

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

January 14, 2026



Preliminary MSBA Review Comments

- Signed Copy of the Enrollment Certification
- Education Plan Updates
- Historical Related Features
- Existing Site Plans
- Ability to Rent or Acquire Existing Buildings



PSR Submission Phase

- Updated PDP Submission Information
- Final Evaluation of Existing Conditions
- Final Evaluation of Alternatives
- Preferred Solution
 1. Updated Education Program
 2. Updated Narratives, Floor Plans & Site Plans
 3. Updated Preferred Solution Space Summary
 4. Project Budget & Updated Schedule
- Admin / Staff Meetings



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Construction Manager vs. Design Bid Build

Construction Manager

- Hired during the design phase to provide constructability input and planning.
- Selection is based on qualifications.
- Contract is a “Guaranteed Maximum Price” (GMP).
- Holds and allowances are held within the GMP for undefined scope.
- Estimating throughout the design phase.
- Assistance with logistics throughout precon.
- Filed Sub Bidders and trades are all competitively bid.
- Premium cost of approximately 5%

Design Bid Build

- General Contractor is the low responsible bidder of the bid documents.
- Contract is lump sum without any holds or allowances for undefined scope.
- No opportunity for input on design or logistics.
- Filed Sub Bidders and trades are all competitively bid.
- Typically a lower initial cost but higher opportunity for change orders during construction.
- Not recommended for an addition renovation project.

Alternatives Review Criteria								 MOUNT VERNON GROUP ARCHITECTS
Mosier Elementary School	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6	Alt #7	
South Hadley, MA	Code Upgrade & Repairs	Add/Reno Mosier Site	Add/Reno Mosier Site	New Const. Mosier Site	New Const. Mosier Site	New Const. Smith MS Site	New Const. Smith MS Site	
Project - 02025.23								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								
Appropriate 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								

Alternatives Review Criteria



Mosier Elementary School

South Hadley, MA

Project - 02025.23

Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6	Alt #7
Code Upgrade & Repairs	Add/Reno Mosier Site	Add/Reno Mosier Site	New Const. Mosier Site	New Const. Mosier Site	New Const. Smith MS Site	New Const. 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

Alternatives Review Criteria (Summary)



Mosier E.S. South Hadley, MA Project - 02025.23	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6	Alt #7
	Code Upgrade & Repairs	Add/Reno Mosier Site	Add/Reno Mosier Site	New Const. Mosier Site	New Const. Mosier Site	New Const. Smith MS Site	New Const. Smith MS Site
Category							
SOI Requirements							
Floor Plan Layout							
Site Plan Layout							
Construction Impact							
Cost Impact							
Overall Average Score							



Existing Conditions Overall Review

- Overcrowding Concerns
- Lack of Support Spaces and Adjacencies
- Deteriorating MEP Systems
- Inefficient Building Envelope
- Non-ADA Compliance



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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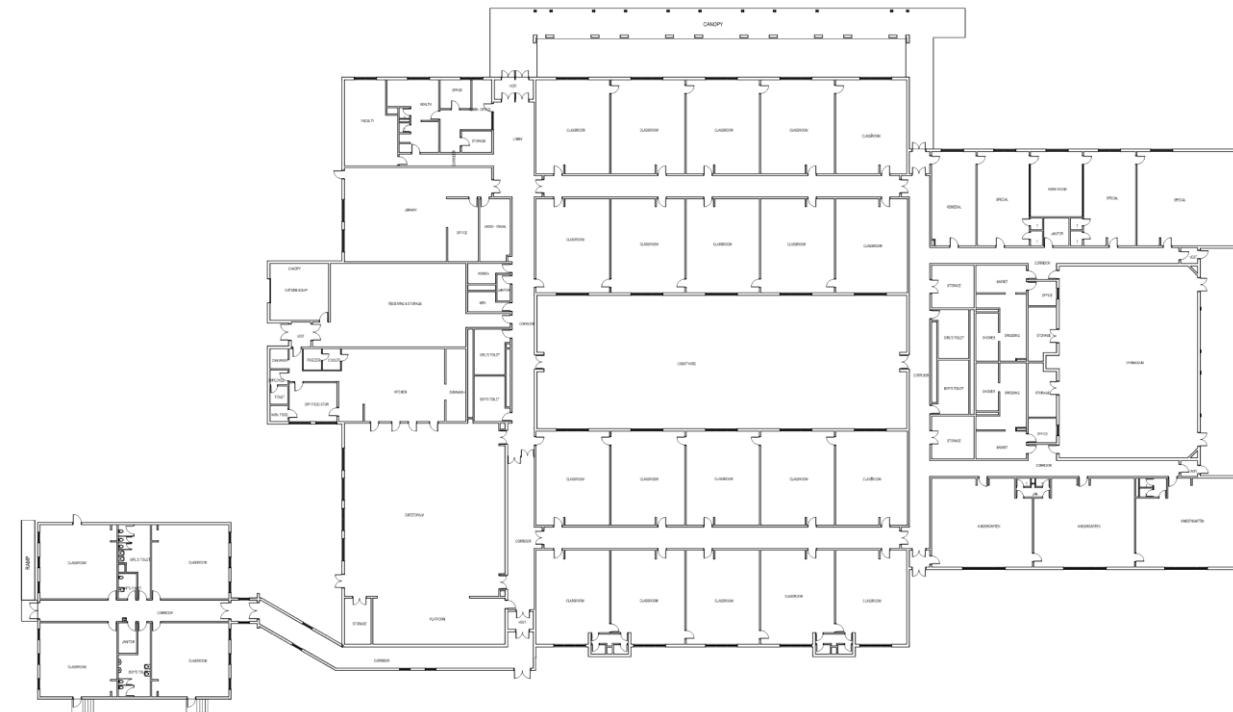


Mosier Elementary School Site Plan

- 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





Mosier Elementary School Site Plan

- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Provides Secure Play Areas
- Reduction in Play Areas

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





Mosier Elementary School Site

- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Separate Parent Drop-off
- Central parking for Play 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 Education Delivery



ALTERNATIVE #4

Grade Configuration - 2,3,4
New Construction
Building Total GSF - 79,100





Mosier Elementary School Site

- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Separate Parent Drop-off
- Central parking for Play 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 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

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 #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

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 #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				



Financial Update

BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL: \$2,069,465 \$1,239,377 60% \$427,163 34%

Cost Code	Cost Code Type	Cost Code Category	Budget	Committed / Approved	% Committed	Spent	% Spent
[0001-0000 - CPM - 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%	\$264,000.00	33%
[0003-0000 - Environmental & Site]	Owner Cost	Base_Contract	\$400,000.00	\$103,037.00	26%	\$52,013.60	50%
[0004-0000 - Other]	Owner Cost	Base_Contract	\$519,465.00	\$500.00	0%	\$739.57	14%

PAY APP REPORT

TOTAL: \$78,430.00 \$0.00 \$78,430.00

Payment Application	[Firm / PO# / CO#] [Sub Category - Cost Code]	Invoice Number	Invoice Date	Invoice Amount	Retainage	Pay This Amount
Pay App 8	[Skanska / 0001-0000] [0001-0000 - CPM - Feasibility Study]	9	1/7/2026	\$5,280.00	\$0.00	\$5,280.00
Pay App 8	[Mount Vernon Group / 0003-0003] [0003-0000 - Environmental & Site]	5	12/15/2025	\$7,150.00	\$0.00	\$7,150.00
Pay App 8	[Mount Vernon Group / 0002-0000] [0002-0000 - A&E - Feasibility Study]	6	12/24/2025	\$66,000.00	\$0.00	\$66,000.00



SHES Communications Subcommittee Updates

1/14/26 SBC Meeting

December 11 Community Meeting Recap Sheet & FAQ's Update

- Recap summary to be sent to project email destitution, superintended newsletter, and town channels
- FAQ's from meeting included, additional to be added to the project website

Recommendation for a Community Meeting in Early February

- Date Options:

- 2/3
- 2/5
- 2/12

Advertisement and print materials: \$450 total fund request (\$250 ad in *The Reminder*; \$150 for printed materials).

South Hadley Elementary School Building Project Community Meeting Recap December 11, 2025

The South Hadley Elementary School Building Committee hosted a Community Meeting on December 11, 2025 to share updates on the South Hadley Elementary School Project and hear questions from the community. The meeting included a tour of the existing Mosier Elementary School, followed by a presentation reviewing the project's partnership with the Massachusetts School Building Authority, the educational vision guiding the work, existing building conditions, and preliminary design options under consideration. Approximately 40 community members attended in person, with an additional 15 participating virtually via Zoom.

[Scan the QR code to access the project website!](#)



Community members are encouraged to visit the [project website](#) to view the meeting recording, review the presentation, and read the full FAQ.

Community Questions & Answers

Below is a summary of key questions raised at the meeting, along with responses from the project team.

Why is the district considering a larger elementary school (Grades 1–5) instead of smaller (2–4) or separate buildings?

The district is evaluating a Grades 1–5 configuration for the Mosier Elementary

School project in addition to the current Grades 2–4 model. Fifth grade is still considered developmentally elementary, and this configuration aligns with current educational practice in many districts. A Grades 1–5 elementary school can be designed with smaller, grade-level “neighborhoods” that support age-appropriate learning while allowing for shared resources. This approach can improve operational efficiency and support long-term cost effectiveness while maintaining a strong sense of community within the school.

How does the proposed design support smaller learning communities within a larger building?

The proposed designs organize students into grade-level “neighborhoods,” allowing students to remain grouped with peers of the same age. Each neighborhood functions as a smaller learning community within the larger school, while shared spaces such as the media center, music rooms, and specialized classrooms are centrally located and used by all grades. Many communities use this neighborhood-based model, including South Hadley’s Skala School. Other recently constructed schools that incorporate similar neighborhood layouts include Mountain View School in Easthampton and Barrie Brook Elementary School in Ludlow. These designs help maintain a sense of community while supporting efficient use of shared resources.

Does combining grades into one building reflect best practices?

Yes. Many communities now use models that bring multiple elementary grade levels together in a single building while

What type of vote would approve the project, and when?

The project would require approval through a Special Town Vote, anticipated in winter 2027. This would be a debt exclusion vote, allowing the Town to borrow funds for the project and temporarily exclude the associated debt from Proposition 2½ limits for the duration of the bond.

How can residents provide feedback and stay involved?

Community feedback is essential. Residents are encouraged to:

- Visit the project website to review materials and updates
- Sign up for project email notifications
- Attend future community forums
- Participate in School Building Committee meetings during public comment periods

This is a multi-year project, and community input will continue to inform decision-making throughout the process.



[Scan the QR code to access the project website!](#)

Community members are encouraged to visit the [project website](#) to view the meeting recording,

review the presentation, and read the FAQ.

Email: shbuilds@shschools.com

Facebook: [@SouthHadleySchools](https://www.facebook.com/SouthHadleySchools)



SKANSKA

MSBA-approved enrollment figures include approximately 360 students for Grades 2–4 and approximately 590 students for Grades 1–5. These figures determine the maximum school size eligible for reimbursement.

Project Website Analytics Report

Start Date	End Date	Total Views	% Change vs Prior	Home Views	Engaged Sessions %	High-Traffic Dates	Notes
2025-06-01	2025-08-21	2070		733	61.00%	Jun 13, Jun 22, Jul 6, Jul 13, Aug 12	62% growth vs July; 404 links need audit; Meet the Team is a trust-builder
2025-08-22	2025-09-30	1338	-35.40%	468	53.00%	Late Aug, Mid Sep	Traffic normalized post-summer; slight
2025-10-01	2025-11-10	630	-52.90%	408	51.00%	Oct 21 – Nov 6	Spike during community meeting promotions
2025-11-11	2025-12-09	416	-33.97%	208	50.30%	Late Nov, Early Dec	Holiday-period traffic dip; Home and Meet the Team remain top pages
2025-12-10	2026-01-14	424	1.92%	236	59.80%	Mid Dec, Early Jan	Slight rebound in engagement; steady interest during winter period

Website Analytics Summary:

- Website activity remains steady, with **4,800+ total views since launch** and consistent baseline traffic between outreach efforts.
- Community meeting promotion continues to drive peak traffic**, with the strongest spike following the October meeting and smaller increases tied to ongoing updates.
- Engagement remains strong**, with **50–60% of sessions actively engaged** and the **Home** and **Meet the Team** pages receiving the most views and longest visit durations.
- A **seasonal dip in late November and December** was followed by a **modest rebound in early January**, indicating sustained community interest.

Next report will highlight engagement trends tied to December outreach and early 2026 activity.

Email Distribution Growth Summary:

- The project email list has grown to 39 subscribers, with over **80 percent** joining since October.
- Signups increased significantly following community meetings and outreach efforts.
- January recorded the highest monthly growth, indicating sustained interest beyond major events – potential increase due to Tax Bill Inserts.



Thank You

