

GREENVILLE ISD

**L.P. Waters Early
Childhood Center &
New Middle School
Design Development**

October 18th, 2022



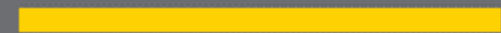
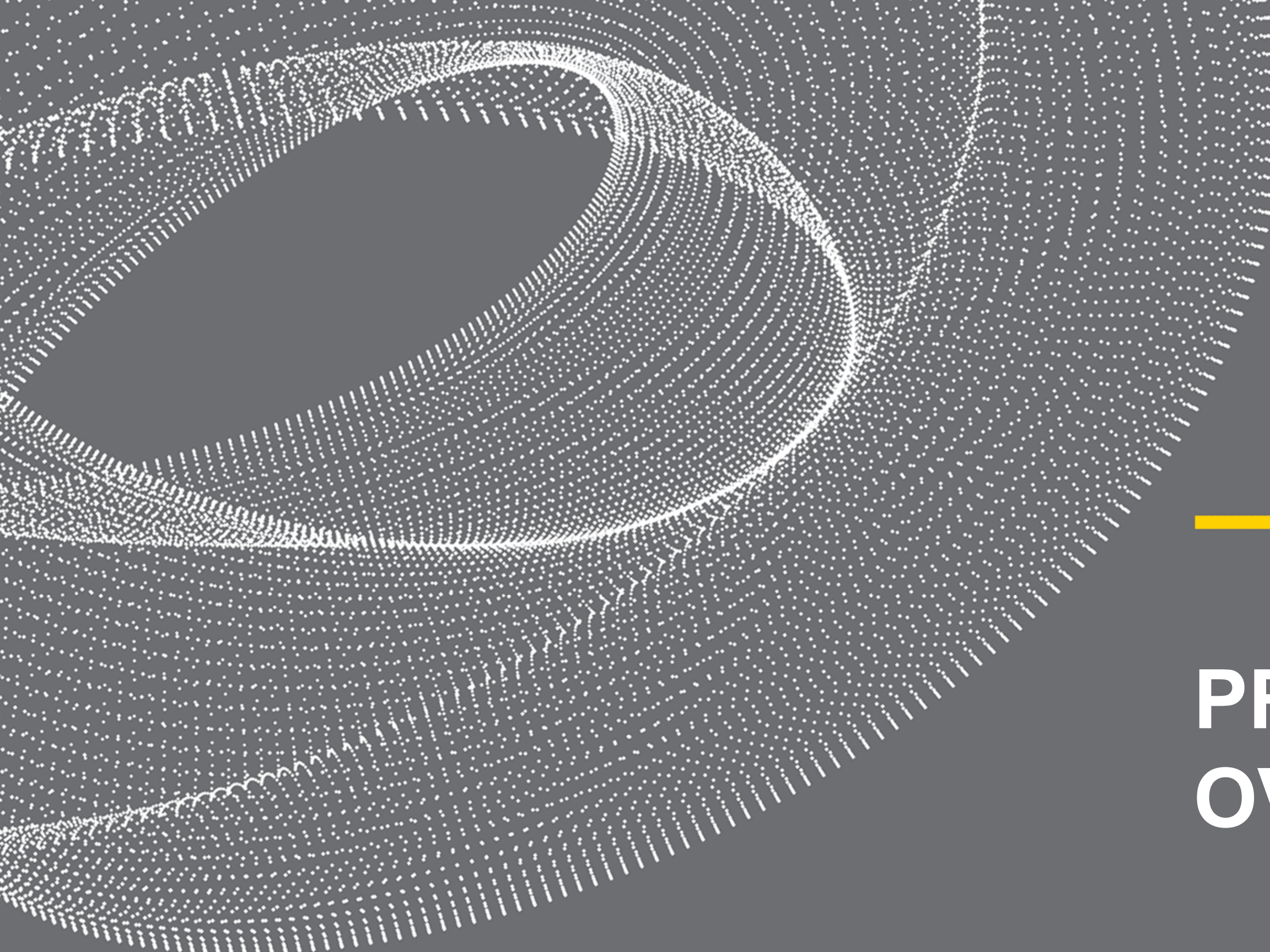
GREENVILLE ISD
LESSONS FOR WHEREVER LIFE LEADS

CORGAN 



Agenda

- 1 PROJECT OVERVIEWS
- 2 L.P. WATERS EARLY CHILDHOOD CENTER DESIGN
- 3 NEW MIDDLE SCHOOL DESIGN
- 4 SCHEDULE AND BUDGET



PROJECTS OVERVIEW

L.P. WATERS REPLACEMENT



- **500 student capacity**
- **Single-story building**
- **Built on current site**
- **Original to be demolished following move into new campus**
- **Opening August 2024**

- Original campus is 72 years old
- Does not meet TEA requirements
- Repair exceeds replacement

NEW MIDDLE SCHOOL



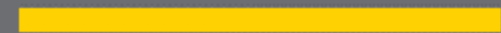
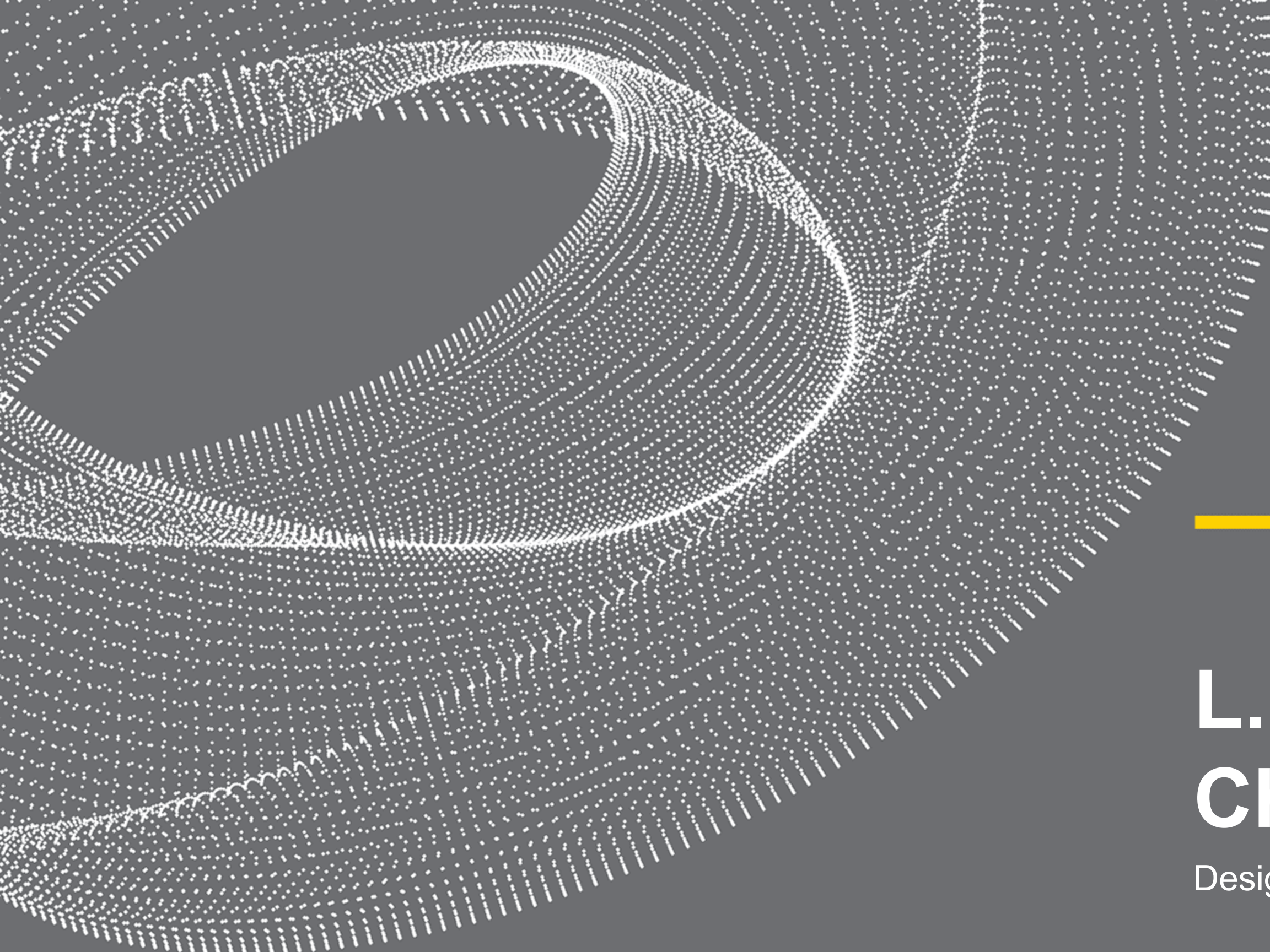
- **1,400 student capacity**
- **Serves grades 6-8**
- **Two-story classroom wings**
- **Cafetorium**
- **Track & field**
- **Tennis courts**
- **Opening August 2025**

Travis 6th will transition to Travis Elementary K-5 to provide elementary student capacity once new Middle School opens.

STAFF AND COMMUNITY DESIGN INPUT

MORE THAN 20 COMMUNITY AND STAFF DESIGN MEETINGS SINCE MAY





L.P. Waters Childhood Center

Design Development

DESIGN PRIORITIES

1

SAFE AND SECURE

Physical and emotional safety are prerequisites of a successful design.

2

PLAY AND EXPLORATION

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

3

NATURAL LIGHT

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

4

CONNECTION TO OUTDOORS

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

5

APPROPRIATE SCALE

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

6

ACCESSIBILITY

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



LEE STREET

PARKING LOT

STUDENT PICK-UP /
DROP-OFF

BUS LOOP / FIRE LANE

CARVER STREET

WASHINGTON STREET

CLASSROOMS

ADMIN

LIB.

CAFE

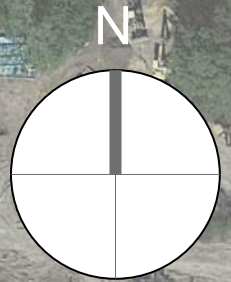
SECURE COURTYARD

GYM

CLASSROOMS

PLAYGROUNDS

PICKETT STREET





CARVER STREET

CLASSROOMS

GYM

CAFETORIUM

LIBRARY

ADMIN

CLASSROOMS

LEE STREET

L.P. WATERS EARLY CHILDHOOD CENTER

L.P. WATERS EARLY CHILDHOOD CENTER – BIRDSEYE VIEW



LP WATERS EARLY CHILDHOOD CENTER

CARVER

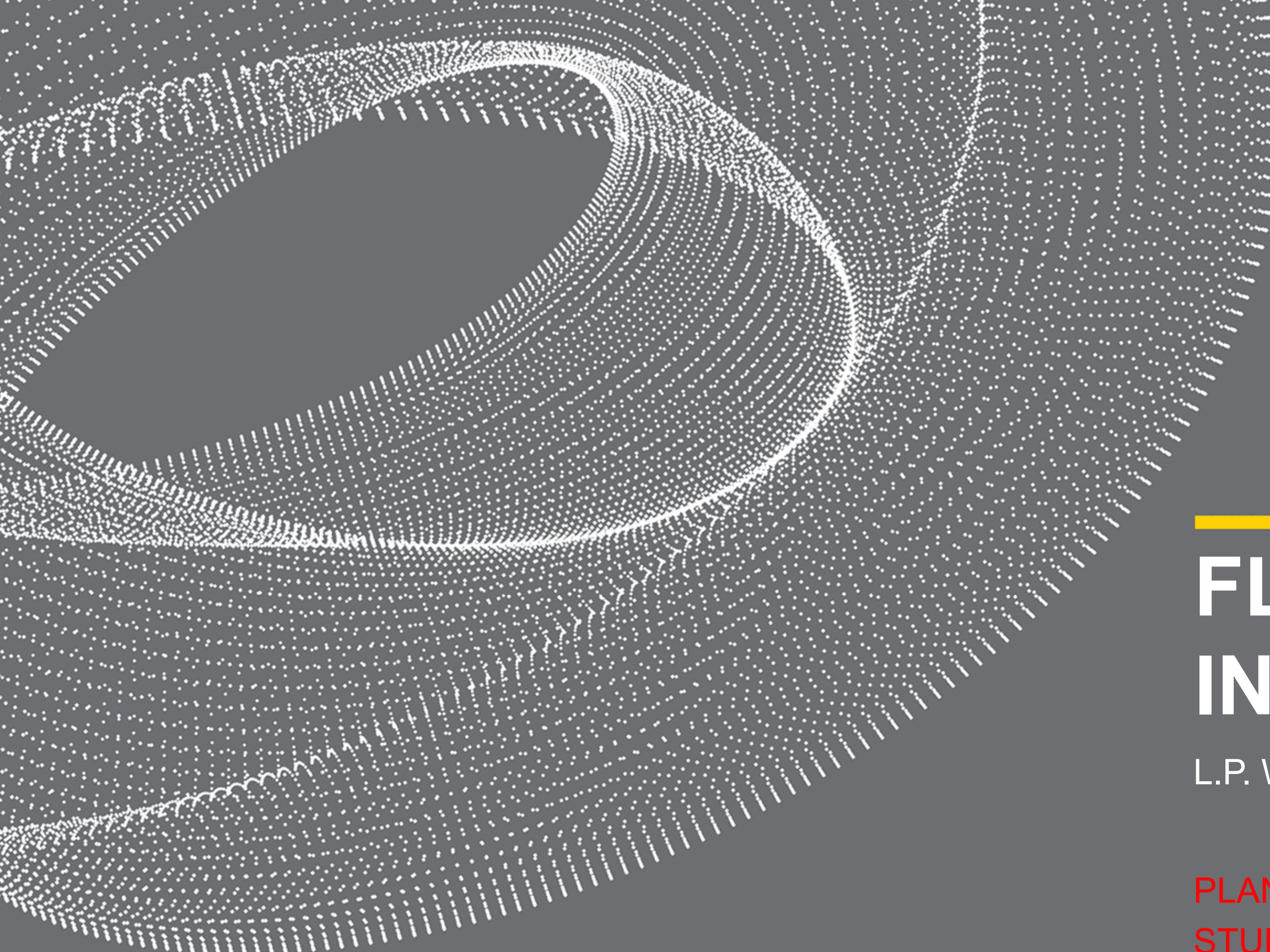


CARVER HIGH SCHOOL



LP WATERS EARLY CHILDHOOD CENTER

L.P. WATERS EARLY CHILDHOOD CENTER – DUSK VIEW



FLOOR PLANS AND INTERIOR DESIGN

L.P. WATERS CHILDHOOD CENTER

PLANS REMOVED FOR SECURITY OF
STUDENTS AND STAFF



SALVAGED SIGNAGE

SCHOOL EMBLEM

ALUMNI PLAQUE

SALVAGED STAGE FLOOR

DISPLAY CASE

DIGITAL DISPLAY

INTERACTIVE DISPLAY

MURAL WALL

SALVAGED BENCH

SALVAGED BRICK



TEACHER CABINET

TACKABLE WALL

TEACHING WALL



OPERABLE WALL

ACOUSTIC BAFFLES

CONVERTIBLE TABLES



**FLEXIBLE
FURNITURE**

**READING
PLATFORM**



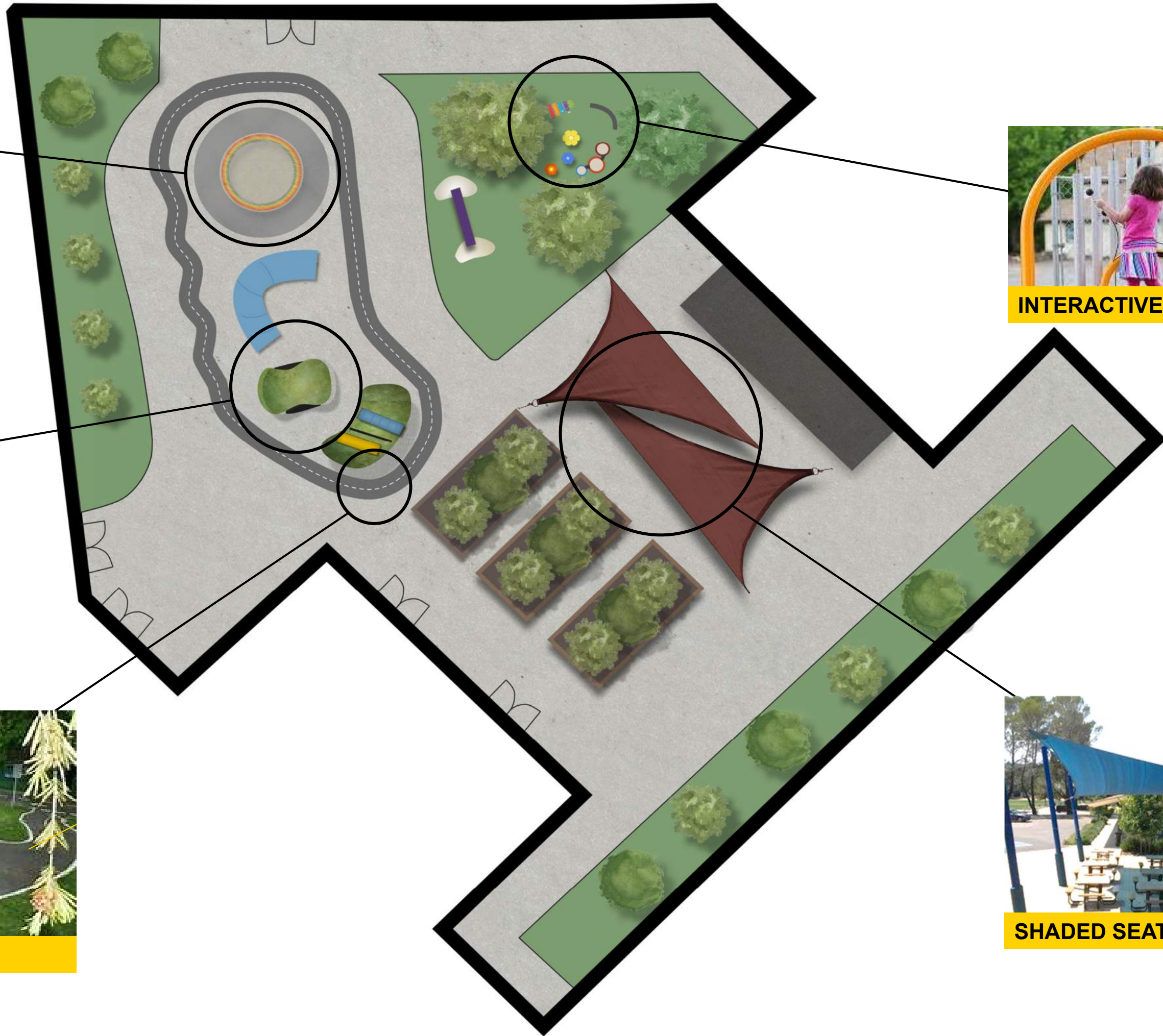
SUN DIAL



HILL PLAY



TRICYCLE PATH



INTERACTIVE INSTRUMENTS



SHADED SEATING



**NEW MIDDLE
SCHOOL**

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

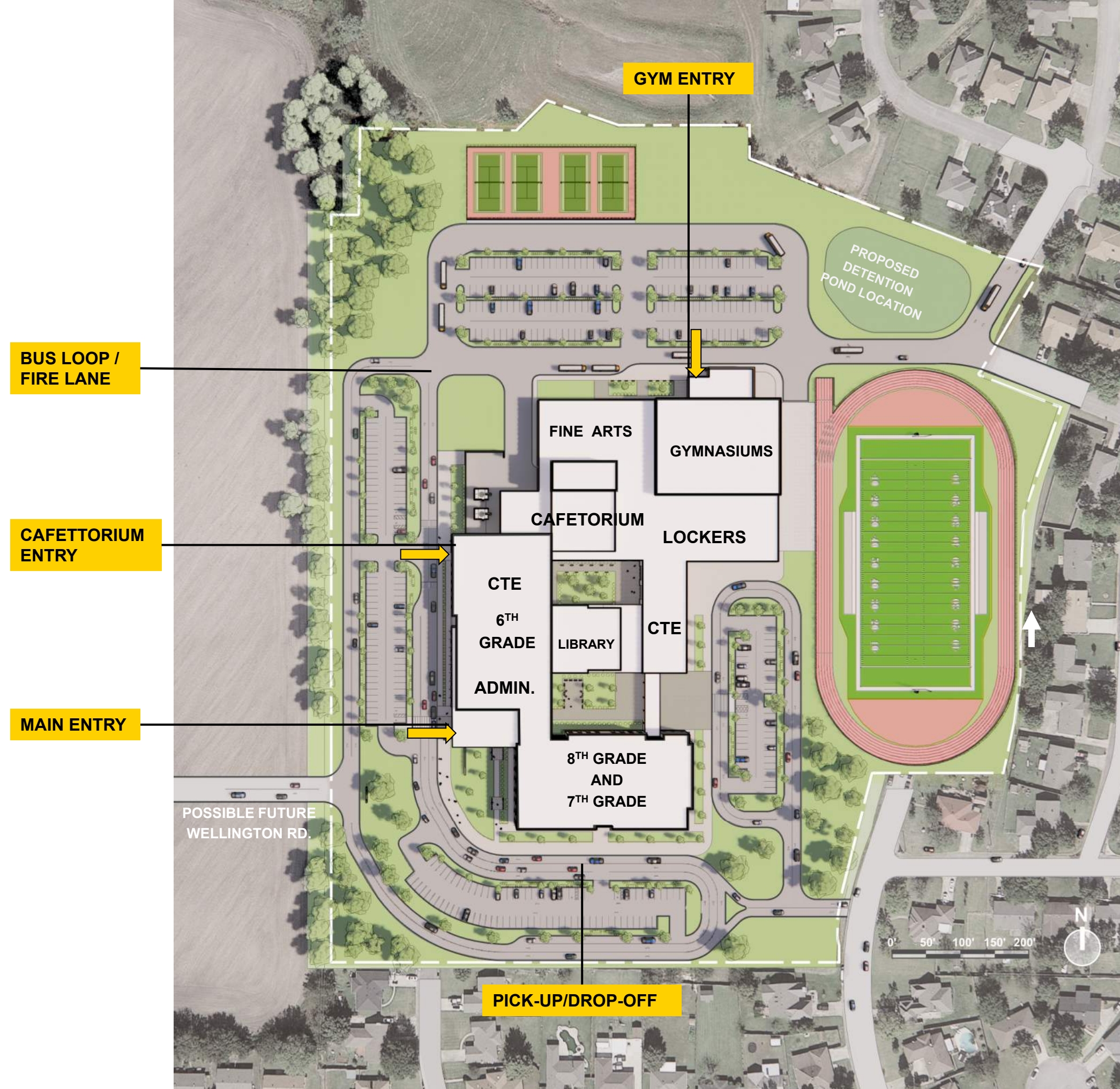
CLARITY OF CIRCULATION

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.



**BUS LOOP /
FIRE LANE**

**CAFETORIUM
ENTRY**

MAIN ENTRY

GYM ENTRY

PROPOSED
DETENTION
POND LOCATION

FINE ARTS

GYMNASIUMS

CAFETORIUM

LOCKERS

CTE

6TH
GRADE

LIBRARY

CTE

ADMIN.

8TH GRADE
AND
7TH GRADE

POSSIBLE FUTURE
WELLINGTON RD.

PICK-UP/DROP-OFF

0 50' 100' 150' 200'



- **LAND SIZE: 25 ACRES**
- **PARKING SPACES COUNT: 340**





ATHLETICS

FA

CAFETORIUM

ART

CTE

CTE

LIBRARY

6TH GRADE HOUSE

ADMIN.

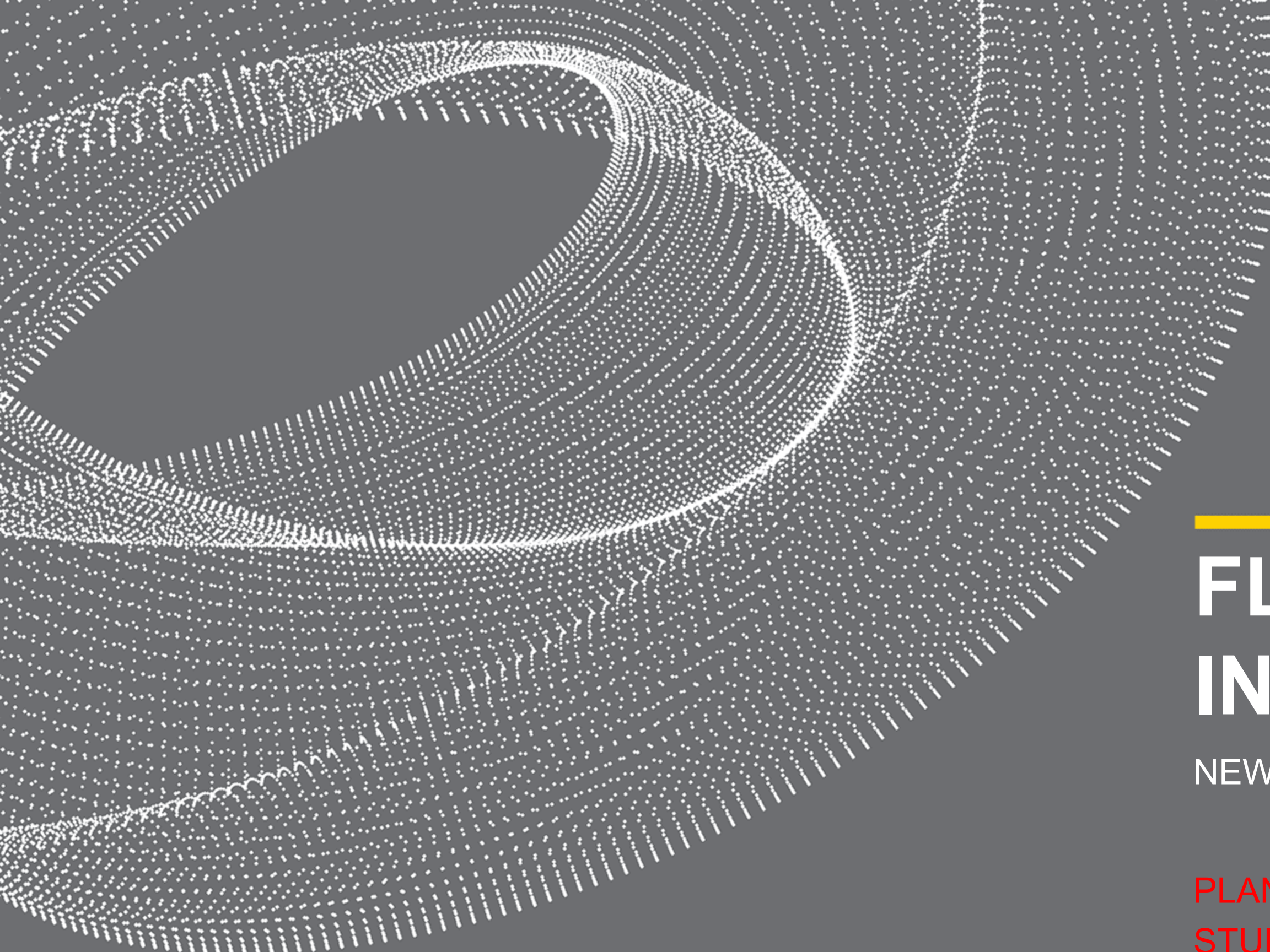
8TH AND 7TH
GRADE LEVEL
HOUSES

NEW MIDDLE SCHOOL- AERIAL VIEW



GREENVILLE MIDDLE SCHOOL

NEW MIDDLE SCHOOL- FRONT ENTRY



FLOOR PLANS AND INTERIOR DESIGN

NEW MIDDLE SCHOOL

PLANS REMOVED FOR SAFETY OF DISTRICT
STUDENTS AND STAFF



- **MOBILE STUDENT AND TEACHER FURNITURE**
- **WINDOWS FOR NATURAL LIGHT**
- **TACK BOARDS TO PIN-UP LEARNING MATERIAL**
- **ONE VERTICAL CABINET IN EACH CLASSROOM**






- **UPPER AND LOWER SCIENCE CASEWORK STORAGE**
- **EMERGENCY EYE WASH STATION IN EACH LAB**



- **MOBILE STUDENT LAB TABLES**



- TACKABLE WALL SURFACE OUTSIDE OF EACH CLASSROOM DOOR
- TACKABLE WALL STRIP TYPICAL ABOVE TILE WAINSCOT
- LVT FLOORING THROUGHOUT CLASSROOMS AND CORRIDORS
- ACOUSTIC CEILING TILE IN ALL CORRIDORS

-  8TH GRADE
-  7TH GRADE
-  6TH GRADE



- DRONE PROGRAM TO UTILIZE COURTYARD



- **LVT FLOORING**
- **ACOUSTIC CEILING TILE**
- **REFRIGERATOR AND RANGE FOR STAFF USE**
- **ICE MAKER AND WATER BOTTLE FILLER**
- **MOBILE FURNITURE**



- **CAPACITY FOR 17,000 BOOK VOLUME COUNT**
- **FLEXIBLE INSTRUCTION SPACE FOR BOTH STUDENTS AND STAFF**
- **FLEXIBLE SEATING PROVIDED**
- **DIRECT CONNECTION TO OUTDOOR LEARNING COURTYARD**



- **FOUR SERVING LINES**
- **SEATING LAYOUT CAN BE ACCOMMODATED FOR BOTH DINING AND PERFORMANCES**



- **VERTICAL FOLDING PARTITION AT STAGE OPENING FOR BLACK BOX AND CAFETERIA SEPARATION**

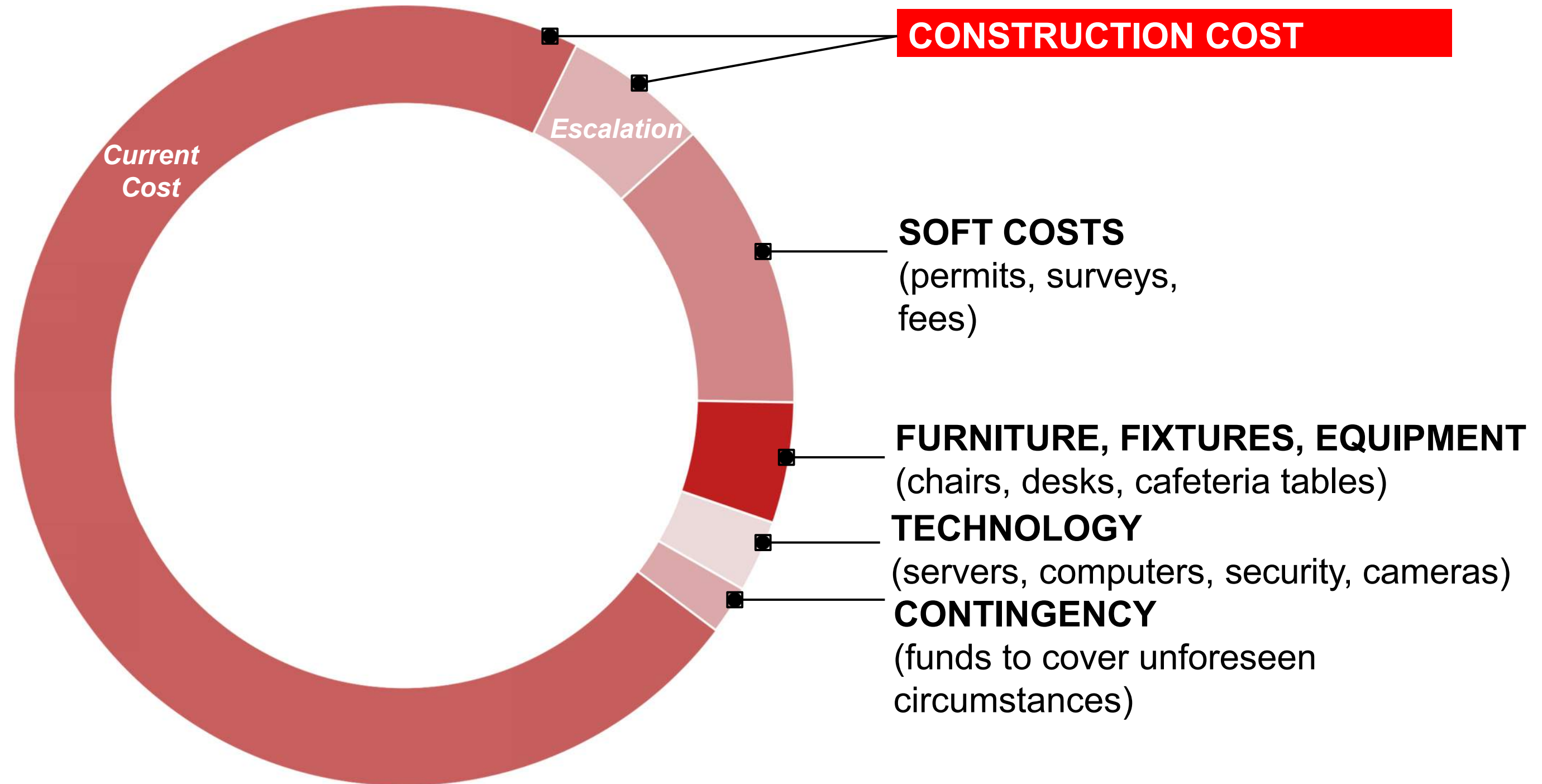


- **84' LONG MAIN BASKETBALL COURT AND STANDARD VOLLEYBALL MAIN COURT**
- **6 RETRACTABLE BASKETBALL GOALS**
- **2 CROSS-COURT VOLLEYBALL PLAY AREAS**
- **2 CROSS-COURT PRACTICE BASKETBALL AREAS**

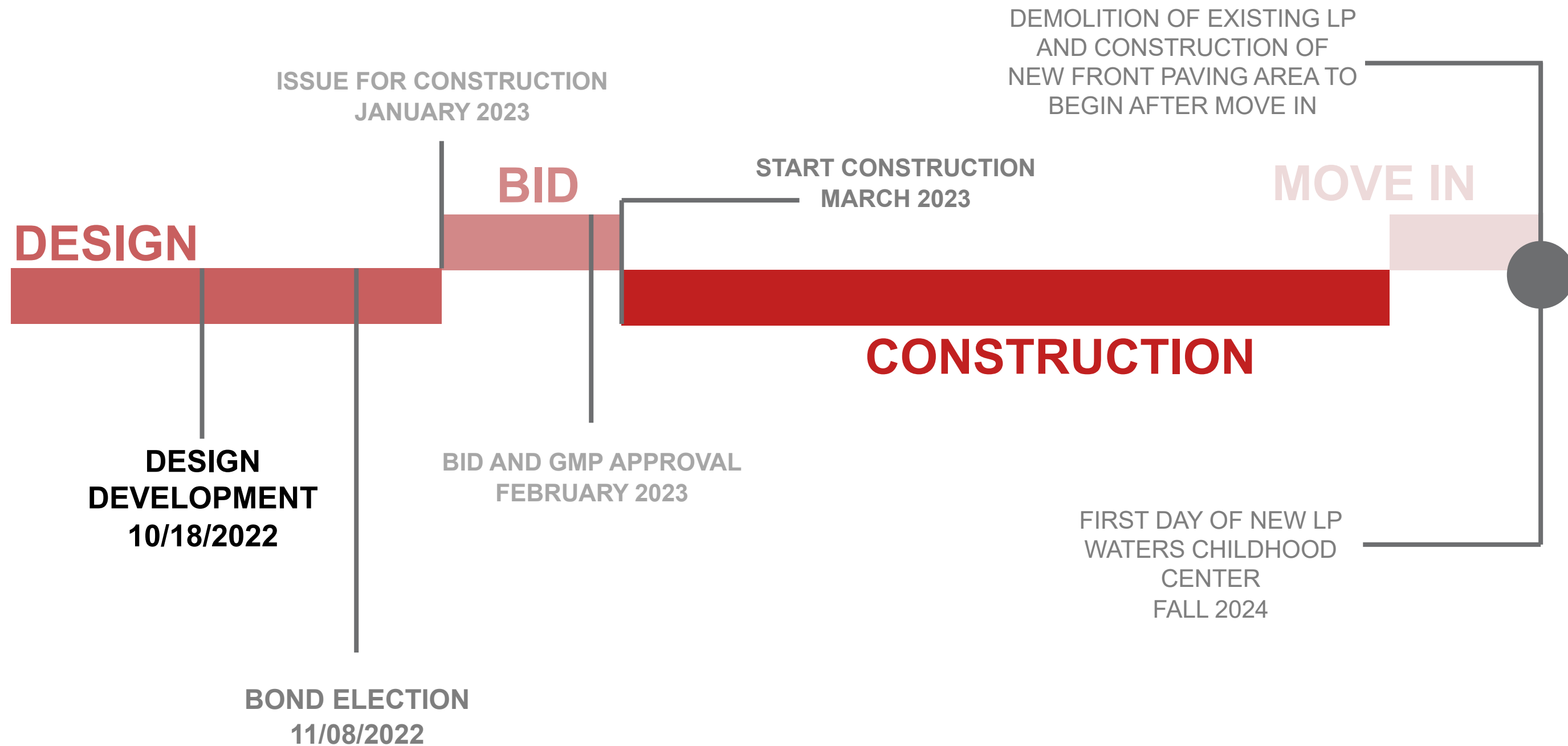


SCHEDULE AND BUDGET

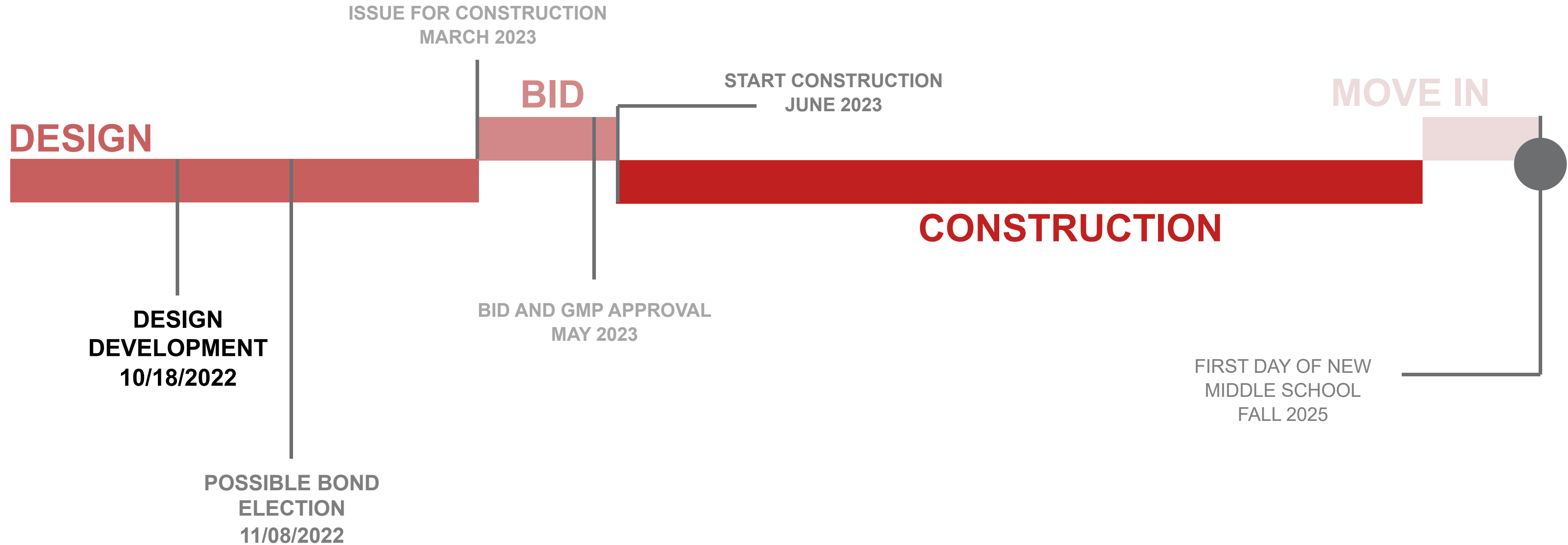
Building a Total Project Budget



Proposed New LP Waters Early Childhood Project Schedule



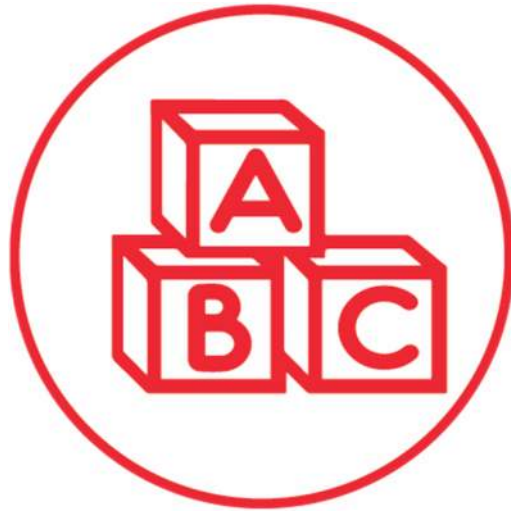
Proposed New Middle School Project Schedule





New Middle School

\$105.1 Million



**L.P. Waters Early Childhood
Replacement**

\$31.4 Million



**Once New MS Opens – Travis 6th
Becomes Elementary to Relieve
Capacity**

\$No Bond Cost

TOTAL BUDGET AMOUNT: \$136.5 MILLION



THANK YOU!

CORGAN 