

# Greenbrier High School Fine Arts Building

Greenbrier, Arkansas

## Architect

Jackson Brown Palculict Architects, Inc.



Photos Courtesy of Siller & Henry Photography

A building conceived for college preparedness, the Greenbrier Fine Arts Building is designed to provide a learning environment that could be found at most universities. The completed building contains the Drama, Band and Choir for the Greenbrier High School.

As a performance hall for the Drama Department, the building was designed not only to house a theater but interact with the attendees of the theater. From the start, each space is designed to introduce the next space, either by creating a scene or by setting a mood. The curved exterior walls and multi-colored glass facade lead people around the building to the entrance, delaying the process just enough to build anticipation. Reminiscent of the chandeliers in opera houses and theaters, the main entry is designed to be the chandelier, one passes through, instead of beneath. The pattern of the lobby's terrazzo floor mimics the acoustic ceiling clouds above. This pattern also directs the attendees to one of the three entrances of the theater space. The space between the lobby and the 900-seat auditorium is designed to quiet the crowd and prepare them for the pending performance. Once inside, the space opens up and directs all attention to the stage. The shape, size and



material composition of the walls and the ceilings have been meticulously designed for optimum acoustics. For the performers, there is an orchestra pit in front of the stage and the back of the house is complete with dressing rooms, a green room and a scene shop.

As a band facility, the building contains a large band room, the director's office, instrument repair and storage room as well as uniform storage. The juxtaposition of the band room and practice rooms to the theatrical space provided some unique design challenges. Great attention was given to the design of the walls as sound barriers between the sound-sensitive spaces.

The choir function of the building includes a vocal room, a library, a practice room and two offices.

Both the band room and the choir room have grade-level stage access, allowing flexibility in the types of events held at the Greenbrier Fine Arts Building.

### Product Information

*Brick:* Acme Brick EIFS: Dryvit

*Rigid Insulation:* Dow

*Batt Insulation:* CertainTeed

*Metal Panel:* Varco Pruden

*Air Infiltration Barrier:* Tyvek

*Drywall:* Temple Inland

*Acoustical Wall Panel:* Tectum

*Paint:* Sherwin Williams

*Acoustical Ceilings:* CertainTeed

*Roof Membrane:* Sarnafil

*Carpet:* Lees

*Stage Wood Floor:* Horner

*Windows, Curtain Wall,*

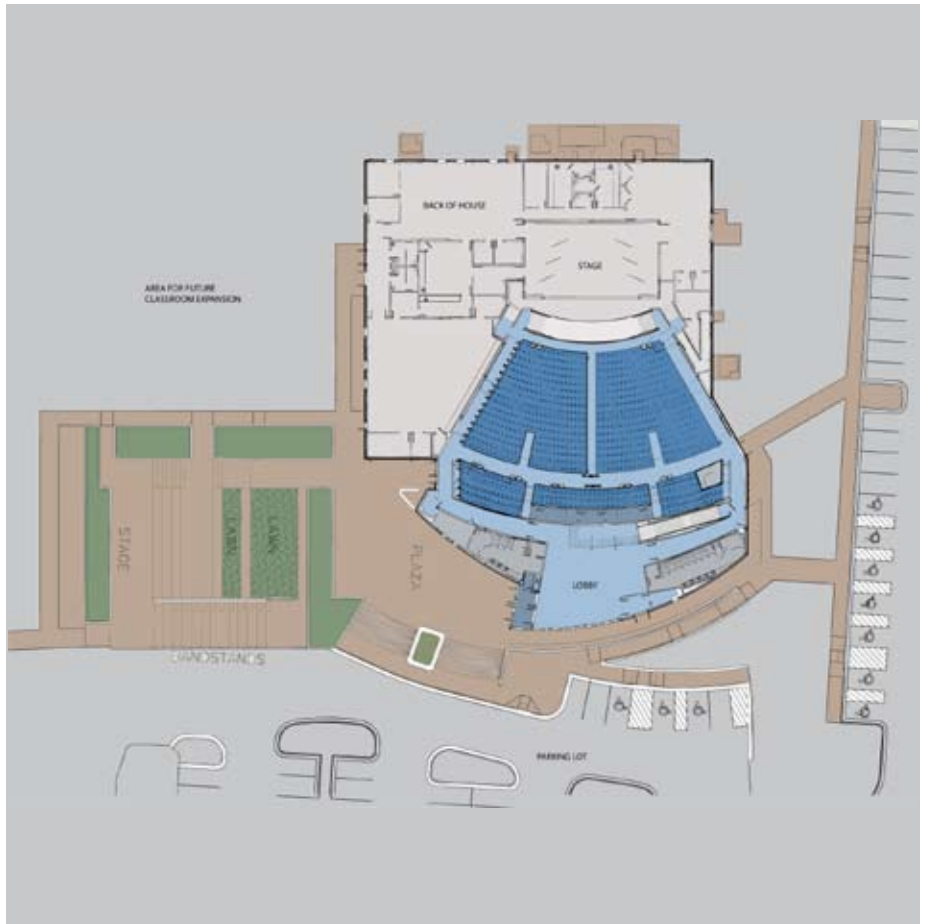
*Entrances & Storefronts:*

EFCO, a Pella Company

*Lighting:* Leviton, Evenlite, Lightolier,

Ledalite, Visionaire, High-Lites,

Wila, Lukas



**Architect**

Jackson Brown Palculict Architects, Inc.  
12921 Cantrell Road, #201, Little Rock, AR 72223  
www.jbparchitects.com

**Construction Team**

**Structural Engineer:**

Engineering Consultants, Inc.  
401 West Capitol, #305, Little Rock, AR 72201

**Construction Manager:**

Nabholz Construction Services  
612 Garland Street, Conway, AR 72032

**Mechanical Engineer:**

Innovative Solutions Group, Inc.  
136 Apple Blossom Loop, Maumelle, AR 72113

**Electrical Engineer:**

Lucas, Merriott & Associates, Inc.  
2225 West 7th Street, Little Rock, AR 72201

**Civil Engineer:**

Garver, LLC  
4701 Northshore Drive, N. Little Rock, AR 72118

**Acoustical Manager:**

Coffeen Fricke & Associates, Inc.  
14827 West 95th Street, Lenexa, KS 66215

**Project General Description**

**Location:** Greenbrier, Arkansas

**Date Bid:** Aug 2010

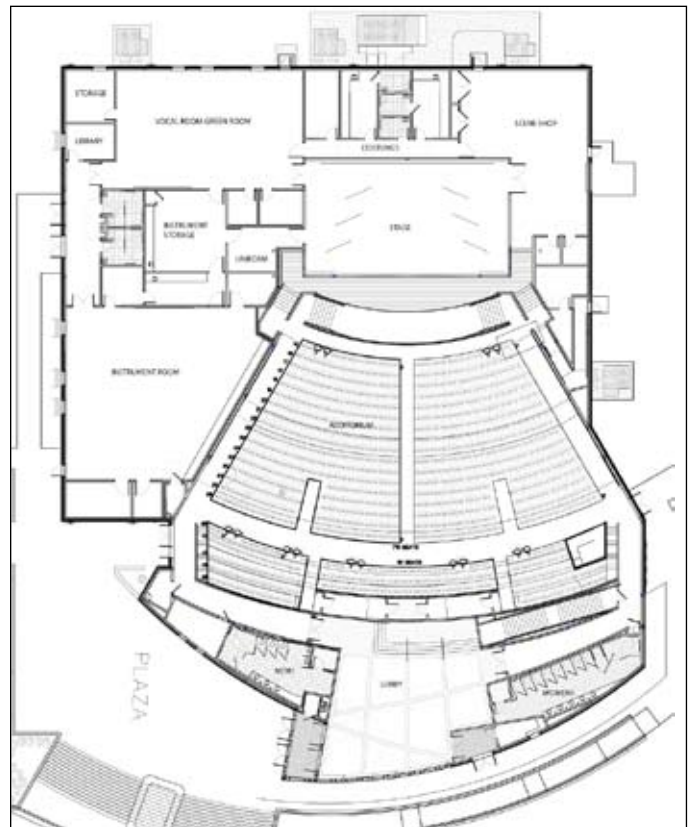
**Construction Period** Sep 2010 to Dec 2011

**Total Square Feet** 27,830 **Site** 5.1 acres.

**Number of Buildings:** One; 2 classrooms, auditorium seating 908.

**Building Size:** First floor, 27,830; total, 27,830 square feet.

**Building Height:** First floor, 36'1"; total, 36'1".



**Basic Construction Type:** III B/New.

**Foundation:** Cast-in-place, reinforced concrete, slab-on-grade.

**Exterior Walls:** CMU, brick, curtainwall, EIFS, metal panel. **Roof:** Membrane. **Floors:** Concrete. **Interior Walls:** Metal stud drywall.

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQ.	468,917	8.47	16.85	—
GENERAL REQUIREMENTS	429,649	7.76	15.44	Summary, price & payment procedures, administrative requirements, temporary facilities & controls, life cycle activities.
CONCRETE	641,477	11.58	23.05	Forming & accessories, reinforcing, cast-in-place, precast, grouting.
MASONRY	156,589	2.83	5.63	Unit.
METALS	383,035	6.92	13.76	Structural metal framing, joists, decking.
WOOD, PLASTICS & COMPOSITES	82,458	1.49	2.96	Rough carpentry, finish carpentry, architectural woodwork.
THERMAL & MOISTURE PROTECTION	465,142	8.40	16.70	Dampproofing & waterproofing, roofing & siding panels, membrane roofing.
OPENINGS	226,443	4.09	8.14	Doors & frames, specialty doors & frames, entrances, storefronts, & curtain walls, windows, hardware, glazing, louvers & vents.
FINISHES	595,537	10.75	21.40	Plaster & gypsum board, flooring, acoustic treatment, painting & coating.
SPECIALTIES	59,727	1.08	2.15	—
FURNISHINGS	150,520	2.72	5.41	Multiple seating, stage curtain, window treatments.
CONVEYING SYSTEMS	144,934	2.61	5.21	Chair lifts (2).
FIRE SUPPRESSION	67,575	1.22	2.43	Fire-suppression water storage.
MECHANICAL	495,637	8.95	17.81	Plumbing: piping & pumps, equipment, fixtures; HVAC: piping & pumps, air distribution, central heating equipment, central cooling equipment, central HVAC equipment.
ELECTRICAL	1,014,250	18.30	36.44	Medium-voltage distribution, low-voltage transmission, lighting.
COMMUNICATIONS	157,132	2.84	5.65	Audio-visual.
<b>TOTAL BUILDING COSTS</b>	<b>5,539,022</b>	<b>100%</b>	<b>\$199.03</b>	—
EARTHWORK	316,366			—
EXTERIOR IMPROVEMENTS	252,900			Site improvements, planting.
UTILITIES	163,900			—
<b>TOTAL PROJECT COST</b>	<b>6,272,188</b>			(Excluding architectural and engineering fees)

**UPDATED ESTIMATE TO AUGUST 2012: \$208.49 PER SQUARE FOOT**

**Regional Cost Trends**

*This project, updated to August 2012 in the selected cities of the United States.*

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$242.80	\$6,757,010	Dallas TX	\$234.88	\$6,536,673	Los Angeles CA	\$314.05	\$8,740,046
Pittsburgh PA	\$306.13	\$8,519,708	Kansas City KS	\$316.69	\$8,813,492	Las Vegas NV	\$287.66	\$8,005,588
New York NY	\$390.58	\$10,869,020	Chicago IL	\$329.89	\$9,180,720	Seattle WA	\$314.05	\$8,740,046

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