standard Plus Mariachi

BUILDING SIZE

3 stories

77,000 sf

- 1000 Seat Auditorium



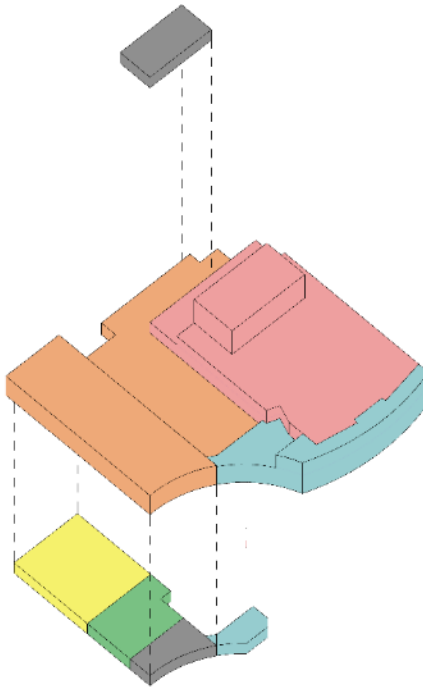
OPTION 2 Combined and Reduced Spaces

BUILDING SIZE

2 stories

69,500 sf

- 900 Seat Auditorium



(-7500 sf from 2014 DG)

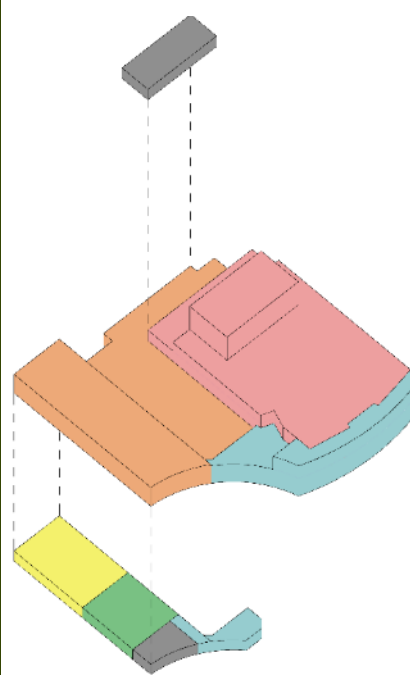
OPTION 3 Further Reduction Scheme

BUILDING SIZE

2 stories

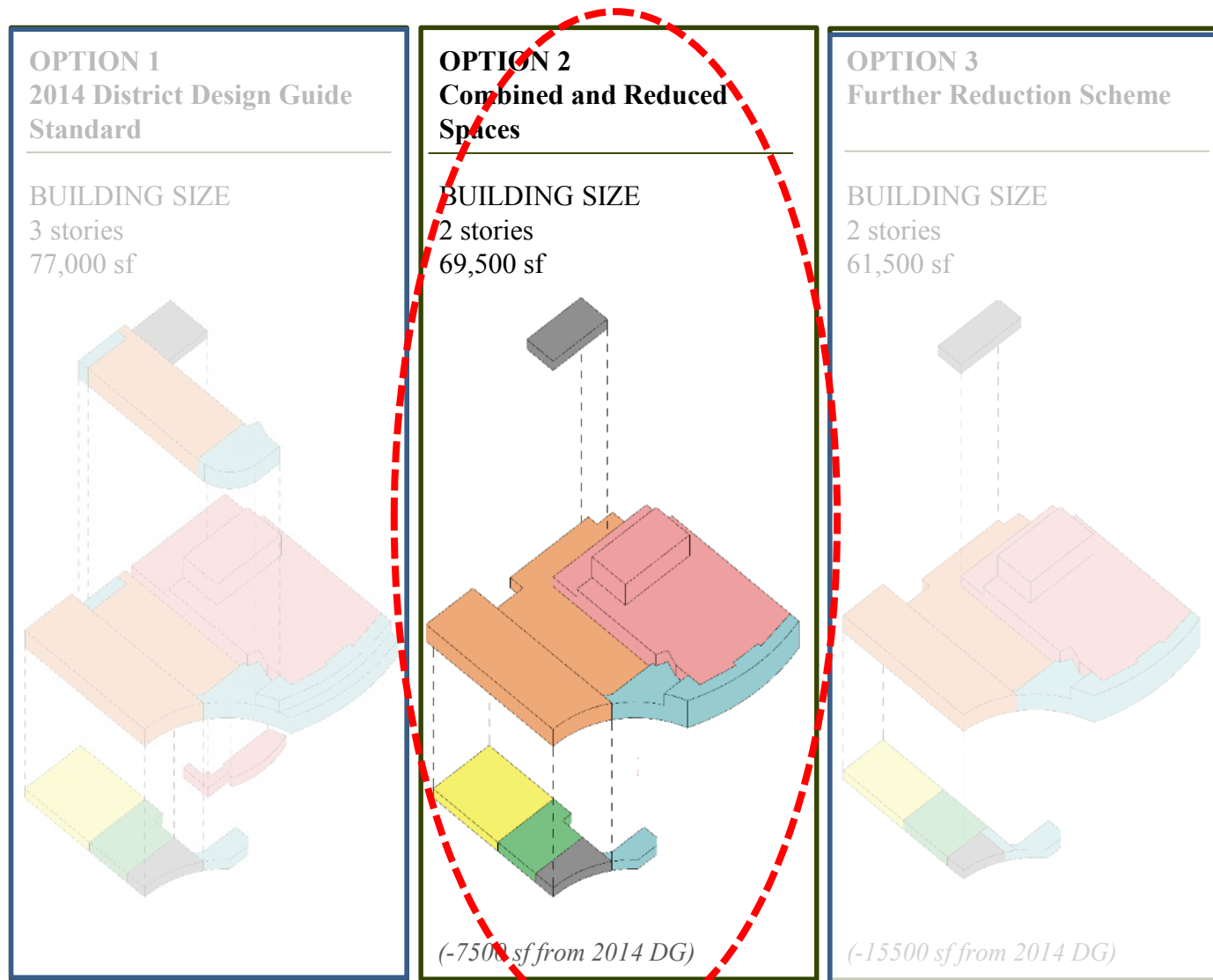
61,500 sf

-800 Seat Auditorium



(-15500 sf from 2014 DG)

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

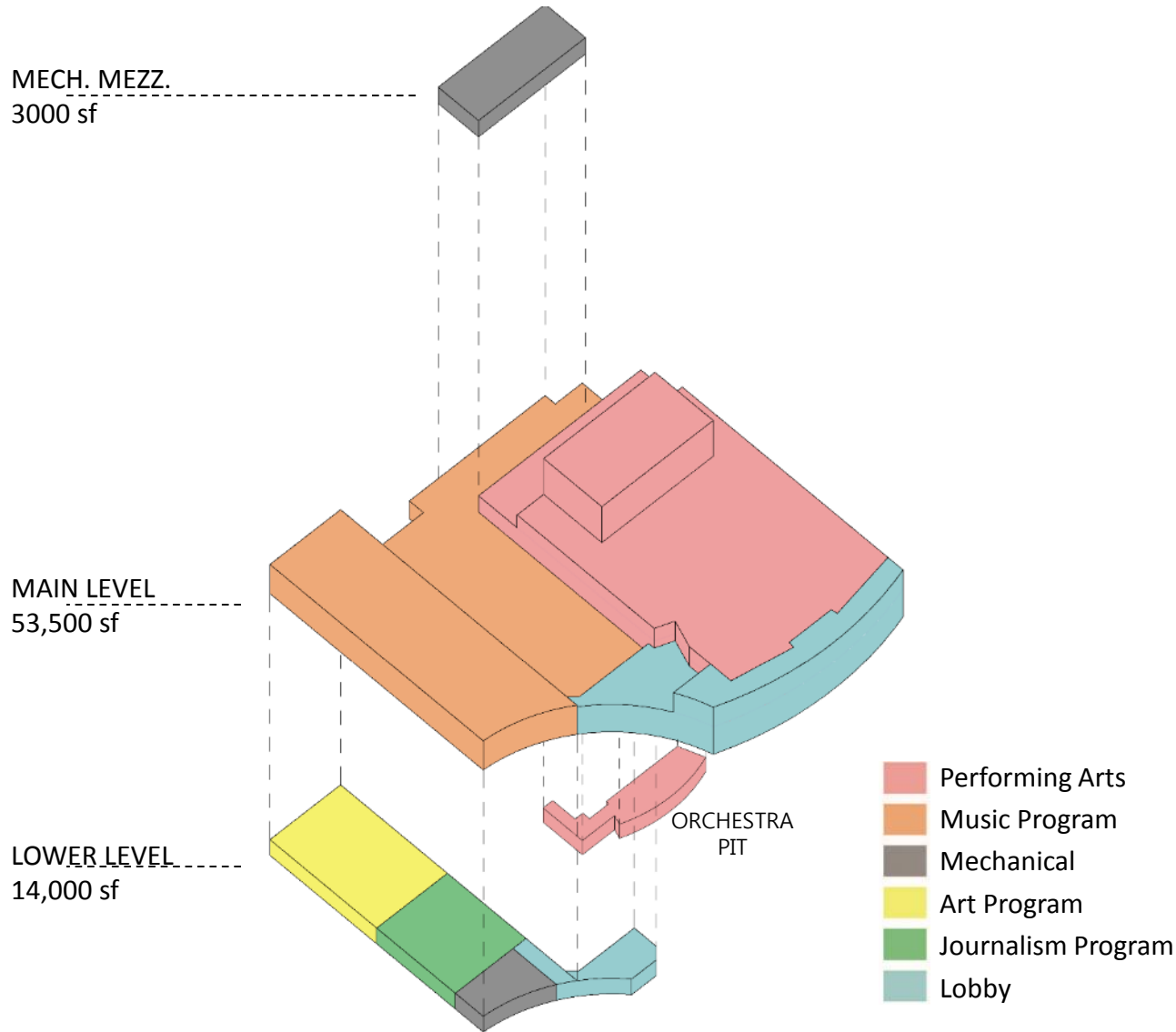


Program Options

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

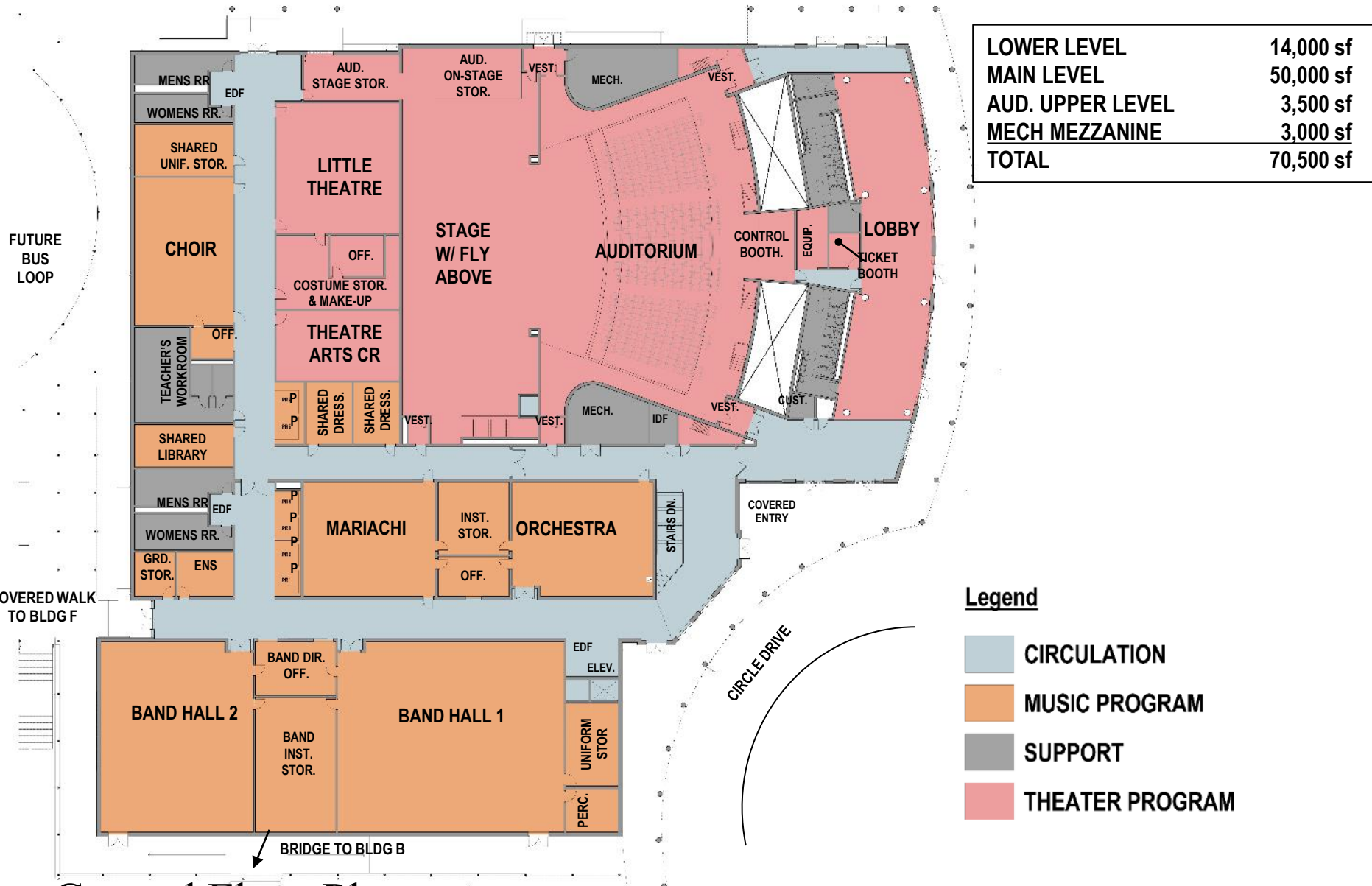


Birdseye

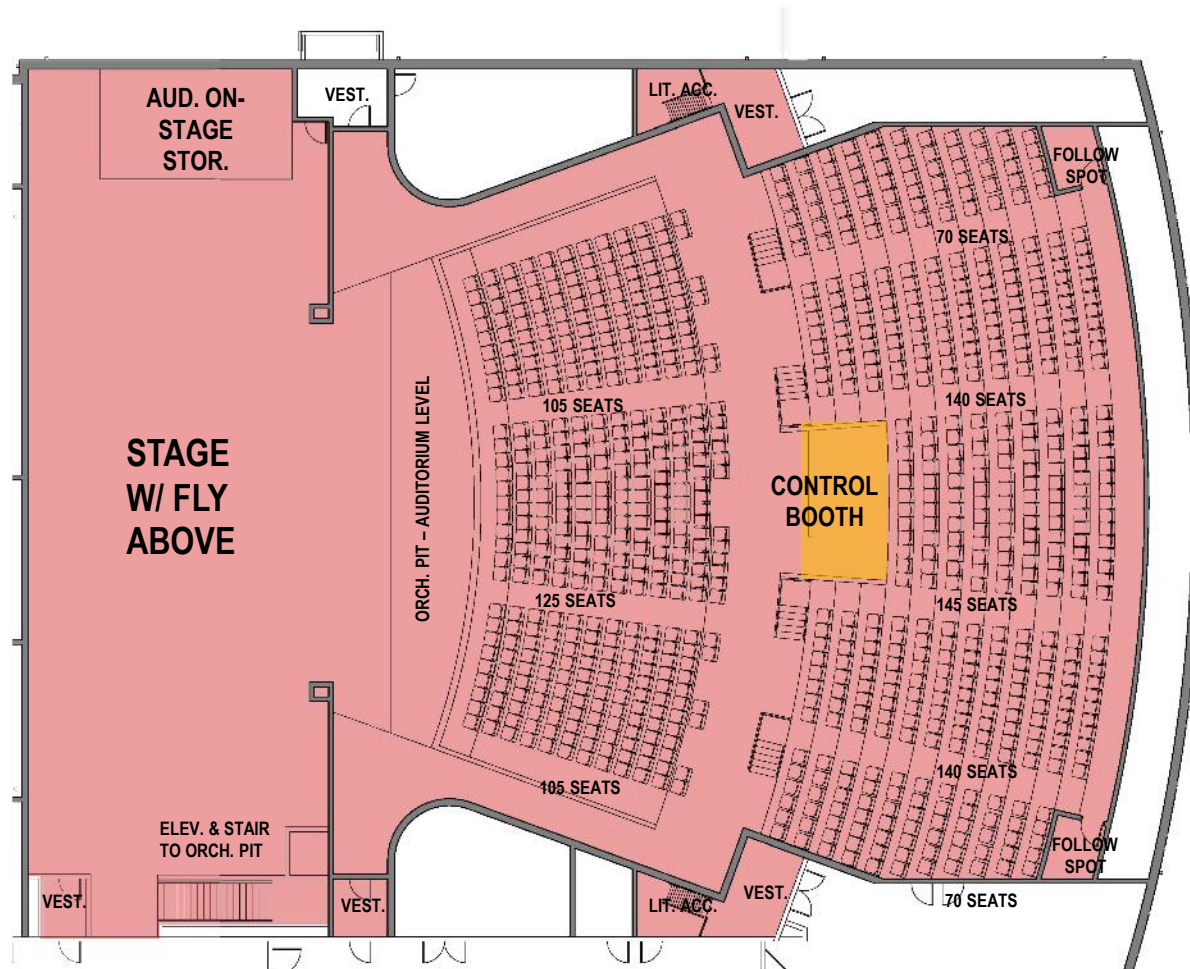
3D Massing

Floor Plans

Schematic Design

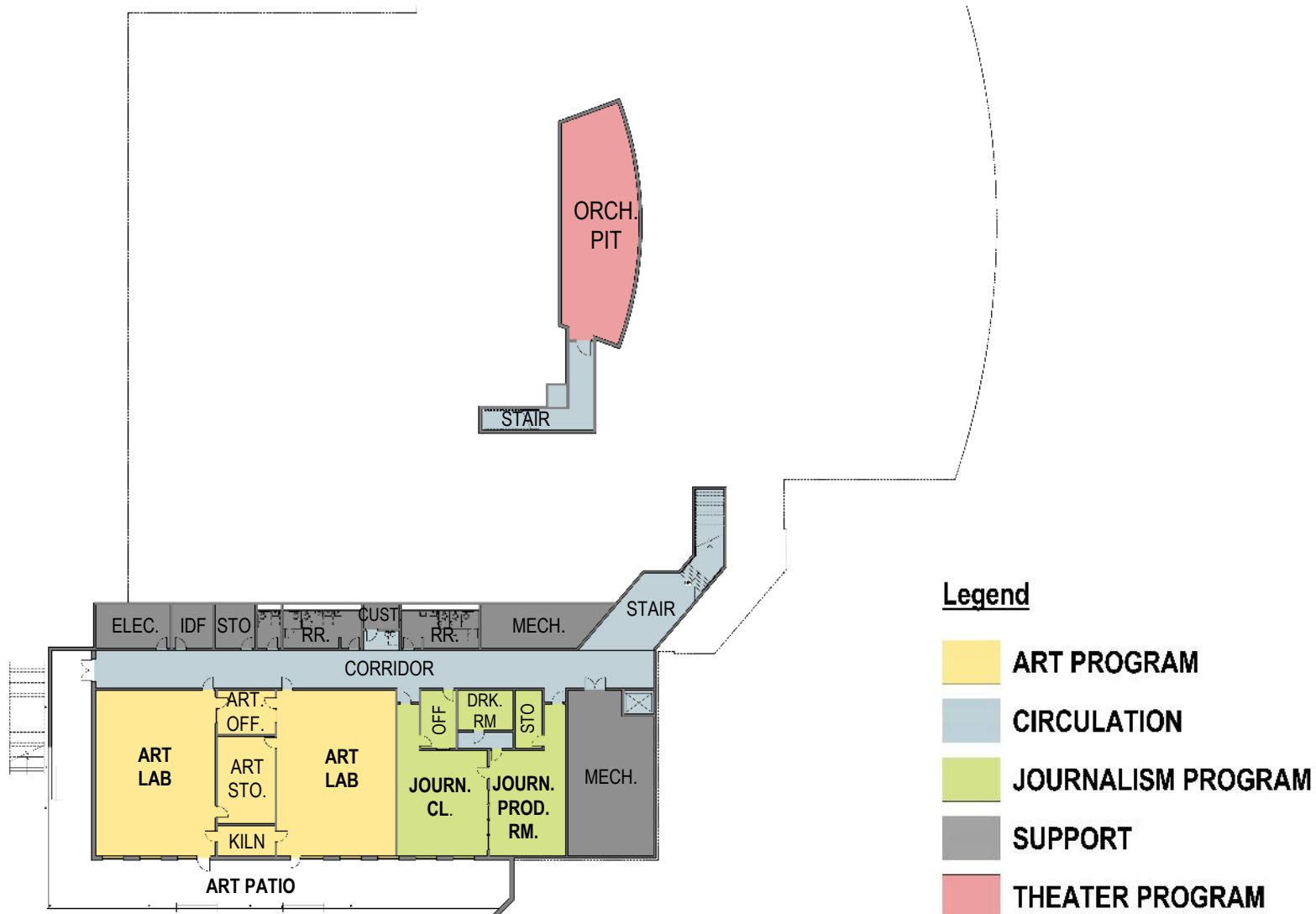


Ground Floor Plan



AUDITORIUM APPROXIMATELY 900 SEATS

Auditorium Floor Plan



Lower Level Floor Plan

Exterior Images



Campus Entry



Fine Arts Entry



Amphitheater Option



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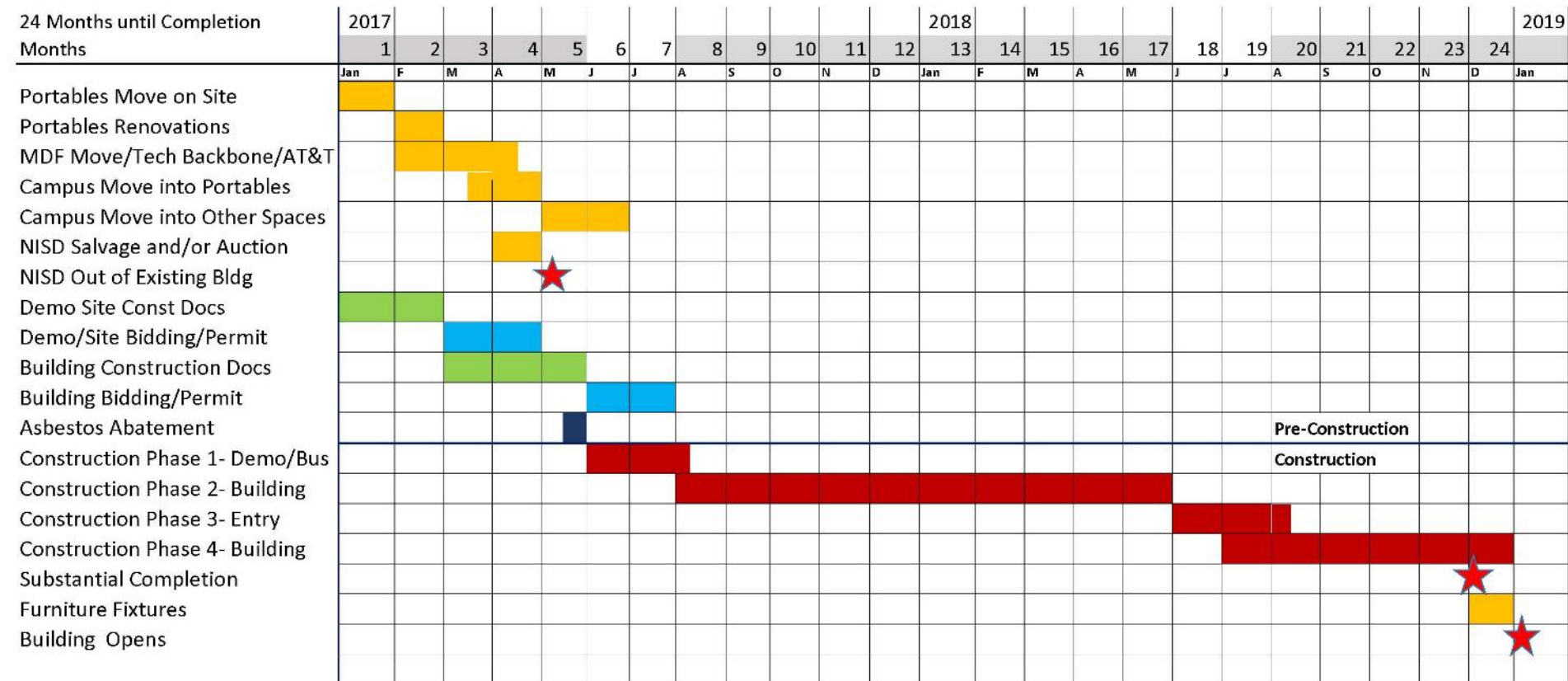
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Project Schedule

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



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

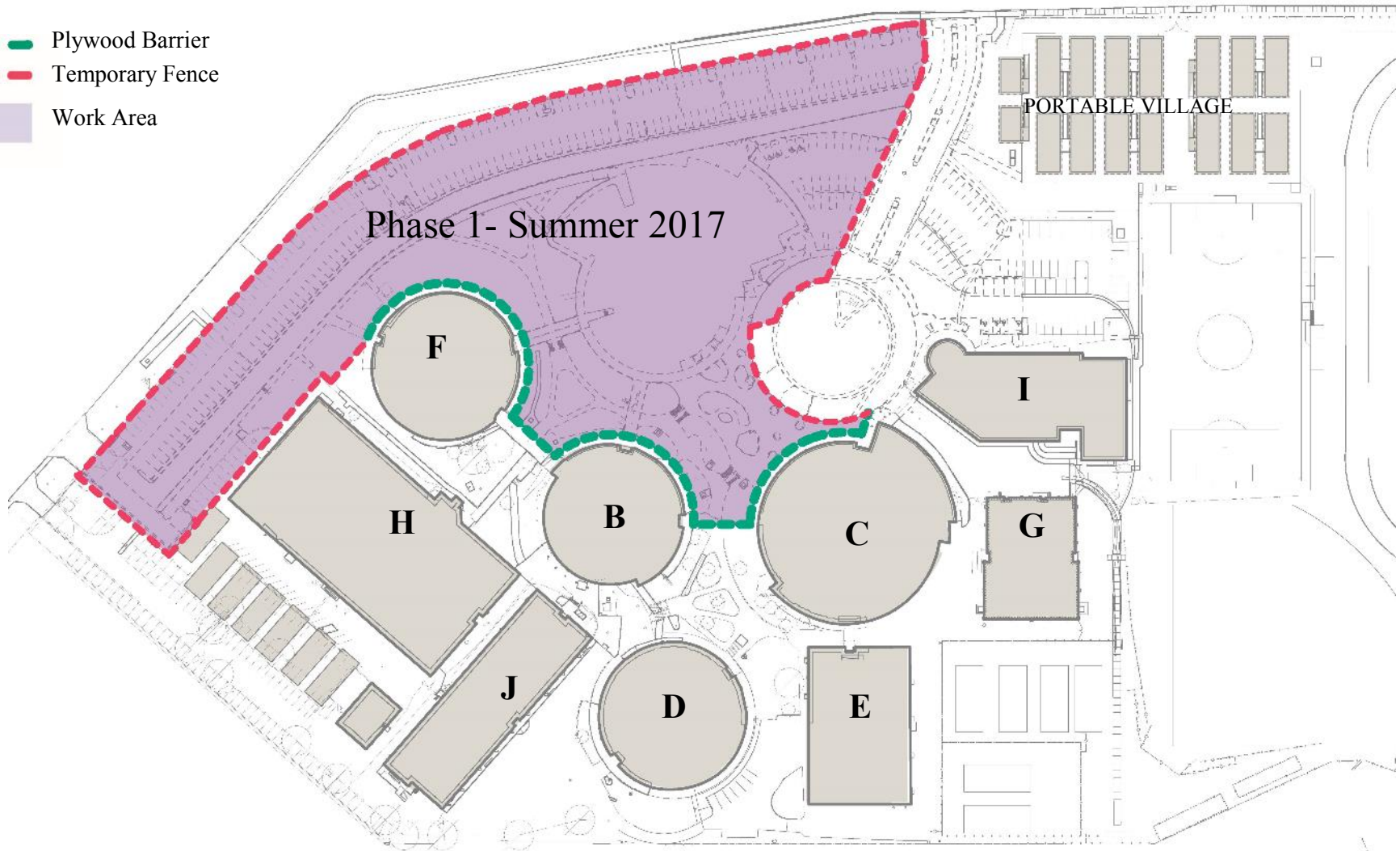


CAMPUS
ACCESS
BEHIND
BUILDING “I”

June 2017 – January 2019

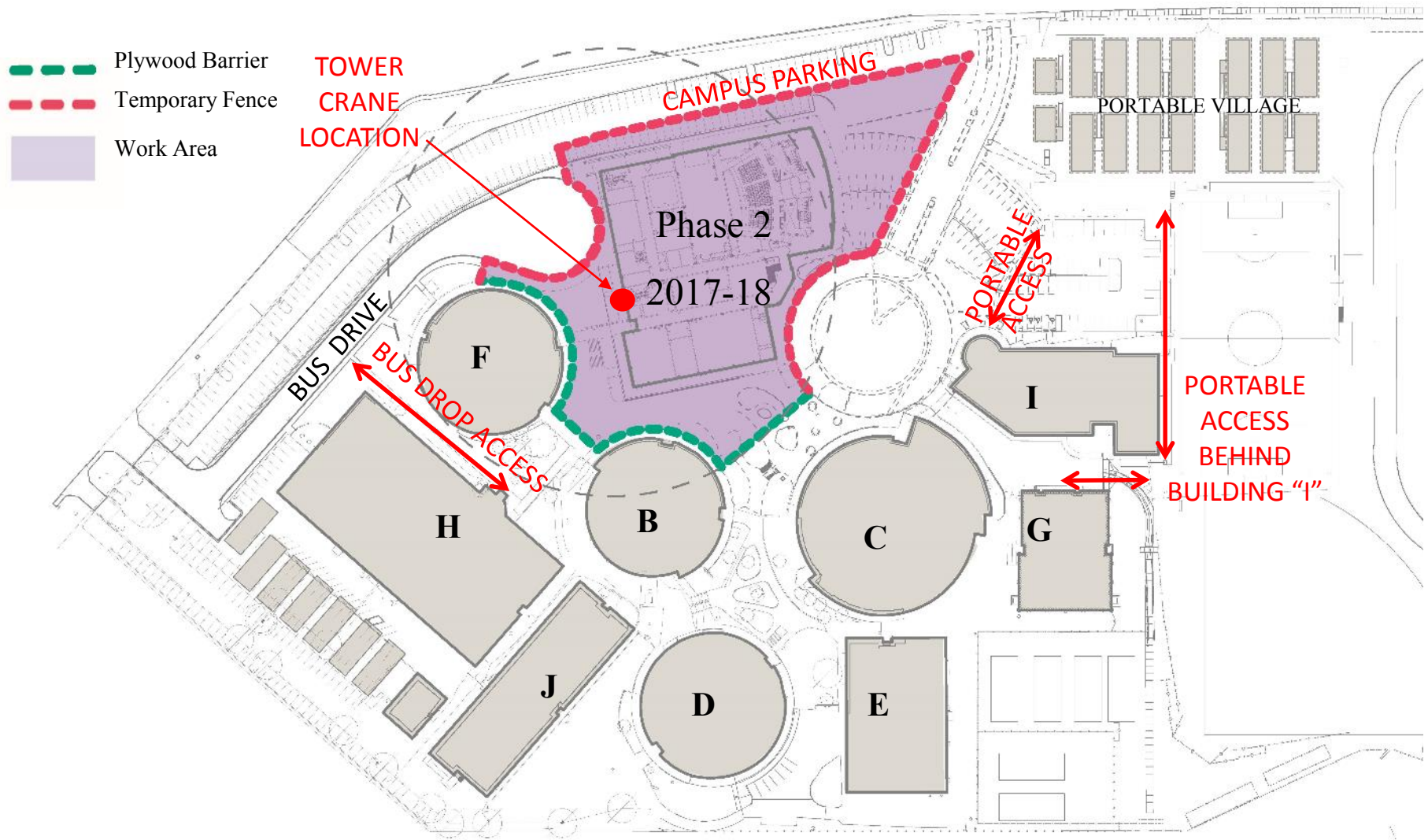
Phase 1

-  Plywood Barrier
-  Temporary Fence
-  Work Area



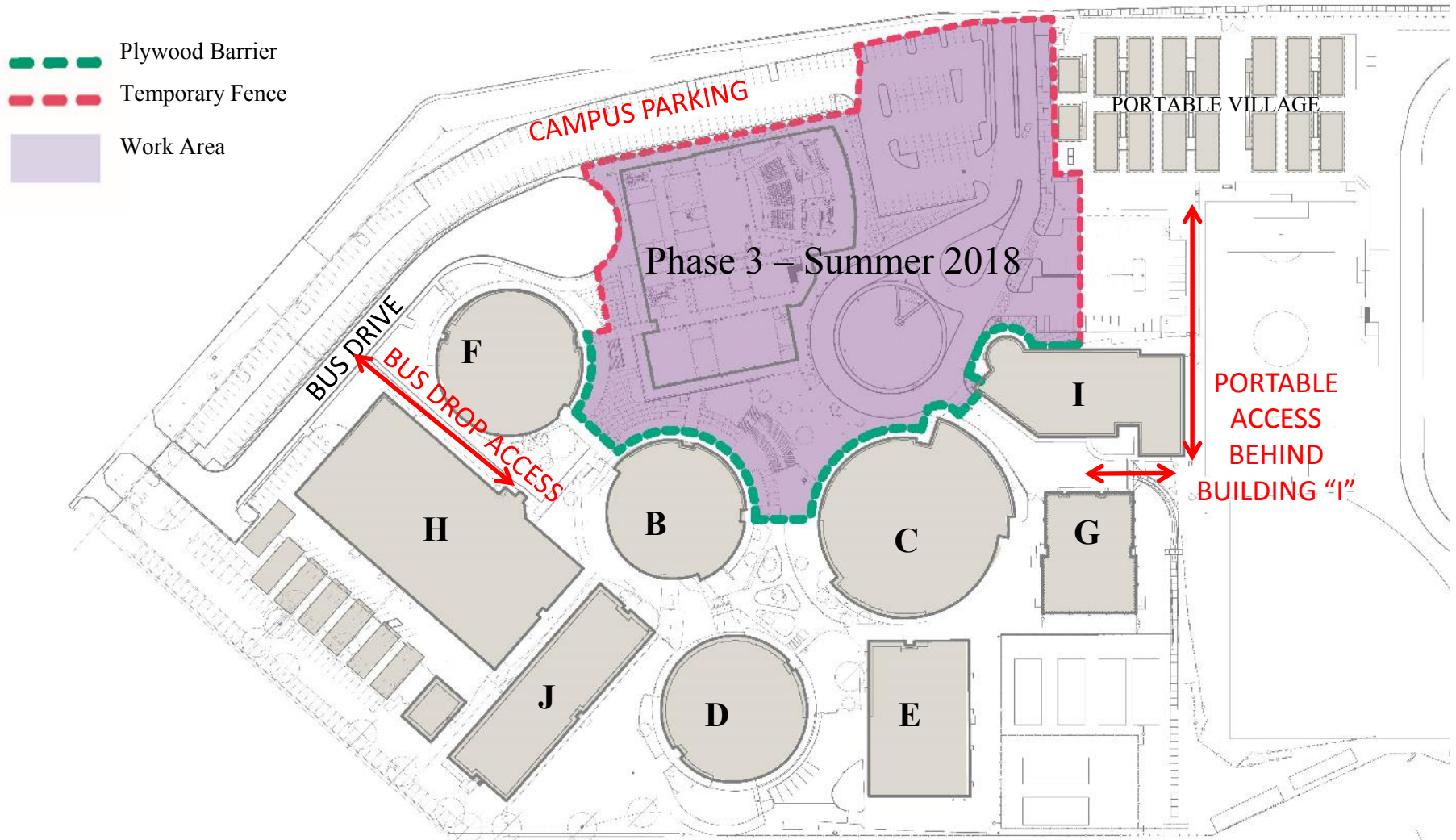
June 2017 – August 2017

Phase 2




August 2017 – May 2018

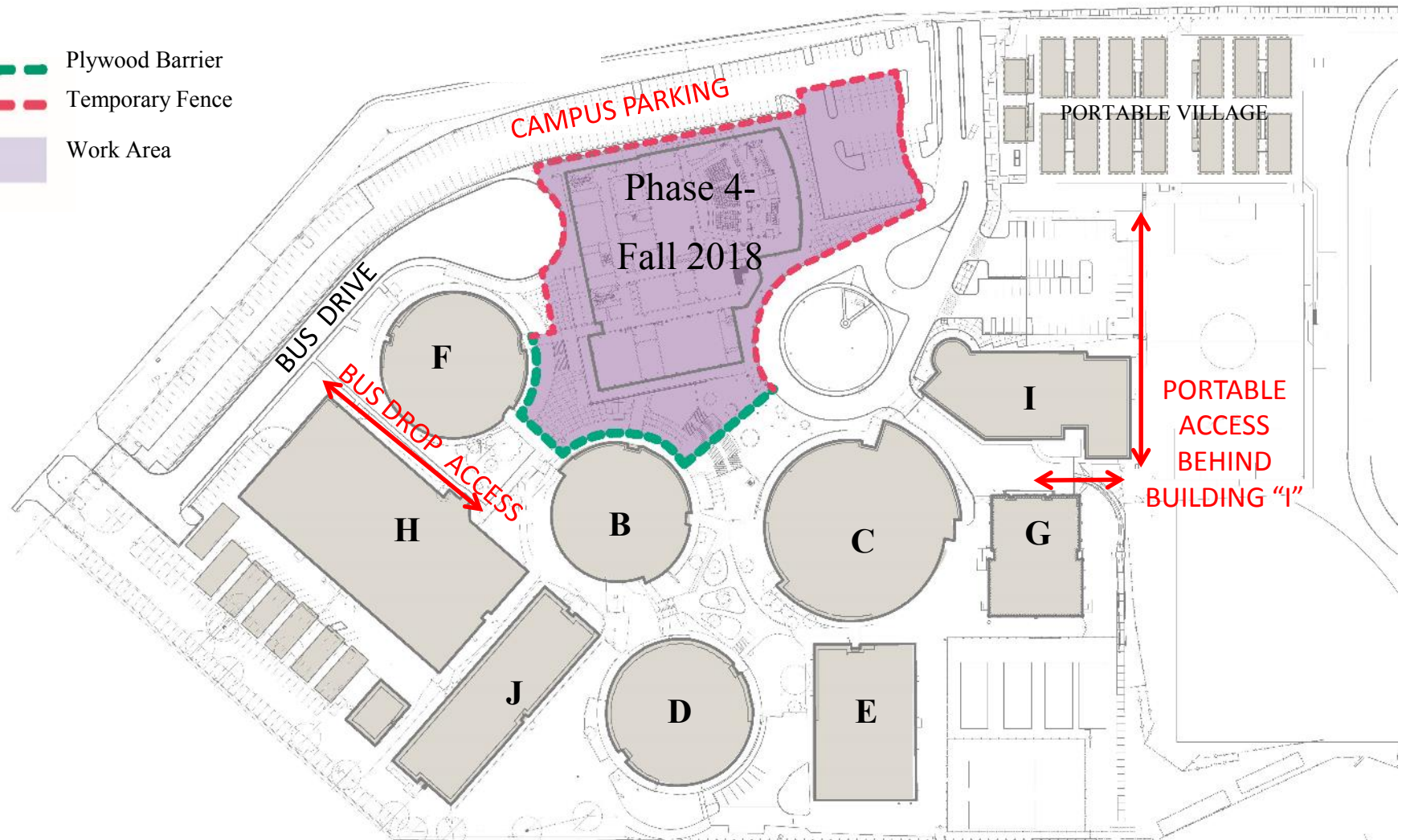
Phase 3



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

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March 2019



O.W. Holmes - New Performing Arts Building
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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

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