

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

December 10, 2025



MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 – Preliminary Design Program (PDP) SubmittalMOUNT VERNON GROUP
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Narrative	
Site plan	
Floor Plans	
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Narrative	
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Alternative #6, Grades 2-4

Mosier Elementary School South Hadley, MA	EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS
CORE ACADEMIC			0
(List rooms of different sizes separately)			
Kindergarten Classroom with Toilet			0
General Classroom (Grades 1-6)			0
Science, Technology, Engineering (STE) Room (Grades 3-6) (if applicable)			0
STE Storage Room (if applicable)			0
Academic Coaches			0
[Enter room type here]			0
SPECIAL EDUCATION			0
(List rooms of different sizes separately)			
Self-Contained Special Education Classroom			0
Self-Contained Special Education Toilet Room			0
Resource Room			0
Small Group Room			0
Educational Team Leader			0
Sped Conference			0
OT/PT			0
PT			0
Speech			0
Psychologist			0
School Adjustment Counselor			0
BCBA			0
Multi Language Learners			0
Sensory			0
De-escalation			0
			0
Public Day Education Spaces (List rooms separately below)			
[Enter room type here]			0
[Enter room type here]			0
Collaborative Program Spaces (List rooms separately below)			
[Enter room type here]			0
[Enter room type here]			0
ART & MUSIC			0
Art Classroom (25 seats)			0
Art Workroom with Storage and Kiln			0
Music Classroom / Large Group (25-50 seats)			0
Music Practice / Ensemble			0

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS
		0			18,200			18,200
		0			0	0	0	0
		0	1,000	18	18,000	1,000	18	18,000
		0	1,080	0	0	1,080	0	0
		0	120	0	0	120	0	0
		0	200	1	200	200	1	200
		0			0	0	0	0
		0						
		0			11,430			11,430
		0	1,000	3	3,000	1,000	3	3,000
		0	60	3	180	60	3	180
		0	500	3	1,500	500	3	1,500
		0	500	6	3,000	500	6	3,000
		0	150	1	150	150	1	150
		0	250	1	250	250	1	250
		0	350	1	350	350	1	350
		0	750	1	750	750	1	750
		0	500	1	500	500	1	500
		0	150	1	150	150	1	150
		0	150	1	150	150	1	150
		0	500	1	500	500	1	500
		0	500	1	500	500	1	500
		0	100	3	300	100	3	300
		0						
		0			0	0	0	0
		0			0	0	0	0
		0						
		0			0	0	0	0
		0			0	0	0	0
		0						
		0			2,500			2,500
		0	1,000	1	1,000	1,000	1	1,000
		0	150	1	150	150	1	150
		0	1,200	1	1,200	1,200	1	1,200
		0	75	2	150	75	2	150

VARIATION TO MSBA GUIDELINES		
ROOM NFA ¹	# OF ROOMS	AREA TOTALS
		3,000
-1,200	0	
50	2	2,800
0	0	
0	0	
200	1	200
0	0	
		6,900
50	0	150
0	0	
0	1	50
0	5	2,500
150	1	150
250	1	250
350	1	350
750	1	750
500	1	500
150	1	150
150	1	150
150	1	150
500	1	500
500	1	500
100	3	300
0	0	
0	0	
0	0	
0	0	
0	0	
0	0	
0	0	
0	0	

[illegible]

Alternative #7, Grades 1-5

Mosier Elementary School South Hadley, MA		EXISTING CONDITIONS		
ROOM TYPE	ROOM NFA ¹	# OF ROOMS	AREA TOTALS	
OTHER			0	
(List rooms separately below)				
Pre-Kindergarten Classroom with Toilet (if applicable)				
Parent				
Mothers				
[Enter room type here]				
[Enter room type here]				
[Enter room type here]				
Total Building Net Floor Area (NFA)			0	
Proposed Student Capacity / Enrollment				
NON-PROGRAMMED SPACES				
Other Occupied Rooms (List rooms separately below)				
[Enter room type here]				
[Enter room type here]				
[Enter room type here]				
[Enter room type here]				
[Enter room type here]				
Unoccupied MEP / FP Spaces				
Unoccupied Closets, Supply Rooms, and Storage Rooms				
Toilet Rooms				
Circulation (corridors, stairs, ramps and elevators)				
Remaining ²				
	7			
Total Building Gross Floor Area (GFA) ³				
Grossing Factor (GFA / NFA)			#DIV/0!	

PROPOSED PROGRAM								
EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL		
ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS	ROOM NFA¹	# OF ROOMS	AREA TOTALS
		0			700			700
		0			0			0
		0	600	1	600	600	1	600
		0	100	1	100	100	1	100
		0			0			0
		0			0			0
		0			0			0
		0			0			0
		0			0			0
		0			0			0
		0			0			0
		0			0			0
		0			0			0
		0			0			0
	% of GFA	0		% of GFA	39,910		% of GFA	39,910
-	#DIV/0!		-	0.0%		-	0.0%	
-	#DIV/0!		-	0.0%		-	0.0%	
-	#DIV/0!		-	0.0%		-	0.0%	
-	#DIV/0!		-	0.0%		-	0.0%	
-	#DIV/0!		-	0.0%		-	0.0%	
-	#DIV/0!		-	0.0%		-	0.0%	
-	#DIV/0!		-	0.0%		-	0.0%	
-	#DIV/0!		-	0.0%		-	0.0%	
-	#DIV/0!	0	-	33.5%	39,910	-	33.5%	39,910
		0			119,000			119,000
	#DIV/0!				1.50			1.50

[illegible]

MSBA GUIDELINES (DO NOT MODIFY)			
(Refer to Educational Facility Planning for additional information)			
ROOM NFA ¹	# OF ROOMS	AREA TOTALS	COMMENTS
		0	
1,200	0	-	1,100 NSF (minimum size) - 1,300 NSF (maximum size)
		58,579	Total Building Net Floor Area (NFA)
# of Grades	5	590	Total Enrollment (Enter Design Enrollment)
K	0	0	Kindergarten Enrollment
Grade 1	1	236	Lower Elementary School Enrollment (Grades 1-2)
Grade 2	1	354	Upper Elementary School Enrollment (Grades 3-6)
Grade 3	1		
Grade 4	1		
Grade 5	1		
Grade 6	0		
			Complete this category with Schematic Design Submittal
		86,238	Total Building Gross Floor Area (GFA) ²
		1.47	Grossing Factor (GFA / NFA)



MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

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There are unit ventilators under each window unit location and in close proximity to the ground thereby open to pollutants and moisture exposure. The caulking around the unit ventilators is deteriorating and creating gaps allowing weather infiltration to the inside.



Typical Unit Ventilator



Missing Caulk

The painted metal exterior doors are in rough condition and showing signs of deterioration along the bottom in several locations. Most door locations are flush to grade to meet accessibility requirements. The glazing in the doors does not appear to have any insulative value for energy efficiency, nor do they appear to offer extensive security protection similar to that of security glazing. Not all of the exterior doors have the appropriate hardware to meet the accessibility code requirements.



Typical Door Deterioration



Glazed Exterior Door

The egress fiberglass doors at the gym which lead to the play area(s) do not have exterior hardware, likely for security purposes. However, this would be a good location for some type of access control system for ease of getting back into the building from recess. The only

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GREEN MEADOW ELEMENTARY SCHOOL FEASIBILITY STUDY

5 Tiger Drive, Maynard, MA

Module 3 – Preliminary Design Program (PDP) Submittal

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Picture 7: Classroom Unit Ventilator Serving Cafetorium

Gymnasium: The gymnasium is served by two heating and ventilating units mounted high on either side of the gymnasium with hot water heating coils and ductwork routed over to louvers located on the exterior of the building. It appears that these units are in fair condition and provide ventilation air and provide heating to the gymnasium. Return ductwork is routed down to the floor level with return air registers. It appears that these are controlled by the automatic building temperature control system with wall mounted sensors.

Based on existing drawings, it appears that these were replaced back in 2002 as part of the renovation project.



Picture 8: Typical Hot Water Air Handling Unit serving Gymnasium with Floor Mounted Return Register

Classrooms: Each classroom is typically provided with wall mounted vertical discharge classroom unit ventilators located along the exterior wall. Each unit ventilator is provided with the intake louver for fresh

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LEED v4 for BD+C: Schools Project Checklist

D C N D: Design / C: Construction / N: Not Pursued

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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- Existing Mosier Elementary School Site

- Does Not Address Parking & Pedestrian Access
- Does Not Address Site Circulation
- Continued Site Maintenance

(e) Nature Walk

(e) So Hadley ES



0' 200' 400'

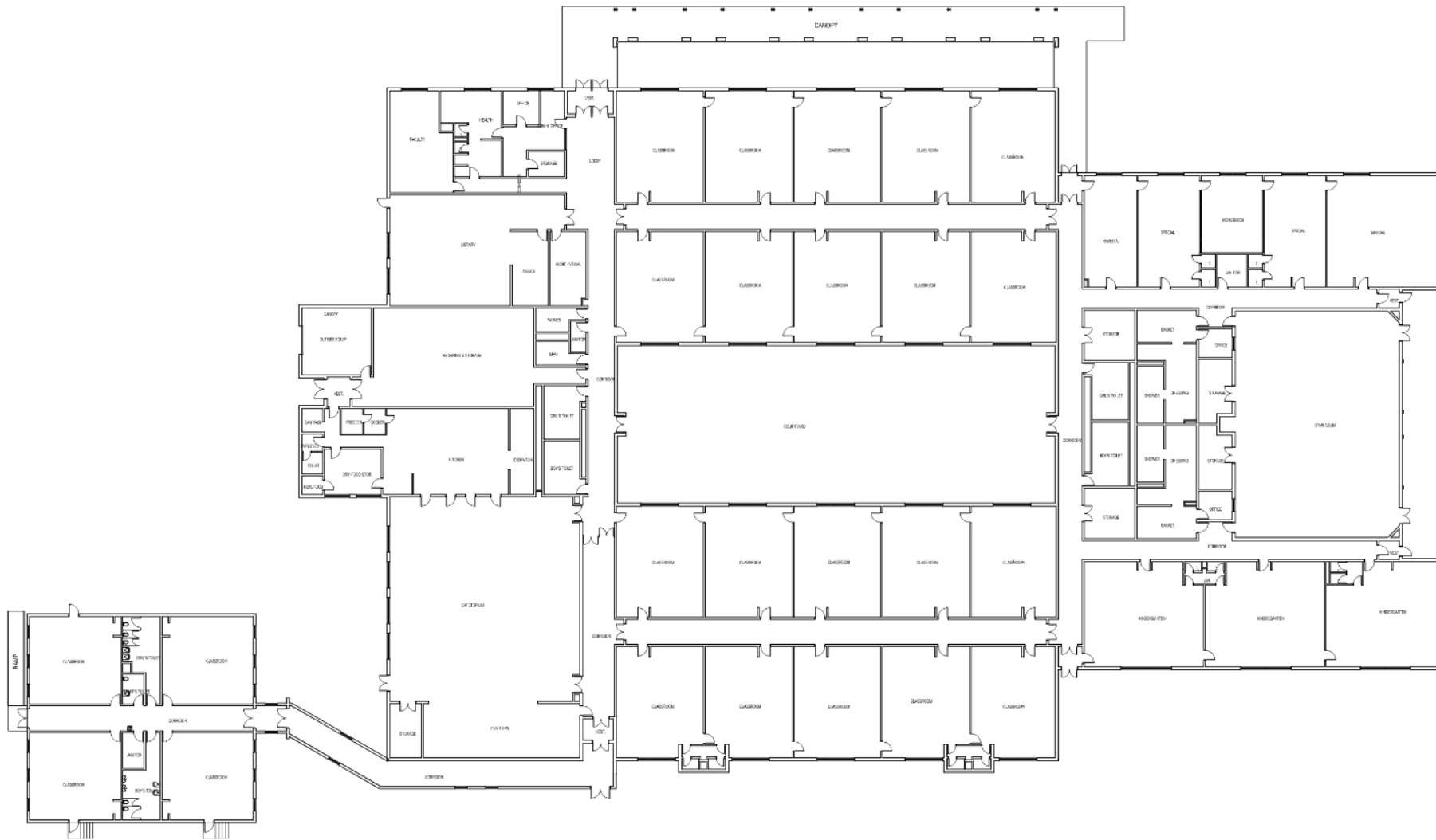
SCALE

SITE PLAN: ALT-1 101 Mosier St, South Hadley MA



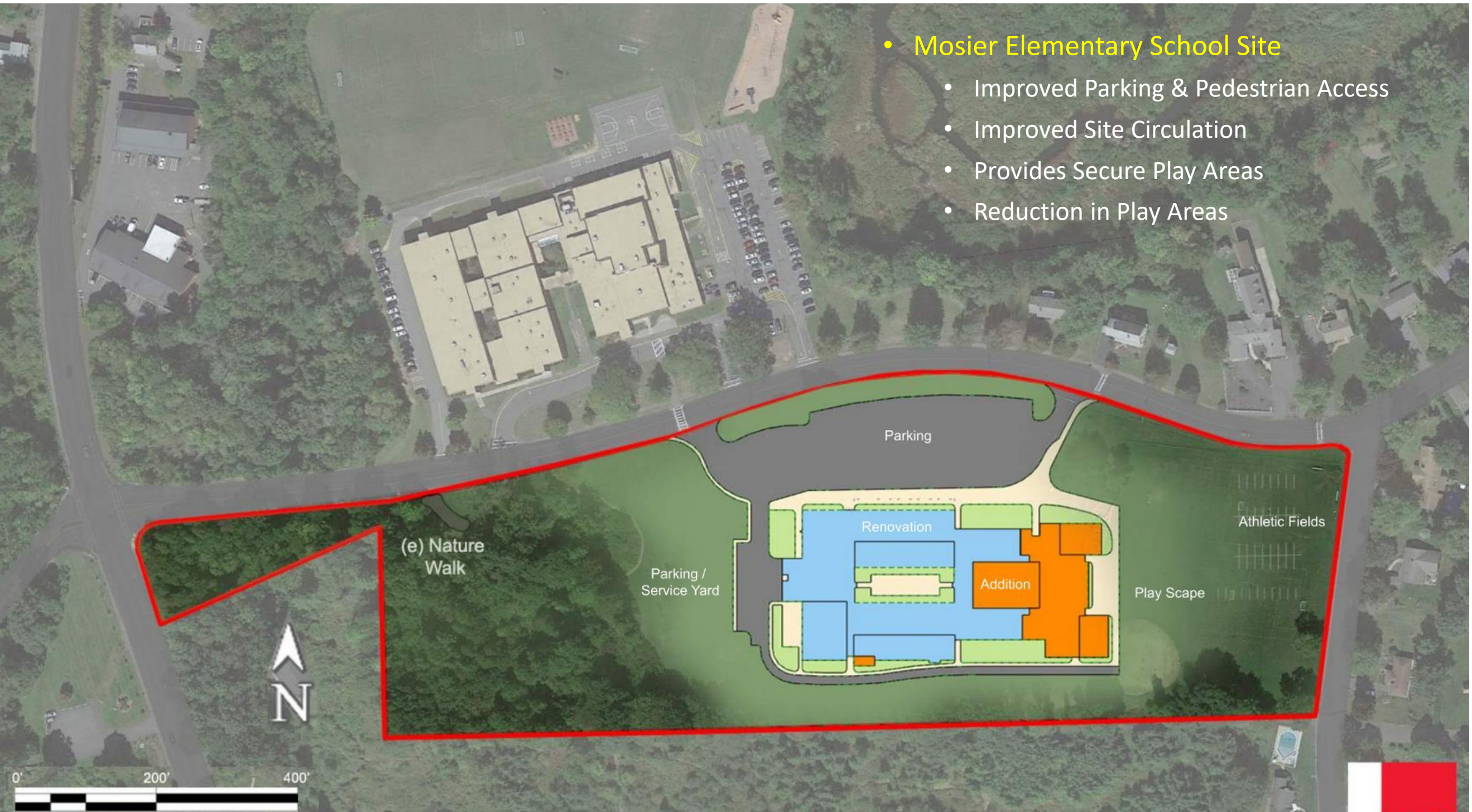
Alternative 1 – Code Upgrades / Repairs

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



- **Mosier Elementary School Site**

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



SITE PLAN: ALT-2 101 Mosier St, South Hadley MA

SOUTH HADLEY PUBLIC SCHOOLS

Building Total GSF - 76,025 sf

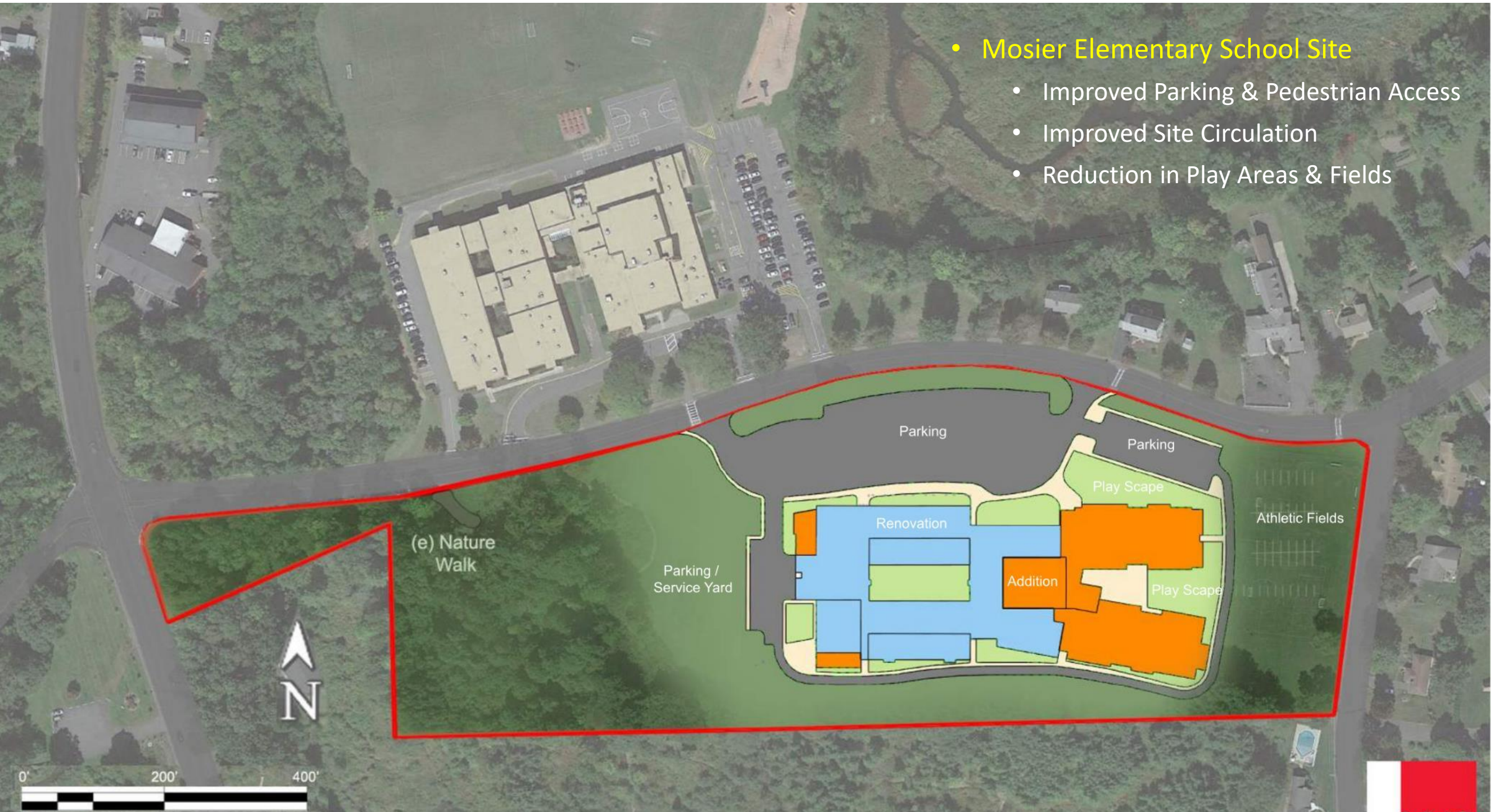


- Addresses Overcrowding
- Addresses Most of the Education Plan Req'ts
- Provides Support Spaces / Adjacencies
- Improves Interior Environment
- Interruption of Education Delivery
- Phasing / Swing Space May be Required

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- NON PROGRAMMED SPACES
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

- **Mosier Elementary School Site**

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



SITE PLAN: ALT-3 101 Mosier St, South Hadley MA

SOUTH HADLEY MOSIER SCHOOL

Module 3 : PRELIMINARY DESIGN PROPOSAL (PDP)

SOUTH HADLEY PUBLIC SCHOOLS

ALTERNATIVE 3 - 1ST FLOOR

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

Addition / Renovation

Building Total GSF - 117,625 SF



Alternative 3 – Addition / Renovation

- Mosier Elementary School Site
 - Addresses Overcrowding
 - Addresses Most of the Education Plan Req'ts
 - Provides Support Spaces / Adjacencies
 - Improves Interior Environment
 - Interruption of Education Delivery
 - Some Phasing Required

MSBA CATEGORIES

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTENANCE
- NON PROGRAMMED SPACES
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

SOUTH HADLEY MOSIER SCHOOL

Module 3 : PRELIMINARY DESIGN PROPOSAL (PDP)

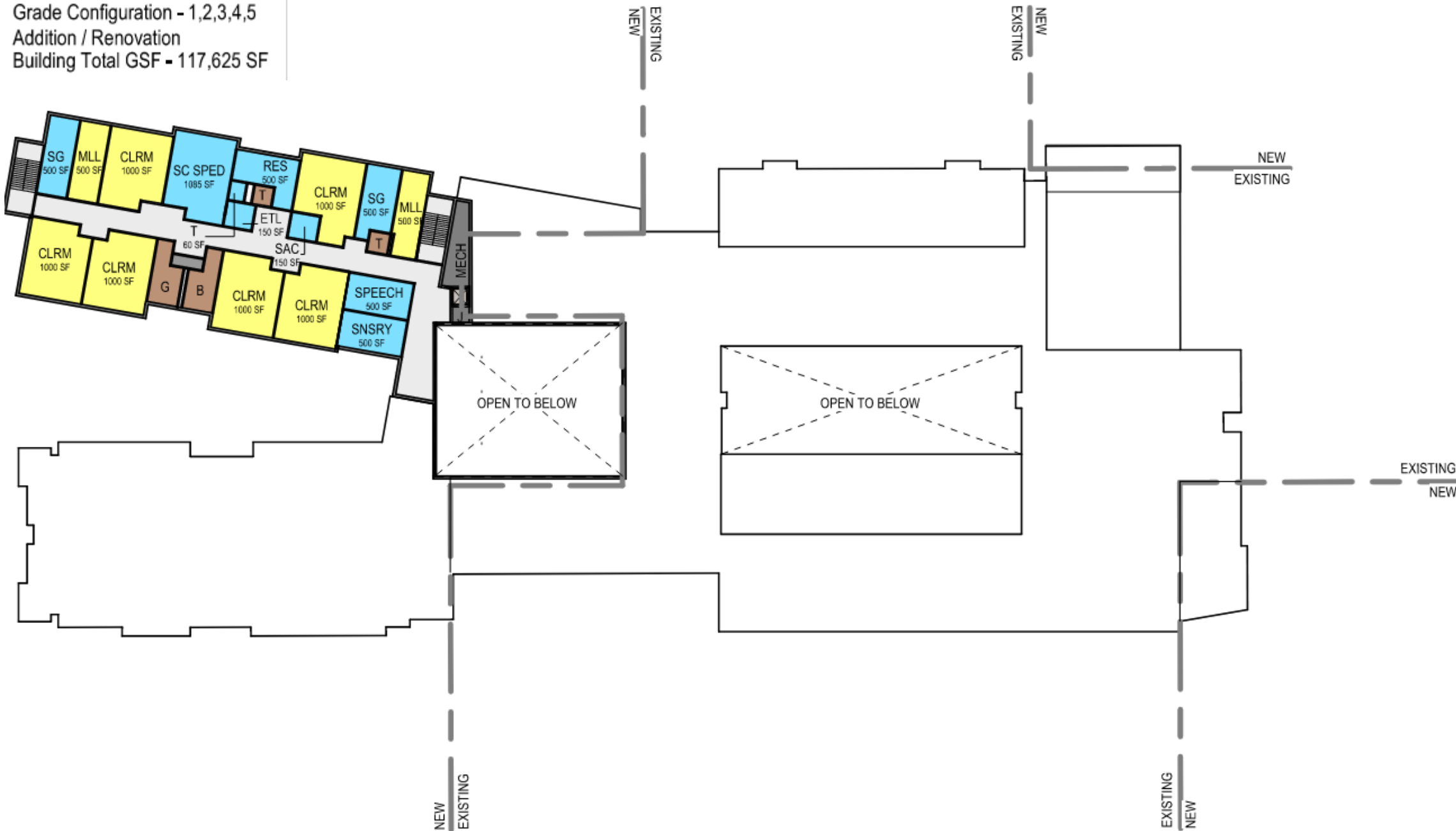
SOUTH HADLEY PUBLIC SCHOOLS

ALTERNATIVE 3 - 1ST FLOOR

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

Addition / Renovation

Building Total GSF - 117,625 SF



MSBA CATEGORIES

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- NON PROGRAMMED SPACES
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

- **Mosier Elementary School Site**

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



SITE PLAN: ALT-4 101 Mosier St, South Hadley MA

SOUTH HADLEY PUBLIC SCHOOLS

Building Total GSF - 79,100



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

SOUTH HADLEY MOSIER SCHOOL

Module 3 : PRELIMINARY DESIGN PROPOSAL (PDP)

SOUTH HADLEY PUBLIC SCHOOLS

ALTERNATIVE #4 -1ST FLOOR

Grade Configuration - 2,3,4

New Construction

Building Total GSF - 79,100



MSBA CATEGORIES

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- NON PROGRAMMED SPACES
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

- Mosier Elementary School Site

- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Central parking for Play Fields



SOUTH HADLEY MOSIER SCHOOL

Module 3 : PRELIMINARY DESIGN PROPOSAL (PDP)

SOUTH HADLEY PUBLIC SCHOOLS

ALTERNATIVE #5 -1ST FLOOR

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

New Construction

Building Total GSF - 119,000



Alternative 5 – New Construction

- Mosier Elementary School Site
 - Addresses Overcrowding
 - Addresses Education Plan Req'ts
 - Provides Support Spaces / Adjacencies
 - Improves Interior Environment
 - No Interruption of Education Delivery

MSBA CATEGORIES

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTENANCE
- NON PROGRAMMED SPACES
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION



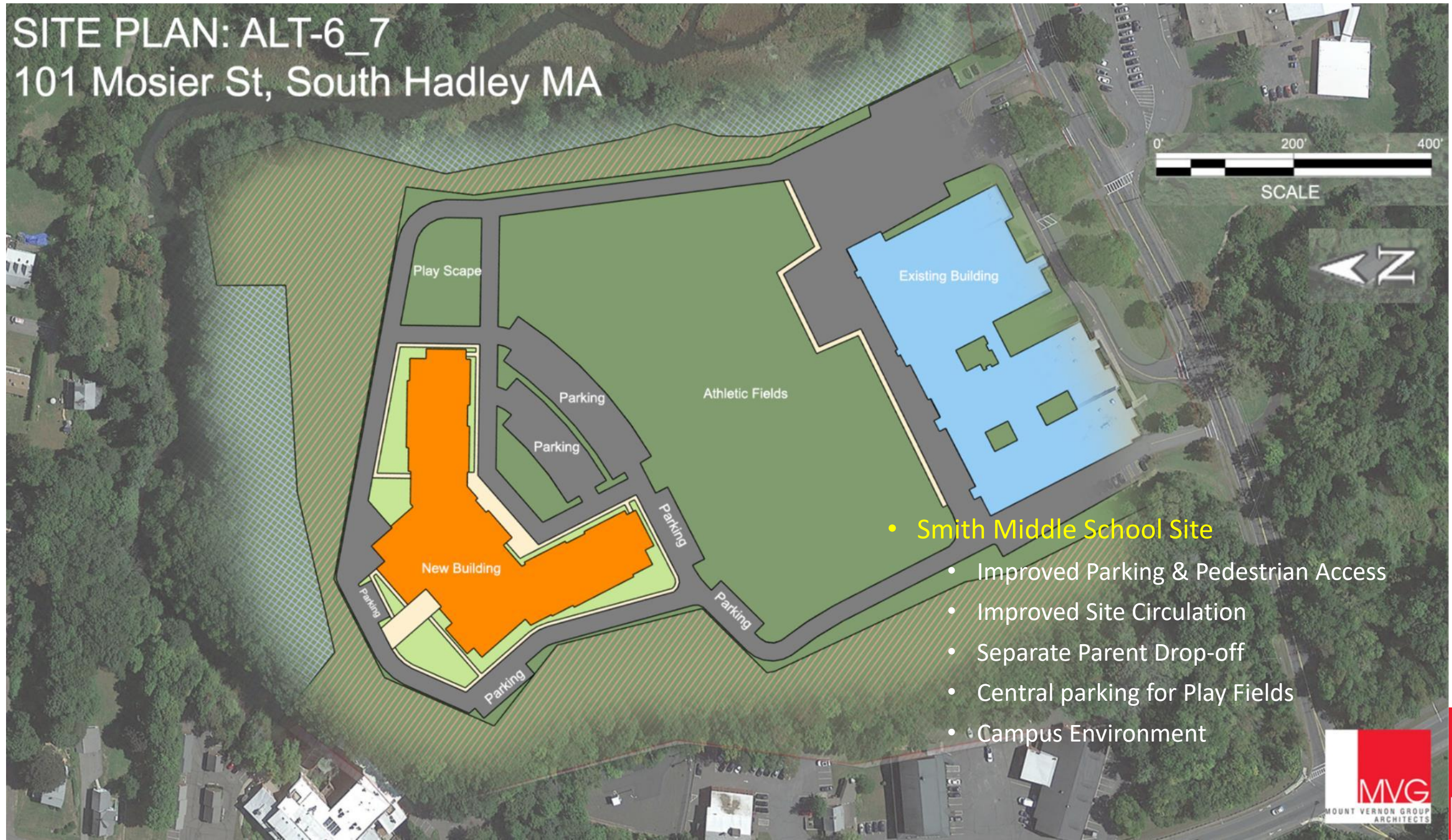
SOUTH HADLEY PUBLIC SCHOOLS

Building Total GSF - 119,000



SITE PLAN: ALT-6_7

101 Mosier St, South Hadley MA



- **Smith Middle School Site**

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

SOUTH HADLEY PUBLIC SCHOOLS

Building Total GSF - 81,431



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

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- NON PROGRAMMED SPACES
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

SOUTH HADLEY MOSIER SCHOOL

Module 3 : PRELIMINARY DESIGN PROPOSAL (PDP)

SOUTH HADLEY PUBLIC SCHOOLS

ALTERNATIVE #6 -2nd FLOOR

Grade Configuration - 2,3,4

New Construction

Building Total GSF - 81,431



SITE PLAN: ALT-6_7

101 Mosier St, South Hadley MA



- **Smith Middle School Site**

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

SOUTH HADLEY PUBLIC SCHOOLS

Building Total GSF - 119,000



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

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- NON PROGRAMMED SPACES
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

SOUTH HADLEY MOSIER SCHOOL

Module 3 : PRELIMINARY DESIGN PROPOSAL (PDP)

SOUTH HADLEY PUBLIC SCHOOLS

ALTERNATIVE #7 - 2ND LEVEL

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

New Construction

Building Total GSF - 119,000



Alternative 7 – New Construction

- Smith Middle School Site
 - Addresses Overcrowding
 - Addresses Education Plan Req'ts
 - Provides Support Spaces / Adjacencies
 - Improves Interior Environment
 - Creates Campus Environment
 - No Interruption of Education Delivery

MSBA CATEGORIES

	CORE ACADEMIC
	SPECIAL EDUCATION
	ART/MUSIC/VOCATION
	MEDIA CENTER
	HEALTH AND PYS. ED.
	DINING AND FOOD SERVICE
	ADMIN/GUIDANCE
	MEDICAL
	CUSTODIAL AND MAINTENANCE
	NON PROGRAMMED SPACES
	TOILETS
	UNOCCUPIED MEP
	UNOCCUPIED STORAGE
	CIRCULATION

SOUTH HADLEY MOSIER SCHOOL

Module 3 : PRELIMINARY DESIGN PROPOSAL (PDP)

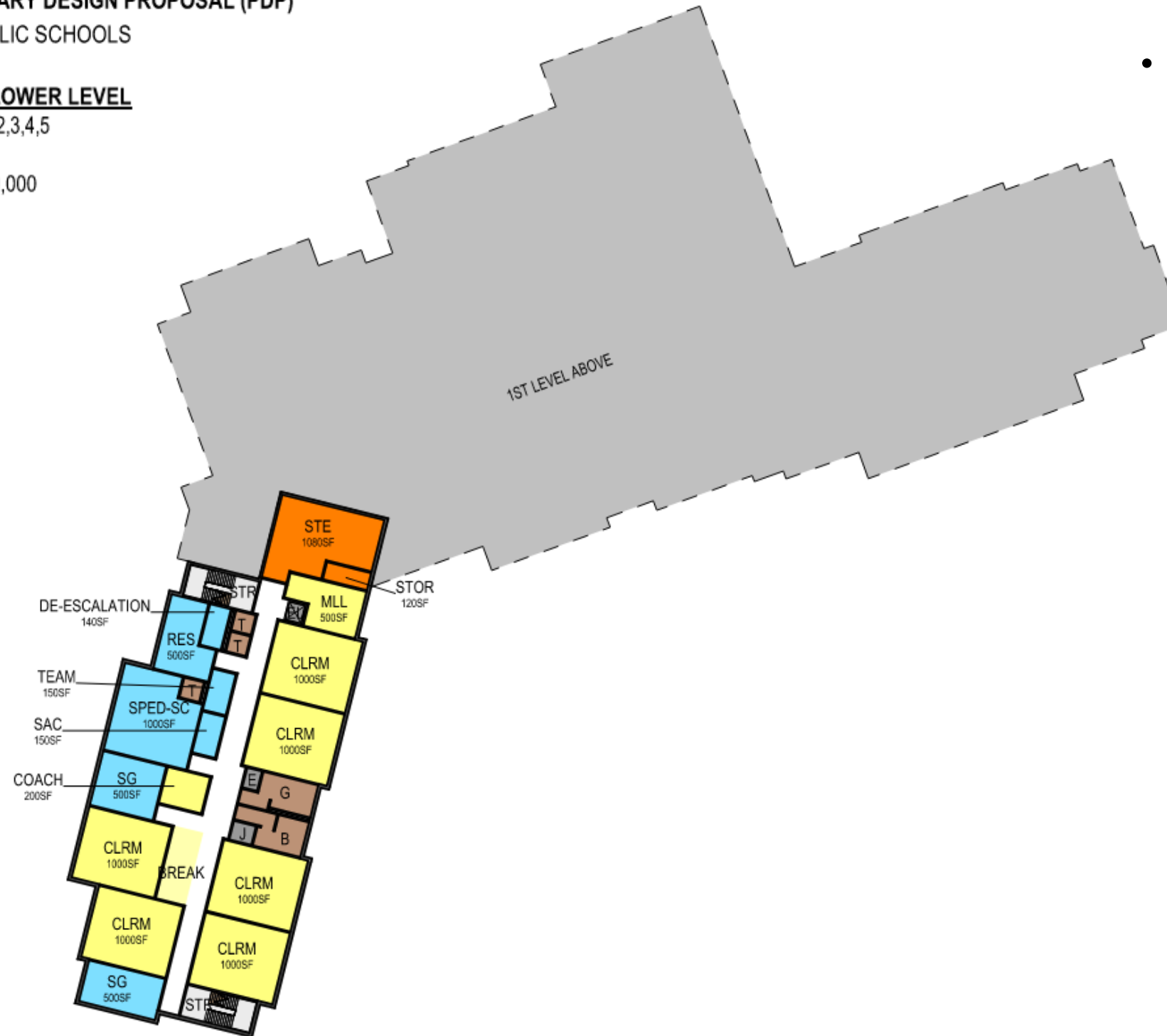
SOUTH HADLEY PUBLIC SCHOOLS

ALTERNATIVE #7 - LOWER LEVEL

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

New Construction

Building Total GSF : 119,000



Alternative 7 – New Construction

- Smith Middle School Site
 - Addresses Overcrowding
 - Addresses Education Plan Req'ts
 - Provides Support Spaces / Adjacencies
 - Improves Interior Environment
 - Creates Campus Environment
 - No Interruption of Education Delivery

MSBA CATEGORIES

	CORE ACADEMIC
	SPECIAL EDUCATION
	ART/MUSIC/VOCATION
	MEDIA CENTER
	HEALTH AND PYS. ED.
	DINING AND FOOD SERVICE
	ADMIN/GUIDANCE
	MEDICAL
	CUSTODIAL AND MAINTENANCE
	NON PROGRAMMED SPACES
	TOILETS
	UNOCCUPIED MEP
	UNOCCUPIED STORAGE
	CIRCULATION

Mosier ES Project - Preliminary Design Pricing Table

= Formula do not edit

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (\$*/SF)	Square Feet of New Construction (\$*/SF)	Site, Building Takedown, Haz Mat Etc. (\$*)	Estimated Total Construction** (\$*)	Estimated Total Project Costs (\$)
Option #1 Code Upgrades & Basic Repairs	62,237 sf	62,237 sf \$ 367.64 \$/sf	- sf \$ - \$/sf	\$ 19,291,925	\$ 42,172,736 \$ 677.62 \$/sf	\$ 50,607,283
Option #2 Add/Reno - Gr. 2-4 (360 Students)	76,025 sf	50,025 sf \$ 433.15 \$/sf	26,000 sf \$ 500.15 \$/sf	\$ 32,188,551	\$ 66,860,780 \$ 879.46 \$/sf	\$ 80,232,936
Option #3 Add/Reno - Gr. 1-5 (590 Students)	117,625 sf	51,620 sf \$ 428.04 \$/sf	66,005 sf \$ 494.62 \$/sf	\$ 40,548,136	\$ 95,290,954 \$ 810.13 \$/sf	\$ 114,349,145
Option #4 New Const - Gr. 2-4 (360 Students)	73,494 sf	- sf \$ - \$/sf	73,494 sf \$ 539.45 \$/sf	\$ 35,742,560	\$ 75,388,898 \$ 1,025.78 \$/sf	\$ 90,466,678
Option #5 New Const - Gr. 1-5 (590 Students)	119,000 sf	- sf \$ - \$/sf	119,000 sf \$ 512.16 \$/sf	\$ 42,782,898	\$ 103,729,938 \$ 871.68 \$/sf	\$ 124,475,926
Option #6 New Const - Gr. 2-4 (360 Students)	81,431 sf	- sf \$ - \$/sf	81,431 sf \$ 537.44 \$/sf	\$ 33,646,339	\$ 77,410,616 \$ 950.63 \$/sf	\$ 92,892,739
Option #7 New Const - Gr. 1-5 (590 Students)	119,000 sf	- sf \$ - \$/sf	119,000 sf \$ 492.45 \$/sf	\$ 39,819,768	\$ 98,421,318 \$ 827.07 \$/sf	\$ 118,105,582

* Marked Up Construction Costs

** Does not include Construction Contingency

*** District's Preferred Schematic



Alternatives Review Criteria (Revised)

Mosier Elementary School

Southyb Hadley, MA

Project - 02025.23

Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6	Alt #7
Code Upgrade & Repairs	Add/Reno	Add/Reno	New Construction	New Construction	New Construction	New Construction



Comments

MSBA Statement of Interest Priorities

Eliminates severe overcrowding

Long term solution to District needs

Space for additional student enrollment

Floor Plan Layout

Efficient layout / Easy Wayfinding

Classroom neighborhoods

Community use spaces

Spaces for teacher collaboration

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

Crowe Park integration

Construction Impact

Eliminates need for multiple phased construction options

Reduces impact on education disruption during construction

Eliminates need for swing space



Alternatives Review Criteria (Summary)								
Mosier Elementary School	Alt #1	Alt #2	Alt #3	Alt #4	Alt #5	Alt #6	Alt #7	
South Hadley, MA Project - 02025.23	Code Upgrade & Repairs	Add/Reno	Add/Reno	New Construction	New Construction	New Construction	New Construction	
Category								
SOI Requirements								
Floor Plan Layout								
Site Plan Layout								
Construction Impact								
Overall Average Score								



Thank You

