



MEADOWCREEK ELEMENTARY SCHOOL

Meadowcreek Elementary School is situated on an 11.5 acre site and is highly visible from a main thoroughfare connected to Interstate 85. The size of this site was a challenge, since elementary schools are normally situated on much larger acreage. The usable area of the site was further reduced by sloped banks necessary to accommodate the adjoining sites, which were much higher on three sides and lower on the fourth side.

The Owner's challenge to LPB was to design the first 2-story elementary school in Gwinnett County. In addition, this project was the first to receive funds from the SPLOST sales tax. LPB successfully met a tight design and production schedule, to ensure that the school would open for the 97-98 school year.

The 50-classroom school includes a full media center, multi-purpose cafeteria, special education classrooms, two art rooms, two music rooms, two computer rooms and an attached activity building. Water source heat pumps heat and cool most of the building.

The Owner requested maintenance-free building materials be incorporated into the design, which is reflected in a brick veneer over a concrete masonry construction. Masonry walls are non-load bearing with rigid steel frame structure, to best accommodate external expansion and renovation in the future. The roof is a 4-ply, built-up Fiberglass system with gravel that is sloped to gutters and downspouts, to minimize penetrations through the roof, thus better controlling roof leaks. LPB also correctly anticipated the complicated site to conclude the project with only deductive change orders.

**Lindsay • Pope
Brayfield & Assoc.**

NORCROSS, GA

Owner: Gwinnett County Board of Education

Acreage: 13.2

Bid Amount: \$6,090,000

Total Cost: \$6,110,890

Percent of Change Orders: .03%

Construction Start: January 1998

Construction Time: 18 months

GSF: 110,282

Cost/SF: \$55.41

Instructional Units: 40

Cost/I.U.: \$152,772

Architecture and Structural Eng.

Lindsay ♦ Pope ♦ Brayfield & Assoc., Inc.

Becky Pope

Greg Brayfield

770-963-8989

Civil Engineering

McFarland-Dyer & Associates

Jeff Dyer

770-932-6550

Mechanical/Electrical Engineering:

Spurlock & Associates

Barry Spurlock

404-633-0245

General Contractor

J. Kinson Cook