

GREENVILLE ISD

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

August 2, 2022



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

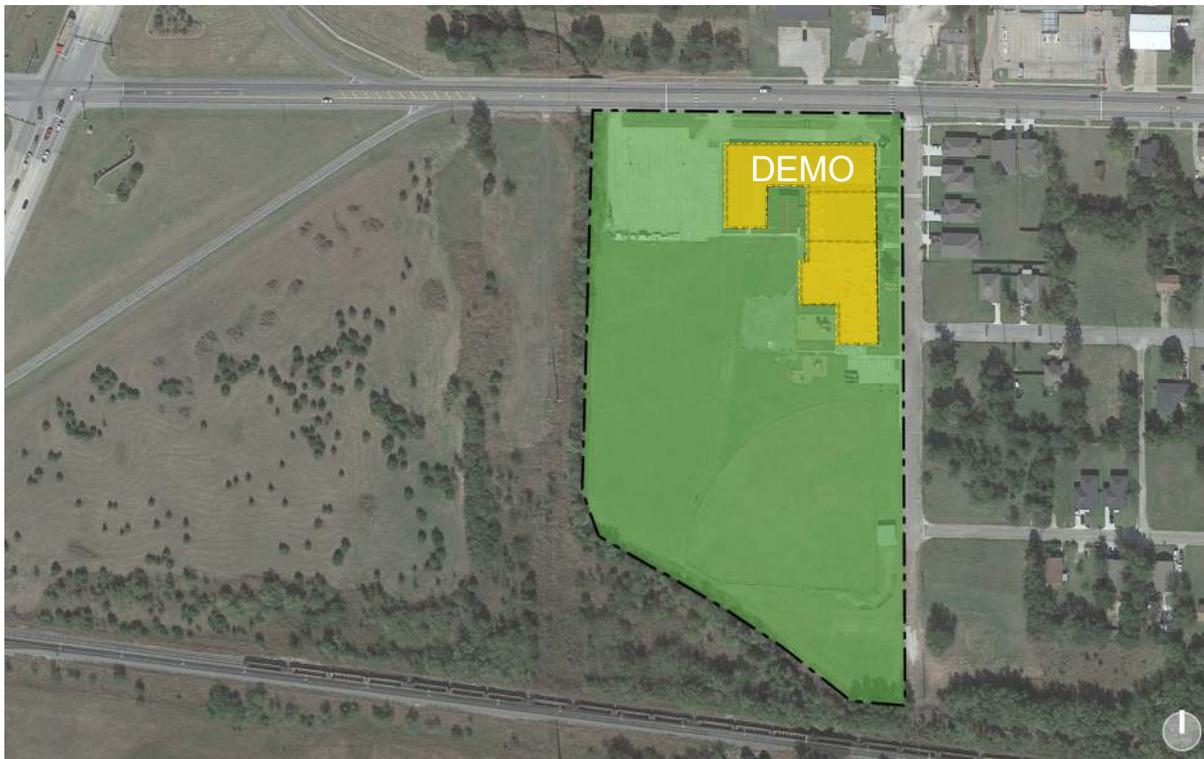
MARKET ANALYSIS

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

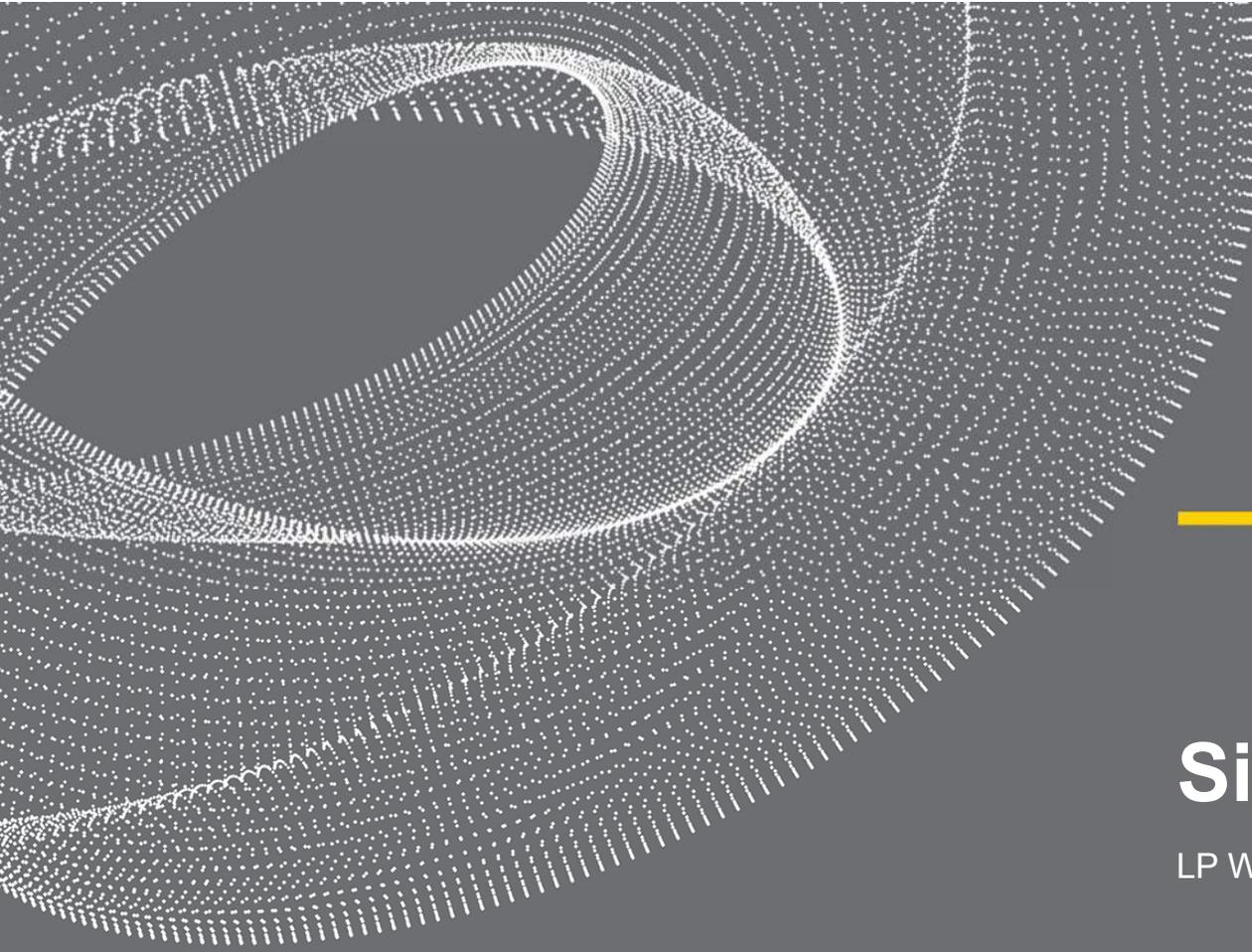


CURRENT GISD SET-UP:

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

NEW PROPOSED MIDDLE SCHOOL:

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



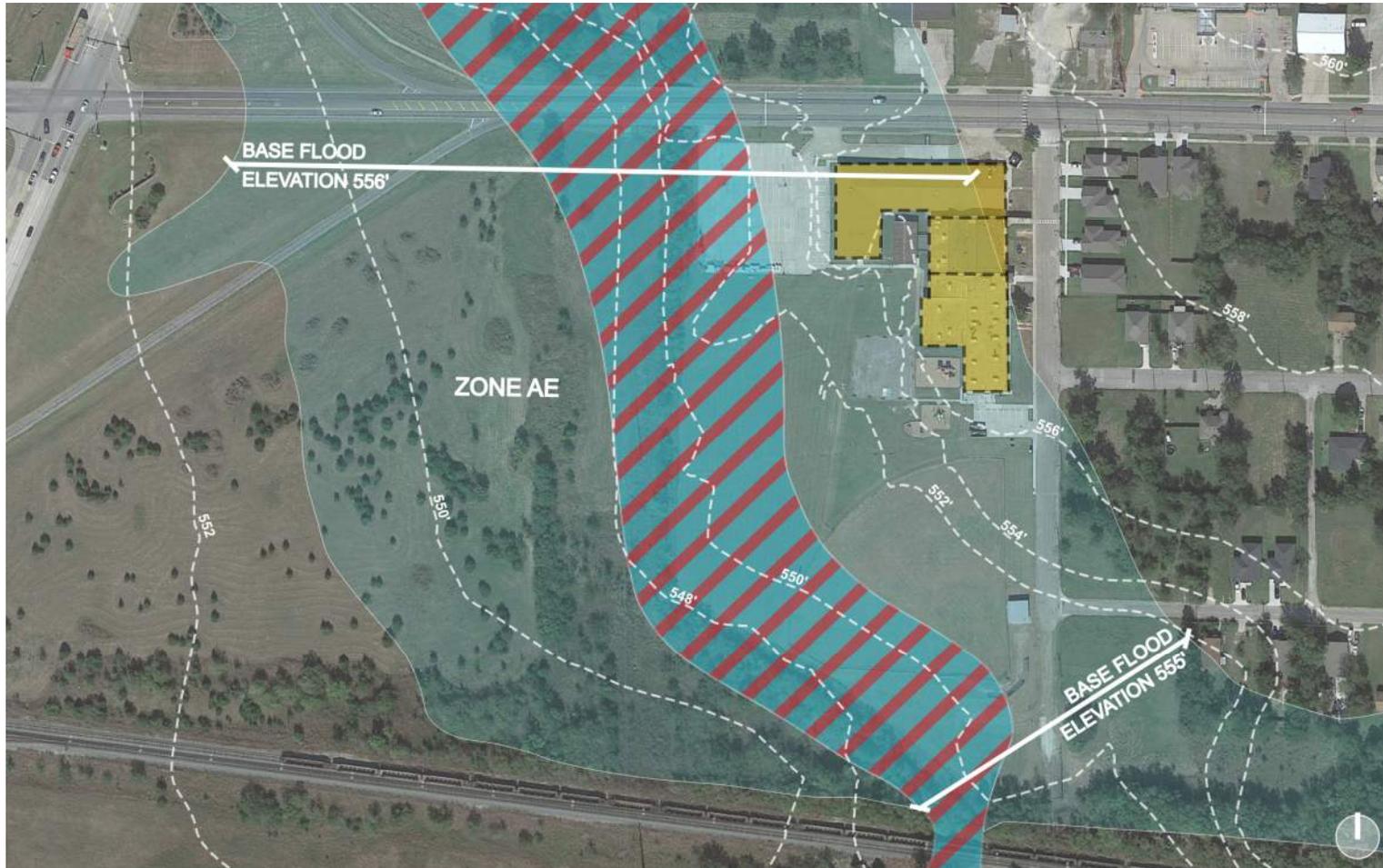
Site Analysis

LP Waters Early Childhood Center

Site Streets - Proposed New LP Waters Childhood Center

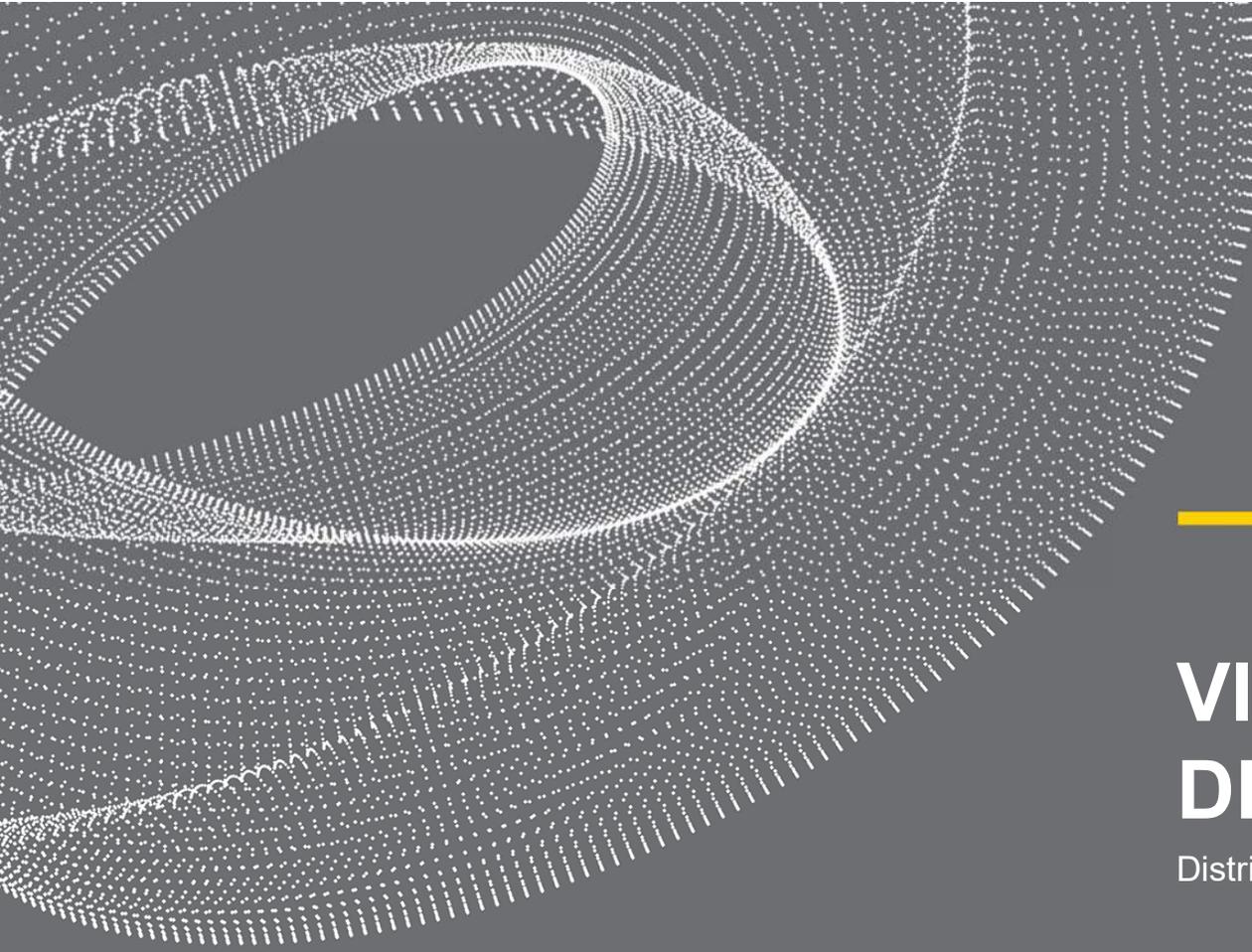


Flood Plain- Proposed New LP Waters Childhood Center



-  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'



VISIONING & DESIGN PRIORITIES

District Students, Staff, And Community

Greenville ISD – LP Waters Early Childhood Center

Visioning Sessions– Staff and Community



Site Diagramming Activity



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

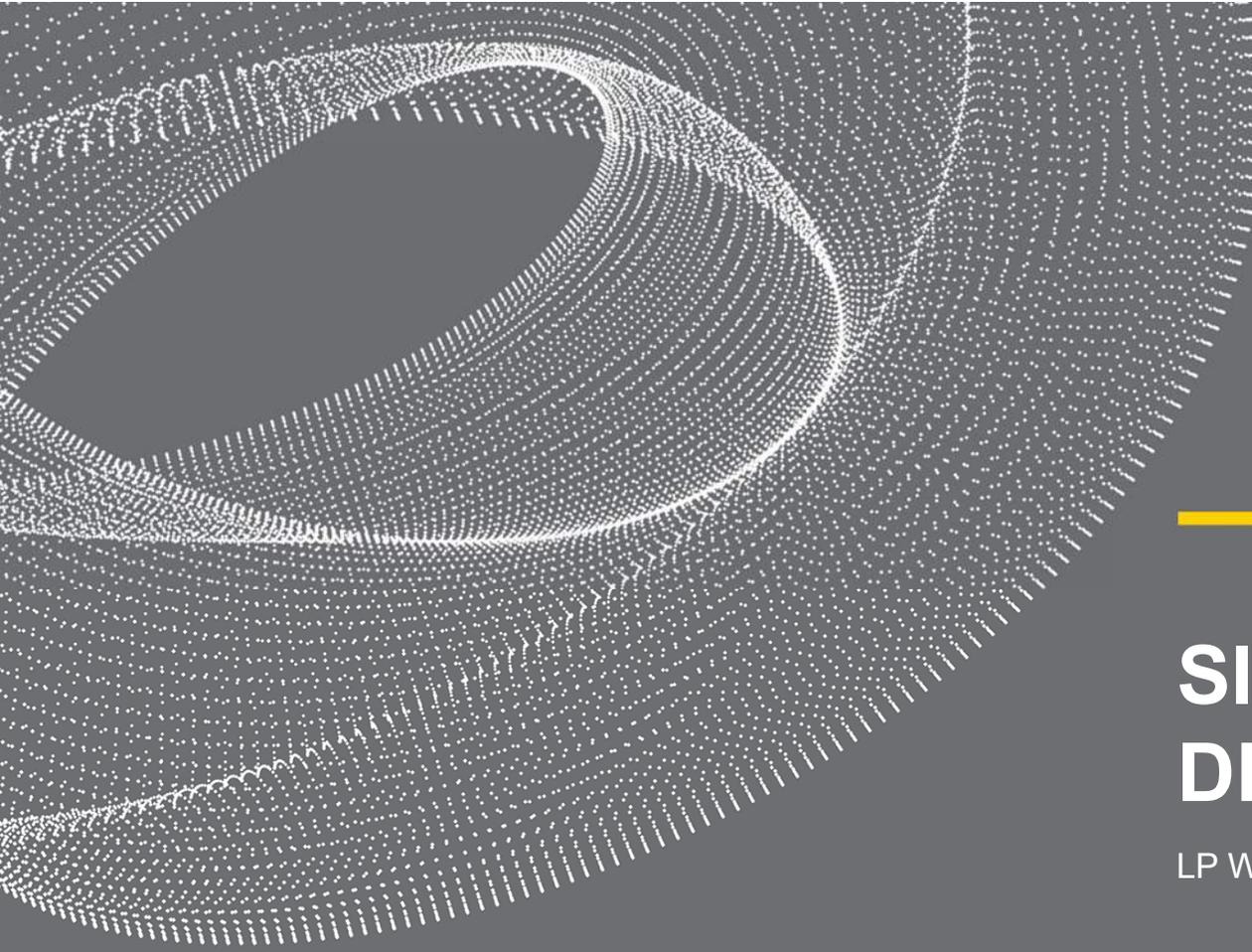
APPROPRIATE SCALE

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

6

ACCESSIBILITY

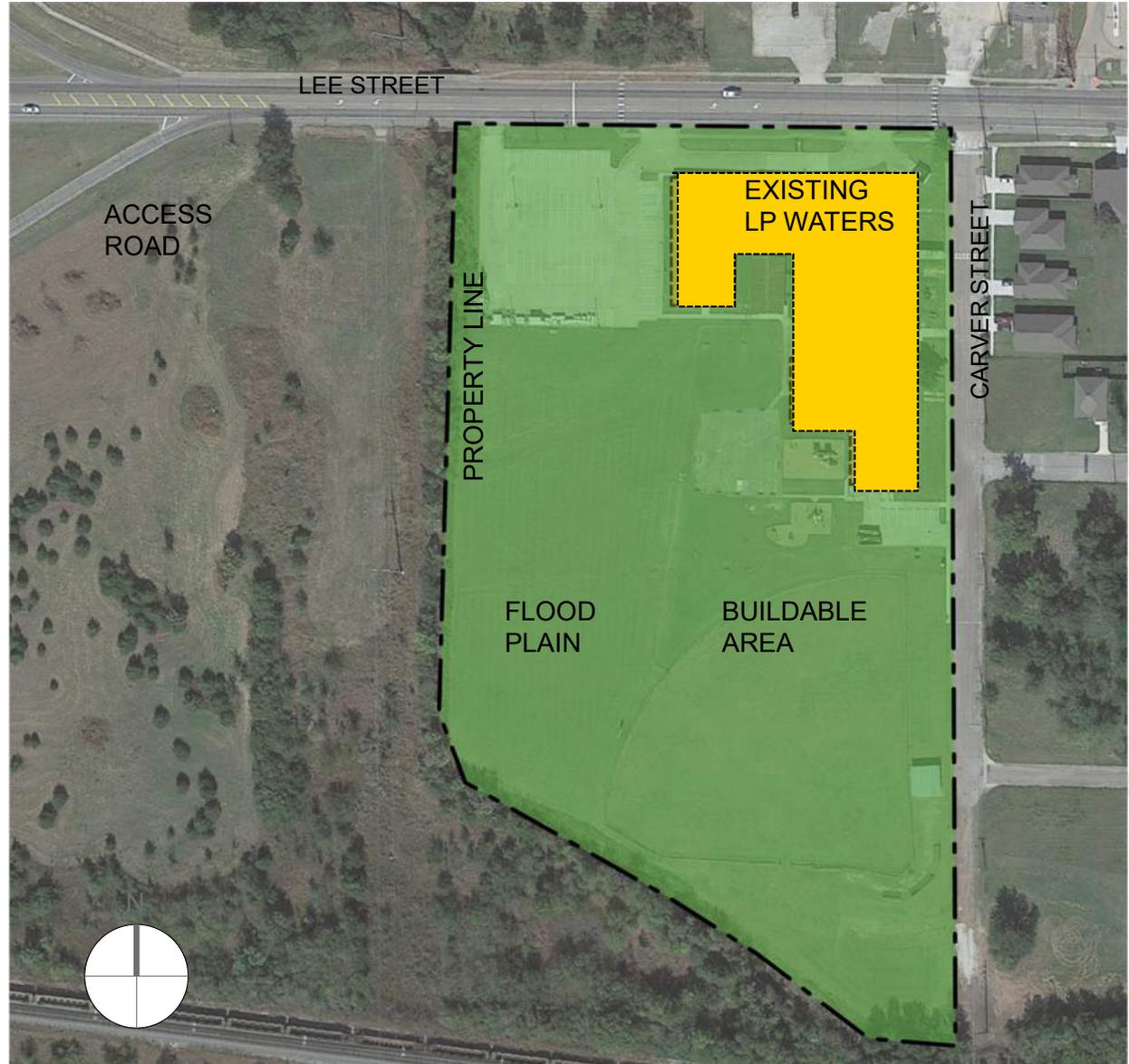
Indoor and outdoor spaces should be designed for all physical abilities and developmental needs.



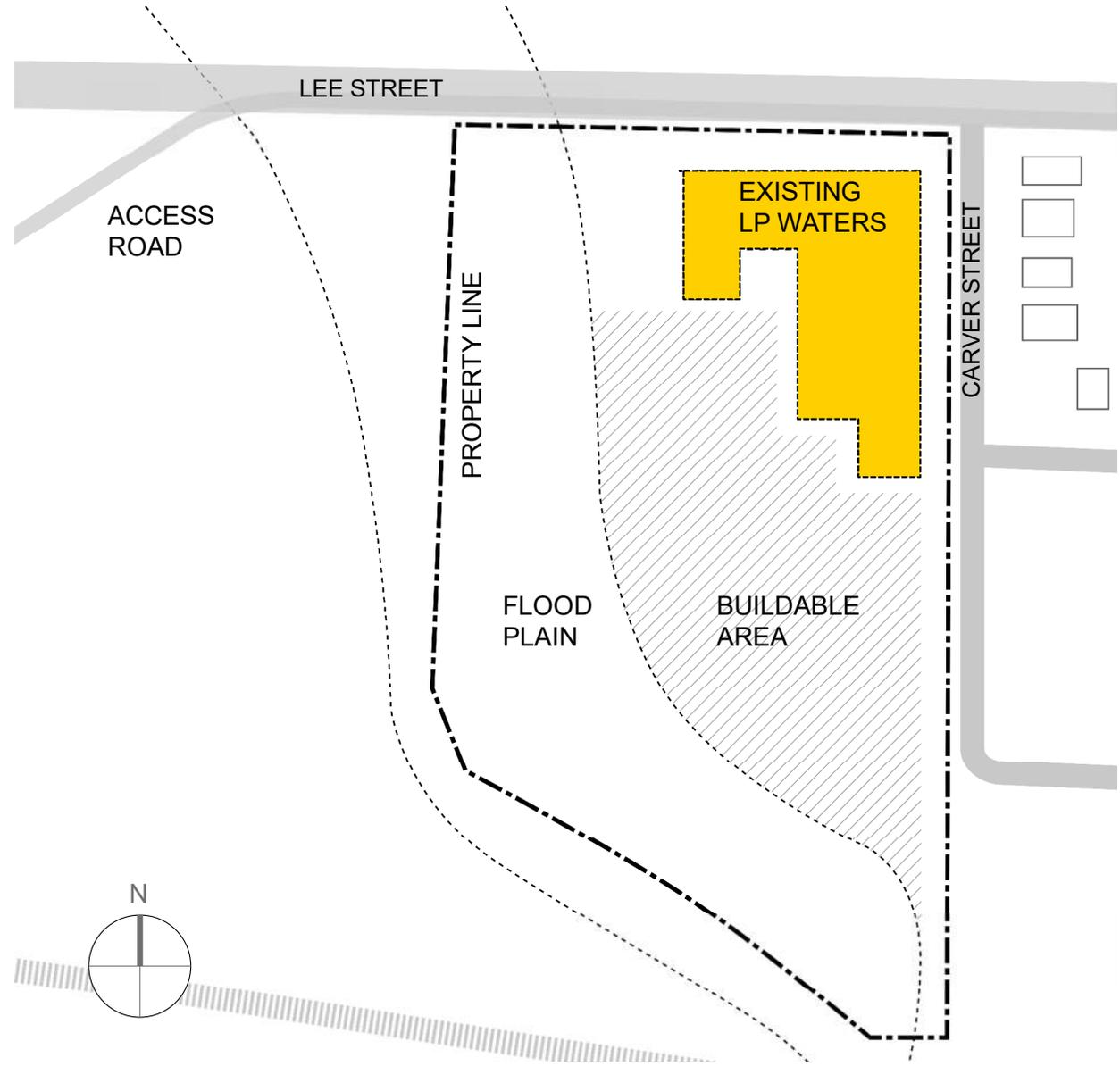
SITE AND BUILDING DESIGN

LP WATERS EARLY CHILDHOOD CENTER

EXISTING SITE

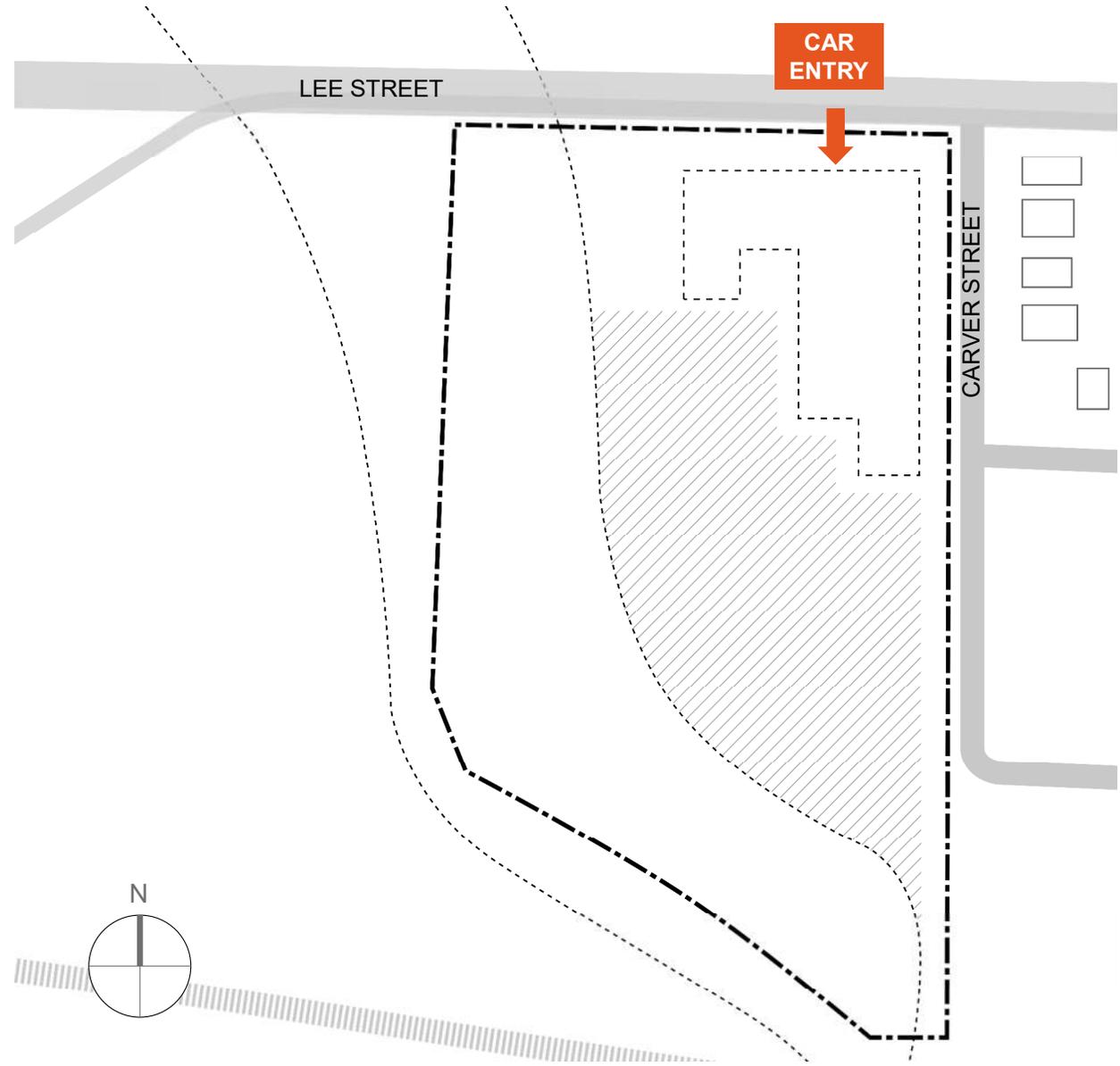


EXISTING SITE



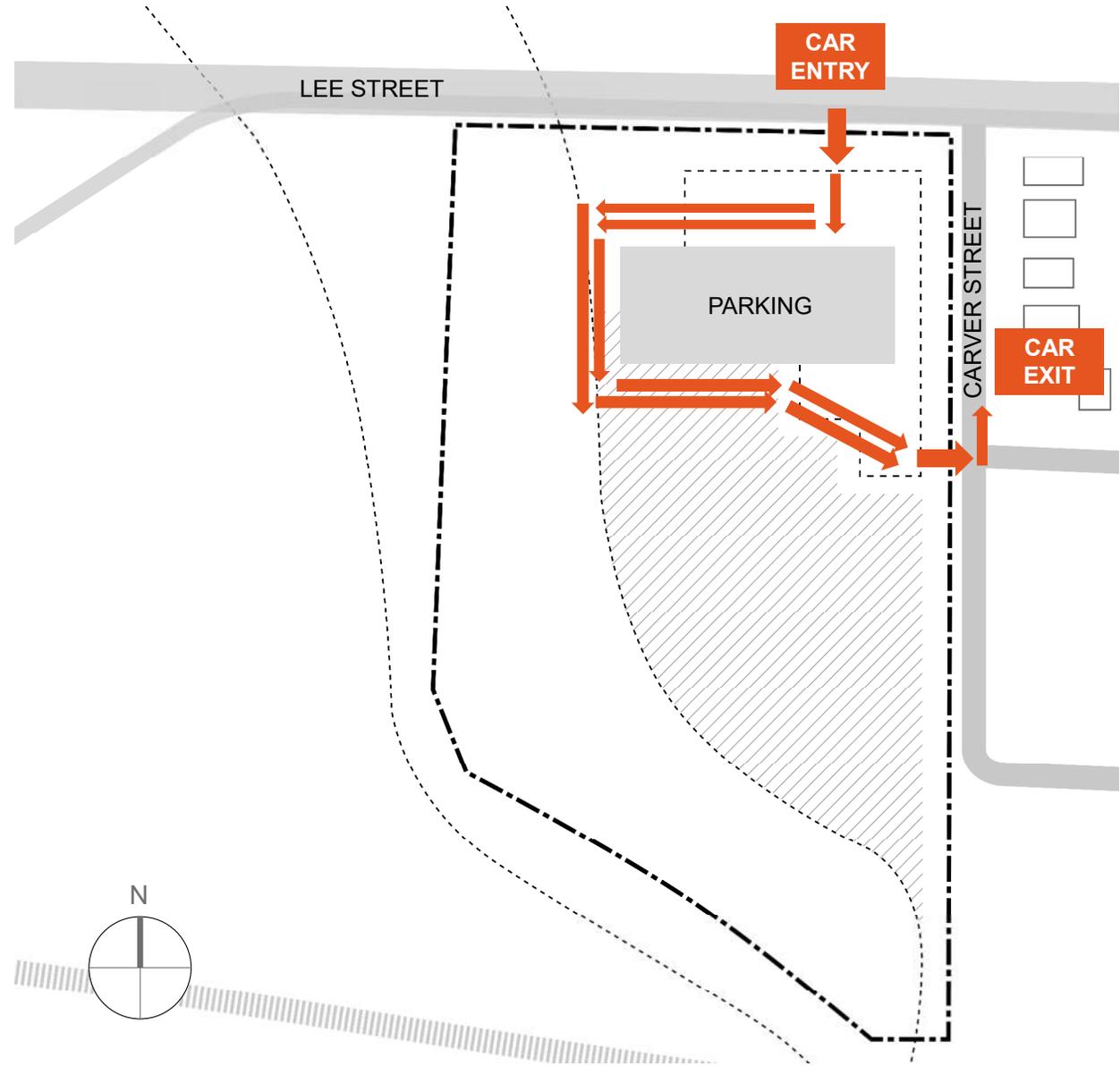
DESIGN GOALS

Clear and adequate site circulation



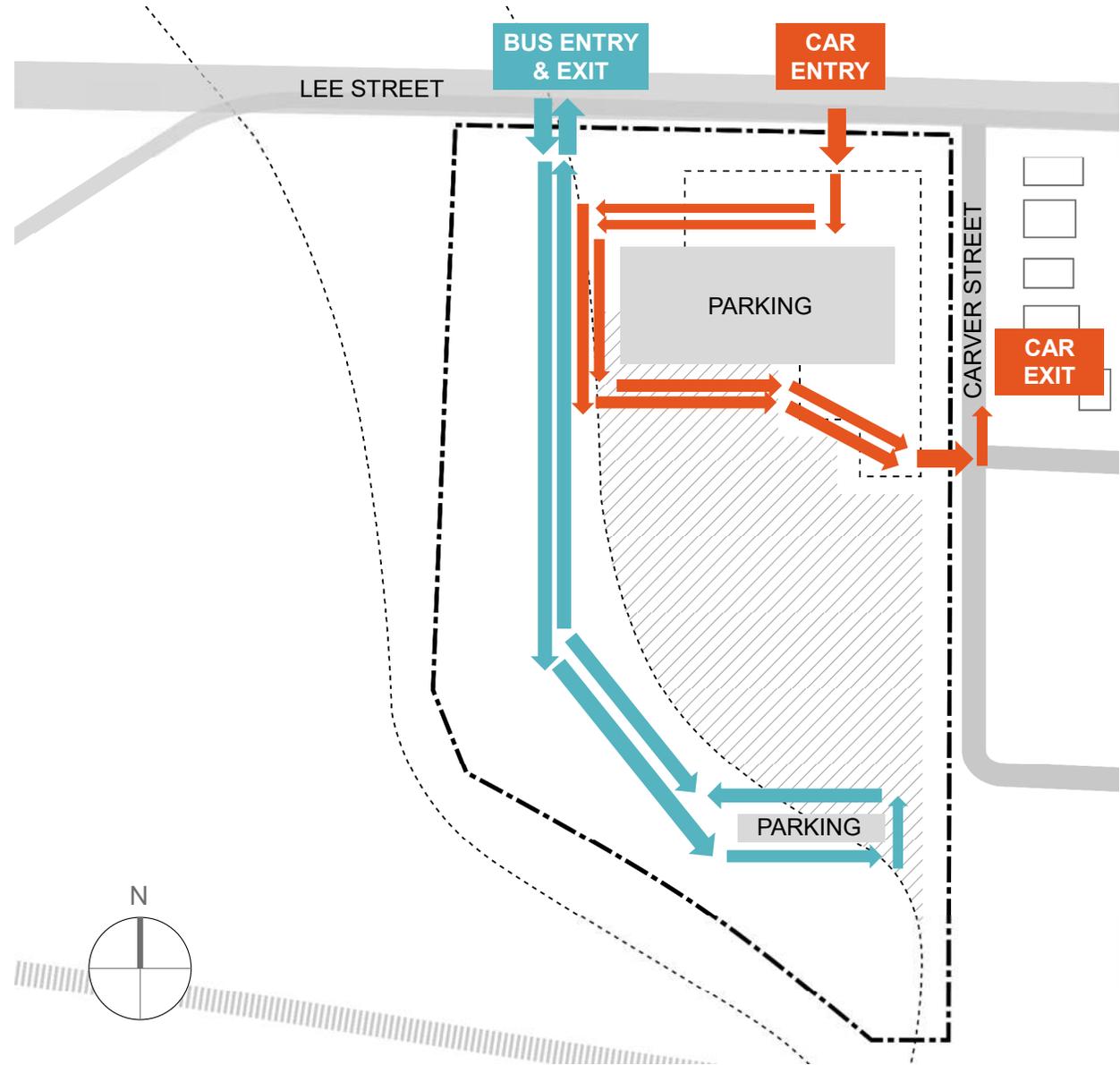
DESIGN GOALS

Clear and adequate site circulation



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Clear and adequate site circulation



DESIGN GOALS

Clear and adequate site circulation

Secure and safe

Efficient footprint

Strong presence with clear entry

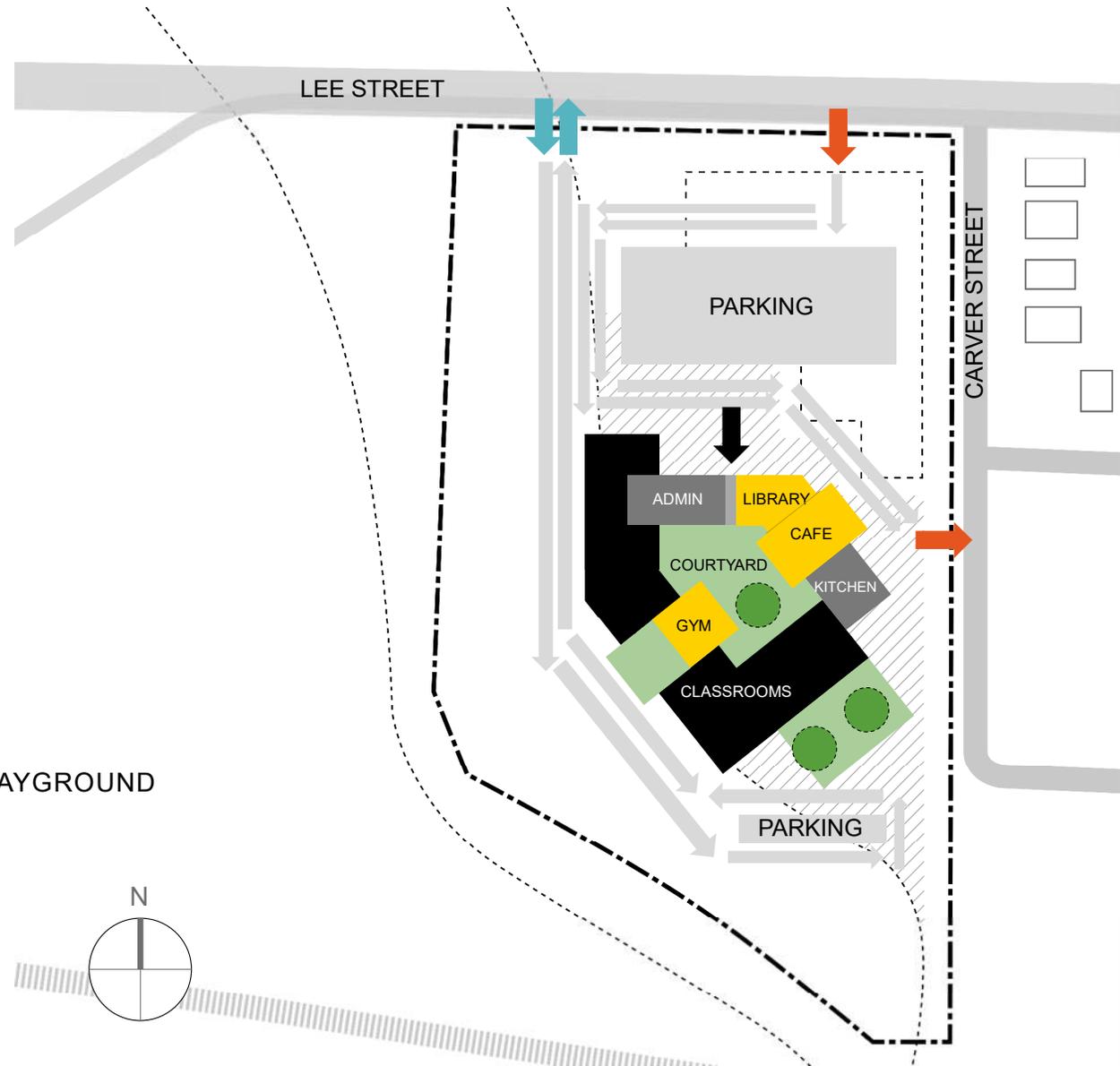
Respond to site constraints

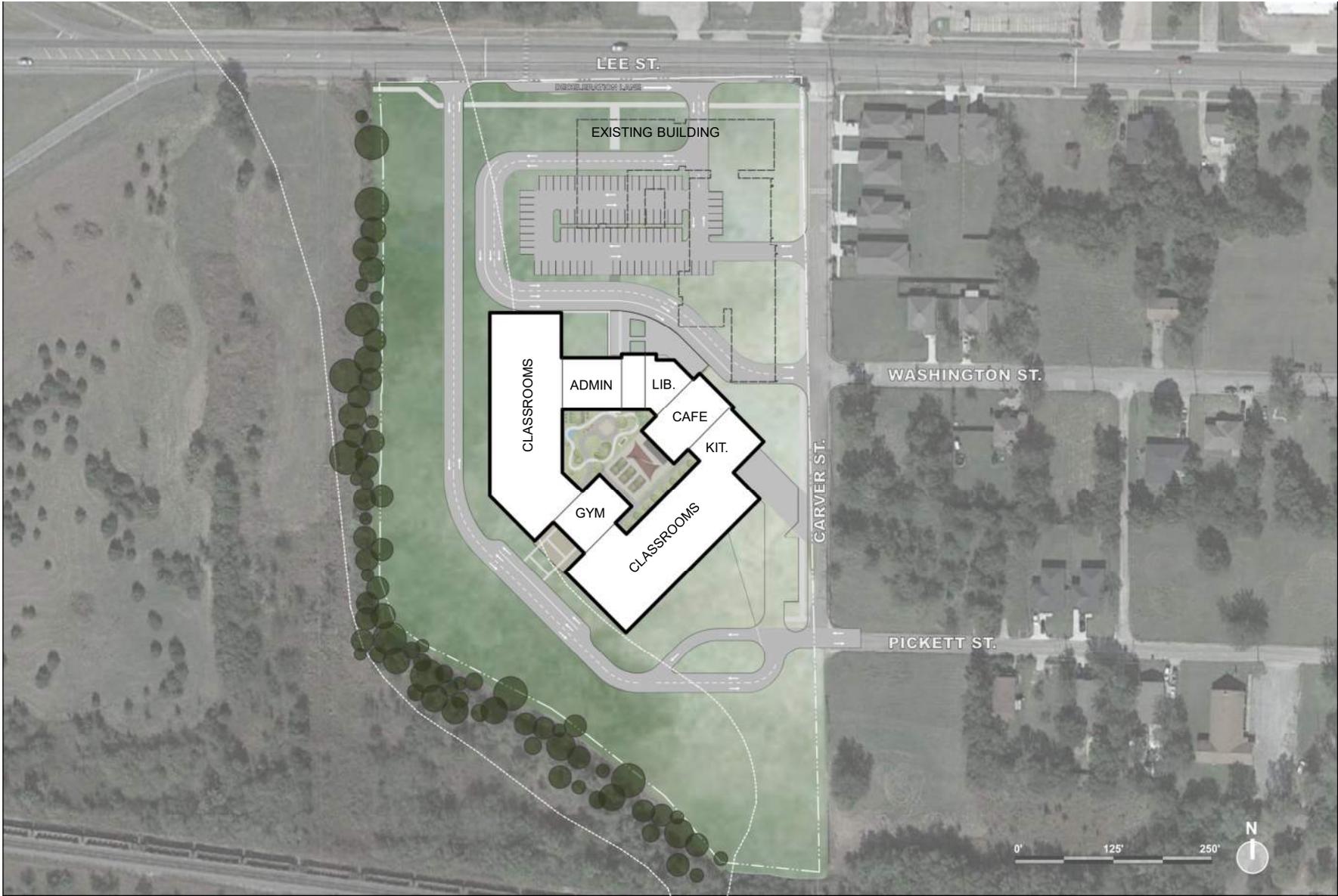
Integrate nature and play

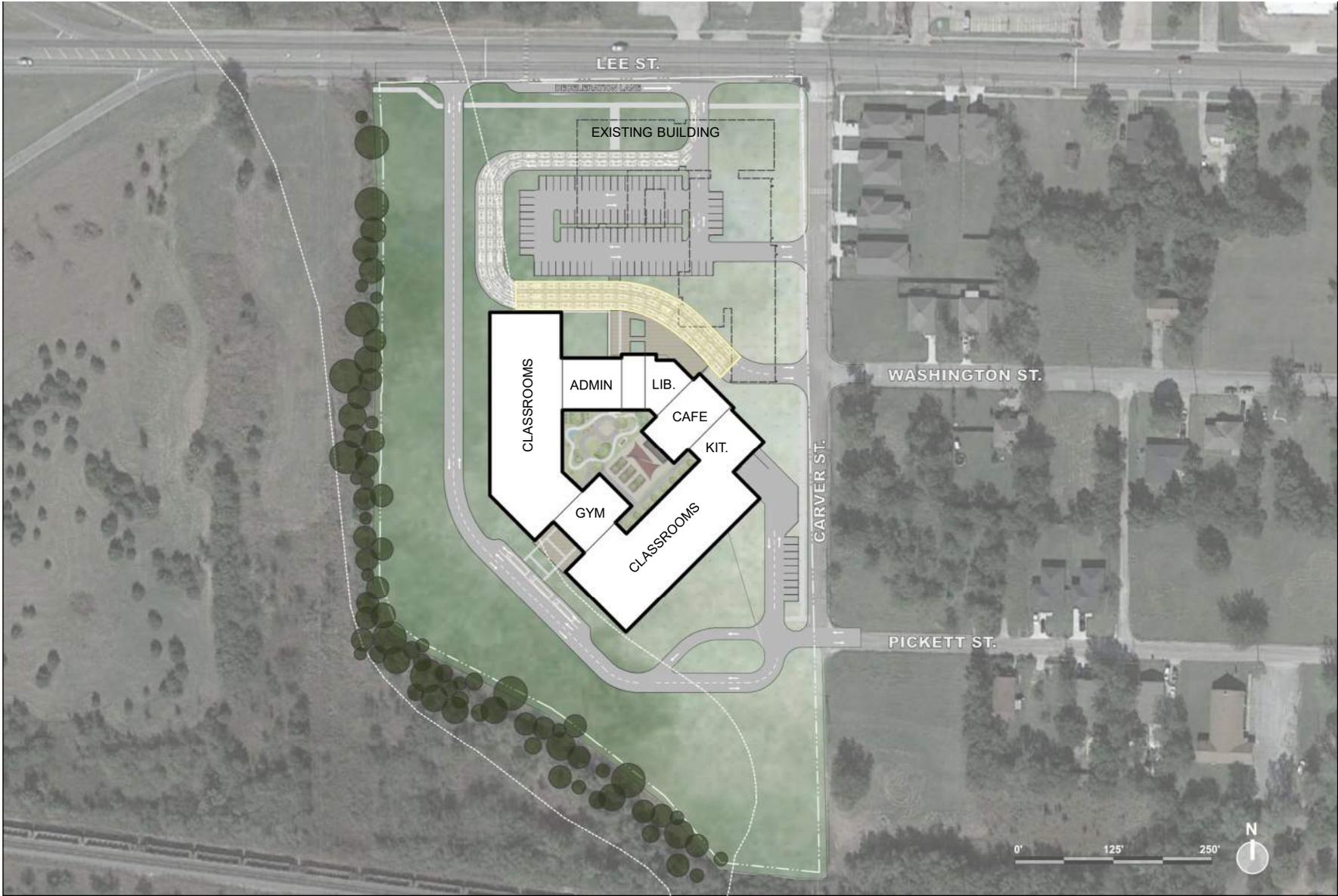
LEGEND

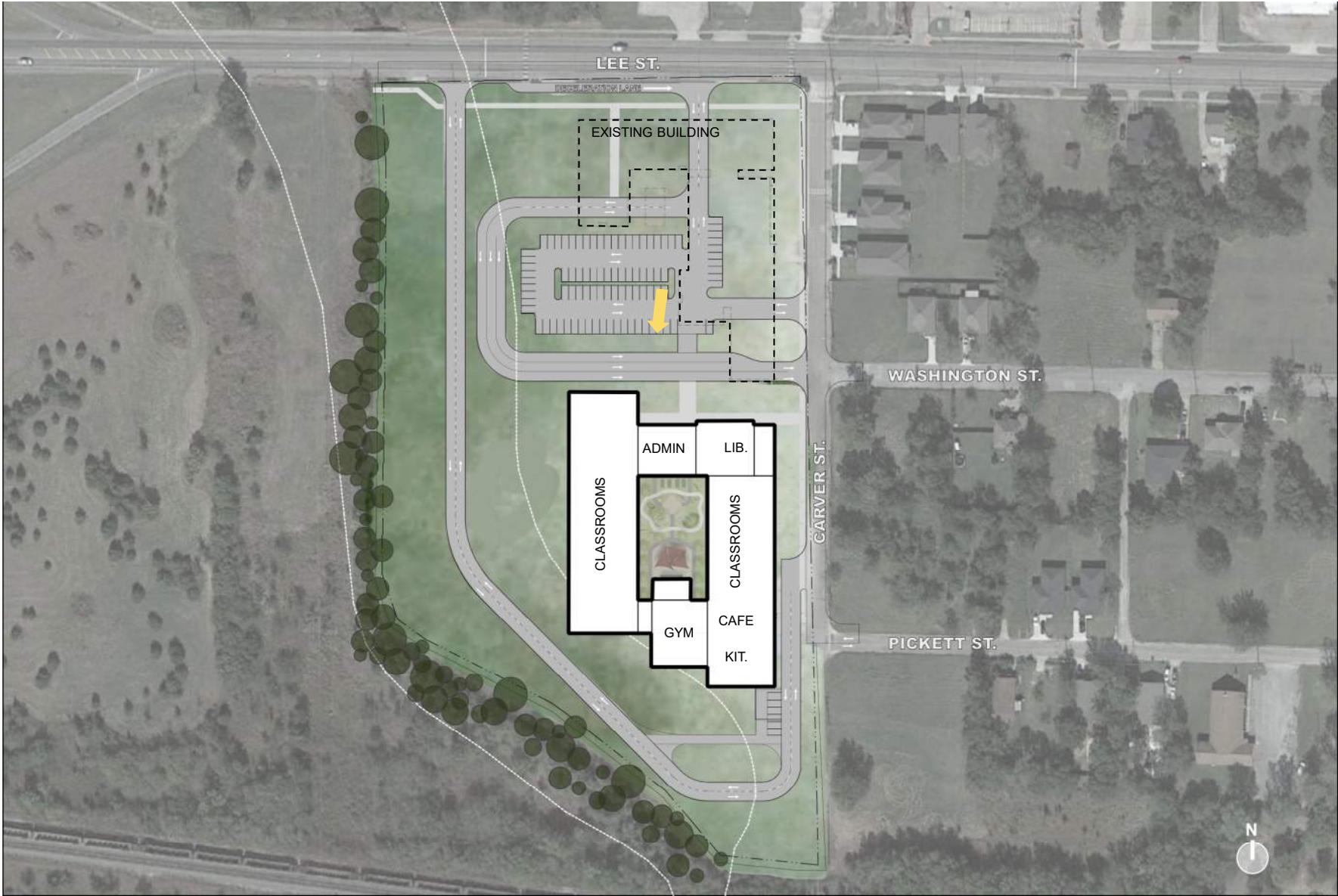
- ACADEMIC ZONE
- SHARED PROGRAM
- SUPPORT
- COURTYARD

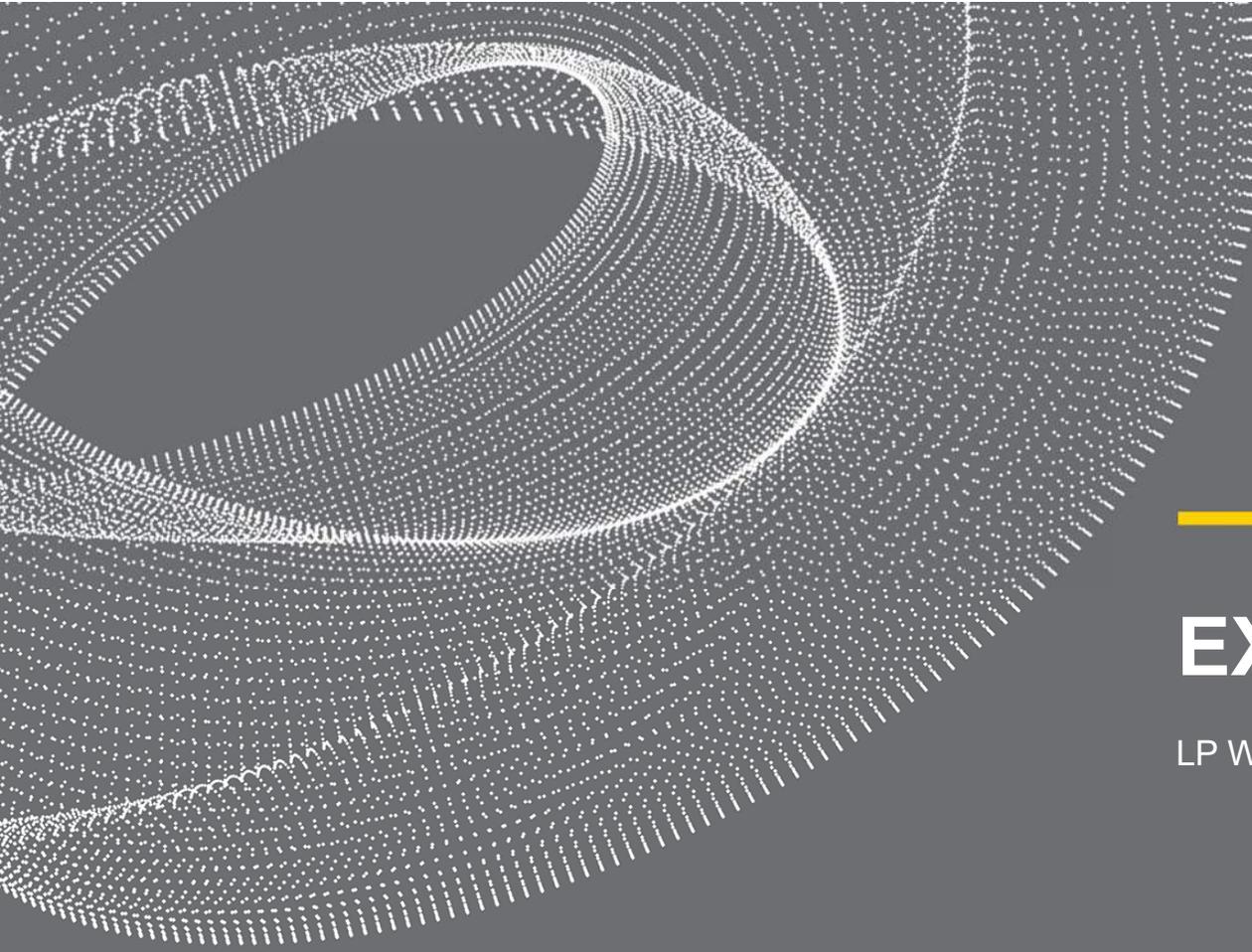
PLAYGROUND











EXTERIOR DESIGN

LP WATERS EARLY CHILDHOOD CENTER



LP WATERS EARLY CHILDHOOD CENTER – BUILDING MASSING VIEW



LP WATERS EARLY CHILDHOOD CENTER – FRONT ENTRY



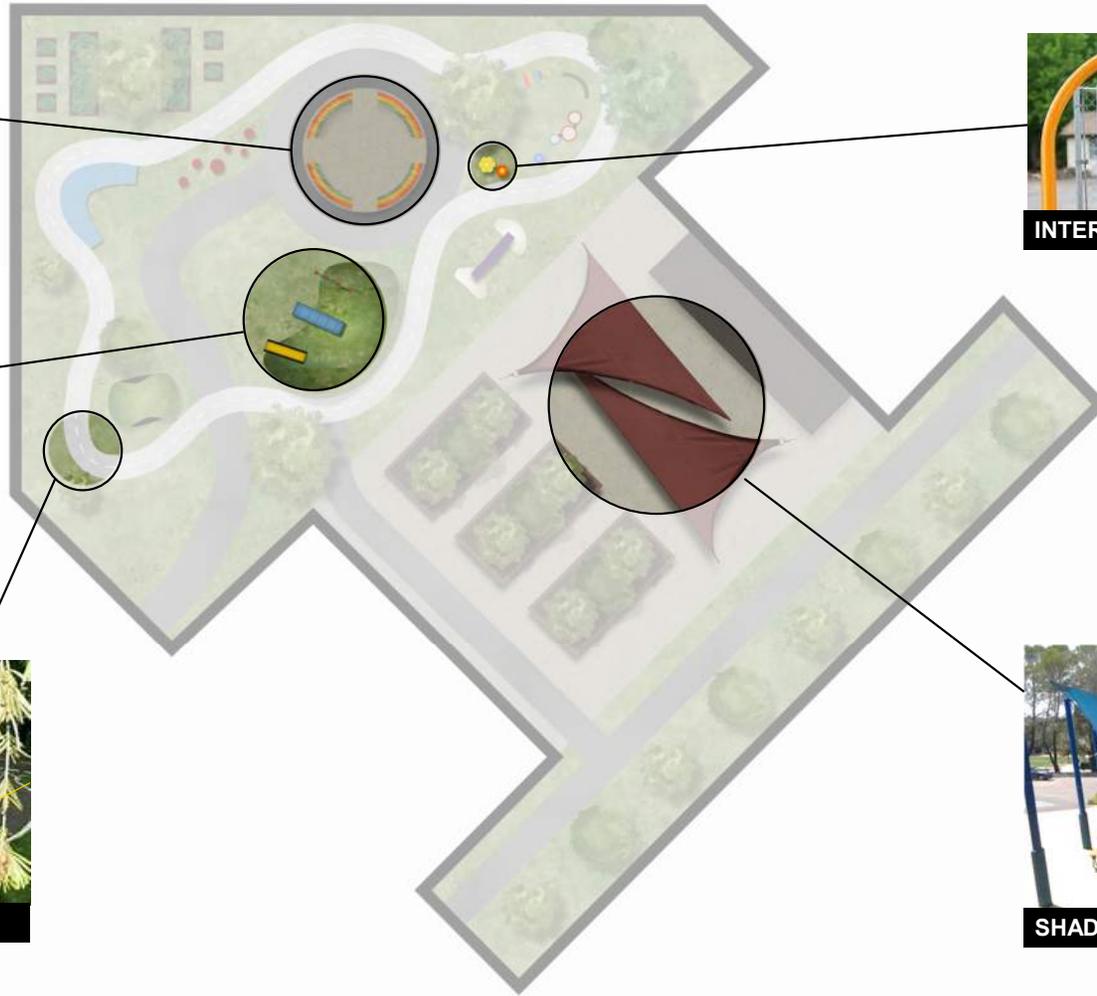
SUN DIAL



HILL PLAY



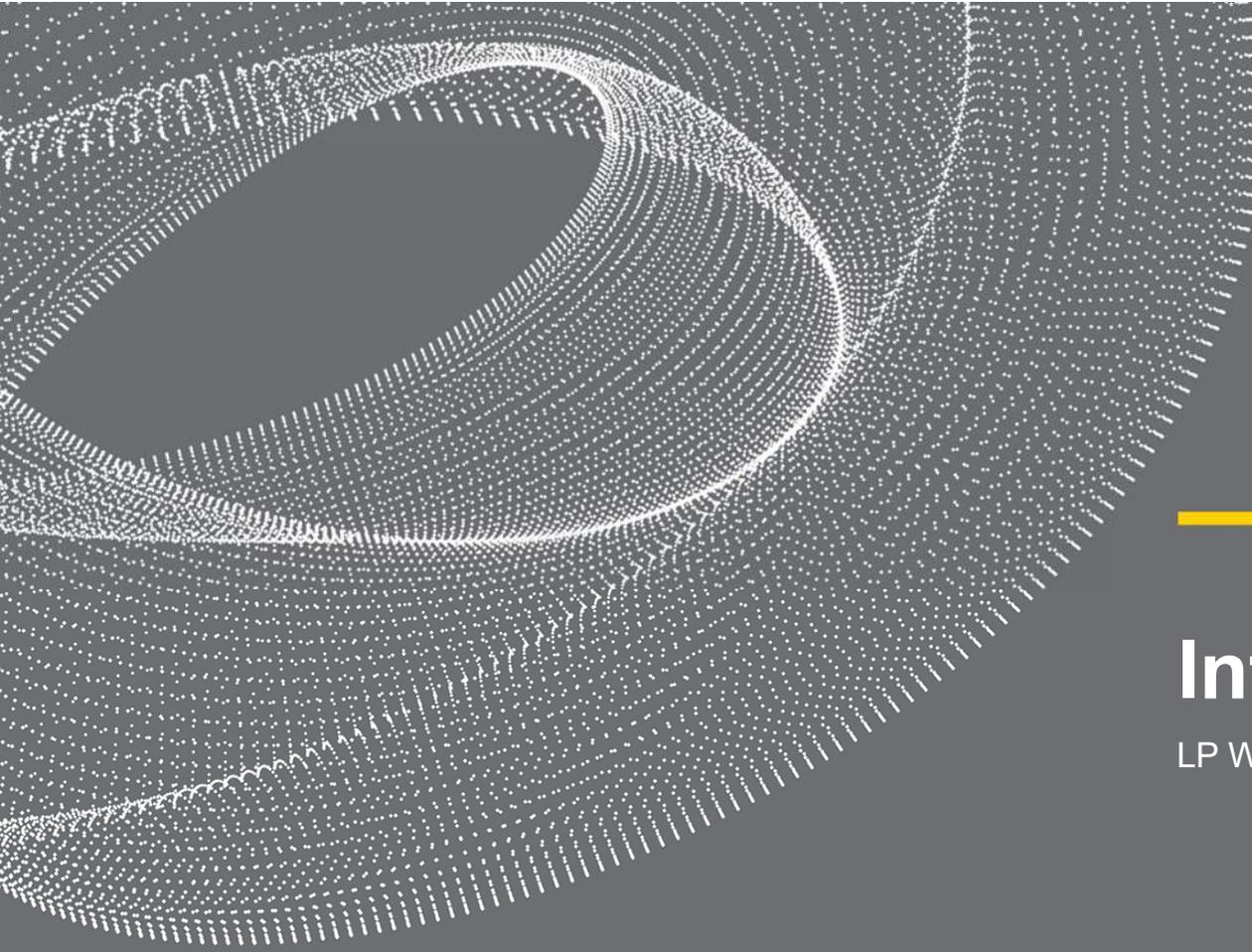
TRICYCLE PATH



INTERACTIVE INSTRUMENTS

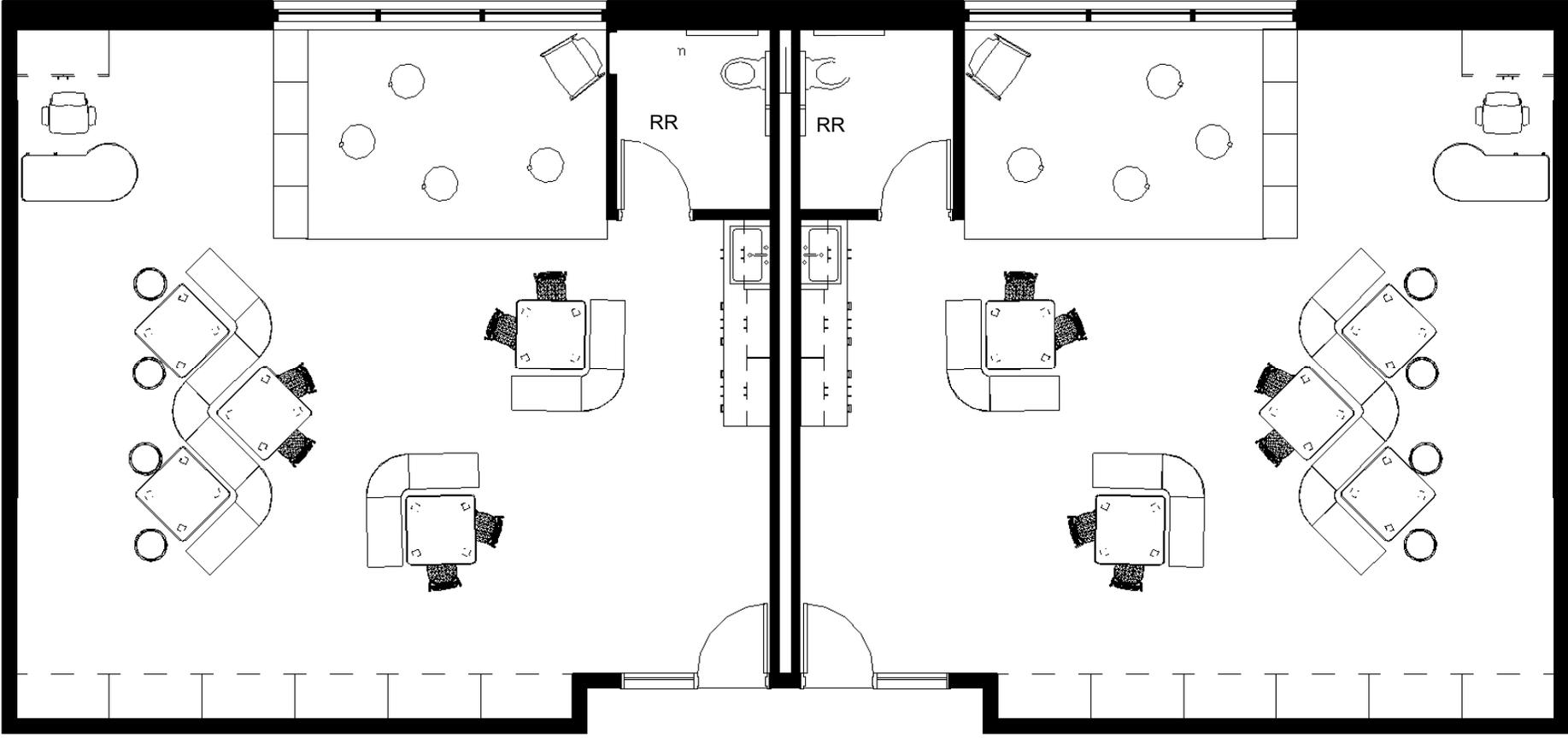


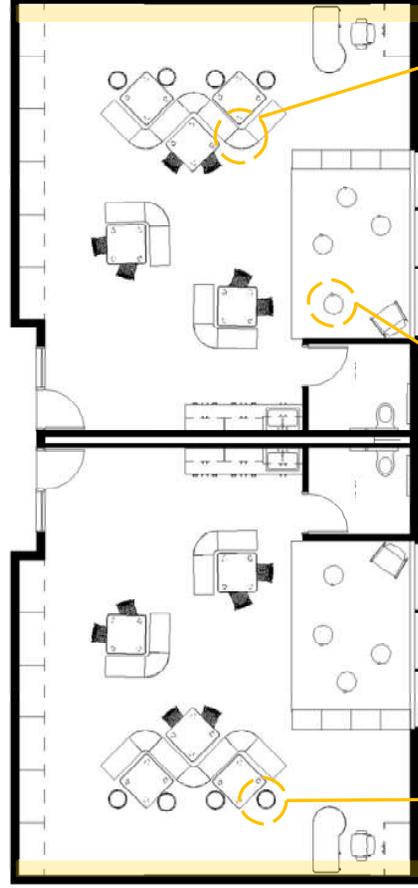
SHADED SEATING

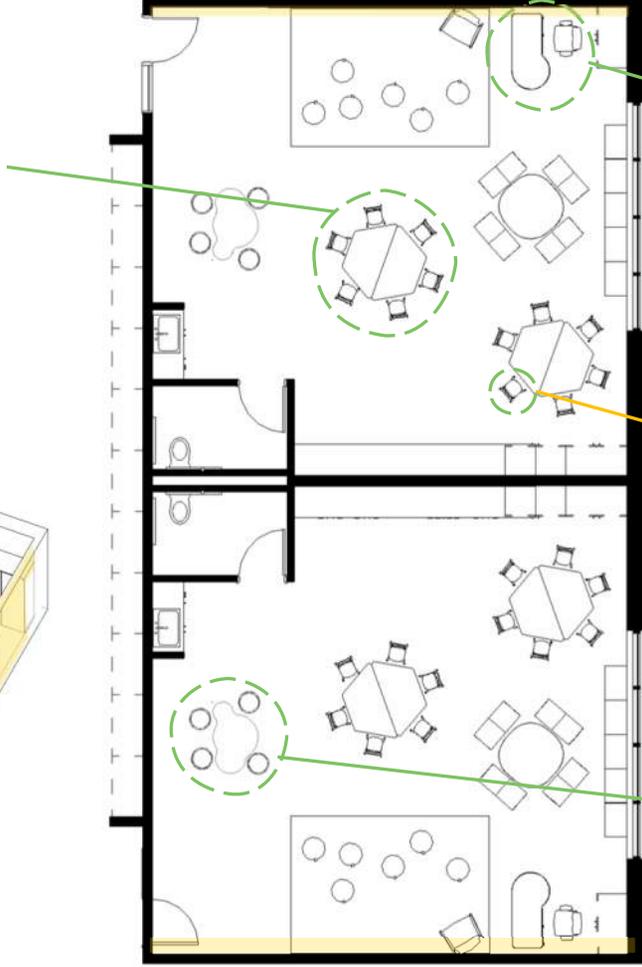
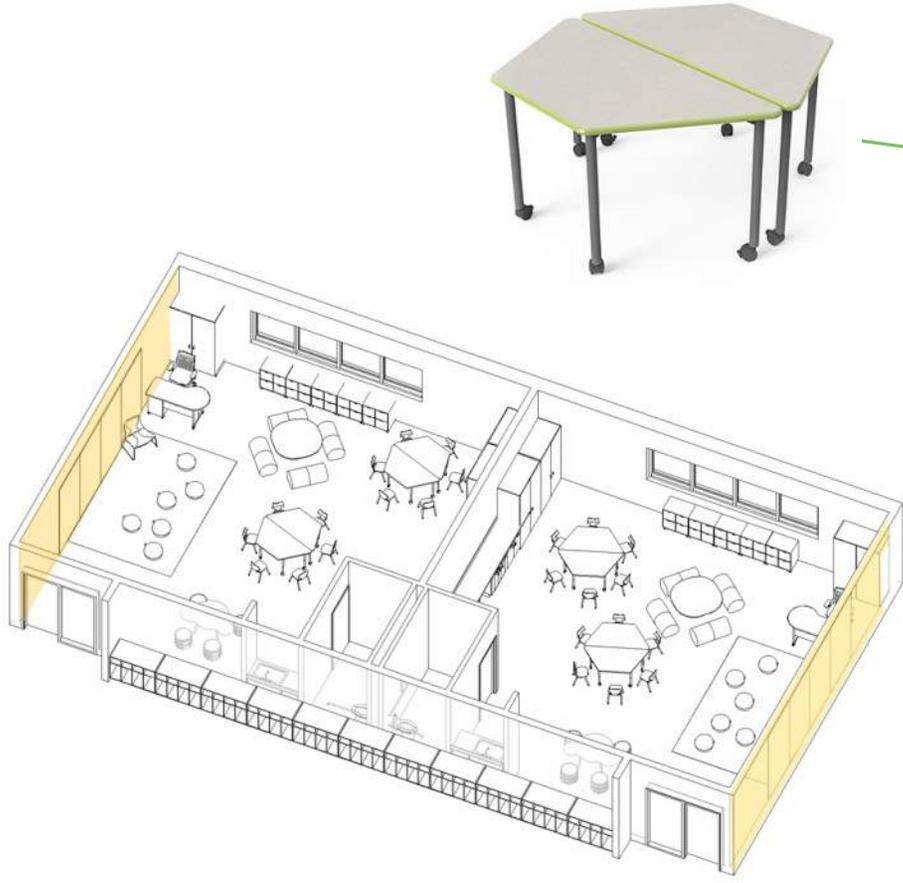


Interior Design

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



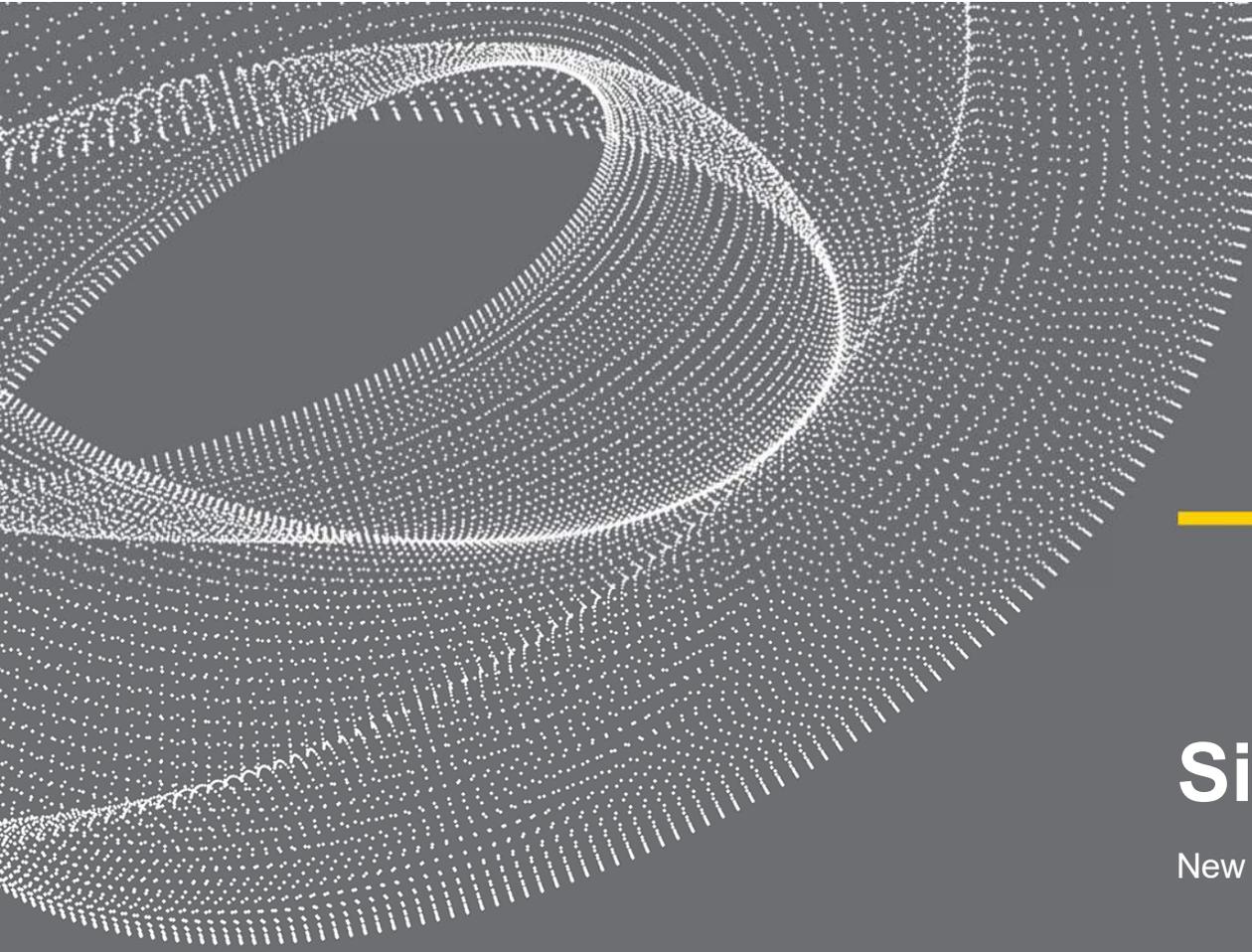
Carver High School Commemorative Wall



Carver High School Commemorative Wall



**NEW MIDDLE
SCHOOL**



Site Analysis

New Middle School

SITE STREETS



JOE RAMSEY BLVD.



RIDGECREST RD.

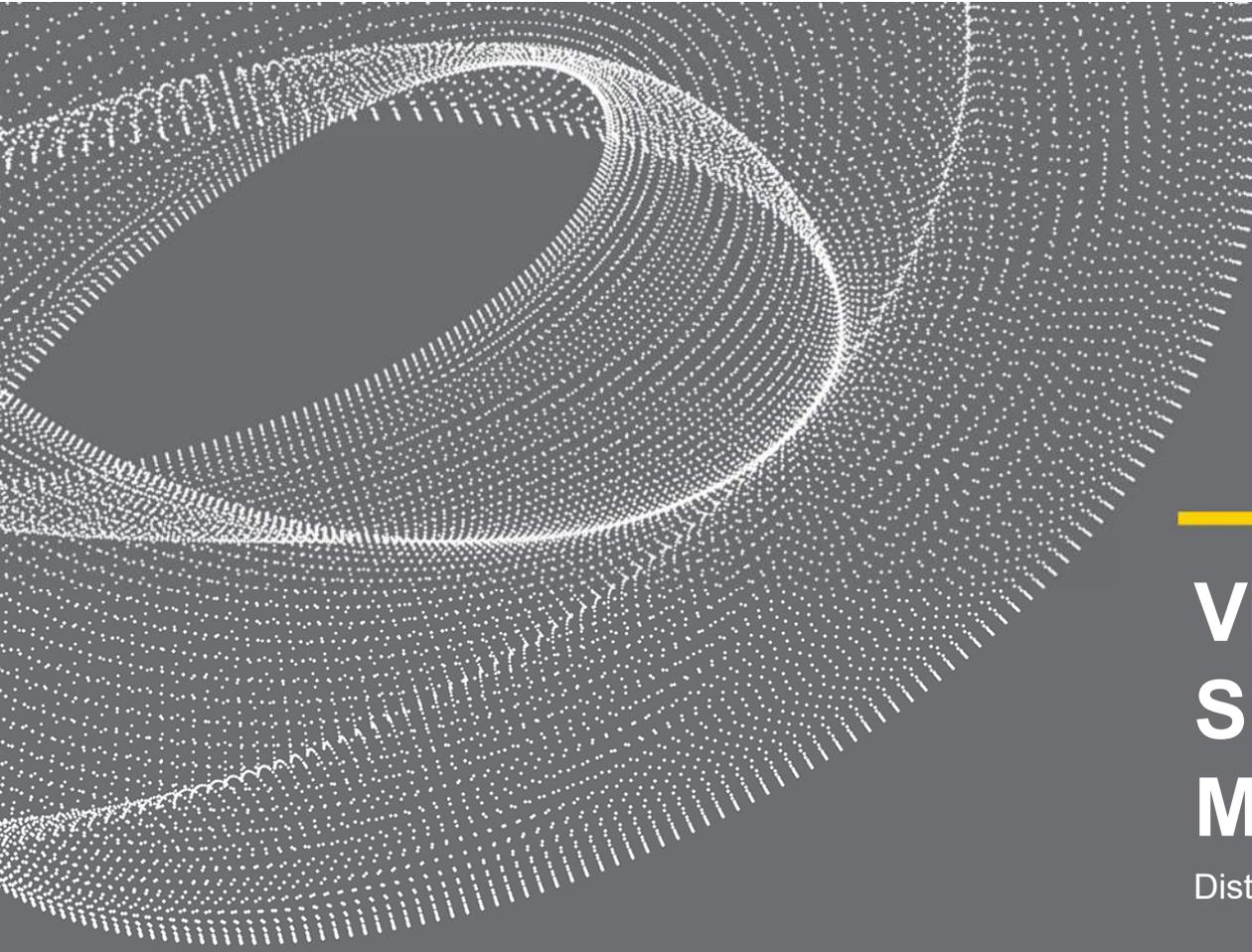


SAYLE ST.

NEIGHBORHOOD ADJACENCIES



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



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

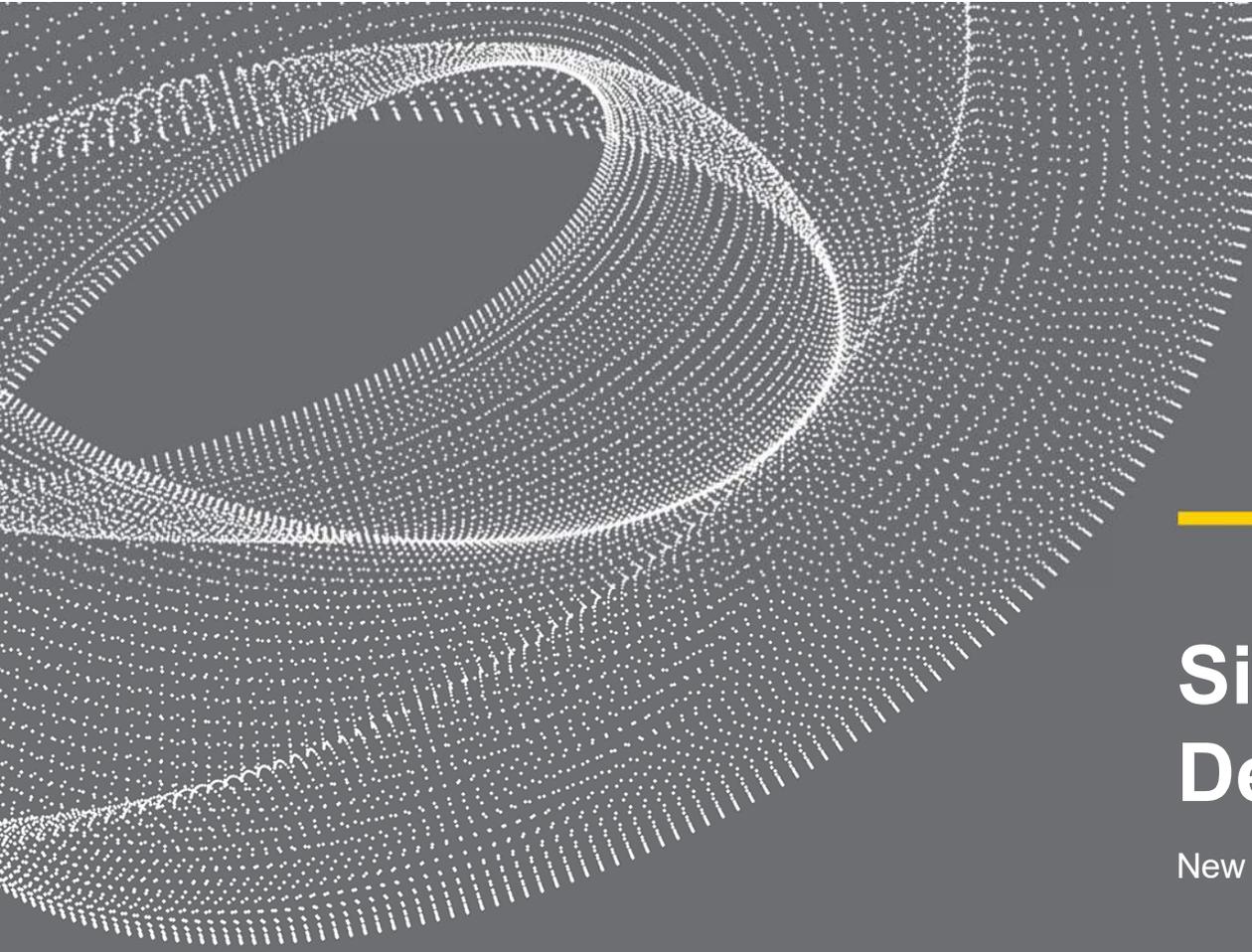
CLARITY OF CIRCULATION

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.



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

Site Diagramming Activity



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

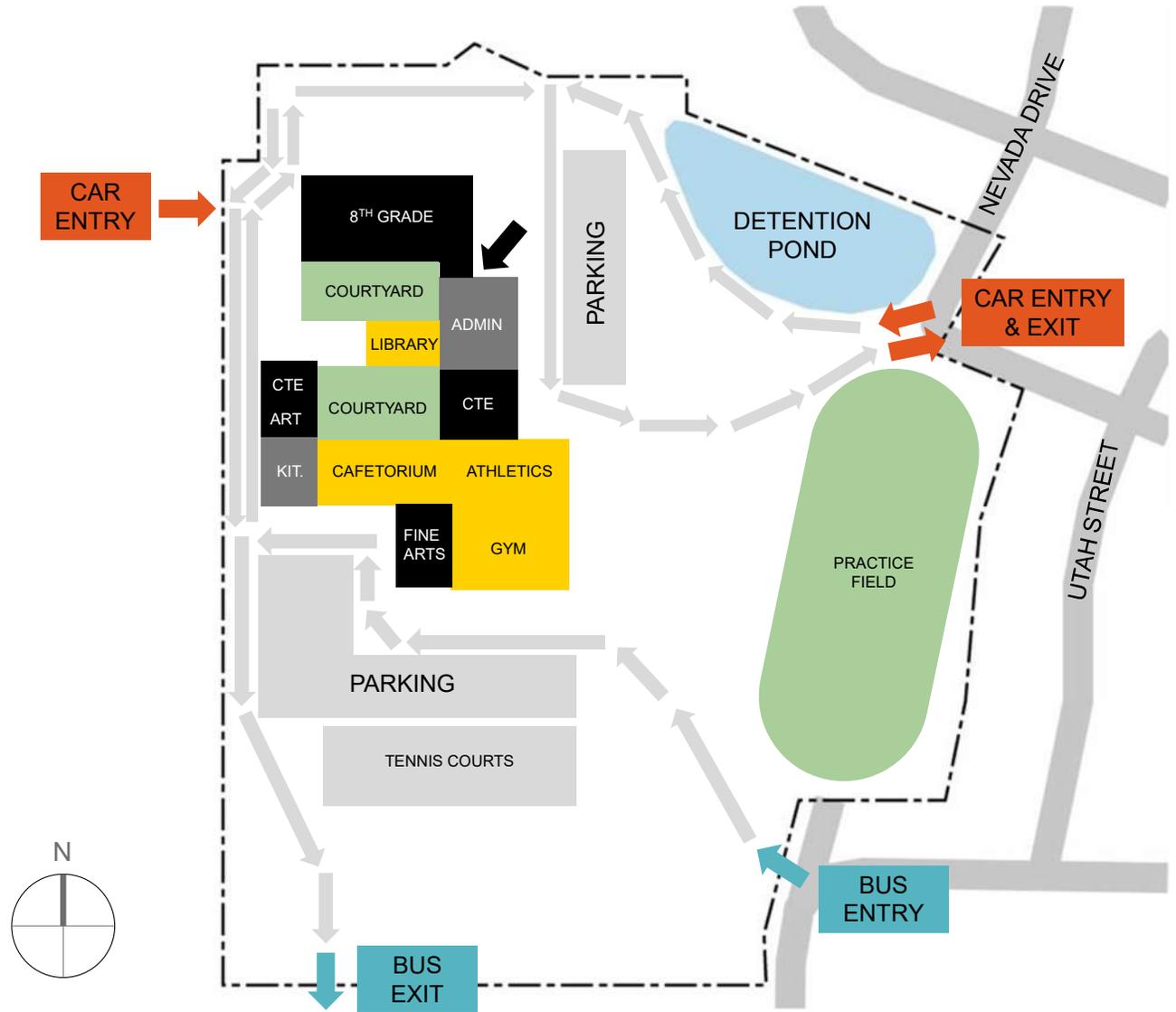


DESIGN GOALS

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

LEGEND

- ACADEMIC ZONE
- SHARED PROGRAM
- SUPPORT
- COURTYARD



DESIGN GOALS

Daylight

Separation of grade levels

Open but secure

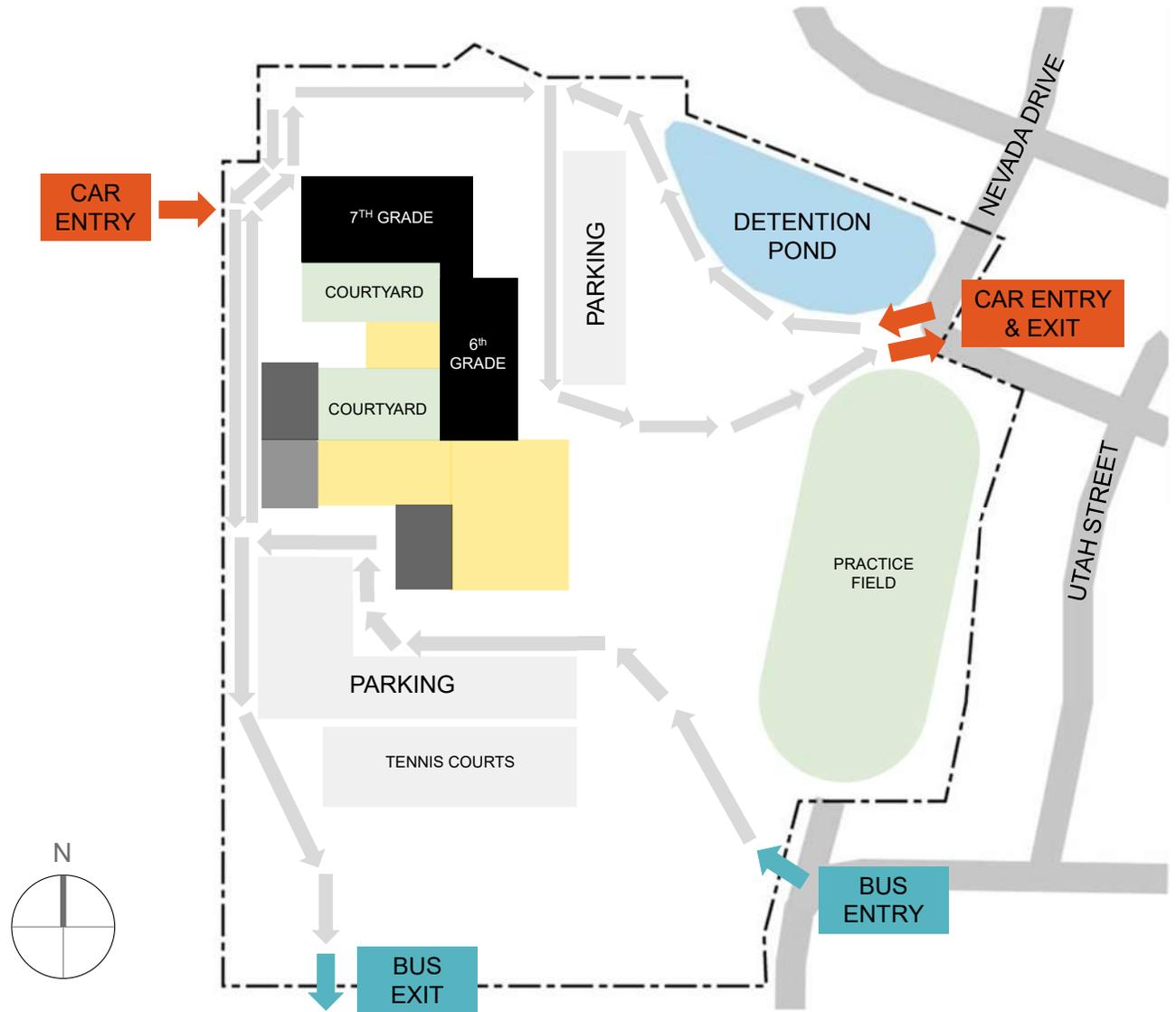
Outdoor experience

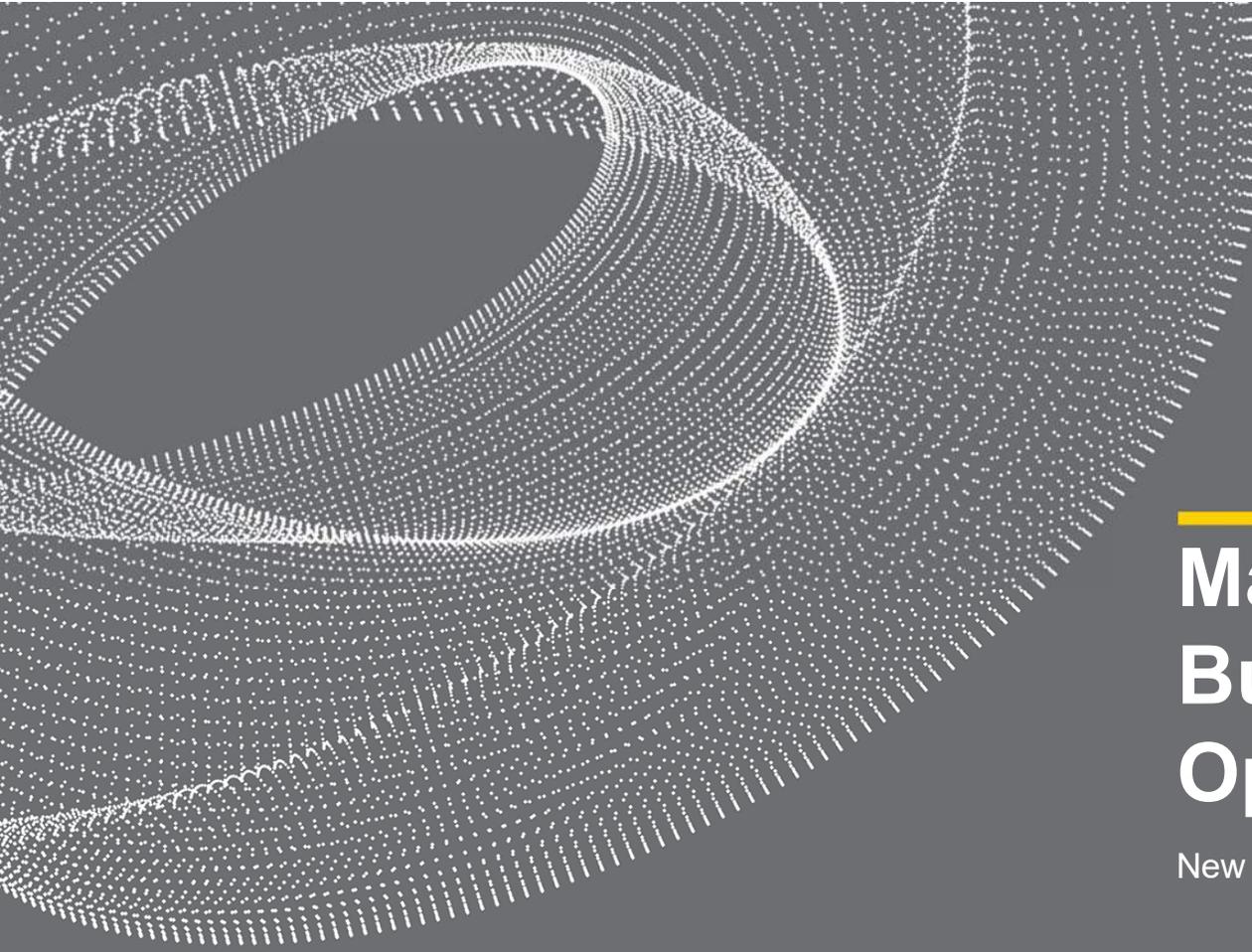
Clarity of site circulation

Emphasis on CTE program

LEGEND

- ACADEMIC ZONE
- SHARED PROGRAM
- SUPPORT
- COURTYARD

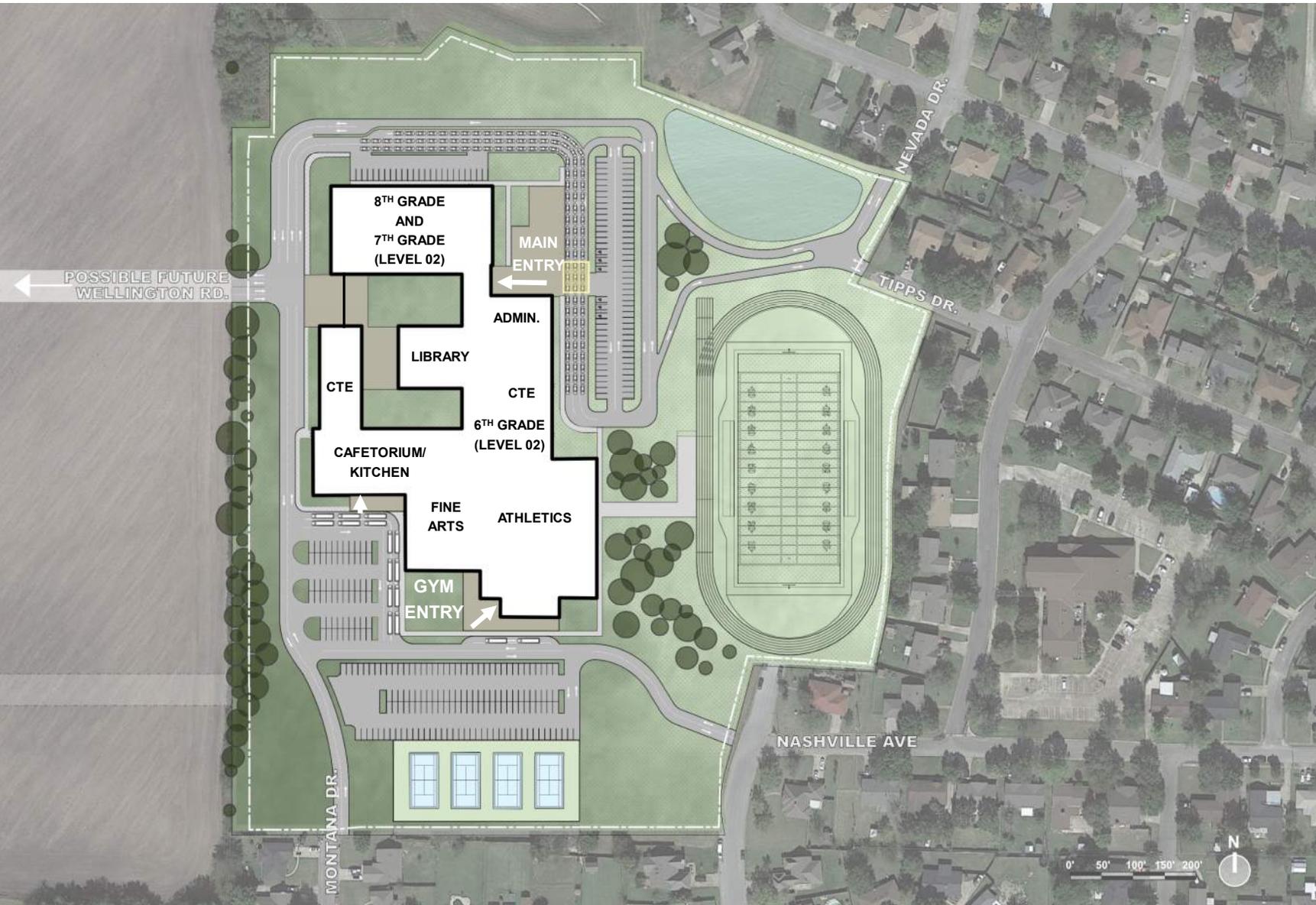




Massing and Building Layout Options

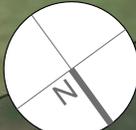
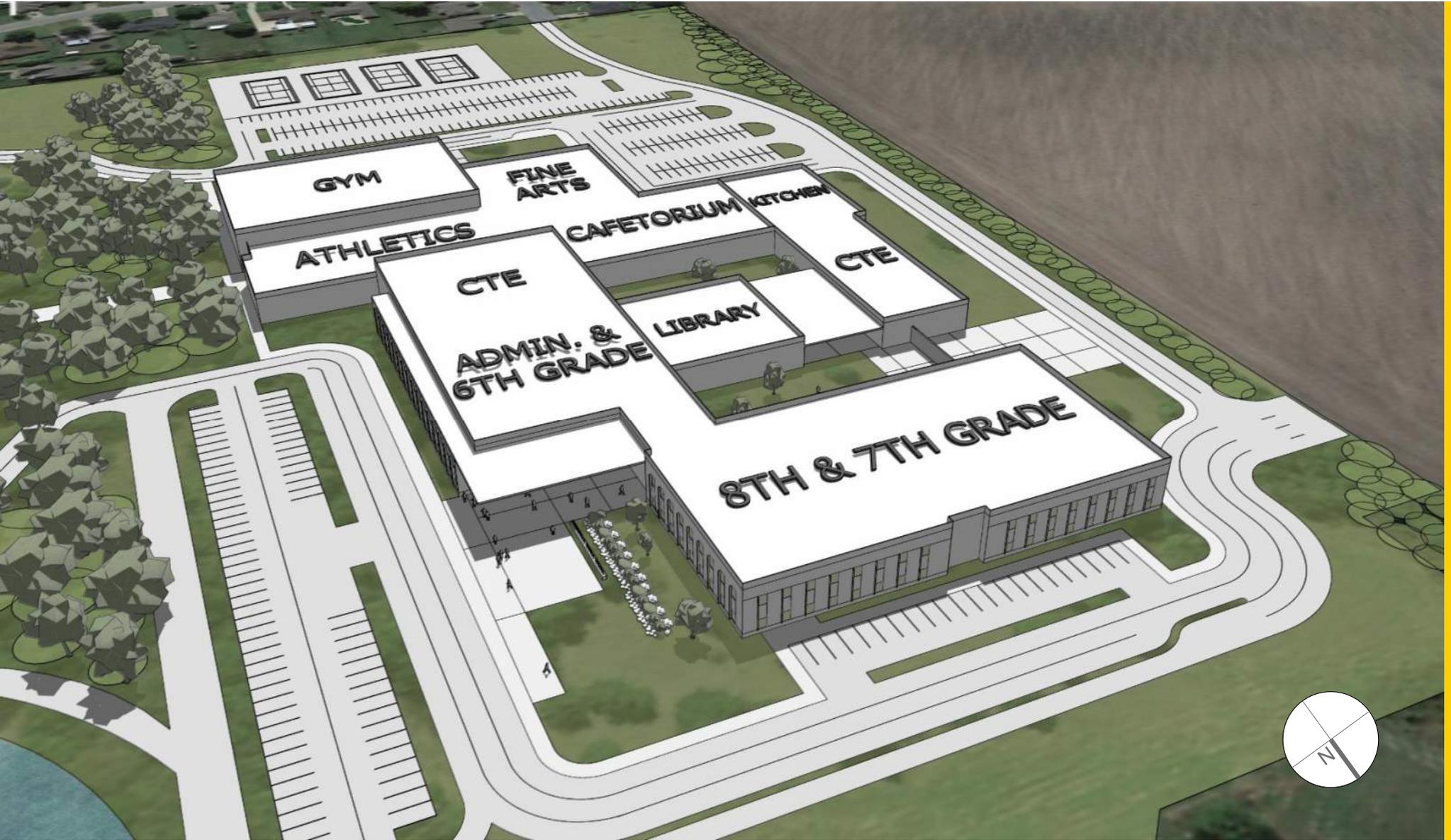
New Middle School





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

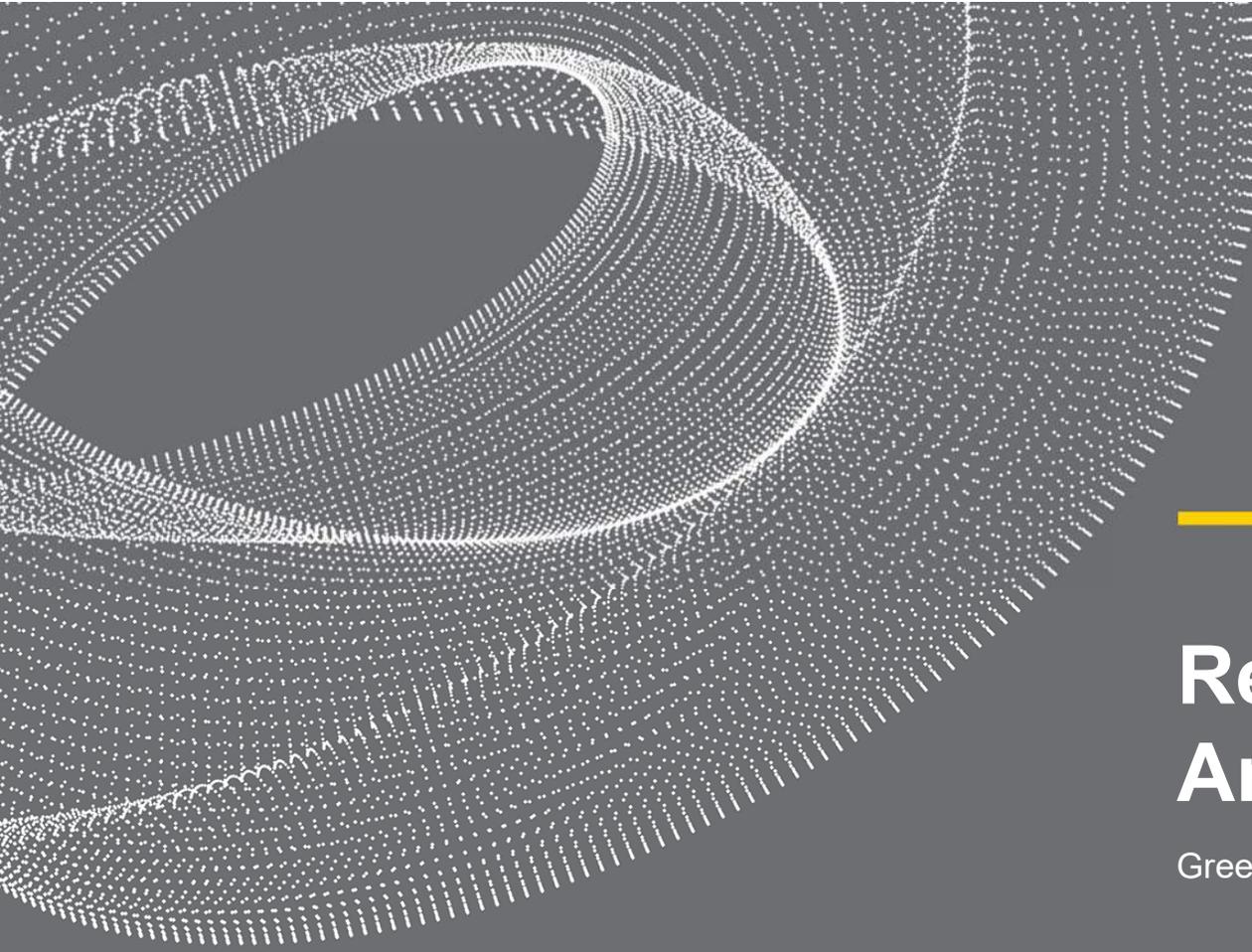
- 120 STACKING CARS
- 9 FRONT DROP-OFF AREA
- 16 BUSES (2 VISITOR)



NEW MIDDLE SCHOOL- BUILDING MASSING VIEW



NEW MIDDLE SCHOOL - BUILDING MASSING VIEW



Regional Context Analysis

Greenville, Texas

GREENVILLE SITE ANALYSIS – EXTERIOR MATERIALS



MASONRY



METAL

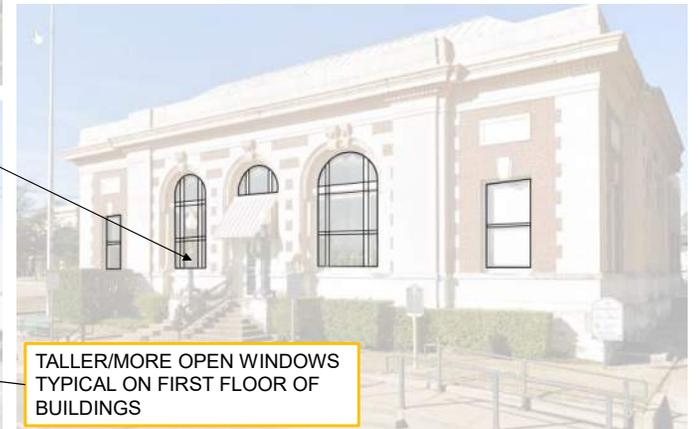


-metal use for flashing and canopy trim

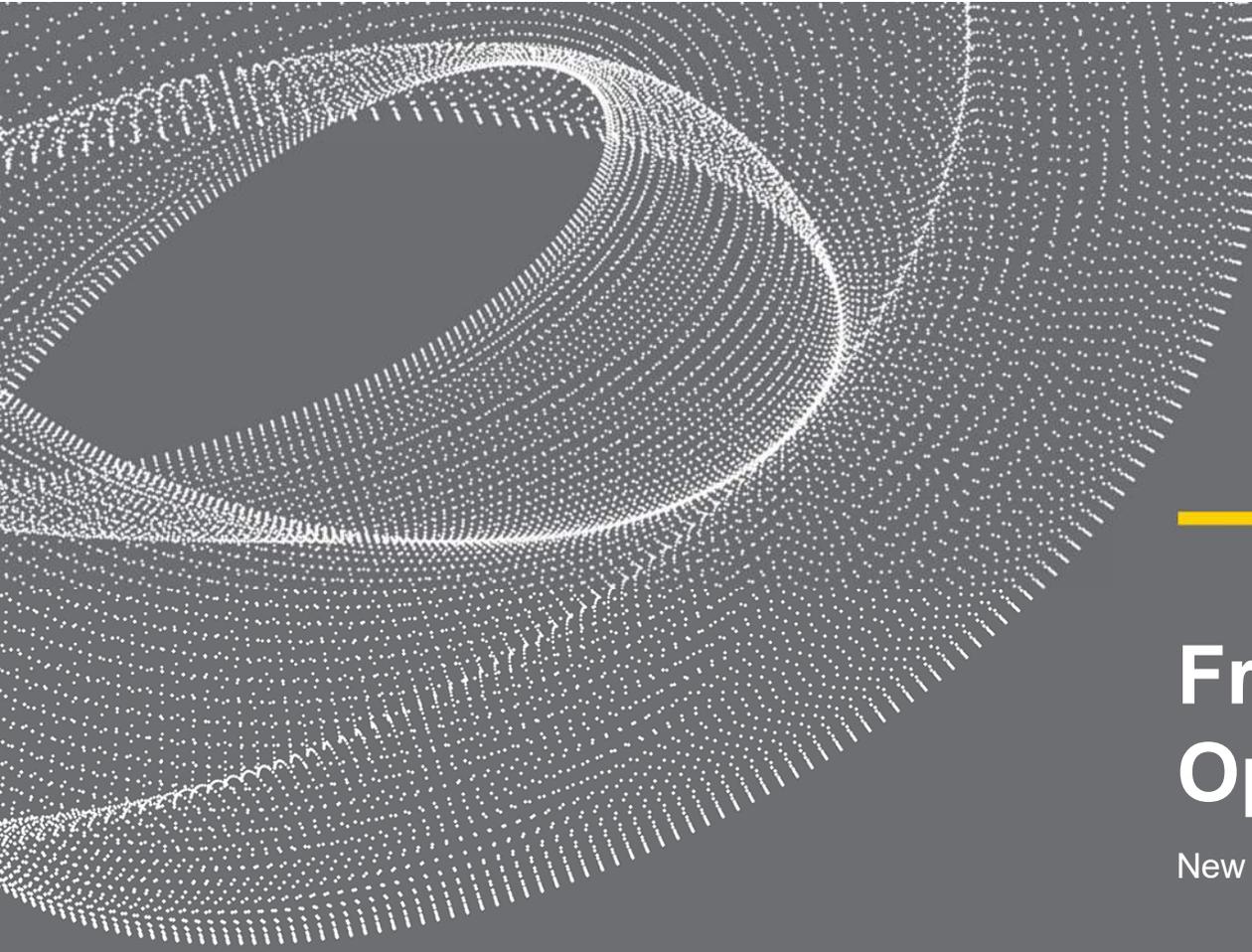
GREENVILLE SITE ANALYSIS – LIGHTING



MIRRORING WINDOWS
CREATING BALANCE AND
CLARITY OF ENTRY



TALLER/MORE OPEN WINDOWS
TYPICAL ON FIRST FLOOR OF
BUILDINGS



Front Entry Design Options

New Middle School



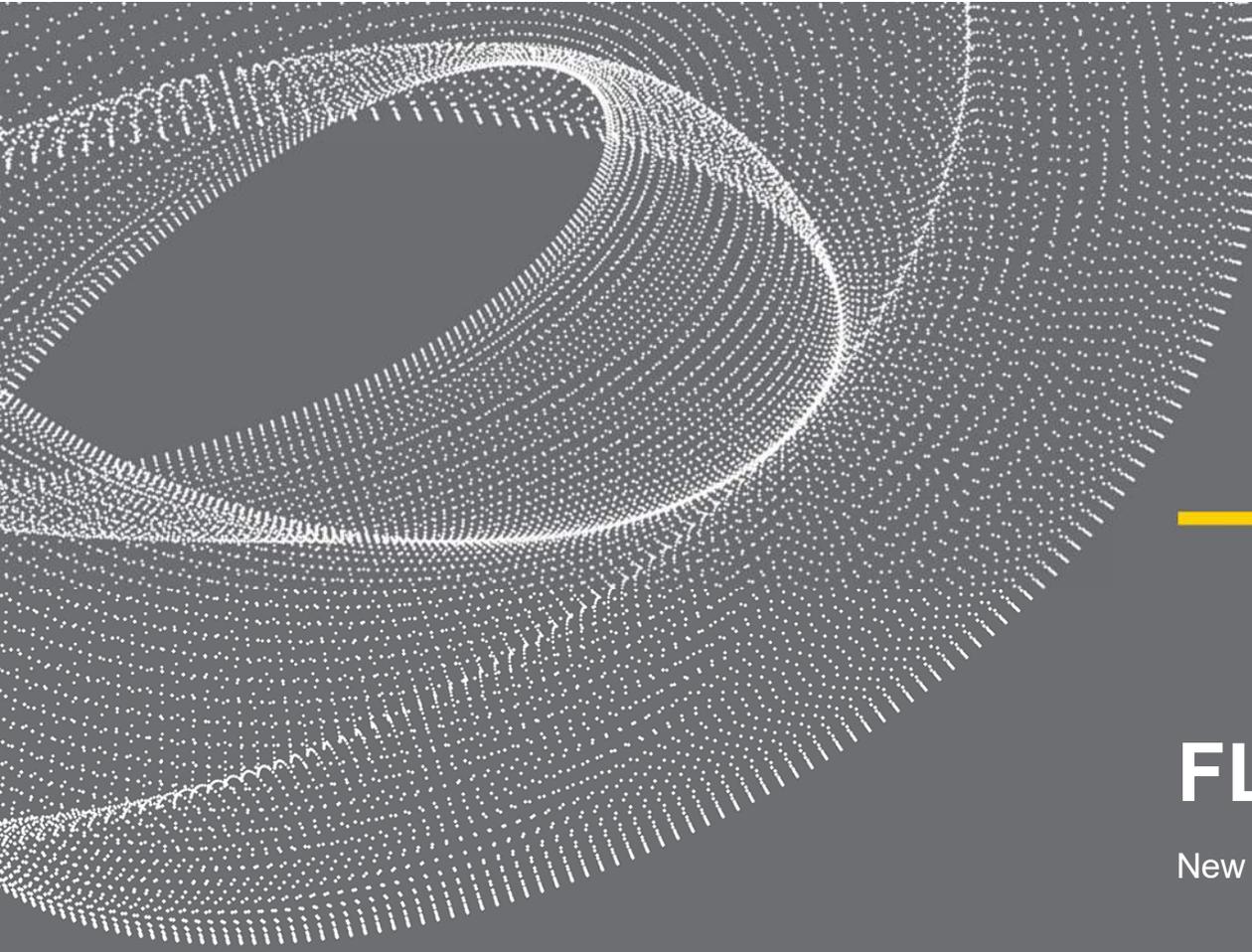




OPTION #01



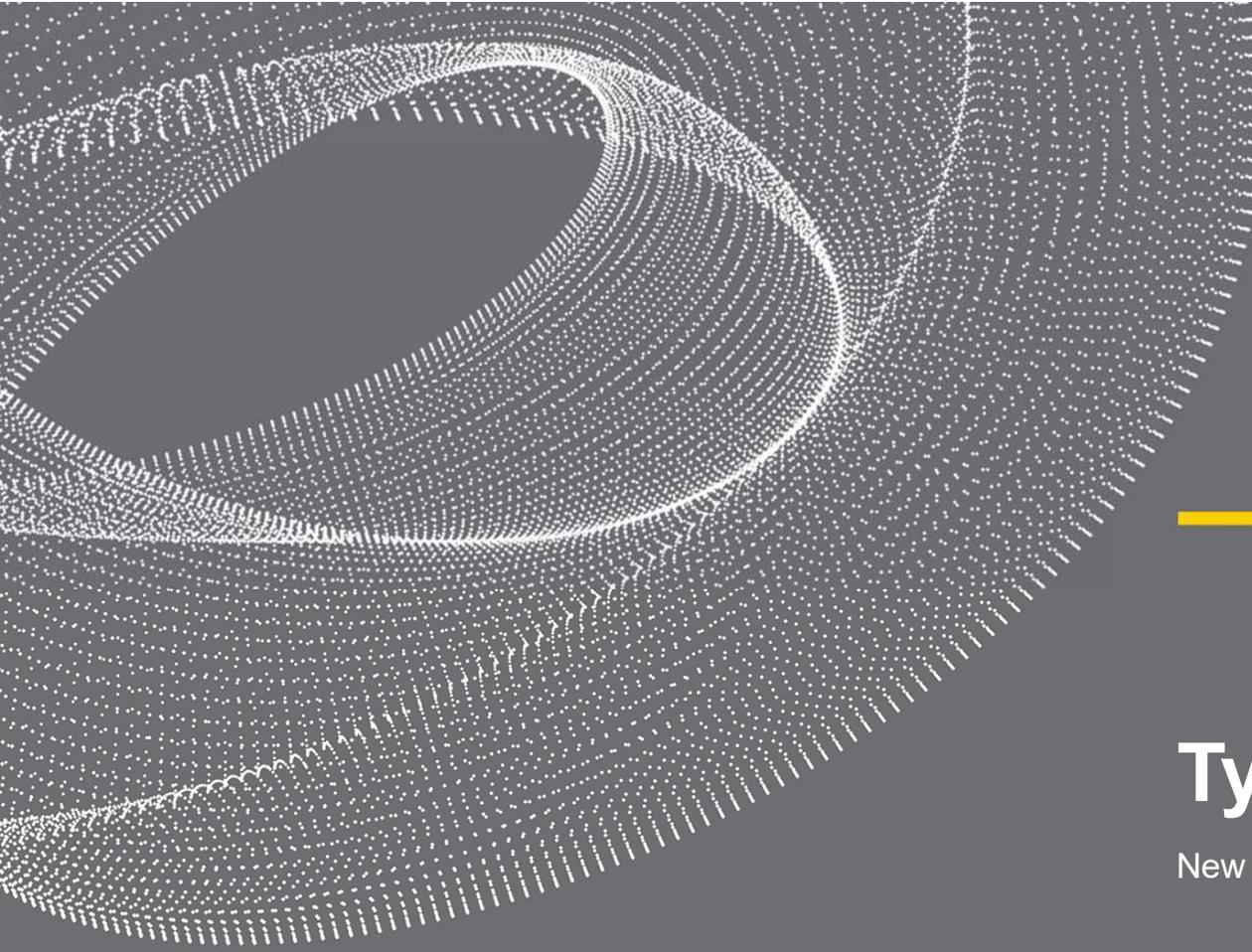
OPTION #02



FLOOR PLAN

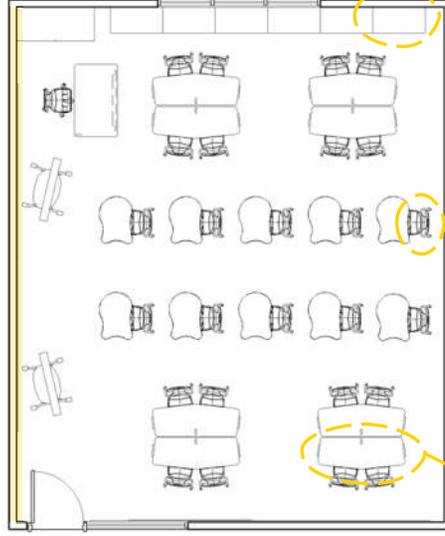
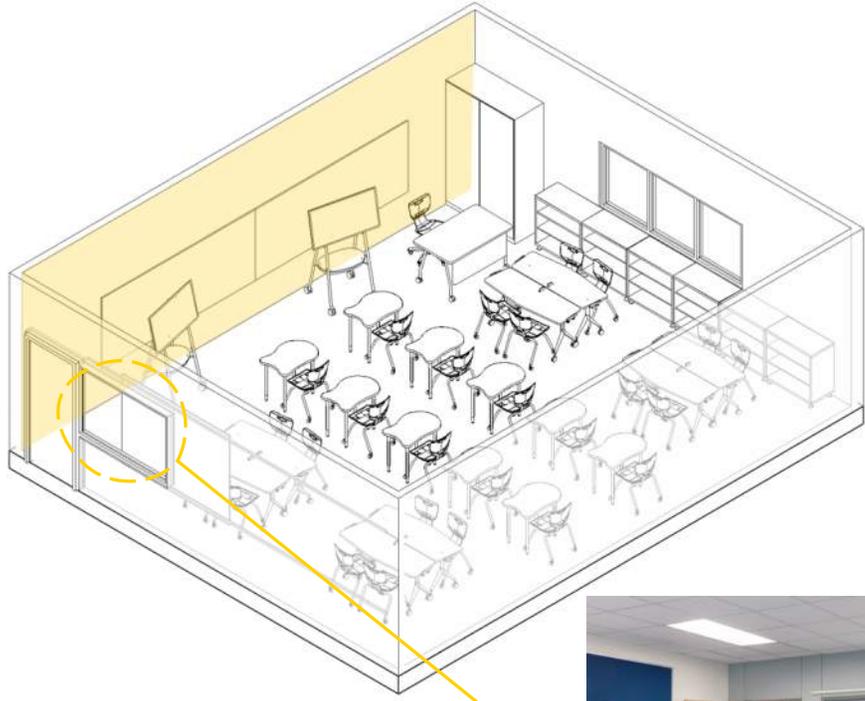
New Middle School





Typical Classroom

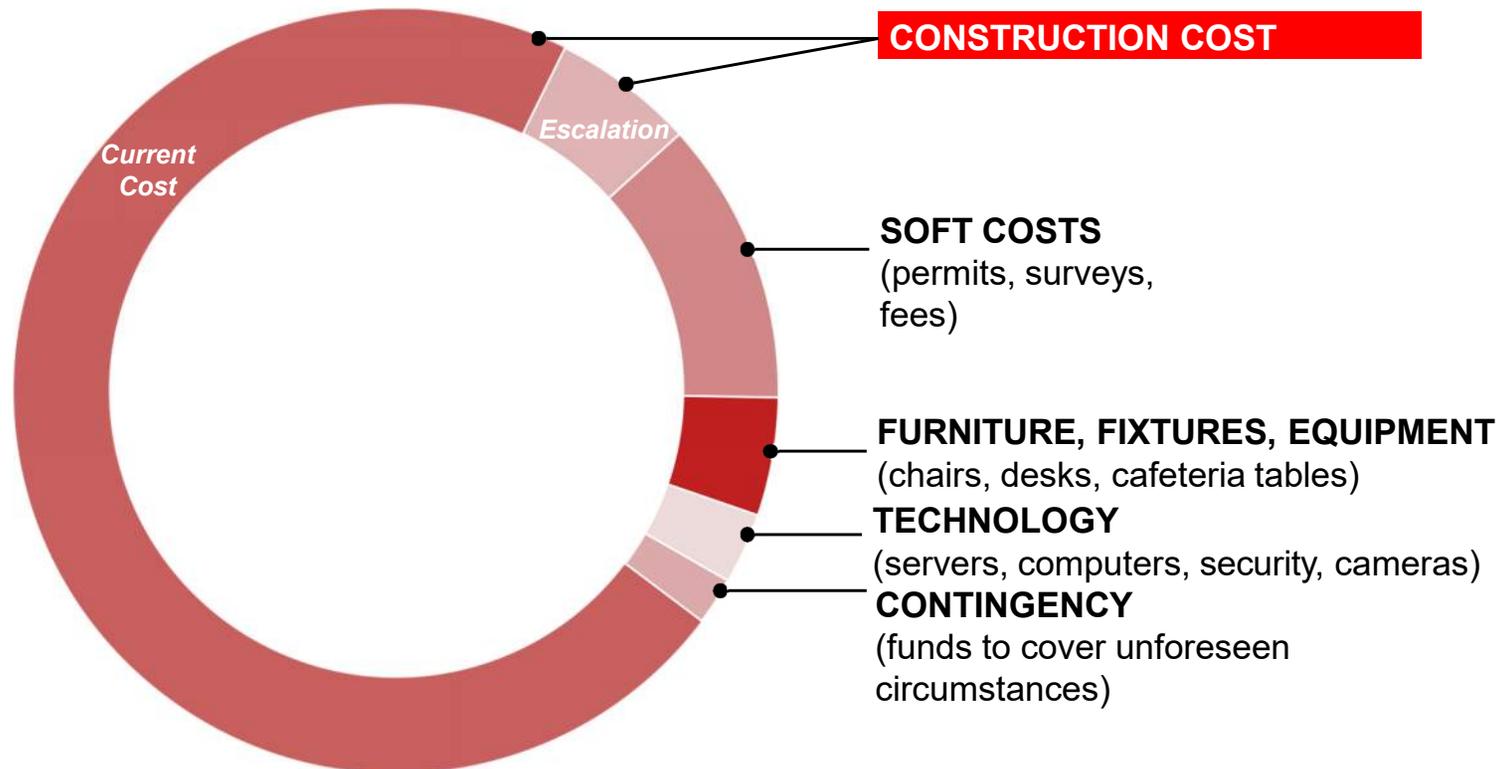
New Middle School





BUDGET AND FUNDING

Building a Total Project Budget





**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!

CORGAN 