

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

January 28, 2026



Preliminary Alternatives Review

- Alternatives Criteria Review Summary
- Alternative Review Comments Received
- Pros/Cons Discussion Points
- Narrow Options Down to 2 or 3
- Obtain Feedback at Community Forum
- Determine Preferred Solution



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Next Steps

- Obtain Additional Information
 1. Updated Education Program Information
 2. Updated Existing Conditions Information
 3. Prepare Updated Narratives, Floor Plans & Site Plans
 4. Prepare Updated Preferred Solution Space Summary
 5. Project Budget & Updated Schedule
- Admin / Staff Meetings
- Continued Community Outreach
- PSR Submission on April 30th



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Alternatives Review Criteria								
Mosier Elementary School	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6	Alt #7	
South Hadley, MA	Code Upgrade	Add/Reno	Add/Reno	New Const.	New Const.	New Const.	New Const.	
Project - 02025.23	& Repairs	Mosier Site	Mosier Site	Mosier Site	Mosier Site	Smith MS Site	Smith MS Site	
								Comments
MSBA Statement of Interest Priorities								
Eliminates overcrowding								
Long term solution to District needs								
Meets Program Needs								
Modernization of school building and systems								
Floor Plan Layout								
Efficient layout / Easy Wayfinding								
Classroom neighborhoods								
Community use spaces								
Spaces for teacher collaboration								
Appropriate Space Adjacencies								
Site Layout								
Sensible site circulation								
Separate bus / parent drop-off areas								
Adequate parking for staff, visitors and community events								
Approriate play areas and play fields								
Construction Impact								
Eliminates need for multiple phased construction options								
Reduces impact on education disruption during construction								
Eliminates need for swing space								
Cost Impact								



\$ 48,284,640.00 \$ 81,254,557.00 \$ 115,066,593.00 \$ 95,137,488.00 \$ 125,566,571.00 \$ 93,478,818.00 \$ 121,621,404.00

Alternatives Review Criteria

Mosier Elementary School

South Hadley, MA
Project - 02025.23

Grades 2-4
(360)

Alt #1

Code Upgrade
& Repairs

Grades 2-4
(360)

Alt #2

Add/Reno
Mosier Site

Grades 1-5
(590)

Alt #3

Add/Reno
Mosier Site

Grades 2-4
(360)

Alt #4

New Const.
Mosier Site

Grades 1-5
(590)

Alt #5

New Const.
Mosier Site

Grades 2-4
(360)

Alt #6

New Const.
Smith MS Site

Grades 1-5
(590)

Alt #7

New Const.
Smith MS Site

MSBA Statement of Interest Priorities

1.02

2.61

2.83

4.25

4.81

4.17

4.75

Floor Plan Layout

1.00

2.68

2.96

4.69

4.81

4.58

4.63

Site Layout

1.04

2.66

2.73

4.67

4.73

3.77

3.84

Construction Impact

1.44

1.42

1.42

4.74

4.85

4.28

4.33

Totals (Low = 4, High = 20)

4.51

9.36

9.94

18.34

19.20

16.79

17.55

Cost Impact / VALUE

1.00

2.58

2.50

4.08

4.17

4.13

3.75



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Alternatives - REVIEW COMMENTS

Mosier E.S.

South Hadley, MA

Project - 02025.23



Occurrences

1	Alts 4 & 6 (Grade Configuration 2-4) - do not meet long term needs of district	1	
2	Alt 7 - basement space is concerning	2	
3	Alts 6 & 7 - concerns with congestion (traffic/pedestrian/operations/parking/field-space,etc.) on Smith site	3	
4	Alts 6 & 7 - concern with impact to Middle School from construction Smith site	3	
5	Alts 6 & 7 - concern with costs of development of Mosier site if the Smith site is chosen (potential cost increases, non-reimbursible work, etc.)	1	
6	Alts 2 & 3 - Eliminate courtyard to create more usable space for curriculum	1	
7	Alts 2 & 3 - Add parking shown for #3 to #2	1	
8	Alts 4 & 5 - Concern with traffic on West Parkview Dr. if school is located close to Mosier St.	1	
9	Alts 6 & 7 - Concern with traffic on Smith Site considering students don't ride the bus. Not sure what would be proposed in the athletic fields?	1	
10	Alts 3, 5 & 7 - Unsure about grade configuration 1-5 with a declining enrollment in schools overall	1	
11	Alts 4 to 7 - New construction options are best for the long term	1	
12	Alts 4 to 7 - New construction options have better layouts	1	
13	Alts 4 to 7 - New construction has lowest impact / disruption	1	
14	Alts 5 & 7 - Prefer grade configuration 1-5 to 2-4, even considering cost	1	
15	Alts 4 & 5 - Prefer the mosier site design to the MS site	1	



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Alternatives Discussion Points

- Grade Configuration that Best Addresses the District's Needs
- Expand Pre-K and Middle School Vocational Programs
- New Construction vs. Renovations & Additions
 - 1. Address Education Program Needs
 - 2. Swing Space Needed?
 - 3. Interruption of Education Delivery
 - 4. Design-Bid-Build vs. CM at Risk
- Mosier ES vs. Smith MS Site
 - 1. Disruption of Site Activities
 - 2. Campus Environment
 - 3. Developing One Site vs. Two



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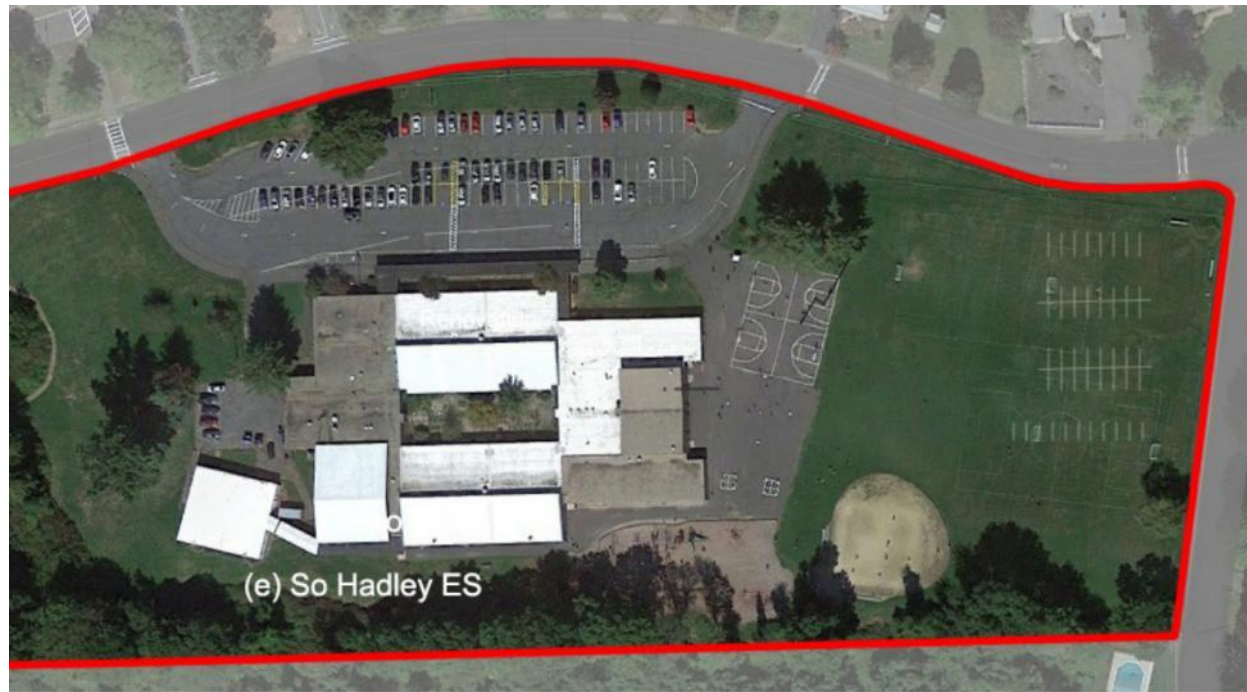
PDP Submission Items – cont'd

- Preliminary Design Alternatives

1. Code Upgrades and Repairs
2. Addition/Renovation on Existing Site (Gr. 2 thru 4 – 360 students)
3. Addition/ Renovation on Existing Site (Gr. 1 thru 5 – 590 students)
4. New Construction on Existing Site (Gr. 2 thru 4 – 360 students)
5. New Construction on Existing Site (Gr. 1 thru 5 – 590 students)
6. New Construction on Middle School Site (Gr. 2 thru 4 - 360 students)
7. New Construction on Middle School Site (Gr. 1 thru 5 - 590 students)



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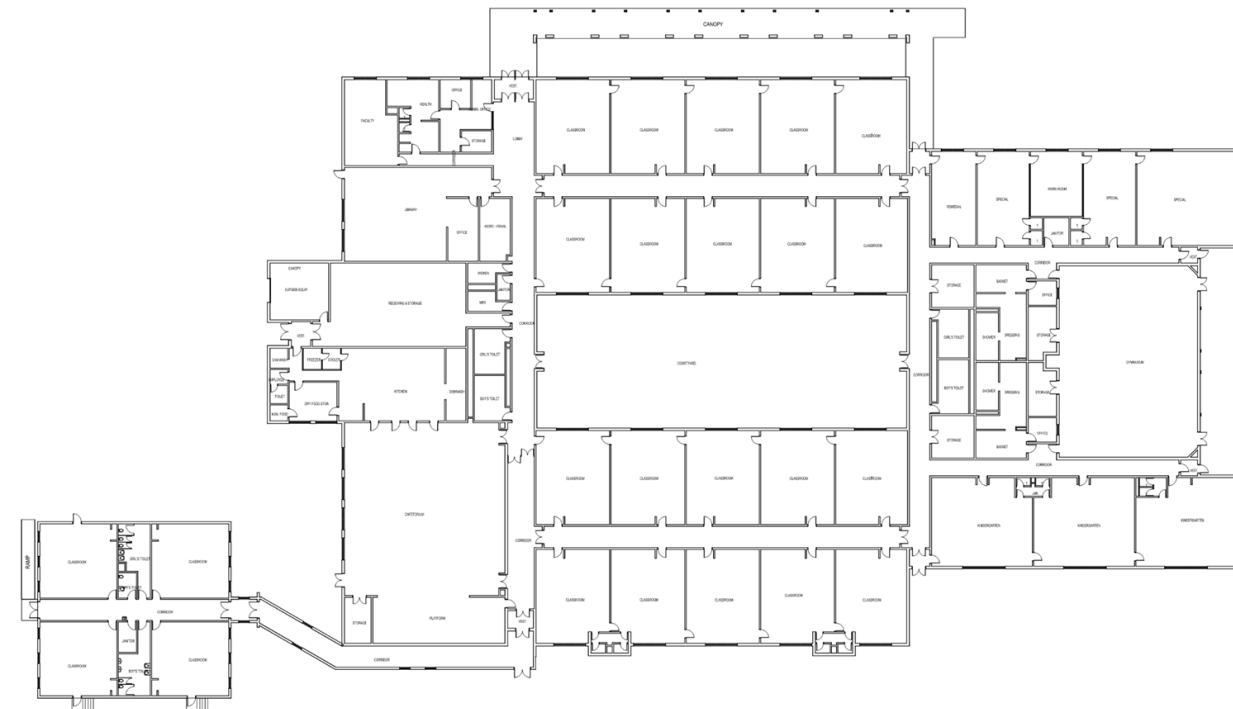


Mosier Elementary School Site Plan

- Does not Address Parking and Pedestrian Access
- Does not address Site Circulation
- Continued Site Maintenance & Repairs

Mosier Elementary School Floor Plan

- Does Not Address Overcrowding
- Does Not Address Education Plan Requirements
- Inadequate Support Spaces / Adjacencies
- Inadequate Interior Environment
- Continued Maintenance Required



ALTERNATIVE #1 - 1ST FLOOR

Grade Configuration - 2,3,4

Code Upgrades / Base Repairs

Building Total GSF - 62,237 sf



Parking

Parking / Service Yard

Renovation

Addition

Athletic Fields

Play Scape

- [illegible]

- Addresses Overcrowding
- Addresses Most of the Education Plan Req'ts
- Provides Support Spaces / Adjacencies
- Improves Interior Environment
- Interruption of Education Delivery
- Phasing / Swing Space May be Required

Grade Configuration - 2,3,4
Addition / Renovation
Building Total GSF - 76,025 sf



Mosier Elementary School Site Plan

- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Provides Secure Play Areas
- Reduction in Play Areas
- Less upfront costs
- Existing courtyard undesirable
- Only developing 1 site
- No disruption of Middle School
- Similar athletic fields as existing



Mosier Elementary School Floor Plan

- Addresses Overcrowding
- Addresses Most of the Education Plan Req'ts
- Provides Support Spaces / Adjacencies
- Improves Interior Environment
- Interruption of Education Delivery
- Phasing / Swing Space May be Required

ALTERNATIVE 3

Grade Configuration - 1,2,3,4,5

Addition / Renovation

Building Total GSF - 117,625 SF





- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Separate Parent Drop-off
- Central parking for Play Fields
- Higher estimated site costs
 - Tight Logistics
- Traffic concerns at intersection
- Building close to roads
- Developing only 1 site
- No disruption to Middle School
- Similar Athletic Fields as Existing

Mosier Elementary School Floor Plans

- Addresses Overcrowding
- Addresses Education Plan Req'ts
- Provides Support Spaces / Adjacencies
- Improves Interior Environment
- Reduces Maintenance Required
- No Interruption of Education Delivery



ALTERNATIVE #5

Grade Configuration - 1,2,3,4,5

New Construction

Building Total GSF - 119,000





Smith Middle School Site

- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Separate Parent Drop-off
- Appropriate Play Fields & Play Areas
- Campus Environment
- Disruption of Middle School
- Traffic/congestion concerns
- Concerns about addressing 2 sites
- Cross road to majority of fields

Mosier Elementary School Floor Plans

- Addresses Overcrowding
- Addresses Education Plan Req'ts
- Provides Support Spaces / Adjacencies
- Improves Interior Environment
- Reduces Maintenance Required
- No Interruption of ES Education Delivery



ALTERNATIVE #6

Grade Configuration - 2,3,4

New Construction

Building Total GSF - 80,200





Smith Middle School Site

- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Separate Parent Drop-off
- Appropriate Play Fields & Play Areas
- Campus Environment
- Disruption of Middle School
- Traffic/congestion concerns
- Basement level concerns
- Concerns about addressing 2 sites

Mosier Elementary School Floor Plans

- Addresses Overcrowding
- Addresses Education Plan Req'ts
- Provides Support Spaces / Adjacencies
- Improves Interior Environment
- Reduces Maintenance Required
- No Interruption of ES Education Delivery



ALTERNATIVE #7

Grade Configuration - 1,2,3,4,5

New Construction

Building Total GSF - 119,000



MOSIER ELEMENTARY SCHOOL PRELIMINARY COMPARATIVE COSTS

Alternatives Comparison		<u>Estimated Cost/sf</u>	<u>Area (sf.)</u>	<u>Estimated Building Construction Cost</u>	<u>Estimated Site Cost</u>	<u>Escalation 10.1%</u>	<u>Estimated HazMat Cost</u>	<u>Construction Markup/Design Contingency</u>	<u>Estimated Construction</u>	<u>Soft Costs 20%</u>	<u>Total Project Costs</u>	<u>Approx. Minimum State Share (63.32%) approx.</u>	<u>Approx, South Hadley Share (36.68%)</u>				
Option #1 Mosier Elementary School Site Grades 2-4, 360 Students Code Upgrades & Repairs	Reno	\$367.64	62,237	\$22,880,811							Swing Space	\$1,766,000					
	Add./New Const.		0	\$0.0													
	Demolition	\$0.00	0	\$0.0													
	Total			\$22,880,811	\$230,000	\$4,025,903	\$622,370	\$12,647,652	\$40,237,200	\$8,047,440	\$48,284,640	\$30,573,834	\$17,710,806				
Option #2 Mosier Elementarty School Site Grades 2-4, 360 Students Full Renovation, Small Addition, Partial Demolition	Reno	\$433.11	50,025	\$21,666,266							CM @ Risk	\$51,181,718	\$32,408,264	\$18,773,454			
	Add./New Const.	\$480.26	26,000	\$12,486,839													
	Demolition	\$15.00	12,212	\$183,180													
	Total			\$34,336,285	\$5,886,040	\$6,489,591	\$746,886	\$20,186,836	\$67,712,131	\$13,542,426	\$81,254,557	\$51,450,385	\$29,804,172				
Option #3 - Green Meadow Elementary School Site Mosier Elementary School Site Grades1-5, 590 Students Full Renovation, Large Addition, Partial Demolition	Reno	\$428.42	51,620	\$22,115,605							CM @ Risk	\$86,129,830	\$54,537,409	\$31,592,422			
	Add./New Const.	\$494.12	66,005	\$32,614,076													
	Demolition	\$15.00	10,617	\$159,255													
	Total			\$54,888,936	\$6,220,830	\$9,190,043	\$746,844	\$24,841,908	\$95,888,827	\$19,177,766	\$115,066,593	\$72,860,167	\$42,206,426				
Option #4 Mosier Elementary School Site Grades 2-4, 360 Students New Construcion, Full Demolition	Reno			\$0							CM @ Risk	\$121,970,589	\$77,231,777	\$44,738,812			
	Add./New Const.	\$537.27	79,100	\$42,498,057													
	Demolition	\$12.00	62,237	\$746,844													
	Total			\$43,244,901	\$8,530,678	\$7,598,387	\$809,081	\$19,098,193	\$79,281,240	\$15,856,248	\$95,137,488	\$60,241,057	\$34,896,431				
Option #5 Mosier Elementary School Site Grades1-5, 590 Students New Construcion, Full Demolition	Reno		0	\$0							CM @ Risk	\$100,845,737	\$63,855,521	\$36,990,216			
	Add./New Const.	\$515.96	119,000	\$61,399,240													
	Demolition	\$12.00	62,237	\$746,844													
	Total			\$62,146,084	\$8,367,359	\$10,028,696	\$809,081	\$23,287,589	\$104,638,809	\$20,927,762	\$125,566,571	\$79,508,753	\$46,057,818				
Option #6 Smith Middle School Site Grades 2-4, 360 Students New Construcion, Full Demolition	Reno		0	\$0							CM @ Risk	\$133,100,565	\$84,279,278	\$48,821,287			
	Add./New Const.	\$534.11	80,200	\$42,835,622													
	Demolition	\$12.00	62,237	\$746,844													
	Total			\$43,582,466	\$7,735,320	\$7,690,735	\$809,081	\$17,568,913	\$77,899,015	\$15,579,803	\$93,478,818	\$59,190,788	\$34,288,030				
Option #7 Smith Middle School Site Grades1-5, 590 Students New Construcion, Full Demolition	Reno		0	\$0							CM @ Risk	\$99,087,547	\$62,742,235	\$36,345,312			
	Add./New Const.	\$493.63	119,000	\$58,741,970													
	Demolition	\$12.00	62,237	\$746,844													
	Total			\$59,488,814	\$8,145,172	\$9,713,533	\$809,081	\$22,744,307	\$101,351,170	\$20,270,234	\$121,621,404	\$77,010,673	\$44,610,731				
										CM @ Risk	\$128,918,688	\$81,631,313	\$47,287,375				



Finance Review

BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL: \$2,069,465 \$1,239,627 60% \$540,903 44%

Cost Code	Cost Code Type	Cost Code Category	Budget	Committed / Approved	% Committed	Spent	% Spent
[0001-0000 - OPM - Feasibility Study]	Owner Cost	Base_Contract	\$350,000.00	\$335,840.00	96%	\$110,410.00	33%
[0002-0000 - A&E - Feasibility Study]	Owner Cost	Base_Contract	\$800,000.00	\$800,000.00	100%	\$330,000.00	41%
[0003-0000 - Environmental & Site]	Owner Cost	Base_Contract	\$400,000.00	\$103,037.00	26%	\$99,753.50	97%
[0004-0000 - Other]	Owner Cost	Base_Contract	\$519,465.00	\$750.00	0%	\$739.57	99%

CONTRACT REPORT

TOTAL: \$1,239,627.00 \$1,239,627.00 \$0.00 \$1,239,627.00 \$540,903.07 \$698,723.93

Firm's Name	PO# - Cost Code - CO#	Original Contract	Revised Contract	Pending Changes	Anticipated Contract	Spent	Remaining
Skanska	[Skanska / 0001-0000] [0001-0000 - OPM - Feasibility Study]	\$335,840.00	\$335,840.00	\$0.00	\$335,840.00	\$110,410.00	\$225,430.00
Skanska	[Skanska / 0001-0001] [0004-0000 - Other]	\$750.00	\$750.00	\$0.00	\$750.00	\$739.57	\$10.43
Mount Vernon Group	[Mount Vernon Group / 0002-0000] [0002-0000 - A&E - Feasibility Study]	\$800,000.00	\$800,000.00	\$0.00	\$800,000.00	\$330,000.00	\$470,000.00
Mount Vernon Group	[Mount Vernon Group / 0003-0003] [0003-0000 - Environmental & Site]	\$103,037.00	\$103,037.00	\$0.00	\$103,037.00	\$99,753.50	\$3,283.50

SHES Communications Subcommittee Updates

1/28/26 SBC Meeting

February 5 Community Meeting & Mosier Tour

• Outreach

- Project email distribution, Reminder newspaper advertisement, Superintendent's newsletter, Town Newsflash, Facebook, Flyers and email invitations

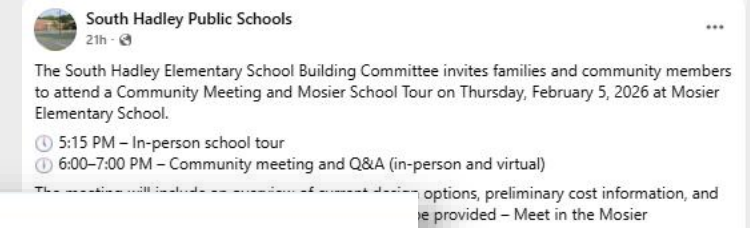
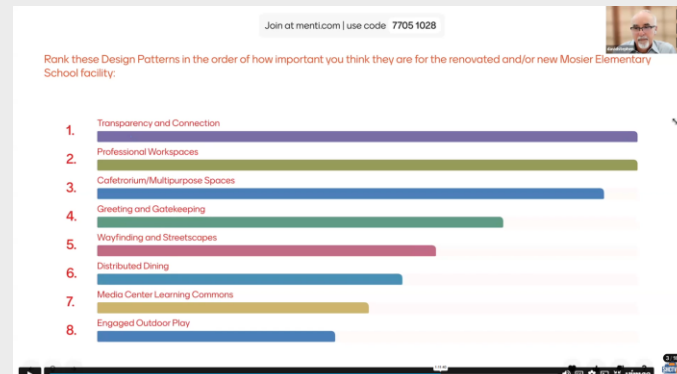
• Community Feedback

- Mentimeter virtual survey recommended for live feedback during the presentation
- Hard-copy surveys available at the meeting
- Survey link and prompts can be shared after the meeting for additional input

• Mentimeter Experience

- Previously used for the Educational Visioning Workshop
- Effective at capturing honest, actionable feedback
- Allows participants to respond at their comfort level
- Produces clear, shareable results for SBC review

• Mentimeter Subscription Cost: \$300 annual subscription



The South Hadley Elementary School Building Committee invites you to learn more about the design options and preliminary costs, share feedback, and ask questions.



Community Meeting & Mosier School Tour
Thursday, February 5, 2026

at Mosier Elementary School

5:15 PM — Mosier School Tour (in-person)

6:00-7:00 PM — Community Meeting /

Q&A Session to follow (in-person or virtual)



Use the QR code or link to join the 6 PM session virtually

<https://us02web.zoom.us/j/86529286480?pwd=M1U6vvxheUtWVUwdS12PpEPR1g2K16.1>
Webinar ID: 865 2928 6480
Passcode: 652135

Childcare provided by South Hadley HS - Meet in the Mosier Gymnasium

www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project
Email: shbuilds@shschools.com
Facebook: @SouthHadleySchools



SKANSKA



Thank You



MVG
MOUNT VERNON GROUP
ARCHITECTS

