

GREENVILLE ISD

**LP Waters Early
Childhood Center &
New Middle School**

August 16, 2022



GREENVILLE ISD
LESSONS FOR WHEREVER LIFE LEADS

CORGAN 



Agenda

1

PROJECT OVERVIEWS

2

LP WATERS EARLY CHILDHOOD CENTER DESIGN

- Visioning
- Site Layout
- Exterior Design
- Interior Design
- Commemorative Wall and Community Center

3

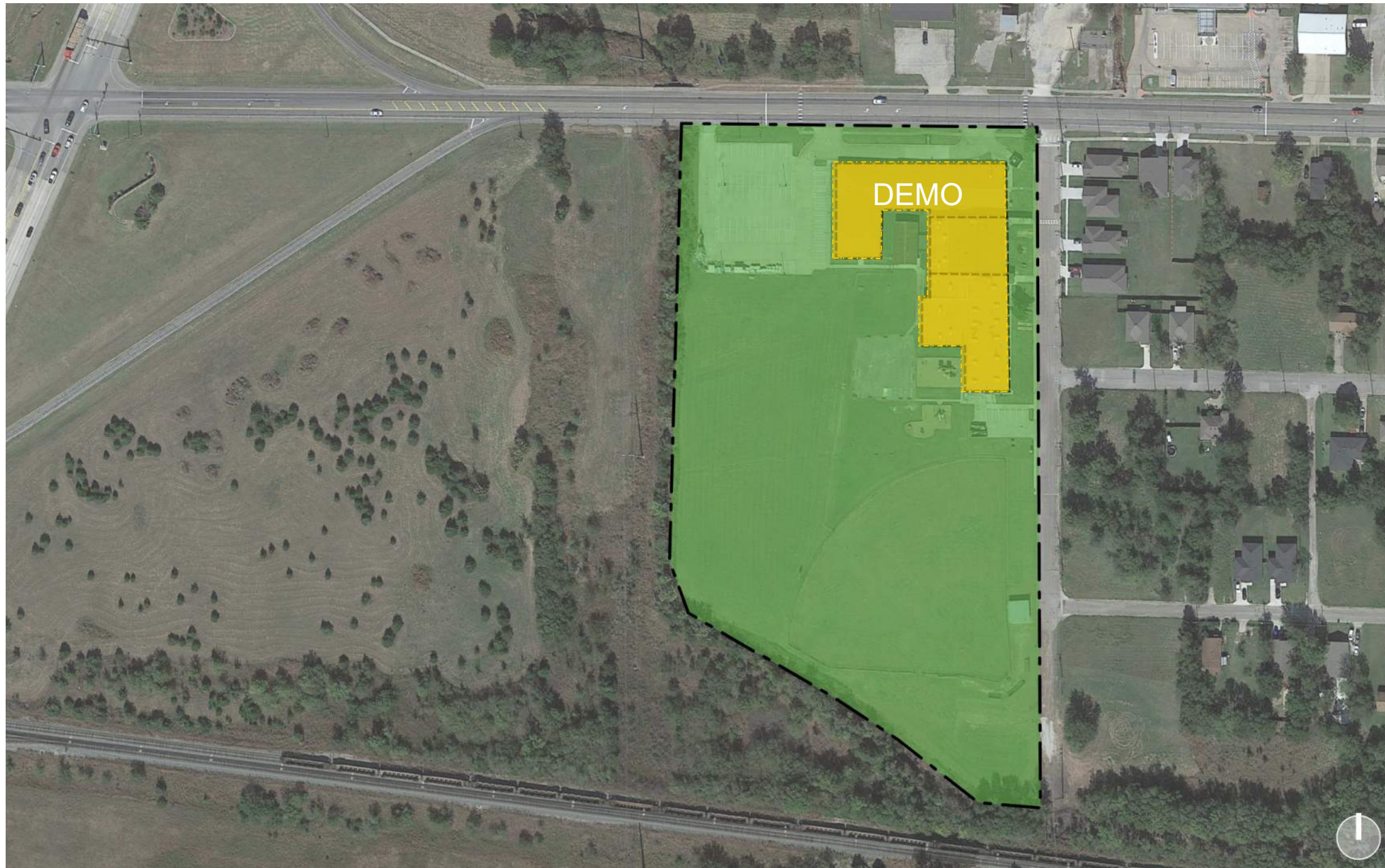
NEW MIDDLE SCHOOL DESIGN

- Visioning
- Site Layout
- Exterior Design
- Interior Design

4

SCHEDULE AND BUDGET

Scope Overview- New LP Waters Early Childhood Center



EXISTING SCHOOL

- Original portion of school is 72 years old
- Does not meet TEA requirements
- Current enrollment: 425

NEW PROPOSED EARLY CHILDHOOD CENTER

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

Scope Overview- LP Waters Early Childhood Center – Program Overview and TEA Capacity Review

New LP Waters Early Childhood - Program Overview

Core Classrooms	24,000
ECSE Classrooms	5,000
Library / Community	3,500
Cafetorium / Kitchen / Group RR / Music / Stage	7,500
Gym / Storm Shelter	3,500
Administration	3,500
STEM / Activity Room / Sensory / Support	3,200
General Facility Support	3,500
Net Area Square Footage	53,700
Walls and Circulation (SF)	16,000
Total Gross Area Square Footage	69,700

New LP Waters Early Childhood - TEA Capacity Qualitative Method

Classrooms	22,500
Special Education Classrooms	4,500
STEM / Music	1,800
Sub-Total Square Footage	28,800
Library	3,200
Activity Room	1,200
Sub-Total Square Footage	4,400
NSF (Instructional Area Inside of Wall)	33,200
Maximum Student Capacity	540
NSF Per Student	61
	TEA Compliant

Note 1: Flexible L3 Compliance ≥ 36 sf. Per Student
Note 2: Classrooms 1:18 Teacher to Student Ratio

*Flexibility Level (L3): Multiple student/teacher presentation spaces; organization of spaces allows for proximal outdoor access that is visible from classrooms; flexible and mobile furniture that is easily rearrange; high use of multipurpose walls, including digital touchscreen and other functionalities; learner-centric digital instruction with high levels of access to a range of mobile devices.

Scope Overview- New Middle School



CURRENT SCHOOLS:

- Travis 6th Grade Center
- Existing Middle School 7th And 8th Grade

NEW PROPOSED MIDDLE SCHOOL:

- 1400 Students
- 6th-8th Grades
- New Site (25.13 Acres)

Scope Overview- New Middle School – Program Overview and TEA Capacity Review

Greenville ISD New Middle School - Program Overview

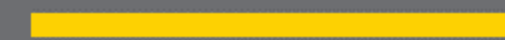
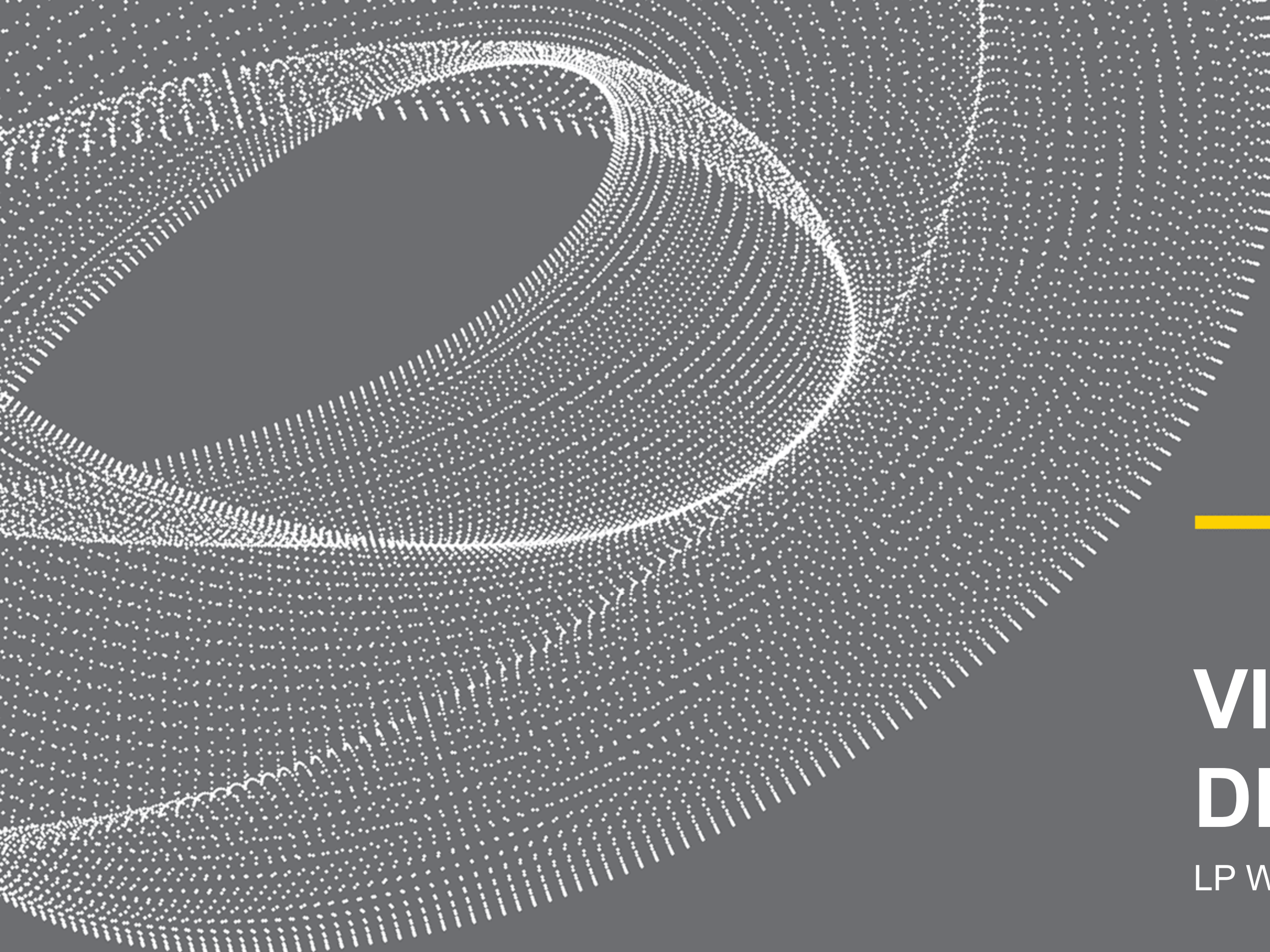
6th Grade Wing	19,690
7th Grade Wing	19,690
8th Grade Wing	19,690
Career Tech and Electives	15,920
Special Education	8,780
Library	8,790
Cafeteria	15,540
Physical Education	36,750
Administration	9,340
Fine Arts	17,210
General Facility Support	4,780
Subtotal Net Area Square Footage Main Building	176,180
Wall and Circulation (SF)	62,320
Total Gross Area Square Footage	238,500
Concession/Restroom Facility for Football Field/Track	1,500
Total Gross Area of All Buildings (Square Feet)	240,000

Greenville ISD New Middle School - TEA Capacity Qualitative Method

Classrooms	38,640
Special Education Classrooms	3,725
Science Labs	6,030
Sub-Total Square Footage	48,395
Library	6,101
Cafetorium	7,582
Group Instruction	6,025
Sub-Total Square Footage	19,708
NSF (Instructional Area Inside of Wall)	68,103
Maximum Student Capacity (1,688)	1,688
NSF Per Student	40 TEA Compliant
NSF (Instructional Area Inside of Wall)	68,103
Functional Student Capacity (1,434)	1,434
NSF Per Student	47 TEA Compliant

Note 1: Flexible L3 Compliance \geq 36 sf. Per Student
 Note 2: Classrooms 1:25 Teacher to Student Ratio
 Note 3: Science Labs 1:24 Teacher to Student Ratio
 Note 4: Elective Programs Not Included In Calculations

*Flexibility Level (L3): Multiple student/teacher presentation spaces; organization of spaces allows for proximal outdoor access that is visible from classrooms; flexible and mobile furniture that is easily rearranged; high use of multipurpose walls, including digital touchscreen and other functionalities; learner-centric digital instruction with high levels of access to a range of mobile devices.



VISIONING & DESIGN PRIORITIES

LP Waters Early Childhood Center

Greenville ISD – LP Waters Early Childhood Center

Staff and Community – SIX MEETINGS



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

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

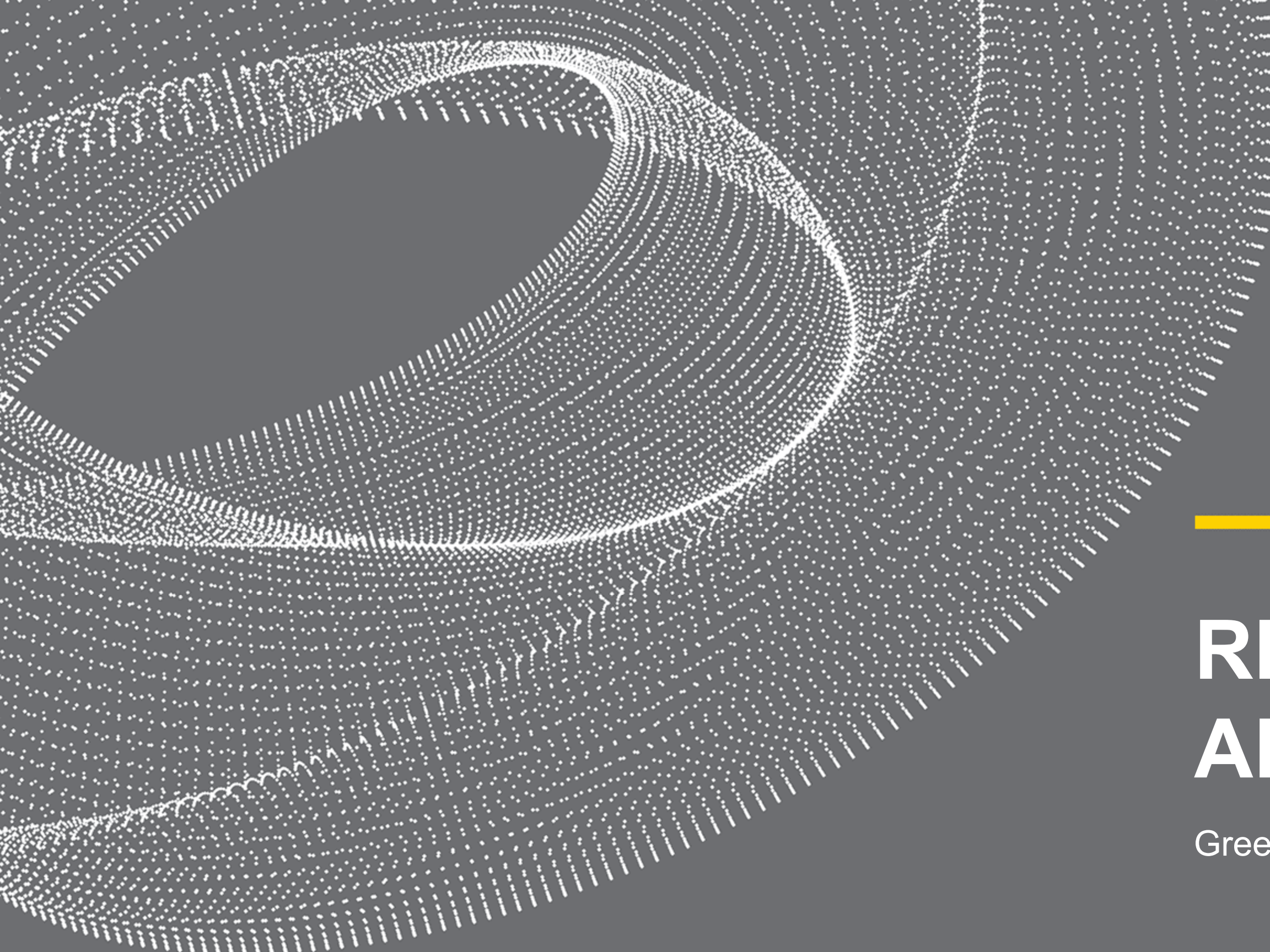
APPROPRIATE SCALE

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.



REGIONAL CONTEXT ANALYSIS

Greenville, Texas

GREENVILLE SITE ANALYSIS – EXTERIOR MATERIALS



CITY OF GREENVILLE



MASONRY

WINDOW

BASE

MASONRY



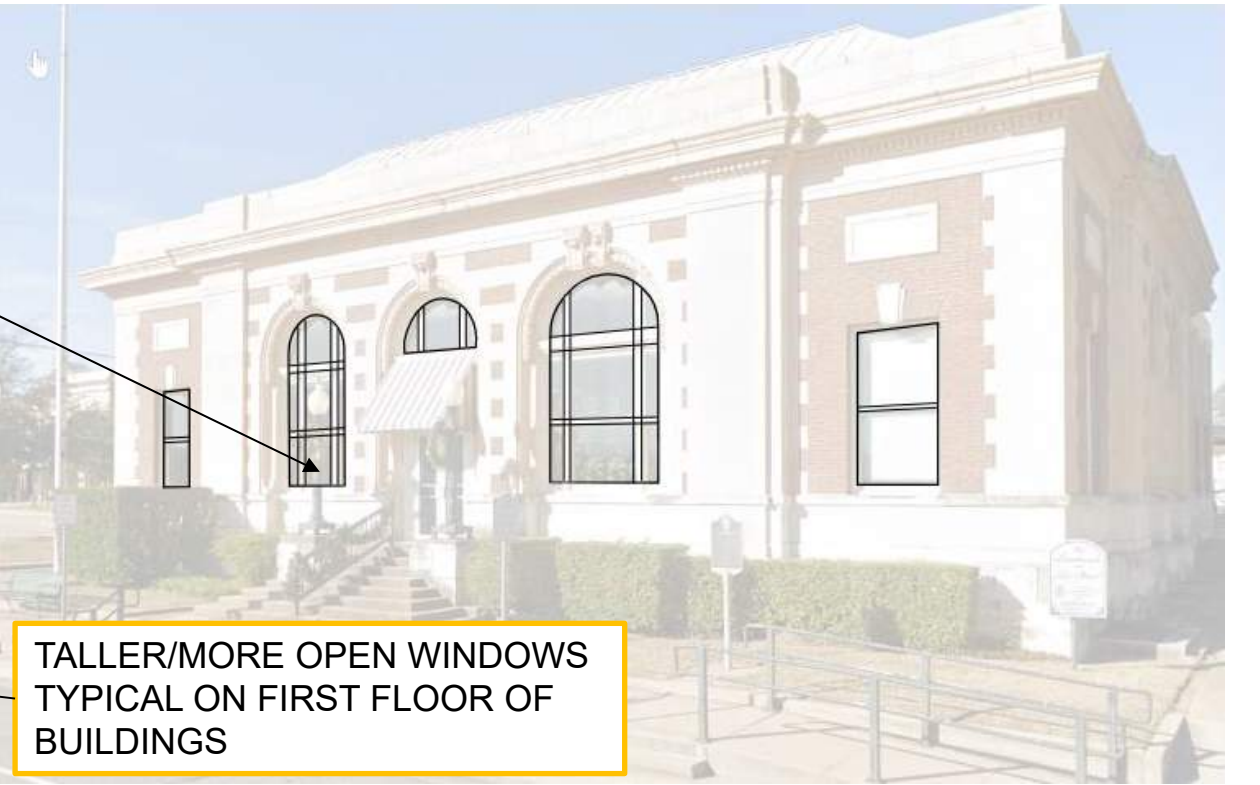
METAL



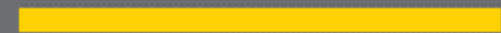
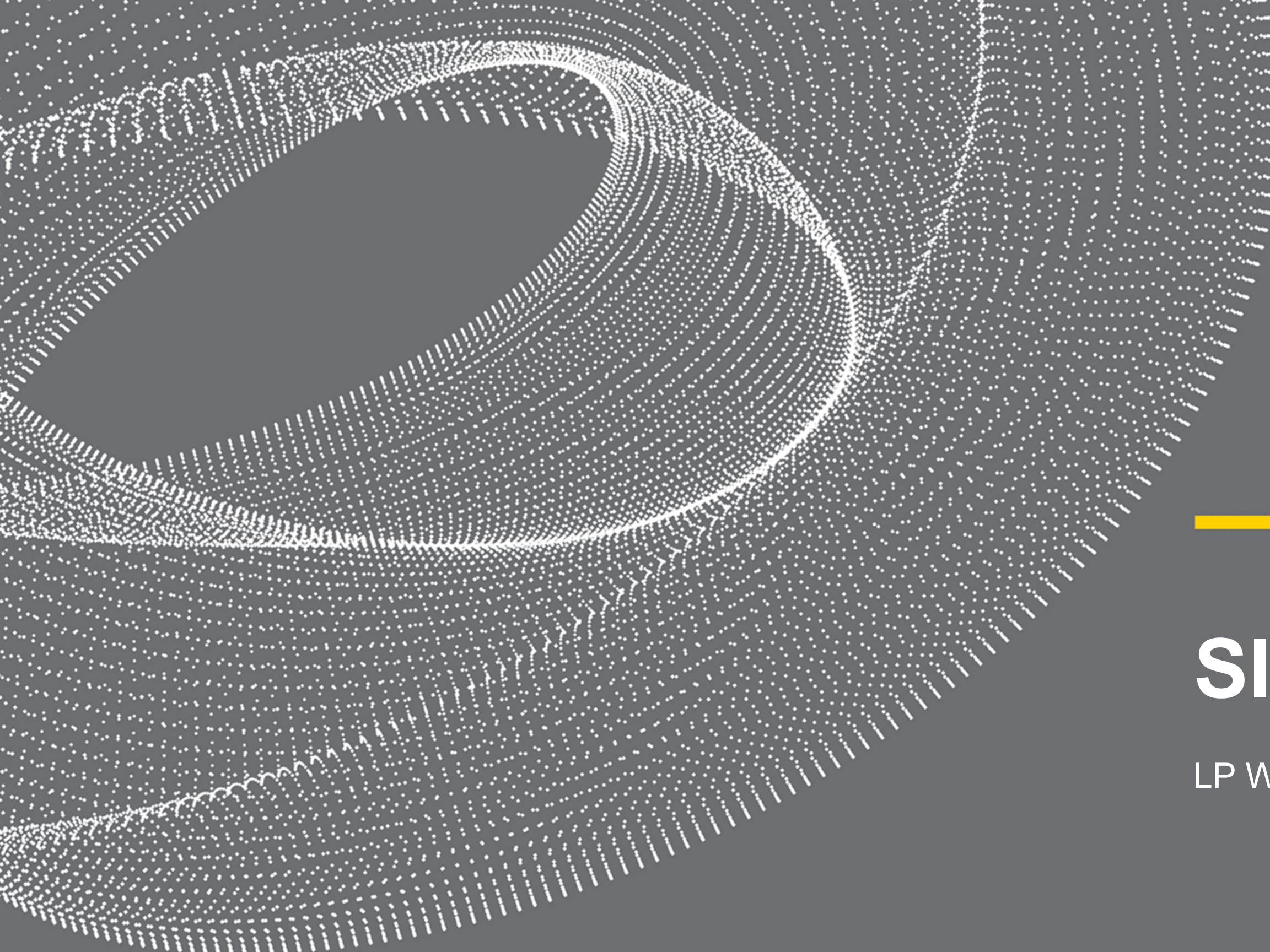
-metal panel and flashing



MIRRORING WINDOWS
CREATING BALANCE AND
CLARITY OF ENTRY



TALLER/MORE OPEN WINDOWS
TYPICAL ON FIRST FLOOR OF
BUILDINGS



SITE DESIGN

LP Waters Early Childhood Center

Site Streets - Proposed New LP Waters Childhood Center



JOE RAMSEY BLVD.

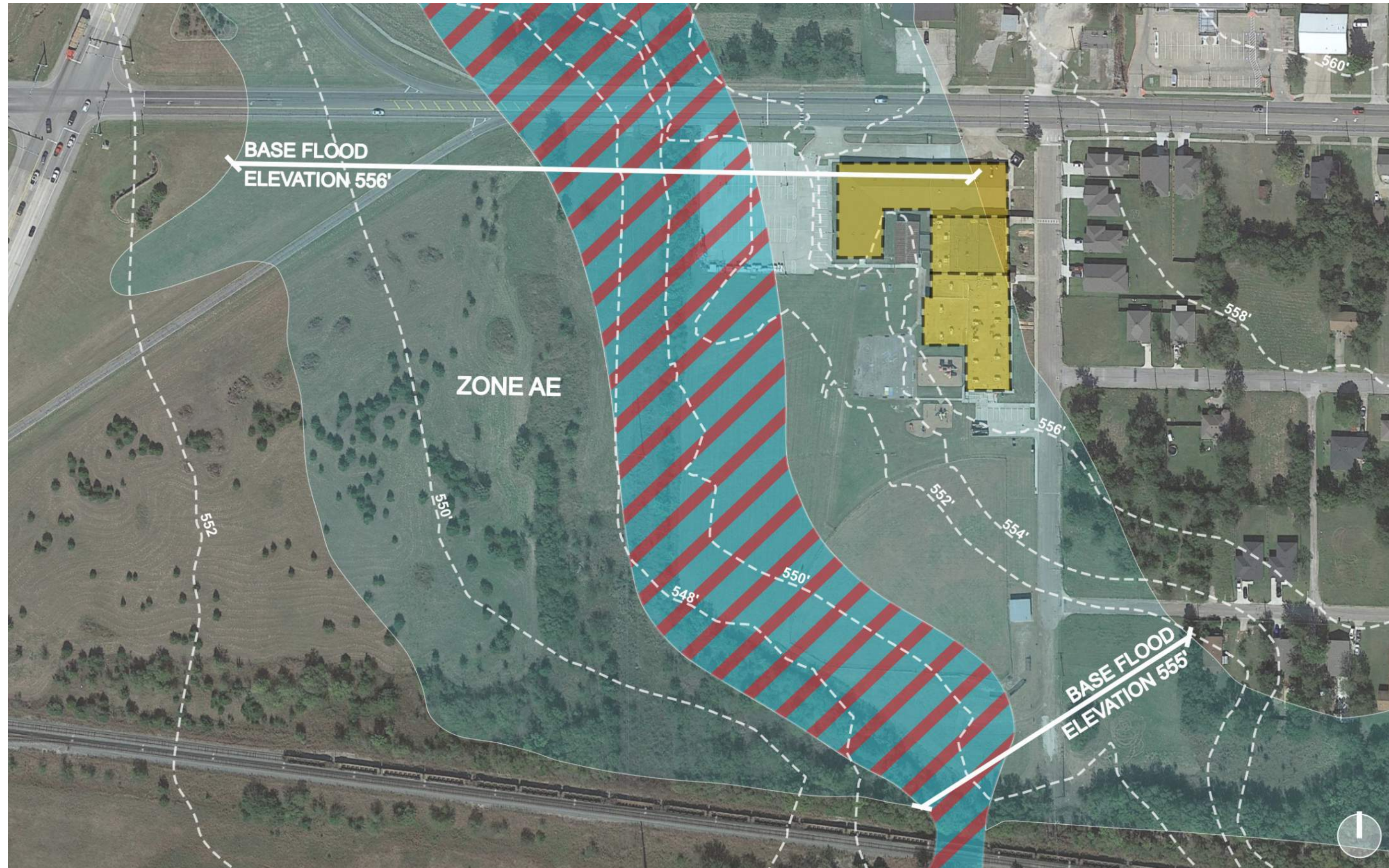


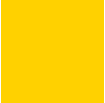



LEE ST.



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'



ACCESS RD

LEE ST.

EXISTING
LP WATERS

PROPERTY LINE

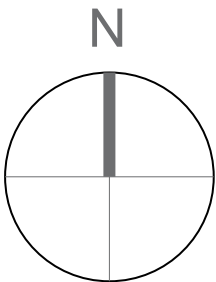
FLOOD
PLAIN

BUILDABLE
AREA

CARVER ST.

WASHINGTON ST.

PICKETT ST.





**BUS LOOP /
FIRE LANE**

CLASSROOMS

ADMIN

LIB.

CAFE

KIT.

GYM

CLASSROOMS

**PICK-UP /
DROP-OFF**

WASHINGTON STREET

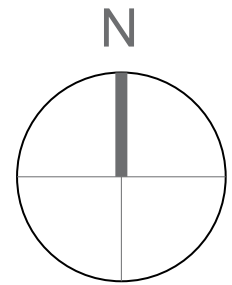
COURTYARD

PLAYGROUNDS

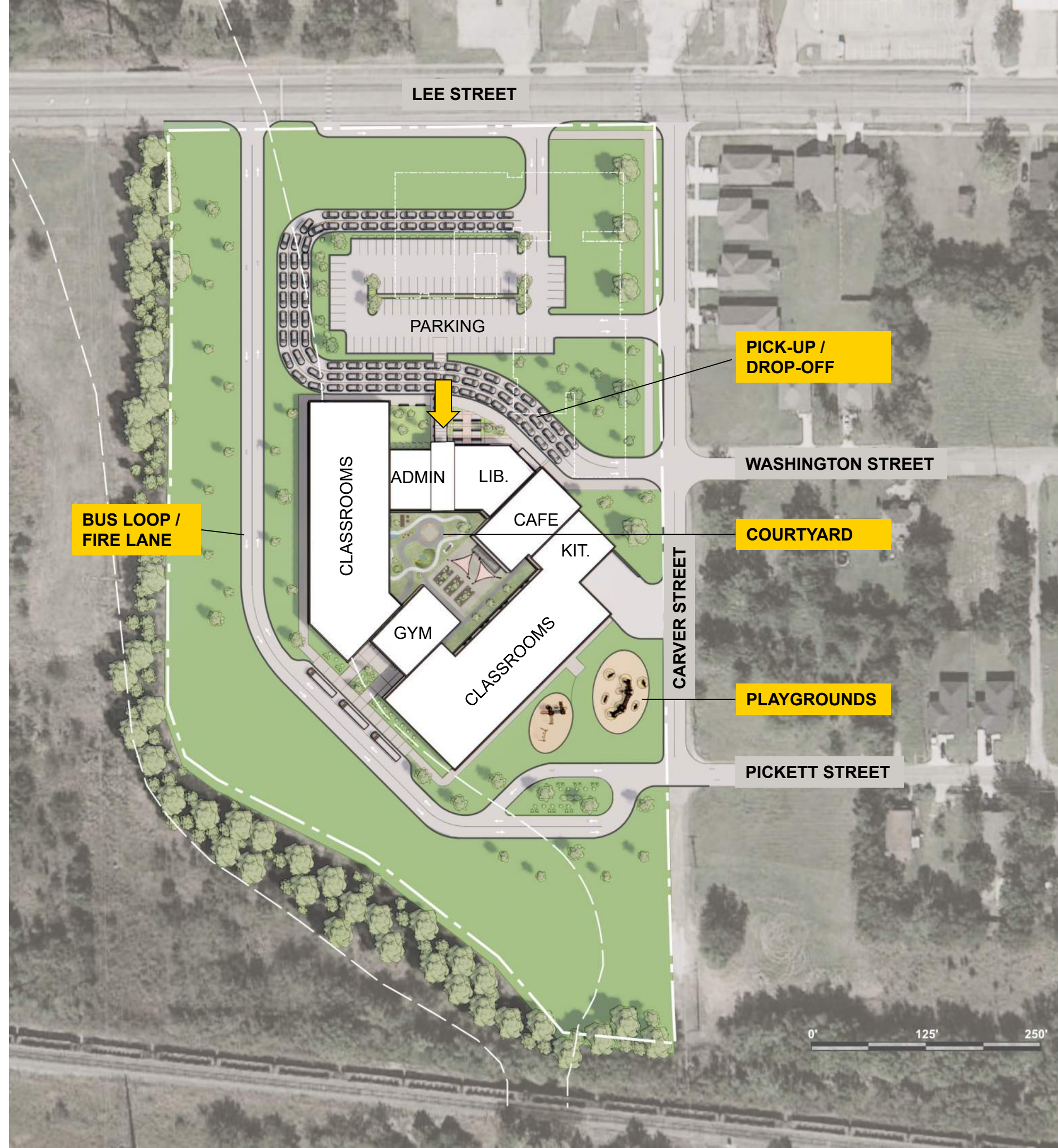
PICKETT STREET

LEE STREET

CARVER STREET



0' 125' 250'



**BUS LOOP /
FIRE LANE**

**PICK-UP /
DROP-OFF**

WASHINGTON STREET

COURTYARD

PLAYGROUNDS

PICKETT STREET

LEE STREET

PARKING

CLASSROOMS

ADMIN

LIB.

CAFE

KIT.

GYM

CLASSROOMS

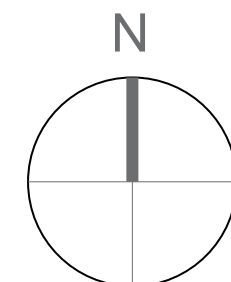
CARVER STREET

TOTAL STACKING

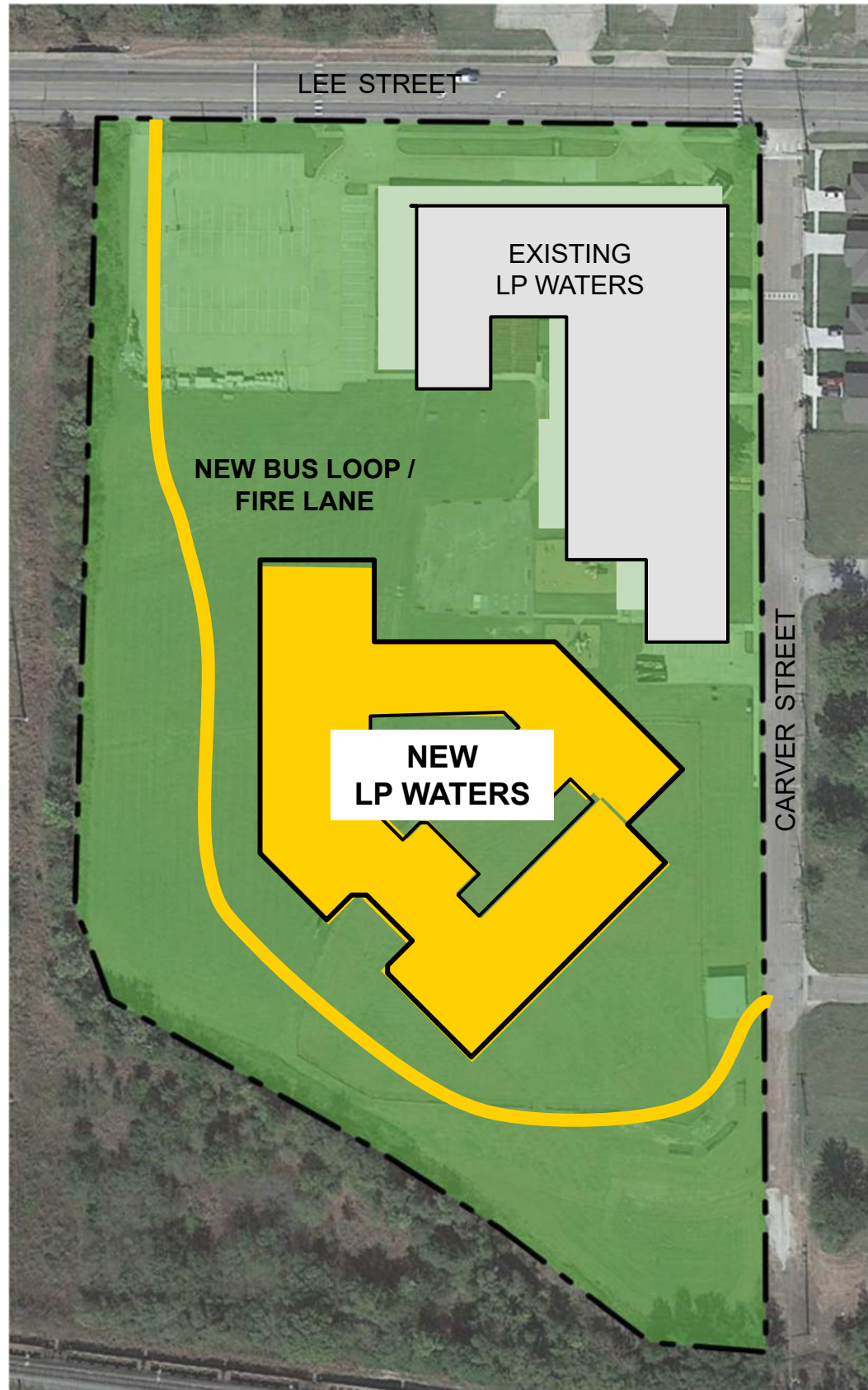
110 CARS

**STACKING IN
LOADING ZONE**

51 CARS



0' 125' 250'



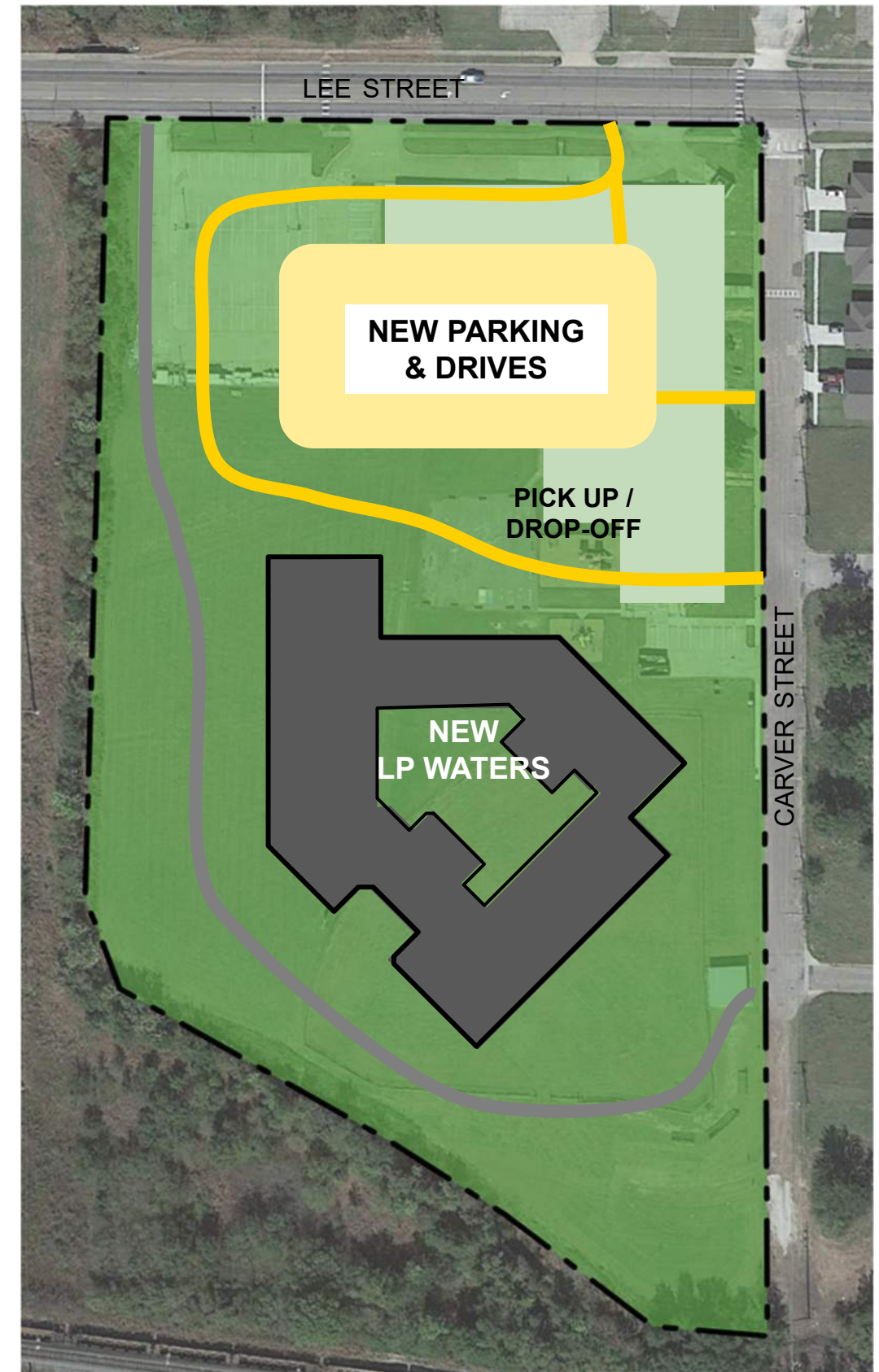
PHASE 1

NEW SCHOOL AND BUS LOOP
MARCH 2023 – JULY 2024



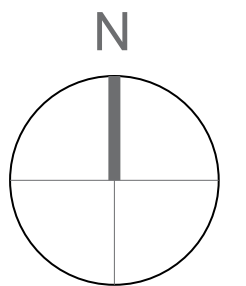
PHASE 2

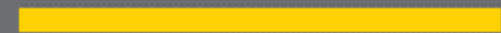
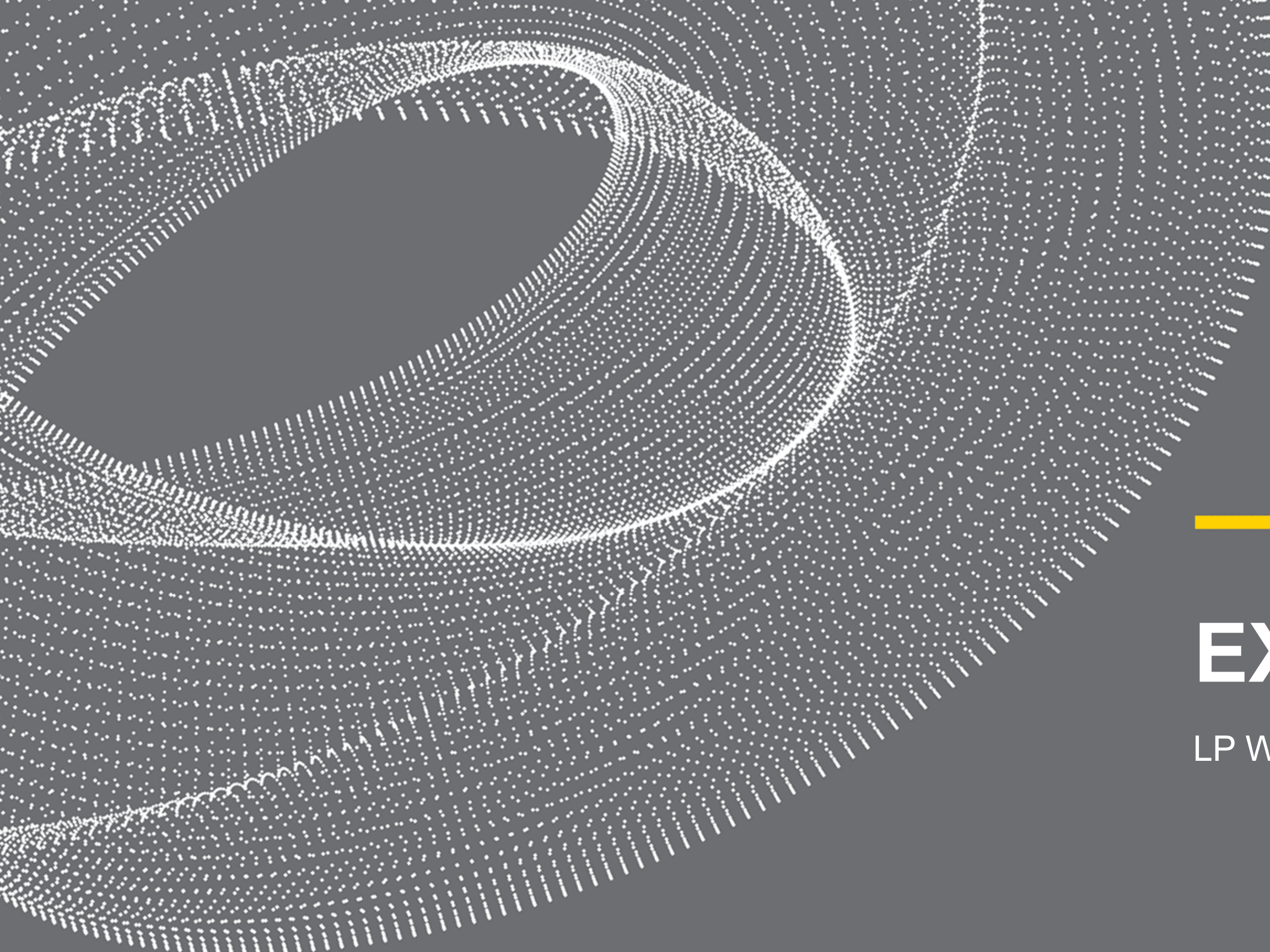
DEMO EXISTING SCHOOL
SUMMER 2024



PHASE 3

NORTH DRIVES AND PARKING
FALL 2024





EXTERIOR DESIGN

LP Waters Early Childhood Center



CLASSROOMS

GYM

**LEE
STREET**

CAFETORIUM

LIBRARY

ADMIN

CLASSROOMS

LP WATERS EARLY CHILDHOOD CENTER

LP WATERS EARLY CHILDHOOD CENTER – BIRDSEYE VIEW



LP WATERS EARLY CHILDHOOD CENTER - FRONT ENTRY



LP WATERS EARLY CHILDHOOD CENTER

LP WATERS EARLY CHILDHOOD CENTER – DUSK VIEW





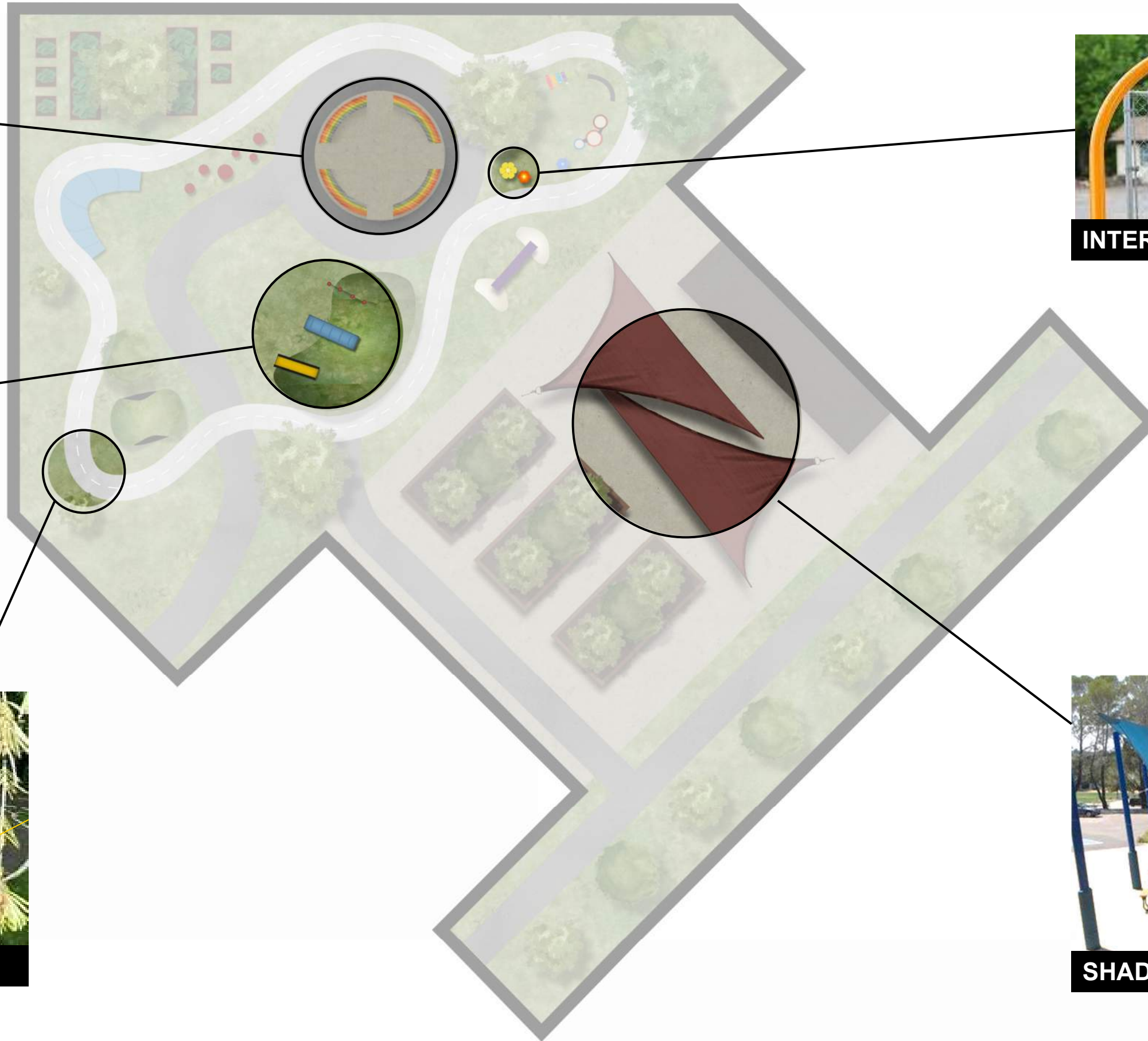
SUN DIAL



HILL PLAY



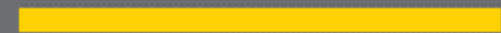
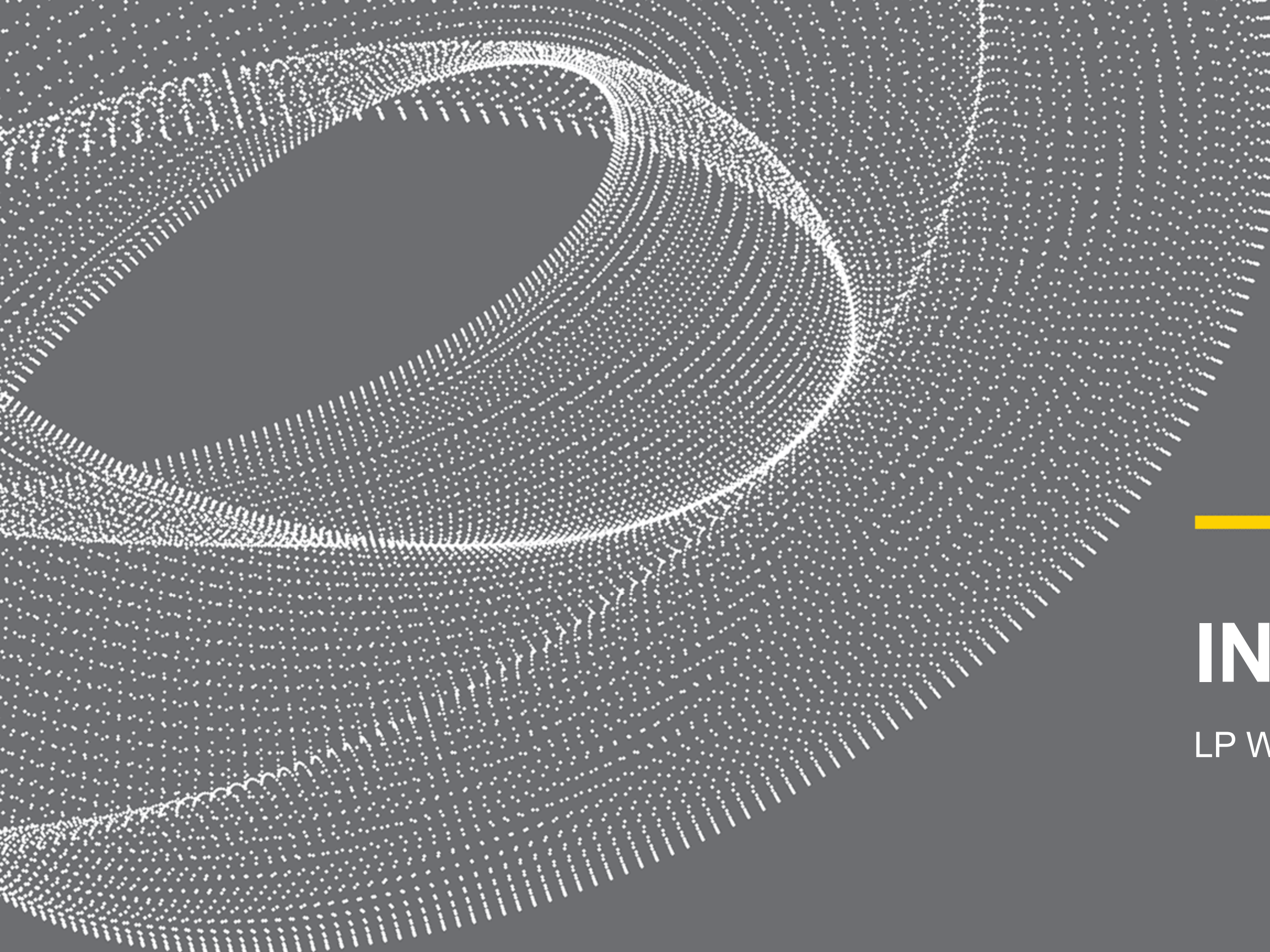
TRICYCLE PATH



INTERACTIVE INSTRUMENTS

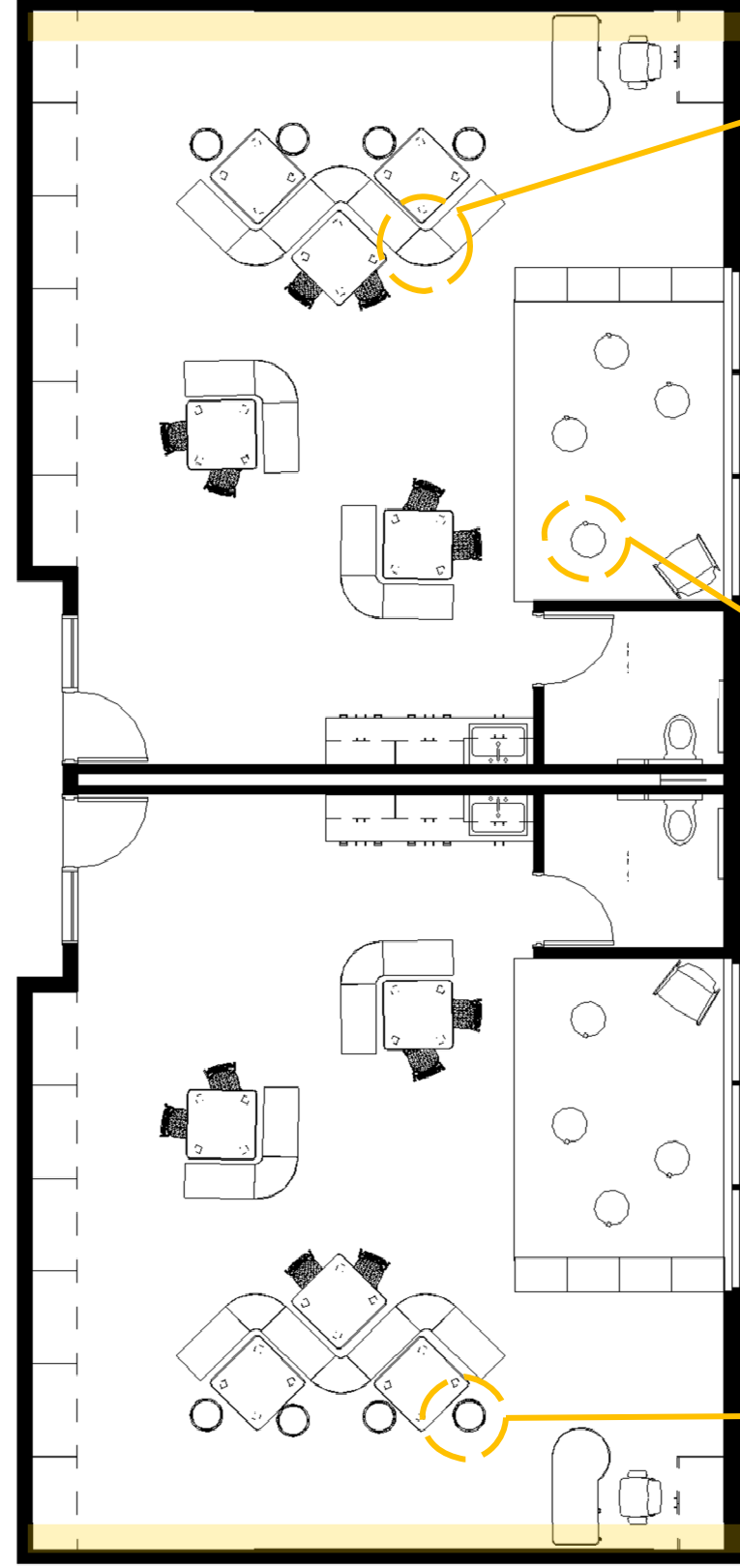
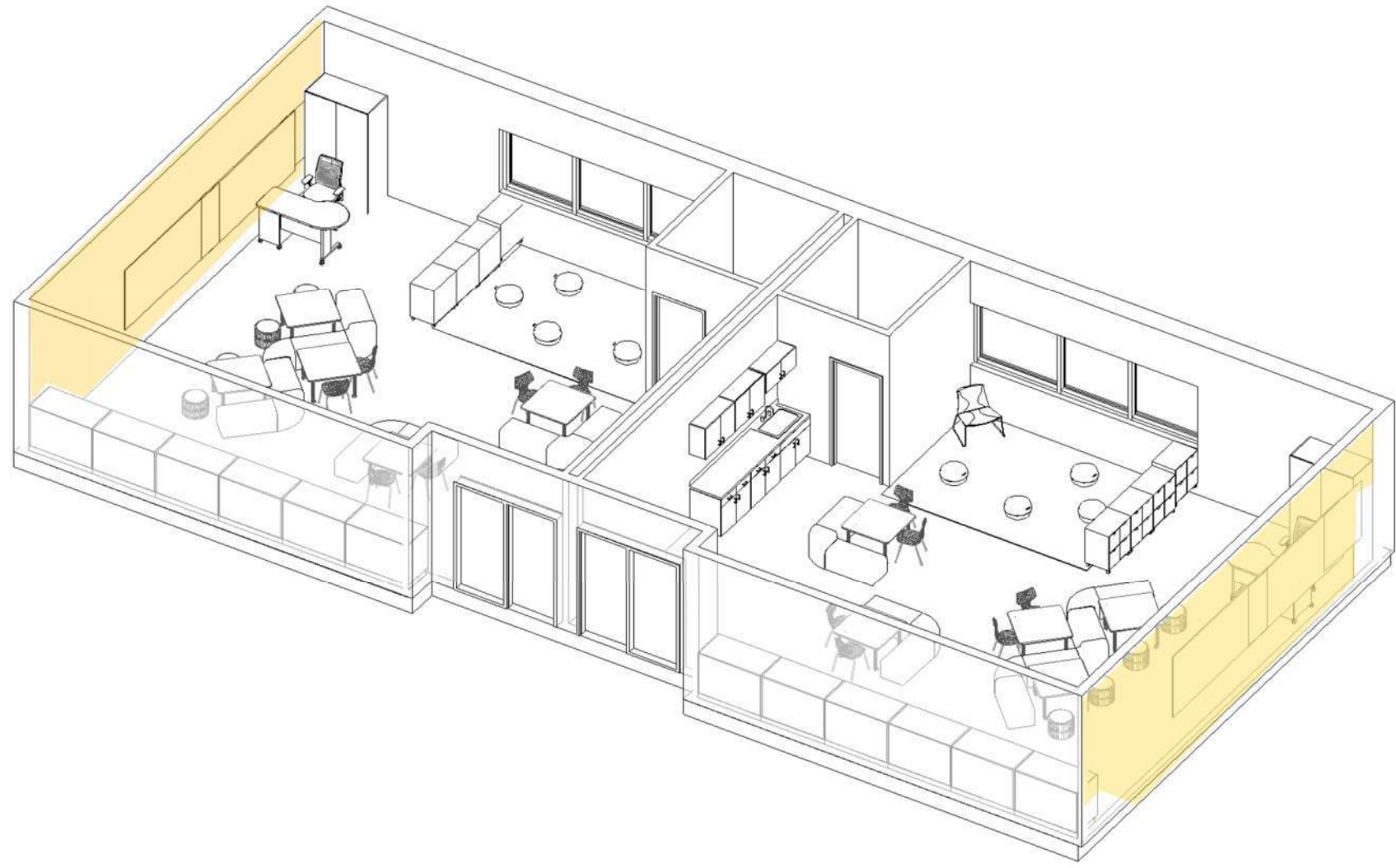


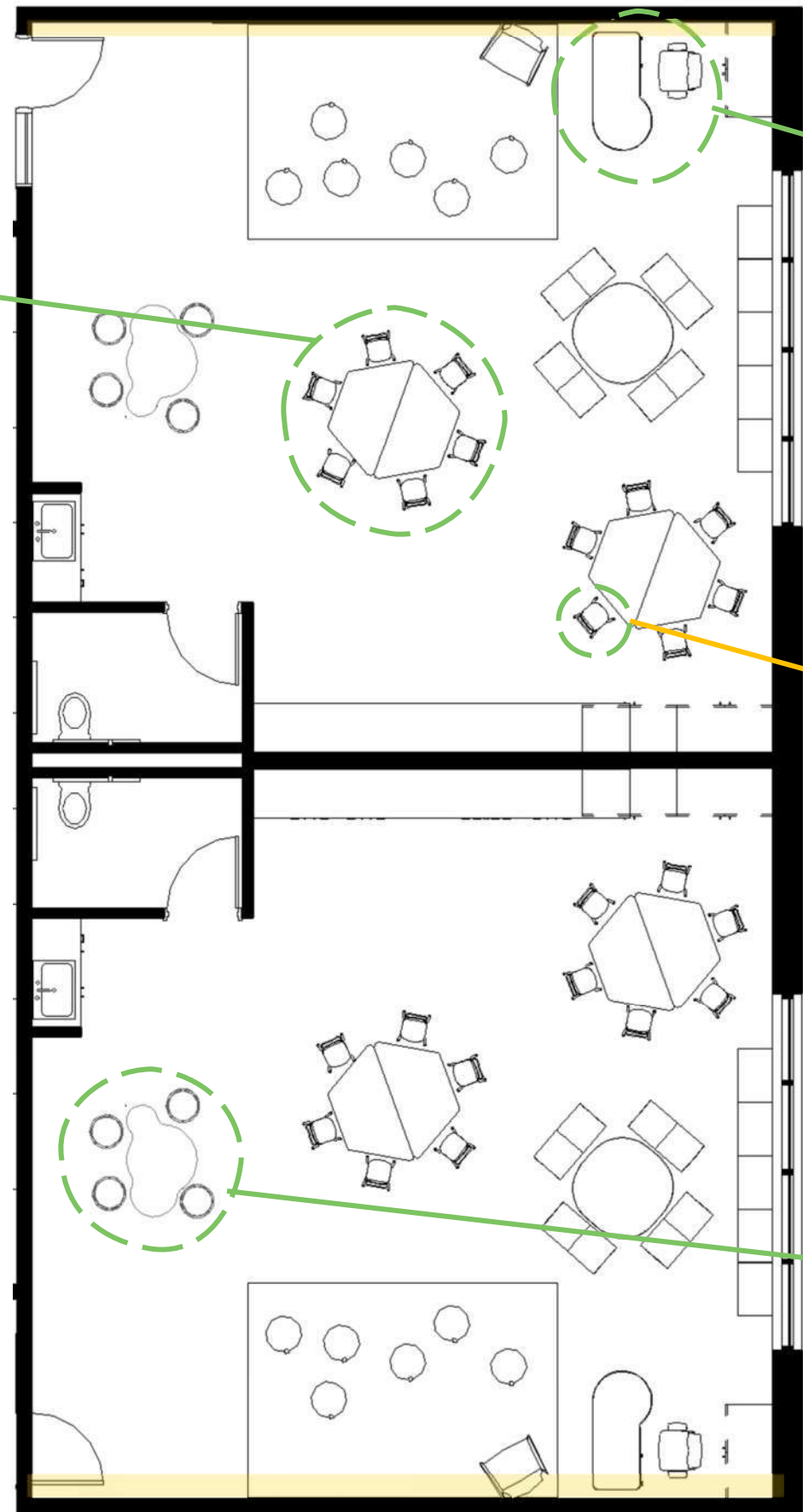
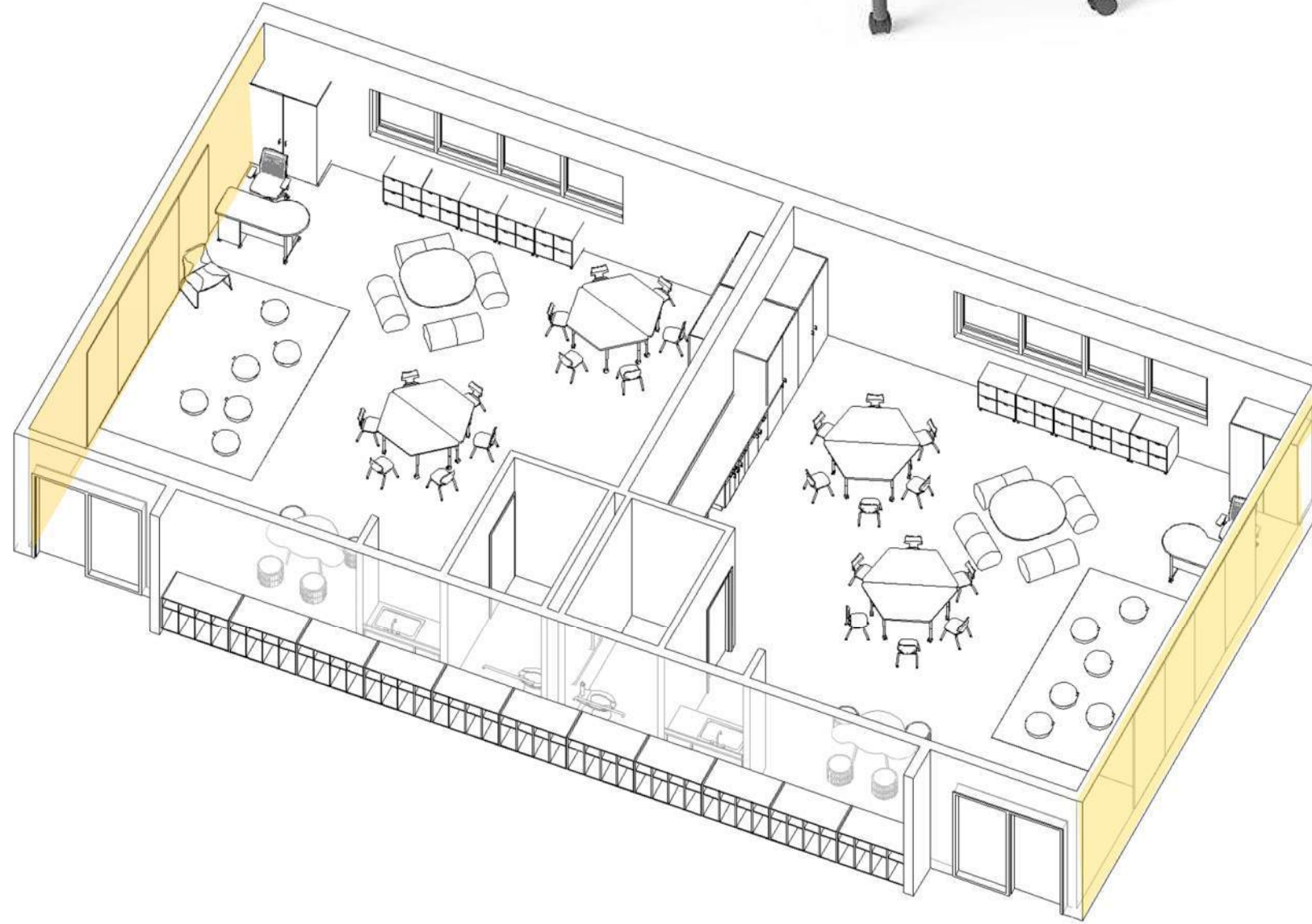
SHADED SEATING



INTERIOR DESIGN

LP Waters Early Childhood Center







CARVER HIGH SCHOOL



Home of the Mighty Golden Tigers

Carver High School Commemorative Wall

SALVAGED SIGNAGE

SCHOOL EMBLEM

ALUMNI PLAQUE

SALVAGED
STAGE FLOOR

DISPLAY CASE

DIGITAL DISPLAY

INTERACTIVE
DISPLAY

MURAL WALL

SALVAGED BENCH

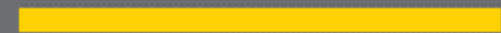
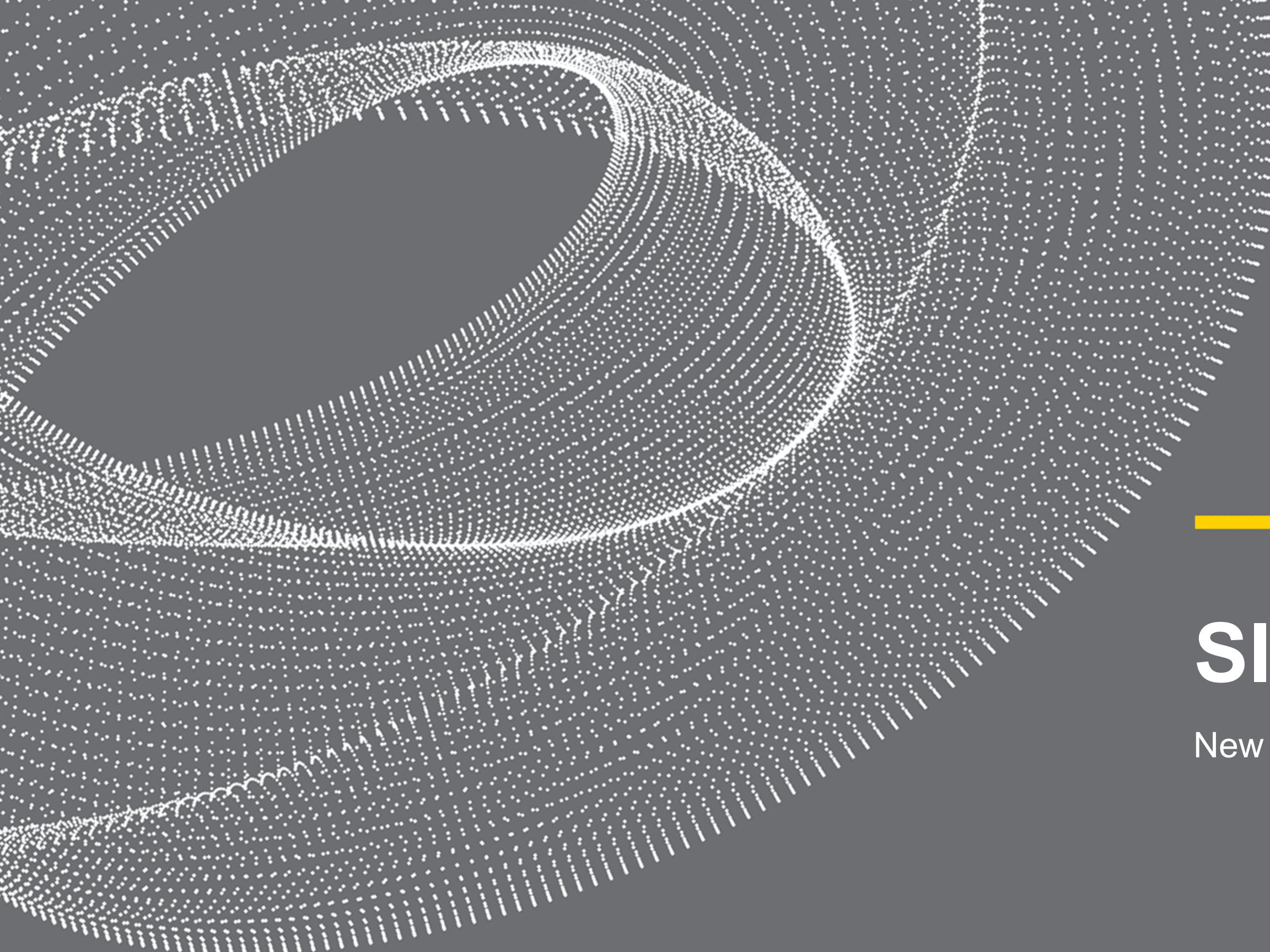
SALVAGED BRICK



Carver High School Commemorative Wall



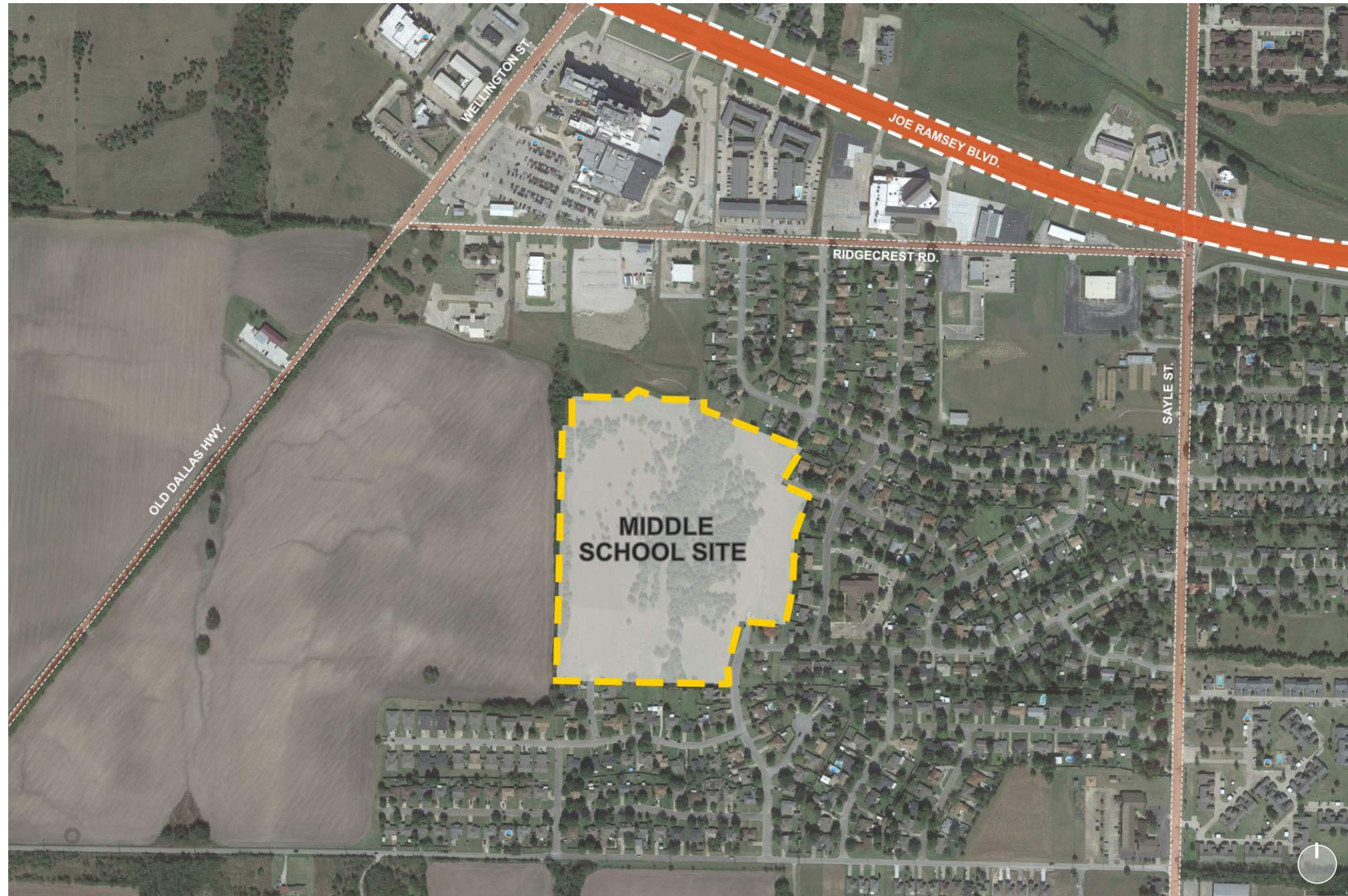
**NEW MIDDLE
SCHOOL**



SITE ANALYSIS

New Middle School

SITE STREETS



JOE RAMSEY BLVD.






RIDGECREST RD.

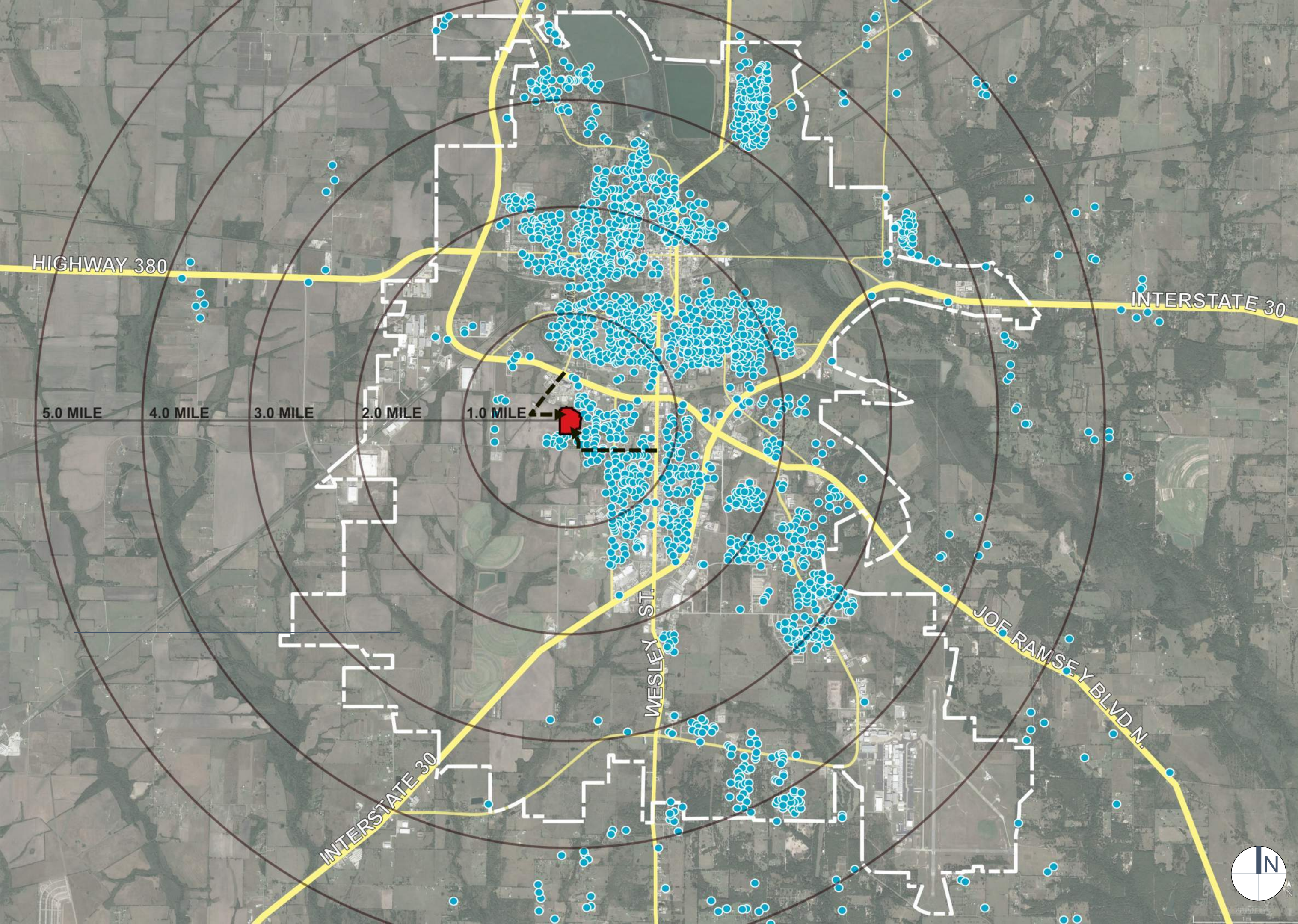


SAYLE ST.

NEIGHBORHOOD ADJACENCIES



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



LEGEND

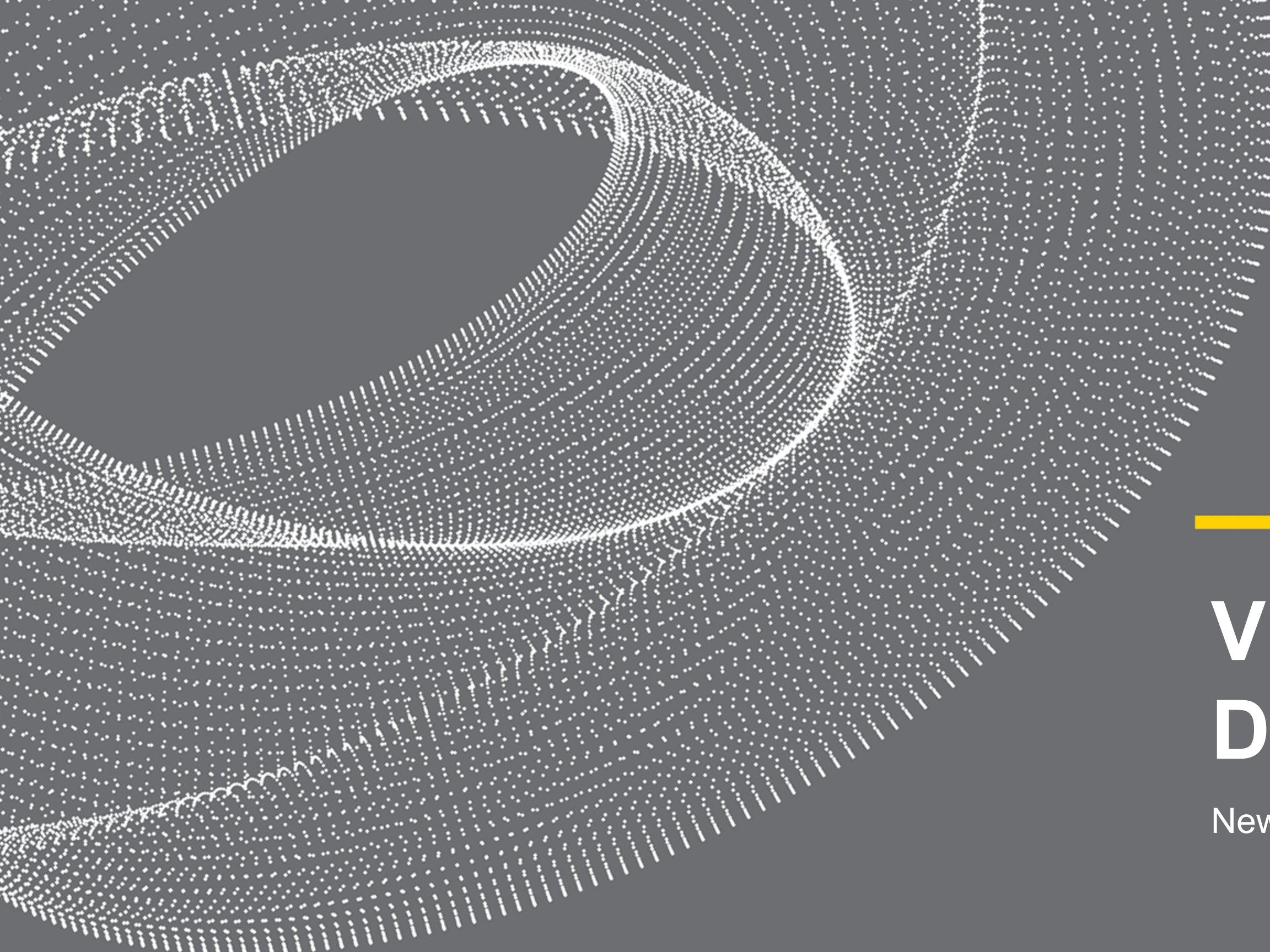
- NEW MIDDLE SCHOOL SITE
- EXISTING MIDDLE SCHOOL BUS RIDER STUDENT (ENROLLMENT 2022)
- POTENTIAL TRAFFIC ENTRANCE
- MAJOR ROADS THROUGH GREENVILLE, TX

MIDDLE SCHOOL BUS RIDER COUNT (ENROLLMENT 2022) : 708 STUDENTS

*STUDENT BUS RIDER INFORMATION PROVIDED BY GISD TRANSPORTATION DEPARTMENT

*APPROX 63% OF STUDENTS ARE BUS RIDERS





VISIONING & DESIGN PRIORITIES

New Middle School

Greenville ISD – Proposed New Middle School

Staff, Students, and Community – SIX MEETINGS



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

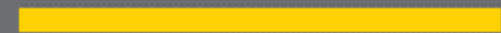
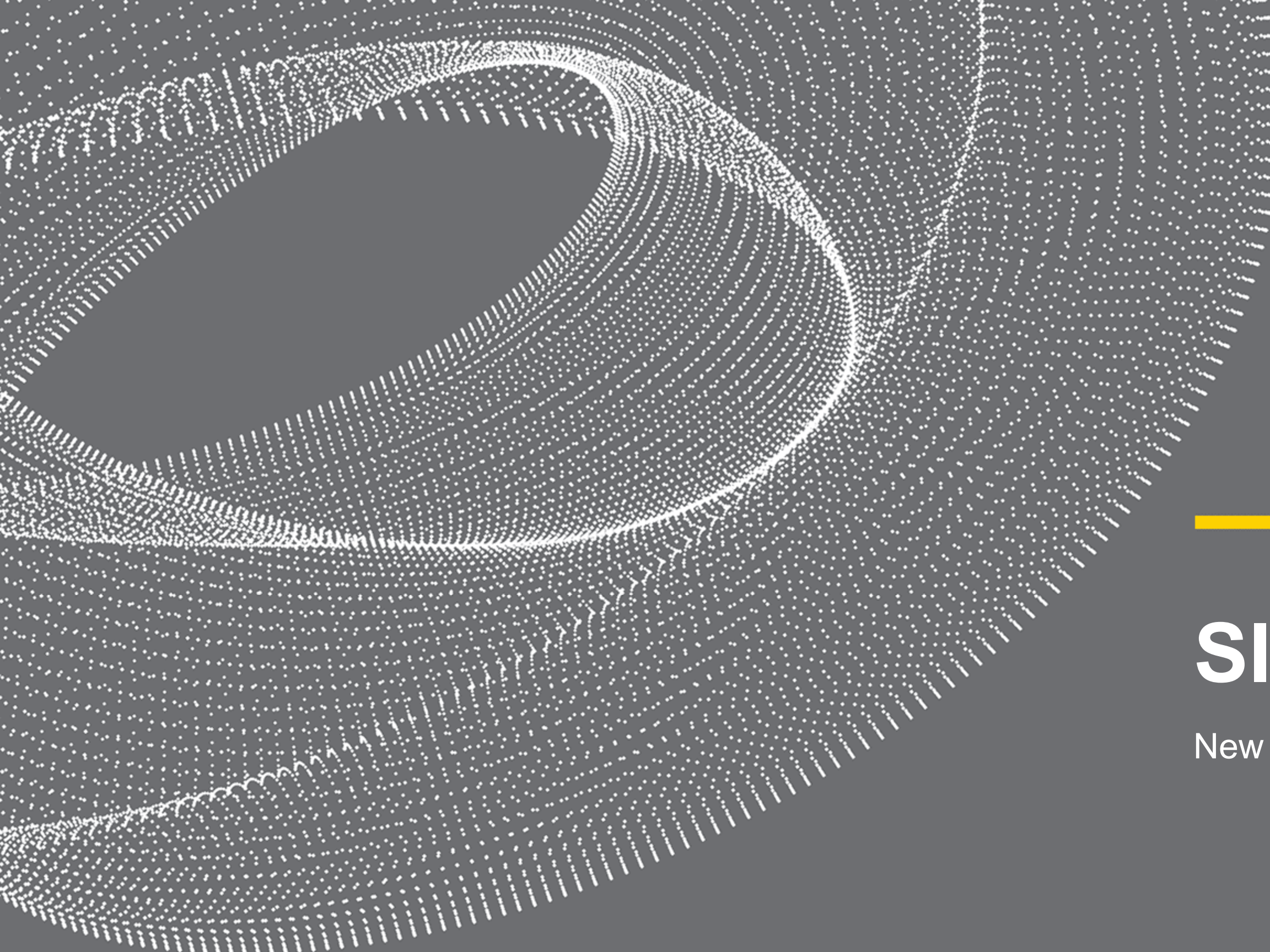
CLARITY OF CIRCULATION

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.



SITE LAYOUT

New Middle School

Site Diagramming Activity



STAFF LAYOUTS



STUDENT LAYOUT

Natural daylight into all classrooms

Clear and adequate site/building circulation

Outdoor experience w/ public spaces opening up into courtyard

Secure and safe

Welcoming to community

Create grade level houses

Site Diagramming Activity



COMMUNITY LAYOUTS

Clear and adequate site circulation/parking

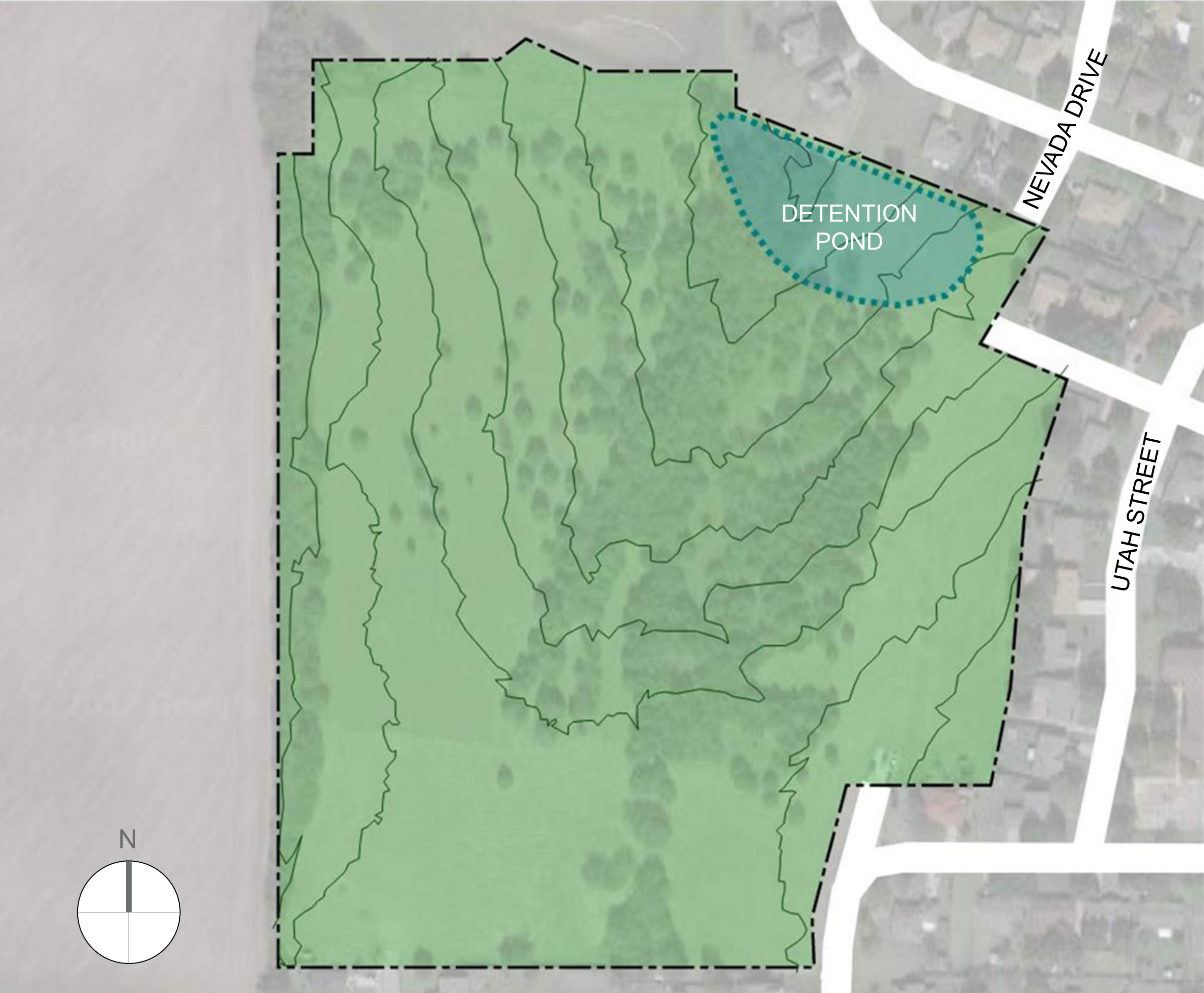
Athletic field located near existing neighborhood on east part of site

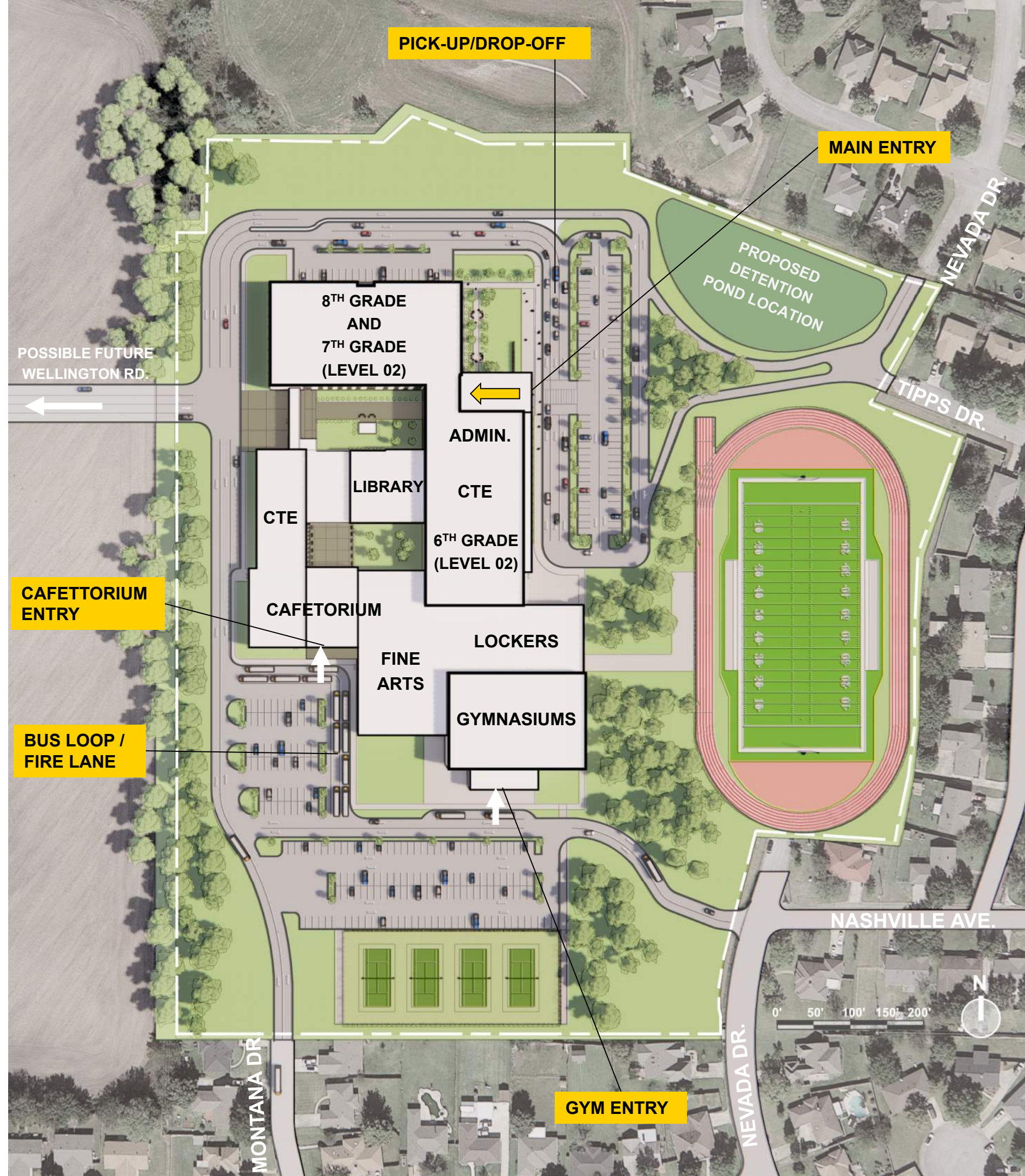
Clear main building entry

Stacked (two-story) classroom wings

Views towards courtyard

EXISTING SITE





PICK-UP/DROP-OFF

MAIN ENTRY

POSSIBLE FUTURE WELLINGTON RD.

PROPOSED DETENTION POND LOCATION

NEVADA DR.

TIPPS DR.

8TH GRADE AND 7TH GRADE (LEVEL 02)

ADMIN.

LIBRARY

CTE

6TH GRADE (LEVEL 02)

CTE

CAFETTORIUM ENTRY

CAFETORIUM

LOCKERS

FINE ARTS

GYMNASIUMS

BUS LOOP / FIRE LANE

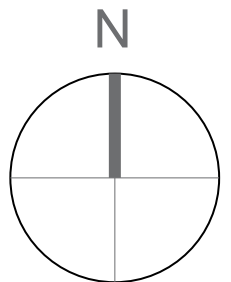
NASHVILLE AVE.

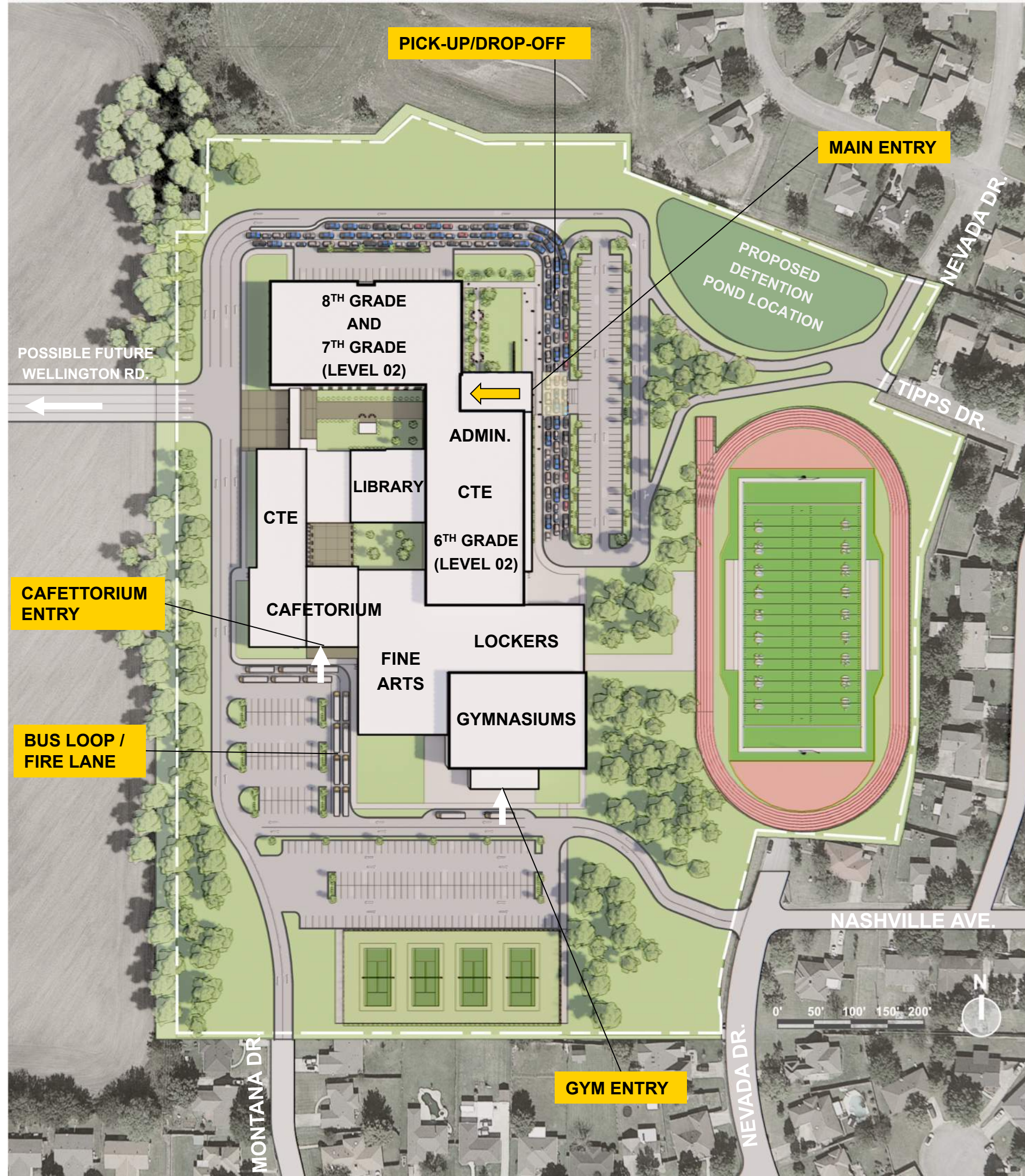
PARKING SPACES COUNT: 299

GYM ENTRY

MONTANA DR.

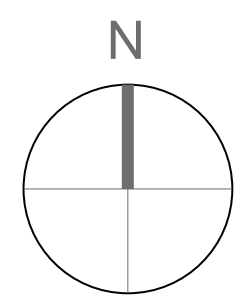
NEVADA DR.

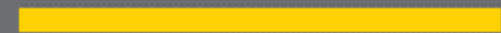
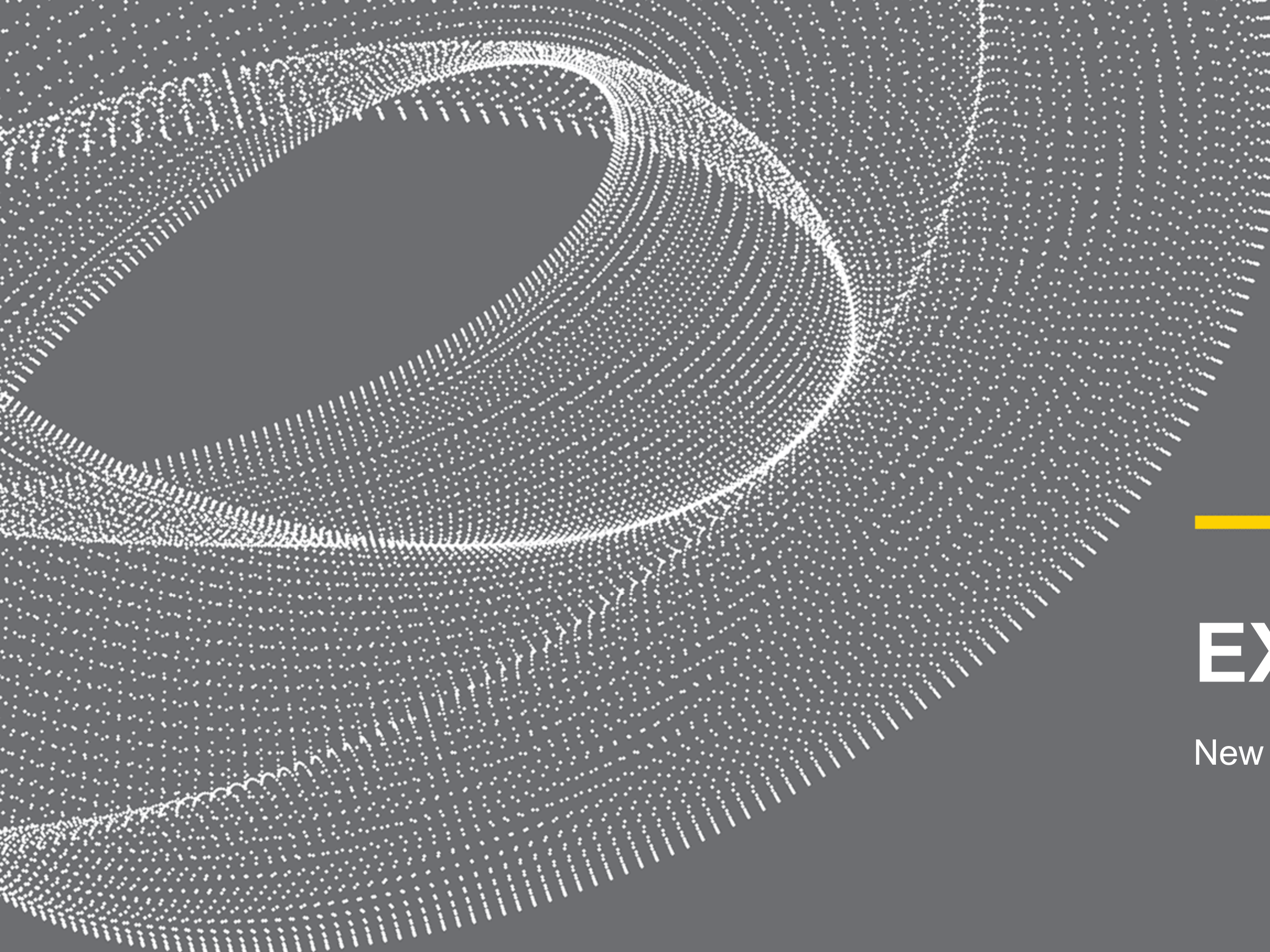




ON-SITE VEHICLE AND BUS STACKING COUNTS:

- 120 STACKED CARS SHOWN
- 9 CAR SIMULTANEOUS LOADING / UNLOADING
- (SHOWN IN YELLOW)
- 16 BUSES (2 VISITOR)





EXTERIOR DESIGN

New Middle School



NEW MIDDLE SCHOOL- FRONT ENTRY



ATHLETICS

FINE ARTS

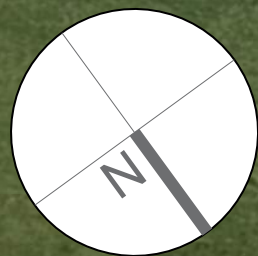
CAFETORIUM

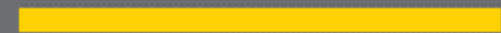
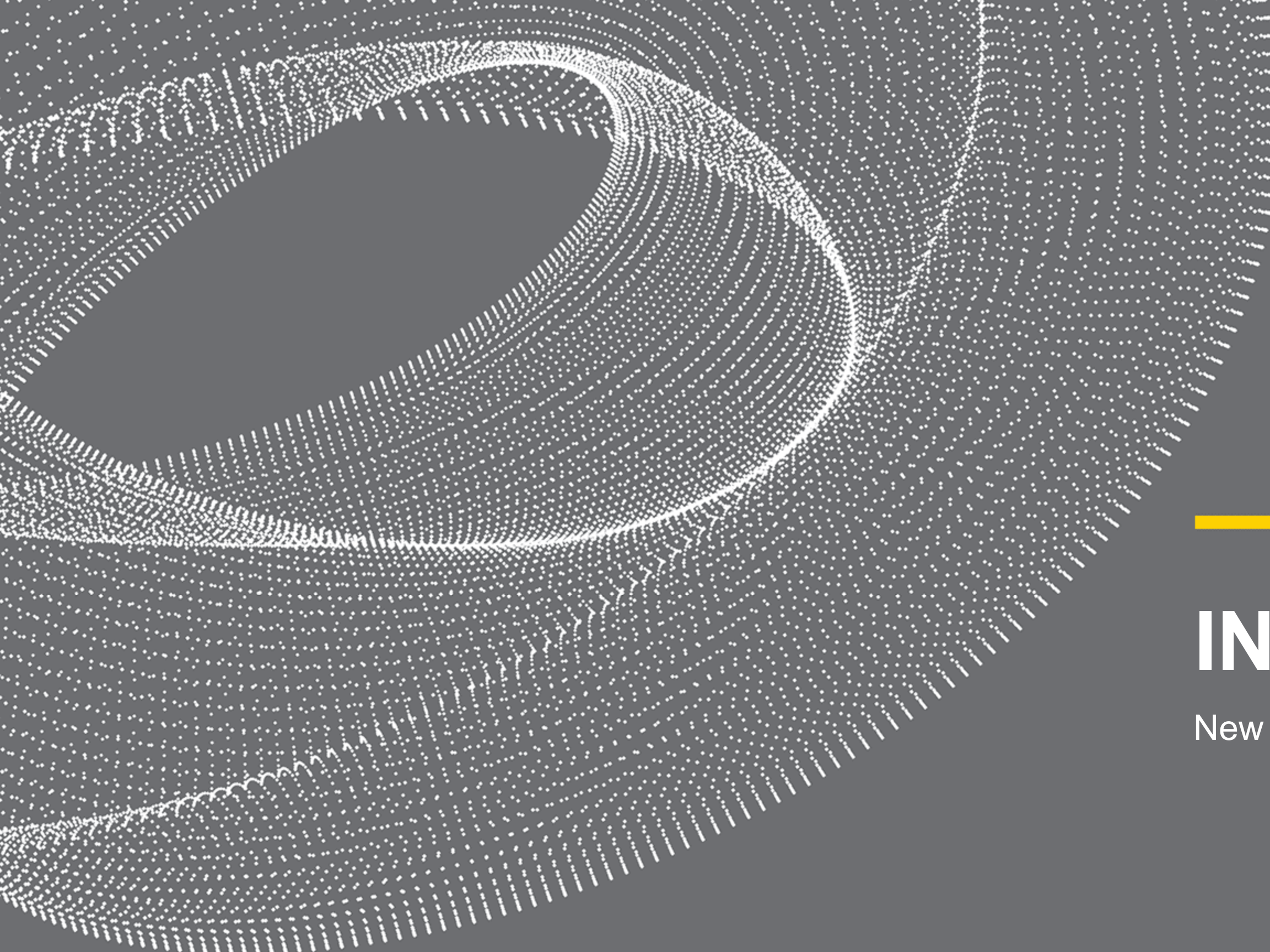
CTE

LIBRARY

6TH GRADE,
CTE,
ADMINISTRATION

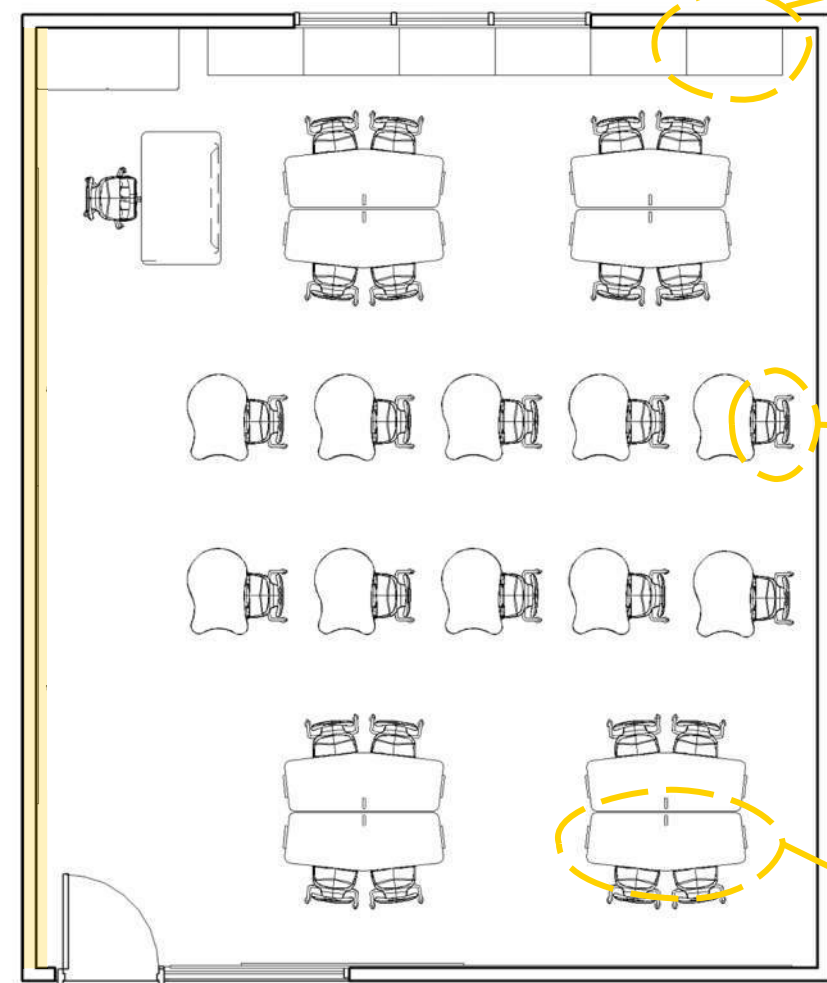
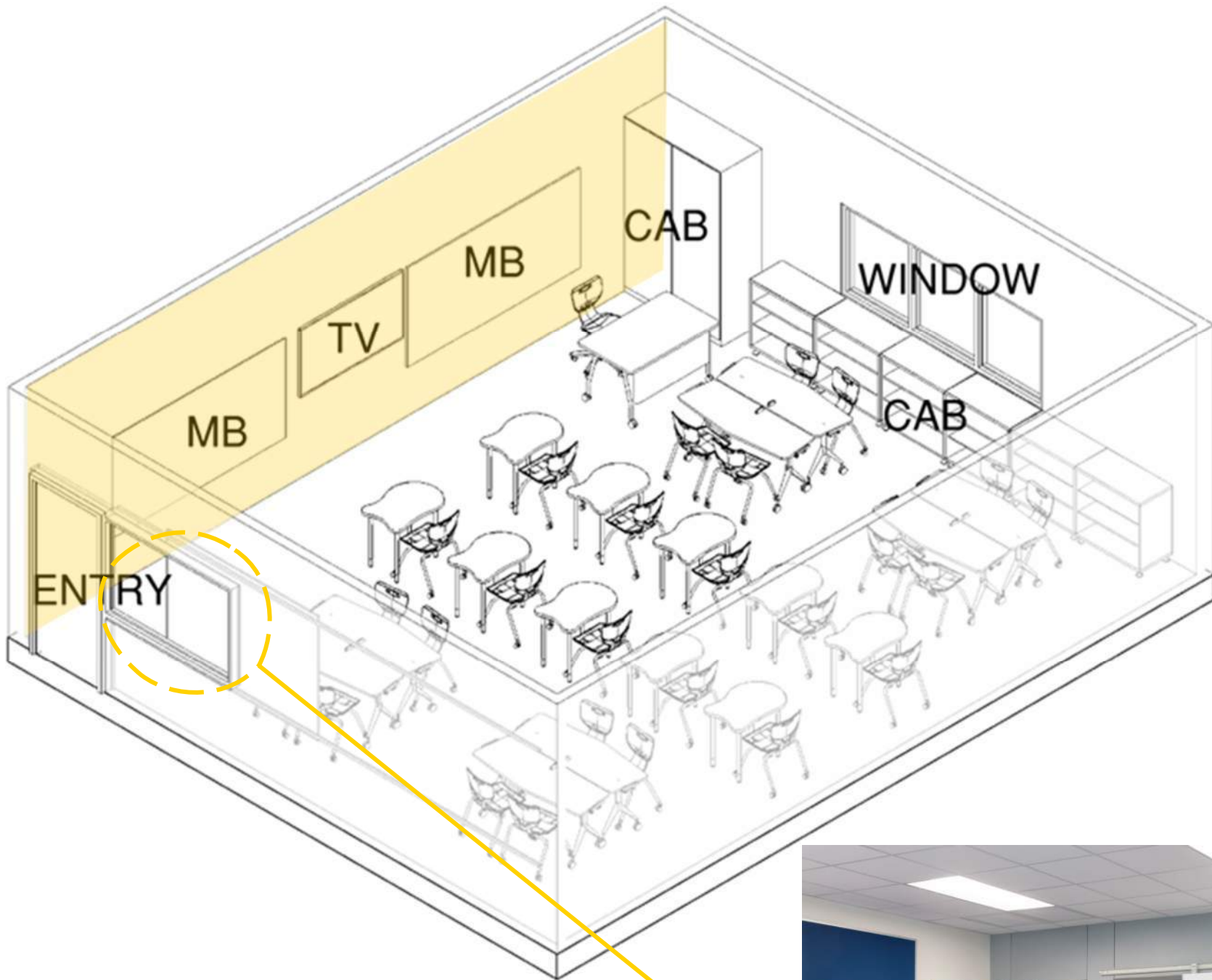
7TH AND 8TH GRADE





INTERIOR DESIGN

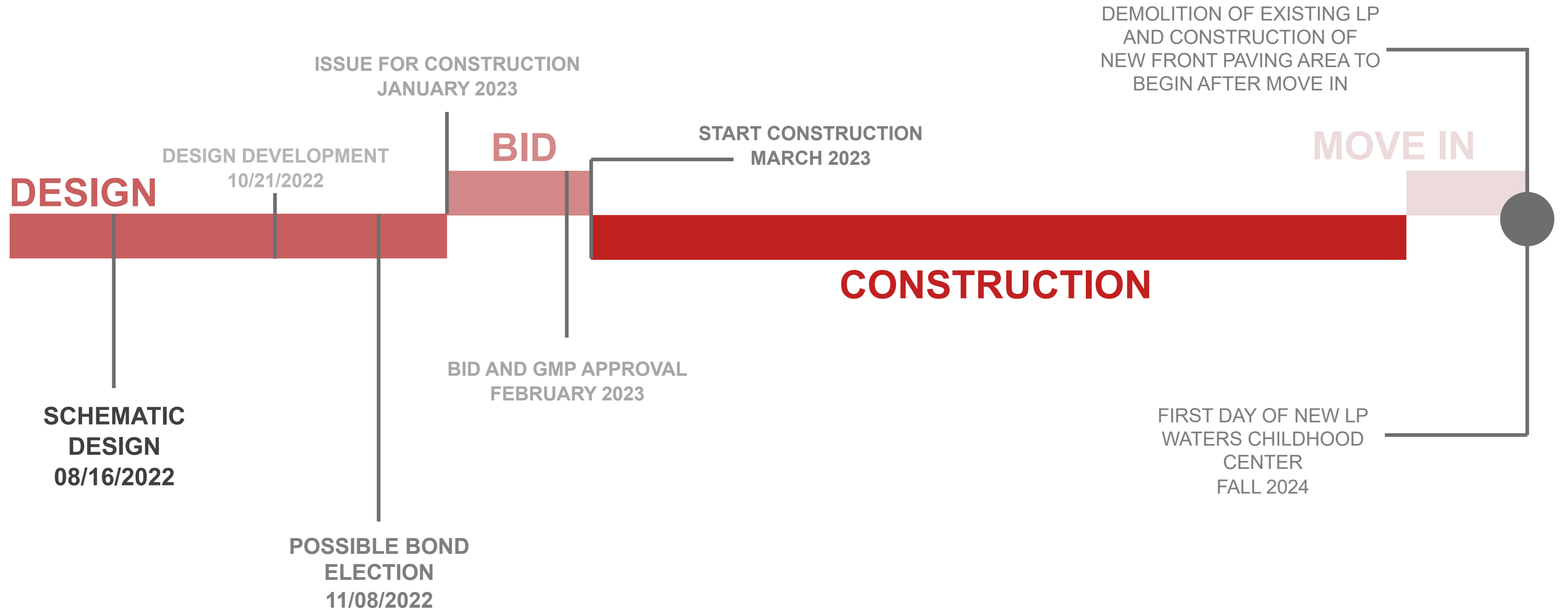
New Middle School



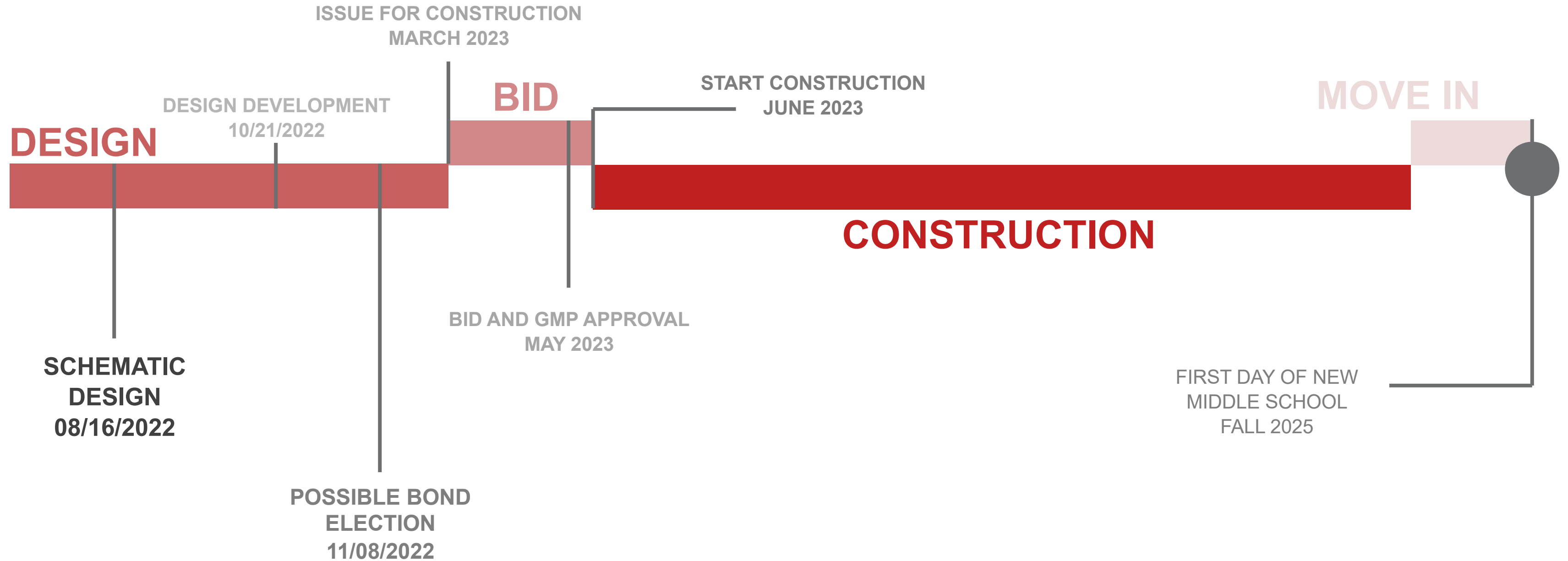


SCHEDULE AND BUDGET

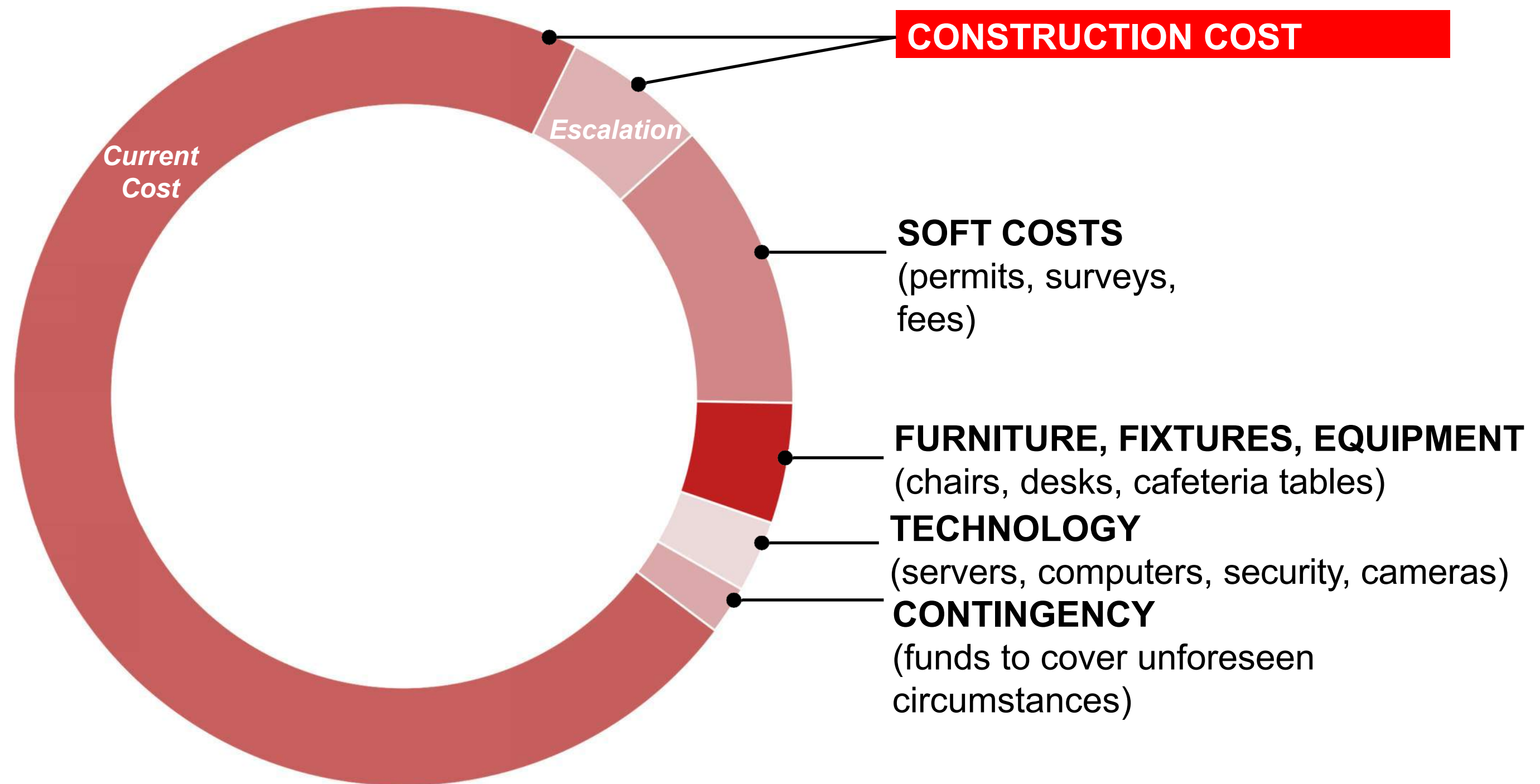
Proposed New LP Waters Early Childhood Project Schedule



Proposed New Middle School Project Schedule

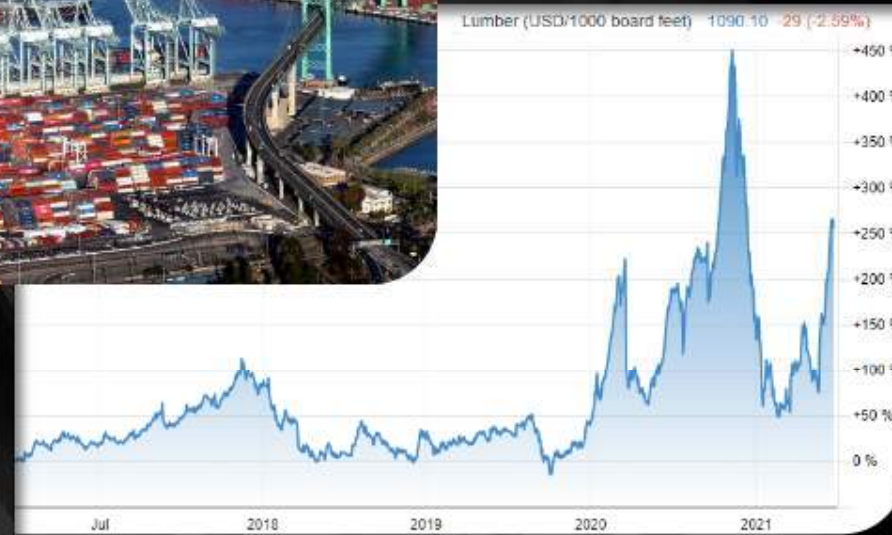


Building a Total Project Budget



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.

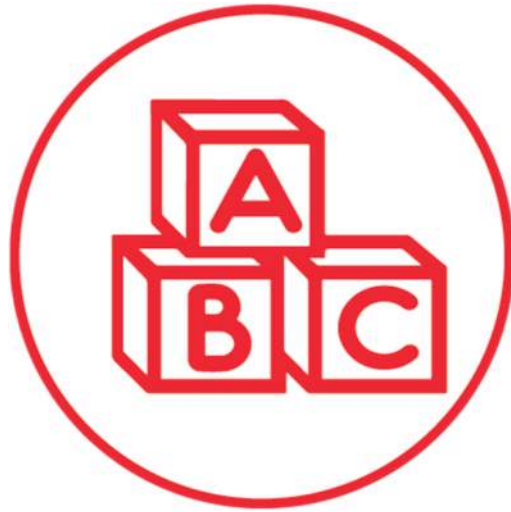
SCHEDULE IMPACTS – LEAD TIMES

STRUCTURAL STEEL JOISTS	Before COVID: 5-6 Months Currently: 6-10 months
SLIDER DOORS	Before COVID: 4-6 Weeks Currently: 16 weeks



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 