

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

April 29, 2026



Project Update

- Existing Building: Minimum Costs Review - Code Upgrades & Base Repairs
- MSBA Timeline

Mosier Elementary | Alt #1: Costs to Repair Existing Building

PDP Estimate Breakdown: Renovation work includes Code Upgrades & Base Repairs Only.

Individual Repair Projects	Estimated Construction Cost	Comments
HVAC Systems	\$10.2 M	Complete HVAC replacement; includes structural modifications for new equipment.
Power, Lighting, Low Voltage & Security	\$8.6 M	All-new electrical systems including low voltage, security, fire alarm, A/V, etc.; includes selective demo.
Accessibility (MAAB) & Interior Finishes	\$6.3 M	Partitions/door-clearance work, hardware, finishes, lift, casework, signage, toilet accessories and related demo.
Roofing	\$4.3 M	PVC membrane roof, rigid insulation/vapor barrier, hatch/vents, typical specialties, and existing roof demolition.
Plumbing Systems	\$3.8 M	All-new system, including water heaters, fixtures, distribution piping, related slab trenching & repair.
Exterior Masonry / Envelope Repairs	\$2.6 M	Foundation/crack repair, wall backup/insulation, cleaning and repointing.
Windows & Exterior Doors	\$1.3 M	Replacement of existing with new windows, storefronts, caulking, metal/FRP doors, overhead doors. Related demo.
Hazardous Materials Abatement	\$1.1 M	Removal of hazardous building materials
Fire Protection	\$1.0 M	Fire protection / sprinkler system throughout existing building.
Kitchen Equipment	\$0.6 M	50% kitchen equipment replacement allowance.
Site / Utility Repairs	\$0.4 M	Site setup, grade/paving patching, planting allowance, utility inspections/analysis, new electrical service.
Construction Cost Total	~ \$40.2 M	PDP Existing Renovation estimated contract award = \$40,237,186

General Note: Direct grouped repair scope \$23.733M + PDP markups / contingency / escalation \$16.504M = \$40.237M. Markups allocated pro-rata to each individual repair project to reconcile with the PDP total.

MA Architectural Access Board 30% Rule: Required if total cost of work over a 5-year period is ≥ 30% of the assessed value of the building (0.30 x \$2.3M = **\$0.7M**) per 521 CMR 3.3.2

- Sprinkler Systems:**
1. The following items must be coordinated with the local AHJ / Building Commissioner:
 2. If the work area of a project exceeds 50% of the building area, and the building does not already have sprinklers, an automatic sprinkler system is required throughout the building. Per MA Existing Building Code Chapter 904
 3. Buildings >7,500 gross sf (aggregate) with additions or major alterations must be sprinklered throughout. Per M.G.L. c.148 § 26G, 26I.
 4. Sprinkler system required when a building is “substantially rehabilitated so as to constitute the equivalent of new construction” Per M.G.L. c.148 § 26G, 26I.

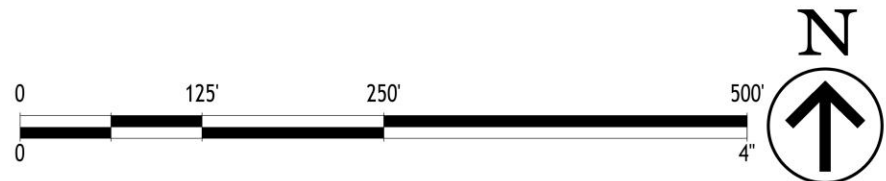
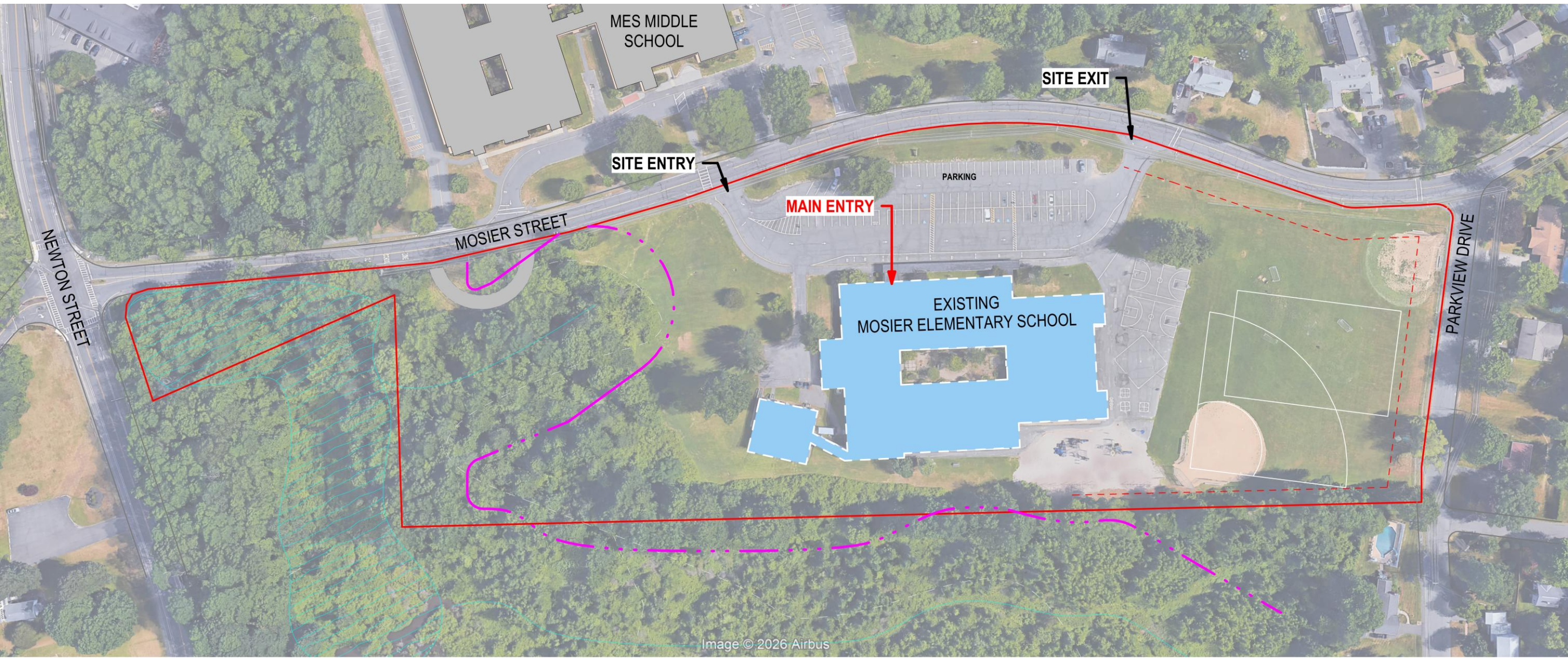


PSR Submission Progress

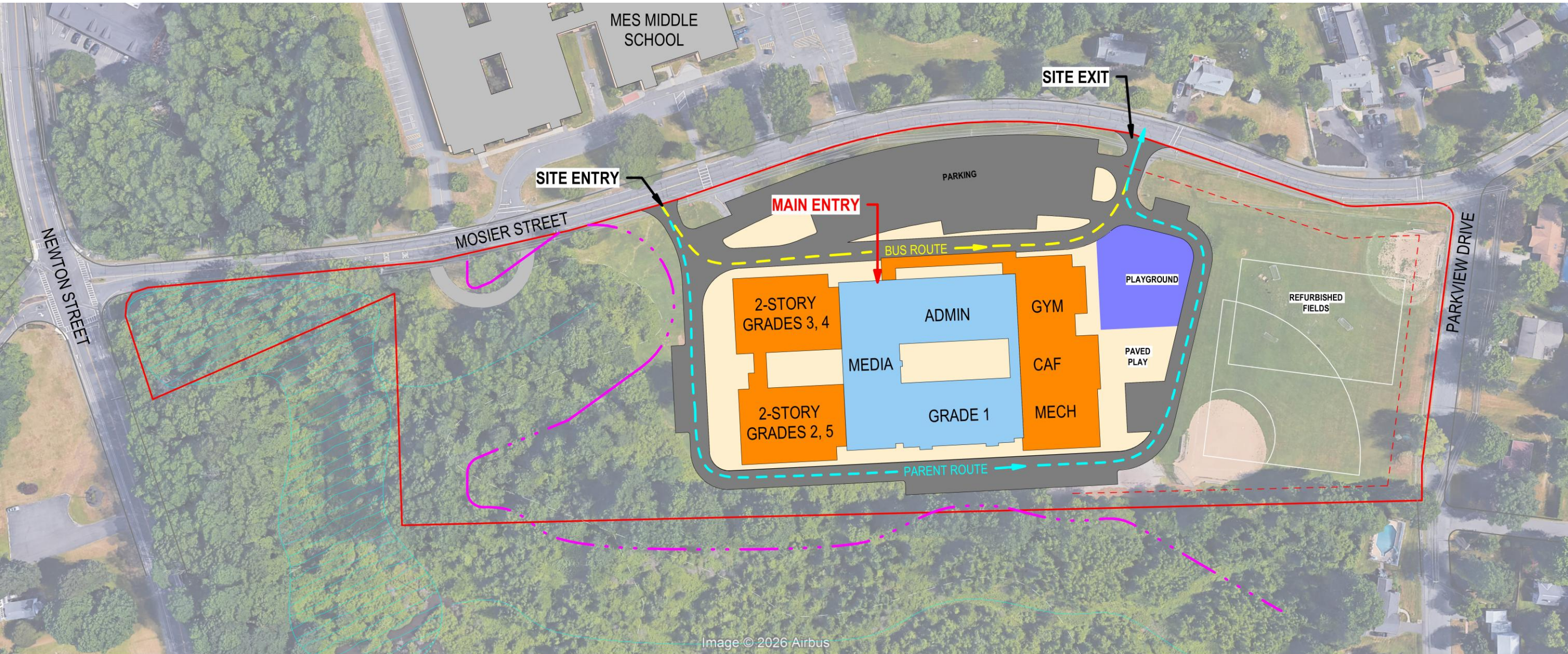
- Site Plans, Floor Plans, and Construction Costs
 - Alt #3 Addition/Renovation
 - Alt #5 New Construction on Existing Fields
 - Alt #8 Mosier-on-Mosier (New Construction)
- Additional Borings Performed – Good News
 - Stable subsurface conditions, reduced settlement values
- Site Survey – Field work complete
- Traffic Study
 - Existing site review and field data collection complete
 - Preferred Solution – SBC to select May 11
- User Group Meetings: Targeting Mid May – Mid June



Existing Site Plan – For Reference

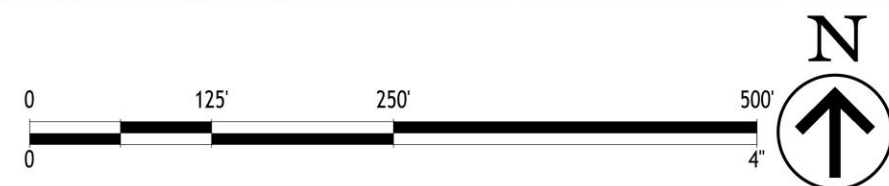


Alt #3 Site Plan



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Alt #3 Construction Cost: \$95.9M



Alt #3 Floor Plans



Alt #3 Construction Cost: \$95.9M



Courtyard Examples



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Courtyard Examples



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Courtyard Examples

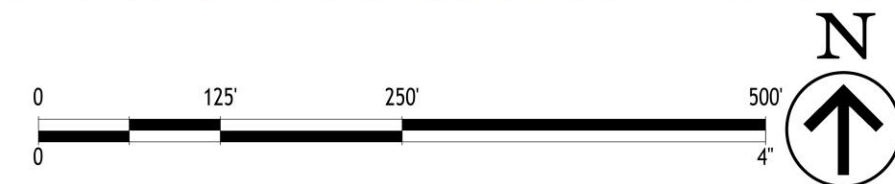
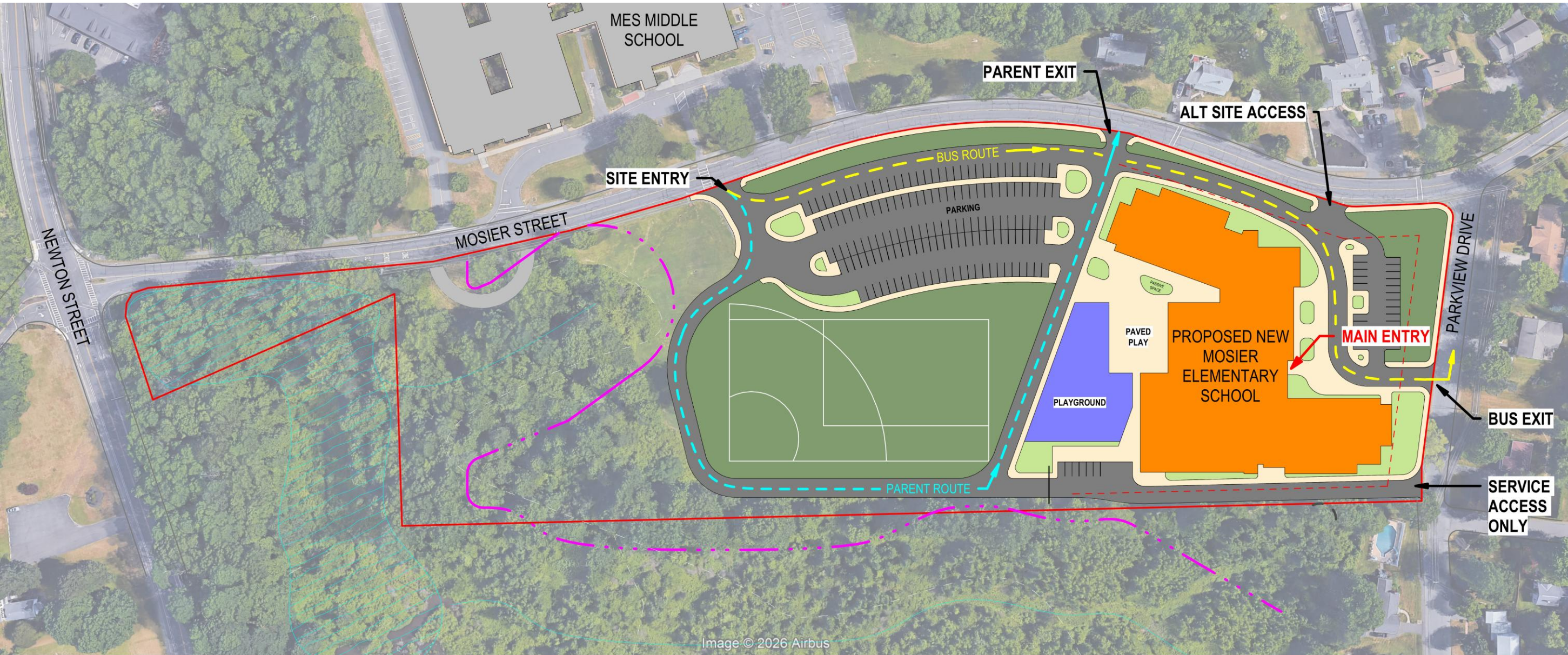


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Holyoke Peck Middle School



Alt #5 Site Plan



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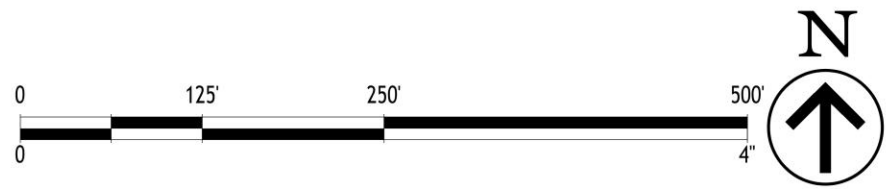
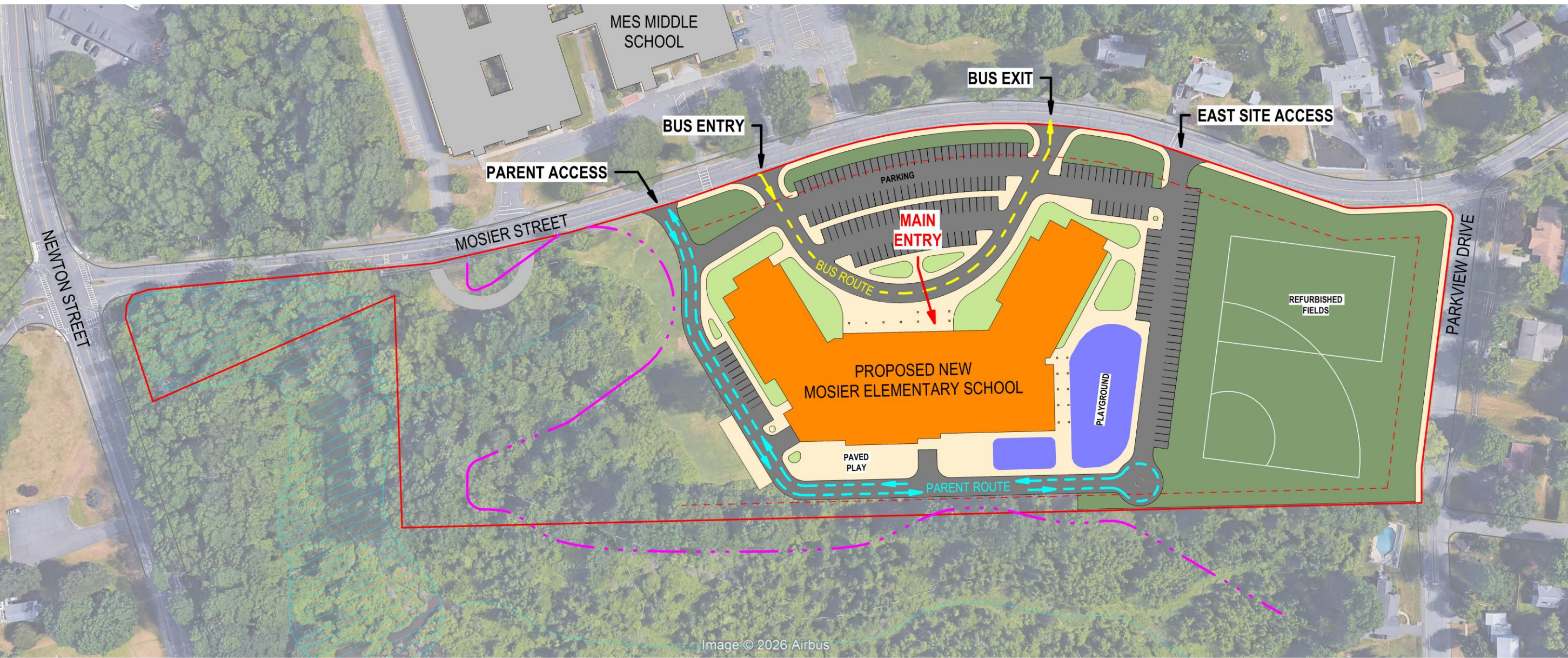
Alt #5 Construction Cost: \$94.2M



Alt #5 Floor Plans



Alt #8 Site Plan – Mosier on Mosier



Alt #8 Construction Cost: \$94.1M

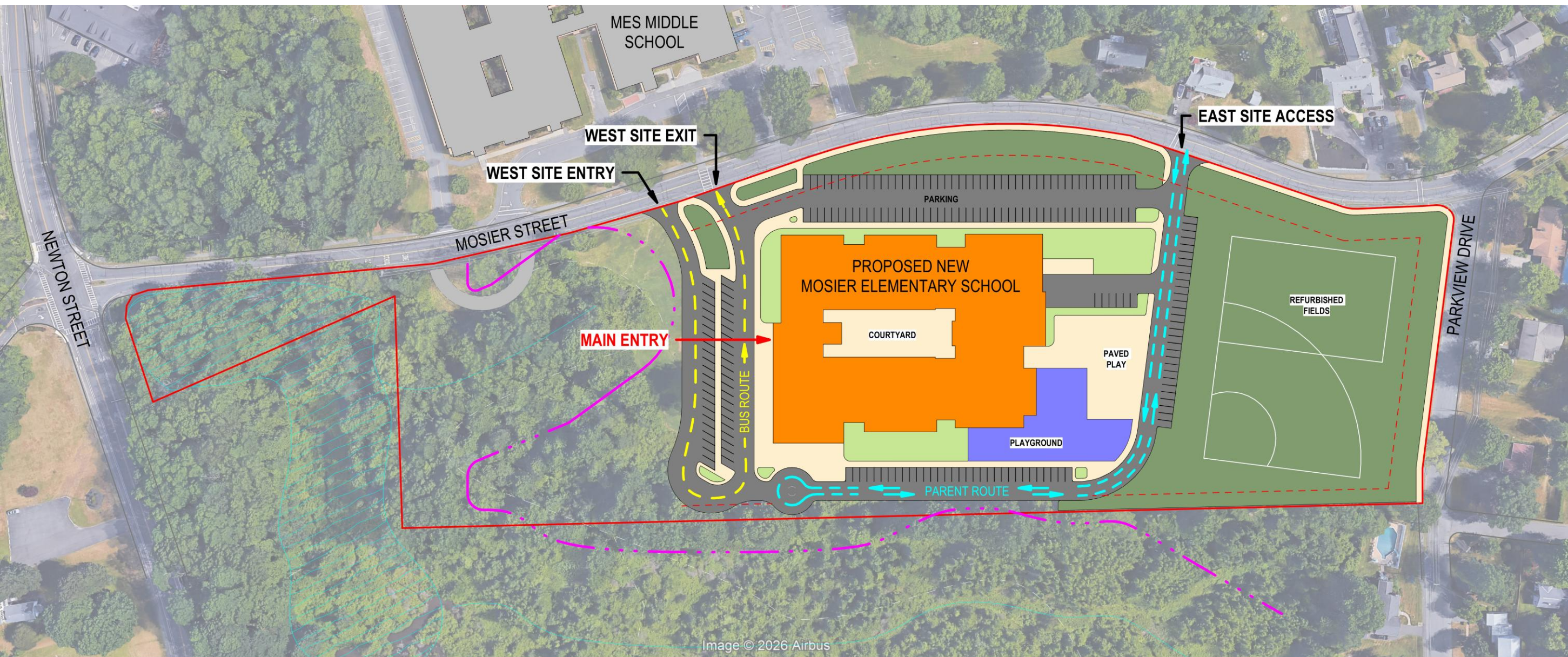


Alt #8 Floor Plans – Mosier on Mosier



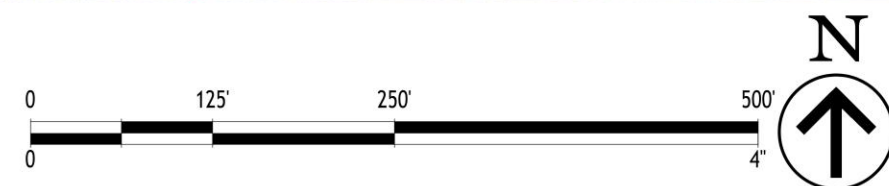
Alt #8 Construction Cost: \$94.1M

Alt #8.1 Site Plan – Mosier on Mosier, Courtyard



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Alt #8 Construction Cost: \$94.1M



Alt #8 Construction Cost: \$94.1M



SECOND FLOOR



Construction Cost Summary

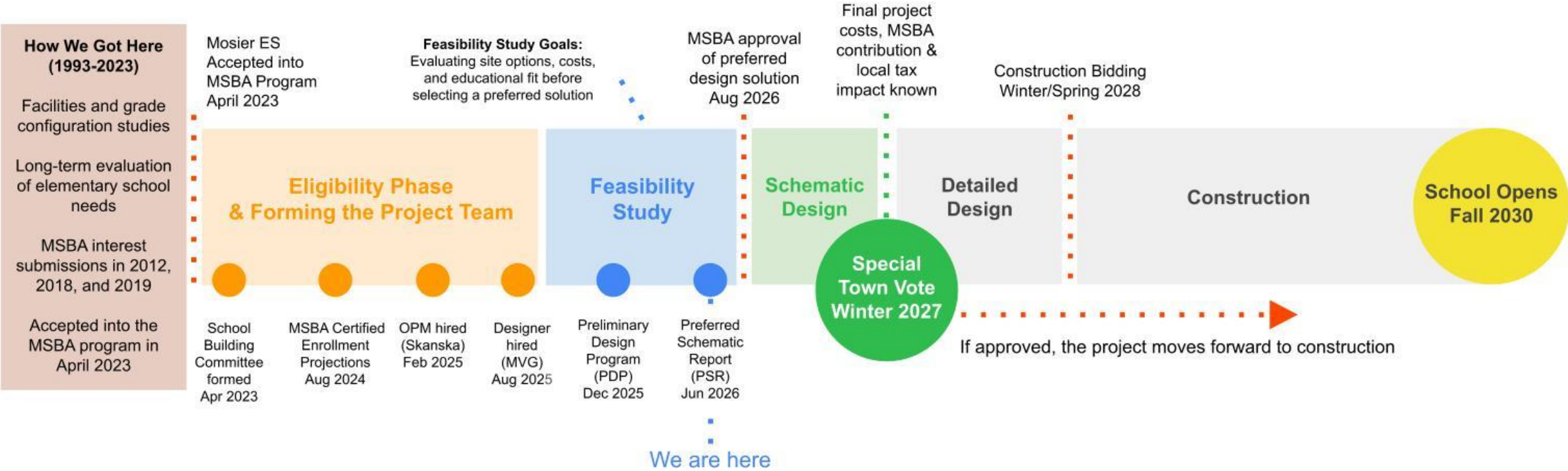
- Alt #1: Base Repairs & Upgrades ~ \$40.2M
- Alt #3: Additions & Renovations ~ \$95.9M
- Alt #5: New Construction on Fields ~ \$94.2M
- Alt #8: Mosier-on-Mosier “Splayed” ~ \$94.1M
- Alt #8.1: Mosier-on-Mosier “Courtyard” ~ \$94.1M



MSBA Timeline

South Hadley Mosier Elementary School Building Project Project Timeline: How We Got Here & What's Next

Over 30 Years of Planning



Invoice Subcommittee Update

BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL:	\$2,069,465	\$1,323,755	64%	\$697,313	53%
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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%	\$134,820.00	40%
[0002-0000 - A&E - Feasibility Study]	Owner Cost	Base_Contract	\$800,000.00	\$800,000.00	100%	\$462,000.00	58%
[0003-0000 - Environmental & Site]	Owner Cost	Base_Contract	\$400,000.00	\$187,165.00	47%	\$99,753.50	53%
[0004-0000 - Other]	Owner Cost	Base_Contract	\$519,465.00	\$750.00	0%	\$739.57	99%

Additional Service Request: Traffic Study to include the intersection of Morgan Street and Moser Street.

Total Value: \$5,500



Communications Subcommittee Update

Tonight's Actions:

- Additional volunteers are needed for May 16 BATTERY Brook Park Community Event (tabling support).
- Next SBC meeting is scheduled on 05/11/2026
- Next Communications subcommittee meeting is proposed for 05/14/26 and 05/28/26
- Next Community Forum is proposed for 06/04/26 (1st choice) or 06/11/26 (2nd)

Update on work in progress:

- Project website has been updated to reflect all meeting materials to date.
- To begin routine Facebook posts & engagement
- Coordinating with South Hadley Community Television
 - Mosier tour video
 - Potential student interviews
- Future community events with engagement opportunities
 - SH Fireworks, 07/03/26 (5pm – 9:30pm)
 - Big Rig, 07/16/26 (10am – 12pm)
 - Concerts on the Common, Thursdays starting 06/18/26 (6:30pm – 8pm)
 - Other opportunities may include Public Safety Day and Coffee & Conversation at COA



Thank You





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



- Addresses Overcrowding
- Addresses Most of the Education Plan Req'ts
- 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





Smith Middle School Site

- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Campus Environment
- Traffic/congestion concerns
- Concerns about addressing 2 sites

Mosier Elementary School Floor Plans

- Addresses Overcrowding
- Addresses Education Plan Req'ts
- Improves Interior Environment
- No Interruption of ES Education Delivery



ALTERNATIVE #7

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

New Construction

Building Total GSF - 119,000



Alternatives Discussion Points Recap

- 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



Preliminary Cost Comparison

- Preliminary Design Alternatives

Alt #1 – Code Upgrade.....\$40.3m Construction / \$48.3m Total Project

Alt #2 – Gr. 2-4 Add/Reno.....\$67.7m Construction / \$81.3m Total Project

Alt #3 – Gr. 1-5 Add/Reno.....\$95.9m Construction / \$115.1m Total Project

Alt #4 – Gr. 2-4 New Const.....\$79.3m Construction / \$95.2m Total Project

Alt #5 – Gr. 1-5 New Const.....\$104.7m Construction / \$125.6m Total Project

Alt #6 – Gr. 2-4 New Const.....\$77.9m Construction / \$93.5m Total Project

Alt #7 – Gr. 1-5 New Const.....\$101.4m Construction / \$121.6 Total Project



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Town of South Hadley

Dimensional Regulations Schedule for Buildings and Structures [Amended 5-10-2023 ATM by Art. 22]

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Residence A-1 Zoning District									
Basic requirements:				60%					
Principal uses	22,500	125/a	30		40/b	20/c	25	3	35
Accessory uses/l	—	—	10		40/b	20/c/g	10/d	2	25/e
Principal uses in Water Supply Protection Overlay District - unsewered	40,000/h	125/a	30		40/b	20/c	25	3	35
Special requirements – if different from above:									
Flag lot special permit – principal use	45,000	125	30		40	20	25	3	35
Flag lot special permit – accessory use	—	—	10		40	20	25	2	25/e
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	125	30		40	20	25	2	35
Flexible development/i/j/k									
Principal uses	2,000	20	k		15	0 to 7	10	3	35
Accessory uses	—	—	k		15	0 to 7	10	2	25
Other uses with special permit:	87,120/f		20		30	50	50		
Telephone exchanges, lodges, social and community center buildings								3	
Churches, schools, colleges, libraries, Town buildings, and similar uses								6	60

NOTES:

- Frontage when measured on an inside curve may be less than 125 feet. It must, however, be a minimum of 125 feet on the front setback line, and the minimum total lot area must be 22,500 square feet or according to Footnote h.
- Front yard setback of any building or structure shall be at least as great as that of the nearest building on either side thereof facing the same street and within 500 feet or within the same block or district, whichever is the lesser distance. When the setback required by this provision exceeds 40 feet, such setback need not be greater than 80% of the distance so required if said distance is between 40 feet and 50 feet, and need never be more than 50 feet. The front setback for a dwelling or its attached garage on a lot with a side lot line adjoining a business or industrial district, need not exceed 15 feet.
- On a corner lot, no building or structure shall be erected or altered to be less than 40 feet from any street line. On a lot recorded or registered at the time of adoption of this bylaw with a frontage of 100 feet or less, the minimum side yard dimension shall be 10 feet.
- Minimum rear yard dimension shall be five feet for a one-story accessory building.
- Maximum height of one-story accessory buildings shall be 17 feet.
- Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.
- Minimum side yard dimension shall be 10 feet for a utility shed of 50 square feet or less.
- Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.
- The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.
- Accessory dwelling units must conform with § 255-50.



\$ 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
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Alternatives Review Criteria

Mosier Elementary School

South Hadley, MA
Project - 02025.23

Grades 2-4 (360)	Grades 2-4 (360)	Grades 1-5 (590)	Grades 2-4 (360)	Grades 1-5 (590)	Grades 2-4 (360)	Grades 1-5 (590)
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

MSBA Statement of Interest Priorities

Floor Plan Layout

Site Layout

Construction Impact

Totals (Low = 4, High = 20)

1.05	2.63	2.95	4.23	4.80	4.20	4.75
1.00	2.64	2.96	4.62	4.75	4.59	4.65
1.04	2.69	2.80	4.59	4.64	3.82	3.88
1.38	1.43	1.43	4.58	4.70	4.31	4.38
4.47	9.39	10.14	18.03	18.90	16.92	17.66



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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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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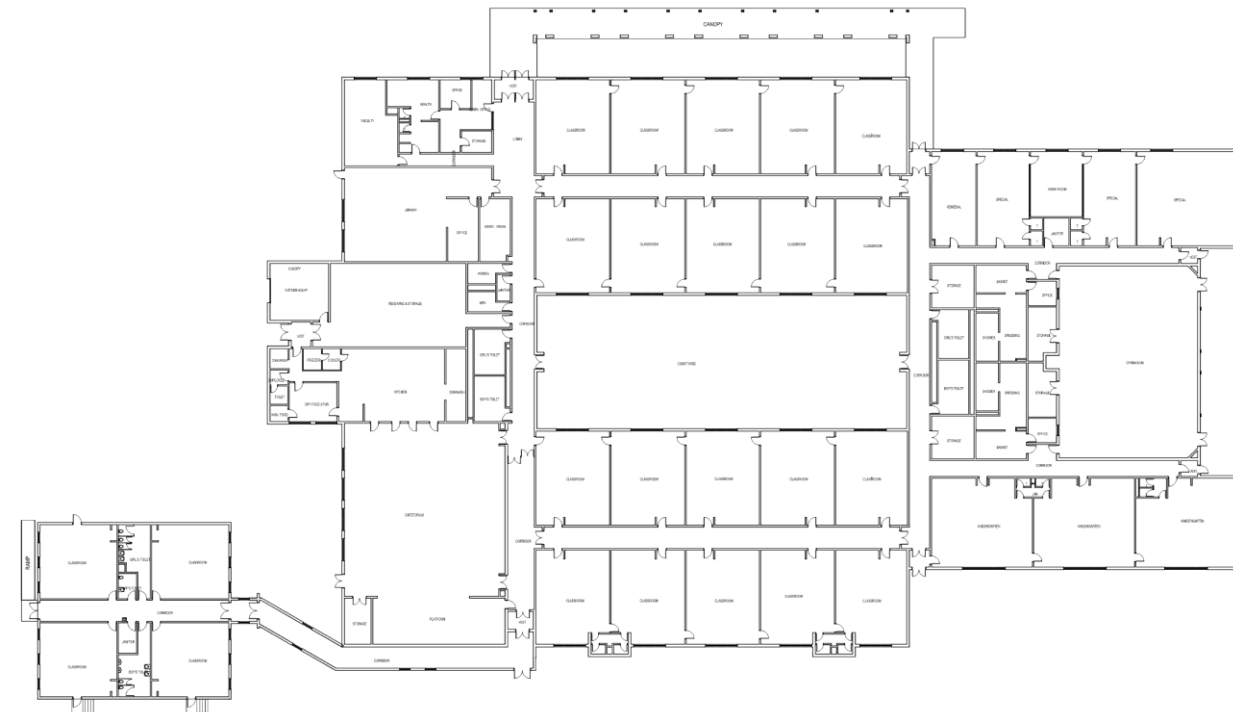


Mosier Elementary School Site Plan

- 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 Scope

-

- 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

- 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 #4

Grade Configuration - 2,3,4

New Construction

Building Total GSF - 79,100





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



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									
	Add./New Const.		0	\$0.0									
	Demolition	\$0.00	0	\$0.0						Swing Space	\$1,766,000		
	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									
	Add./New Const.	\$480.26	26,000	\$12,486,839									
	Demolition	\$15.00	12,212	\$183,180						Swing Space	\$1,766,000		
	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									
	Add./New Const.	\$494.12	66,005	\$32,614,076									
	Demolition	\$15.00	10,617	\$159,255						Swing Space	\$1,766,000		
	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									
	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									
	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									
	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									
	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

