



green

Crossroads College Preparatory School

St. Louis, Missouri

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By the Numbers

Developed By:
McCormack Baron Salazar

New Market Tax Credits:
MBS Urban Initiatives CDE, LLC
(State & Federal NMTCS)

Financing:
Friends of Crossroads College
Prep, Enterprise Bank & Trust

Equity:
U.S. Bancorp CDC

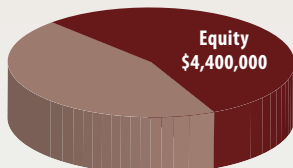
General Contactor:
Lawlor Corporation

Architect:
TR,i Architects

Engineer:
William Tao & Associates

LEED Consultant:
Vertegy

Funding Sources:



Private Contributions /
Foundations
\$3,600,000



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Crossroads College Preparatory School, an urban independent high school founded in 1974, attracts an exceptionally diverse student body from over 60 zip codes in the St. Louis region, and takes pride in a 100% college acceptance rate, with students attending some of the top colleges and universities in the country.

The school's current building was originally a grocery store built in 1966. Portions of the school were adapted to add a gymnasium and cafeteria; however, the school continued to be challenged by the needs of its growing student body. Included in the 9,000 SF expansion and 17,000 SF renovation are three new, state of the art science labs, new space for Crossroads College Prep's successful music programs, an expanded library, and a new technology lab.

With its strong emphasis on social responsibility, Crossroads College Prep is teaching by example and in 2010 became one of only six LEED Platinum schools in the United States. As the first LEED-certified school at any level in the St. Louis region and the second in Missouri, Crossroads College Prep is a "best practice" not only for students but also for schools and businesses all over the state interested in environmentally sustainable facilities.

As the turnkey Developer, McCormack Baron Salazar (MBS) coordinated the LEED team and managed design and construction activities for Crossroads College Prep, and structured the financing which included equity proceeds generated by state and federal New Market Tax Credits awarded to MBS Urban Initiatives CDE, LLC, a loan through Enterprise Bank & Trust, and fundraising proceeds through the Friends of Crossroads College Prep. The project was completed on-time and on-budget within very tight schedule and cost constraints.



The building is a model of sustainability, with features including:

- Skylights added to the main lobby and the hallway of the addition, and large walls of glass bring daylight into the new adjacent library and science labs.
- Photocells sense the incoming sunlight, automatically dimming light fixtures to conserve energy and maximize daylight.
- A rain garden serves as a storm water retention area, reduces storm water runoff from the property, and creates a living lab for biology classes.
- Ultra-high-efficiency VRV heat-recovery HVAC systems allows space-by-space temperature control as well as simultaneous heating and cooling.
- Ultra low-flow faucets that use only two gallons per minute of use and a urinal that uses a pint of water per flush.
- An automated Measurement and Verification System and Program (M & V plan) measures the building's energy consumption.

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