



**GREENVILLE ISD**

**NEW MIDDLE SCHOOL  
& LP WATERS EARLY  
CHILDHOOD CENTER  
Community Meeting**

**August 2, 2022**



**GREENVILLE ISD**  
LESSONS FOR WHEREVER LIFE LEADS

**CORGAN** 



## Agenda

1

### PROJECT OVERVIEWS

2

### LP WATERS EARLY CHILDHOOD CENTER DESIGN

- Design Priorities
- Site Plan and Floor Plan Design Updates
- Design Building Massing
- Front Entry
- Commemorative Wall and Community Center
- Classroom Layout

3

### NEW MIDDLE SCHOOL DESIGN

- Design Priorities
- Site Plan and Floor Plan Design Updates
- Design Building Massing
- Front Entry Options
- Classroom Layout Options

4

### BUDGET AND FUNDING

5

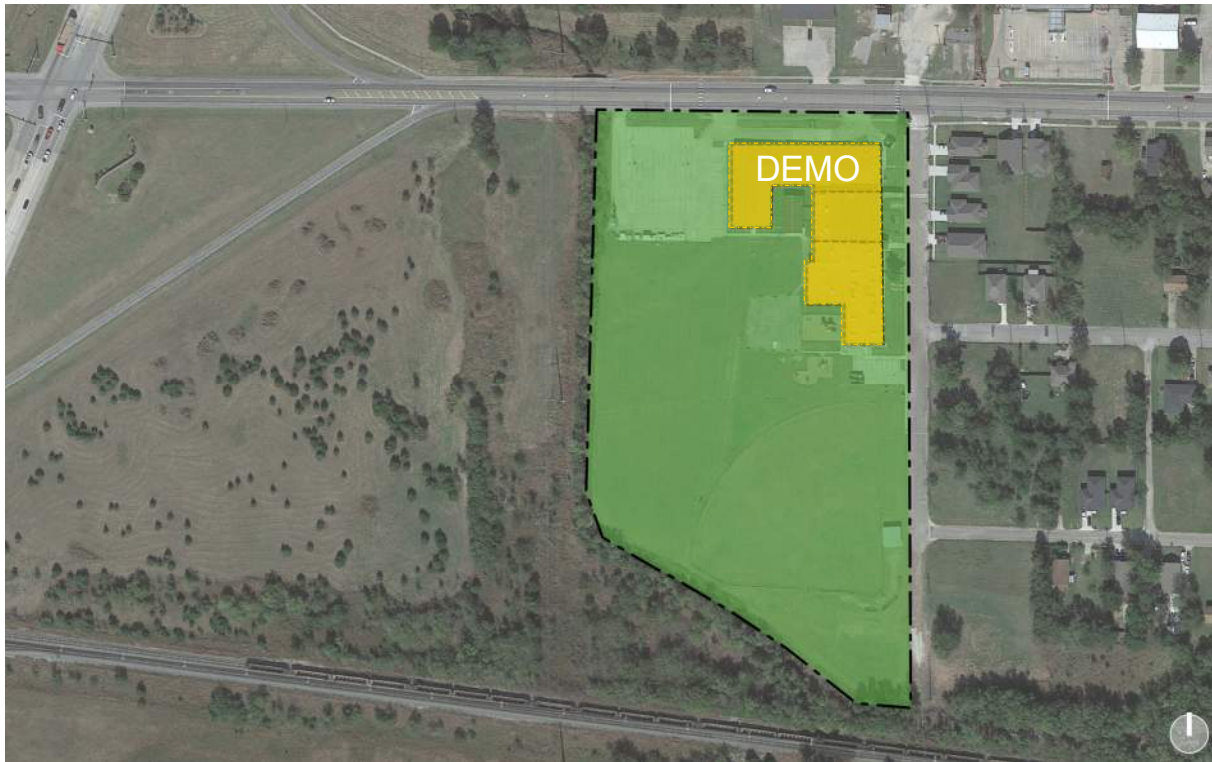
### MARKET ANALYSIS

6

### OPTIONS VOTE

Projects overview and updated tax rate hike

## Scope Overview- New LP Waters Early Childhood



### Existing

- LP waters early childhood school
- Does not meet the ORIGINAL LP Waters CAMPUS IS 72 YEARS OLD (Carver HS)
- a requirements
- Current enrollment 425

### New Proposed Early Childhood Center

- Demo Existing Building
- New 500 Student Capacity Early Childhood Center
- Existing Site: 10.2 Acres



## Scope Overview- New Middle School

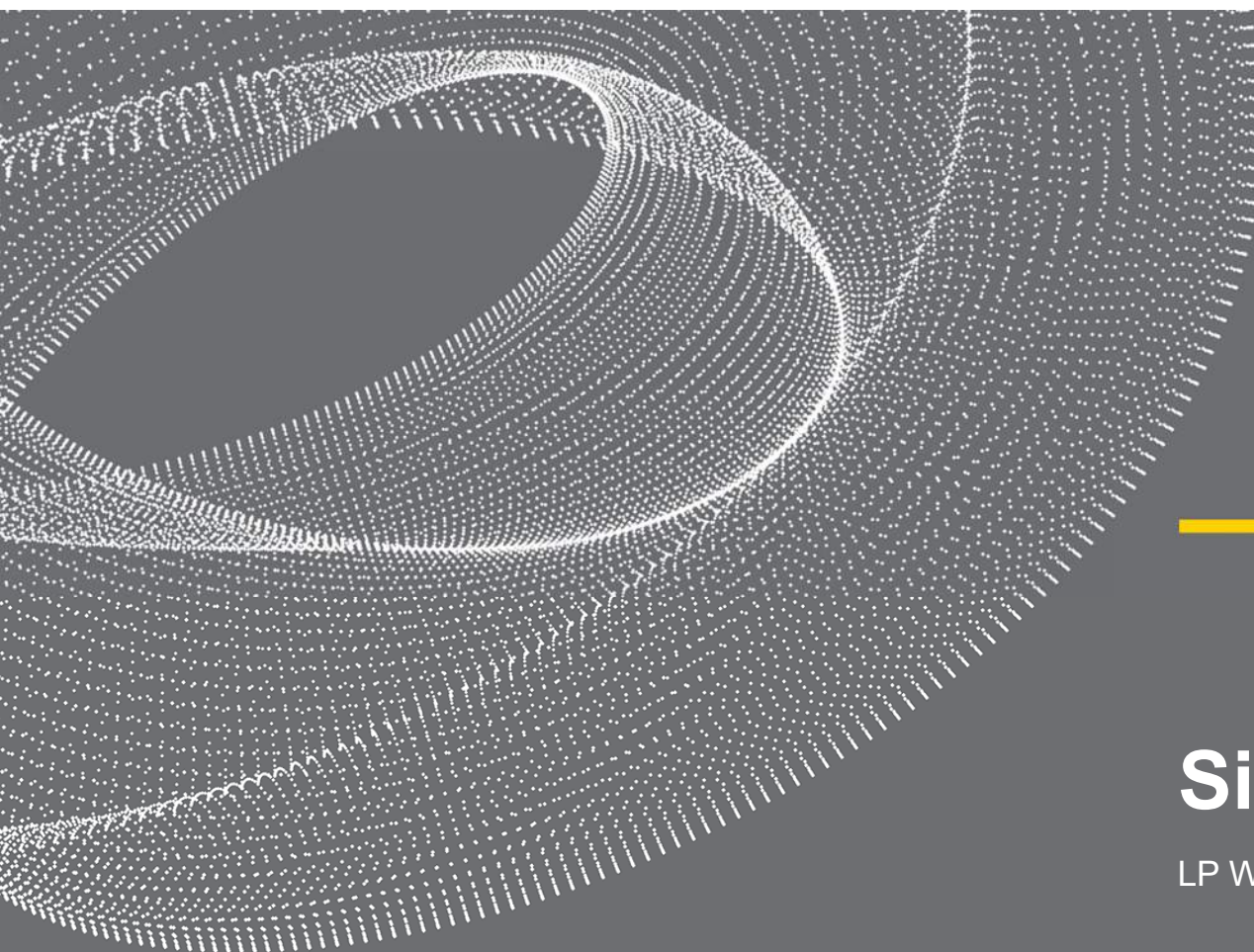


### **CURRENT GISD SET-UP:**

- Travis 6<sup>th</sup> Grade Center
- Existing Middle School 7<sup>th</sup> And 8<sup>th</sup> Grade

### **NEW PROPOSED MIDDLE SCHOOL:**

- 1400 Students
- 6<sup>th</sup>-8<sup>th</sup> Grades
- New Site (25.13 Acres)



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# Site Analysis

LP Waters Early Childhood Center



Site Streets - Proposed New LP Waters Childhood Center



JOE RAMSEY BLVD.

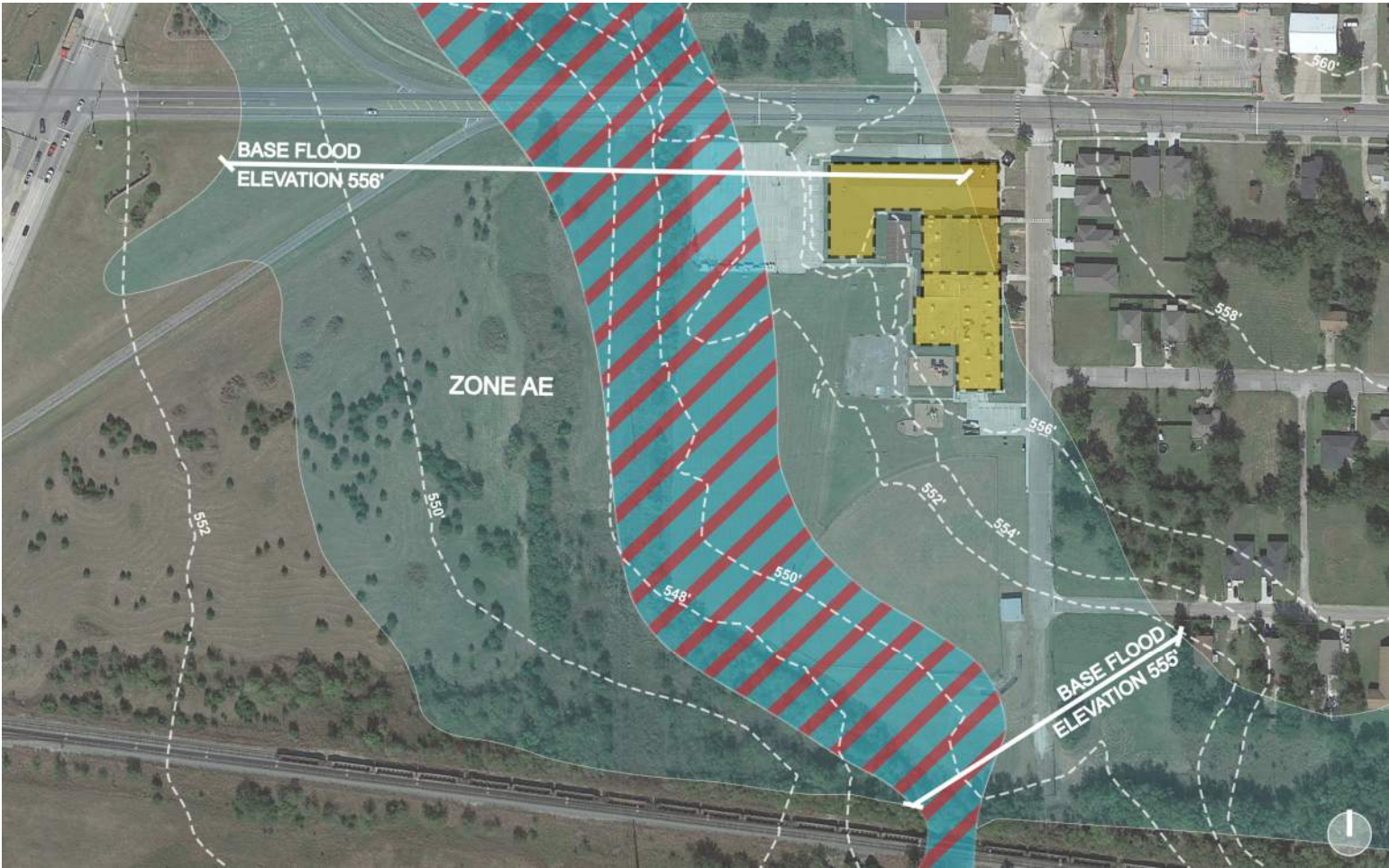


LEE ST.



CARVER ST.

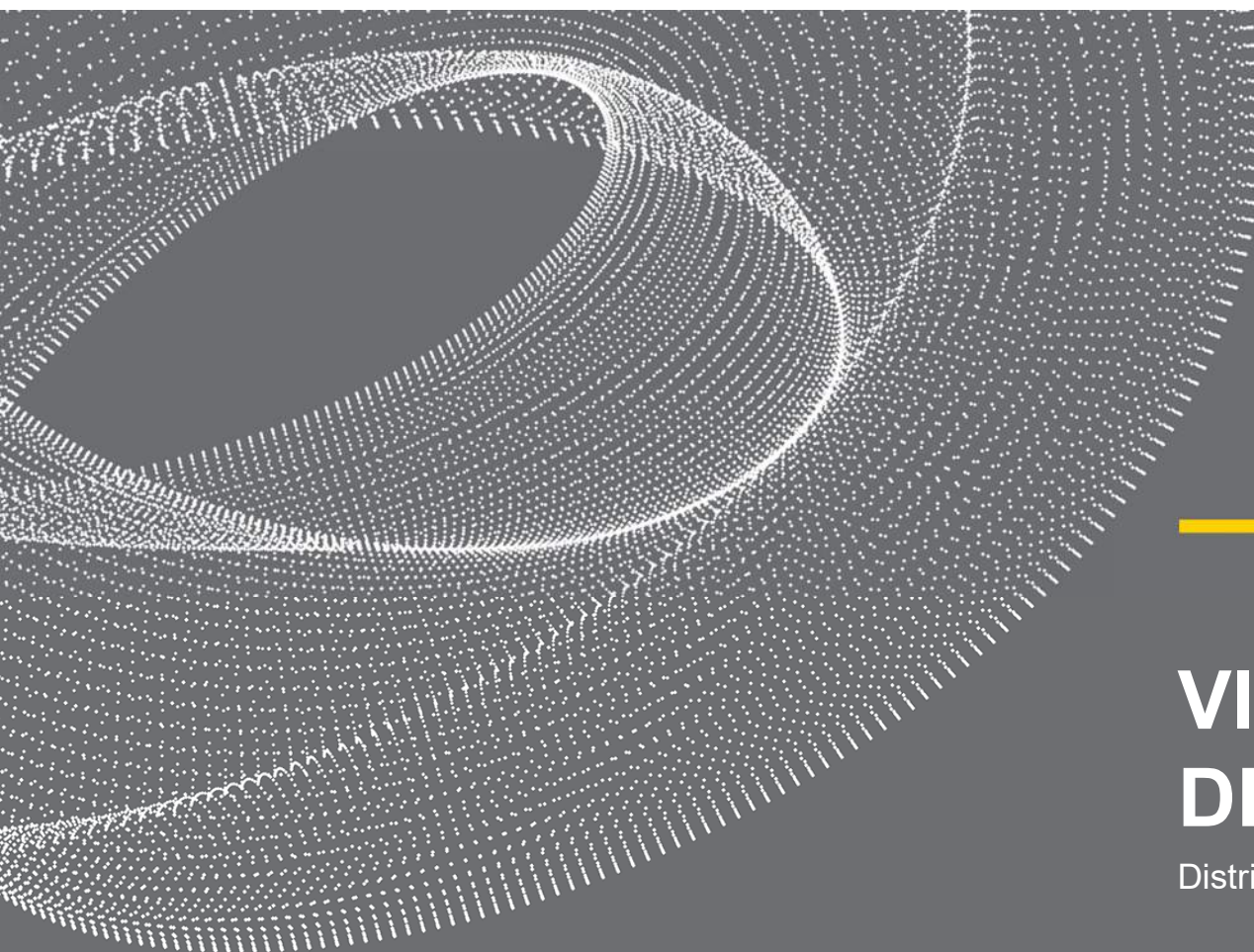
Flood Plain- Proposed New LP Waters Childhood Center



-  LP Waters (Demo)
-  Regulatory Floodway Zone (100-yr Flood)
-  Flood Without Base Flood Elevation
-  Topography Levels

\*The existing building floor elevation for IP waters is ~559.3'





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# VISIONING & DESIGN PRIORITIES

District Students, Staff, And Community



Greenville ISD – LP Waters Early Childhood Center

## Visioning Sessions– Staff and Community



Site Diagramming Activity



STAFF LAYOUTS

COMMUNITY LAYOUTS

Strong presence with clear entry

Integrate nature and play

Secure and safe

Welcoming for community

Clear and adequate site circulation

Efficient footprint



## DESIGN PRIORITIES

1

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### SAFE AND SECURE

Physical and emotional safety are prerequisites of a successful design.

2

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### PLAY AND EXPLORATION

Intentional places for multiple types of play enhances the learning environment.

3

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### NATURAL LIGHT

All instructional spaces should have daylight, preferably direct to the exterior, while minimizing glare and direct heat gain.

4

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### CONNECTION TO OUTDOORS

Outdoor learning and gathering spaces are valued but need to be clearly defined and secure.

5

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### APPROPRIATE SCALE

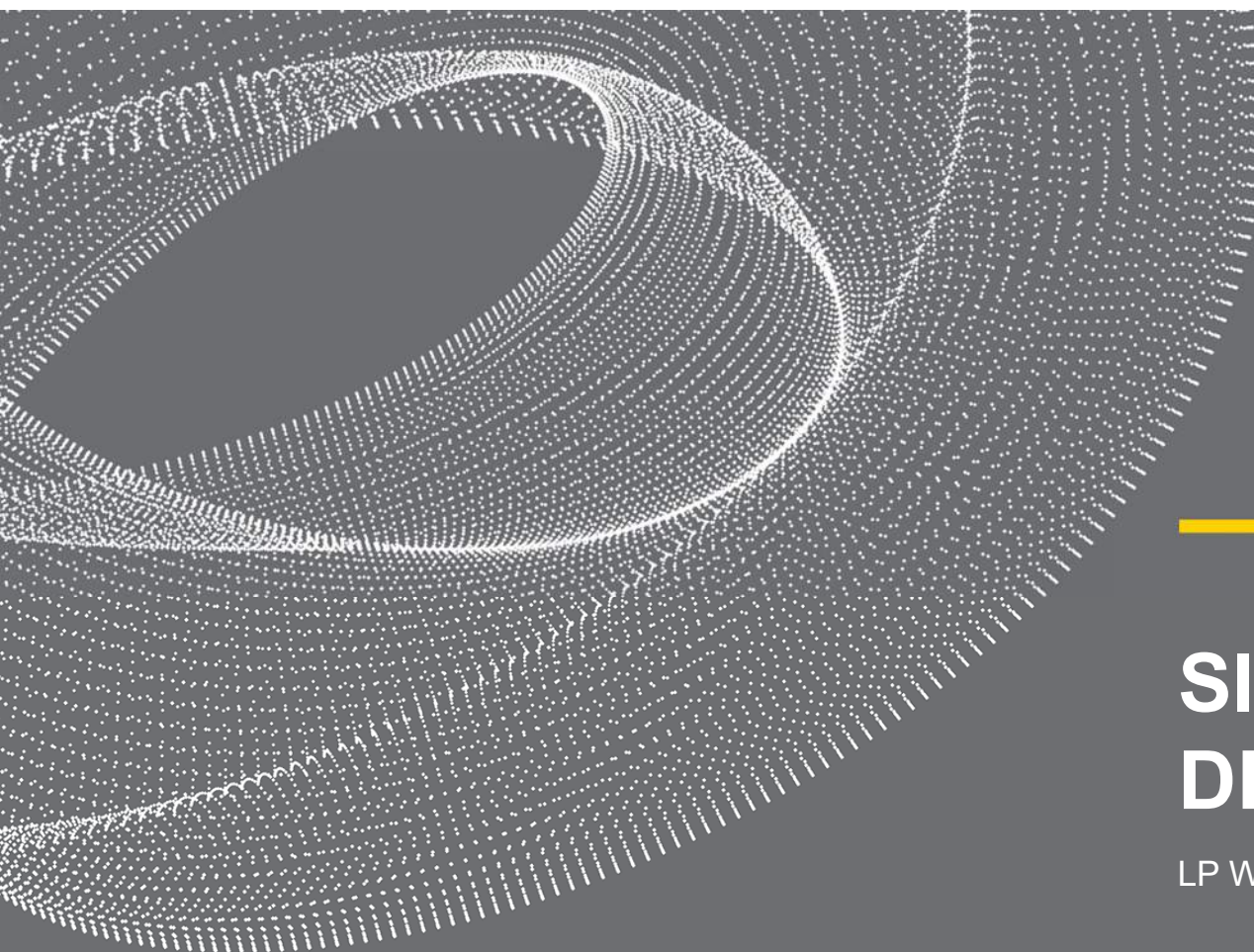
Consideration for the perspective of young children should lead to an appropriate scale that relates to home.

6

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### ACCESSIBILITY

Indoor and outdoor spaces should be designed for all physical abilities and developmental needs.



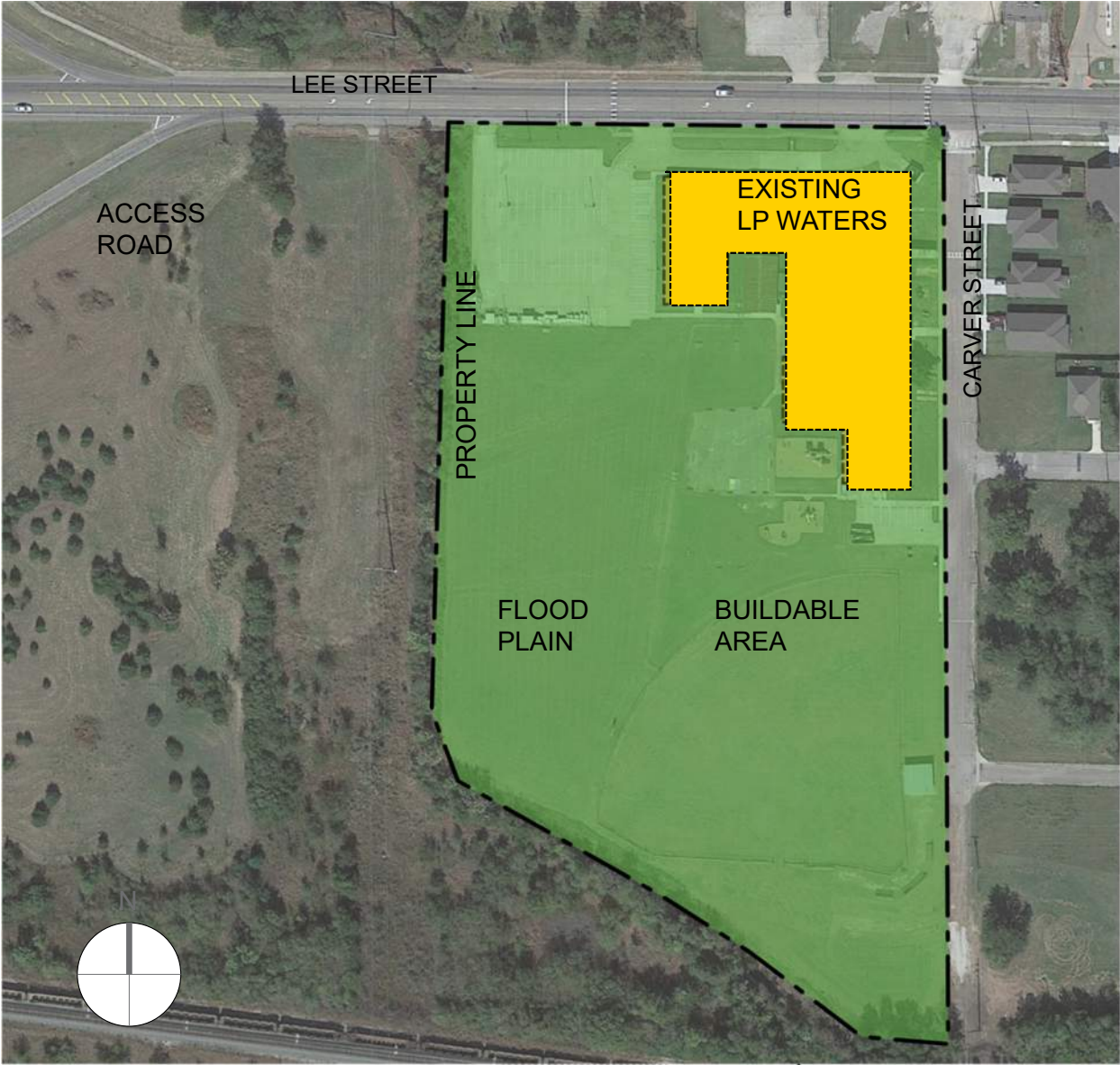
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# SITE AND BUILDING DESIGN

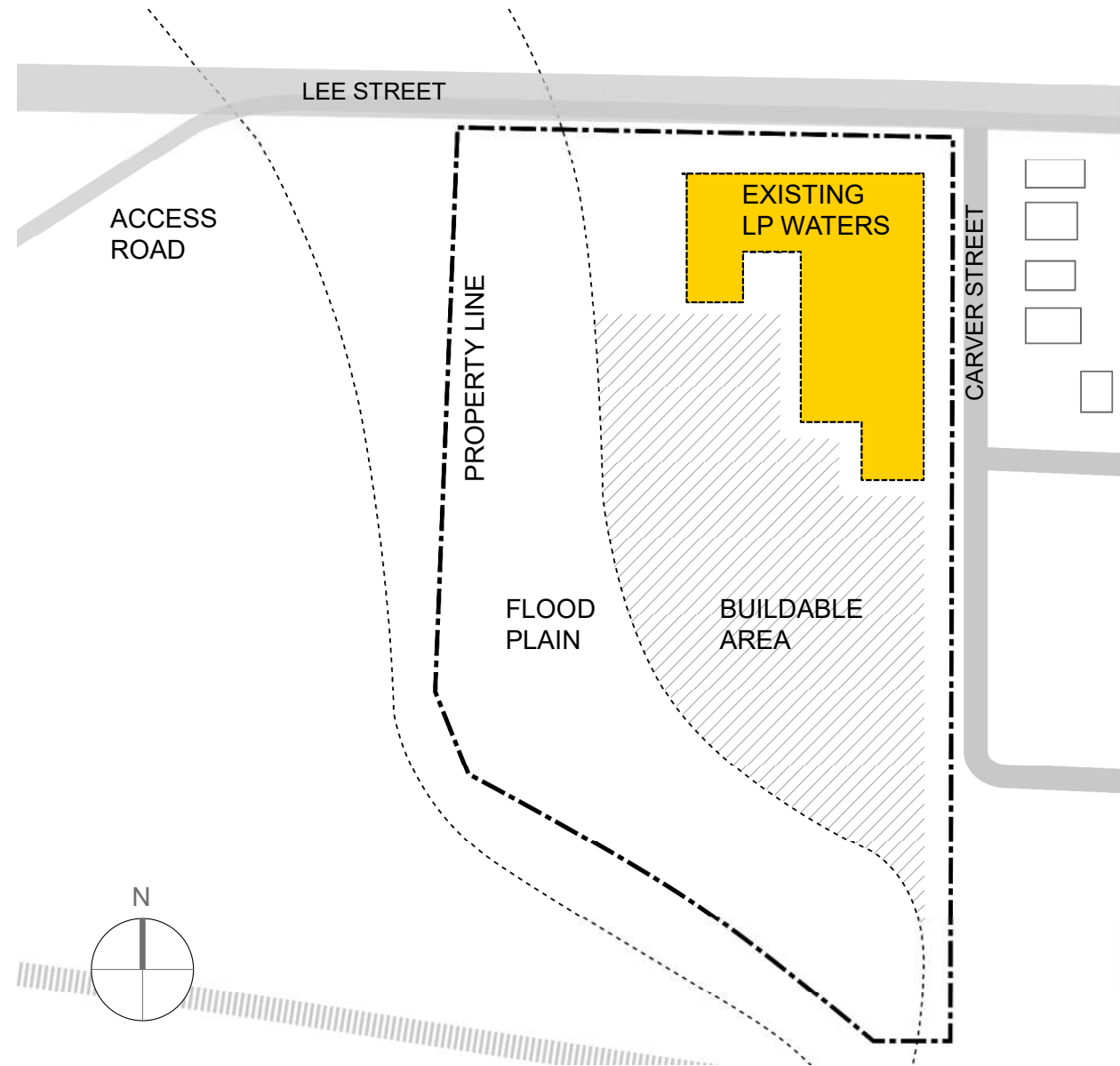
LP WATERS EARLY CHILDHOOD CENTER



EXISTING SITE



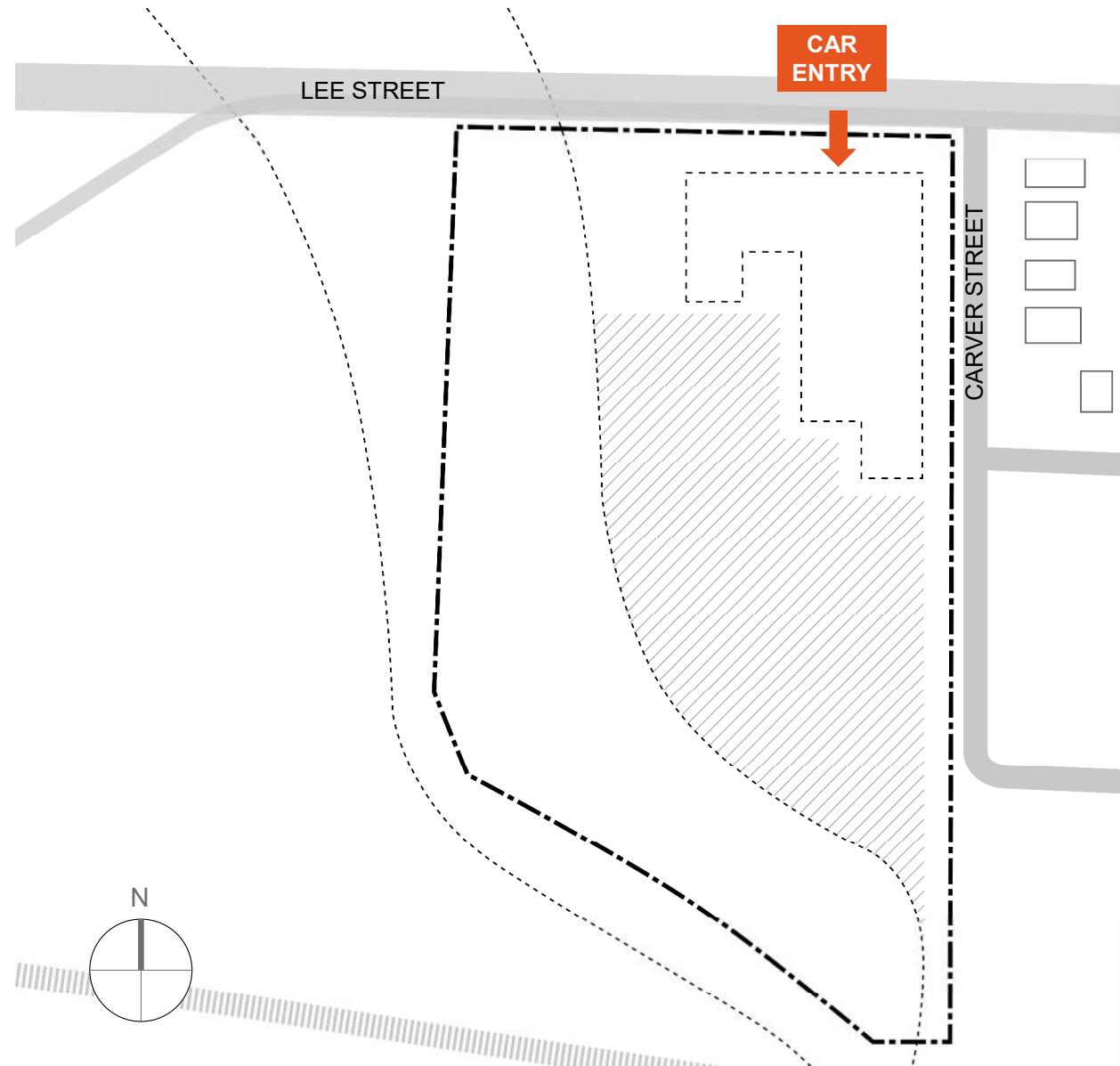
EXISTING SITE





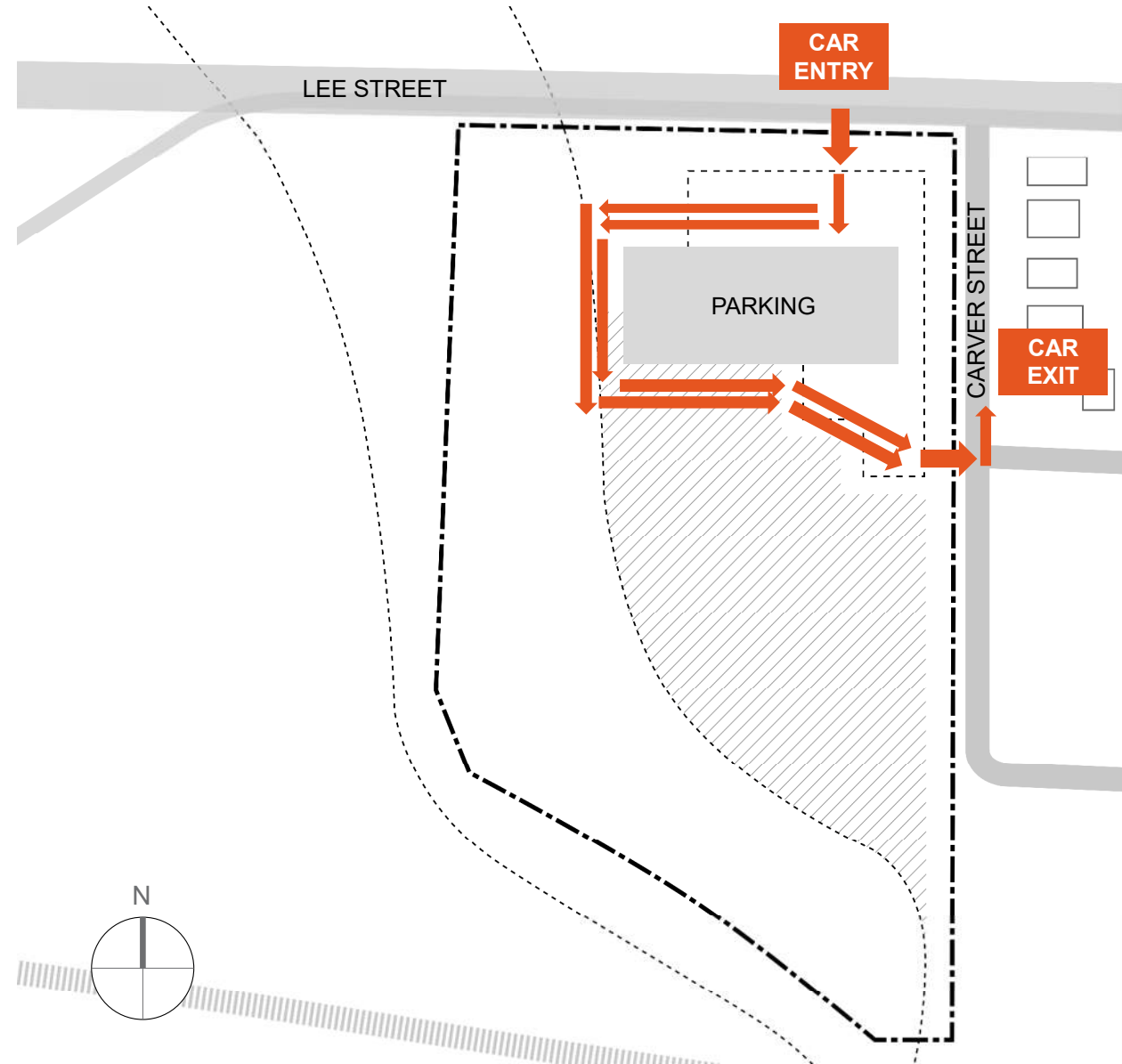
## DESIGN GOALS

Clear and adequate site circulation



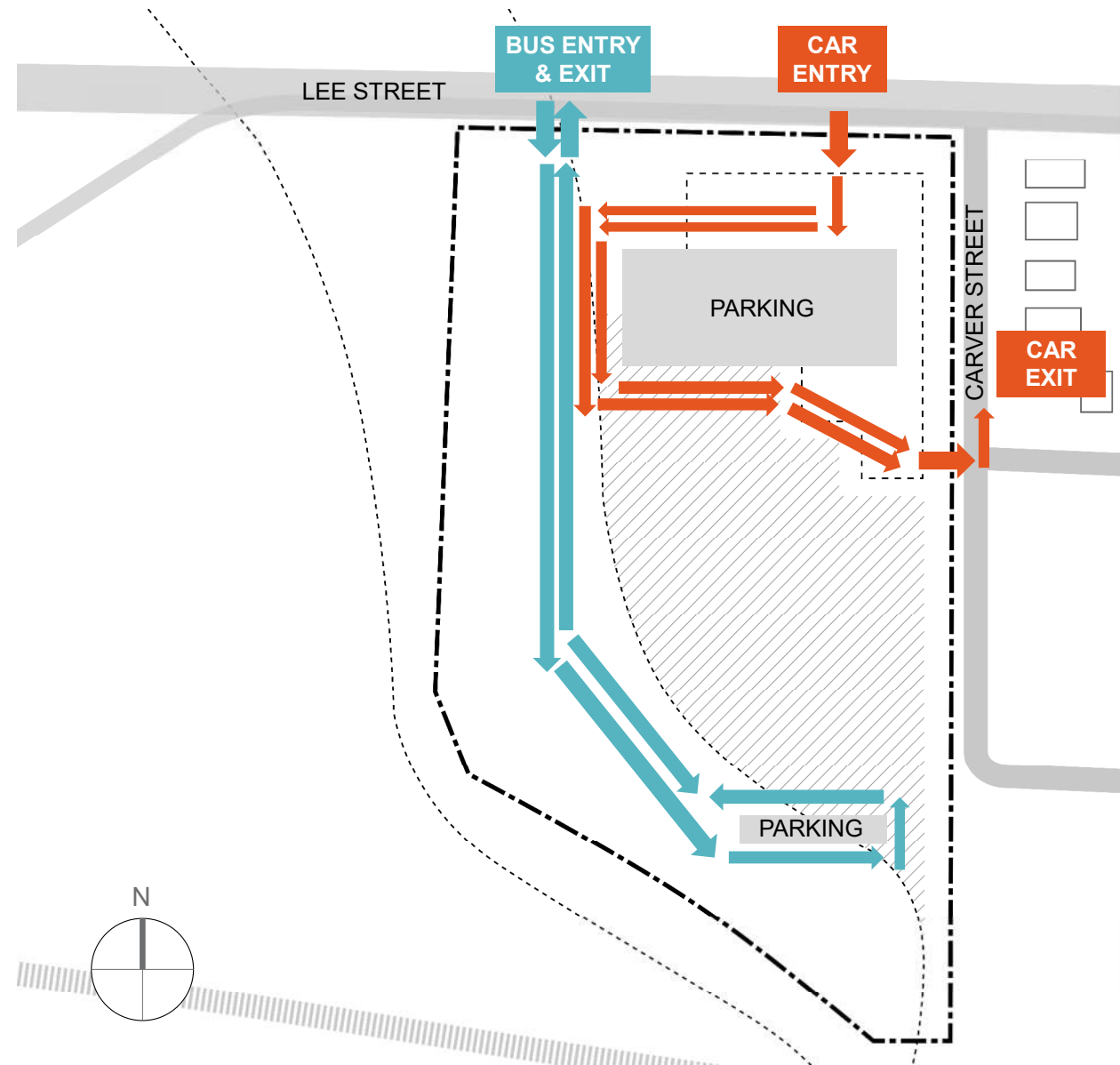
## DESIGN GOALS

Clear and adequate site circulation



## DESIGN GOALS

Clear and adequate site circulation





## DESIGN GOALS

Clear and adequate site circulation

Secure and safe

Efficient footprint

Strong presence with clear entry

Respond to site constraints

Integrate nature and play

## LEGEND



ACADEMIC ZONE



SHARED PROGRAM



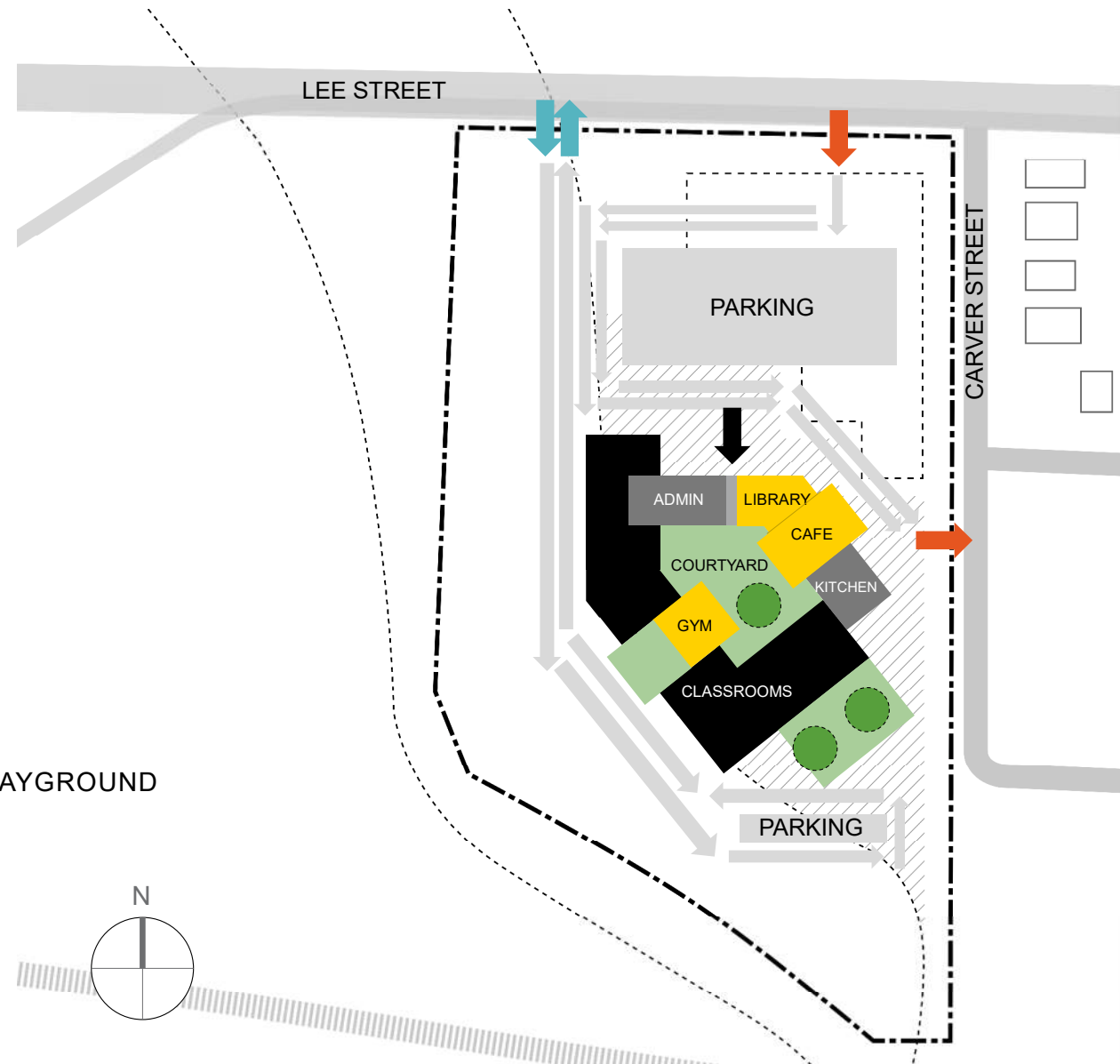
SUPPORT

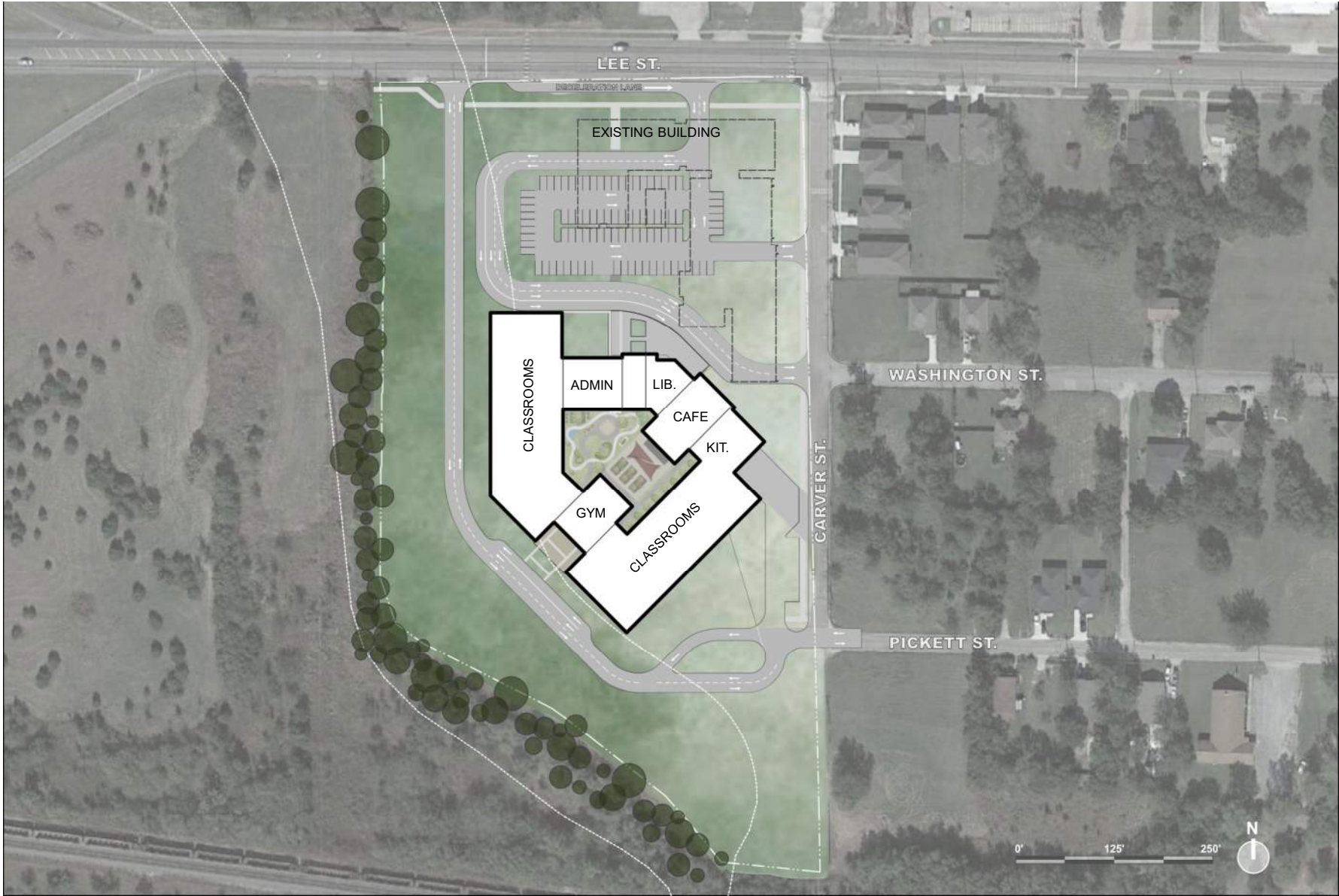


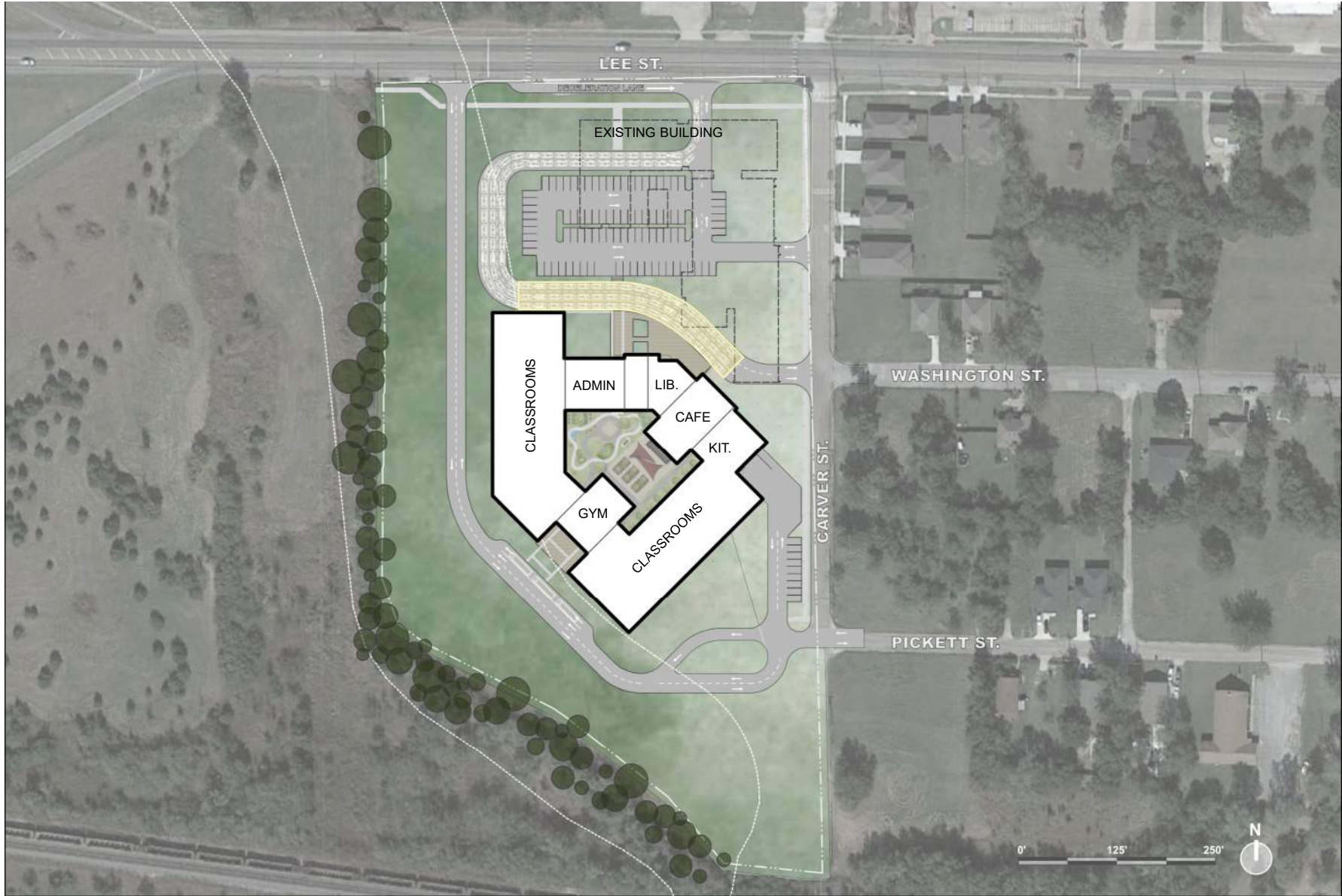
COURTYARD



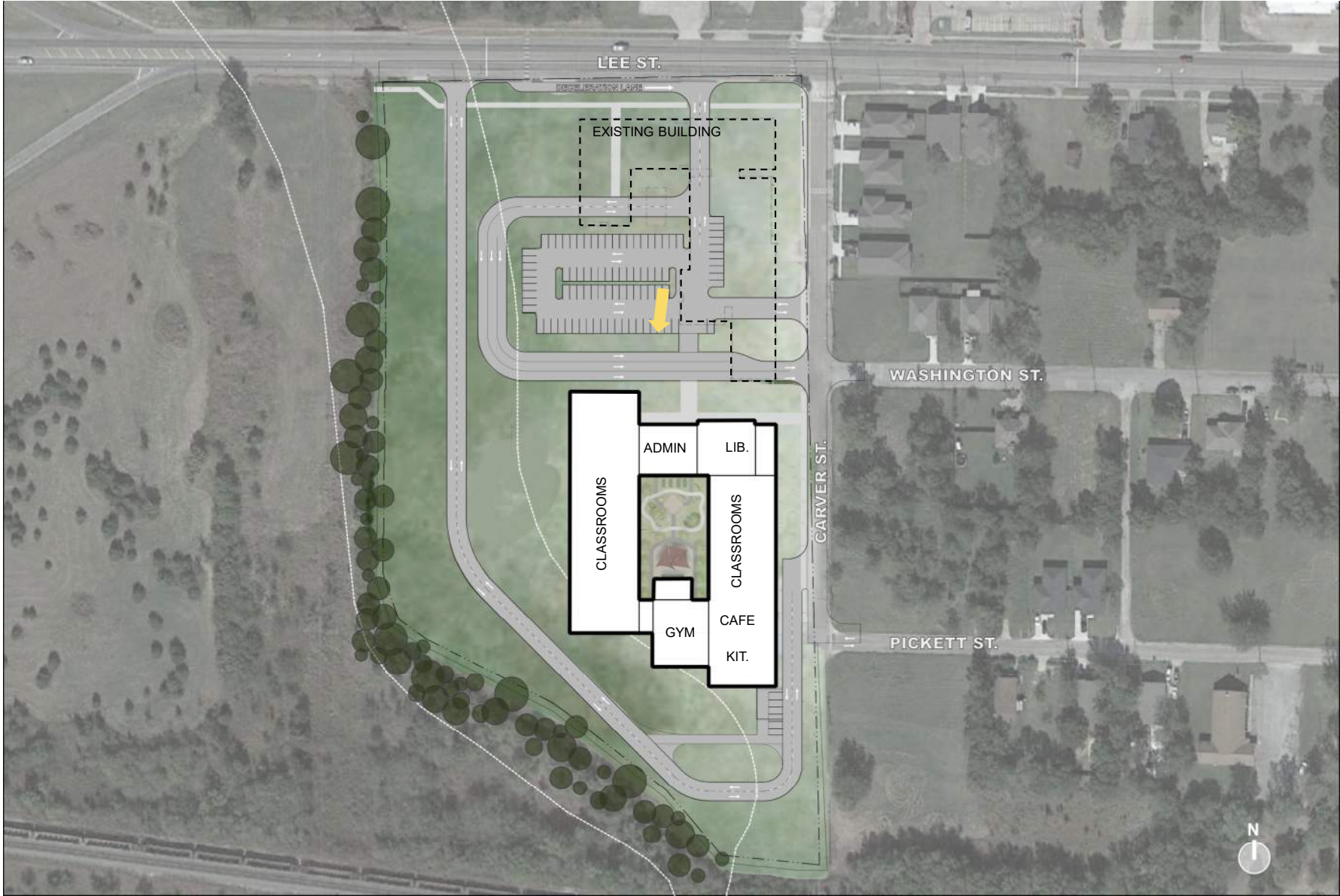
PLAYGROUND

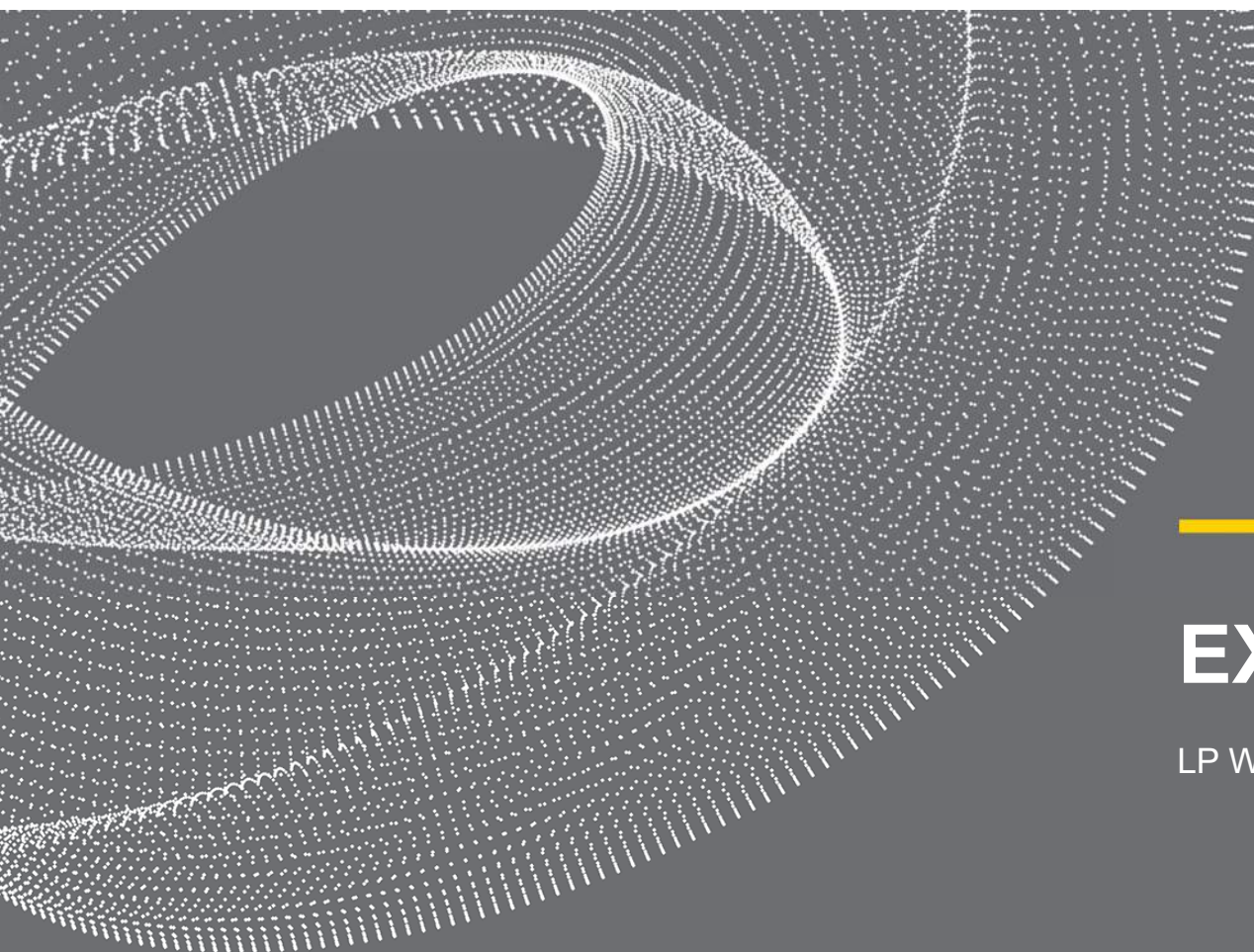










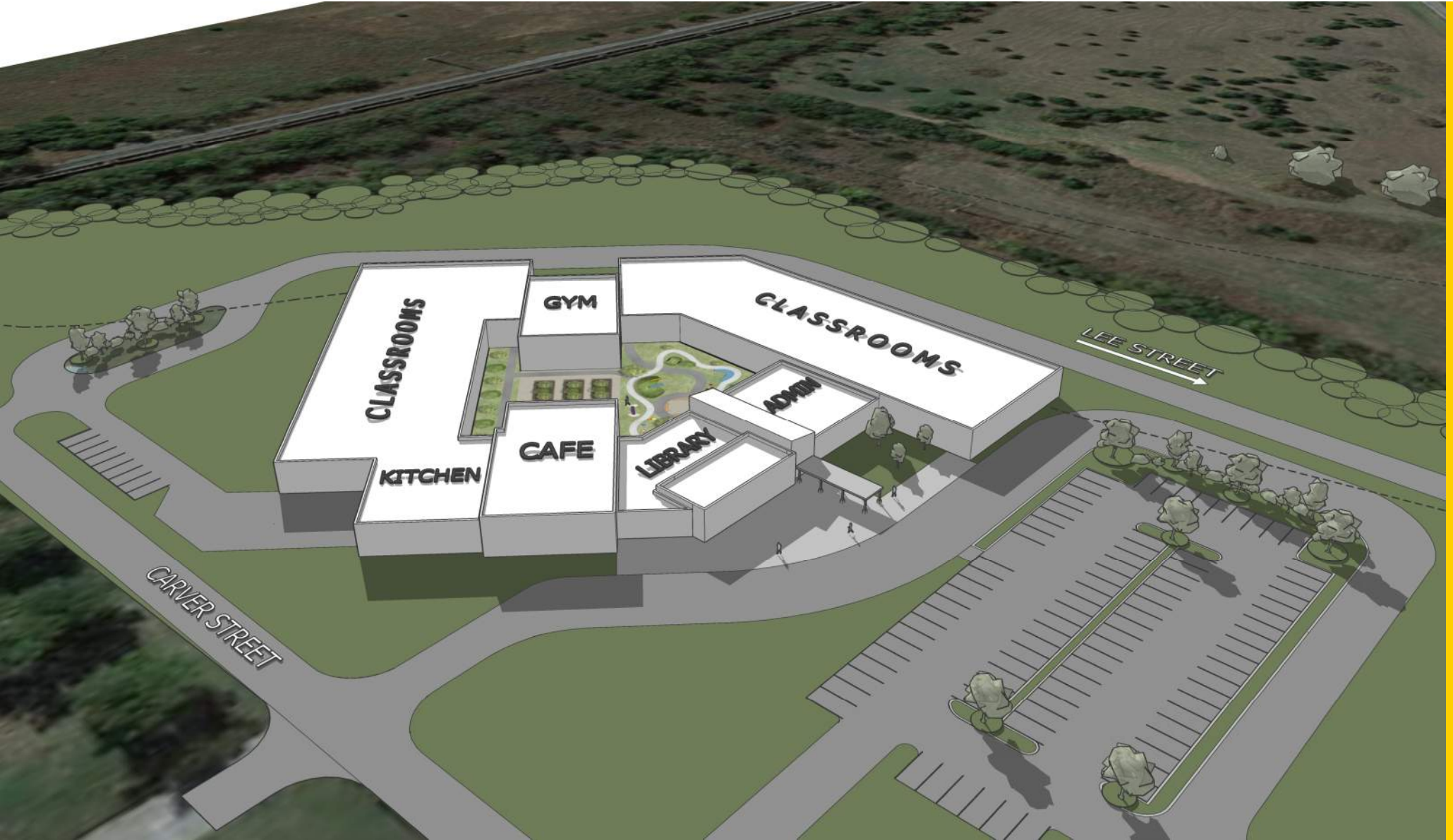


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# EXTERIOR DESIGN

LP WATERS EARLY CHILDHOOD CENTER





LP WATERS EARLY CHILDHOOD CENTER – BUILDING MASSING VIEW





LP WATERS EARLY CHILDHOOD CENTER – FRONT ENTRY



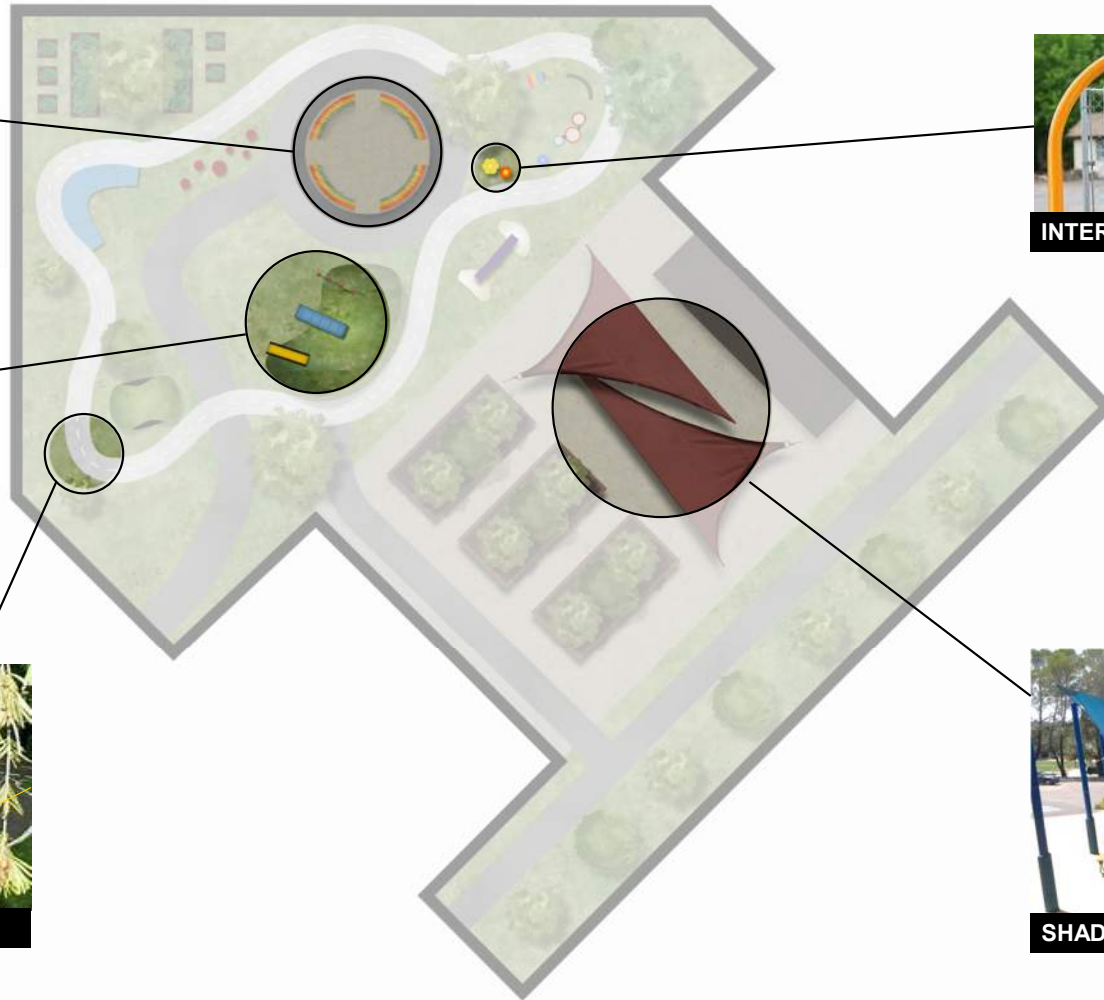
**SUN DIAL**



**HILL PLAY**



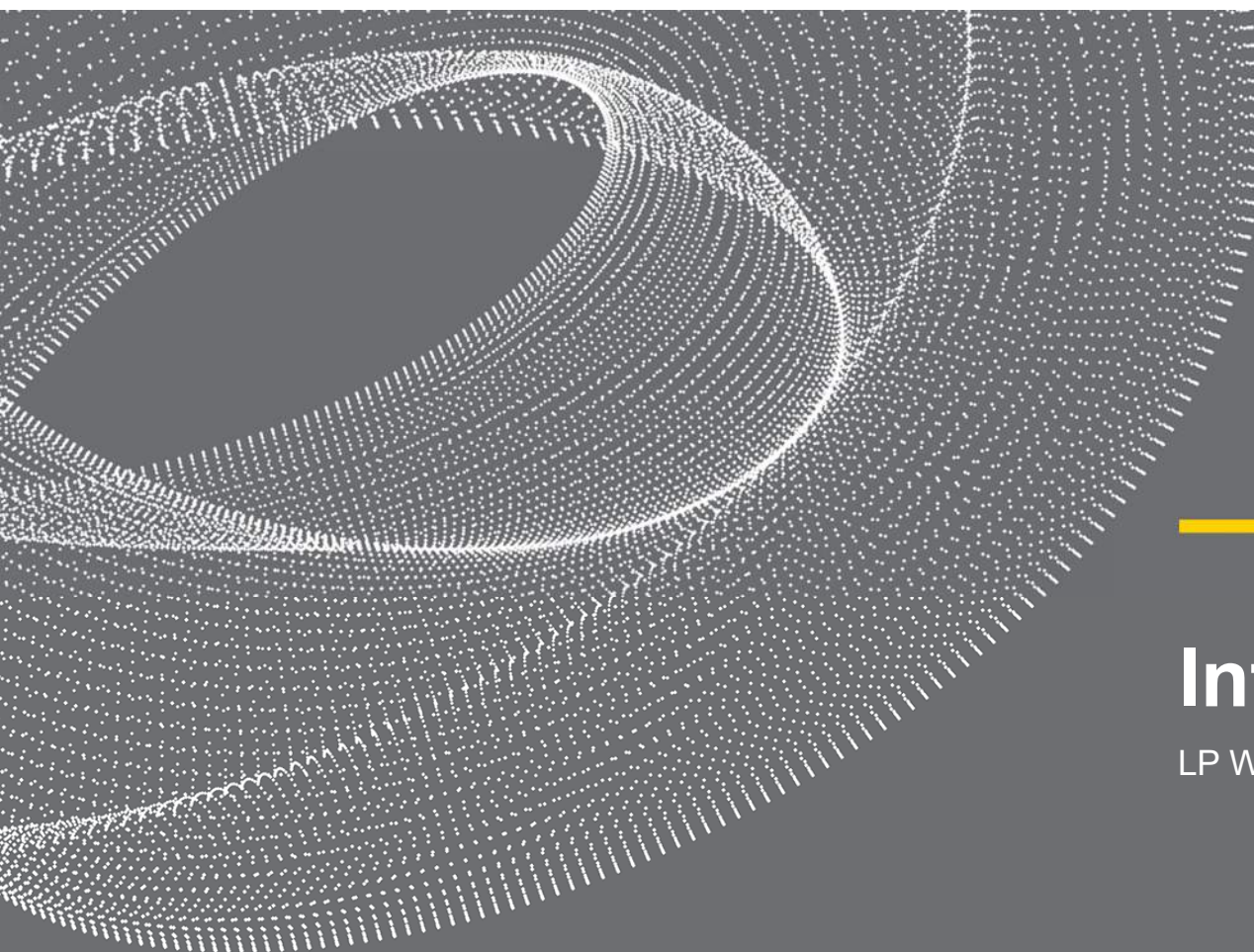
**TRICYCLE PATH**



**INTERACTIVE INSTRUMENTS**



**SHADED SEATING**

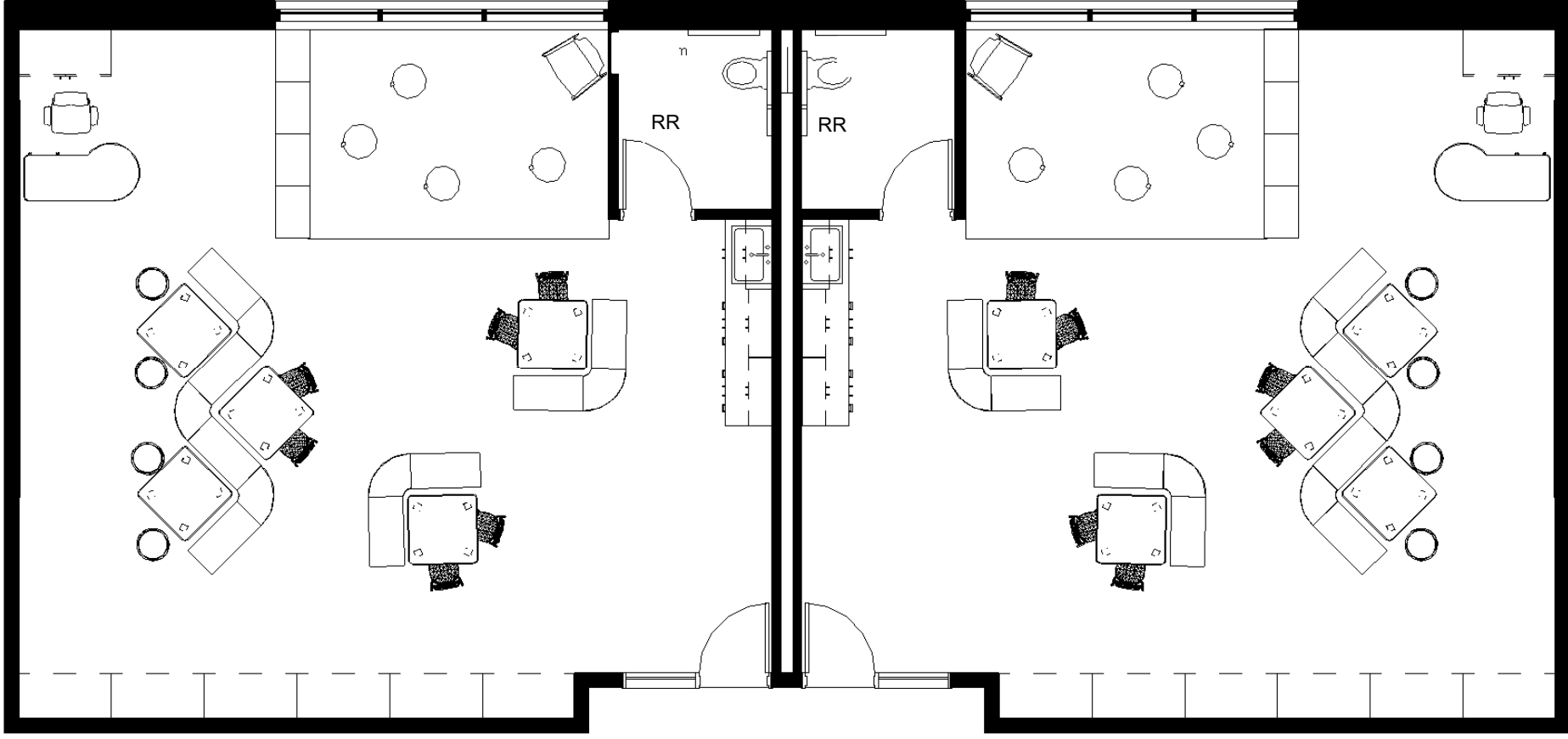


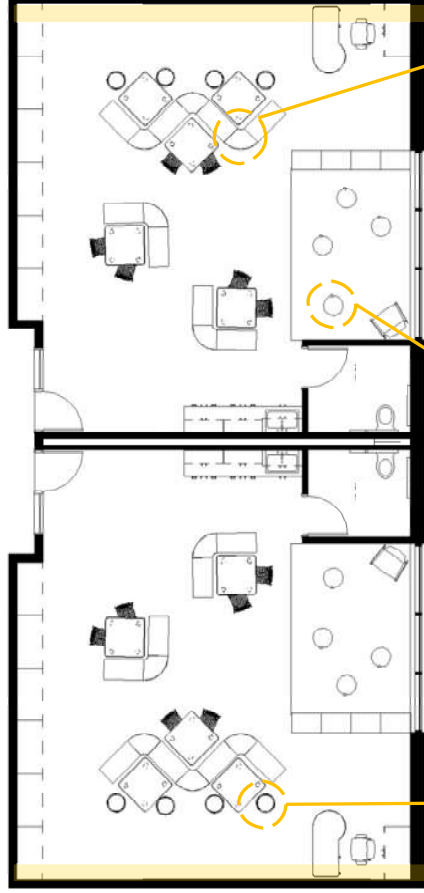
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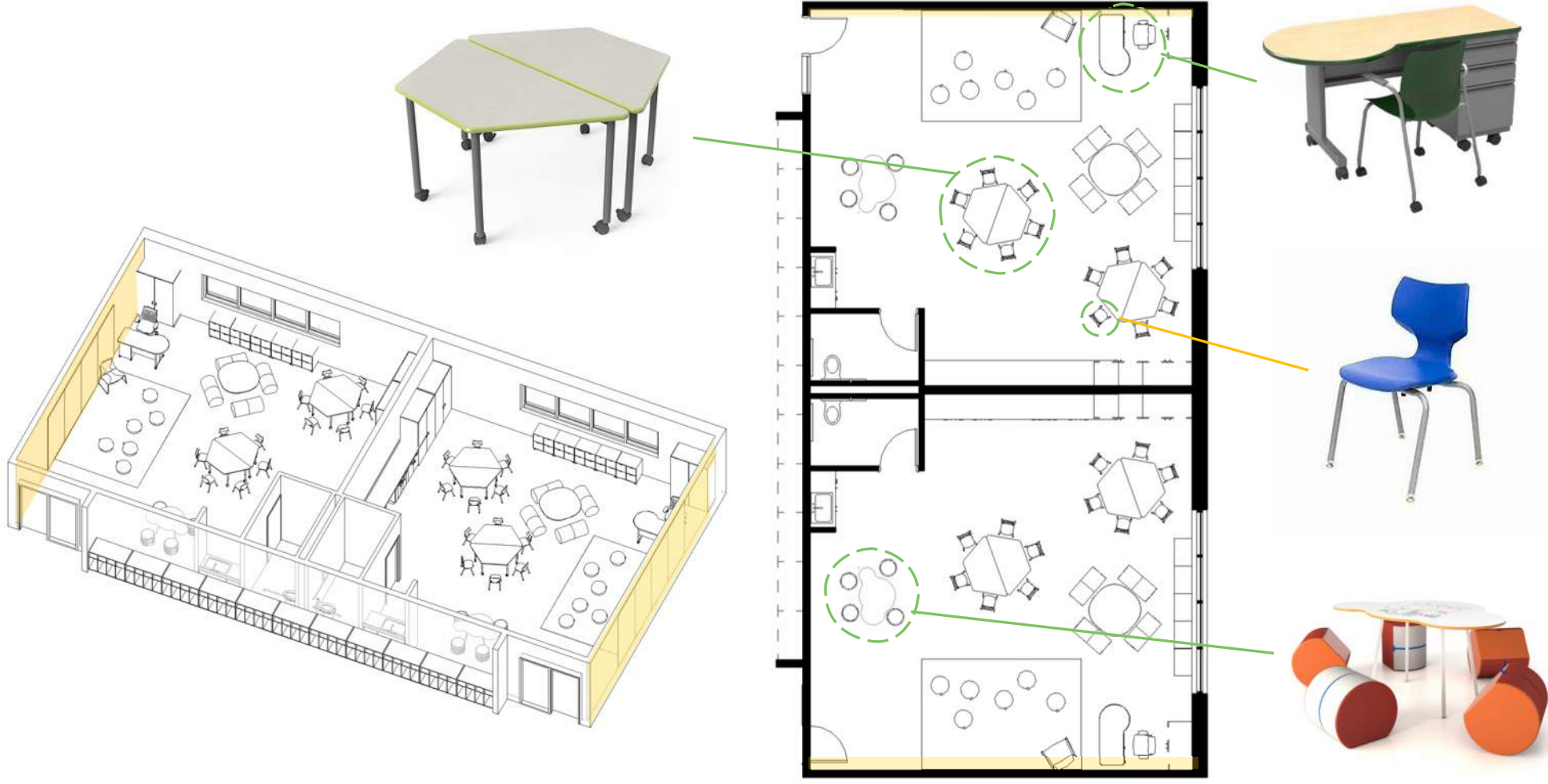
# Interior Design

LP Waters Childhood Center













Carver High School Commemorative Wall



SALVAGED  
STAGE FLOOR

Carver High School Commemorative Wall





SALVAGED  
STAGE FLOOR

DISPLAY CASE

Carver High School Commemorative Wall





SALVAGED  
STAGE FLOOR

DISPLAY CASE

DIGITAL DISPLAY

Carver High School Commemorative Wall



SALVAGED  
STAGE FLOOR

DISPLAY CASE

DIGITAL DISPLAY

INTERACTIVE  
DISPLAY

Carver High School Commemorative Wall



SALVAGED SIGNAGE

SALVAGED  
STAGE FLOOR

DISPLAY CASE

DIGITAL DISPLAY

INTERACTIVE  
DISPLAY



Carver High School Commemorative Wall



SALVAGED SIGNAGE

SCHOOL EMBLEM

SALVAGED  
STAGE FLOOR

DISPLAY CASE

DIGITAL DISPLAY

INTERACTIVE  
DISPLAY



Carver High School Commemorative Wall

SALVAGED SIGNAGE

SCHOOL EMBLEM

ALUMNI PLAQUE

SALVAGED  
STAGE FLOOR

DISPLAY CASE

DIGITAL DISPLAY

INTERACTIVE  
DISPLAY



Carver High School Commemorative Wall



SALVAGED SIGNAGE

SCHOOL EMBLEM

ALUMNI PLAQUE

SALVAGED  
STAGE FLOOR

DISPLAY CASE

DIGITAL DISPLAY

INTERACTIVE  
DISPLAY

MURAL WALL



Carver High School Commemorative Wall





SALVAGED SIGNAGE

SCHOOL EMBLEM

ALUMNI PLAQUE

SALVAGED  
STAGE FLOOR

DISPLAY CASE

DIGITAL DISPLAY

INTERACTIVE  
DISPLAY

MURAL WALL

SALVAGED BENCH

Carver High School Commemorative Wall



Carver High School Commemorative Wall

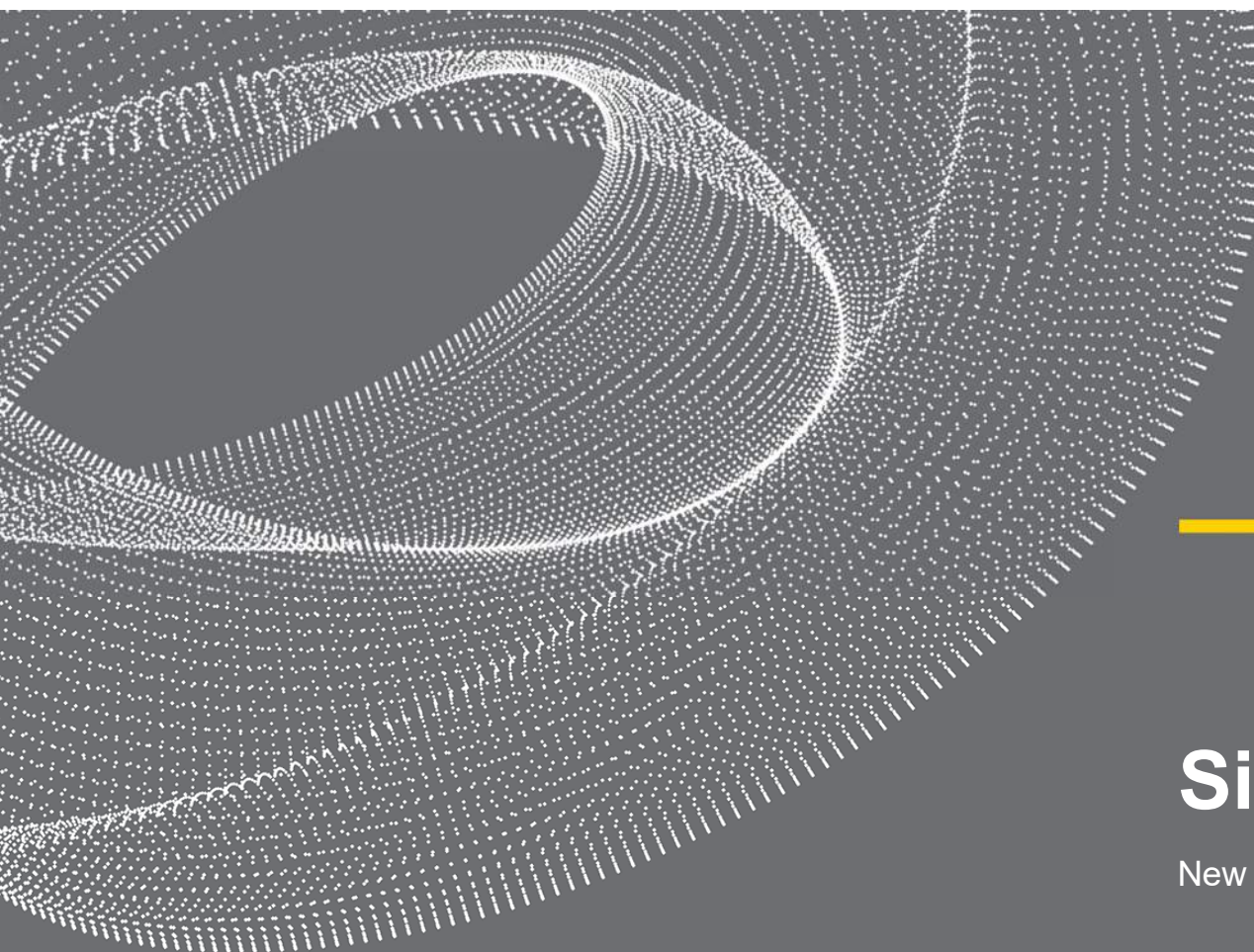




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# **NEW MIDDLE SCHOOL**



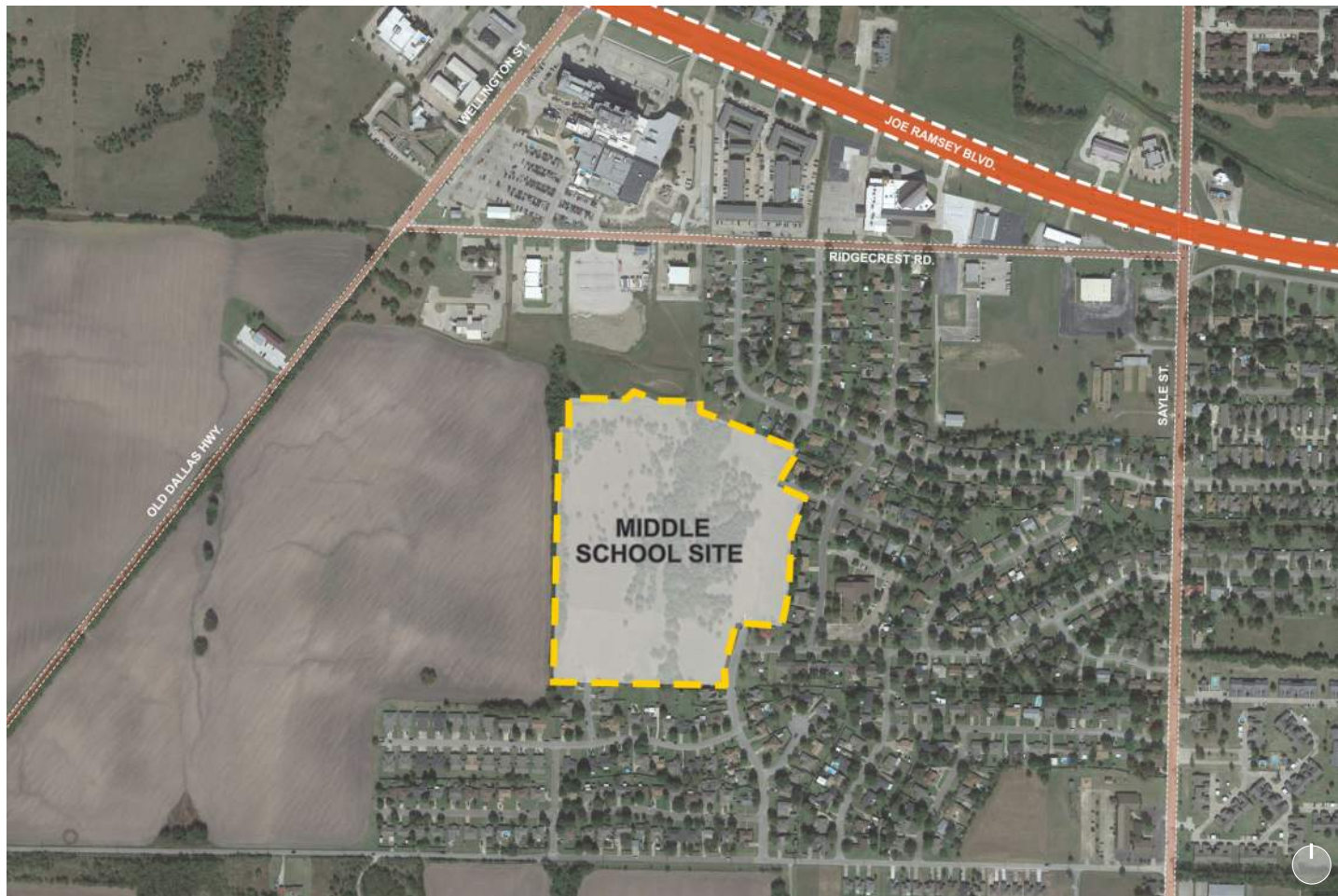


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# Site Analysis

New Middle School

## SITE STREETS



JOE RAMSEY BLVD.



RIDGECREST RD.



SAYLE ST.

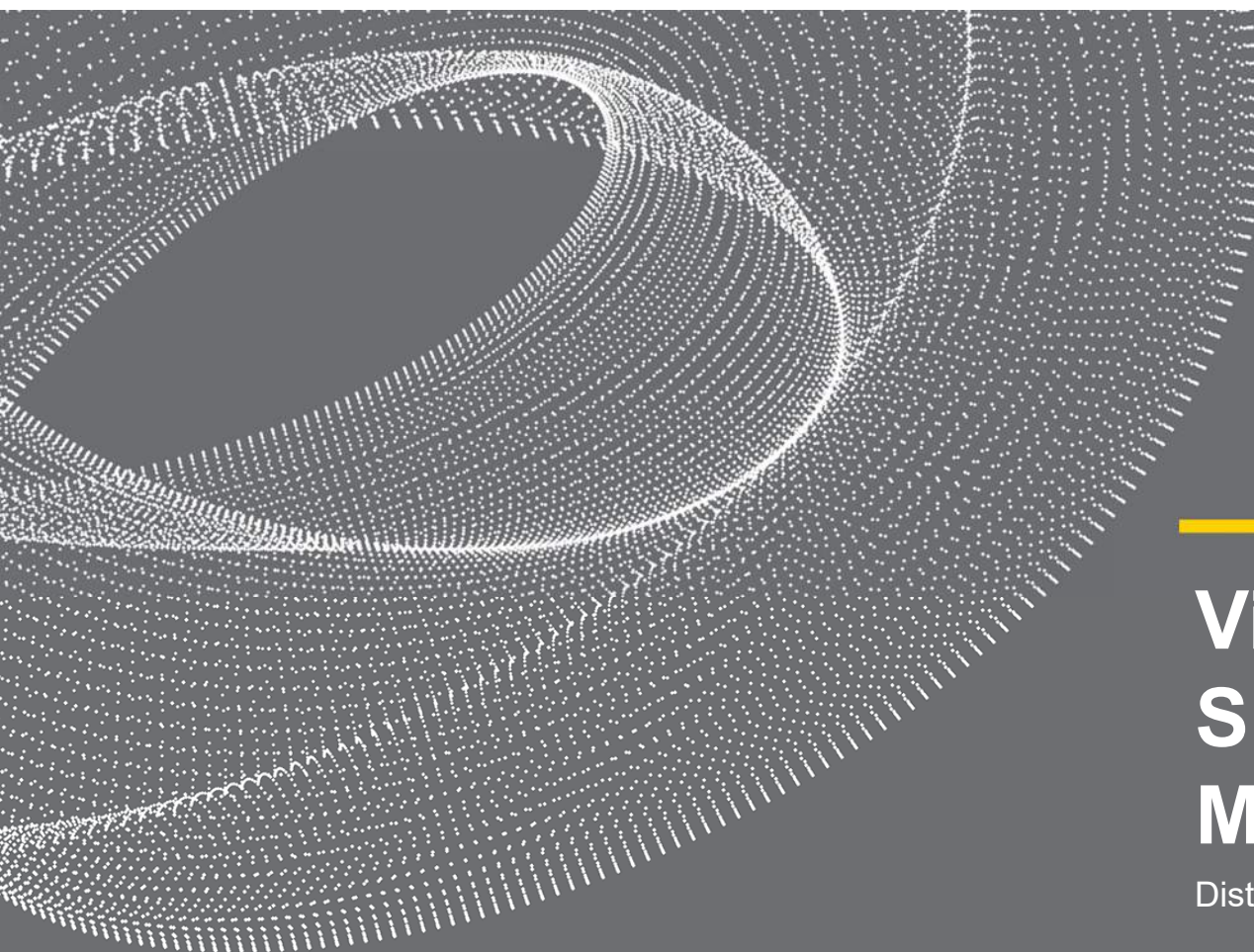


NEIGHBORHOOD ADJACENCIES



- PROPOSED MIDDLE SCHOOL
- APARTMENTS
- CHURCHES
- MEDICAL PRACTICE
- POTENTIAL SITE VEHICULAR ACCESS POINTS





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# Visioning Session Summary For New Middle School

District Students, Staff, And Community

Greenville ISD – Proposed New Middle School

## Visioning Session #1 – Staff, Students, and Community



## DESIGN PRIORITIES

1

### **DAYLIGHT**

All instructional spaces should have daylight, preferably direct to the exterior, while minimizing glare and direct heat gain.

2

### **SEPARATION OF GRADE LEVELS**

Each grade level (6-8) to have “house” concept.

3

### **OPEN BUT SECURE**

Allow students and teachers to connect beyond the classroom, within secure academic clusters.

4

### **OUTDOOR EXPERIENCE**

Outdoor learning and gathering spaces are valued but need to be clearly defined and secure.

5

### **CLARITY OF CIRCULATION**

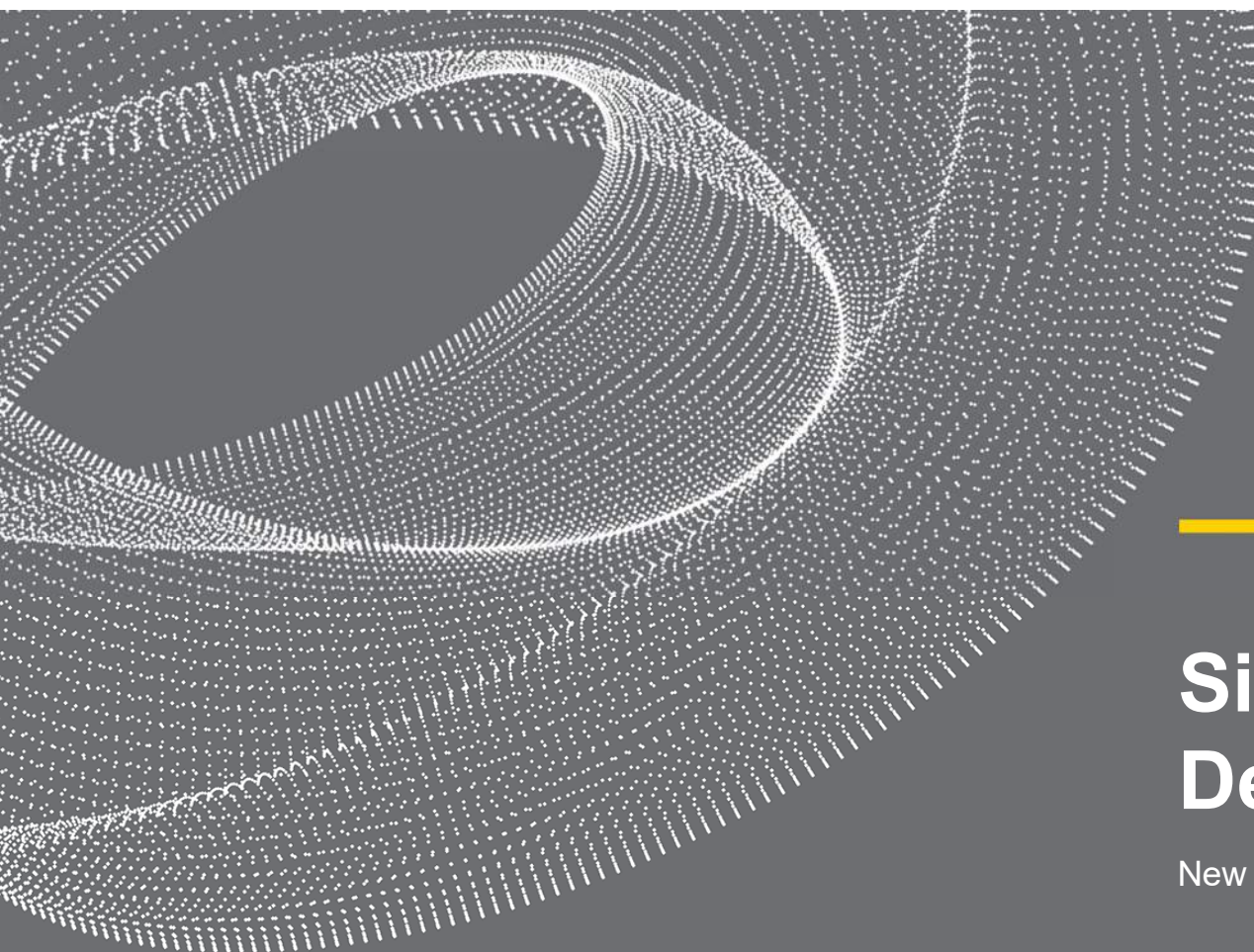
Circulation paths should be clear, straight, wide, and easy to supervise.

6

### **EMPHASIS ON CTE PROGRAM**

New middle school building to be able adapt and grow with possible expansion of future district CTE programs.





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# Site and Building Design

New Middle School

Greenville ISD – Proposed New Middle School

## Site Diagramming Activity



### STAFF LAYOUTS



### STUDENT LAYOUT

Natural daylight into all classrooms

Secure and safe

Clear and adequate site/building circulation

Welcoming to community

Outdoor experience w/ public spaces opening up into courtyard

Create grade level houses

Greenville ISD – Proposed New Middle School

## Site Diagramming Activity



### COMMUNITY LAYOUTS

Clear and adequate site circulation/parking

Athletic field located near existing neighborhood  
on east part of site

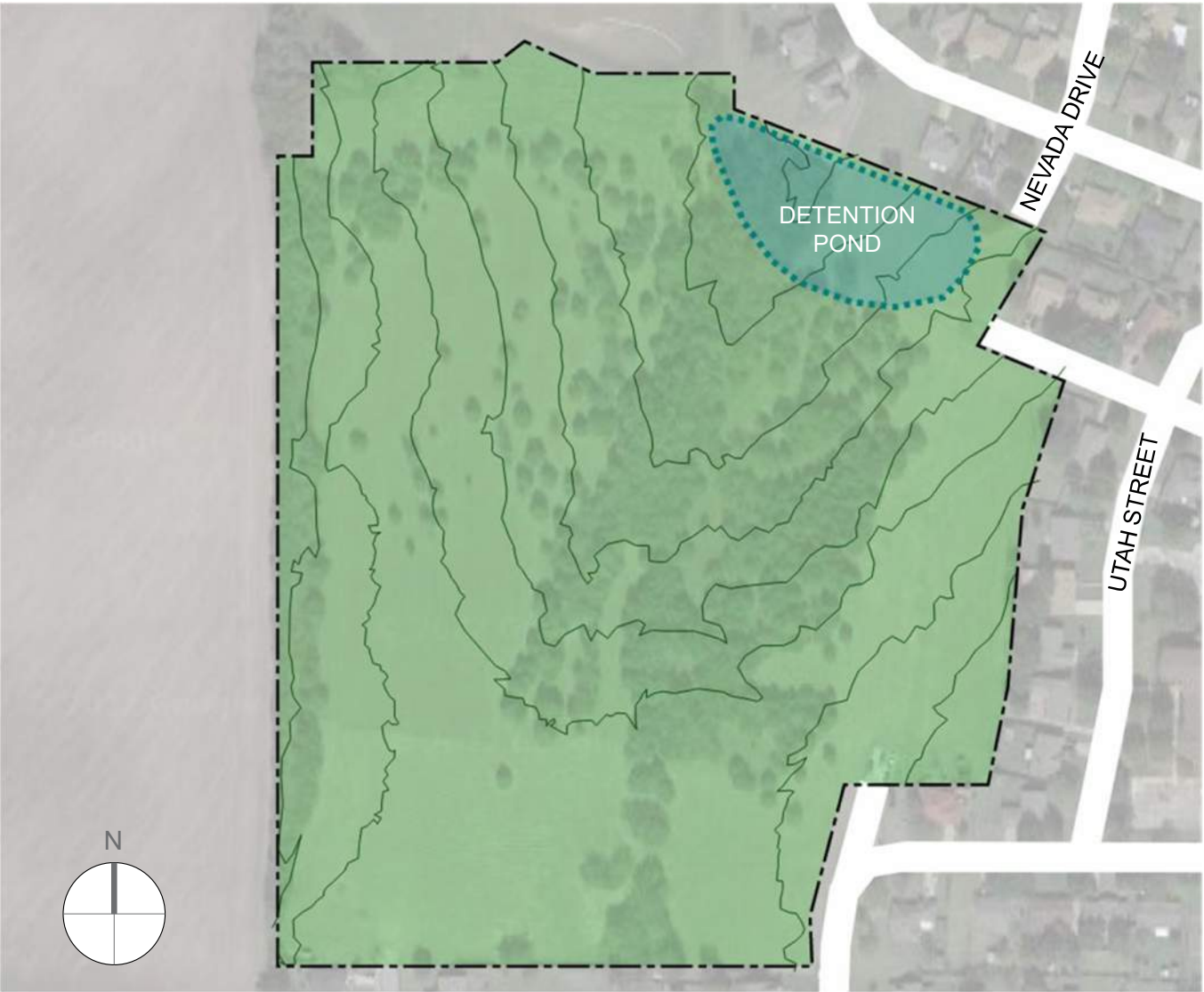
Clear main building entry

Stacked (two-story) classroom wings

Views towards courtyard



EXISTING SITE



## DESIGN GOALS

Daylight

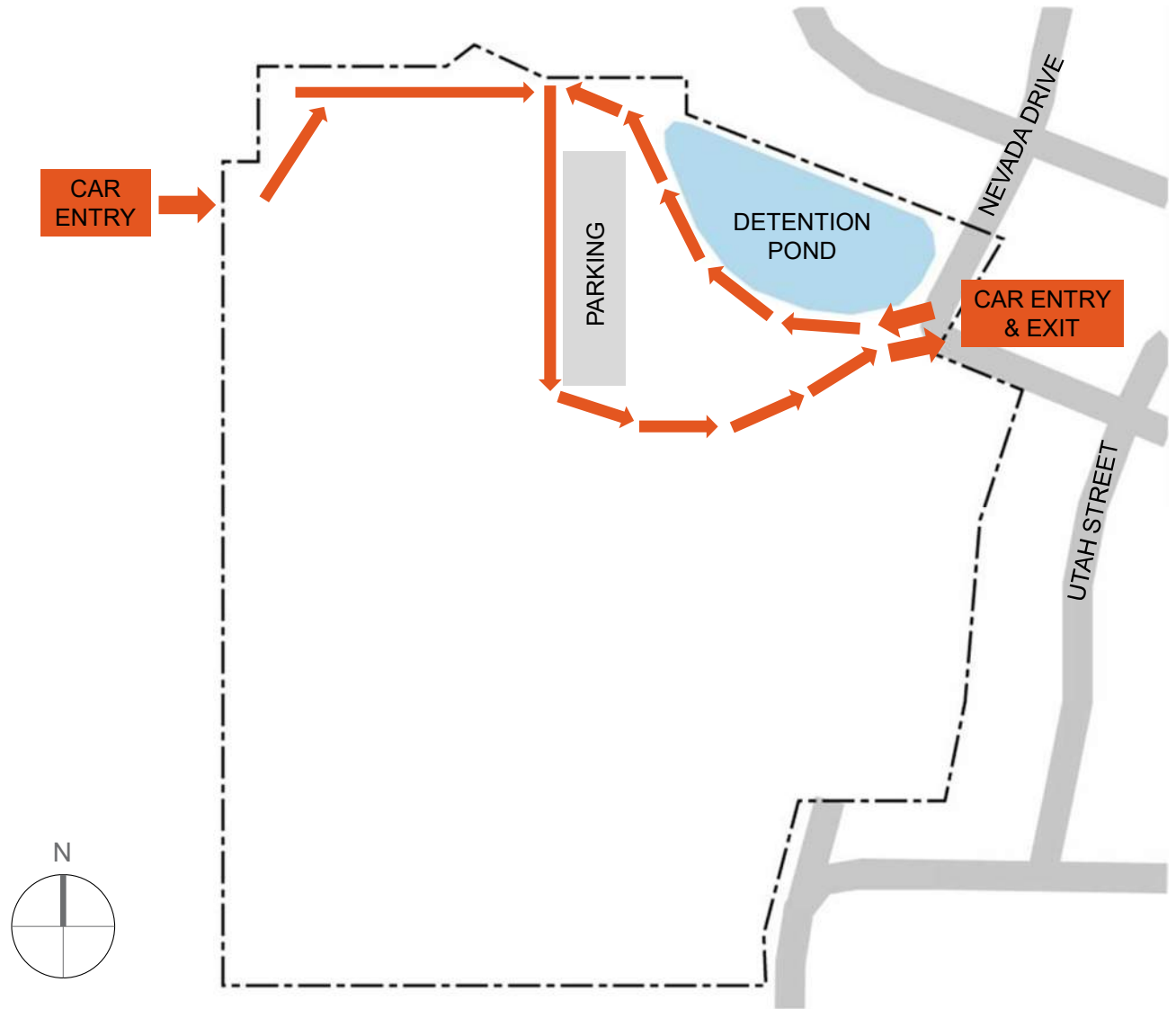
Separation of grade levels

Open but secure

Outdoor experience

Clarity of site circulation

Emphasis on CTE program



## DESIGN GOALS

Daylight

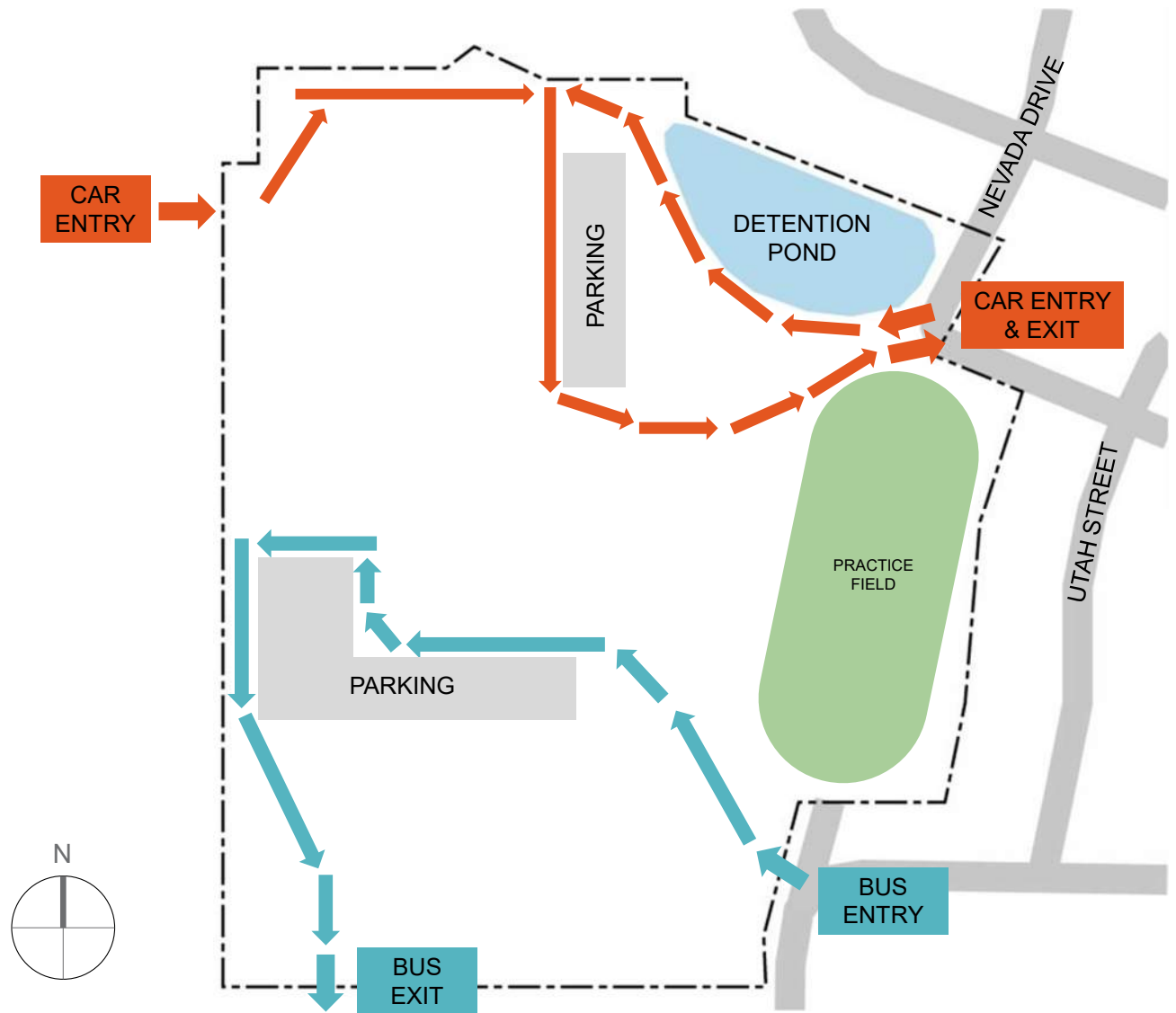
Separation of grade levels

Open but secure

Outdoor experience

Clarity of site circulation

Emphasis on CTE program



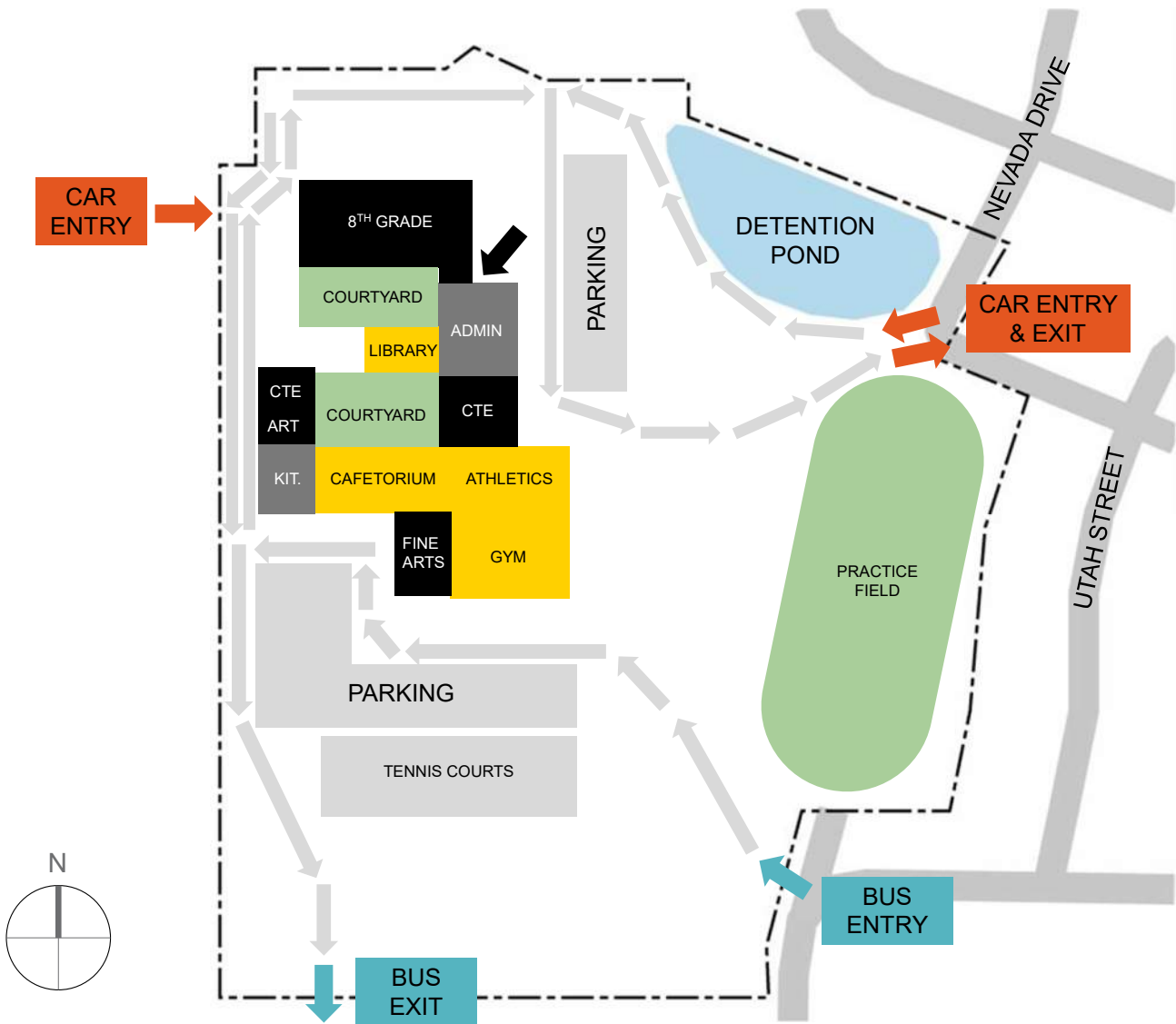


DESIGN GOALS

- Daylight
- Separation of grade levels
- Open but secure
- Outdoor experience
- Clarity of site circulation
- Emphasis on CTE program

LEGEND

- ACADEMIC ZONE
- SHARED PROGRAM
- SUPPORT
- COURTYARD

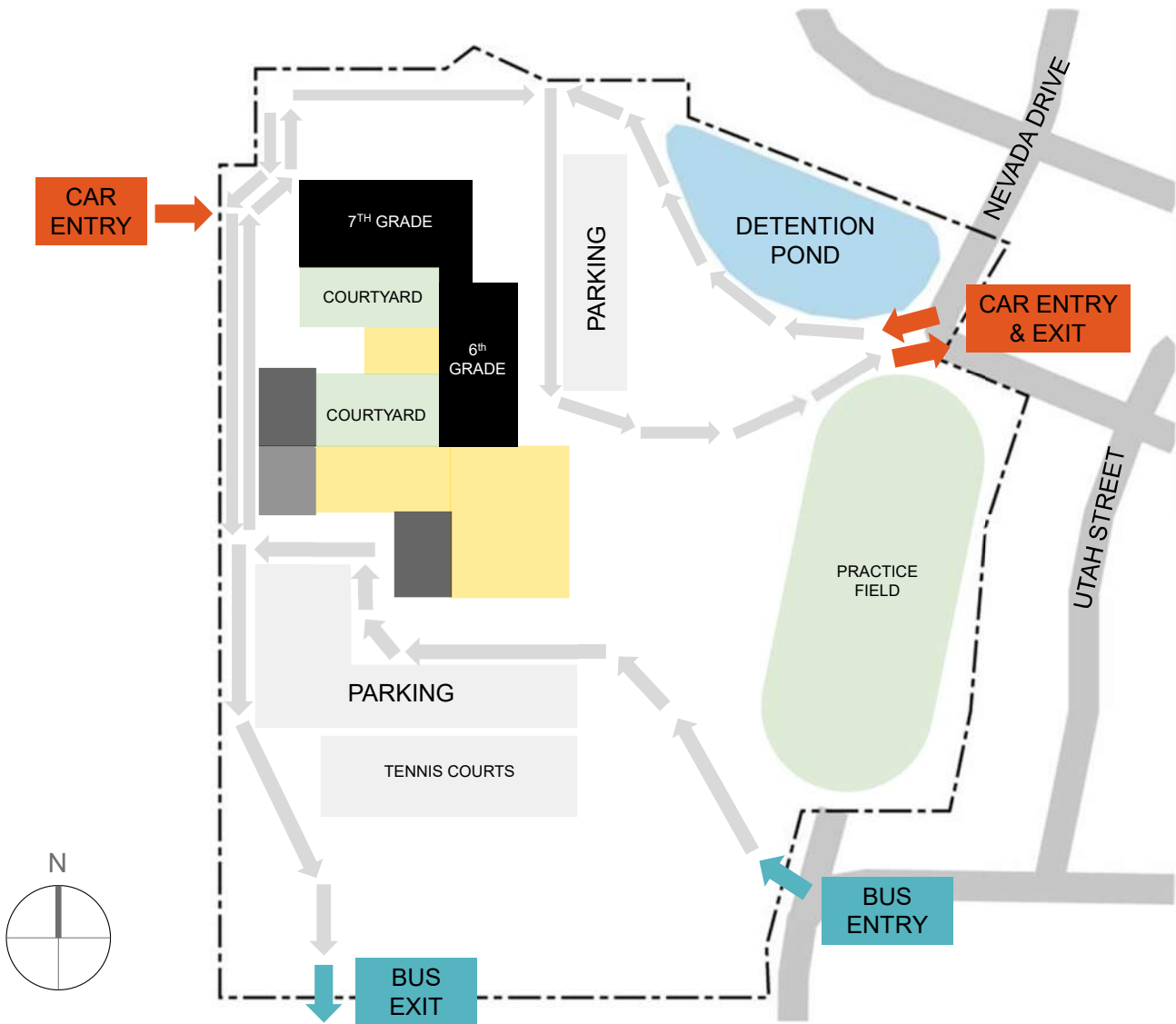


DESIGN GOALS

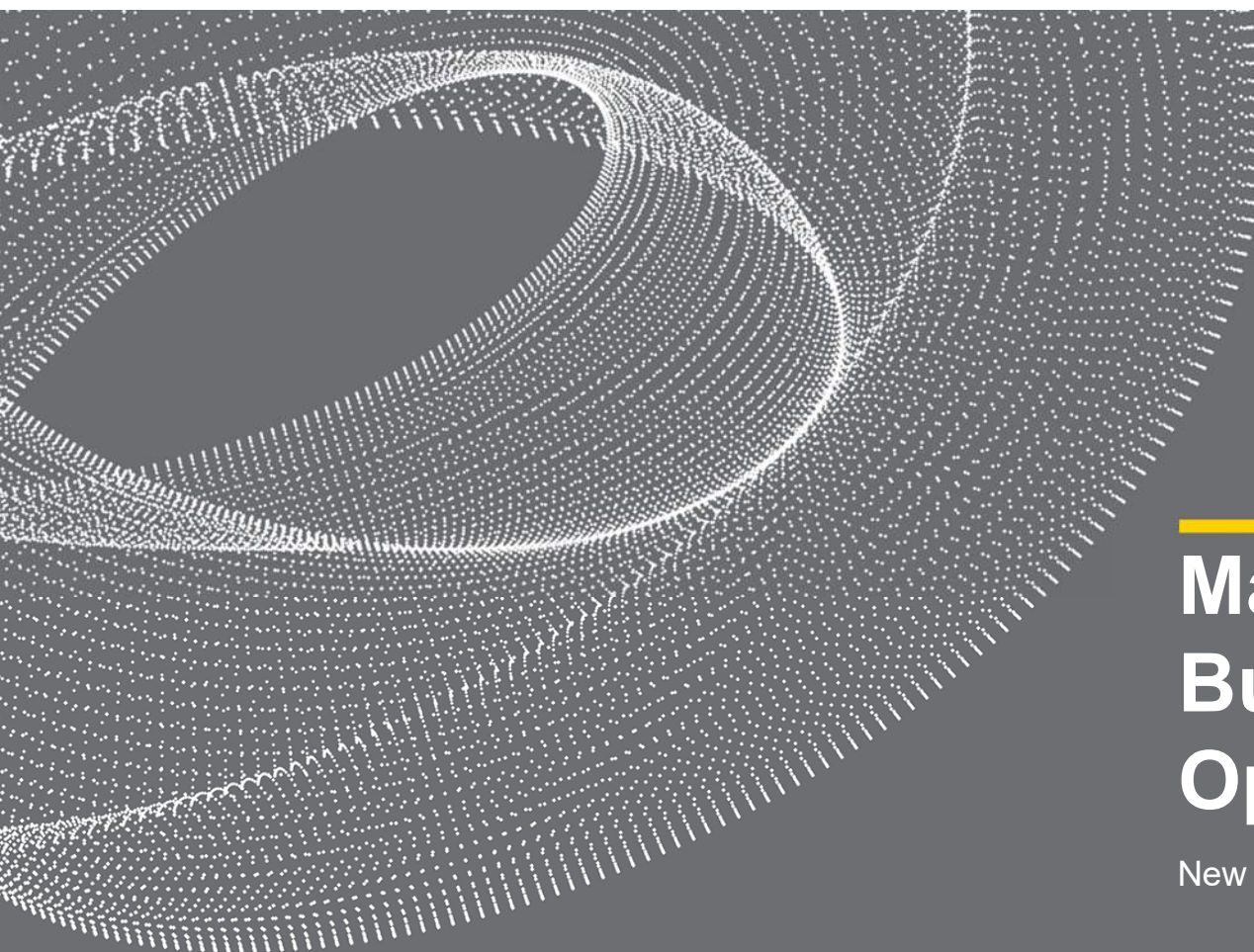
- Daylight
- Separation of grade levels
- Open but secure
- Outdoor experience
- Clarity of site circulation
- Emphasis on CTE program

LEGEND

- ACADEMIC ZONE
- SHARED PROGRAM
- SUPPORT
- COURTYARD



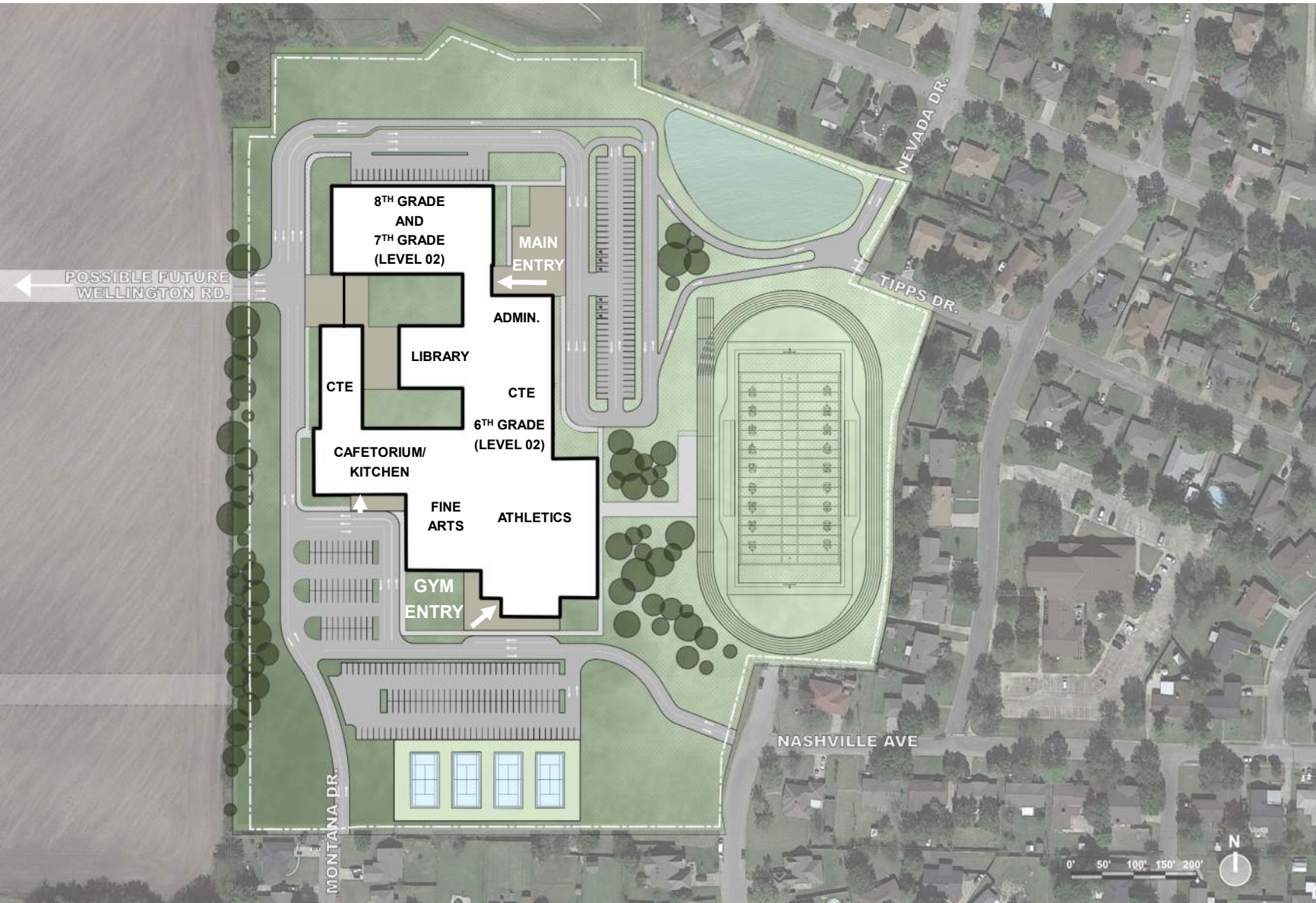




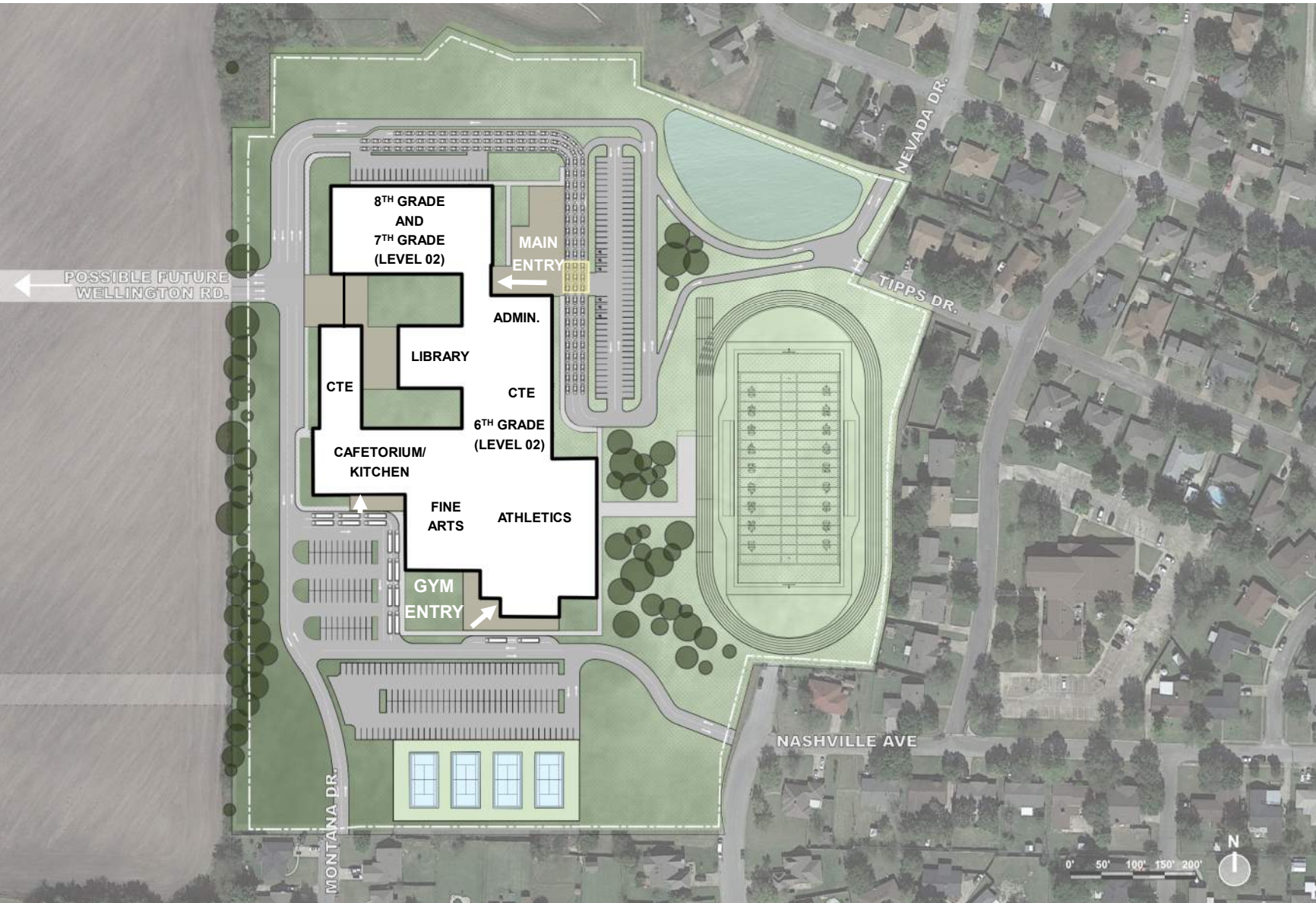
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# Massing and Building Layout Options

New Middle School



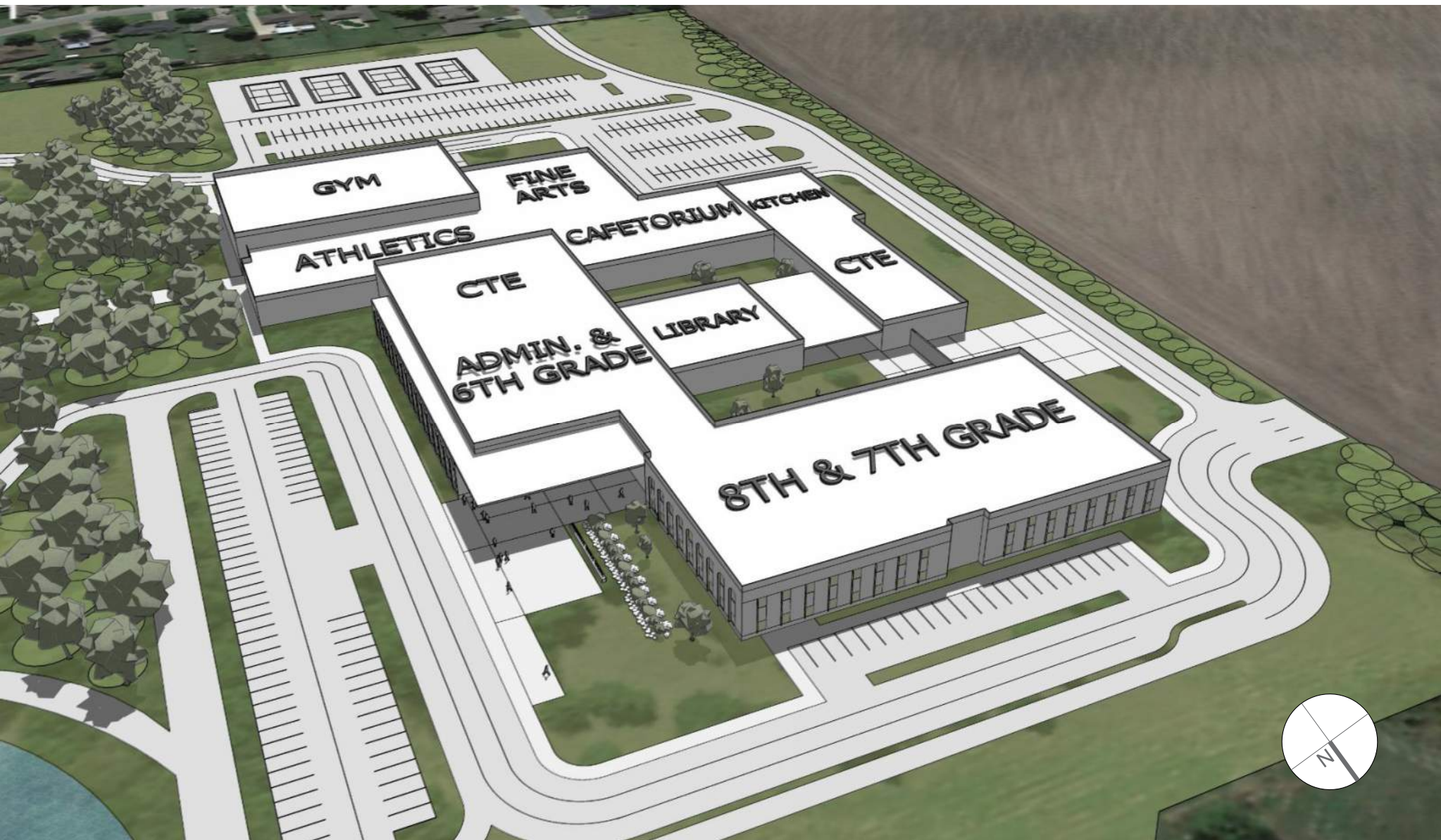




**ON-SITE VEHICLE AND  
BUS STACKING  
COUNTS:**

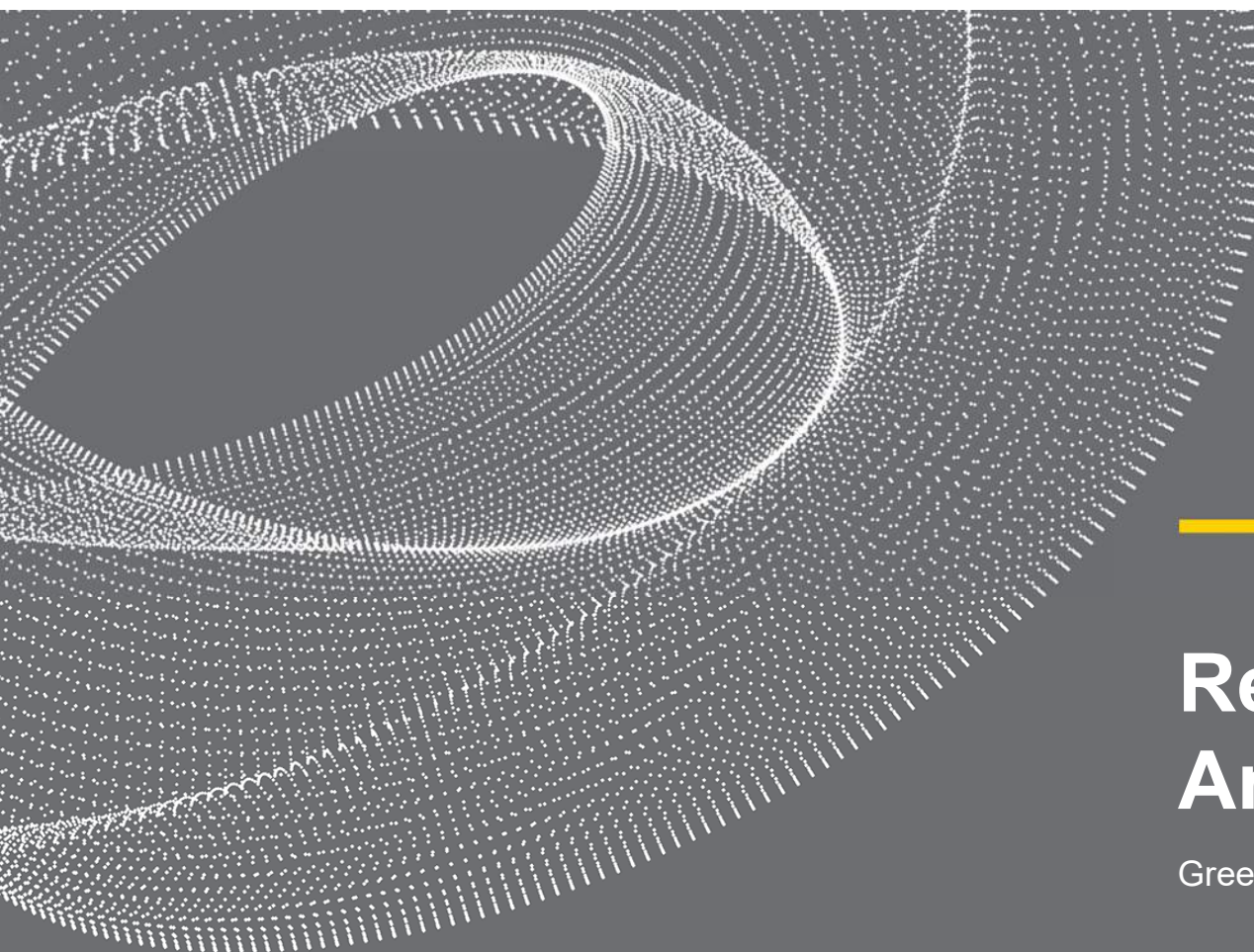
- 120 STACKING CARS
- 9 FRONT DROP-OFF AREA
- 16 BUSES (2 VISITOR)











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# Regional Context Analysis

Greenville, Texas



GREENVILLE SITE ANALYSIS – EXTERIOR MATERIALS



MASONRY

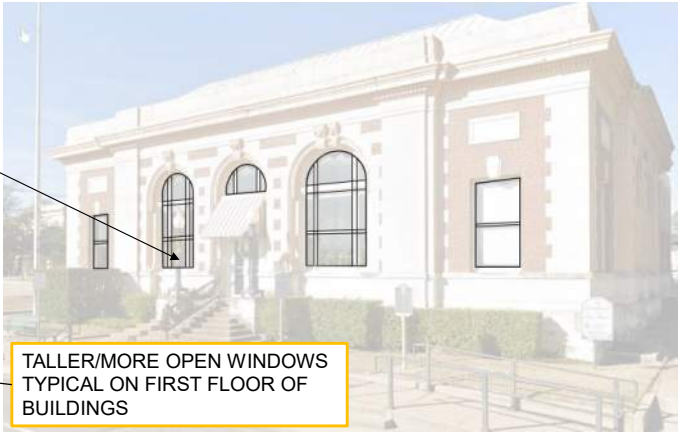


METAL



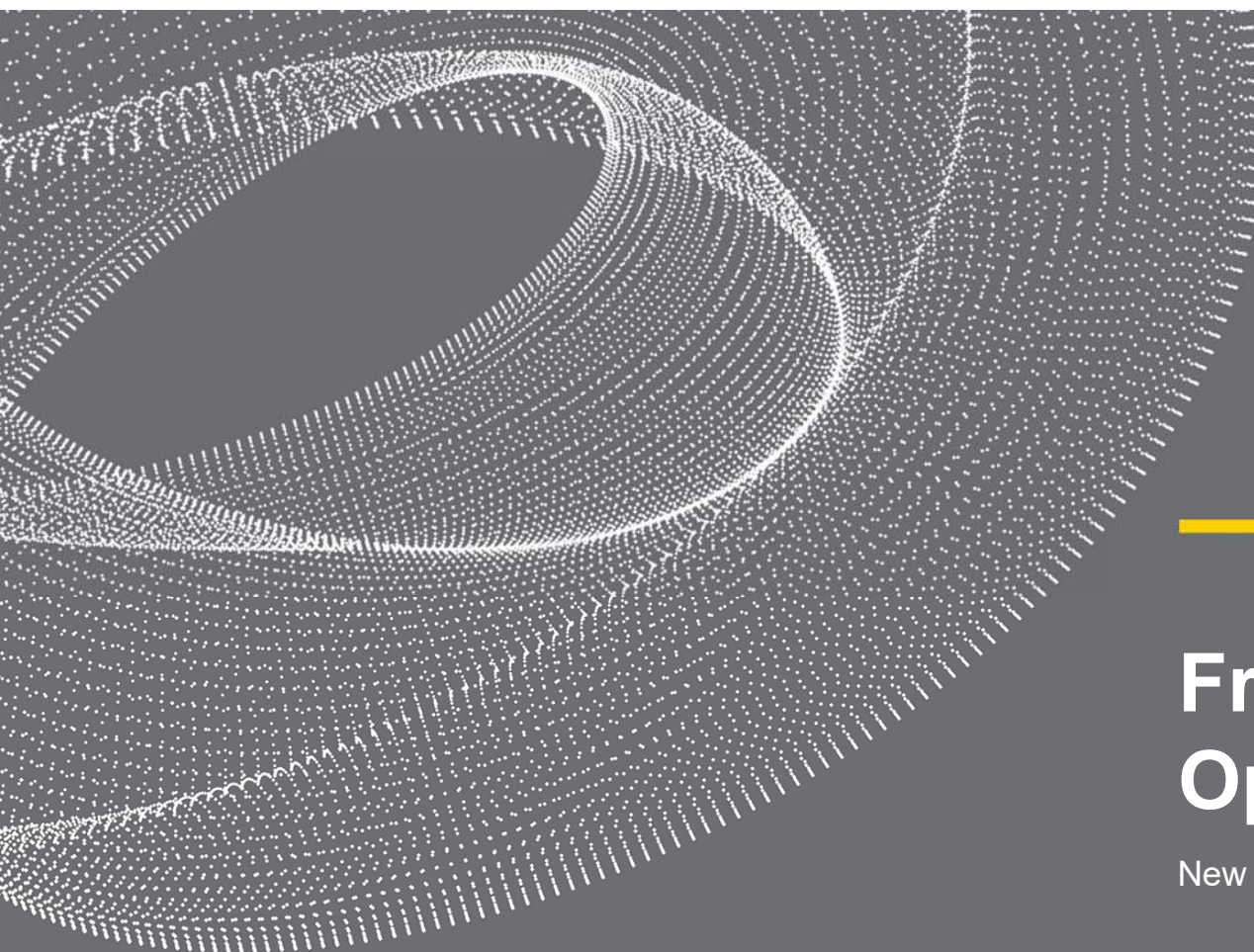
-metal use for flashing and canopy trim

GREENVILLE SITE ANALYSIS – LIGHTING



MIRRORING WINDOWS  
CREATING BALANCE AND  
CLARITY OF ENTRY

TALLER/MORE OPEN WINDOWS  
TYPICAL ON FIRST FLOOR OF  
BUILDINGS



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# Front Entry Design Options

New Middle School







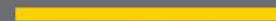
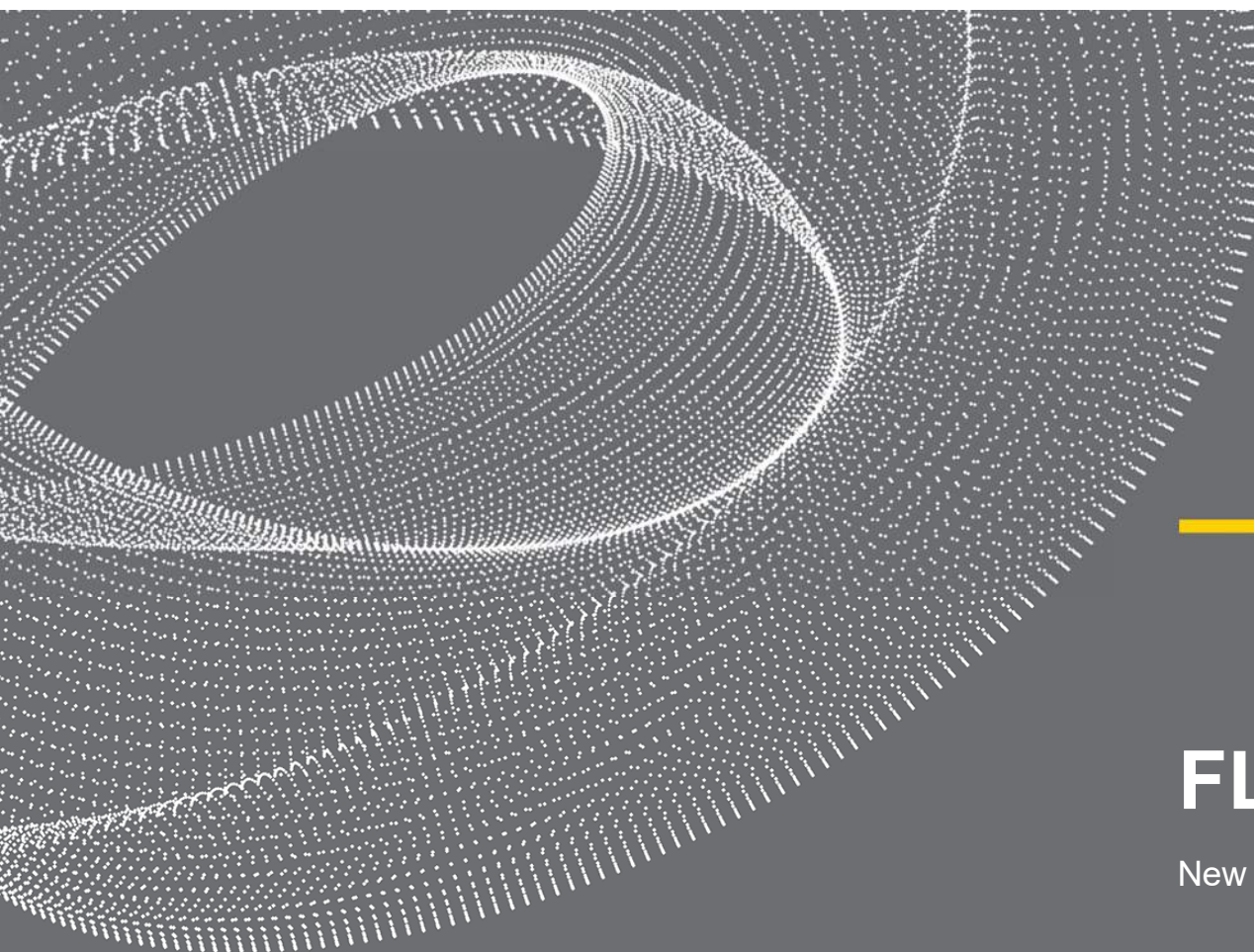


OPTION #01



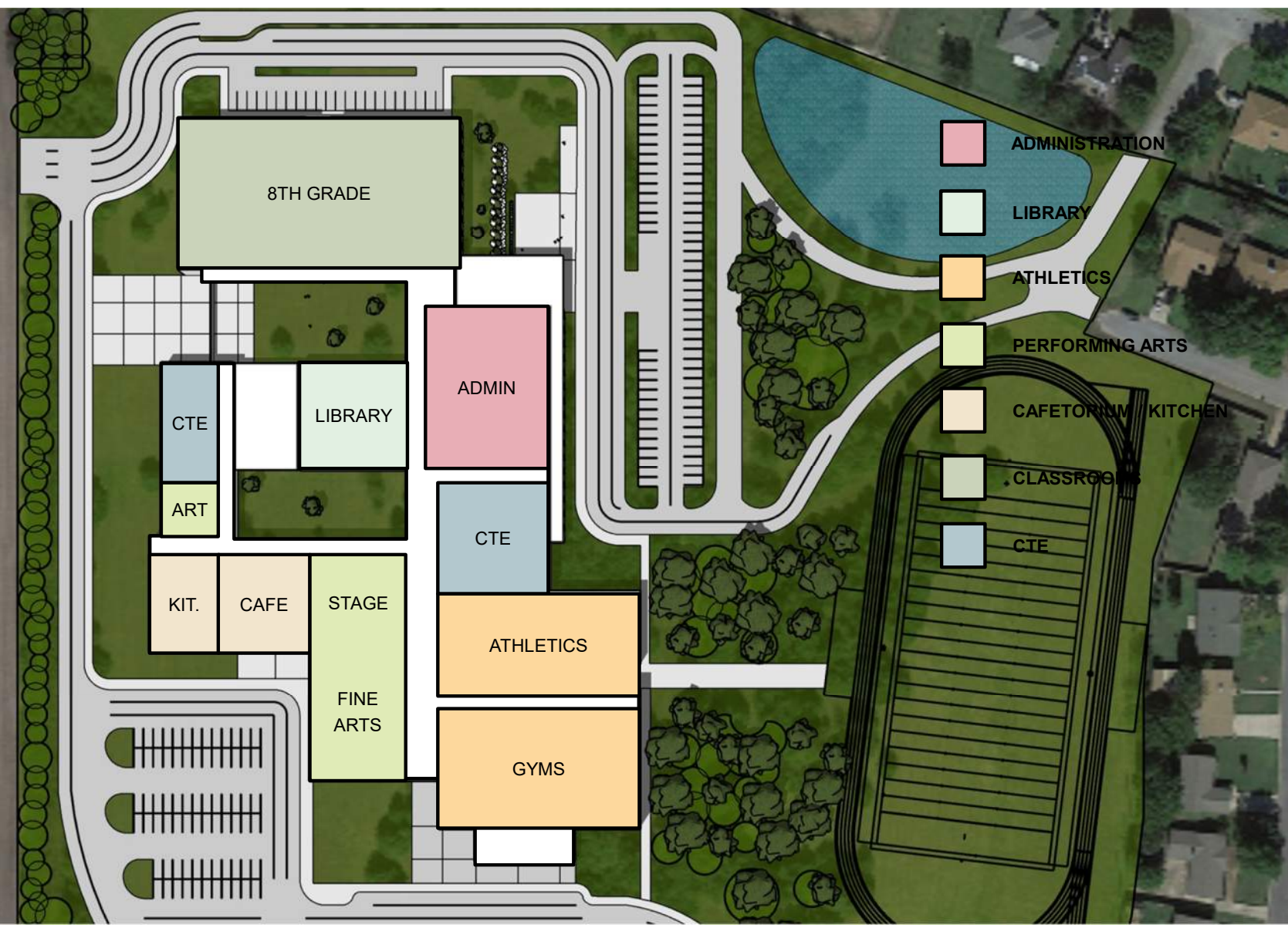
OPTION #02



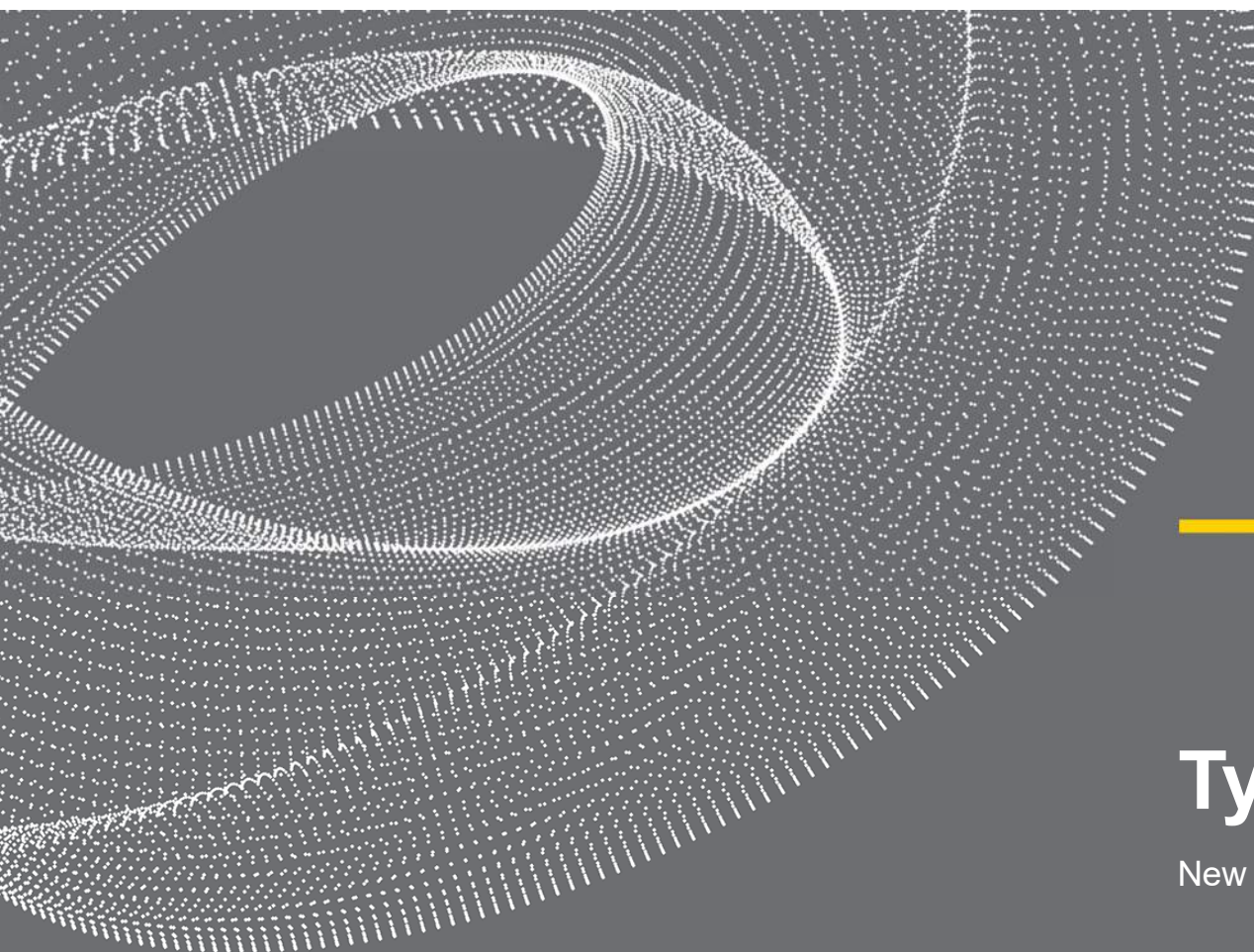


# FLOOR PLAN

New Middle School





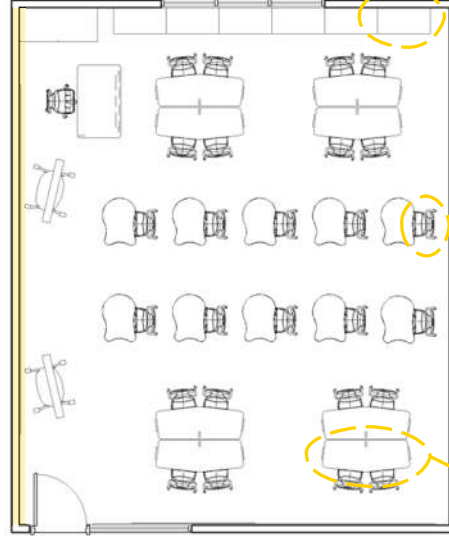
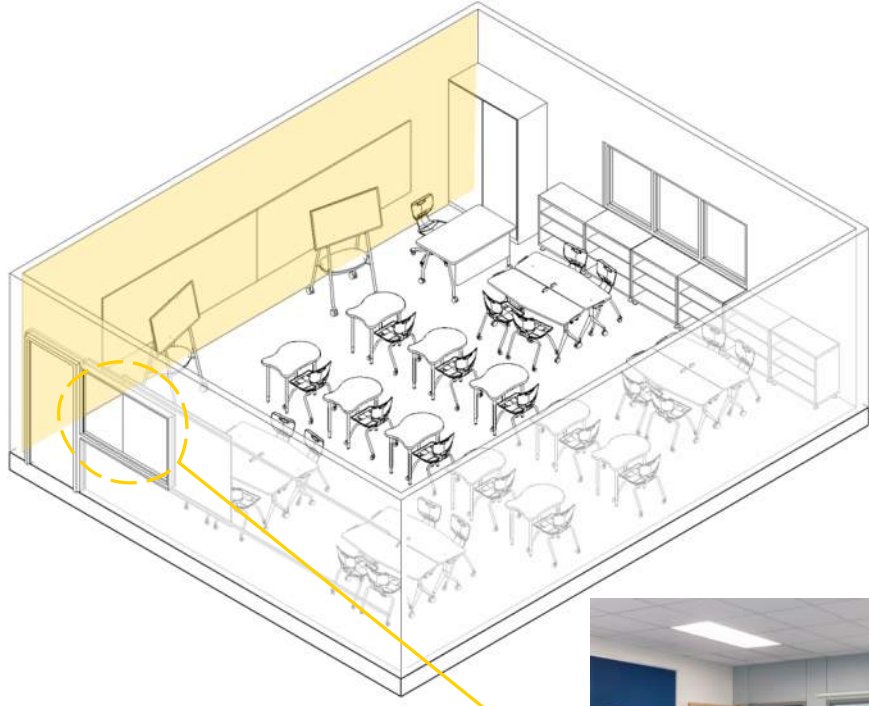


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# Typical Classroom

New Middle School



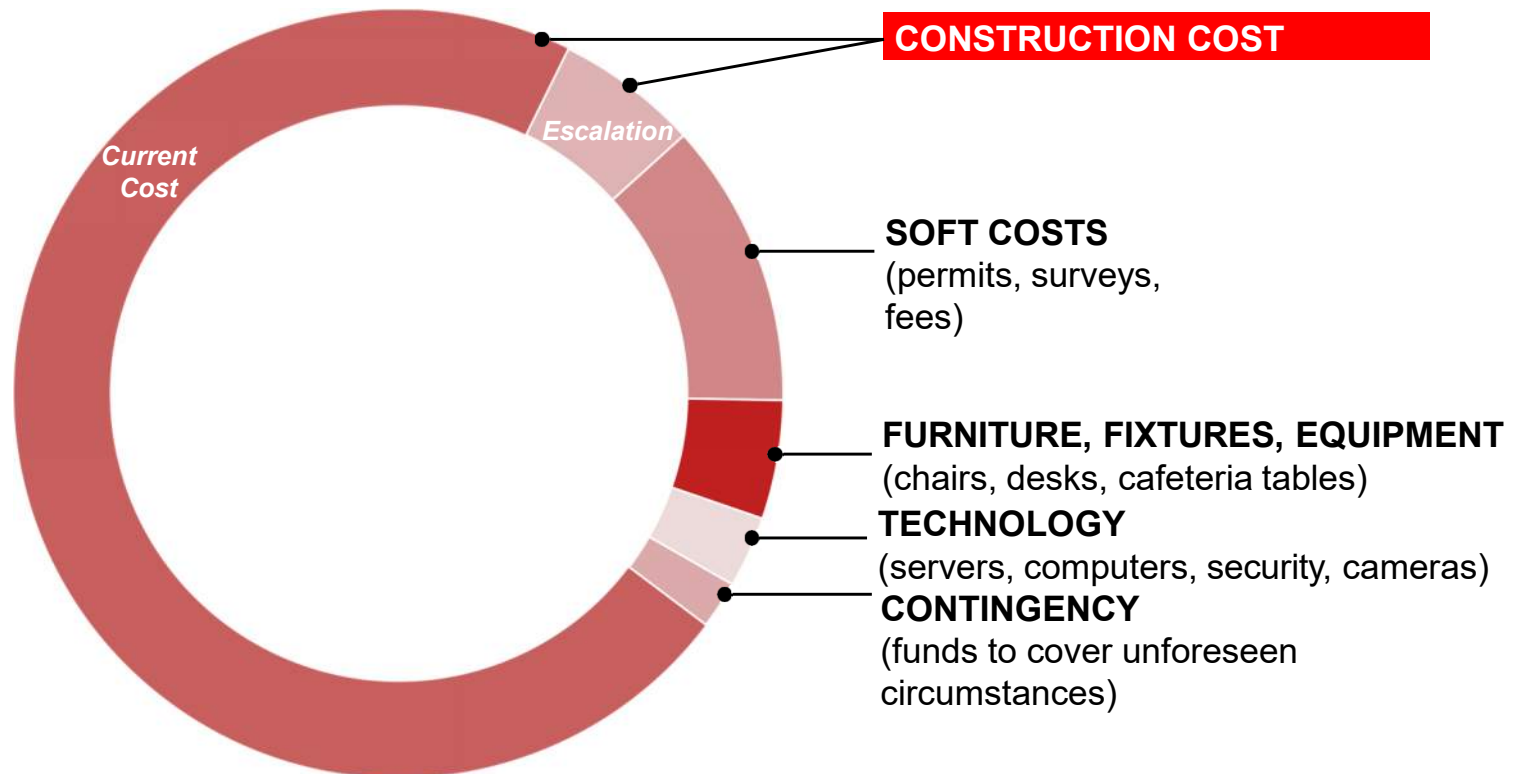




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# **BUDGET AND FUNDING**

# Building a Total Project Budget







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# **CONSTRUCTION MARKET ANALYSIS**

# CONSTRUCTION MARKET ANALYSIS

## Q4 Construction Update



## MARKET UPDATE - CHALLENGES

- + **COVID** – The limited workforce and increase in restrictions creates challenges to safety and efficiency on jobsites.
- + **OIL** – Since the start of 2021, crude oil prices have increased 50%. Because of this, many items that are made from oil or plastics have drastically increased in price.
- + **SUPPLY CHAIN** – Due to issues with supply chains, ports are getting backed up and unable to unload ships fast enough causing a bottleneck effect.
- + **CONSTRUCTION START DELAYS** – The construction start of projects are being delayed due to long lead-times on materials.

### COST IMPACTS

CONSTRUCTION	Construction costs have gone up 15-20% in 2022.
PVC AND PLASTIC PIPING	Increased 98% since COVID.
LUMBER	Increased 312% since COVID.
GASOLINE	Gasoline prices have increased approximately \$1.56/Gallon since COVID.

### SCHEDULE IMPACTS – LEAD TIMES

STRUCTURAL STEEL JOISTS	Before COVID: 5-6 Months   Currently: 6-10 months
SLIDER DOORS	Before COVID: 4-6 Weeks   Currently: 16 weeks
HEAD WALLS	Before COVID: 8-10 Weeks   Currently: 14 weeks
IMAGING EQUIPMENT (CT's & MRI's)	Before COVID: 12-16 weeks   Currently: 30 weeks



THANK YOU!

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