



Springfield Art Museum

Building and Grounds

Committee Meeting

April 16, 2026

4:30 PM

**Meyer Alumni Center
300 S Jefferson Ave, 3rd Floor
Suite 303 Conference Room
Springfield, MO 65806**

TENTATIVE AGENDA

- 1. Call to Order**
- 2. Director's Report**
 - 2.1. Expansion and Renovation Update
- 3. Adjournment**

In accordance with Americans with Disabilities Act (ADA) guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1651 as soon as possible to ensure our ability to accommodate your needs.



DIVISION	BUILDING - PHASE 2			SITework - PHASE 2			PHASE 2 - PROJECT TOTAL		
	35,996	GSF	BP2	4.1	ACRE	SP2	35,996	GSF	
	COST	\$/SF	% COW	COST	\$/SF	% COW	COST	\$/SF	% COW
00C GENERAL REQUIREMENTS	\$ 398,480	\$ 11.07	1.7%	\$ -	\$ -	0.0%	\$ 398,480	\$ 11.07	1.7%
01A GENERAL TRADES	\$ 328,190	\$ 9.12	1.4%	\$ -	\$ -	0.0%	\$ 328,190	\$ 9.12	1.4%
01B SITE SURVEYING	\$ 14,400	\$ 0.40	0.1%	\$ -	\$ -	0.0%	\$ 14,400	\$ 0.40	0.1%
01C SANITARY FACILITIES	\$ 14,400	\$ 0.40	0.1%	\$ -	\$ -	0.0%	\$ 14,400	\$ 0.40	0.1%
01D DUMPSTERS	\$ 56,000	\$ 1.56	0.2%	\$ -	\$ -	0.0%	\$ 56,000	\$ 1.56	0.2%
01E PHOTOGRAPHY	\$ 9,500	\$ 0.26	0.0%	\$ -	\$ -	0.0%	\$ 9,500	\$ 0.26	0.0%
01F TEMPORARY FENCING	\$ 44,500	\$ 1.24	0.2%	\$ -	\$ -	0.0%	\$ 44,500	\$ 1.24	0.2%
01G SCHEDULING CONSULTANT	\$ 32,000	\$ 0.89	0.1%	\$ -	\$ -	0.0%	\$ 32,000	\$ 0.89	0.1%
01H JOBSITE CAMERA	\$ 12,800	\$ 0.36	0.1%	\$ -	\$ -	0.0%	\$ 12,800	\$ 0.36	0.1%
01J 360 CAMERA	\$ 12,480	\$ 0.35	0.1%	\$ -	\$ -	0.0%	\$ 12,480	\$ 0.35	0.1%
01K FINAL CLEANING	\$ 35,996	\$ 1.00	0.2%	\$ -	\$ -	0.0%	\$ 35,996	\$ 1.00	0.2%
01L LEED TRACKING	\$ 12,800	\$ 0.36	0.1%	\$ -	\$ -	0.0%	\$ 12,800	\$ 0.36	0.1%
01M CERTIFIED PAYROLL SOFTWARE	\$ 32,000	\$ 0.89	0.1%	\$ -	\$ -	0.0%	\$ 32,000	\$ 0.89	0.1%
02A DEMOLITION	\$ 604,000	\$ 16.78	2.6%	\$ 93,228	\$ 22,956.15	11.6%	\$ 697,228	\$ 19.37	2.9%
03A CONCRETE	\$ 1,164,080	\$ 32.34	5.1%	\$ 53,500	\$ 13,173.66	6.7%	\$ 1,217,580	\$ 33.83	5.1%
04A MASONRY	\$ 52,500	\$ 1.46	0.2%	\$ -	\$ -	0.0%	\$ 52,500	\$ 1.46	0.2%
05A STRUCTURAL STEEL	\$ 1,288,392	\$ 35.79	5.6%	\$ -	\$ -	0.0%	\$ 1,288,392	\$ 35.79	5.4%
05B ORNAMENTAL METALS	\$ 312,437	\$ 8.68	1.4%	\$ -	\$ -	0.0%	\$ 312,437	\$ 8.68	1.3%
06A MILLWORK	\$ 503,064	\$ 13.98	2.2%	\$ -	\$ -	0.0%	\$ 503,064	\$ 13.98	2.1%
07A ROOFING	\$ 849,640	\$ 23.60	3.7%	\$ -	\$ -	0.0%	\$ 849,640	\$ 23.60	3.6%
07B WATERPROOFING & INSULATION	\$ 251,623	\$ 6.99	1.1%	\$ -	\$ -	0.0%	\$ 251,623	\$ 6.99	1.1%
07C METAL PANELS	\$ 1,497,270	\$ 41.60	6.5%	\$ -	\$ -	0.0%	\$ 1,497,270	\$ 41.60	6.3%
07D EIFS	\$ 17,780	\$ 0.49	0.1%	\$ -	\$ -	0.0%	\$ 17,780	\$ 0.49	0.1%
08A DOORS & HARDWARE	\$ 224,379	\$ 6.23	1.0%	\$ -	\$ -	0.0%	\$ 224,379	\$ 6.23	0.9%
08B OVERHEAD DOORS	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
08C GLASS & GLAZING	\$ 1,439,630	\$ 39.99	6.3%	\$ -	\$ -	0.0%	\$ 1,439,630	\$ 39.99	6.0%
08D ENVELOPE CONSULTANT	\$ 50,000	\$ 1.39	0.2%	\$ -	\$ -	0.0%	\$ 50,000	\$ 1.39	0.2%
09A FRAMING & DRYWALL	\$ 1,993,443	\$ 55.38	8.7%	\$ -	\$ -	0.0%	\$ 1,993,443	\$ 55.38	8.4%
09B PAINTING	\$ 251,181	\$ 6.98	1.1%	\$ -	\$ -	0.0%	\$ 251,181	\$ 6.98	1.1%
09C FLOORING	\$ 369,996	\$ 10.28	1.6%	\$ -	\$ -	0.0%	\$ 369,996	\$ 10.28	1.6%
09D POLISHED CONCRETE	\$ 61,123	\$ 1.70	0.3%	\$ -	\$ -	0.0%	\$ 61,123	\$ 1.70	0.3%
10A SIGNAGE & GRAPHICS	\$ 14,865	\$ 0.41	0.1%	\$ -	\$ -	0.0%	\$ 14,865	\$ 0.41	0.1%
10B MISCELLANEOUS SPECIALTIES	\$ 205,200	\$ 5.70	0.9%	\$ 34,500	\$ 8,495.16	4.3%	\$ 239,700	\$ 6.66	1.0%
11A LOADING DOCK EQUIPMENT	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
11B EQUIPMENT	\$ 51,000	\$ 1.42	0.2%	\$ -	\$ -	0.0%	\$ 51,000	\$ 1.42	0.2%
12A WINDOW COVERINGS	\$ 22,100	\$ 0.61	0.1%	\$ -	\$ -	0.0%	\$ 22,100	\$ 0.61	0.1%
12C FIXTURES & FURNISHINGS	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
14A ELEVATOR	\$ 229,595	\$ 6.38	1.0%	\$ -	\$ -	0.0%	\$ 229,595	\$ 6.38	1.0%
21A FIRE PROTECTION	\$ 369,599	\$ 10.27	1.6%	\$ -	\$ -	0.0%	\$ 369,599	\$ 10.27	1.6%
22A PLUMBING	\$ 978,650	\$ 27.19	4.3%	\$ -	\$ -	0.0%	\$ 978,650	\$ 27.19	4.1%
23A HVAC	\$ 5,389,700	\$ 149.73	23.4%	\$ -	\$ -	0.0%	\$ 5,389,700	\$ 149.73	22.6%
26A ELECTRICAL	\$ 3,673,187	\$ 102.04	16.0%	\$ -	\$ -	0.0%	\$ 3,673,187	\$ 102.04	15.4%
31A SITework & UTILITIES	\$ 141,127	\$ 3.92	0.6%	\$ 201,289	\$ 49,564.73	25.1%	\$ 342,416	\$ 9.51	1.4%
32A ASPHALT PAVING	\$ -	\$ -	0.0%	\$ 7,683	\$ 1,891.84	1.0%	\$ 7,683	\$ 0.21	0.0%
32E LANDSCAPING & IRRIGATION	\$ -	\$ -	0.0%	\$ 410,964	\$ 101,194.39	51.3%	\$ 410,964	\$ 11.42	1.7%
SUBTOTAL - COST OF WORK	\$ 23,009,106	\$ 639.21	100.0%	\$ 801,164	\$ 197,275.93	100.0%	\$ 23,810,270	\$ 661.47	100.0%
Estimating Contingency	\$ 460,182	\$ 12.78	2.00%	\$ 16,023	\$ 3,945.52	2.00%	\$ 476,205	\$ 13.23	2.00%
Construction/CM Contingency	\$ 938,772	\$ 26.08	4.00%	\$ 32,687	\$ 8,048.86	4.00%	\$ 971,459	\$ 26.99	4.00%
Escalation Contingency	\$ 122,040	\$ 3.39	0.50%	\$ 4,249	\$ 1,046.35	0.50%	\$ 126,290	\$ 3.51	0.50%
General Conditions	\$ 1,426,487	\$ 39.63	Fixed	\$ -	\$ -	Fixed	\$ 1,426,487	\$ 39.63	Fixed
General Liability Insurance	\$ 246,588	\$ 6.85	0.95%	\$ 8,114	\$ 1,998.01	0.95%	\$ 254,702	\$ 7.08	0.95%
Protective Liability Insurance	\$ 248,930	\$ 6.92	0.95%	\$ 8,191	\$ 2,016.99	0.95%	\$ 257,121	\$ 7.14	0.95%
Whiting-Turner Bond	\$ 211,617	\$ 5.88	0.80%	\$ 6,963	\$ 1,714.65	0.80%	\$ 218,580	\$ 6.07	0.80%
Whiting-Turner Fee	\$ 799,912	\$ 22.22	3.00%	\$ 26,322	\$ 6,481.39	3.00%	\$ 826,233	\$ 22.95	3.00%
Builder's Risk Insurance	\$ 68,659	\$ 1.91	0.25%	\$ 2,259	\$ 556.32	0.25%	\$ 70,918	\$ 1.97	0.25%
PROJECT TOTALS	\$ 27,532,292	\$ 764.87 / GSF		\$ 905,974	\$ 223,084.02 / ACRE		\$ 28,438,267	\$ 790.04 / GSF	



ALTERNATES & VALUE ENGINEERING

Item	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	ADD or DEDUCT to GMP	Initiation Date	Status
A2.X	PH1 - DEDUCT				\$ (1,189,295.00)	DEDUCT	4/8/2026	Potential
	01A - General Requirements	(1)	LS	\$ -	\$ -			
	02A - Carson-Mitchell	(1)	LS	\$ -	\$ -			
	03A - KCI Concrete	(1)	LS	\$ 64,185	\$ (64,185.00)			
	04A - Blevins Masonry	(1)	LS	\$ 147,588	\$ (147,588.00)			
	05A - Carson-Mitchell	(1)	LS	\$ -	\$ -			
	06A - Parks Cabinets	(1)	LS	\$ 51,519	\$ (51,519.45)			
	07A - Missouri Builders	(1)	LS	\$ 1,890	\$ (1,890.00)			
	07B - Pro-Seal	(1)	LS	\$ 19,182	\$ (19,182.00)			
	07C - Watkins Roofing	(1)	LS	\$ 25,732	\$ (25,732.00)			
	07D - Oaks Brothers	(1)	LS	\$ 91,400	\$ (91,400.00)			
	08A - DH Pace	(1)	LS	\$ 6,463	\$ (6,463.00)			
	08B - Brookline Doorworks	(1)	LS	\$ -	\$ -			
	08C - IWR	(1)	LS	\$ 48,740	\$ (48,740.00)			
	08D - Miller Engineering	(1)	LS	\$ 15,125	\$ (15,125.00)			
	09A - Commercial Builders	(1)	LS	\$ 95,192	\$ (95,192.00)			
	09B - N.E. Painting	(1)	LS	\$ 35,472	\$ (35,472.20)			
	09C - Joplin Floor Designs	(1)	LS	\$ 2,487	\$ (2,487.00)			
	09D - Amtech	(1)	LS	\$ 5,439	\$ (5,439.00)			
	10A - Signarama	(1)	LS	\$ 18,385	\$ (18,385.20)			
	10B - DH Pace	(1)	LS	\$ 41,641	\$ (41,641.00)			
	11B - Guardian Fall Protection	(1)	LS	\$ -	\$ -			
	12A - Benton Daylight Systems	(1)	LS	\$ 6,195	\$ (6,195.00)			
	21A - Mainline Fire Protection	(1)	LS	\$ 59,985	\$ (59,985.00)			
	23A - SECO	(1)	LS	\$ 113,672	\$ (113,672.00)			
	26A - MCC	(1)	LS	\$ 55,000	\$ (55,000.00)			
	31A - JD Wallace	(1)	LS	\$ 94,663	\$ (94,663.00)			
	32A - Springfield Striping	(1)	LS	\$ 29,443	\$ (29,443.00)			
	32E - A-1 Landscaping	(1)	LS	\$ 91,829	\$ (91,829.00)			
	SUBTOTAL - COST OF WORK				\$ (1,121,227.85)			
	SUBTOTAL - MARKUPS				\$ (68,067.00)			
A2.01	PH2 - Beacon Gallery				\$ 1,499,863.00	ADD	4/8/2026	Potential
	SUBTOTAL - COST OF WORK				\$ 1,326,344.00			
	SUBTOTAL - MARKUPS				\$ 173,519.00			
A2.02	PH2 - Single Clean Steam Generator (NO PRICING RECEIVED)				\$ -	ADD	4/8/2026	Potential
	SUBTOTAL - COST OF WORK				\$ -			
	SUBTOTAL - MARKUPS				\$ -			
A2.03	PH2 - MP02 at Courtyard Gallery				\$ 69,739.00	ADD	4/8/2026	Potential
	SUBTOTAL - COST OF WORK				\$ 55,919.00			
	SUBTOTAL - MARKUPS				\$ 7,320.00			
A2.04	PH2 - Grove Landscaping				\$ 189,370.00	ADD	4/8/2026	Potential
	SUBTOTAL - COST OF WORK				\$ 167,457.00			
	SUBTOTAL - MARKUPS				\$ 21,913.00			
A2.05	PH2 - Expanded Lobby				\$ 1,496,393.00	ADD	4/8/2026	Potential
	SUBTOTAL - COST OF WORK				\$ 1,323,275.00			
	SUBTOTAL - MARKUPS				\$ 173,118.00			
A2.06	PH2 - Landscaping & Monument at National				\$ 118,583.00	ADD	4/8/2026	Potential
	SUBTOTAL - COST OF WORK				\$ 104,859.00			
	SUBTOTAL - MARKUPS				\$ 13,724.00			
A2.07	PH2 - Remove Bird Frit at Lobby				\$ (48,415.00)	DEDUCT	4/8/2026	Potential
	SUBTOTAL - COST OF WORK				\$ (42,810.00)			
	SUBTOTAL - MARKUPS				\$ (5,605.00)			
A2.08	PH2 - Motorized Shades at Lobby				\$ 172,227.00	ADD	4/8/2026	Potential
	SUBTOTAL - COST OF WORK				\$ 152,300.00			
	SUBTOTAL - MARKUPS				\$ 19,927.00			



Expansion & Renovation Project Update

Option C: Full Buildout (Base Scope + Expanded East and West Ends)
Phase 2 Area: 34,389 SF
Phase 1 Area: 34,838 SF
Phase 1 & 2 Area: 69,227 SF

Phase 1 Areas requiring renovation: 2,335 SF
Grand Total Area Phase 2: 36,724 SF



Add'l Phase 2 areas
for Full Buildout

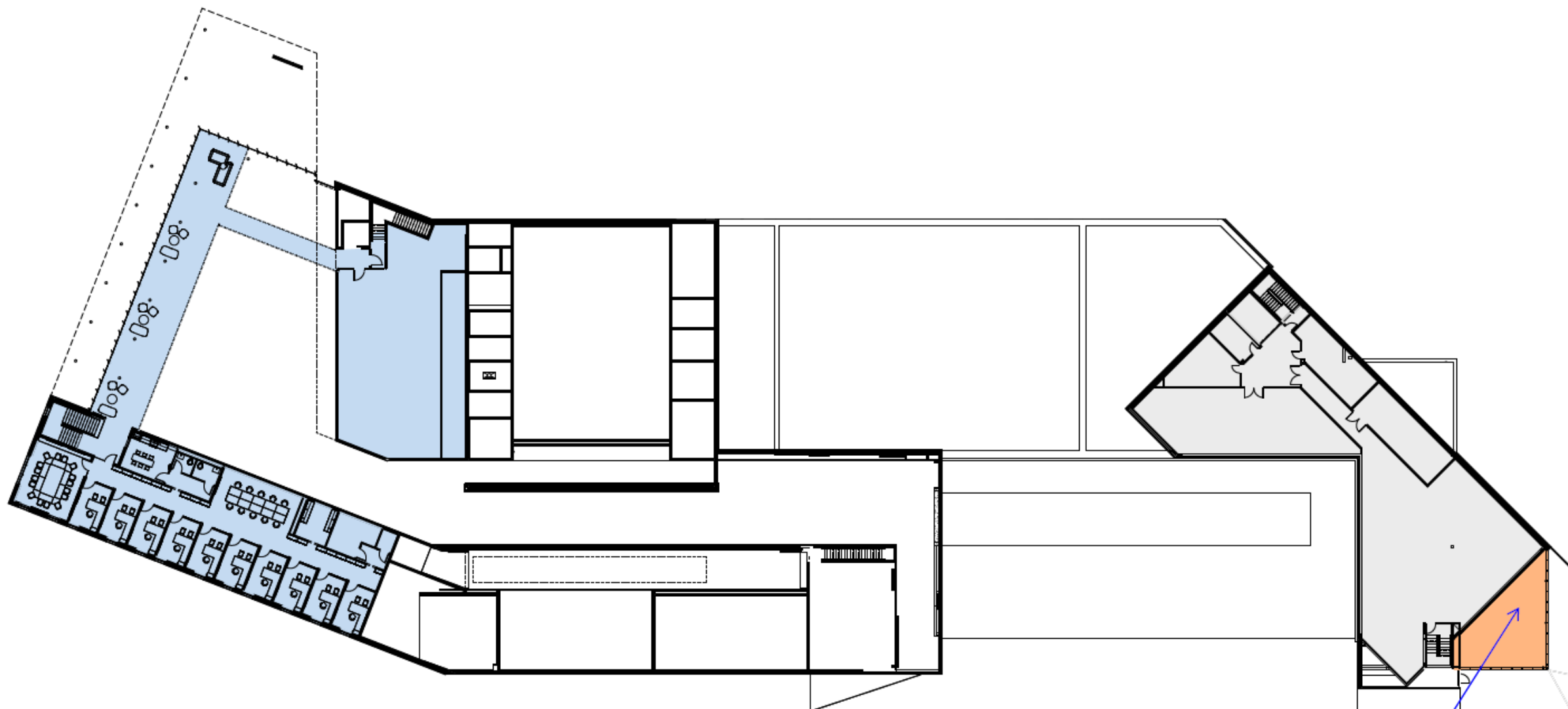
784.24 sf
893.27 sf

2,332.38 sf

Re-renovation of these areas included in
Phase 2 costs

Area completed during Phase 1
requiring renovation

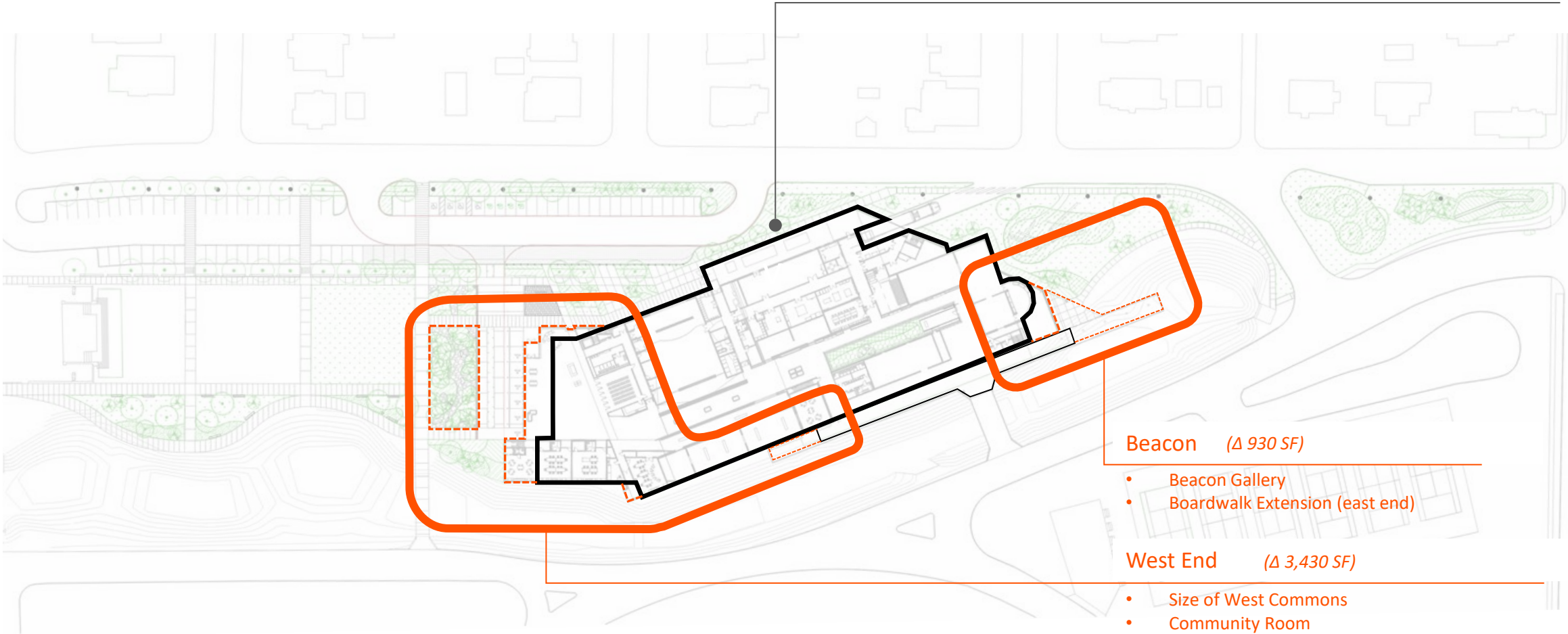
Add'l Phase 2 areas
for Full Buildout



Add! Phase 2 areas for Full Buildout

- Phase 1
- Phase 2
- Phase 2 Alternates

Reduced Scope Building Footprint



Beacon (Δ 930 SF)

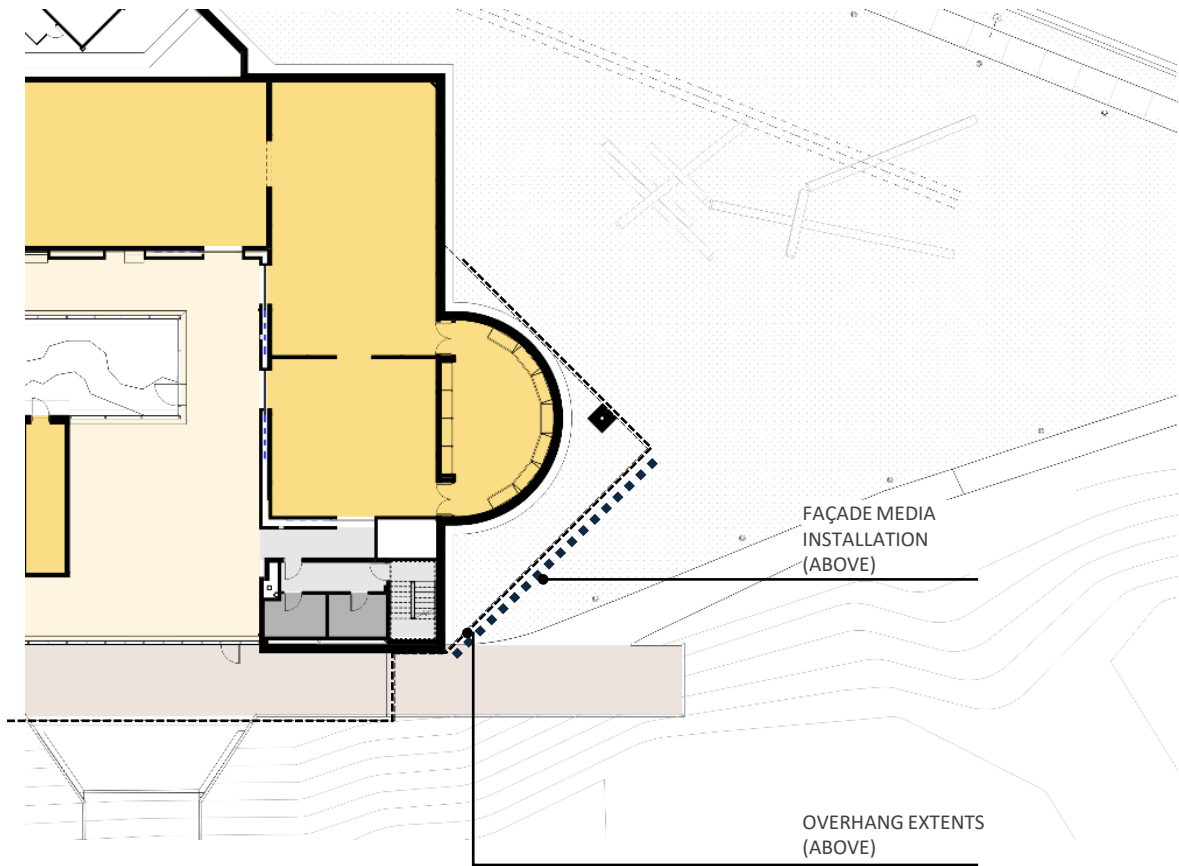
- Beacon Gallery
- Boardwalk Extension (east end)

West End (Δ 3,430 SF)

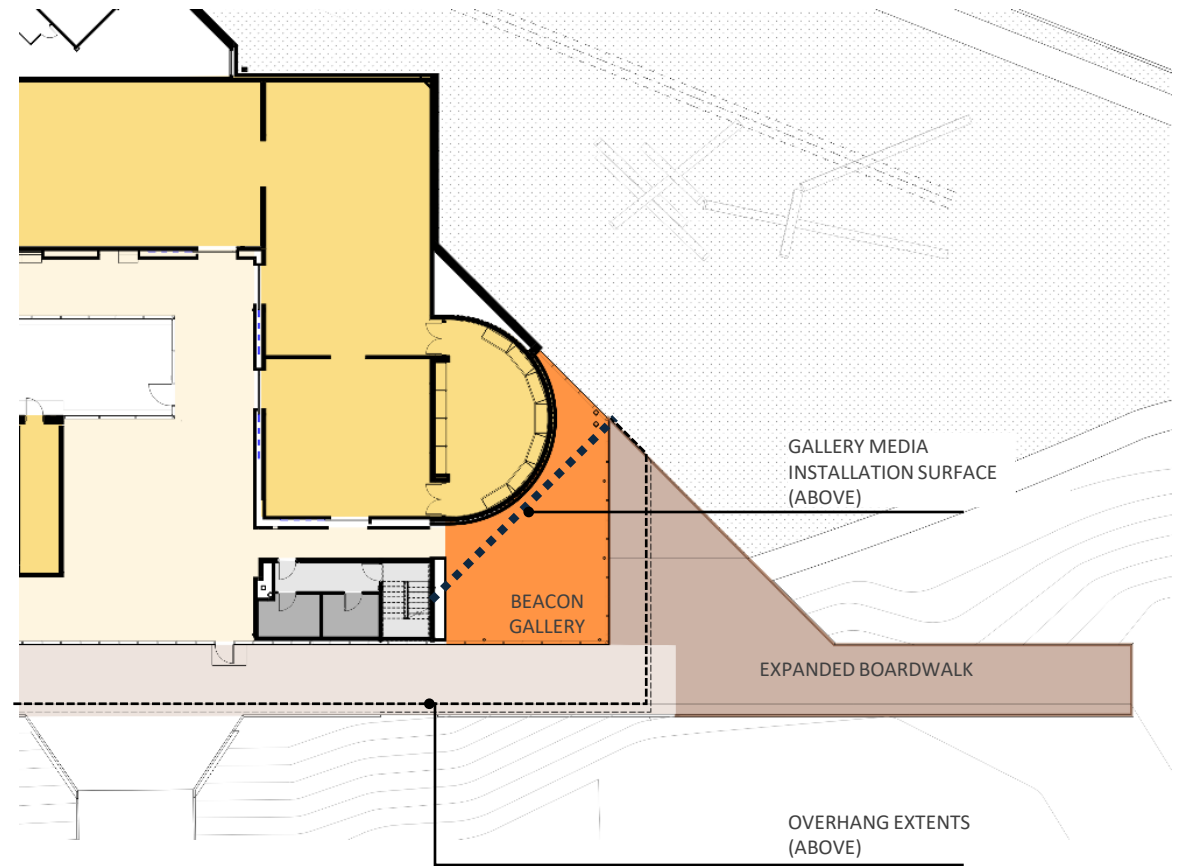
- Size of West Commons
- Community Room
- Classroom configuration
- Lobby Skylight
- Nook
- Boardwalk Extension (west end)
- Grove

Scope Options

Reduced Scope & Original Scope Extents



Reduced Scope



Original Scope:

- Beacon Gallery
- Boardwalk extension (east end)

East End Scope Options

Floor Plans



Reduced Scope



Original Scope

East End Scope Options

View from Southeast



Reduced Scope



Original Scope

East End Scope Options

View From East



Reduced Scope



Original Scope

East End Scope Options

Evening View



Reduced Scope – Main Level

CLASSROOM KEY

- (A) Classroom A - watercolor
- (B) Classroom B - Ceramics
- (C) Classroom C - Painting & Drawing

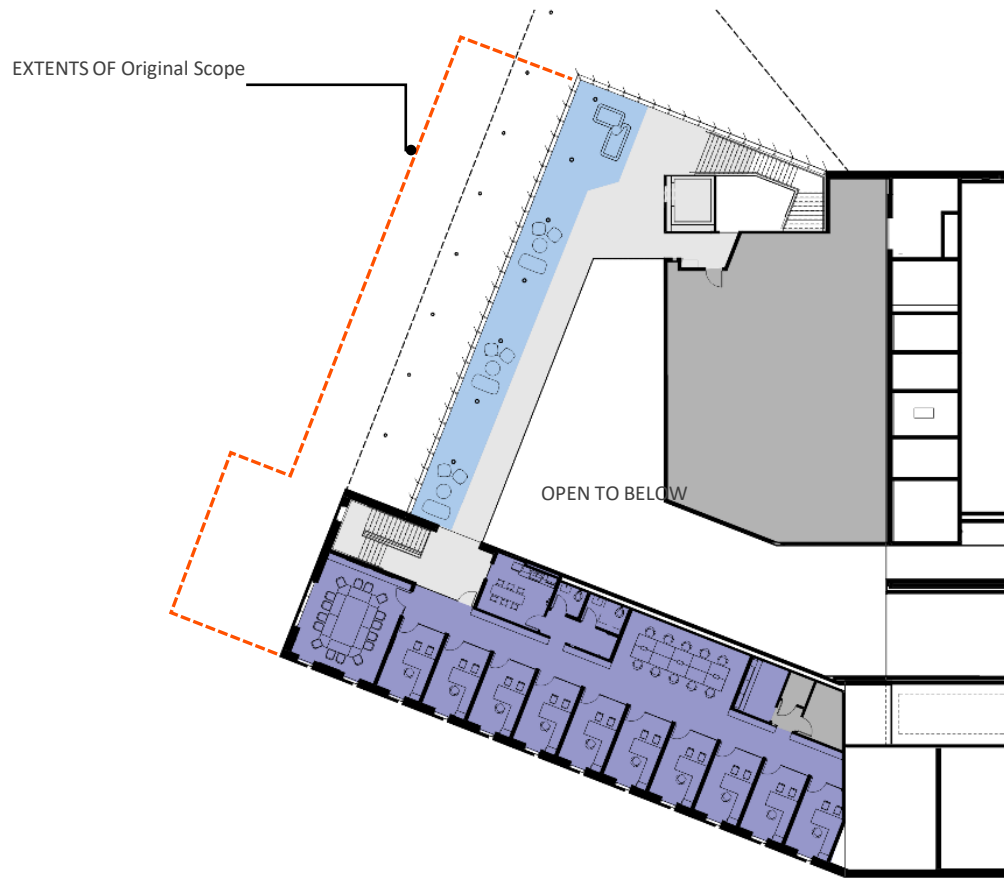


Original Scope - Main Level

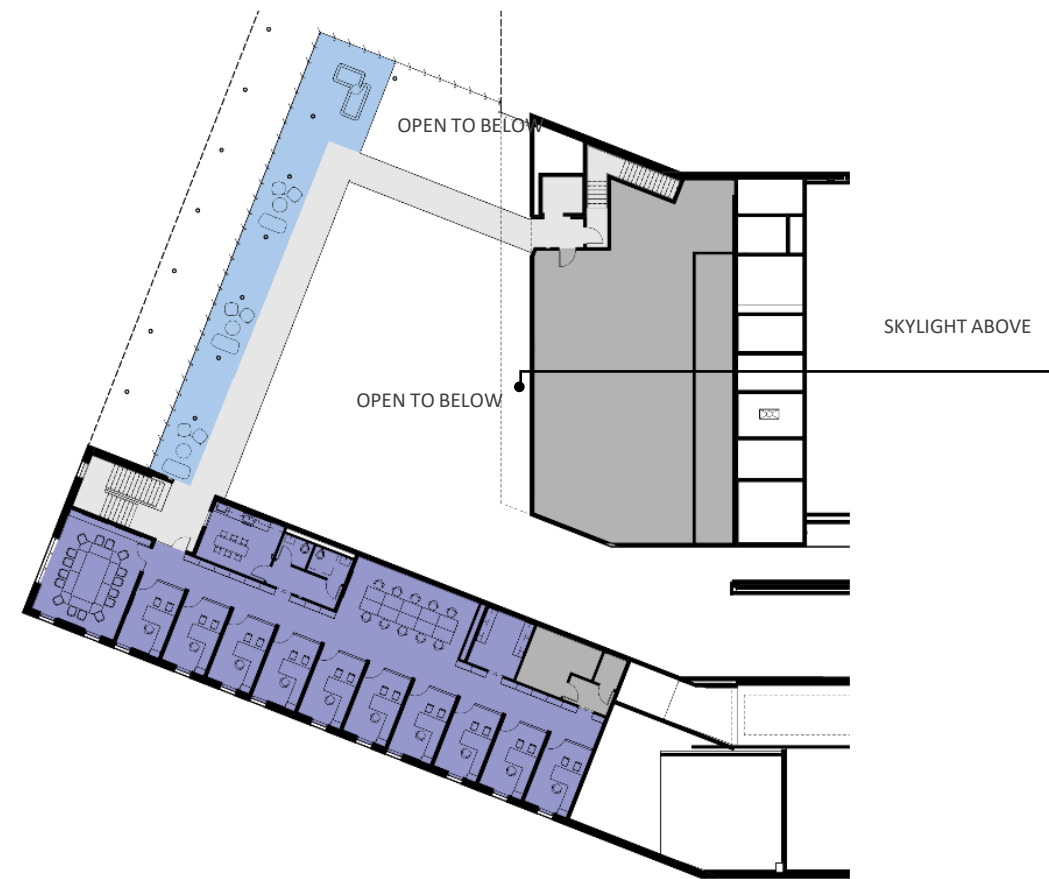
- Increased West Commons
- Dedicated Community Room
- Classroom reconfiguration
- Lobby skylight
- Nook public amenity
- Boardwalk extension – west end
- Landscaped grove element

West End Scope Options

Floor plans



Reduced Scope – Mezzanine



Original Scope – Mezzanine

- Program shifts west
- Enlarged West Commons volume

West End Scope Options

Floor plans



Reduced Scope



Original Scope (Larger Footprint + Grove)

West End Scope Options

Northwest Aerial



Reduced Scope



Original Scope

West End Scope Options

View from North



Reduced Scope



Original Scope (Enlarged Lobby + Skylight)

West End Scope Options

Lobby Interior View Looking North



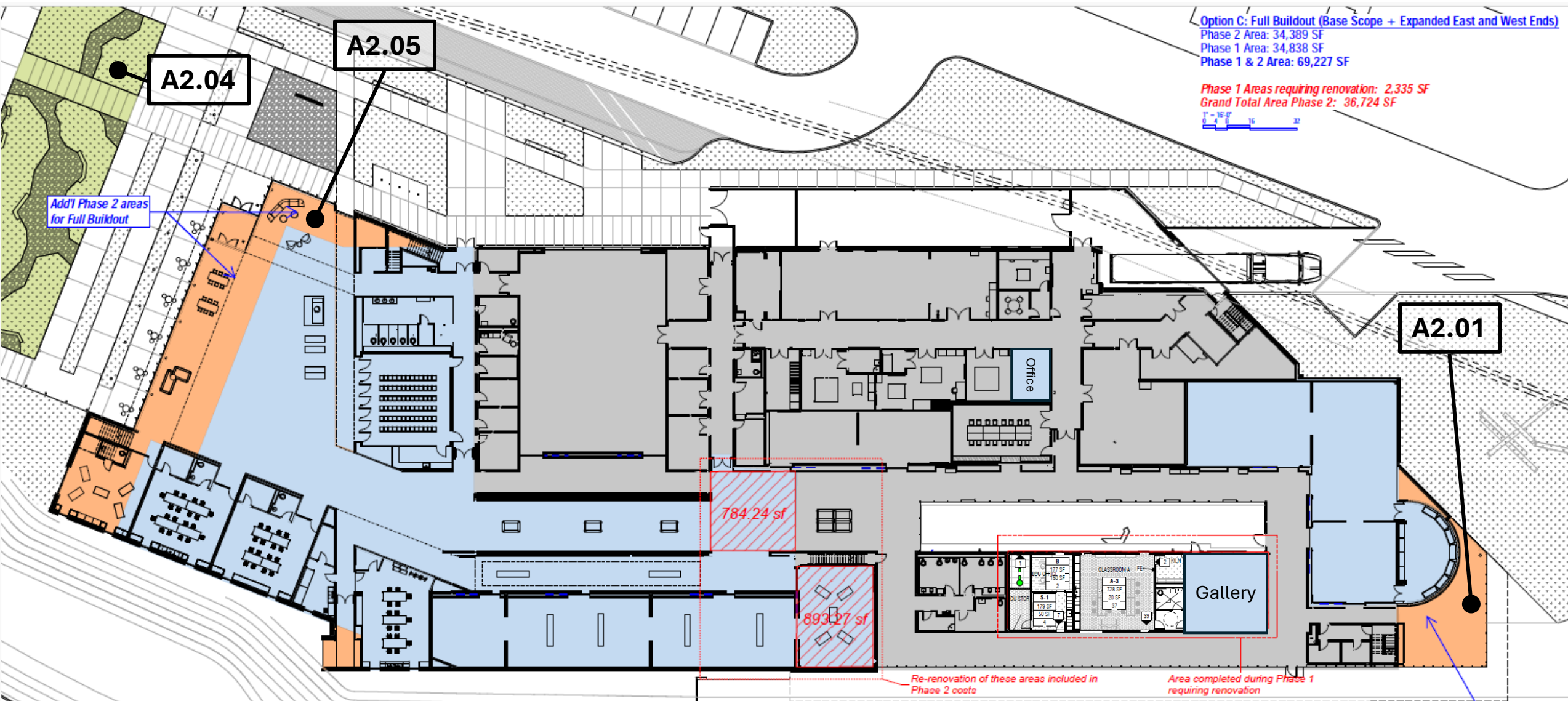
Reduced Scope (Classroom Glazing)



Original Scope (Nook public amenity)

West End Scope Options

View from Southwest



Option C: Full Buildout (Base Scope + Expanded East and West Ends)
 Phase 2 Area: 34,389 SF
 Phase 1 Area: 34,838 SF
 Phase 1 & 2 Area: 69,227 SF

Phase 1 Areas requiring renovation: 2,335 SF
 Grand Total Area Phase 2: 36,724 SF

1" = 16'-0"
 0 4 8 16 32

Add'l Phase 2 areas for Full Buildout

A2.04

A2.05

A2.01

784.24 sf
 893.27 sf

Re-renovation of these areas included in Phase 2 costs

Area completed during Phase 1 requiring renovation

Add'l Phase 2 areas for Full Buildout

Base Bid = \$32,698,766 Base Bid + A2.04 + A2.05 = \$34,721,683

Full Scope = \$36,954,178

- Phase 1
- Phase 2
- Phase 2 Alternates

Budget Estimates

FULL SCOPE	
Construction Cost	\$ 28,438,267
Cost Savings from Phase 1	(1,189,294)
A2.01 Beacon Gallery	1,499,863
A2.03 MP02 Courtyard	69,739
A2.04 Grove Landscaping	189,370
A2.05 Expanded Lobby	1,496,393
A2.06 Monument Sign	118,583
A2.08 Shades in Lobby	172,227
Subtotal	30,795,148
Soft Cost (20%)	6,159,030
Total Project Cost	36,954,178
Total Project Budget	33,500,000
Surplus(Deficit)*	(3,454,178)

* Does not include approx. \$750K in contingency funds carried over from Phase 1

BASE BID	
Construction Cost	\$ 28,438,267
Cost Savings from Phase 1	(1,189,295)
Subtotal	27,248,972
Soft Cost (20%)	5,449,794
Total Project Cost	32,698,766
Total Project Budget	33,500,000
Surplus(Deficit)*	801,234

EXPANDED WEST SIDE	
Construction Cost	\$ 28,438,267
Cost Savings from Phase 1	(1,189,294)
A2.04 Grove Landscaping	189,370
A2.05 Expanded Lobby	1,496,393
Subtotal	28,934,736
Soft Cost (20%)	5,786,947
Total Project Cost	34,721,683
Total Project Budget	33,500,000
Surplus(Deficit)*	(1,221,683)