District: City of Springfield
School Name: German Gerena Community School
Recommended Category: Preferred Schematic
Date: October 21, 2026

Recommendation

That the Executive Director be authorized to approve the City of Springfield (the "District"), as part of its Invitation to Feasibility Study, to proceed into Schematic Design to replace the existing German Gerena Elementary School and construct a new facility serving Kindergarten through grade 5, plus Pre-kindergarten, on an alternative site referred to as the Chestnut Street site. MSBA staff has reviewed the Feasibility Study and accepts the District's Preferred Schematic.

District Information	
District Name	City of Springfield
Elementary Schools	3 Schools (PK) 1 School (K) 30 Schools (PK-5) 1 School (PK-8) 1 School (3-5)
Middle Schools	15 Schools (6-8) 5 Schools (6-12)
High Schools	1 School (K-12) 9 Schools (9-12)
Priority School Name	German Gerena Community School
Type of School	Elementary School
Grades Served	PK-5
Year Opened	1975
Existing Square Footage	229,000
Additions	N/A
Acreage of Site	15.4 acres
Building Issues	The District identified deficiencies in the following areas: – Structural integrity – Mechanical systems – Electrical systems – Plumbing systems – Building envelope – Windows – Roof In addition to the physical plant issues, the District reported that the existing facility does not support the delivery of its educational program.
Original Design Capacity	1,000 students
2025-2026 Enrollment	599 students
Agreed Upon Enrollment	630 students

District Information	
Enrollment Specifics	The District and MSBA have mutually agreed upon a design enrollment of 630 students for grades K-5, plus Pre-kindergarten.
Total Project Budget – Debt Exclusion Anticipated	Yes

MSBA Board Votes	
Invitation to Eligibility Period	December 13, 2023
Invitation to Feasibility Study	December 13, 2024
Preferred Schematic Authorization	On October 28, 2026 Board agenda
Project Scope & Budget Authorization	District is targeting Board authorization on April 28, 2027.
Feasibility Study Reimbursement Rate (Incentive points are not applicable)	80.00%

Consultants	
Owner's Project Manager (the "OPM")	Skanska USA Building, Inc.
Designer	DiNisco Design, Inc.

Discussion

The existing German Gerena Elementary School is a 229,000 square foot facility located on a 15.4-acre site, currently serving students in Kindergarten through grade 5, plus Pre-kindergarten. The original school building was constructed in 1975 with a renovation completed in 1996 and a roof replacement in 2011.

The District's Statement of Interest ("SOI") identified numerous deficiencies in the existing facility related to its structural integrity; mechanical, electrical, and plumbing systems; building envelope; roof; and windows. The SOI also identified deficiencies in existing spaces and noted that the spaces within the facility are not conducive to delivering the District's educational program.

In conjunction with its consultants, the District performed a comprehensive assessment of the existing conditions and the educational program and received input from educators, administrators, and facilities personnel. Based on the findings of this effort, the District and its consultants initially studied four (4) preliminary options that included: one (1) code upgrade option, one (1) addition/renovation option, and two (2) new construction options. The following is a detailed list of the preliminary options considered:

Option	Description of Preliminary Options
Option 1	Code upgrade at the existing German Gerena Elementary School, designed for 630 students in Kindergarten through grade 5, plus Pre-Kindergarten, with an estimated total construction cost of $133 million, and an estimated total project cost of $167.7 million.
Option 2	Addition/renovation at the existing German Gerena Elementary School, designed for 630 students in Kindergarten through grade 5, plus Pre-Kindergarten, with an

	estimated total construction cost of $169.7 million, and an estimated total project cost of $213.9 million.
Option 3	New construction of a 3-story facility (totaling 124,248 gsf) at the existing German Gerena Elementary School site, designed for 630 students in Kindergarten through grade 5, plus Pre-Kindergarten, with an estimated total construction cost of $127.8 million, and an estimated total project cost of $161.1 million.
Option 4	New construction of a 3-story facility (totaling 124,248 gsf) at the Chestnut Street site, designed for 630 students in Kindergarten through grade 5, plus Pre-Kindergarten, with an estimated total construction cost of $113.6 million, and an estimated total project cost of $143.2 million.

MSBA staff and the District agreed that all four (4) options would be considered for further development and consideration in the final evaluation and development of preliminary design pricing, as presented below, including: one (1) code upgrade option, one (1) addition/renovation option, and two (2) new construction options.

Summary of Preliminary Design Pricing for Final Evaluation of Options

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sq. ft.)	Square Feet of New Construction (cost*/sq. ft.)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction ** (cost*/sq. ft.)	Estimated Total Project Costs
Option 1: Code Upgrade	229,000	229,000 $549/sq. ft.	N/A	$7,397,440	$133,022,260 $581/sq. ft.	$167,700,000
Option 2: Addition/ Renovation	244,800	229,000 $593/sq. ft.	15,800 $901/sq. ft.	$19,809,680	$169,758,148 $693/sq. ft.	$213,900,000
Option 3: New Construction at the existing Gerena ES site	124,248	N/A	124,248 $825/sq. ft.	$25,366,218	$127,821,074 $1,029/sq. ft.	$161,100,000
****** Option 4: New construction at the Chestnut Street site***	***124,248***	***N/A***	***124,248 $789/sq.ft.***	***$15,569,930***	***$113,642,604 $915/sq. ft.***	***$143,200,000***

** Marked up construction costs*
*** Does not include construction contingency*
******District's Preferred Schematic***

The District selected "Option 4" as the Preferred Schematic to proceed into Schematic Design because the District determined that this option best meets the needs of the District's educational program requirements and integrates Special Education programs with the grade level classrooms. Additionally, this option is proposed to be located on an alternate site that provides outdoor play and learning opportunities that are not currently available at the existing school and is anticipated to provide improved traffic circulation. The District also indicated that this option will not impact ongoing education during construction, will result in the shortest anticipated construction duration, and will not require temporary swing space.

"Option 1" was not selected by the District primarily because it was determined that this option would not adequately address the District's educational program requirements. Additionally, this option

would require temporary swing space, which is not currently available in the District, and would involve a costly, lengthy, and disruptive phased approach.

"Option 2" was not selected by the District because it was determined that this option would not meet the District's educational program requirements, and this option would require temporary swing space, which is not currently available in the District, and would require the District to purchase and maintain costly temporary facilities during construction. Additionally, this option was not selected by the District because of its higher estimated costs in comparison to the other options considered.

Although "Option 3" meets the District's educational program requirements, this option was not selected by the District primarily due to limitations associated with buildable area resulting from multiple site constraints. The District also determined that the impact on students and staff during construction and the higher estimated costs in comparison to "Option 4" factored into its decision.

The District presented its proposed Preferred Schematic to the MSBA Facilities Assessment Subcommittee ("FAS") on September 30, 2026. At that meeting, members of the FAS discussed the following items:

- Appreciation of the District's Educational Program and accompanying revisions, specifically regarding comprehensive professional development for non-teaching staff, the inclusion and use of the Planetarium, use of the Media Center, and dual-language programs;
- The distribution of Special Education spaces and the DESE review process during Schematic Design;
- Potential to include a spring floor for the dedicated dance classroom;
- Consideration of incorporating Science and Social Studies as part of the allotted instructional time for English Language Arts;
- Benefits of looping for young learners;
- Appreciation of the overall design and massing;
- Suggestion to refine visual aids for community outreach;
- Use of sectional relationships within the proposed building; and,
- Stormwater management and drainage on site.

MSBA staff reviewed the conclusions of the Feasibility Study and all other subsequent submittals with the District and found:

1) The options investigated were sufficiently comprehensive in scope, the approach undertaken in this study was appropriate, and the District's Preferred Schematic is reasonable and cost-effective and meets the needs identified by the District.

2) The District has submitted an operational budget for educational objectives and a capital budget for MSBA review.

3) The District's Special Education submission will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the Schematic Design submittal, which is prior to executing a Project Scope and Budget Agreement.

4) Subject to Board approval, the MSBA will participate in a project that includes spaces that meet MSBA guidelines, except for variations previously agreed to by the MSBA. All proposed spaces will be reviewed during the Schematic Design phase.

5) As part of the Schematic Design phase, the District will work with the MSBA to determine a mutually agreeable methodology to differentiate eligible costs from ineligible costs.

Based on the review outlined above, staff recommends that the City of Springfield be approved to proceed into Schematic Design to replace the existing German Gerena Elementary School with a new facility serving 630 students in Kindergarten through grade 5, plus Pre-kindergarten, on an alternative site referred to as the Chestnut Street site.