MOSIER ELEMENTARY SCHOOL

TOWN OF SOUTH HADLEY, MA

FEASIBILITY STUDY



PREFERRED SCHEMATIC REPORT SUBMISSION

JUNE 25, 2026

Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

MVG

MOUNT VERNON GROUP ARCHITECTS

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SKANSKA

Nick Lobik
Senior Program Manager
Skanska USA Building Inc.
1350 Main Street,
Springfield, MA 01103

June 25th 2026

Utsavi Gadani, Project Manager
Massachusetts School Building Authority
10 Post Office Square, Suite S400
Boston, MA 02109

Mosier Elementary School – Preferred Schematic Report

Dear Utsavi Gadani,

Pursuant to the Module 3 - Feasibility Study requirements and in accordance with Section 8.1.1.2 of the OPM Contract, Skanska has reviewed and approved the materials associated with the enclosed Preferred Schematic Report Submittal. We certify, to the best of our knowledge, that the information is accurate, complete and in full compliance with the MSBA's Feasibility Study requirements.

Please contact us should you have any questions or concerns regarding this submission.

Sincerely,

Skanska USA Building, Inc.
Nick Lobik
Senior Program Manager
617-275-6879

MODULE 3.3.1 PREFERRED SCHEMATIC PROCESS OVERVIEW

Throughout the process leading up to selection of the Preferred Alternative, the existing elementary school building and site, as well as the middle school site across the street, have been reviewed for adequacy and support of the South Hadley School Districts' educational program and school building committee goals as previously noted in the Preliminary Design Program submission. The existing Mosier Elementary School has been reviewed to determine the condition of the existing facility, including an in-depth evaluation of the associated existing site. The Town's middle school site was also evaluated as to the viability to support an alternative design solution potentially creating a campus environment. Throughout the evaluation process, the School Building Committee, which is comprised of elected officials, members from school as well the community members, has provided invaluable insight and information necessary to assemble a comprehensive understanding of the Districts' goals. Through the preparation and assembly of the Preliminary Design Program, clear and concise understandings of the educational needs, including environmental, emotional, and sociological aspects of education, site development constraints, and community needs have been definitively established. This comprehensive approach has resulted in the determination and selection of a Preferred Alternative that fully addresses the Districts' education plan and School Building Committee's goals in an efficient and cost effective manner, while providing educational equity to the elementary grades in a thorough and comprehensive way.

Also as part of the Overall Feasibility Study process to determine the best solution for the current and future needs of the Town of South Hadley and plan for that vision's success, the School Department as well as the School Building Committee reviewed two grade configurations for the Mosier School project as identified in the student enrollment discussion with the MSBA. The first was to maintain the current grades 2 thru 4 configuration, as well as the potential of expanding the Mosier Elementary School to serve a grades 1 thru 5 enrollment to align with traditional elementary school configurations.

Several alternative solution scenarios being reviewed and considered consist of multiple addition/renovation options and/or new ground-up construction options. These options would be developed so as to address and meet the South Hadley School Districts' education plan as well as the building committee's goals, making them educationally and fiscally responsive and appropriate solutions. These options would also provide properly sized, flexible classrooms, support spaces and adjacencies for the District's current and future educational needs and visions.

Following the PDP submission, very little additional information regarding the existing site and school was received, and further evaluation of the alternatives was conducted to fully

ascertain which alternative stands out educationally, fiscally and most appropriately for the district to pursue in meeting their current and future educational goals.

The School Committee and School Building Committee's consideration and discussion to revise the current grade configuration of the existing Mosier Elementary School from grades 2 thru 4 to a grade structure of 1 thru 5 to more closely align with traditional elementary school grade structures, was instrumental in narrowing and then selecting the final alternative solution to pursue further.

This decision resulted in additional reviews, discussions and evaluations of the Alternatives with the following determinations for the various Alternatives.

The selected preferred alternative solution needs to meet a grade configuration of 1 thru 5 for a student population of approximately 590 students which includes relocating the 1st grade from the existing Plains (Skala) Elementary School as well as relocating the 5th grade from the middle school to align with a more traditional elementary school configuration, enhance the Pre-k programs, and provide the ability to offer pre-vocational programs at the middle school level.

Given the overall decision to move forward with this expanded grade configuration now meant that pursuing Alternative 1 - Code Upgrades/Repairs to the existing school building did not only not address the education plan requirements, this option does not address any of the Districts' goals nor does it alleviate overcrowding of the existing Mosier Elementary School. The same undersized and inefficient adjacencies would continue to exist as well as the possible needs for continued repairs in the future that would continue to affect the quality of the education delivery process. This option also does not meet the District's planned grade configuration realignment requirements to better serve the community and its students.

Also flagged for not meeting the District's new 1 thru 5 grade configuration changes, were the addition/renovation to the existing school Option #2 on the existing Mosier site as well as new construction Option #4 on the existing Mosier school site and new construction option #6 on the Smith MS site across the street. These three options were responding to the existing grades configuration of 2 thru 4. The SBC also deliberated further about the Smith MS site Option #7 development impact, which is a 1 thru 5 grade configuration option, to not only the existing Smith middle school operations being on the same site, but also the community impact to the existing athletic fields used by the high school athletic programs and town youth groups. After input from the police and fire officials as well as school officials, it was determined that having two schools operating on the same site, which is landlocked on three sides with wetlands, presented concerns about scheduled events at the two schools at the same time and/or the need to potentially evacuate a large population of students and staff in an emergency event which presented safety and security awareness and logistics that the school building committee and public safety

officials did not feel comfortable with pursuing this option further. Also of concern, constructing a new school on this same site would eliminate some of the athletic fields that are currently used by the high school athletics and Town youth programs, and the Town does not have any other available sites available to accommodate these programs. In addition, the School building Committee did not feel it was in their best interest to develop two sites with the construction of a new building on the middle school site and abatement and demolition of the existing school building and replication of fields on the existing Mosier site.

Overall, during the PSR phase of the study, the School Building Committee did further review, evaluate and discuss the original seven (7) alternatives included in the PDP Submission as noted above, as well as an additional alternative design solutions alternative #3A – an addition/renovation option, two new site options for new construction alternative #5, and a new construction scenario in Alternative #8 which proposes the construction of a new school building in the location of the existing school building of which is the of input from the neighborhood residents concerning potential traffic impact and close building proximity to the neighborhood properties.

After multiple school building committee meetings with the neighboring residents and discussions to mitigate their concerns, the school building committee evaluated the merit of each against the Districts goals and needs, and further evaluated and deliberated in to determine which option was the most educationally appropriate, voted to reduce the alternatives to #s 3, 5, and 8. All other alternatives were deemed not viable options due to educational inadequacy, inefficiencies, and/or the inability to meet all of the District's goals and needs.

The Building Committee expressed interest in various building and site components of alternative solutions #3, #3A, #5 and #8 including plan configurations and adjacencies, site layout, access and features, and through further discussions and evaluations, Alternative #3 and #3A were deemed undesirable as a preferred Alternatives due to the anticipated numerous potential multi-phased requirements resulting in the disruption of education delivery, costs for temporary swing space needs and the extensive renovations needed to the existing building space, interior utility systems and structure in order to meet the education program and District needs. The District also did not embrace the concept of having a courtyard which would remain in both schemes as well as one being added in the scheme 3A to meet natural daylighting and ventilation of classroom spaces.

The Alternative #5 solution, while meeting the needs of the district's program and goals and originally being favored, was eliminated from consideration due to the prominent messaging and input from the adjacent neighborhood residents indicating a dissatisfaction of the building siting on the fields adjacent to the neighborhood and associated perceived effects on the neighborhood traffic, views and property values. The school building

committee was committed to listening to their neighbor's concerns and making the appropriate decision for the good of the project and community.

Therefore, the School Building Committee chose the Alternative #8 design solution as their preferred alternative choice to move forward with into the Schematic Design Phase. This Alternative option provides the South Hadley School District with the ability to meet all their current and future educational goals without disruption to their current delivery of services to the students.

Moving forward the School Building Committee will continue its outreach efforts to maintain a public, transparent, and open process through open public forums, the project facebook page and project website. Community outreach is paramount and the discussions will continue to revolve around the educational program opportunities, design response to the Districts' needs, and their respective impacts. Additionally, the School Building Committee continues to engage in formal and informal dialog with representatives of town constituent groups, representing a wide spectrum of the general public.

The School Building Committee's approval to submit this Preferred Schematic Study is located in Module 3.3.5 of this report.

MODULE 3.3.1 DESIGN AND CONSTRUCTION SCHEDULE SUMMARY

The project schedule anticipates a Preferred Schematic Report (PSR) review at the MSBA Facilities Assessment Subcommittee Meeting no later than July 29, 2026, and MSBA Board of Director's approval to proceed into Schematic Design at their August 26, 2026 meeting with the MSBA Board of Director's approval of the Project Scope and Budget Agreement at their December 09, 2026 meeting. Local appropriation voting will occur within 120 days thereafter.

Following local appropriation voting to take place in February 2027, and final Town Meeting in April 2027, the Design Documents will be developed, leading to construction commencement in the summer of 2028, with a move-in date of fall 2030.

See updated draft Project Workplan attached as part of this section.

The updated project Schedule can be found as part of this Preferred Schematic Report (PSR) submission in Section 4J.

Schematic Design Draft Workplan

Mosier Elementary School
South Hadley, MA
Project - 02025.34

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MOUNT VERNON GROUP ARCHITECTS

Date	Activity	Description	Comments
07/08/26	School Building Committee Meeting		
07/09/26	Receive MSBA PSR Review Comments	Start Comment Responses	
07/09/26	School Leadership Meeting	Floor Plan / Ed Program Review	
07/13/26	Further development of Floor Plans	Incorporate Leadership commnets	
07/15/26	MEP Kick-off Meeting	Informational Plan Review & Input	
07/15/26	Potential FAS PSR Review Meeting	PSR Informational Review w/MSBA	
07/16/26	Civil / Landscape Kick-off Meeting	Informational Plan Review & Input	
07/16/26	Leadership Working Group Meeting	Informational Plan Review & Input	
07/20/26	DPW Informational Meeting	Informational Plan Review & Input	
07/23/26	Leadership Working Group Meeting	Informational Plan Review & Input	
07/28/26	Potential Community Forum		
07/29/26	FAS PSR Review Meeting	PSR Informational Review w/MSBA	
07/30/26	Leadership Working Group Meeting	Informational Plan Review & Input	
08/03/26	MEP Sub-Committee Meeting	Systems Discussions	
08/03/26	Kitchen Staff Meeting	Kitchen Equip. & Layout Review	
08/04/26	Civil / Landscape Coordination Meeting	Sustainabiliy Discussions	
08/05/26	Conservation Commission Meeting	Informational Plan Review & Input	
08/06/26	Leadership Working Group Meeting	Schematic Design Progress Review	
08/10/26	Public Safety Review Meeting	Informational Plan Review & Input	
8-10-2 6	Planning Board Meeting	Informational Plan Review & Input	
08/12/22	MSBA Preferred Schematic Conf. Call	Review MSBA FAS Comments	
08/12/26	School Building Committee Meeting	Progress Review & Discussion	
08/13/26	Leadership Working Group Meeting	Schematic Design Progress Review	
08/20/26	Leadership Working Group Meeting	Schematic Design Progress Review	
08/26/26	Building Committee Meeting	Schematic Design Progress Review	
08/24/22	Building Dept. Meeting	Informational Plan Review & Input	
09/09/26	Anticipated Building Committee Meeting	Schematic Design Progress Review	
09/10/26	Leadership Working Group Meeting	Schematic Design Progress Review	
09/23/26	Anticipated Building Committee Meeting	Schematic Design Progress Review	
09/24/26	Leadership Working Group Meeting	Schematic Design Progress Review	
09/30/26	Start SD Estimate	Submit SD Package to Estimator	
10/07/26	Anticipated Building Committee Meeting	Schematic Design Progress Review	
10/07/26	Leadership Working Group Meeting	Schematic Design Progress Review	
10/14/26	Anticipated Building Committee Meeting	Review SD Estimates	

10/15/26	Leadership Working Group Meeting	SD Submission Discusssion	
10/21/26	Anticipated Building Committee Meeting	Vote to Submit Schematic Design Package	
10/22/26	Schematic Design Submission		
10/23/26	DESE Submission Review		
11/05/26	Receive MSBA SD Review Comments		
11/26/26	Submit MSBA SD review Comment Responses		
TBD	Draft Vote Lanbguage		
TBD	Follow-up District and Town Dept. Mtgs		
	Additional Tasks and Dates will be inserted as SD Progresses		
	(Meeting Dates subject to change to align with Owner Schedules)		

MODULE 3.3.1 SUMMARY OF FINAL EVALUATION OF EXISTING CONDITIONS

I. The required existing conditions reports and narratives for the Mosier Elementary School building and site were included in the Preliminary Design Program, submission and include the following:

A. Site Legal Status
B. Building Evaluation
C. Code Evaluation
D. ADA Evaluation
E. Structural Evaluation
F. MEP/FP Systems Evaluation
G. Site Evaluation
H. Geotechnical Assessment
I. Environmental Phase I assessment
J. Hazardous Materials Assessment
K. Historical Registration / Preservation
L. Flow Test Data

While review and discussions regarding the existing conditions information has continued to take place during the Preferred Schematic Report (PSR) phase of the feasibility study, minimal additional information has been revealed that was not already included in the PDP submission.

A full Site Survey and Traffic Impact Study is currently being undertaken and the final Site Survey and Traffic Report findings will be included in the Schematic Design submission. Also, additional preliminary Geotech borings have been pursued in the area of the Alternative #8 location to assist in the schematic design decision making process for soils and structural requirements.

Additional Geotechnical borings will be scheduled in the future should the project be approved by the Town of South Hadley to ascertain the full extent of subsurface soils and conditions in pre-determined locations based on the building location as well as other potential development areas. Additionally, an environmental assessment of the soil samples taken in the borings will be undertaken.

At this time, no further existing conditions evaluations are included in this submission. Refer to Module 3.3.2, Section 2A of this submission for the final evaluation of existing conditions reports mentioned above.

MODULE 3.3.1 SUMMARY OF FINAL EVALUATION OF ALTERNATIVES

The process leading up to selection of the Preferred Alternative resulted in an in-depth evaluation of the existing school facility and its respective site as well two proposed options on the middle school site across Mosier Street. Through collaboration of the School Building Committee which is comprised of the Superintendent of Schools, School Department Staff, School Committee Members, Board of Selectmen Member as well as community members, local authorities, the OPM and the Design Team, development of a clear and concise process necessary to verify compliance with requirements of the Educational Plan was established. Focus was maintained on the Educational Program, Building Committee Project Goals, Visioning Workshops' priorities and community input which were developed to establish the fundamental criteria for the evaluation of all Alternatives, including the following:

- Responsive to the Required Student Population
- Educational Continuity
- Adequate and Adjacent Support Spaces
- Maximize age-appropriate play spaces for the Grades 1 thru 5 population
- Achieve Appropriate School size for all Elementary School Children
- Sufficient Parking for Staff and Visitors
- Separate Parent / Bus Drop-Off and Pick-Up Areas
- Emergency Vehicle Access and Service Drives
- Maximize Sustainability and Energy Efficiency
- Minimize Operational Costs
- Foster Use as a Community Resource

As noted in 3.3.1 Preferred Alternative Process Overview, the seven Alternatives provided in the Preliminary Design Program (PDP) submission were expanded to eight (8) design alternatives to provide the School Building Committee with more design feature options based on further discussion and examination of the South Hadley School District's needs, limited available sites, as well as the multiple discussions with the neighboring residents that took place publicly over several school building committee meetings. Upon full review of all design alternatives and their benefits and limitations, and after obtaining feedback from the community forums and online survey, as well as the neighboring residents input, the district voted to reduce the number of design alternatives for consideration from Eight (8) to three (3).

As part of the review process, the School Building Committee was initially provided with Alternative Criteria Review elements and fundamentals to help determine which of the

Alternatives best meets the School District's needs through several overall categories such as SOI Priorities, Floor Plan Layout, Site Layout and Construction Impact. Each of these categories then listed several key issues obtained from the SOI, school building committee goals and visioning workshops, and committee members scored each of the categories on the merit of meeting the required objectives. The results were averaged and presented to the School Building Committee along with the community survey results. These results reflected the school building committee member's criteria review and preferences which ultimately informed the final Alternative #8 selection with a formal unanimous vote at the April 29th School Building Committee meeting.

The eight (8) Alternative design solutions for either a 2 thru 4 or 1 thru 5 Grade configuration for approximately 360 or 590 students respectively were reviewed were as follows:

Alternative #1 ~ Mosier Elementary School Site – Grades 2 thru 4
Code Upgrades / Repairs

Alternative #2 ~ Mosier Elementary School Site – Grades 2 thru 4
Small Addition / Full Renovation / Partial Demolition

Alternative #3 ~ Mosier Elementary School Site – Grades 1 thru 5
Large Addition / Full Renovation / Partial Demolition

Alternative #4 ~ Mosier Elementary School Site – Grades 2 thru 4
New 2-Story Building / Full Demolition

Alternative #5 ~ Mosier Elementary School – Grades 1 thru 5
New 2-Story Building / Full Demolition

Alternative #6 ~ Smith Middle School Site – Grades 2 thru 4
New 2-Story Building / Full Demolition

Alternative #7 ~ Smith Middle School Site – Grades 1 thru 5
New 2-Story Building / Full Demolition

Alternative #8 ~ Mosier Elementary School Site – Grades 1 thru 5
New 2-Story Building / Full Demolition

During discussions with the District and school building committee regarding the Alternatives presented and analyzed in the PSR Submission, maintaining the newly approved grade 1 thru 5 configuration to more closely align with traditional elementary school grade organization was strongly emphasized to maintain efficient dispersion of resources for staff, students and community members. The

School Building Committee felt that in order to provide parity in the delivery of the educational program to all grade levels and meet all of the district's goals, it was important to pursue this approved direction. Some Alternatives prepared and reviewed did not offer solutions without this required goal.

Also discussed in summary, Alternative #1 – Code Upgrades and base repairs did nothing to alleviate the overcrowding, provide the need for continued repairs and upgrades over the useful life of the building would continue to exist for years to come. Alternatives #2 and #4 (addition/renovation and new construction) for grades 2 thru 4) did meet the educational requirements, however, they did not provide the ability to accommodate the desired grade 1 thru 5 configuration of the District. Also, an addition/renovation project would require swing space, multiple phasing scenarios and disrupt the education delivery process which the District and school building committee did not wish to pursue. The new construction for Alternative #4 which would be built on the existing fields, was met with opposition by the neighboring residents due to its close proximity to residential properties and potential traffic concerns.

Alternatives #6 and #7 which would require developing the middle school site across the street were rejected due to the concerns of operating two school on the same landlocked site and the ability to evacuate a large number of students and staff in a lockdown even and/or respond to various types of emergences at one of both of the buildings. The reduction/elimination of needed athletic and play fields used by the District and town youth groups as part of the property development for a new school also raised concerns in a Town where these types of amenities are in large demand for the community. The school building committee did not favor the idea of developing two different sites as part of the project, the middle school site for the new building and the existing elementary school site for the abatement and demolition of the existing building as well as development of fields thus requiring school students to cross the street for related paly and athletic activities during the school day.

The remaining three (3) Alternatives #3, #5 and #8 were further discussed for viability to meet the educational program and school building committee goals. Alternative #3, while meeting the new grade configuration, still required swing space and multiple phasing scenarios. Also of concern to the SBC, was the extent of renovations and demolition to the existing structure which is a full masonry building including the interior partitions, likely requiring some structural upgrades to meet the current codes. The cutting of slabs for new plumbing and other utility services also was considered to have an impact on phasing and the education delivery process and therefore eliminated from further consideration.

Alternative #5 met the required criteria and was viewed as a positive solution. However, similar to Alternative #4, the new construction building would be built on the existing play fields with the students moving in after completion, and then the existing building would be razed and new site development in the way of parking, access drives and play field would be constructed. Given the very close proximity of the new building structure to the existing neighborhood properties and the potential traffic concerns with access drives to the neighboring street, the school building committee discussed the various development scenarios, listened and responded to the neighbor's concerns and input, and ultimately made the decision to abandon this option to ensure a positive outlook for the project from the communities view and future approval.

This leaves the Alternative #8 developed during the PSR phase in response to the community input and address the required criteria put forth throughout the feasibility study process. This option would require the students to be placed in other schools temporarily during the project construction phase, the existing school building would be abated and demolished with a building pad prepared as part of a potential early release package while construction documents are completed and bid, thereby having the building contractor construct the building and develop the site in the appropriate time. This option also would have reduced impact on education delivery, minimize phasing and potential swing space associated costs.

After all discussions and deliberations, the school building committee felt this option provides the best solution for the District to move forward with, and was approved overwhelmingly. This Alternative meets in totality the Educational Program, School Building Committee Goals and visioning workshop priorities.

The South Hadley School District felt that the following educational programmatic requirements and adjacencies were deemed desirable as stated below:

- 2-Story maximum building.
- Same grade classrooms clustered on a single floor in "neighborhood" type environments.
- Classroom support and breakout space adjacencies.
- Easy wayfinding for students.
- Centrally located common core spaces relative to all classroom "neighborhoods".
- Ability to separate and secure classroom areas from community/public areas.
- Special education and related support spaces included in classroom "neighborhoods".
- Cafetorium and Gymnasium adjacency and central location for public use/gatherings.

- Teacher workroom and support spaces on each floor.
- Administration and Nurses area is located near the front entry.
- Sustainable building methods, products, systems and operational considerations.
- Boiler Room, Kitchen and delivery areas located to the back of the building.

MODULE 3.3.1 SUMMARY OF DISTRICT PREFERRED ALTERNATIVE

Design Alternative #8 is the new construction of a two-story Elementary School building consisting of grades 1 thru 5 with a design enrollment of 590 students located on the existing Mosier Elementary School site in the approximate location of the existing building. This option represents the conclusion of a comprehensive review of the existing conditions at the existing Mosier Elementary School building and site with multiple design alternatives on the existing school site as well as the middle site across the street. The analysis reviewed the existing Mosier Elementary School District Educational Plan and through the Educational Visioning workshops, informed the updated Educational Plan. Finally, the selected plan and site is the most compatible with the Education Plan, the School Building Committee Goals, Visioning Priorities and community utilization and support.

Design Alternative #8 will meet all the project goals as set forth by the District such as elimination of overcrowding, educational equity at all grade levels, adaptability of design, break out and support spaces, support space adjacencies, as well as secure neighborhood learning environments. In addition, the design will be energy efficient and provide natural daylighting and environmental comfort conducive to the learning process, provide adequate and appropriate special education spaces to meet South Hadley School Districts' needs, provide community usability, and will allow for future expansion capabilities. Sustainable and durable materials are intended for use in both the exterior and interior construction and finishes will result in a high quality, low-maintenance building for the foreseeable years to come.

The outdoor play spaces will have flexible, age appropriate, multi-use recreational areas and adjacent play fields available for both school and community use. The new school will have the appropriate vehicular and pedestrian circulation with separate parent-bus drop-off areas and adequate off-street parking to support the entire school and community use needs and will serve as an Educational Landmark to its citizens and community.

This Preferred Alternative further represents the selection of a responsive, efficient and cost-effective solution for the District's current and future needs.

ATTACHMENT A
MODULE 3 – PRELIMINARY DESIGN PROGRAM REVIEW COMMENTS

District: Town of South Hadley
School: Mosier Elementary School
Owner's Project Manager: Skanska USA Building Inc.
Designer Firm: Mount Vernon Group Architects, Inc.
Submittal Due Date: February 5, 2026
Submittal Received Date: December 18, 2025
Review Date: December 18, 2025 – March 2, 2026
Reviewed by: U. Gadani, V. Dagkalakou, C. Forde, C. Alles

MSBA REVIEW COMMENTS

The following comments[1] on the Preliminary Design Program ("PDP") submittal are issued pursuant to a review of the project submittal document for the proposed project presented as a part of the Feasibility Study submission in accordance with the MSBA Module 3 Guidelines.

3.1 PRELIMINARY DESIGN PROGRAM

Overview of the Preliminary Design Program Submittal	Complete	Provided; *Refer to comments following each section*	Not Provided; *Refer to comments following each section*	Receipt of District's Response; *To be filled out by MSBA Staff*
OPM Certification of Completeness and Conformity	☒	☐	☐	☐
Table of Contents	☒	☐	☐	☐
3.1.1 Introduction	☐	☒	☐	☐
3.1.2 Educational Program	☐	☒	☐	☐
3.1.3 Initial Space Summary	☐	☒	☐	☐
3.1.4 Evaluation of Existing Conditions	☐	☒	☐	☐
3.1.5 Site Development Requirements	☐	☒	☐	☐
3.1.6 Preliminary Evaluation of Alternatives	☐	☒	☐	☐
3.1.7 Local Actions and Approvals Certification(s)	☐	☒	☐	☐
3.1.8 Appendices	☐	☒	☐	☐

[1] The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA's guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project's planning process or plans and specifications.

3.1.1 INTRODUCTION

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Summary of the Facility Deficiencies and Current S.O.I.	☒	☐	☐	☐
2	Date of invitation to conduct a Feasibility Study and MSBA Board Action Letter	☒	☐	☐	☐
3	Executed Design Enrollment Certification	☐	☒	☐	☐
4	Narrative of the Capital Budget Statement and Target Budget	☐	☒	☐	☐
5	Project Directory with contact information	☐	☒	☐	☐
6	Updated Project Schedule	☒	☐	☐	☐

MSBA Review Comments:

3) Please note and acknowledge that the District will be required to execute a Design Enrollment Certification based on its Preferred Schematic. The MSBA will prepare a certification to be forwarded for signature upon approval by the MSBA Board of Directors for its Preferred Schematic. ***Acknowledged. The district is aware that it will be required execute the Design Enrolment Certification based on its Preferred Schematic solution.***

4) The information provided indicates that the estimated total project cost for this project may range from $80-$125 million. For reference, the OPM Request for Services indicated an estimated project cost range of $80-$120 million, and the Designer Request for Services indicated an estimated construction cost range of $64-$96 million. In response to these review comments, describe this variation and provide information that indicates the District has discussed with local officials and acknowledged the increase in estimated costs. Also, please indicate how the District and Design team intend to maintain the District's project budget through schematic design. ***We are aware that there are minor differences between the estimated cost ranges that have be used in the OPM RFS, the designer RFS and the current PDP. We would like to note that the Designer RFS used Construction cost range of ($64M - $96M) while the OPM RFS and PDP lists Total Project cost. If we convert the construction cost range used in the designer RFS to Total Project cost by adding 20% for soft costs the numbers are similar ($77M to $115M) to the $80M - $125M Range.***

The team (South Hadley, Skanska and Mt Vernon Group) stand behind the cost range listed in the PDP of ($80M to $125M). As we have advanced design, professional estimators have provided detailed estimates to support the current cost range of $80M to $125M for the different options included in the PDP submission. The PDP cost ranges are more accurate than any used in the past. The projected cost of the selected option will be solidified in the PSR submission.

Additionally, the information provided states:

"MSBA grant support is anticipated for this project at an estimated effective rate of approximately forty five percent (45%), which establishes a target budget range for the Owner's share of approximately $44 million to $69 million."

In response to these review comments, please note and acknowledge the following:

- *The MSBA updates district reimbursement rates annually and applies the reimbursement rate in effect at the time the MSBA Board of Directors approves a District's proposed project scope and budget. Please acknowledge.* ***Acknowlegded.***
- *The MSBA does not calculate a potential grant until the conclusion of the schematic design phase, and the District and its project team should take caution in communicating this information as the project further develops. Please acknowledge.* ***Acknowledged.***

5) The Project Directory indicates Veatriki Dagkalakou as the assigned MSBA project manager for the South Hadley, Mosier Elementary School project. Please note that Utsavi Gadani is the assigned MSBA project manager for the South Hadley, Mosier Elementary School project. Please update the Project Directory in future submittals. ***The project Directory has been updated and attached as part of this response.***

No further review comments for this section.

3.1.2 EDUCATIONAL PROGRAM

Provide a summary and description of the existing educational program, and the new or expanded educational vision, specifications, process, teaching philosophy statement, as well as the District's curriculum goals and objectives of the program. Include description of the following items:

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Grade and School Configuration Policies	☐	☒	☐	☐
2	Class Size Policies	☐	☒	☐	☐
3	School Scheduling Method	☒	☐	☐	☐
4	Teaching Methodology and Structure				
	a) Administrative and Academic Organization/Structure	☒	☐	☐	☐
	b) Curriculum Delivery Methods and Practices	☐	☒	☐	☐
	c) English Language Arts/Literacy	☒	☐	☐	☐
	d) Mathematics	☒	☐	☐	☐
	e) Science	☐	☒	☐	☐
	f) Social Studies	☐	☒	☐	☐
	g) World Languages	☐	☒	☐	☐
	h) Academic Support Programming Spaces	☐	☒	☐	☐
	i) Student Guidance and Support Services	☒	☐	☐	☐
5	Teacher Planning	☒	☐	☐	☐

6	Professional Development	☐	☒	☐	☐
7	Pre-kindergarten	☐	☐	☐	☐
8	Kindergarten	☐	☐	☐	☐
9	Lunch Programs	☐	☒	☐	☐
10	Technology Instruction Policies and Program Requirements	☐	☒	☐	☐
11	Media Center/Library	☐	☒	☐	☐
12	Visual Arts Programs	☐	☒	☐	☐
13	Performing Arts Programs	☒	☐	☐	☐
14	Physical Education Programs	☒	☐	☐	☐
15	Special Education Programs	☒	☐	☐	☐
16	Vocation and Technology Programs				
	a) Non-Chapter 74 Programming	☐	☐	☐	☐
	b) Chapter 74 Programming	☐	☐	☐	☐
17	Transportation Policies	☒	☐	☐	☐
18	Functional and Spatial Relationships	☒	☐	☐	☐
19	Security and Visual Access Requirements	☒	☐	☐	☐
20	Typical Day and Week in the Life of a Student	☒	☐	☐	☐

MSBA Review Comments:

In response to these review comments, address the comments below. Additionally, as part of the District's Preferred Schematic Report ("PSR") submittal include (2) copies of the updated educational program, (1) redlined copy and (1) clean copy. The updated educational program must address the comments below, include District updates, provide a Designer response for each component of the educational program, and align with the District's Preferred Schematic. Please acknowledge. ***Acknowledged.***

1)In response to these review comments, provide additional information and specific examples that describe the District's approach to 'Pre-Vocational' and 'Vocational Early Childhood' pathways for middle and high school students. ***To directly support this pillar, the District's instructional models for Pre-K and Kindergarten are grounded in the Science of Reading (K utilizes Book Worms), and utilizing evidence-based phonemic awareness (e.g., UFLI). Illustrative Math (Imagine Learning) serves as the core Tier I resource, focusing on conceptual discourse and problem-solving. Students engage in a balanced daily schedule comprising 120 minutes for core literacy and math, complemented by 60+ minutes of purposeful, play-based developmental activities. These sessions are structured around learning centers that seamlessly integrate social-emotional learning (SEL-Sown to Grow) with academic themes. Furthermore, the District fosters a "pre-vocational" mindset through early exposure to community roles and career clusters. Our Vocational Early Childhood pathway will directly connect middle and high school students in our Education and Care tracks to our integrated Pre-K classrooms as student assistants, providing a hands-on laboratory environment for child development studies within the facility.***

Additionally, please include specific examples that illustrate how the District incorporates the Science of Reading, Illustrative Math, and Math Reform initiatives into instruction for Pre-Kindergarten and Kindergarten students.

Furthermore, please describe the structure of the school day for students at these early grade levels, including how time is allocated for curriculum-based learning and play-based developmental activities.

2) The information provided in the Class Size Policies section of the educational program indicates that the current class sizes for grades 1-5 range from 18- 26.5 students per classroom. Please note and acknowledge that MSBA guidelines are 23 students per classroom for grades 1-5. ***To ensure equitable instructional delivery and align with state guidelines, the District formally acknowledges and accepts the MSBA guideline of 23 students per classroom for grades 1–5. The new facility's spatial capacity and the District's long-range staffing plans will reflect this 23-student standard.***

4) Please provide further clarification related to "recruitment and admission" and specify the daily operations to which this phrase applies, including the programs, student populations, and institutional practices encompassed within its scope. ***Specifically, our approach to recruitment and admission directly shapes our Integrated Pre-K program and School Choice enrollment. We actively manage annual lottery processes, targeted outreach for non-native English speakers, and accessible registration protocols to ensure a diverse, inclusive student body that reflects our community.***

4b) The information provided states that "Project Based Learning" (PBL) will be practiced in Science and Social Studies. Please provide a narrative that explains why only Science and Social Studies will have PBL and why it is not incorporated in all academia.

Additionally, please describe how the District is planning to coordinate the curriculum and to prepare the teachers towards project-based learning as an instructional approach and provide interdisciplinary work as a professional development model. In addition, the information provided states "Grade 5 teams will have flexibility to re-chunk ELA and Math minutes". In response to these review comments, please describe how flexibility could be extended to all grade levels to support PBL collaboration in integrating disciplinary goals within projects and classroom learning centers. Also, please identify and cite the specific research-based Tier I instructional model the district plans to use.

4e, f) The information provided in the Teaching Methodology and Structure section of the Educational Program states:

> *"The district is currently reviewing science and social studies resources and anticipates adopting updated curricula in the next two years."*

In response to these review comments, please provide the updated curricula for Science and Social Studies that the district is planning to adopt. Also, please describe how the District intends to provide interdisciplinary opportunities between the science and social studies programs.

The information provided indicates a 30-minute instructional period for science and social studies within a PBL curriculum which appears to be insufficient time to implement 'Project-Based' Science or Social Studies programs. In response to these review comments, please

describe the District's approach for interdisciplinary PBL and how the District plans to provide extended and flexible opportunities for young learners to explore, observe, and engage with materials so that foundational skills develop naturally within meaningful project contexts. Additionally, please provide additional information that describes the proposed time allotment and how it supports effective project-based instruction.

4g) In response to these review comments, please describe the District's plan for integrating multilingual and multicultural experiences into general classroom activities. This approach could foster collaborative learning among native English speakers and their peers who are non-native English speakers.

4h) Provide a narrative that describes the current academic support at the Mosier Elementary School and provide additional information about any proposed changes to the District's academic support. ***In response to MSBA Preliminary Design Program (PDP) review feedback regarding the inadequacy of 30-minute periods for deep inquiry, the District is revising the master schedule. We are moving away from traditional, siloed instructional blocks toward an "Integrated Day" model. We will replace fragmented 30-minute periods with flexible 60–90 minute Extended Inquiry Blocks, scheduled 2–3 times per week. This critical shift provides "Young Learners" the runway necessary to move beyond surface learning into Transfer Learning, where they can observe, test materials, and iterate on project designs. Proposed Master Schedule Highlights: "The Integrated Day" These schedules demonstrate the shift to a model that allows for deep exploration and "re-chunking" of time to meet MSBA standards.***

- ***Kindergarten (Foundational & Play-Based): Integrates the Science of Reading and Illustrative Math within a 90-minute "Thematic Inquiry Block" (12:30–2:00 PM) featuring purposeful play and science/social studies integration. Instead of short, isolated events, foundational skills develop naturally at learning centers (e.g., exploring buoyancy at water tables).***
- ***Grade 3 (Interdisciplinary PBL): Establishes a daily 90-minute "Inquiry Block" (11:10 AM–12:40 PM). ELA standards are not taught in isolation; students apply reading and writing skills to analyze primary sources or draft lab reports within this block, ensuring foundational literacy has a clear, functional purpose.***
- ***Grade 5 (Advanced "Re-chunking"): Utilizes 120-minute re-chunked blocks bridging ELA/Social Studies (Humanities) and Math/Science (STEM). This longer duration supports student agency, sustained focus on complex problem-solving, and facilitates "push-in" support from Special Education and ELL staff without pulling students out of core instruction.***

By removing the 30-minute silo, the schedule ensures that literacy standards (reading technical texts) and math standards (data measurement) are applied in real-world contexts, while also creating co-teaching opportunities between general education teachers and specialists. The facility's design must support this schedule by providing adjacent breakout spaces for differentiated project work during these longer blocks.

To fully realize this, the District is in the process of piloting interdisciplinary curricula (Investigating History and Open Science Education) These programs are specifically chosen

to ensure that literacy skills, such as writing claims and citing evidence, alongside mathematical data analysis, are embedded directly into science and history investigations.

This aligns with our expanded vision for Project-Based Learning (PBL). While currently rooted in Science and Social Studies, the District is scaling PBL into an interdisciplinary model for all academia. Our shift is supported by research from PBLWorks (Buck Institute) and the Lucas Education Research study on Multiple Literacies in PBL, which demonstrated that elementary students in PBL environments outperformed peers in traditional settings by eight percentage points on standardized science assessments. To ensure this model is accessible to all learners, our Tier I instructional framework utilizes Universal Design for Learning (UDL), providing multiple means of engagement and representation within the physical learning environment.

Current support at Mosier relies heavily on traditional Title I pull-out interventions. Our proposed educational shift moves toward a "Learning Commons" model. The new facility must include integrated breakout spaces and small-group rooms directly adjacent to learning neighborhoods to allow for "push-in" specialized support. This spatial adjacency reduces the stigma and transition time associated with traditional pull-out services.ultiple means of engagement and representation within the physical learning environment.

6) Provide additional information regarding the District's plan to provide professional development opportunities to prepare for a newly designed facility; including how the District is preparing to effectively utilize the renovated or new facility, including current and planned preparations before and after the opening of the proposed project.

Also, please describe whether the District has considered providing staff flexibility in modifying their schedules in conjunction with their colleagues as they develop and try out project-based and multi-disciplinary instruction to promote skills through investigation, hands-on and applied experiences. ***To ensure staff are fully prepared to maximize the educational impact of the new facility, the District will utilize a Professional Learning Community (PLC) model focused on facility readiness. This includes:***

- ***Facility-Based PD: Targeted training on the effective use of flexible furniture and "neighborhood" classroom clusters to seamlessly support co-teaching and integrated services.***
- ***Learning Labs: Staff will participate in collaborative "Learning Labs" to co-plan and observe interdisciplinary PBL lessons in the current facility, actively preparing their instructional strategies for the new environment.***
- ***Flexible Collaboration: Research by John Hattie (2012) emphasizes "Teacher Collective Efficacy" as a top predictor of student success. We are committed to providing the master schedule flexibility required for staff to pilot multi-disciplinary instruction, prioritizing this collaborative growth both before and after the facility's opening.***

9) In response to these review comments, please confirm that kitchen staff will be included in the review of design and equipment for the kitchen. ***To ensure the new culinary and dining spaces meet operational requirements and maximize efficiency, we confirm that the District's kitchen staff will be active participants in the review of the facility's kitchen design, layout, and equipment selection. The design team will schedule review meetings with the District's kitchen staff during the design process.***

10) In response to these review comments, please provide information regarding the District's plans to ensure that all students have access to the internet at home prior to instituting take-home devices as part of the 5th grade program. ***The district plans to continue and expand these practices. (Notably, in the proposed Grades 1–5 configuration, Grade 5 students will begin taking devices home to build responsibility and prepare for middle school expectations.) To support this transition, the District recognizes the critical importance of digital equity. Before 5th-grade devices are permitted to be taken home, the District will conduct a comprehensive Digital Equity Audit. We will provide mobile hotspots or partner with local internet service providers to guarantee 100% home internet access for all participating students, ensuring the facility's technology investments extend equitably into the community.***

11) The information provided indicates that the Media Center will be staffed by class teachers for scheduled library time with the support from a Librarian Paraprofessional. Please note that the library/media center should be staffed by a full-time certified library/media professional to provide instruction to students and to support teachers in the selection of appropriate print and digital resources. In response to these review comments, please describe the skills and training that will be required of Media Center staff. ***The District formally acknowledges the MSBA's staffing requirements regarding library spaces. The new Learning Commons/Media Center will be staffed by a full-time, certified Library/Media Professional. This individual will be responsible for leading information literacy instruction, conducting digital citizenship training, and acting as a dedicated instructional coach to assist classroom teachers in selecting complex print and digital resources for interdisciplinary PBL units.***

12) In response to these review comments, please note and acknowledge the following:

- *Art storage should include secure and appropriately ventilated space for toxic and hazardous materials as well as an accessible file of safety data sheets ("SDS").* ***Acknowledged.***
- *Kiln rooms should be secure but also include a window or external "in-use" light.* ***Acknowledged.***

No further review comments for this section.

3.1.3 INITIAL SPACE SUMMARY

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Space summary; one per approved design enrollment	☐	☒	☐	☐
2	Floor plans of the existing facility	☒	☐	☐	☐
3	Narrative description of reasons for all variances (if any) between proposed net and gross areas as compared to MSBA guidelines	☒	☐	☐	☐

MSBA Review Comments:

1) Please refer to "Attachment B" for detailed review comments. ***Refer to the "Attachment B" for Owner/Designer responses to the initial Space Summary.***

No further review comments for this section.

3.1.4 EVALUATION OF EXISTING CONDITIONS

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Confirmation of legal title to the property.	☒	☐	☐	☐
2	Determination that the property is available for development.	☒	☐	☐	☐
3	Existing historically significant features and any related effect on the project design and/or schedule.	☐	☒	☐	☐
4	Determination of any development restrictions that may apply.	☐	☒	☐	☐
5	Initial Evaluation of building code compliance for the existing facility.	☒	☐	☐	☐
6	Initial Evaluation of Architectural Access Board rules and regulations and their application to a potential project.	☒	☐	☐	☐
7	Preliminary evaluation of significant structural, environmental, geotechnical, or other physical conditions that may impact the cost and evaluations of alternatives.	☐	☒	☐	☐
8	Determination for need and schedule for soils exploration and geotechnical evaluation.	☐	☒	☐	☐
9	Environmental site assessments minimally consisting of a Phase I: Initial Site Investigation performed by a licensed site professional.	☒	☐	☐	☐
10	Assessment of the school for the presence of hazardous materials.	☐	☒	☐	☐

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
11	Previous existing building and/or site reports, studies, drawings, etc. provided by the district, if any.	☒	☐	☐	☐

MSBA Review Comments:

3) The information provided indicates that a Project Notification Form ("PNF") has been filed with the Massachusetts Historical Commission ("MHC") for the existing Mosier Elementary School site on October 7, 2025, and MHC's response, on October 17, 2025, noted the existing building and site hold no specific historical value. The District should keep the MSBA informed of any decisions and/or proposed actions and should confirm that the proposed project is in conformance with Massachusetts General Law 950, CRM 71.00. Please acknowledge. ***Acknowledged.***

4) The information provided in Section 3.1.4 as part of the 'Site Legal Status' states:

> *"Both School sites will be subject to the varying degrees of restraints including but not limited to buildable area, topography, soil types, wetland regulations, and Owner input regarding programming and access needs, etc."*

In response to these review comments, please provide a timeline and any potential challenges and steps that may be required to address the following: buildable area, topography, soil types, wetland regulations, and possible wetland replication, if any. ***The design team continues to evaluate the site conditions and make the necessary adjustments to respond accordingly throughout the design process. Additional borings and soil testing are taking place to confirm soils types. Further research and discussions with the local conservation dept. and review of requirements continues to take place. A full site survey will take place soon with wetland flagging if needed. Additional meetings will continue to take place with the appropriate Town Agencies prior to and throughout Schematic Design to ensure full compliance.***

7) The information provided in the 'Structural Assessment' narrative states the following:

- *"The existing building may also need to be investigated for wind uplift forces with respect to IBC level wind forces, which may require additional fasteners between the existing steel roof decking and supporting steel members. For the existing school building, which is considered a Risk Category III building, the building would need to resist a basic wind speed in South Hadley, MA, of 123 mph."*
- *"Any new vertical addition to the existing building (if proposed) would require the existing building to conform to full IBC wind and seismic forces, which would most likely consist of major structural reinforcement / strengthening to the existing lateral resisting system of the building (existing masonry walls) to negate increased lateral loads. A new vertical addition to the existing building is not recommended from a structural perspective."*
- *"We recommend limiting the proposed alterations to less than 50% reconfiguration of space of the existing building. If the proposed alterations are less than 50% reconfiguration of space, the proposed alterations would be considered Level 2 Work."*

In response to these review comments, please describe how the District is planning to address these challenges in Code Upgrade or Addition-Renovation options, if any one of these are chosen as the Preferred Option. ***Should a Code Upgrade or Addition-Renovation option be pursued, the design team will review the all the requirements and challenges with the district to ensure the appropriate cost effective design solutions including phasing options are in place with minimal disruption to the District's school operations and delivery of education to the students, while meeting the necessary educational, code and construction objectives.***

Also, the information provided in the "Site Evaluation" narrative states the following:

- *"Hadley building department for the desired alternative solution selected. Site plan review and approval will also be required of the Town planning department."* ***Typical with any new or building alteration, site plan review and approval will be required by the Town's governing agency. The design team continues to reference the available Town Building and Planning Dept. regulations and zoning requirements throughout the study and schematic phases to develop the appropriate designs and confirm compliance. The Site Plan approval process will take place during the design development phase of the project. An initial informational meeting will take place during the schematic design phase with follow-up meetings during CDs.***

- *"Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies."* ***The design team has reached out to the conservation dept. regarding specific Town agency requirements as well as inquiries about the available reference information affecting the site(s). Conservation filings and approvals will take place during the design development phase of the project to ensure compliance with governing agencies. An initial informational meeting will also take place during the schematic design phase with follow-up meetings through CDs.***

- *"A complete survey including, but not limited to, improved and unimproved areas, parcel legal information, flagging of wetlands, utility information and topography will be undertaken as part of the schematic design submission process."* ***A formal Site survey plan is scheduled to take place for the Preferred Option in the next several weeks so as to be available for the Schematic Design phase.***

- *"There is a significant grade change between the existing Middle school and the multi-use fields with the school at around 165 ft and the fields at varying elevations of around 172 ft, 179 ft, and 190 ft. The construction of a new elementary school will most likely involve significant earth moving. Site balance and minimizing cut/fill will be a priority during site design."* ***Should the Middle school site be selected as part of the preferred design option, the design team will explore and incorporate the most efficient and cost effective ways to develop and balance the site thereby minimizing and prioritizing the cut and fill impact and related costs.***

Also, the information provided in the 'Hydrant Flow Test' narrative states:

> *"A Hydrant flow test was performed at the existing Mosier Elementary School site on Thursday, October 30,2025 by Fire Protection Services in conjunction with the South*

Hadley Water Department. The hydrant locations and test results are attached. While initial findings indicate adequate pressure and flow rates to negate the need for a fire pump, further review shall occur during the Schematic Design phase as the design further develops and a preferred alternative solution is selected." ***The need for a fire pump will continue to be examined into the schematic design phase, further testing will take place at that time if needed to determine the final needs.***

As part of the PSR submittal, please provide a timeline associated with the work listed above and incorporate it into the overall project schedule and any additional findings that may have an impact on the total project scope, budget, or project schedule. Please note and acknowledge that all cost increases subsequent to a Project Scope and Budget approval from the MSBA's Board of Directors will be the sole responsibility of the District and considered ineligible for reimbursement. ***A timeline for the work listed above will be included provided in an updated schedule and workplan as part of the PSR submission to be sure any findings will be included prior to the Project Scope and Budget approval. Acknowledged.***

8) The information provided by LGCI Inc. in the Preliminary Geotechnical Report for the existing Mosier Elementary School site and Michael E. Smith Middle School states the following:

"Once a preferred alternative solution has been determined and located on the site, further borings shall be undertaken in the areas of development to further determine the full make up and extent of the existing soil conditions and help determine the appropriate design requirements."

As part of the District's PSR submittal, please include the timeline and additional information associated with the work listed above. As noted above, please note and acknowledge that all cost increases subsequent to a Project Scope and Budget approval from the MSBA's Board of Directors will be the sole responsibility of the District. ***Additional borings will be undertaken during the design development phase to further ascertain and confirm the extent of the soils found in the PDP phase and confirm the structural design intent. We acknowledge any cost increases are the responsibility of the District.***

10) The information provided in the Hazardous Materials Identification Study Universal Environmental Consultant indicates the Mosier Elementary School Generator Room has a 300 gallon oil tank.

Please note that any costs associated with the removal of fuel storage tanks and associated contaminated soils will be considered ineligible for reimbursement. The project team should be aware of the current policies associated with MSBA's participation in the abatement and removal of hazardous materials. Please acknowledge. ***Acknowlegded.***

11) Subsequent to receiving the PDP submittal, the MSBA requested that the District provide site plans for both sites associated with the existing Mosier Elementary School site and the existing Michael E. Smith Middle School site. This information was received on December 31, 2025, as a part of the Cursory Review Responses. No response required.

No further review comments for this section.

3.1.5 SITE DEVELOPMENT REQUIREMENTS

	Provide the following Items	Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	A narrative describing project requirements related to site development to be considered during the preliminary and final evaluation of alternatives.	☐	☒	☐	☐
2	Existing site plan(s)	☐	☒	☐	☐

MSBA Review Comments:

The information provided indicates that the District preliminarily evaluated the following (2) site locations for potential development:

- ***Site Option 1*** *– Existing Mosier Elementary School site.*
- ***Site Option 2*** *– Existing Michael E. Smith Middle School site.*

1) In response to these review comments, please describe how the site constraints are potentially impacting the design options explored in the Preliminary Evaluation of Alternatives section.

As part of the District's PSR submittal, provide site section(s) that illustrates how the Preferred Schematic sits on the site and how the proposed location impacts access and circulation. Please acknowledge. ***Acknowledged.***

2) As part of the District's PSR submittal, provide site plans for both the sites in 11"x17" format that clearly identify the following features for the site of the Preferred Schematic:

- *Structures and fences;*
- *Parking and paving;*
- *Accessibility requirements;*
- *Easement;*
- *Wetlands and/or flood restrictions;*
- *Emergency vehicle access;*
- *Safety and security requirements;*
- *Utilities and drainage; and,*
- *Site orientation and other location considerations.*
- *Circulation diagrams that identify the existing:*
    - *Bus and parent drop-off/pick-up locations;*
    - *Vehicular and pedestrian circulation; and*
    - *Emergency vehicle access.*

Also, provide diagram(s) and a narrative that describes how a physically challenged individual currently accesses the existing building. As part of the District's PSR submittal, please provide

circulation diagrams for all options explored as part of the Final Evaluation of Alternatives. Please acknowledge. ***Acknowledged. Updated plans with the required information will be provided in the PSR submission.***

No further review comments for this section.

3.1.6 PRELIMINARY EVALUATION OF ALTERNATIVES

Provide the following Items		Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Analysis of school district student school assignment practices and available space in other schools in the district	☐	☐	☒	☐
2	Tuition agreement with adjacent school districts	☒	☐	☐	☐
3	Rental or acquisition of existing buildings that could be made available for school use	☐	☐	☒	☐
4	Code Upgrade option that includes repair of systems and/or scope required for purposes of code compliance; with no modification of existing spaces or their function	☐	☒	☐	☐
5	Renovation(s) and/or addition(s) of varying degrees to the existing building(s)	☒	☐	☐	☐
6	Construction of new building and the evaluation of potential locations	☒	☐	☐	☐
7	List of 3 distinct alternatives (including at least 1 renovation and/or addition option) are recommended for further development and evaluation.	☐	☒	☐	☐

MSBA Review Comments:

As part of the Preliminary Evaluation of Alternatives, the District explored the following (7) options. Please note the District intends to further evaluate all (7) options as part of the Final Evaluation of Alternatives included in its PSR submittal:

- ***Alternate 1 (Code Upgrade/ Repair Base Option)****: A Base Repair/ Code Upgrade for grades 2-4 with an enrollment of 360 students at the existing Mosier Elementary School with an estimated total project cost of $48.2 million.*
- ***Alternate 2 (Small Addition, Full Renovation and Partial Demolition Option)****: Addition / Renovation for grades 2-4 with an enrollment of 360 students at the existing Mosier Elementary School; with an estimated project cost of $81.2 million.*
- ***Alternate 3 (Large Addition, Full Renovation and Partial Demolition Option)****: Addition / Renovation for grades 1-5 with an enrollment of 590 students at the existing Mosier Elementary School; with an estimated project cost of $115 million. Option results in the*

relocation of grade 1 from the MSBA-funded Plains Elementary School and grade 5 from the Michael E. Smith Middle School.

- ***Alternate 4 (New Construction Option)**: New Construction for grades 2-4 with an enrollment of 360 students at the existing Mosier Elementary School site; with an estimated project cost of $95.1 million.*
- ***Alternate 5 (New Construction Option)**: New Construction for grades 1-5 with an enrollment of 590 students at the existing Mosier Elementary School site; with an estimated project cost of $125.5 million. Option results in the relocation of grade 1 from the MSBA-funded Plains Elementary School and grade 5 from the Michael E. Smith Middle School.*
- ***Alternate 6 (New Construction Option)**: New Construction for grades 2-4 with an enrollment of 360 students at Michael E. Smith Middle School site; with an estimated project cost of $96.2 million.*
- ***Alternate 7 (New Construction Option)**: New Construction for grades 1-5 with an enrollment of 590 students at the Michael E. Smith Middle School site; with an estimated project cost of $121.6 million. Option results in the relocation of grade 1 from the MSBA-funded Plains Elementary School and grade 5 from the Michael E. Smith Middle School.*

1) In response to these review comments, please provide an analysis of the school district student assignment practices and confirm if there are any available spaces in other schools within the district. ***The South Hadley Public School District utilizes a centralized grade-span configuration rather than a neighborhood-based assignment model. This means that student assignment is determined strictly by grade level, with all students in a specific grade attending the same facility regardless of their geographic location within the town.***

- ***Current Configuration: The district operates one school per grade span: Henry J. Skala School (formerly Plains) for Grades PK–1, Mosier Elementary for Grades 2–5, Michael E. Smith Middle School for Grades 6–8, and South Hadley High School for Grades 9–12.***
- ***Space Availability: Because of this centralized model, there are no alternative elementary facilities within the district that house the same grade levels. A comprehensive review of current enrollment and building capacities confirms that there is no available space in other district schools to accommodate the Mosier student population.***
- ***Proposed Strategic Reconfiguration: As part of this project, the district is evaluating a reconfiguration to a Grades 1–5 model at the new Mosier facility. This would allow the Skala School to transition into a dedicated Early Childhood Center (PK–K), addressing space constraints for the town's youngest learners while optimizing the new facility's footprint.***

3) In response to these review comments, please provide an analysis of existing buildings within the district that may be available for lease or for purchase suitable to house the student

population or that could be used as a swing space, if necessary. ***The District and the Town of South Hadley have conducted a thorough analysis of existing inventory and local real estate to identify potential sites for lease, purchase, or temporary swing space.***

- ***Municipal and Commercial Inventory: A survey of town-owned property and available commercial real estate (such as the Village Commons or various industrial sites) concluded that there are no existing buildings suitable to house a student population of 360–590 students. Available commercial spaces are either too small (under 10,000 sq. ft.) or lack the necessary infrastructure, safety systems, and educational zoning required by MSBA standards.***
- ***Site Selection Strategy: Due to the lack of viable off-site alternatives, the district focused its Feasibility Study on two primary locations: the current Mosier site and the Michael E. Smith Middle School site.***
- ***Mitigation of Swing Space Needs: To eliminate the substantial cost and disruption of temporary swing space, the preferred project options prioritize phased construction or building on a new footprint within the identified sites. This allows the existing Mosier Elementary School to remain fully operational during the construction of the new facility, ensuring a single move for students and staff upon completion.***

4, 7) The information provided in Preliminary Alternatives Evaluation states:

> *" The consensus among the members was that Alternative #1 for the code upgrades and basic repairs did not address any of the educational aspects of the district's needs, would further continue the educational shortcomings and difficulties of the educational delivery process, the prime reason for pursuing the study, therefore, it made sense to not pursue this option any further."*

Please note that the District will be required to include a Code Upgrade option of the existing school as part of the PSR submittal for cost comparison purposes. Also, as the part of the District's PSR submittal, please provide detailed narratives that describe why other options, if any, were eliminated from further consideration. Please note, the final evaluation of alternatives included in the PSR submittal must include at least one code upgrade option, one renovation and/or addition option that maximizes the use of the existing facility, and at least one new construction option for both study enrollment options. Please acknowledge. ***Acknowledged.***

Please note that the MSBA expects to receive complete and thorough evaluations of all options identified in the conclusion of the District's PDP submittal. The Owner's Project Manager should ensure that this work is complete and aligns with the options that the District identified as options to be further evaluated prior to submitting the PSR to the MSBA. Adjustments to the options identified in the conclusion of the PDP must be communicated to the MSBA in writing well in advance of receiving the PSR submittal for the opportunity for MSBA to weigh in on any adjustment to the options being evaluated. Please acknowledge. ***Acknowledged.***

Also, please note that the Narrative of Sustainable Design Elements and LEED Compliance Statement have the naming of the school incorrect. Please correct the naming and provide the updated materials with District's PSR submittal. Please acknowledge. ***Acknowledged. Updated LEED Compliance Statement will be included in the PSR submission.***

Additionally, as part of the District's PSR submittal please:

- *Ensure that further detail is provided that clearly describes and illustrates the separation, safety provisions, and possible construction laydown areas that will be applied during construction on the occupied site. Please acknowledge.* ***Acknowledged.***
- *Continue to use the same naming convention of options for clarity and consistency. Please acknowledge.* ***Acknowledged.***
- *For all options and sites that are not selected by the District, provide detailed narratives with 3-4 reasons that describe why these options and sites were eliminated from further consideration. Please acknowledge.* ***Acknowledged.***

No further review comments for this section.

3.1.7 LOCAL ACTIONS AND APPROVAL

Provide the following Items		Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Signed Local Actions and Approvals Certification: (original)	☒	☐	☐	☐
2	Certified copies of the School Building Committee meeting notes showing specific submittal approval vote language and voting results, and a list of associated School Building Committee meeting dates, agenda, attendees and description of the presentation materials	☐	☒	☐	☐

MSBA Review Comments:

2) Please provide a certified copy of the School Building Committee meeting minutes when available. Please acknowledge. ***Acknowledged.***

No further review comments for this section.

3.1.8 APPENDICES

Provide the following Items		Complete; *No response required*	Provided; *District's response required*	Not Provided; *District's response required*	Receipt of District's Response; *To be filled out by MSBA Staff*
1	Current Statement of Interest	☒	☐	☐	☐
2	MSBA Board Action Letter including the invitation to conduct a Feasibility Study	☒	☐	☐	☐
3	Design Enrollment Certification	☐	☒	☐	☐

MSBA Review Comments:

3) Please see comment above in Section 3.1.1, Item 3.

No further review comments for this section.

Additional Comments:

- *Please note that as part of the upcoming Preferred Schematic submittal process, districts and their consultants are required to provide a summary overview of the proposed project to the MSBA Facilities Assessment Subcommittee (the "FAS"). In preparation, the MSBA requests that the District submit a complete PowerPoint of the FAS presentation with the PSR submittal. For your reference, the guidance memorandum for preparing an FAS presentation is attached. Please acknowledge.* ***Acknowledged.***

- *The MSBA issues project advisories from time to time, as informational updates for Districts, Owner's Project Managers ("OPM"), and Designers in an effort to facilitate the efficient and effective administration of proposed projects currently pending review by the MSBA. The advisories can be found on the MSBA's website. In response to these review comments, please confirm that the District's consultants have reviewed all project advisories and they have been incorporated into the proposed project as applicable. Please acknowledge.* ***Acknowledged.***

Regarding Past Projects:

Both the MSBA's enabling legislation, M.G.L. c. 70B, and the MSBA's regulations, 963 CMR 2.00 et seq. specifically address the issue of past projects.

- *MSBA records do not indicate previous grants associated with the Mosier Elementary School.*
- *MSBA records show a total MSBA payment of $14,215,374 for the South Hadley's Plains Elementary School Core Program Project # 200902780015 completed in September 2015.*

Pursuant to these requirements and depending on the School District's ultimate plan for the School, the MSBA may recover a pro-rated portion of the financial assistance that the School District has received for previous renovation grants. The exact amount recovered will be established at the conclusion of the Schematic Design / Total Project Budget phase. Please see the MSBA website to view the MSBA's regulations, statute and closed school bulletin for additional information

End

ATTACHMENT B
MODULE 3 – PRELIMINARY DESIGN PROGRAM SPACE SUMMARY REVIEW

District: Town of South Hadley
School: Mosier Elementary School
Owner's Project Manager: Skanska USA Building Inc.
Designer Firm: Mount Vernon Group Architects, Inc.
Submittal Due Date: February 5, 2026
Submittal Received Date: December 18, 2025
Review Date: December 18, 2025 – March 2, 2026
Reviewed by: U. Gadani, V. Dagkalakou, C. Forde, C. Alles

The Massachusetts School Building Authority (the "MSBA") has completed a preliminary review of the proposed space summaries as produced by Mount Vernon Group Architects, Inc. and its consultants. This review involved evaluating the extent to which the Mosier Elementary School's proposed space summary conforms to the MSBA guidelines and regulations.

The MSBA considers it critical that the Districts and their Designers aggressively pursue design strategies to achieve compliance with the MSBA guidelines for all proposed projects in the new program and strive to meet the gross square footage allowed per student and the core classroom space standards, as outlined in the guidelines. The MSBA also considers its stance on core classroom space critical to its mission of supporting the construction of successful school projects throughout the Commonwealth that meet current and future educational demands. The MSBA does not want to see this critical component of education suffer at the expense of larger or grander spaces that are not directly involved in the education of students. ***District Response: The District acknowledges the MSBA's preliminary review and understands the importance of aligning the Mosier Elementary School project with MSBA guidelines to ensure a sustainable and educationally focused facility. We remain committed to an aggressive design strategy that prioritizes core classroom standards while ensuring the building successfully supports the District's specific educational vision.***

The following preliminary review is based on the submitted new construction project space summaries for the following (2) study enrollment options:

- **Enrollment 1:** 360 students in grades 2-4 at the Mosier Elementary School; and,
- **Enrollment 2:** 590 students in grades 1-5 that results in the relocation of grade 1 from MSBA-funded Plains Elementary School and grade 5 from Michael E. Smith Middle School.

The MSBA review comments are as follows:

- **Core Academic** – For Enrollment 1, the District is proposing a total of 19,900 net square feet ("nsf") which exceeds the MSBA guidelines by 4,700 nsf. For Enrollment 2, the District is proposing a total of 32,600 nsf which exceeds the MSBA guidelines by 7,900 nsf. The District is proposing the following spaces:

- **General Classrooms –** For Enrollment 1, the District is proposing (18) 1,000 nsf General Classrooms for grades 2-4, totaling 18,000 nsf, which exceeds the MSBA guidelines by (2) General Classrooms and 2,800 nsf. For Enrollment 2, the District is proposing (30) 1,000 nsf General Classrooms for grades 1-5, totaling 30,000 nsf, which exceeds the MSBA guidelines by (4) General Classrooms and 5,300 nsf. In response to these review comments, please review and respond to the following items:
    - As the project further develops, please note and acknowledge that 900 nsf is the minimum and 1,000 nsf is the maximum size for all newly constructed General Classrooms in an elementary school. Please acknowledge. ***Acknowledged.***
    - Please note the MSBA's STE Guidelines require all elementary school General Classrooms have a minimum of (2) sinks to facilitate STE exploration and project-based learning within the classrooms. One sink must be accessible, and one must be deep and wide to accommodate buckets or containers. Please acknowledge. ***Acknowledged.***

Exceeding Quantity: The District is proposing additional classrooms to accommodate a "School-within-a-School" model and to provide essential flexibility for grade-level cohort variations. The primary reason we need six classrooms as opposed to five, is that with five classrooms, we are above the MSBA's recommended population. Based on enrollment figures provided by MSBA of 120 students, that would result in 24 students per classroom. Additionally, while total enrollment may remain within projections, internal distributions often fluctuate. The proposed design must provide this modular capacity to accommodate these inevitable shifts in grade-level enrollment without compromising the learning environment. Furthermore, these spaces support flexible grouping strategies aimed at reducing achievement gaps. We acknowledge that any square footage or classroom counts exceeding MSBA guidelines will be considered ineligible for reimbursement.

- **Science, Technology, Engineering ("STE") Room** – The District is proposing (1) 1,080 nsf STE Room for both enrollment options, which exceeds the MSBA guidelines. In response to these review comments, please provide the following information:
    - Describe the anticipated adjacencies, the scheduling and utilization of the proposed areas, and how these areas will be supervised and staffed.
    - Provide examples of activities that will occur in these areas that cannot be delivered within an appropriately sized and fit-out General Classroom.

        - Describe why these activities are better suited in a separate area rather than in a larger General Classroom.

    - **STE Storage Room** – The District is proposing (1) 120 nsf STE Storage Room, associated with the proposed (1) STE Room for both enrollment options, which exceeds the MSBA guidelines. Please refer to the comment above related to the proposed STE Room.

- **Science, Technology, Engineering ("STE") Room** ***The proposed STE room is intended for high-intensity, "messy" project-based learning—such as robotics, large-scale modeling, and water-based experiments—that require specialized equipment and flooring not suitable for a standard carpeted classroom. This space will be scheduled for all grade levels on a rotating basis, supervised by a dedicated STE specialist and classroom teachers, providing a centralized hub for cross-disciplinary STEAM initiatives***

- **Activities**: ***The STE room will host curriculum-specific projects that require extended setup and specialized equipment, such as LEGO robotics assembly and coding, large-scale bridge engineering (structural testing), and biological "wet lab" explorations (hydroponics, terrarium maintenance, and water quality testing). Materials that accompany the Project Lead the Way (PLTW Program) that we have implemented at the middle school and will continue to move down into our elementary classrooms. These activities involve materials (liquids, soils, large-scale construction kits) that require specialized cleanup and storage not available in a standard classroom (STE Storage Room).***

- · **Adjacencies & Scheduling:** ***Centrally located to provide equitable access to all grade-level pods, the space will operate on a "Specialist" rotation similar to Art or Music. For Enrollment 2 (590 students), this ensures that every student cycles through high-intensity STEAM instruction weekly.***

- · **Staffing:** ***The room will be staffed by a dedicated STEAM Specialist. During integrated project blocks, classroom teachers will co-teach in the space, allowing for a lower student-to-teacher ratio during complex technical builds.***

- · **Why a Separate Space?** ***Unlike a General Classroom, the STE room features epoxy resin flooring for spill management, high-capacity electrical drops for digital fabrication tools, and deep-basin industrial sinks. A separate space allows projects to remain "in-progress" over multiple days without disrupting the daily instructional flow or safety of the primary General Classroom.***

    - **Multi Language Learners ("MLL") Classroom** – For Enrollment 1, the District is proposing (1) 500 nsf MLL Classroom which exceeds the MSBA guidelines. For Enrollment 2, the District is proposing (2) 500 nsf MLL Classrooms totaling 1,000 nsf, which exceeds the MSBA guidelines. In response to these review comments, please provide the following:

        - Describe the anticipated adjacencies.

- Describe the scheduling, staffing, and overall utilization of the proposed MLL spaces.
- As part of the District's PSR submittal, the District must fully describe the function, intended utilization, and scheduling of these spaces.

Anticipated Adjacencies: ***To support a truly inclusive "push-in" and co-teaching model, the MLL spaces are strategically embedded directly within the grade-level academic wings. This placement is critical to minimize "travel time" for our MLL population—ensuring that students do not lose valuable instructional minutes transitioning across the building. Furthermore, this proximity facilitates real-time collaboration between MLL specialists and general education teachers, allowing for the seamless integration of language support into core content.***

Staffing & Utilization: ***These spaces will be staffed by licensed MLL specialists. While the District's primary instructional model is inclusive, these rooms serve as high-frequency intervention hubs required for mandated "Designated English Language Development" (ELD). This is specifically reinforced by the District's current pilot of the HMH 3D English curriculum—a High-Quality Instructional Material (HQIM). This curriculum requires specialized breakout environments where students can engage in intensive oral language practice, collaborative academic discussions, and digital recording tasks that are often too noise-intensive or distinct for a standard 25-student general education classroom.***

Function & Scheduling: ***Throughout the school day, these hubs will be utilized for small-group language intensive sessions (as required by DESE based on student English proficiency levels). By having dedicated MLL classrooms within the academic pods, the school can provide the "language-rich" environment necessary for the 3D English curriculum while maintaining the student's connection to their grade-level cohort. These rooms are not offices; they are active, scheduled learning environments that provide the specialized tools and acoustics needed for rapid language acquisition.***

- **Academic Coaches** – For Enrollment 1, the District is proposing (1) 200 nsf Academic Coaches space, which exceeds the MSBA guidelines. For Enrollment 2, the District is proposing (2) 200 nsf Academic Coaches spaces, totaling 400 nsf, which exceeds the MSBA guidelines. In response to these review comments, please provide the following:
  - Describe the anticipated adjacencies.
  - Description about how these spaces will be scheduled and staffed during the school day.

Function and Activities: ***Academic Coaches serve as the District's primary drivers for instructional excellence. Their core responsibilities include providing ongoing, job-embedded professional development to the faculty, leading the implementation of new High-Quality Instructional Materials (HQIM)—such as the current HMH 3D English pilot—and facilitating "Data Cycles." In these cycles, coaches work with teachers to analyze student performance metrics to differentiate and drive daily classroom instruction.***

Anticipated Adjacencies: ***As the project has developed, the District has strategically relocated these offices to the Administrative Wing. This placement ensures that Academic Coaches are in direct proximity to the Principal and Assistant Principal, fostering a unified instructional leadership team. This adjacency also places coaches near the main conference and professional development rooms, which serve as the primary locations for grade-level PLC (Professional Learning Community) meetings and sensitive data-review sessions.***

Staffing and Scheduling: ***These spaces will be staffed by licensed Instructional Coaches (Specialists in ELA, Math, or ESL). The scheduling of these spaces is dynamic; while coaches spend a significant portion of their day "in the field" modeling lessons and observing instruction in General Classrooms, the dedicated office space is required for high-concentration tasks. This includes the preparation of professional development modules, the aggregation of confidential student assessment data, and one-on-one "coaching cycles" with teachers that require a private environment for professional growth conversations.***

- **Special Education** – For Enrollment 1, the District is proposing a total of 10,930 nsf which exceeds the MSBA guidelines by 6,400 nsf. For Enrollment 2, the District is proposing 17,800 nsf which exceeds the MSBA guidelines by 11,760 nsf. In response to these review comments, please review and respond to the following items:
    - **Small Group Room** – For Enrollment 1, the District is proposing (6) 500 nsf Small Group Rooms, totaling 3,000 nsf, which exceeds the MSBA guidelines by (5) Small Group Rooms and 2,500 nsf. For Enrollment 2, the District is proposing (10) 500 nsf Small Group Rooms, totaling 5,000 nsf, which exceeds the MSBA guidelines by (9) Small Group Rooms and 4,500 nsf. In response to these review comments, provide the following:
        - Please describe how these spaces will be used and confirm that they will be used exclusively for students in the special education program or clarify that all students will have access to these spaces.
        - Provide examples of activities that will occur in these areas.
        - Describe the anticipated adjacencies.

- Describe the scheduling and utilization of the proposed areas.
- Describe how these areas will be supervised and staffed.
- If services are not exclusive to students receiving special educational services, relocate to the 'Core Academic' category above.

These 500 nsf break-out spaces serve as the tactical hub for the district's inclusive education model. Positioned strategically within grade-level neighborhoods, they ensure that students receiving specialized support remain physically and socially connected to their peers while receiving high-intensity instruction.

Activities*: The versatility of these rooms allows for a high volume of diverse educational and therapeutic activities:*

- ***Intensive Tier 3 Interventions: Small groups (typically 2–5 students) working with a reading or math specialist on targeted skill deficits using evidence-based programs..***
- ***Testing & Accommodations: A quiet, distraction-free environment for students whose IEPs require separate setting accommodations for assessments.***
- ***Social-Emotional Learning (SEL): Counseling groups led by School Psychologists or Adjustment Counselors to build social skills and emotional regulation.***
- ***Collaborative Co-Teaching: A space where a general education teacher and a special education teacher can split a class to provide parallel instruction.***

Anticipated Adjacencies*: To maximize instructional time and minimize transition "drift," these rooms are placed with specific adjacencies in mind:*

- ***Grade-Level Clusters: Located directly outside or between general education classrooms (2 per grade level) to ensure students spend less than 60 seconds transitioning from Tier 1 to Tier 3 instruction.***
- ***Teacher Collaboration Suites: Proximal to special education teacher workspaces, allowing for quick access to specialized instructional materials and student files.***
- ***Vision Panels: Adjacency to the main corridor/learning common with large glass partitions to maintain a sense of openness and "connectedness" to the rest of the school***

Scheduling and Utilization*: Utilization is designed to be constant throughout the school day (typically 8:30 AM – 3:00 PM):*

- ***Master Scheduling: Use of these rooms is coordinated by Grade-Level Leads and the Special Education Department to prevent overlaps.***

- ***Intervention Blocks: Scheduling is centered around the school's W.I.N. (What I Need) periods, ensuring that Tier 3 support does not conflict with core Tier 1 instruction.***
- ***Flexible "Off-Peak" Use: During non-intervention times, these spaces serve as flexible areas for teacher-to-teacher consultation or student-led project collaboration.***

Supervision and Staffing: ***Safety and high-quality instruction are maintained through a clear staffing and architectural oversight model:***

- ***Staffing: These areas are primarily staffed by Licensed Special Education Teachers, Reading/Math Specialists, and Certified Paraprofessionals.***
- ***Passive Supervision: The inclusion of large vision panels and glass doors allows for "passive supervision" by building administrators and neighboring classroom teachers, ensuring student safety without requiring a dedicated "hall monitor."***
- ***Professional Oversight: Paraprofessionals working in these spaces are under the direct supervision and instructional guidance of the lead Special Education teacher for that grade level.***

Note on Inclusion: These rooms are not "isolated" spaces; they are an extension of the classroom. By having them 2 per grade level, we normalize the movement between different learning environments, reducing the stigma often associated with "pull-out" services.

- **Educational Team Leader ("ETL")** – For Enrollment 1, the District is proposing (1) 150 nsf Educational Team Leader space, which exceeds the MSBA guidelines. For Enrollment 2, the District is proposing (2) 150 nsf Educational Team Leader spaces totaling 300 nsf which exceeds the MSBA guidelines. If services are not exclusive to students receiving Special Educational services, relocate to the 'Administration and Guidance' category below.

  Additionally, in response to these review comments, provide additional information that describes how this space will be used during the school day.

- **School Psychologist –** The District is proposing (1) 150 nsf School Psychologist Office for both enrollments. In response to these review comments, please confirm whether services are exclusive to students receiving special educational services. If not, please relocate this space to the 'Administration & Guidance' category below.

- **Social Worker –** For Enrollment 2, the District is proposing (1) 150 nsf Social Worker office, which exceeds the MSBA guidelines. In response to these review comments, please confirm whether services are exclusive to students receiving special educational services. If not, please relocate this space to the 'Administration & Guidance' category below

- ***The District confirms that these offices are essential for the delivery of Special Education services and confidential IEP meetings. If it is determined that the Social Worker staff members serves the general student population more than 50% of the time, we will relocate these categories to "Administration & Guidance" as requested.***

- **De-Escalation –** For Enrollment 1, the District is proposing (3) 100 nsf De-Escalation spaces totaling 300 nsf, which exceeds the MSBA guidelines. For Enrollment 2, the District is proposing (5) 100 nsf De-Escalation spaces totaling 500 nsf, which exceeds the MSBA guidelines.

  The information indicates the District is proposing spaces for de-escalation. Please note that DESE encourages inclusionary sensory breaks whenever possible to improve students' social emotional wellbeing. Please refer to the memo from DESE (attached) to understand the current policies around the use of such rooms and consider adjusting. Please acknowledge. ***Acknowledged.***

Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education ("DESE"). The District should provide this information for this submittal with the Schematic Design Submittal. Formal approval of the District's proposed Special Education program by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA.

Therapeutic Re-Set Rooms: ***The transition from "De-escalation Rooms" to Therapeutic Re-Set Rooms represents a pedagogical shift toward trauma-informed care and student agency. These spaces are designed as proactive, therapeutic environments where students can voluntarily manage physiological and emotional dysregulati***

The Primary goal of the Therapeutic Re-Set Room is to provide a "landing space" for students to practice self-regulation skills. Unlike traditional reactive models, the Re-Set Room is:

- ***Voluntary and Empowering: Students are encouraged to recognize their own signs of dysregulation and "check-in" before a crisis occurs.***
- ***Restorative: The focus is on a brief, purposeful departure from the general education environment to reset the nervous system, with the immediate goal of returning to instruction.***

- ***Inclusion-Focused: By providing a safe space for temporary dysregulation, the district reduces the need for more restrictive out-of-district placements or long-term removals from the classroom.***

Examples of Therapeutic Activities: ***These rooms are equipped with evidence-based tools to facilitate a rapid return to a "ready-to-learn" state:***

- ***Sensory Integration: Access to low-stimulation environments, dimmable lighting, weighted blankets, or tactile "fidget" tools to address sensory processing needs.***
- ***Guided Regulation: Staff-led breathing exercises, progressive muscle relaxation, or the use of "Zones of Regulation" curriculum to identify emotional states.***
- ***Reflection & Problem Solving: For older elementary students, brief social stories or "Think Sheets" help students process the antecedent of their dysregulation and plan for a successful return to class.***
- ***Data-Driven Check-ins: Students may use digital or visual scales to "rate" their readiness to return, providing valuable data for their Individualized Education Programs (IEPs).***

Staffing and Supervision: ***To ensure the space remains therapeutic rather than punitive, staffing is managed with high intentionality:***

- ***Staffing: These rooms are staffed by trained Paraprofessionals who specialize in behavioral health and emotional regulation.***
- ***Supervision: Staff work under the direct clinical guidance of the Board Certified Behavior Analyst (BCBA), School Psychologist, or Special Education Lead.***
- ***Safety Protocols: All staff assigned to these areas are trained in de-escalation techniques (such as Safety-Care or CPI) to ensure student safety and emotional well-being throughout the reset process.***

Districtwide Alignment & Consistency: ***The inclusion of these rooms in the elementary project completes a K-12 Vertical Alignment strategy for South Hadley Public Schools:***

- ***Mirroring Success: This model is currently operational and successful at Michael E. Smith Middle School and South Hadley High School.***
- ***Predictability: Providing a consistent "Re-Set" vocabulary and environment as students transition from elementary to middle school reduces transition-related anxiety and ensures that support strategies remain stable throughout the student's educational career.***

Adjacencies:

- ***Location: Situated within the special education suite or near high-traffic grade-level clusters to allow for rapid, discreet access.***
- ***Environment: Designed with acoustic dampening to provide a "quiet zone" and high-durability, soft-surface finishes that prioritize student safety and comfort.***

Visibility: While providing privacy for the student, the design includes vision panels for safe, passive monitoring by staff.on in a dignified, supportive setting.

- **Art & Music** – For Enrollment 1, the District is proposing a total of 2,500 nsf which meets the MSBA guidelines. For Enrollment 2, the District is proposing a total of 5,000 nsf which meets the MSBA guidelines. No further preliminary comments.
- **Health & Physical Education** – For both enrollment options, the District is proposing a total of 6,300 nsf which meets the MSBA guidelines. No further preliminary comments.
- **Media Center** – For Enrollment 1, the District is proposing a total of 2,290 nsf which meets the MSBA guidelines. For Enrollment 2, the District is proposing 3,325 nsf which meets the MSBA guidelines. No further Preliminary comments.
- **Dining & Food Service** – For Enrollment 1, the District is proposing a total of 6,080 nsf which exceeds the MSBA guidelines by 200 nsf. For Enrollment 2, the District is proposing a total of 7,960 which meets the MSBA guidelines. In response to these review comments, please provide the following:
    - For both enrollments, the District is proposing a separate 'Lunch Bunch' space. Please provide additional information that describes this space.
    - Please note that the square footage associated with the proposed Cafeteria should continue to meet MSBA guidelines in subsequent phases of the design. Please acknowledge. ***Acknowledged.***

  Please note that the MSBA does not object to the additional square footage proposed in Enrollment 1; however, all square footage exceeding the MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge. ***Acknowledged.***
- **Medical** – For Enrollment 1, the District is proposing a total of 410 nsf which is 100 nsf below the MSBA guidelines. For Enrollment 2, the District is 610 nsf which meets the MSBA guidelines. No further preliminary comments.
- **Administration & Guidance** – For Enrollment 1, the District is proposing a total of 2,225 nsf which exceeds the MSBA guidelines by 150 nsf. For Enrollment 2, the District is proposing a total of 2,605 nsf which exceeds the MSBA guidelines by 150 nsf. Please note, the MSBA will participate in additional square footage associated with (1) 150 nsf School Resource Officer ("SRO") office. However, all

other square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge. ***Acknowledged.***

- **Custodial & Maintenance** – For Enrollment 1, the District is proposing a total of 1,960 nsf which meets the MSBA guidelines. For Enrollment 2, the District is proposing a total of 2,190 nsf which meets the MSBA guidelines. No further preliminary comments.
- **Other** – For both enrollment options, the District is proposing a total of 700 nsf, which exceeds the MSBA guidelines. The District is proposing the following spaces:
    - **Parents's Room** – For both enrollments, the District is proposing (1) 600 nsf Parents's Room which exceeds the MSBA guidelines. Please note and acknowledge that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement.
    - **Mother's Room** – For both enrollments, the District is proposing (1) 100 nsf Mother's Room which exceeds the MSBA guidelines. In response to these review comments, provide an updated space summary that relocates this space to the 'Non- Programmed Spaces' category. As a reminder, the Designer must coordinate a space planning scenario where the grossing factor does not exceed 1.50 for all new construction projects.
- **Non-Programmed Spaces** – Please note this section must be completed as part of the Schematic Design submittal. Please acknowledge ***Acknowledged.***

• Other Community Room (formerly Parents' Room/Mother's Room

The 600 nsf Community Room is designed as a multipurpose hub for family engagement and the delivery of essential wraparound services. Recognizing that student readiness to learn is inextricably linked to home-bound stability, this space serves as the primary site for the district's "Neighbors Helping Neighbors" program and other vital community partnerships.

The Community Room provides a dignified, accessible location for the Neighbors Helping Neighbors program. This initiative addresses chronic food insecurity by providing:

- ***Nutritional Continuity: An on-going distribution point for supplemental groceries and weekend "backpack" meals for students and families.***
- ***Discreet Access: A dedicated space that allows families to receive support in a private, non-stigmatizing environment, ensuring that basic needs are met so students can focus on academic achievement.***

This space will also function as a "donation and resource center" for collaborative efforts with municipal and non-profit partners, such as the South Hadley Electric Light Department (SHELD) and local civic organizations.

- *Essential Goods Distribution: The room is outfitted to serve as a staging and distribution area for clothing drives, winter coat collections, and school supply donations.*
- *Emergency Resource Hub: By centralizing these resources, the district can provide immediate relief to students in crisis, ensuring they have the physical resources (e.g., proper attire for inclement weather) necessary to attend school consistently.*

In alignment with Title I federal mandates, the Community Room serves as the "Front Door" for family-school professional partnerships.

- *Family Literacy and Education: The space hosts small-scale workshops, Title I informational sessions, and "Parent University" style programming designed to empower caregivers as partners in their child's education.*
- *Collaborative Bridge: It provides a neutral, welcoming ground for families who may otherwise feel disconnected from the formal school environment, fostering a sense of belonging and community ownership.*

District Justification for MSBA: While the district acknowledges that this 600 nsf area is ineligible for MSBA reimbursement, we view it as a critical investment in equity. By addressing the socio-economic barriers of food and clothing insecurity within the school building, we directly improve attendance, emotional well-being, and long-term academic outcomes for our most vulnerable student populations.

Mother's Room: The District will relocate the Mother's Room to the "Non-Programmed Spaces" category in the updated space summary, ensuring the grossing factor does not exceed 1.50.

- **Total Building Net Floor Area** – For Enrollment 1, the District is proposing to provide a total of 53,295 nsf which exceeds the MSBA guidelines by 12,050 nsf. For Enrollment 2, the District is proposing 79,090 nsf which exceeds the MSBA guidelines by 20,511 nsf. Please address the comments provided in the categories above as part of the District's response to these comments. *The Design team will continue to examine and update the space summary to reflect the District's*

needs and commebnts above, and provide an updated copy as part of the PSR Submission.

- **Total Building Gross Floor Area** – For Enrollment 1, the District is proposing to provide a total of 80,200 gross square feet ("gsf") which exceeds the MSBA guidelines by 18,333 gsf, with a grossing factor of 1.50. For Enrollment 2, the District is proposing 119,000 gsf which exceeds the MSBA guidelines by 31,131 gsf, with a grossing factor of 1.50. Please address the comments provided in the categories above as part of the District's response to these comments. ***An updated space summary reflective of the District's needs that addresses the comments above will be included in the PSR submission.***

Please note that upon moving forward into subsequent phases of the proposed project, the Designer will be required to provide, with each submission, a signed, updated space summary that reflects the design and demonstrates that the design remains, except as agreed to in writing by the MSBA, in accordance with the guidelines, rules, regulations and policies of the MSBA. Should the updated space summary demonstrate changes to the previous space summary include a narrative description of the change(s) and the reason for the proposed changes to the project.

South Hadley Public Schools

SKANSKA

Project Team and Local Officials Directory

South Hadley Public Schools

116 Main Street Room U2 South Hadley, MA 01075

South Hadley Elementary School Building Project
Mosier Elementary School

101 Mosier Street, South Hadley, MA

Massachusetts School Building Authority 10 Post Office Square, Suite S400, Boston, MA 02109 617-720-4466	Utsavi Gadani, Project Manager
South Hadley Elementary School Building Committee 116 Main Street Room U2 South Hadley, MA 01075 413-538-5060	Jeff Cyr, Vice Chair Elizabeth Cooke, Director of Student Services, SHPS Cynthia Flynn, Mosier Elementary School Principal, SHPS Leonard Finkowski, Town Appropriations Member Eric Friesner, School Committee Chair, SHPS Rudi Hall, Community Member Lyn Jacques, Assistant Superintendent, SHPS Brian Kennedy, Community Member Tracie Kennedy, School Committee Member Kevin McAllister, Town Capital Planning Committee Member Ryan Moore, Fire Chief Scott Moore, Director of Building Operations, Town of South Hadley Facilities Diane Mulvaney, Chair Chuck Romboletti, Assistant Town Administrator/HR Director, Town of South Hadley Jennifer Voyik, Superintendent, South Hadley Public Schools, SHPS Teresa Winters-Tobin, Community Member Lisa Wong, Town Administrator, Town of South Hadley Elizabeth Wood, South Hadley High School Principal, SHPS
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South Hadley School Committee 116 Main Street Room U2 South Hadley, MA 01075 413-538-5060	Eric Friesner, Chairperson Danielle Cooke, Vice-Chairperson Charles Miles, Member Jack Witkowski, Member Tracie Kennedy, School Committee Member
South Hadley Public Schools Information Technology 116 Main Street Room U2 South Hadley, MA 01075 413-538-5060	Steve Ziobrowski, Director of Technology, SHPS Marc Maiolo, IT Admin, SHPS Tyler Bourgeois, IT Admin, SHPS Tyler Midura, IT Admin, SHPS
Town of South Hadley 116 Main Street, Room M18, South Hadley, MA 01075 413-538-5030 ext 6181	Lisa Wong, Town Administrator, Town of South Hadley Chuck Romboletti, Assistant Town Administrator/HR, Town of South Hadley

South Hadley Department of Public Works 116 Main Street, South Hadley, MA 01075 413-538-5033 ext 6500	John Broderick, Director of Public Works, , Town of South Hadley
South Hadley Inspectional Services 116 Main Street, Room M16, South Hadley, MA 01075 413-538-5030, ext. 6186	Jason Forgue, Building Commissioner
South Hadley Water Department Fire District No. 2 20 Woodbridge St, South Hadley, MA 01075 413-534-5803	Ryan Moore, Fire Chief, Town of South Hadley
South Hadley Public Health Department 116 Main Street, Room M2, South Hadley, MA 01075 413-538-5030, ext. 6184	Sharon D. Hart, Public Health Director
South Hadley Police Department 41 Bridge Street, South Hadley, MA 01075 413-538-8231	Jennifer Gundersen, Chief of Police, Town of South Hadley
Skanska Building USA (OPM) 1350 Main St., Suite 1209 Springfield, MA 01103 617-275 6422	Dale Caldwell, Program Executive John Benzinger, Program Director Nicholas Lobik, Senior Program Manager Lynn Banach, Assistant Program Manager Victoria Clifford, Communications Manager Craig Spice, Field Representative
PMC (OPM Estimating Consultant) 94 Auburn Street, Suite 207 Portland, ME 04103	Kyla Magnusson, Principal
Mount Vernon Group Architects, Inc. – Architect & Specifications Writer 178 Albion Street, Suite 240, Wakefield, MA, 01880 617-930-2899	Frank Tedesco, Principal in Charge Chris LeBlanc, Senior Associate/Project Manager Doug Lake, Project Architect Adolfo Cuevas, Project Architect Dennis Daly, Design Principal Howard Goldstein, Project Executive Susan Taylor, Interior Designer
New Vista Design – Educational Visioning	David Stephen, Educational Planner
Brennan Consulting – Civil Engineering / Traffic Consultant / Site Surveying	Chris Emilius, PE
Warner Larson / IMEG – Landscape Architecture	David Warner, ASLA
Sousa True & Partners – Structural Engineering	Jerome Yurkoski, PE
C.A. Crowley Engineering – Fire Protection; Plumbing; HVAC Engineering	Martin Vickey, PE
ART Engineering – Electrical/Lighting	Asim Rawji, PE
Edvance Technology – Data/Communications	Douglas Faris
East West Engineering – Environmental Permitting	Judy Ascano, PE
Lahlaf Geotechnical – Geotechnical Engineering	Abdelmadjid Lahlaf
Universal Environmental Consulting – Hazardous Materials	Ammar Dieb
Fennessy Consulting – Cost Estimating	

Crabtree McGrath – Kitchen/Food Service Consultant	John Sousa, Kitchen/ Food Service Consultant
Cavanaugh Tocci – Acoustical; Technology/Audio Visual; Theatrical	Lincoln Berry
Stefura Associates – Library/Media; Furniture, Fixtures & Equipment Consultant	Lianne Vivilecchia, IIDA
The Green Engineer – Sustainable/Green Design/Renewable Energy	Chris Schaffner, PE
RW Sullivan – Code Consultant	Don Contois III, PE
KMA Consultants – Accessibility/Universal Design	Josh Safdie, AIA
Sentinel Consulting – Security Consultant	Al Palumbo

MODULE 3.3.2 EVALUATION OF EXISTING CONDITIONS

Existing Mosier Elementary School and Site

The existing Mosier Elementary School and Site as well as the Michael Smith Middle School Site were thoroughly reviewed for the current conditions and potential test fits with subsequent narratives and reports outlining the findings for viability of one or more alternative solutions that would meet the District's educational programmatic needs and school building committee goals. Narratives and reports were prepared based on these findings as required as part of the feasibility process and outlined in section 3.1.4 of the Module 3 Feasibility Study Guidelines and included in the Preliminary Design Program (PDP) Submission.

These existing conditions and their findings included the following:

- Site Legal Status
- Building Evaluation
- Code Evaluation
- ADA Evaluation
- Structural Evaluation
- MEP/FP Evaluation
- Site and Landscape Evaluation
- Geotechnical Assessment, Preliminary Borings and Soil Logs / Reports
- Phase I Environmental Assessment
- Hazardous Material Assessment and AHERA Report
- Historical Registration / Preservation
- Flow Test Data

At this time, upon further review and discussion with the Owner regarding the existing conditions of the Mosier School and Site as well as the Micheal Smith Middle School Site during the PSR phase, no additional further updates to the evaluation of the items listed above have been discovered or engaged at this time.

Moving forward, continual evaluation of existing conditions will take place as they relate to the preferred alternative design solution development to provide a complete, informed and responsive alternative design solution to the South Hadley School District's needs. As part of this ongoing development of the preferred alternative design solution, additional information will be obtained in the form a formal Traffic Impact Study and investigation for the preferred (existing) site to ascertain the existing posted traffic controls, signage, adjacent land uses, pavement and lane widths,

vehicular and pedestrian traffic patterns and provide the observations and potential recommendations if needed.

An additional environmental study will be performed to analyze site soils from the geotechnical borings that will be further undertaken as part of the schematic design process. Also, a review of any additional information regarding potential historical backfilling of the site with urban fill and other solid waste shall occur.

Lastly, a full site survey is underway and will be prepared and included in the Schematic Design (SD) submission for the preferred (existing) site with the required property lines, topography, physical features including buildings, utility locations and sizes, paved drives and parking areas, play areas and fields, wooded and vegetated areas, wetlands and other notable features.

Community input will continue to be evaluated with regards to the Town's educational vision and goals, the school's neighborhood and surroundings impact, cost concerns, etc..

As stated in the preliminary design program submission, while only two Town owned sites were recommended for analysis, only the existing Mosier school site appears to meet the criteria for development of a school project with minimal impact to the overall school and community utilization and operational considerations. Therefore, further concentration on the existing Mosier Elementary School building and site has been undertaken.

MODULE 3.3.3 ALTERNATIVE #1 – CODE UPGRADES / REPAIRS
Site Narrative

A. General Description and Orientation

The existing Mosier Elementary School is a single-story building consisting of approximately 57,788 s.f. with 4,449 s.f. of modular classrooms connected via a constructed corridor and is located centrally towards the south side of a 12 acre parcel of land owned by the Town of South Hadley. The property is located at 101 Mosier Street, just off Newton Street (Rte 116) in South Hadley, MA. Currently, the site consists of the school building, associated parking area and drives, play areas and open play fields as well as wooded areas. The site is bordered by Mosier Street to the north, a half-acre of town owned property along Parkview Drive to the east which is an extension of the open play fields, and Town owned property to the south west currently undeveloped for conservation. The parcel of land also contains the Leaping Well Nature Trail to the west of the existing school, which also extends onto the property to the south.

B. Structures and Fences

The existing Mosier Elementary School along with the modular classroom units is the only significant building on the site. There are a couple of storage containers at the east side of the existing building. Currently the only existing fencing on site runs along Parkview Drive and Mosier Street for the length of the multi-use open fields that encompasses the eastern portion of the lot. The existing play structures area does not have fencing around it which provides a safety and security concern for keeping the occupants safe when utilizing this area and preventing younger students from running off un-noticed.

C. Topography and Soils

The topography of the site varies minimally around the immediate area of the school building and open play fields. The play fields to the east are level and elevated approximately 3 feet or so above the finish floor elevation of the school with the elevation change creating a 3:1 slope between the fields and paved play areas. The immediate hard surfaced play areas to the east of the school are also relatively flat and at the same approximate elevation as the finish floor area of the school.

The access drive from the west slopes up to the general parking area which has a gentle grade increase from west to east and leveling out along the front of the school. The site slopes dramatically down from approximately 80’ away from the west end of the school building towards the west ern portion of the site. This is also true from 20’ or so away from the south side of the school building towards the south property line. Both of these areas are wooded towards the bottom of the slopes.

Initial review of the soil borings from the original building construction found that the soils are made up of brown fine sands, varies silty sands and clay at lower depths with some water at around 10'-15' depths. As part of the evaluation, several geotechnical borings were taken in areas of potential development with the results being provided in the geotechnical report and boring logs provided as part of this submission. the soil samples taken from the borings will also be analyzed for environmental criteria. and impact. This information will also be disclosed in the Phase I environmental review.

D. SITE ACCESS AND CIRCULATION

The elementary school has a single one-way entrance and exit off Mosier Street without traffic signals. Initial observations did not reveal excessive traffic congestion on Mosier Street during the elementary school pick-up / drop-off timeframe. Currently there are 4 drop-off / pick-up lanes at the entrance for parents to line up with the closest lane to the school specifically for buses and the remaining 3 lanes for parents. The existing school does not have a perimeter vehicular access drive, but does have pedestrian access around 80% of the building perimeter. There are crosswalks and pedestrian pathways from Mosier Street and the parking areas to the school building. Currently, there are no pedestrian signals at the crosswalks at Mosier Street. The parking lot has limited parking spaces due to many of the original spaces being eliminated to create the drop-off and pick-up lanes, leaving very few spaces for visitors. There are several spaces to the west of the school building near the shipping /receiving area for custodians and kitchen staff.



Existing Egress onto Mosier Street Facing East



Existing Parking Lot with Four Pick up/Drop Off Lanes



Behind Existing School Facing East



West Side of Existing School Facing North

E. PAVING AND PARKING

There is currently one parking lot area in front of the school that facilitates staff parking with minimal spaces available for visitor parking. A row of 30 parking spaces was recently removed to make room for an additional pickup/drop off lane(s), reducing the parking even further from 93 spaces to 63 spaces. There is also a small 4 stall lot to the west of the school for facility parking.

Overall, the paving is in poor condition with cracking occurring everywhere. There does not seem to be any significant potholes at this time, but will occur in the near future. All pedestrian access areas are paved with no on-site concrete walks, etc..



Existing Parking Removed for Drop off/Pick up Lane



Curbing and Pavement in Poor Condition



Existing Canopy at Bus Drop Off/Pick Up Lane



Existing Parking Lot – Pavement in Poor Condition

F. Easements

There are no known easements running through the property. Continued research will take place with the Town, utility companies, etc..

G. Utilities

The existing school building is serviced by municipal and private utilities including storm drainage, sanitary sewer, water, gas, electric and cable. Many of these utilities were installed as part of the original 1969 building construction.

There are multiple fire hydrants on Mosier Street. There are no hydrants on the school property near the building itself. The domestic water main enters the school building to the west in the mechanical room. The existing sanitary line connects the building via Mosier Street to the west side of the of the school building.

There are a few catch basins and manholes in the parking areas and courtyard for the storm water system with connections to the roof drainage system and downspouts. The site's storm system connects to the an outfall at the west end of the property to the wetland area.

The natural gas service is fed from Mosier Street.

The electrical service is connected to the building via underground service from Mosier Street to the transformer at the school, then underground to the electrical. See the various MEP/FP narratives included in this section for additional information. All existing utility sizes, capacities, conditions and locations that service the current school building will be further analyzed for suitability based on the selected alternative solution requirements and needs.

The telephone and communications service is supplied from a utility pole along Mosier Street and fed to the front of the building via underground conduit.

H. Zoning and Permitting

The existing building school site is zoned Residence A-1 (Low-Density Residential)District 1 (RA-1) with a minimal lot size requirement of 22,500 s.f., minimum lot frontage of 125' and minimum width of 80', and setbacks as follows – Front yard = 40', Side yard = 20' and Rear yard = 25'.
The maximum building coverage allowed is 30% while the maximum impervious surface coverage is 60%. The maximum building height allowed is 6 Stories/60'' for churches, schools, colleges, libraries, and Town buildings. There doesn't appear to be any current zoning violations with the existing building and property.

Any proposed additions and/or new building construction alternative solutions will conform to the current building code requirements being enforced for the use and construction types. The existing school site is zoned residential and initial review of the zoning bylaws does not appear to be a limiting factor in the proper development of the site for either additions or new construction.

Hadley building department for the desired alternative solution selected. Ste plan review and approval will also be required of the Town planning department.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies.

A complete survey including, but not limited to, improved and unimproved areas, parcel legal information, flagging of wetlands, utility information and topography will be undertaken as part of the schematic design submission process.

I. Wetlands and/or Flood Plains

Currently, there are a portion of wetlands located to the west of the existing site parcel, as well as on the neighboring site parcels to the north across Mosier Street. The existing site is well outside of the 200ft riverfront area for Stony Brook, located behind the abutting properties to the north. Any alternative solution and associated site development will accommodate the location of these wetlands. Any wetlands setbacks, regulations and appropriate permitting will be undertaken per the local governing agencies as part of the development process. The existing site parcel does not appear to be in a FEMA flood zone.

J. Open Play Fields / Play Areas

There is currently a play area with play equipment located to the south of the existing school building, this area is not fenced in. There are also basketball courts and a multi-use baseball field and open play fields to the east. The play area lacks the appropriate safety surfacing found in today's designs. These spaces are currently also used by the community and Town athletic groups as well as the school for recess and after-school events. Currently, the open play fields are in good condition.



Existing Play Area South of School



Basketball Courts East of School



Multi-Use Fields and Baseball Field East of School

L. RECOMMENDATIONS

- Furnish and install fencing around specific play area locations for student safety.
- Increase parking to include additional visitor and appropriate accessible spaces.
- Repair and/or replace asphalt paved drives and walkways where deterioration has created operational, maintenance and safety concerns.
- Provide a separate parent drop-off and pick-up circulation drive to better service the needs of the school community and occupants.
- Widen perimeter access drive and extend it for the entire perimeter of the building for ease of emergency vehicle access.
- Conform to all accessibility challenges and requirements.

MODULE 3.3.3 **ALTERNATIVE #1 – CODE UPGRADES / REPAIRS**
Phasing Narrative

Phases of required code compliance upgrades and recommended necessary repairs at the existing Mosier Elementary School would be done over a period of time, primarily during summer months, after school hours and/or weekends when school is not in session. Additionally, any further discovery of critical deteriorating conditions would be repaired and/or replaced as they fail. The modular classrooms will add to the complexity of the phasing logistics.

Coordination and scheduling of the required scope of work would be established through various meetings and input from the District and Town agencies to minimize impact to the education delivery process and shall coincide with the priorities set forth by the Owner as areas needing attention become available.

MODULE 3.3.3 ALTERNATIVE #1 – CODE UPGRADES / REPAIRS

Architectural Narrative

A. GENERAL DESCRIPTION

The existing Mosier Elementary School is comprised of the original single-story 57,788 square foot building built in 1969, with (4) modular classrooms, toilet rooms and storage space totaling 4,449 square feet, that were installed and connected to the southwest of the existing school building in 1998 via a corridor for a total building square footage of 62,237 s.f..

The single-story school building currently houses a grade configuration for 2 thru 4 with approximately 360 students and approximately 100 staff, contains general classrooms, art and music rooms, gymnasium and locker room(s), cafeteria and platform, kitchen, library/media center, administrative offices, faculty dining/work room, a health room, toilet rooms, specialty and support spaces, mechanical/electrical room and custodial workshop, as well as an enclosed courtyard. The building is comprised of a structural steel frame and open web steel trusses, with load bearing and non-load bearing glazed cmu wall systems, gypsum board and stud walls, and concrete slab-on-grade, with double loaded corridors throughout.

The building envelope and interior are in need of repairs including roof systems that are approaching the end of their useful lifespan. Storefront and window systems are inefficient resulting in energy loss and uneven temperatures in classrooms and interior spaces. The current building layout does not afford the opportunity to maintain the required appropriate programmatic and support space sizes and flexibility, nor the ability to create the necessary adjacencies the district requires to address and deliver today's educational program needs. The various classrooms, public and ancillary spaces are undersized relative to today's educational standards resulting in areas of overcrowding, and the support spaces have been created from repurposed storage rooms. The courtyard as it exists does not offer an easy means for outdoor learning opportunities due to maintenance inefficiencies. While the kitchen is a full-service facility with two serving lines, the equipment and layout are somewhat inefficient.

The classroom mechanical systems have exceeded their useful life and do not deliver the proper conditioned environment and air quality resulting in staff and parent concerns, as well as disruption in educational services. The mechanical system does provide air conditioning and the proper air changes and exhaust for healthy environments. There are deficiencies and non-compliance of accessibility throughout the building including, but not limited to accessibility , egress, toilet facilities, classroom features, etc..



Partial Front Elevation



Partial Front Elevation



Partial Side Elevation



Partial Side Elevation



Partial Rear Elevation



Partial Rear Elevation



Partial Rear Elevation



Partial Side Elevation



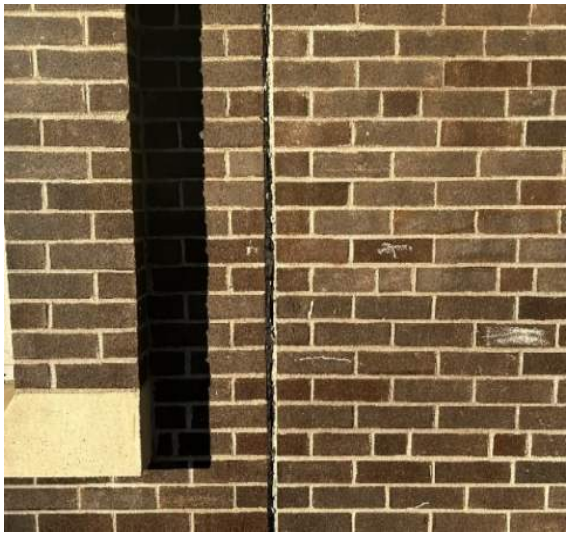
Courtyard View



Courtyard View

B. BUILDING ENVELOPE – Exterior Walls

The original 1969 building is constructed of brick masonry veneer with CMU backup without an airspace between the two wythes allowing potential thermal bridging to occur. A review of the exposed foundation found it to be in decent shape with some minor localized deterioration due to age and weather exposure. The exterior brick veneer was observed to be in satisfactory condition overall with minor areas of deterioration and cracking at mortar joints where movement and moisture penetration has occurred over time. There are expansion joint locations where the caulking has deteriorated and is allowing moisture into the wall system. The overall condition of the steel framed colonnade along the front of the school appears to be in satisfactory shape, however, there are a couple of locations where the steel columns are in contact or in close proximity of the ground and are deteriorating due to weather and/or exposure to snow melt products. The shipping/receiving room has a small exterior platform. The concrete stairs are deteriorating and have been fitted with metal treads and risers as a repair option.



Missing expansion Joint Material



Brick Veneer Cracks



Receiving Platform

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

location where access control exists is at the main entrance where there is a typical video/phone system with buzz-in control. Direct egress from the modular classrooms exits out to a landing and stairs with common egress from the corridor exits out to a landing and handicap ramp.

The exterior doors to the courtyard have push plates on both sides and are locked via two slide deadbolts on the inside. These doors are also elevated approximately 6”-8” above grade and not handicap accessible.



Courtyard Doors



Courtyard Doors

The school windows are older aluminum non-thermally broken frames with double glazing, operable sashes and opaque infill panels at the top and do not meet the energy efficiency required of today’s requirements. In many of the windows, the glass was modified in one pane to accommodate the implementation of portable air conditioner exhaust tubes. There are several locations where the operable sash is distorted and does not appear to sit properly in the frame when closed. Also, several windows have a film applied to the inside which is bubbling which distorts the view and requires maintenance. There are a few locations where the glazing is started to show fogging around the perimeter indicating the insulative value is deteriorating. Some of the modular classroom windows have duct tape around the operable sashes indicating air leakage issues and not being sealed properly. Sealants around the windows in the original building are deteriorated and exhibiting gaps between the window and brick veneer allowing the potential for water and air penetration. The one-piece precast sills are in good condition.



Window Penetrations



Taped Window Sash



Deteriorated Window Caulk



Perimeter Fog @ Glazing

C. BUILDING ENVELOPE – Roof

The one-story building has multiple roof configurations varying in condition, slope and height as well as the system composition. Much of the building has a flat roof configuration with differing construction make-up. The administrative area along the west end of the building as well as a portion of the classroom wing to the southeast have a ballasted built-up roof system which appears to be in fair condition with the stone ballast either thin or missing in

some areas. This roof system consists of 1-1/2" corrugated steel deck, (2) layers of 1" rigid insulation and then the finish roof covering material and ballast. Future test cuts will reveal the actual composition of materials including vapor barriers, coverboards and any potential hazardous materials.



Overall Roof Aerial View

The majority of the classroom wings have either a flat roof or a single sloped roof. These roofs have the same finished roof material and similar construction makeup. The flat roofs consist of 1-1/2" corrugated deck, (2) layers of 1" rigid insulation, coverboard and a finish roof membrane such as a TPO or similar material. Again, test cuts will inform the existence of vapor barriers and/or coverboards. The sloped roofs over the classroom wings slope in one direction, sloping down from north to south thereby creating the ability to provide natural light via clerestory windows on the north side to provide natural light into the classrooms and the construction makeup of the sloped roofs is similar to the flat areas at classroom locations.



Classroom Wing Deteriorating Membrane

The roof over the cafeteria is a dual sloped roof with a high point in the center and pitched in opposite directions. This roof system has a TPO or similar membrane finish material. One

note of consequence is that it appears that these membrane roof materials have deteriorated and may have had a coating applied in past years to extend the useful lifespan of the roof systems.

Lastly, the roof over the gymnasium is a ballasted built-up floor system with 3" corrugated deck and has an inverted pitch in two directions from the outside walls towards the center of the roof to roof drains. This condition creates a leaking hazard when the roof drains become clogged due to lack of maintenance and/or snow and ice conditions. Overall roof condition observations indicate that the roof systems are insufficient by today's energy requirements and standards and a full roof replacement would likely be needed in the future to meet the latest energy codes and protection of interior spaces from leaks.

The roof edge copings and flashings appear to be in satisfactory condition without damage. The roof edge gutters remain intact and functional. The roof drains on the flat roofs have a smaller and deeper sump area which may lead to easier clogging and more maintenance. Overall, there are fewer roof drains on the flat roofs and none of the drains have overflow protection. Much of the roof equipment is located on lower curbs that do not provide the recommended clearance for snow and roof terminations. The roof system on the modulars is in rough condition and in need of continuous repairs.



Ballasted Roof w/ Low Equipment Curbs



Roof Patch Location



Coping and Gutter

D. Interior Environment

Overall, interior walls throughout the existing school building consist primarily of glazed cmu block and/or painted cmu block walls throughout in good condition with minor locations of damage, but there are also some stud framed and sheet rocked walls in various areas of spatial reorganization to create and meet required learning and support spaces. The majority of the floors in the corridors are terrazzo, the classroom floors are typically VCT and will be analyzed for asbestos (Refer to Hazmat Report as part of this submission). The ceilings are primarily lay-in acoustical ceiling systems. The ceiling tiles are old and cupping from age and possibly environmental conditions, wit some locations of staining due to water leaks generated form either roof leaks or mechanical issues. There are some gypsum board and/or plaster ceilings that are in fair condition with locations evident of damage and repaired scenarios. Toilet rooms typically consist of glazed cmu walls and tiled floors. The ceilings throughout the existing building are typically lay-in acoustical panel ceiling systems with some gypsum board ceilings in select areas such as toilet rooms, etc.. Alternately, the gymnasium floor is wood with an exposed acoustical metal roof deck. The media center floor is carpeted as well as some administration spaces. There are expansion joints in interior walls at various locations where the building changes direction and/or height.

The interior wood doors are in fair condition. Most of the door hardware has been changed to meet basic handicap requirements, however there are many locations in need of an upgrade. The student and staff toilet room doors have push/pull hardware with staff toilet rooms having keyed deadbolts for locked privacy. Many doors do not meet the necessary floor clearance on the pull side of the door. The interior corridor doors have offset door sizes with a center mullion preventing full width opening. Vestibule doors at other than the main vestibule location have push/pull hardware eliminating the capability to have double locking secure access.



Non-Compliant Hardware



Deficient Floor Clearance



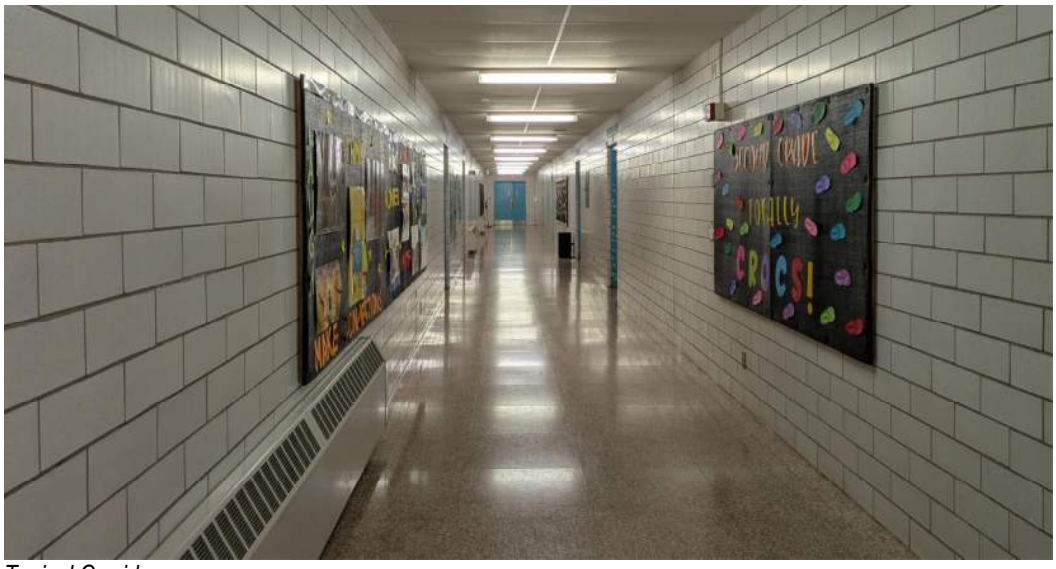
Typical Corridor Doors

The entrance vestibule provides for secure entrance to the school, visitors must be "buzzed-in" to the vestibule as well as into the school building. There is a transaction window and pass-thru to the administration office with a locked door for secure interaction with visitors.

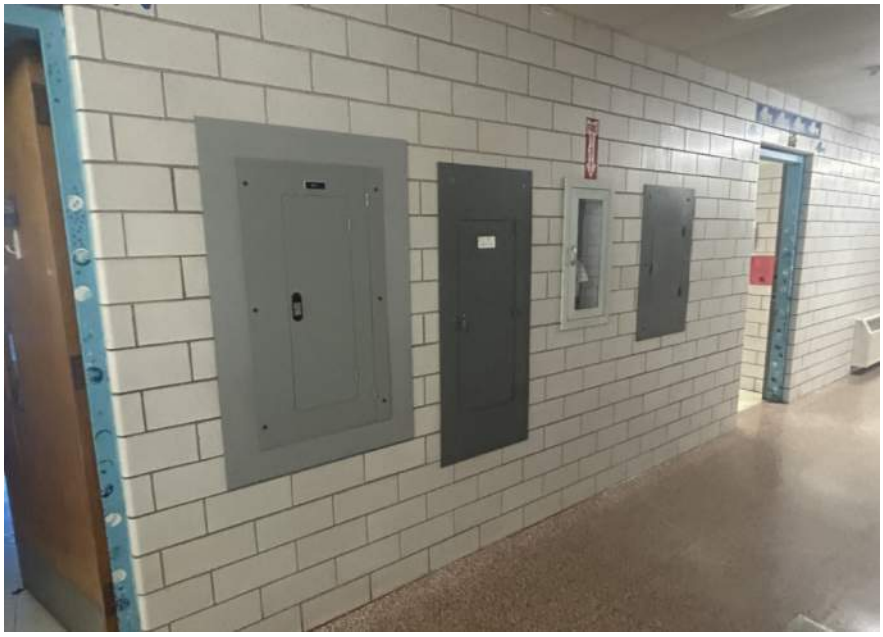


Main Entrance Vestibule

The corridors are somewhat narrow, from 6' to 8' in many locations, have fin tube radiation located within as well as electrical panels in a couple of locations. Surface mounted tack able surfacing exists in the corridors to display student artwork, as well as a couple of built-in display cabinets in a few locations.



Typical Corridor



Electrical Panels in Corridors

Typical classrooms are small in size relative to today's needs and educational requirements. Most have student coat closets as part of the original design which continue to be used and/or have been converted to storage, either way, taking up valuable floor space. Also part of the typical classroom makeup are base and wall cabinets with a sink for storage and convenience. Clerestory windows provide natural light in about half of the classrooms. Many classrooms still have chalkboards as well as whiteboards and a short throw projection device.

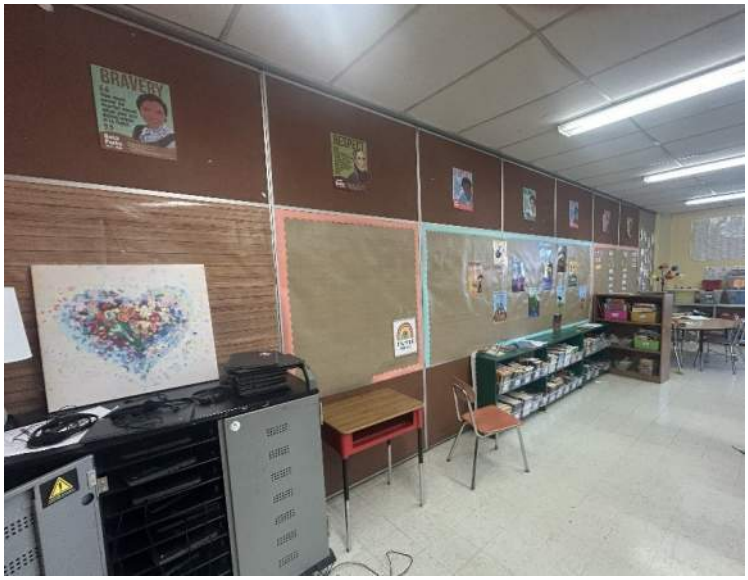


Typical Classroom Sink



Typical Classroom Closet

There are some classrooms that have full-width operable partitions which are no longer being used. These partitions do not offer the necessary noise separation needed between teaching spaces.



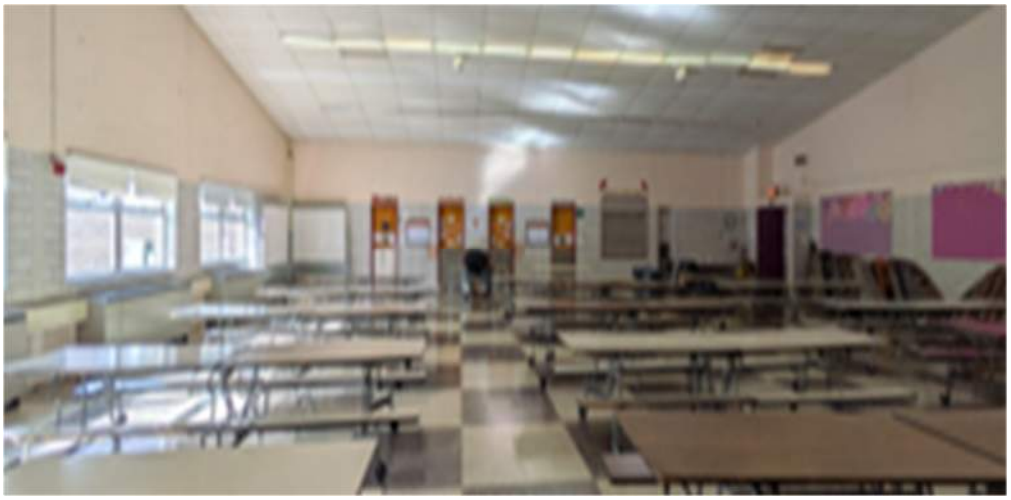
Classroom Moveable Partition

The cafetorium is adequate in size for the student population, but lacks the acoustical treatment to maintain adequate noise levels and comfort. The floor and walls consist of durable, maintainable materials. The stage is not easily accessible, but does have an older chair lift in the closet to access the back of the stage. A distinct lighting and sound system is

non-existent and limits the functionality of the space for the school and community. The kitchen is adjacent to the cafetoria and has two serving lines to meet the student needs and lunch period timeframe. The office space, dry storage, cooler/freezer spaces are smaller in size, but staff works with the space available. Much of the equipment has been replaced over time but still older and inefficient in preparing today's menu requirements. The layout of the kitchen is spread out and production flow is somewhat inefficient by today's standards.



Cafeteria Stage


Cafeteria Serving Wall



Kitchen View

The gymnasium is undersized by today's requirements to meet school and community needs. There are only two basketball backboards which are fixed to the wall and not adjustable in height for the range of students and adults that may use the facility. Having only two locations limits the flexibility of teaching stations when the gym is split in half by the folding partition. The folding partition is difficult to operate and does not offer the necessary acoustical value for multiple activities taking place at the same time and splits the gym in half for two teaching stations. There are crash pads on only two of the walls at either end of the basketball court. Currently, the gym also lacks some variation of seating for visitors and observers to athletic activities. Lastly, the overall lack of acoustical treatment on the walls creates a loud environment during school and community use. Low hanging mechanical units contribute to the background noise in the gym and are susceptible to damage from errant balls, etc. during regular use activities.



Gymnasium View



Gymnasium View

There are locker rooms with toilet and shower facilities adjacent to the Gymnasium. These spaces are not used as intended in the elementary school environment. These spaces are currently used for school storage purposes.



Locker Room Storage



Locker Room Storage

The existing library is small in size and has minimal defined areas for book shelves, separate reading area, and/or an area for specialized training space or meeting space. The space does not offer an abundance of natural light. Currently, the space effectively only permits a single use space and not multiple activities taking place at once.



Library / Media Center

The Nurse's Suite is a single space created form a converted classroom. There is not a dedicated office to lock files and medications or to take private calls, nor a private exam room for those students needing special attention. The resting area is part of the overall space and does not provide a quiet space for students. A dedicated toilet room is also non-existent for sick children to use without leaving the space. The lack of dedicated exhaust to create/maintain a healthier environment during flu season, etc. for the occupants.



Nurse Suite

The typical student toilet rooms are in fair condition, with tile floors, glazed tile cmu walls and gypsum board ceilings. They appear to have an adequate number of fixtures for the students including ADA available fixtures and stalls. There is a lack of urinal screens between urinals for privacy, a likely important feature for this school age group of students. The spaces seem to be in good shape, well maintained but dimly lit. A full fixture count analysis will be required for any code upgrades and/or renovation work for a compliance determination.



Typical Toilet Room



Typical Toilet Room

The art room resides in a typical smaller classroom with conventional features This space is tight with limited storage area and minimal claeanup area such as multiple sinks including a deeper sink for conveninece. There is an adjacent storage room with a kiln and additional sink. The Art room would benefit from more natural light and easily accessible sinks and counter space.



Art Room Sink Area



Art Storage/Kiln Room

The Music Room is situated in one of the modular classroom units. The space does not have any associated practice rooms, instrument storage space, or the appropriate acoustical treatment for this type of teaching activity.

The modular classrooms that were added around 1998, include four classrooms, toilet rooms and storage and mechanical space and house the music room a special education room and typical classrooms. The modular units are connected to the main building via an attached constructed corridor. There is direct access to the outside from each of the modular units presenting security concerns. The modular units are in fair condition at best, there are roof leaks, window issues. The units are separately controlled environmentally and there are visible signs of humidity and moisture issues. The suspended ceiling tiles are warped due to humidity and the VCT floor tiles are deteriorating and lifting. There is visible wall finish damage in the toilet rooms as well as areas where floor tile has been replaced. The toilet partitions have evidence of deterioration. The corridor VCT floors are also deteriorating and present tripping hazards.



Typical Modular Classroom



Boy's Toilet Room



Girl's Toilet Room



Modular unit Connector Corridor

The custodial space includes the workshop, storage, office area and electrical switchgear and water heater in the same space. There is lockable storage vis chain link type fencing within. The newer boiler equipment is located in an adjacent small room with the associated pumps. This space offers minimal equipment access for maintenance. There is also an adjacent room with a small emergency generator and fuel tank, this appears to be the original boiler room.



Custodial Office / Workshop / Electrical Room



Custodial Storage / Workshop

K. Overall Recommendations

In order to increase the overall life span and energy efficiency of the existing building, basic repairs should be made to include full ADA compliance, an energy efficient building envelope and the necessary programmatic alterations to accommodate the District's educational program.

- Repair exterior façade where required at deteriorated locations.
- Repair and/or replace roofing where needed, install additional insulation.
- Exterior window and door replacement
- Provide handicap lift at stage.
- Abate hazardous materials and replace where required.
- Provide ADA compliant egress from existing exterior doors where deficient.
- Review and update toilet rooms for compliance as required.
- Update necessary door hardware where required for ADA compliance.
- Make necessary repairs to modulars or replace with newer units.
- Mechanical, electrical and plumbing systems repairs and upgrades.
- Furnish and install new sprinkler system throughout.
- Repairs to paved drives and walks as well as site accessibility.
- Furnish and install security systema and fire alarm system to meet today's code and safety needs.

MODULE 3.3.3 ALTERNATIVE #1 – CODE UPGRADES / REPAIRS

Code Narrative

Review based on renovations and additions. Any new school building additions, renovations and/or a new construction solution would be designed and comply with all applicable codes.

CODE REFERENCES

1. 780 CMR, Massachusetts Building Code, 10th Ed. (2021 International Building Code w/Mass. Amendments)
2. 527 CMR Massachusetts Fire Prevention Regulations
3. 2021 IEBC (International Existing Buildings Code) w/ Mass Amendments
4. 524 CMR Massachusetts Elevator Regulations incorporating ASME, A17.1, 2004, Safety Code for Elevators
5. 521 CMR, 2006 Massachusetts Architectural Access Board Regulations
6. 248 CMR, Massachusetts Fuel Gas and Plumbing Code
7. 2021 International Mechanical Code
8. 2018 International Energy Conservation Code w/ Mass Amendments
9. 527 CMR 12 MA Electrical Code (Amendments to 2017 National Electric Code)
10. 2021 NFPA (Amended per MA)

EXISTING BUILDING CONSTRUCTION

The existing Mosier Elementary School consists of an original 62,237 square foot single-story building built in 1969 with (4) modular classrooms, toilet rooms and storage space totaling 5,960 square feet attached to the school building via an enclosed constructed corridor. It is also contains an enclosed courtyard and double loaded corridors.

The single story building is comprised of a slab on grade with concrete foundation walls and spread footings, a structural steel frame and open web steel joists, exterior brick veneer with cmu backup which does not include an airspace, interior load-bearing and non-load bearing glazed and painted cmu walls and partitions, stud and gypsum partitions, flat and pitched built-up and membrane roof systems, and central heating plant with fin tube radiation and unit ventilators throughout.

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

Area Description

303.0 Assembly Use Group A-3
Gymnasium, Cafeteria

(N/A, Assembly Use Group in schools is classified as Use Group E and accessory to E).

305.0 Educational Use Group E
Classrooms, Administrative Offices, Assembly and related accessory areas

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

Height Calculation: Existing Building Upgrade

Number of Stories: 1 story (Gymnasium and Cafetorium 2-story space)
Overall Building Height: 14'-0" +/- @ single story spaces
25'-0" +/- @ 2-story spaces (Gymnasium & Cafetorium)

The existing school building is currently not fully sprinklered, therefore a new automatic sprinkler system will be installed as part of any renovations. As a fully sprinkled building, the building will comply with the maximum allowable height of 75 feet, and the maximum allowable number of stories above the grade plane, 3, in accordance with Table 504.3 and Table 504.4, this building can be reasonably classified as a Type IIB building, noncombustible construction, fully sprinklered.

The school includes (4) modular classroom units with toilet rooms and storage spaces totaling 5,960 s.f. connected to the existing building in 1998 with a constructed corridor. The modular classroom units consist of prefabricated construction, sitting on concrete piers and do not contain a sprinkler system. Should the modular classroom units be deemed to remain a part of the project, any code upgrades and/or renovations to the modular units would include the installation of a full sprinkler system.

Area Calculation:

Existing Building Area:	62,237 sf
Modular Classrooms Area:	5,960 sf
Total Building Area:	68,197 sf

The existing school building is currently not fully sprinkled, and a new Automatic Sprinkler System would be installed as part of any renovations. As a fully sprinklered building, the building (Type E) occupancy will comply with the maximum allowable area of 58,000 in accordance with Table 506.2 with an open perimeter frontage increase in accordance with 506.3 of 50% (existing building has more than 50% open perimeter) or 29,000 s.f. for a

total of 87,000 s.f. maximum allowable per floor without firewalls. In addition, adding an Automatic Sprinkler system will increase the allowable area and height for a future addition, see below.

Maximum allowable area with automatic sprinkler system:	87,000 sf
First floor area existing building:	68,197 sf
Total allowable first floor area for addition without a firewall:	18,803 sf

Max. allowable height & stories with Automatic Sprinkler System:	75' and 3 stories
Existing building height and stories:	14' @ single story 25' @ two-story spaces
Total height and stories for addition without a firewall:	75' and 3 stories

With the inclusion of fire walls, the existing building and new additions will become multiple buildings and areas can increase from the maximum total allowable of, 87,000 sf noted above and will meet the requirements of Table 503. The building as a whole can be considered occupancy Type E, with assembly spaces accessory to E as indicated in Section 303.1.4., except when applying occupancy requirements of Chapter 10 of the 10th Edition of the Massachusetts State Building Code.

In addition to the sprinkler allowances, the code allows additional area and height adjustments with perimeter open space of the building.

CHAPTER 6: TYPE OF CONSTRUCTION NEW ADDITION

Buildings and structures of Type IIB construction are those in which building elements listed in Table 601 are of noncombustible materials.

The new building will be constructed of structural tubular steel columns and wide flange beams at exterior and interior walls, steel flange beams, long span and open web steel joists with metal decking for roof systems, reinforced concrete masonry units (CMU) walls as primary lateral seismic/wind structural resistant elements, with supplemental small portal and moment frames as required.

The building can reasonably be classified as Type IIA, Noncombustible, Unprotected.

CHAPTER 6: TYPE OF CONSTRUCTION EXISTING BUILDING

The existing building is composed of Type IIB construction which includes non-combustible construction of concrete floor and steel roof framing with exterior/interior masonry non-bearing walls.

The existing building will be fully sprinkled as part of the renovation project.

Additions to the existing building may require the construction of firewalls to separate the existing and new construction into separate buildings.

CHAPTER 7: FIRE RESISTANT MATERIALS AND CONSTRUCTION

705.0, Fire Walls:

The new addition may contain fire wall's separating the new buildings from the existing building. The fire wall will be constructed of noncombustible materials in accordance with Table 705.4 Fire Wall Fire Resistance Ratings.

715.0, Fire Door Assemblies:

Approved fire door assemblies as defined in 780 CMR shall be constructed of any approved material or assembly of components, and shall comply with requirements of Table 715.3 Fire Door and Fire Shutter Fire Protection Ratings.

CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS

903.0 Automatic Sprinkler Systems:

An Automatic Sprinkler System will be provided throughout all portions in accordance with 903.2.3 for Use Group E.

CHAPTER 10: MEANS OF EGRESS

Occupancy loads will be calculated for each occupancy type as indicated in Table 1004.1

1005.0 Egress Width

From Section 1005.3.1 Egress Width Per Occupant Served (with sprinkler system).

Use Group	Exit Stairways	Exit Doors
A-3	.2in. / occupant	.15 in. / occupant
E	.2 in. / occupant	.15 in. / occupant

Exit Stairways and Exit Doors shall comply with requirements of Section 1005.1 Means of Egress Sizing.

1007.0 Accessible Means of Egress:

All spaces required to be accessible by 521 CMR, the Rules and Regulations of the Architectural Access Board shall be provided with not less than one accessible means of egress that complies with 780 CMR 1007.0. When more than one means of egress is required from any required accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

Table 1017.2 Exit Access Travel Distance:

Use Groups A-3 and E (with a sprinkler system) 250 feet.

All areas of the new addition in Use Groups A-3 and E comply with Exit Access Travel Distance in accordance with Table 1017.2

CHAPTER 10: MEANS OF EGRESS (Cont)

1006.1 Minimum Number of Exits and Continuity:

Every floor shall be provided with the minimum number of approved independent exits as required by Section 1006 and Table 1006.3.1.

Minimum Number of Exits for Occupant Load. For occupancy loads of 1 to 500 the minimum number of exits required is two. 501 to 1,000 the minimum number of exits required is three. As configured the new building will comply.

MODULE 3.3.3 ALTERNATIVE #1 – CODE UPGRADES / REPAIRS
ADA Narrative

Existing Conditions

The existing Mosier Elementary School building was constructed prior to the establishment of the current ADA (American Disabilities Act) and MAAB (Massachusetts Architectural Access Board) requirements.

As currently configured, there are (4) designated handicap van accessible parking spaces in the front parking lot of the existing school. Thes parking spaces are located approximately 80' or more from the school entrance. There is a designated striped pathway from the ADA spaces to the building that crosses the bus and parent drop-off lanes. The entire walkaway along the front of the school is at the same grade elevation as the parking and access drives making it handicap accessible, but presents a security concern in that it has not protected from vehicular access. Any alterations should include appropriately spaced bollards to protect pedestrians from errant vehicles. The main entrance meets the majority of accessibility requirements with respect to grade access and hardware, but should be fitted with a handicap power assist door opener.



Handicap Parking Location



Main Entrance

The remainder of the school's exterior secondary exit egress doors are at grade level and accessible except the doors to the courtyard and individual modular classrooms. The courtyard doors have a height differential of about 6"-8" and the individual modular classrooms exit to a platform and staircase. The modular unit corridor exits to a common landing and ADA compliant ramp.



Courtyard Door



Modular Classroom Door



Modular Classroom Unit Ramp

While most of the exterior and interior doors have been retrofitted with the approriate ADA compliant door handle hardware, there are several locations that do not and would require the appropriate hardware upgrades. Also, handicap assist door operators are non-existant at the main public entrance access door locations. The courtyard doors have push plates on both sides with slide latches for locking puposes, one of which is out of reach for occupants with mobility issues, this does not allow for users to open the doors from the inside without pulling on the slide latch.



Non-compliant Hardware



Non-compliant Hardware

Within the building proper, the majority of classrooms doors do not have the required ADA floor clearance on the pull side of the door, this also occurs in other select locations. Given the building interior partitions are glazed cmu, accommodating this requirement will necessitate extensive demolition and repair of wall materials likely no longer available.



Non-Compliant Floor Clearance



Non-Compliant Door Clearance

The platform at the cafetorium has stairs that extend side to side and would recommend having additional handrails a specific distances. The school installed a chairlift in an adjacent closet with access at thhe back of the platform requiring those with disabilities tio have access to the closet and navigate stored items in odrer to use it. Any alterations should include either relocating the chairlift to the cafeteria and/or an accessible ramp should be constucted for direct access to the platform from the cafetorium.



Platform Stairs

Overall the student and staff toilet rooms have many of the appropriate accessibility features, however, these are some of the additional locations previously mentioned where the doors do not have the required floor clearance on the pull side of the door. Accommodating this need would be difiicult given the construction makeup and fixture locations on the adjacent wall(s). As part of any code ugrade and/or renovation project, a full fixture assessment would be required to determine code, ADA and MAAB compliance for quantity, type, clearances, etc.. Currently, there are no privacy screens between the urinals in the boys toilet rooms, the installation of privacy screens would be appropriate for this age group and would require a review of the fixture spacing for any screen installation consideration. Also, some of the staff toilet rooms include a wall mounted changing station. There are single use toilet rooms in some classrooms previously used for Pre-K and Kindergarten in the original building design. These toilet rooms are small in size and not in compliance with today's accessibility requirements. The boy's and girl's toilets are each in a separate romm with a shared sink in the commmon space. While these toilet rooms are in use today, they would require a full renovation including walls(s) and fixture locations for compliance. It would make sens to abandone these spaces and reallocate to classroom use if the overall fixture count meets the student occupancy requirements. There are also locations where toilet accessories are not compliant within the toilet rooms.

Within the modular classroom units, the toilet room walls are detriorating and the material behind some of the fixtures had to be repaired and are not of an impervious material, therefore may be able to absorb fluids making it unsanitary.



Pull Side Clearance



Non-Compliant Toilet Room



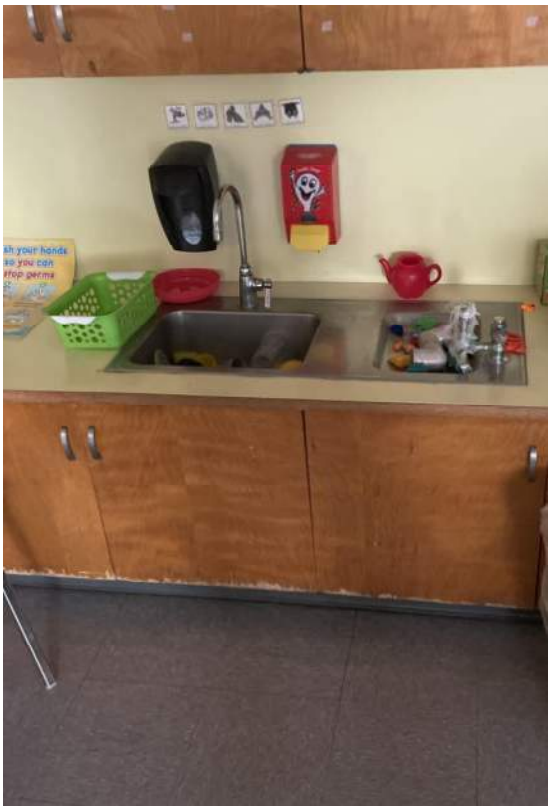
Toilet Accessories



Absorbant Wall Material

Classroom counters and sinks are not fully accessible with the required knee clearances and faucet types. Some classrooms have been retrofitted with the appropriate fixture type,

but floor clearance is still an issue. Existing drinking fountains are located in corridors, but again, are outdated and do not meet today's usage needs, required quantities and accessibility requirements.



Typical Classroom Sink



Classroom Retrofitted Sink



Drinking Fountain



Modular Drinking Fountain

Specialty and support spaces do not have the appropriate size and adjacencies required in today's educational environment. For example, there is a special education classroom located in the modular classroom unit and a sensory space carved out in the main building. The OT/PT room is small in size for current needs and lack of adjacent storage leads to a cluttered area with limited available space making it challenging to provide some of the services required to those with handicap disabilities and/or needing physical and occupational therapy.



Special Ed. Classroom



Makeshift Sensory Room

Currently, directional and informational signage is very limited throughout the building making wayfinding difficult especially given the age group of the student population. As suspected, the signage that does exist is for the most part non-compliant in with many of the ADA requirements including braille. There is emergency egress signage located at each classroom space.

Recommendations

The following list of alterations would be required to comply with current applicable handicap code guidelines and requirements.

- Provide the appropriate number of handicap parking spaces including the required van accessible spaces. Perhaps locate closer to the building.
- Provide handicap access to courtyard and entire area.
- An ADA compliant chairlift should be installed at one end of the stage platform.

- Student and staff toilet rooms should be reconfigured to meet floor clearance and accessibility requirements – plumbing to review changes to fixture counts if encountered.
- Plumbing fixtures and accessories should be reviewed for quantities and revised where required to meet full ADA guidelines.
- Classroom counters and sinks should be changed to provide the necessary clearances and reach guidelines for installed accessories.
- Install appropriate door hardware where needed including handicap assist operators, reconfigure doors to provide necessary floor approach clearances.
- Installation of directional and informational signage throughout for easy wayfinding.

Given the age, configuration and construction makeup of the existing building spaces, it may be difficult to achieve the necessary recommendations for a fully accessible building without sacrificing some of the core and classroom spaces which are already deficient in size.

MODULE 3.3.3 ALTERNATIVE #1 – CODE UPGRADES / REPAIRS
Structural Narrative

A structural assessment of the existing Mosier Elementary School was performed by Souza, True & Partners, Inc. as part of this feasibility study. A report containing the structural findings and recommendations is attached as part of this section.

I. BUILDING DESCRIPTION

A. GENERAL DESCRIPTION

The Mosier Elementary School building, which consists of one-story above grade structure, totals approximately 62,237 square feet. According to the existing original structural drawings, the school building was constructed around 1969. In the north-south direction, the building is as much as 213' long, and approximately as much as 264' wide in the east-west direction. There is an approximate 140' by 50' open courtyard near the center footprint of the school building. Based on our structural walk-through of the existing building and our review of the existing original structural drawings, it appears that the roof framing, in general, consists of 1½" deep steel roof decking supported by open web steel roof joists that are supported by structural steel beams and girders which in turn frame into structural steel columns. The roof level above the gymnasium slopes downward to a valley and consists of 28" deep LH steel roof joists spaced about 4'-0" OC that clear-span about 53'.

The first-floor level (at grade) is constructed with a 4" deep concrete slab-on-grade (soil-supported) and reinforced with welded wire fabric.

The foundation walls of the building are supported on conventional strip footings, while the interior columns are typically supported on conventional spread footings (as much as 5'-0" by 5'-0" in footprint). The exterior walls of the school building consist of composite CMU and brick veneer walls with punched windows and loose steel lintels above the window openings to support the masonry and brick veneer wall above.

A structural steel framed canopy at the entrance of the school building is present along the north side of the main school building.

Along portions of the south and west sides of the main school building, a modular building addition was constructed adjacent to the original school building. The

existing documents associated with the modular building addition were not made available for our review.

In general, the existing original school building is in relatively good structural condition. The extent of any structural deterioration to any non-exposed structural elements is unknown at this time, since the majority of the existing structural elements were not exposed-to-view during our site walk-through. However, moderate deterioration of the existing exterior foundation wall (at grade level) around the perimeter of the building was observed. Additionally, the bases of the entrance canopy columns are severely corroded. Please refer to the photos taken during our site walk-through for observed structural deficiencies.

B. STRUCTURAL SYSTEMS

Existing Conditions:

Based on existing original structural drawings, the elementary school building is founded on conventional spread footings (at the interior) and continuous strip footings (along the exterior walls and interior foundation walls) with the bottom of the footing elevation that is, in general, at Elevation 165'-6". According to the existing original structural drawings, the foundations bear on an allowable soil bearing pressure of only 2 kips per square foot (ksf) with some individual spread footings as large as 5'-0" x 5'-0" x 14" thick.

Per the existing documents, the first-floor level is constructed with a 4" deep concrete slab-on-grade (soil-supported) and reinforced with welded wire fabric. The existing slab-on-grade system can safely support a design live load of at least 100 psf. Some areas of the first-floor slab are depressed to receive a terrazzo floor finish.

In general, based on existing documentation, the roof framing of the original school building appears to consist of 1½" deep steel roof decking supported by open web steel roof joists that are supported by structural steel beams and girders which in turn frame into structural steel columns. The roof level above the gymnasium consists of 28" deep LH steel roof joists spaced about 4'-0" OC that clear-span about 53'.

According to the existing structural drawings, the roof framing system of the original school building was designed and constructed to sustain a design snow

load of 30 psf (minimum) and an approximate 15 psf dead load (not including the weigh to the steel roof joists).

Currently, the majority of the existing roofing system of the original school building is overlaid with a stone ballast system. There are some short parapets at the edge of the roof with a height to thickness ratio of the masonry parapets of about 1.67 (which is less than allowable of 2.5 without bracing). However, most of the roof does not have any parapets and any ponding of water on the roof will eventually run off the side of the roof.

Based on existing documentation, a significant amount of the steel columns in the original school building are HSS4x4 columns, while a few other columns are W8x24 members. Our limited observations have determined that the existing steel roof framing members are not encased in concrete or protected with sprayed-on fireproofing material for fire-resistance purposes.

Lateral resistance to wind loads appears to consist of either masonry shear walls along the perimeter of the original school building (as there is no indication of any steel cross-bracing or steel moment frames on the existing original structural drawings). Seismic loads were not yet invoked in Massachusetts at the time the building was designed / constructed in 1968.

There appears to be one expansion joint through the footprint of the original school building, which runs in the north-south direction, essentially down the middle of the building, which results in two separate structures within the overall building footprint. Although double steel columns where not utilized at the building expansion joint, horizontal slotted holes in the beams supported by a single column have been used – as indicated on the existing documents.

At the main entrance canopy, 4½" deep steel roof deck is supported by structural steel beams and W10 columns.

In general, the existing original structural drawings appear to be representative of the existing as-built structural conditions of the original school building.

At the exterior perimeter of the building, the exterior loose steel lintels (over window and door openings) appeared to be in relatively good structural condition. Some of the observed loose steel lintels exhibit rust, deterioration, and minor vertical deflection.

Along portions of the south and west sides of the original school building, a modular building addition is constructed. Based on limited observations during our walk-through, the roof framing system of the modular building appears to be plywood roof decking supported by CFMF joists.

Structural Deficiencies:

Moderate cracks and concrete spalls in the exterior foundation walls (slightly above the exterior grade level) were observed at several locations at the perimeter of the building, which will require moderate structural repairs.

The bases of the structural steel columns supporting the exterior entrance canopy are severely corroded and deteriorated (please see attached photos). The webs of several entrance canopy columns are completely corroded - to the point where daylight is evident (meaning, the entire thickness of the web section of the column has deteriorated).

The above-mentioned structural deficiencies and the items depicted in the photos below will require structural repairs.





Representative photos of severely corroded base of exterior structural steel canopy columns. Structural repairs will be required.





View of loose steel lintel system above head of doors and strip window system. Steel lintels are slightly rusted / corroded and will require a coating of zinc-rich primer or possibly removal and replacement.





Representative photos of exterior brick wall with loose laid steel lintel over doors. The ends of the steel lintel have spalled the brick veneer system and will require repairs.





Photos of cracks in exterior brick veneer wall system that will require minor structural repairs.



Photo of damaged bricks at corner of exterior brick veneer wall system that will require minor structural repairs.







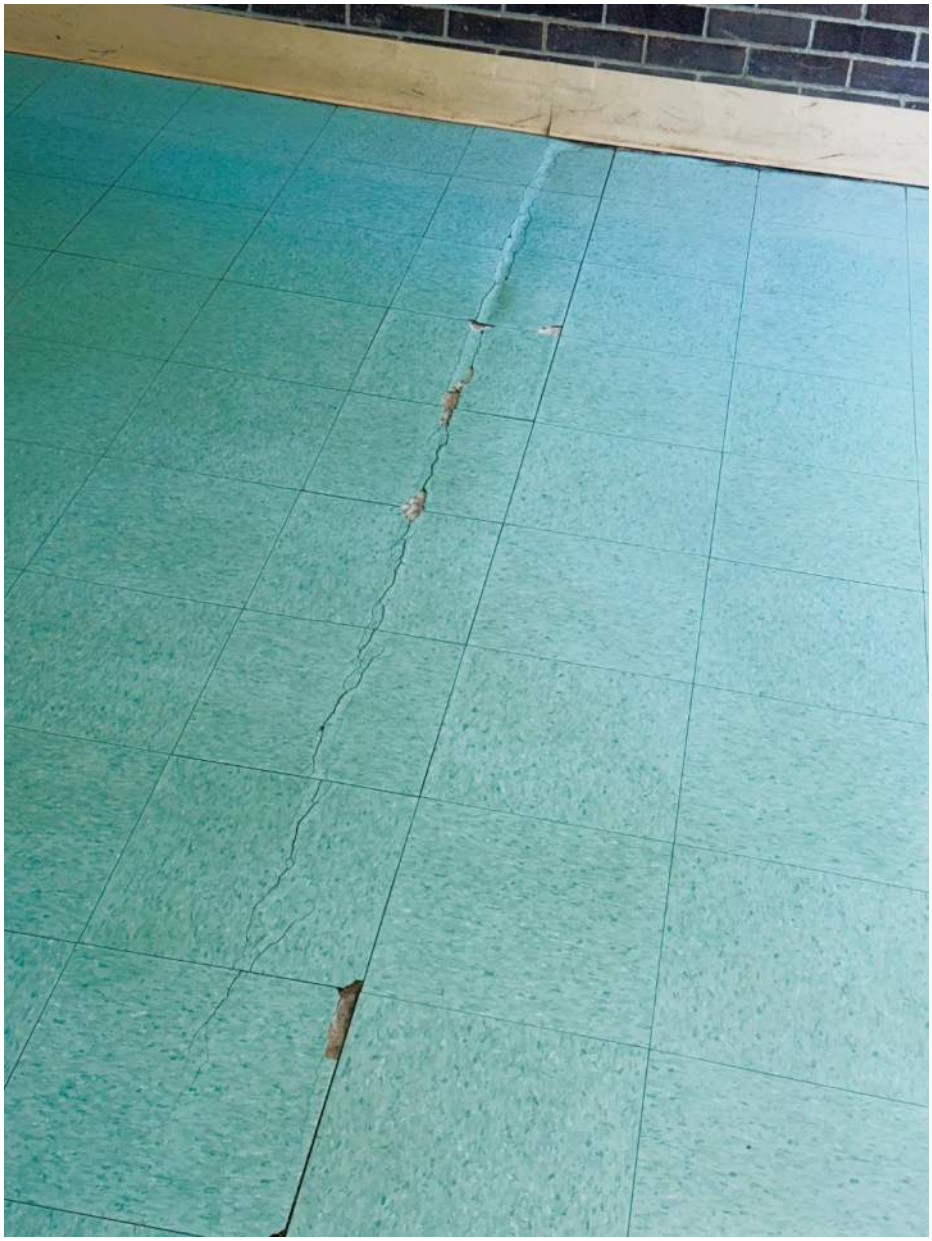
View of exterior concrete stoop, small loading dock, and CIP concrete stairs at exterior of building. Structural repairs will be required.







Representative photos of minor to moderate concrete spalls along the outside face of exterior concrete foundation wall. Structural repairs to the exterior concrete foundation wall at localized areas will be required.



View of flooring at apparent joint in floor slab. Floor tiles are cracked and will need to be repaired.





Representative photos of the vertical expansion joint in the exterior brick veneer wall of building where caulking along the expansion joint is deteriorated. Caulking will need to be removed and replaced at all building expansion joints along the exterior of the building to minimize water infiltration.

Representative Photos of Existing Building:



View of steel roof joist supporting steel roof decking. Steel joists and underside of steel roof deck are not protected with any SOFP material.



View of underside of steel roof decking supported by structural steel roof beams (on a slope). Steel framing and underside of steel roof decking are not protected with SOFP material.







Representative photos of existing roof framing system at modular building addition, which consists of plywood roofing supported by CFMF joists.



Representative photo of open web steel roof joist supporting steel roof decking.



Representative photo of modular building addition at south and west sides of original school building.







Photos of modular building addition at south and west sides of original school building. A portion of the modular building is supported on concrete piers. Wood deck / ramp is also supported on concrete piers.



View of stone ballast on the majority of the existing roof of original school building. Most of the perimeter of building does not have a parapet.





Additional photos of roofing system showing areas of stone ballast (at flat roofs) and non-ballast areas (at sloped roofs).



Representative photo of main entrance canopy roof system (along north side of building), which consists of steel roof decking supported by structural steel beams and columns.

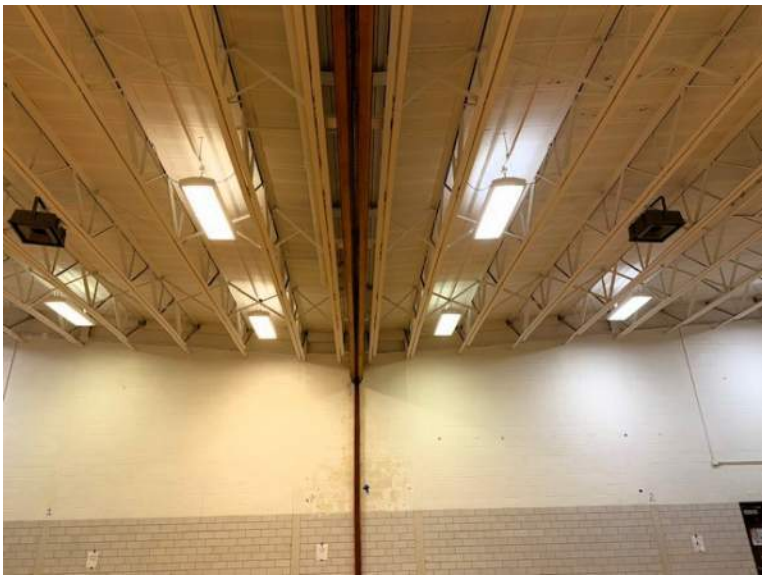
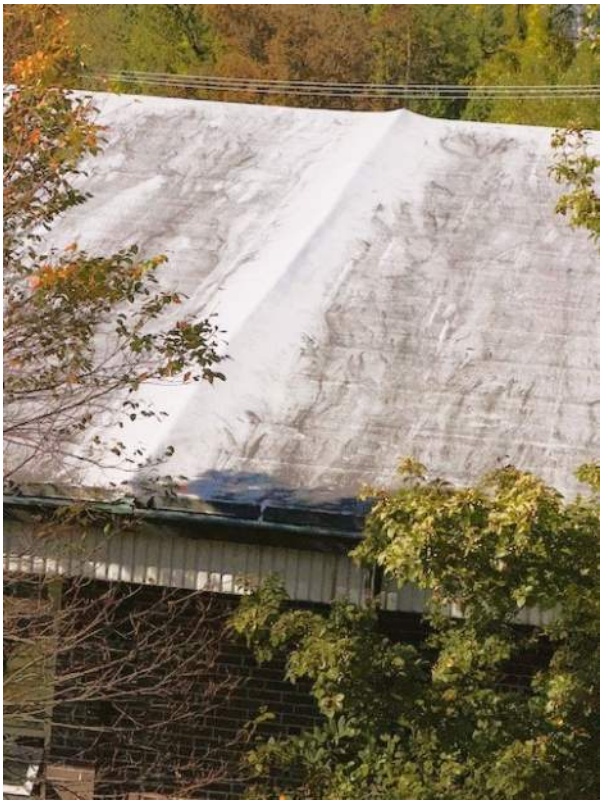


Photo of steel roof joist framing system above gymnasium where support for divider curtain is present.





Representative photos of expansion joint at roof of original school building.





View of loose steel lintel over door head and louver system, which is in slightly deteriorated structural condition, bearing on brick veneer wall at each end of lintel.



View of main entrance to school building.

Structural Recommendations:

All structural deficiencies, as mentioned above and depicted in the previous photos, will require minor to moderate structural repairs. However, the entrance canopy structural steel column bases will require major structural repairs (due to the excessive corrosion to the web of the columns caused by long-term exposure to water and possibly deicing salts.

If alterations are proposed for this building, structural requirements per the MSBC will be triggered (depending upon the level of work and reconfiguration of space for the building). Any existing structural elements resisting lateral loads whose demand-capacity ratio with the alteration considered is more than 10% greater than its demand-capacity ratio with the alteration ignored shall comply with the seismic and wind requirements noted in the IEBC and the MSBC. If modifications or removal of any existing lateral resisting systems (such as the removal of large sections of existing masonry walls) are proposed, and the 10% threshold is exceeded, a lateral analysis of the existing building will be required and may result in the need for additional structural steel cross-bracing elements to resist lateral loads.

If more than 50% of the floor area of the existing building is re-configured, the proposed alterations will be considered **Level 3 Work** (the most stringent for building alterations).

Alterations with less than 50% of the floor area of the existing building planned to be reconfigured would need to conform to **Level 2 Work** (which is not as stringent as Level 3 Work). If the building alterations are considered Level 3 Work, specific seismic hazards would need to be addressed / improved, such as roof / floor diaphragm and wall connections in order to brace any existing unreinforced and unbraced masonry walls.

The existing building may also need to be investigated for wind uplift forces with respect to IBC level wind forces, which may require additional fasteners between the existing steel roof decking and supporting steel members. For the existing school building, which is considered a Risk Category III building, the building would need to resist a basic wind speed in South Hadley, MA, of 123 mph. If the existing stone ballast system is removed from the roof, the existing steel roof joists would most likely require additional bridging lines along the first bottom chord panel point of each steel roof joists at each end and in each bay (to negate wind uplift forces).

Where additional gravity loads are imparted on the structure or where the existing gravity members are reduced in capacity, a gravity load check in accordance with the IEBC and MSBC will be required, including current design snow loads any snow drift loads. Structural reinforcement to the existing roof framing system may be required to accommodate any additional loads from new mechanical rooftop equipment. Furthermore, if added loads are imparted on the existing roof framing, the roof framing at the affected areas / bays would need to resist a minimum flat roof design snow load of 35 psf (which is higher than the minimum 30 psf snow load that the roof was designed for at the time of the original building construction).

For any proposed horizontal additions to the existing building (unless the new horizontal addition is quite small), we recommend that all new horizontal additions be structurally-detached, but contiguous, from the existing building with a 1" +/- wide expansion joint. If

the new addition is detached from the existing building, fewer structural upgrades (including the reinforcement of existing lateral resistance systems) to the existing building would be necessary. If the new addition is structurally-attached to the existing building, all existing lateral force resisting elements (existing masonry walls) within the existing building affected by the new addition would need to comply with full IBC wind forces and full IBC seismic forces, unless the story shear force is not increased by more than 10% as a result of the new horizontally-attached addition.

Any new vertical addition to the existing building (if proposed) would require the existing building to conform to full IBC wind and seismic forces, which would most likely consist of major structural reinforcement / strengthening to the existing lateral resisting system of the building (existing masonry walls) to negate increased lateral loads. A new vertical addition to the existing building is not recommended from a structural perspective.

At this time, it is unknown whether alterations to the existing building will be proposed. However, we recommend limiting the proposed alterations to less than 50% reconfiguration of space of the existing building. If the proposed alterations are less than 50% reconfiguration of space, the proposed alterations would be considered Level 2 Work.

MODULE 3.3.3 ALTERNATIVE #1 - CODE UPGRADES / REPAIRS
Plumbing Narrative

Existing Conditions

Plumbing Systems

The existing school building is equipped with several plumbing systems including domestic hot and cold water; sanitary drain, waste, and vent; natural gas; storm drainage; laboratory waste and vent; and compressed air.

The building's domestic water is supplied underground through a four-inch (4") ductile iron service. The four-inch (4") domestic water supply is equipped with strainers, isolation valves, pressure reducing valve, and a 2" meter. The water service piping is a mixture of ductile iron and copper, appears to be in fair to good condition.



Photo 1 – Incoming Water Service

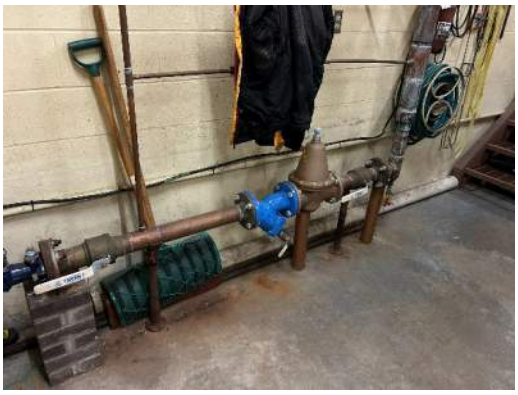


Photo 2- Strainer & PRV

Only the exposed piping scattered throughout the building could be observed and evaluated. The domestic water piping is hard drawn copper tube and appears to be in fair to good condition, with some evidence of previous leaks.

The water heating plant is located in the storage room and consists of an A.O. Smith Legend 2000 gas-fired boiler with a 120-gallon Lochinvar Squire indirect tank-type water heater. The domestic hot water is a single -temperature system with a Leonard high-low mixing valve station. A hot water recirculation pump was not encountered. The piping around the boiler and water heater is in good condition. The mixing valve and surrounding piping is in poor condition and actively leaking. The water heater vent piping is positive pressure factory built chimney with a stainless steel inner liner and aluminized steel outer jacket. The water heater is connected to a masonry chimney.



Photo 3 – Water Heater



Photo 4- Mixing Valve

What could be seen of the existing sanitary drain, waste and vent system appears to be a combination of drainage pattern copper and cast iron. The majority of the piping is hub and spigot cast iron with either gasketed or leaded and caulked joints, with some no-hub cast iron pipe with rubber couplings and stainless steel bands with shields. Copper drainage piping is limited primarily to fixture connections. Visible piping appeared to be in good condition, with little evidence of active leaks. Some plumbing vents on the roof appear to be too close to fresh air intakes.



Photo 5 – Sanitary Drain & Vent Piping



Photo 6- Storm Drain Piping

What could be seen of the existing storm drainage piping is hub and spigot cast iron with either gasketed or leaded and caulked joints, along with some no-hub cast iron pipe with rubber couplings and stainless steel bands with shields. Visible piping appeared to be in good condition. Storm water is collected through roof drains with interior storm drainage piping. Roof drains appear to be in fair to good condition, with many strainers being clogged with leaves and debris.

The building is equipped with a natural gas service located outside the boiler room. The natural gas system serves the domestic water heater, building heating equipment, and kitchen equipment. The kitchen gas supply is equipped with emergency gas shutoffs, although the kitchen gas system may not

be interlocked with the kitchen exhaust. Gas piping is steel with welded or threaded fittings, and appears to be in good condition.



Photo 7 – Gas service entering mechanical room



Photo 8- Kitchen Gas Solenoids

The total combined load of all gas fired equipment is unknown at this time.

The heating system includes two hot water boilers. The Lochinvar boiler uses room air for combustion, and in vented through the roof with PVC piping. The Viessman boiler uses room air for combustion and is vented through the roof with positive pressure factory-built chimney with a stainless steel inner liner and aluminized steel outer jacket. The water heater is a two-pipe direct vent unit, vented through the roof above, with single wall galvanized steel combustion air duct and positive pressure factory-built chimney with a stainless steel inner liner and aluminized steel outer jacket. Boiler gas trains are vented through the roof with schedule 40 threaded steel.

Combustion air for the heating boilers is supplied into the room via an inline fand and ductwork connected to a sheet metal gooseneck on the roof. The cfm (cubic feet per minute) of the combustion air fan is unknown.



Photo 9 – Combustion Air Gooseneck



Photo 10- Combustion Air Fan above Ceiling

Plumbing Fixtures

Restroom plumbing fixtures include wall hung toilets, urinals, and lavatories with manual flush valves and manual faucets.

There are various other fixtures located throughout the building including drinking fountains and bottle fillers, multiple user handwashing sinks, service sinks, classroom and general use sinks, bubblers, gang style showers, floor drains, and kitchen equipment.

Classroom sinks appear to be supplied with cold water only.

Gang style showers include mixing valve control stations

Various original plumbing fixtures, flush valves, and faucets have been replaced over the years. Many faucets and bubblers throughout the buildings are inoperable or in various stages of disrepair. Many fixtures do not appear to meet accessibility requirements.



Photo 11 – Toilet



Photo 12- Lavatory



Photo 13 – Drinking Fountain with Bottle Filler



Photo 14- Urinals



Photo 15 – Classroom Sink & Bubbler

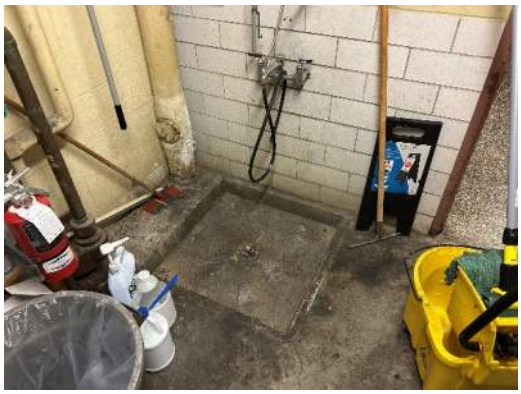


Photo 16- Mop Sink

Kitchen is equipped with a grease interceptor serving the triple pot sink, and an emergency equipment shutoff, although it is unclear if this system is interconnected with the gas supply and exhaust fans.



Photo 17 – Prep Sink



Photo 18- Controls



Photo 19 – Triple Pot Sink



Photo 20- Grease Interceptor



Photo 21 – Floor Sink



Photo 22- Mop Sink

Deficiencies

There were various deficiencies noted. While many of the items may have been allowed by the codes in force at the time of construction, they do not meet the latest edition of the codes and would most likely need to be addressed during any major renovation.

These items include:

- The building is not equipped with hot water recirculation
- PVC has been used for venting of gas fired equipment
- The triple pot sink drain is not equipped with a trap
- It is unknown if there is a flow control device installed on the grease interceptor
- The grease interceptor does not have proper signage
- Not all required fixtures drain through the grease interceptor
- The kitchen prep sink is directly connected to the sanitary drainage system

- Plumbing fixtures appear to be in various conditions of disrepair
- Plumbing fixtures may not meet current codes for flow rates and/or accessibility.
- Automatic detergent and sanitizer dispenser water connections are not protected with backflow preventers.
- Some rooftop plumbing vents are too close to fresh air intakes.
- Various hose connections throughout the building are not equipped with vacuum breakers.
- Floor drains throughout the building do not appear to be equipped with automatic trap primers.
- Kitchen gas supply may not be properly interlocked with the kitchen hoods.
- Domestic water piping insulation thickness may not meet current energy code requirements.

Recommendations

All deficiencies noted above should be addressed.

Any work to the building should include an analysis of the current fixture count and plumbing code requirements, and provide the correct type and quantity of plumbing fixtures, including separate restroom facilities for faculty and kitchen staff.

Although the storm and sanitary drainage system piping appears to be in fair to good condition, a minimal amount was visible during our visit, therefore extensive investigation should be conducted prior to reuse or modifications if the existing cast iron drainage piping system needs to last for an extended period of time, as should be expected with a major renovation.

Although it appears to be in fair to good condition, we do not believe that the existing domestic water piping system in the building would last for an extended period of time, as should be expected with a major renovation, and would be prone to failure before the building reached its life expectancy. Due to its' unknown condition and age, any major renovation should consider the replacement of the domestic water piping system in the building.

With the replacement of the water piping in the original building, the hot water piping system should be modified to provide the proper water temperature to the various fixtures, with the hot water serving the kitchen and janitorial sinks, and tempered water serving the remainder of the fixtures. Hot water piping for the lavatories should be re-piped to meet the energy code requirements, and all emergency eye wash and shower stations should be equipped with thermostatic mixing valves and tempered water.

The water heater and storage tank are reaching the end of their life expectancy and should be replaced. Consideration should be given to installing two water heaters and two storage tanks for redundancy and maintenance/repair.

The mixing valve is in poor condition and should be replaced.

The natural gas piping could remain and be modified as needed. The kitchen system should be interlocked with the kitchen hood, and all emergency shut-off systems should be tested.

In general, the existing plumbing fixtures, while dated and worn, are in fair to good condition and functional and could remain in service. However, many fixtures may fail to comply with current accessibility and water conservation standards. In addition, the existing water closets and urinals may

not function properly with the newer water conserving flush valves. Given the assessed value of the existing building, the respective cost of any proposed building renovation or addition could require replacement of most of the existing fixtures. If not replaced, damaged or malfunctioning fixtures or equipment should be repaired.

Substantial renovations would require the existing floor drains, floor sinks, and unused showers to be retrofitted with automatic trap primers.

MODULE 3.3.3 ALTERNARTIVE #1 – CODE UPGRADES / REPAIRS
Sprinkler Narrative

Existing Conditions

Fire Protection

The current school building was constructed 57 years ago, and was not sprinklered at the time of construction. There have been no modifications, renovations, or additions which would have required retrofitting the building with an automatic fire suppression system since that time.

The existing kitchen hood is equipped with an integral fire suppression system.

There are two sprinklers located within the boiler room which are supplied from the domestic cold water piping and include an unsupervised control valve (handle has been removed), a supervised control valve, flow switch, and test and drain assembly which discharges into a sump pit in the closet. These sprinklers appear to have been retrofitted when the new boiler room was created.

Deficiencies

The existing building does not meet current code requirements.

The current Massachusetts State Building Code requires all newly constructed buildings of Use Group E – Educational which are over 12,000 square feet in area to be equipped with an automatic sprinkler system. In addition, legitimate stages are required to be equipped with automatic standpipe systems.

Massachusetts General Laws, Part I, Title XX, Chapter 148, Section 26G, requires automatic sprinkler systems be installed in all buildings, including additions, with a gross area totaling more than 7,500 square feet. This law is only triggered if a new building is constructed, an addition is built onto an existing building, or major alterations or modifications are planned for an existing structure. Major alterations and modifications are further defined and discussed in the 2009 advisory memorandum issued by the Executive Office of Public Safety and Security's Department of Fire Services.

Hydrant flow test data was not available, so it is unknown at this time if the existing public water supply system is of adequate capacity to support a fire sprinkler system.

Notes

If a fire pump is required, it would need to be diesel engine driven, or electric motor driven with an emergency generator for back-up. The fire pump needs to be located within a dedicated 2-hour fire rated room with exterior access. With some minor modifications, the fire pump could be located in the existing water room.

Based on the building's footprint of approximately 64,000sf, the building will need to have two separate sprinkler system risers.

The building appears to be of non-combustible construction, so sprinklers would not be required in the non-combustible interstitial spaces above suspended ceilings.

Recommendations

In accordance with Chapter 34 of the current Massachusetts State Building Code, existing buildings in Use Group E are not required to be retrofitted with an automatic fire sprinkler system unless they undergo major alterations or additions. However, because of the proven property and life-saving benefits of these systems, this office would recommend retrofitting the original building in the near future regardless of renovation plans.

MODULE 3.3.3 ALTERNATIVE #1 – CODE UPGRADES / REPAIRS
HVAC Narrative

Existing Conditions

The HVAC systems currently serving the school are a mixture of older and new equipment. The notable system upgrades include the replacement of the original boilers along with limited energy conservation measures. The building systems are described as follows:

Heat for the building is provided by two gas-fired hot water boilers located in an undersized boiler room. The main heating boiler a Viessmann high efficiency condensing boiler model VSB-45 with natural gas burners. The secondary heating boiler is an A.O. Smith Legend boiler. It appears to be piped as a secondary loop off of the main boiler loop. There was no pump visible serving the A.O. Smith boiler. The main Viessman boiler was manufactured in 2002. The boilers appear to have been installed in 2002 along with expansion tanks and other equipment in the boiler room. The Viessman boiler has a Net IBR rating of 1,498 MBH. The boiler appears to be in fair condition but is nearing the end of its service life between 25-30 years (approximately 23 years' operating at the time of this report). A tag was not visible, but it appears that the existing drawings note that the model is LW-1000 with a 1,000 MBH input. At 84% efficiency, the maximum output is 840 MBH. The existing boiler room does not provide proper clearance for the equipment and makes servicing the equipment difficult.



Photo 1 – Existing Viessmann Boiler



Photo 2 – Existing A.O. Smith Boiler

Heating hot water is distributed throughout the building to air handling units, classroom unit ventilators, and other terminal units via an insulated piping loop consisting of steel and copper piping depending on size. The piping in the boiler room is newer and fiberglass. It is unknown if the piping throughout the building is insulated with asbestos insulation.

There are two, TACO wall mounted, in-line pumps that supply water throughout the building. The piping appears to be a primary, secondary arrangement with a main pump and secondary pump for back-up. It does not appear that the pumps have variable frequency drives (VFD). The pumps to be appear to have been replaced as part of the renovation in 2002.



Photo 3 – Existing Taco Main Circulating Pump

Combustion Air: Combustion air is provided to the boiler room through a combustion air fan and heating coil located outside of the boiler room. The ductwork goes up to a gooseneck up on the roof.



Photo 4 – Existing Combustion Air Ductwork and Hot Water Heating Coil (Fan not shown)

Automatic Temperature Controls: It appears that the majority of the temperature controls have been upgraded to new electronic controls based on the existing drawings from 2002.

Kitchen Heating: Heating of the entire kitchen area is through an individual ceiling suspended horizontal unit heater which ties into the hot water system. The bottom of the unit heater is hanging into the occupied area and does present a hazard to the occupants. The heaters appear in fair condition.



Picture 5: Hot Water Unit Heater serving Kitchen

Kitchen Cooking Exhaust Hood: The kitchen area is provided with a single wall, wall mounted type exhaust hood located over the cooking area. The hood is provided with removable cartridge filters and two incandescent lights. The hood is protected by a chemical extinguishing system. The hood is provided with lighting control. The exhaust hood is controlled by a manual switch which starts a roof mounted exhaust fan. Makeup air for the exhaust system is through operable doors located in the wall between the cafeteria and the kitchen. There was no makeup air provided mechanically for the exhaust

hood and it could not be determined if proper air flows are being achieved in the exhaust system. The hood appears to be relatively new and in good working order.



Picture 6: Kitchen Hood Serving Kitchen

Cafetorium: The cafetorium appears to be served by four classroom unit ventilators located along the exterior wall of the cafetorium. The classroom unit ventilators appear to be in fair condition and appear to be controlled by the automatic temperature control system and provide the cafetorium with ventilation air and kitchen with make-up air. Registers on the opposite wall to the classroom unit ventilators appears to be removing the fresh air from space up to an exhaust fan on the roof. The age of these units is unknown but they appear in good condition.

It does not appear that there is any ventilation or air conditioning behind the stage except for finned tube radiation at the back wall. It appears that there is a portable dehumidifier in the corridor near the cafetorium which may be indicative of a humidity issue in the building.



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

air, heating coil with valve control, filters, supply fan, and return air. The exact date of unit ventilators could not be determined but are consistent with units 10-15 years in age. It could not be determined if the outside ventilation dampers in each unit ventilator are operating correctly. Located on the opposite interior walls are exhaust registers which communicate to roof mounted exhaust fans through galvanized sheet metal ductwork. It does appear that exhaust fans are running, however, it could not be determined if code required amounts of ventilation air are actually being exhausted. For the most part the classroom unit ventilators appear to be in working order but may be reaching the end of the normal life expectance.



Picture 9: Classroom Unit Ventilator in Typical Classroom

Temporary Classrooms: Each temporary classroom is typically provided with a self-contained HVAC unit on the backside of the building, with ceiling mounted diffusers and wall mounted return registers. Each temporary classroom is provided with wall mounted thermostats. The equipment in these temporary classrooms appears in good condition.



Picture 10: Typical Temporary Classroom

Library: The library is provided with two wall mounted vertical discharge classroom unit ventilators located along the exterior wall. Each unit ventilator is provided with the intake louver for fresh air, heating coil with valve control, filters, supply fan, and return air. The exact date of unit ventilators could not be determined but are consistent with units 10-15 years in age. It could not be determined if the outside ventilation dampers in each unit ventilator are operating correctly. Located on the opposite interior walls are exhaust registers which communicate to roof mounted exhaust fans through galvanized sheet metal ductwork. It does appear that exhaust fans are running, however, it could not be determined if code required amounts of ventilation air are actually being exhausted. For the most part the classroom unit ventilators appear to be in working order but may be reaching the end of the normal life expectance.

The library is also served by a wall mounted ductless split system located high on the wall. It appears that this is a Fujitsu system installed is a 2 Ton System and it is not known when the system was installed. This appears in fair condition but is most likely nearing the end of its useful life.

Nurses Office and Area: The nurse's area and office are served by what appears to be a cabinet unit heater located on the exterior wall underneath the window. It appears that there is a portable air conditioner connected to the wall and propped up on a desk. It does not appear that the nurse's office has adequate ventilation for the room.



Picture 12: Nurse's Office and Area

Administration Area: The administration area is provided with heating by a series of fin tube radiation located along the exterior wall which is controlled by individual wall mounted thermostats. All radiation was noted to have slight surface soiling and a slight damage, however, does operate and maintain adequate space temperature control.

It appears that an existing air handling unit with distribution ductwork provided air conditioning to the office area, but it is not apparent if this unit is provided with outdoor air ductwork for ventilation. Based on the existing documentation and drawings that this unit does not provide ventilation to the office and ventilation for the office is via natural ventilation through operable windows.

Communicating Corridors: The communicating corridors are served by the hot water finned tube radiation located on the walls. It appears that these are served by wall mounted thermostats. These appear to be in good condition and based on existing documentation were installed in 2002.



Picture 13: Typical Hot Water Finned Tube Radiation and Portable Humidifier in Corridor

The corridor serving the temporary classrooms is served by electric baseboard but there is no ventilation serving this area. It appears that these pieces of electric baseboard are controlled by tamper resistant thermostats located on the equipment.



Picture 14: Electric Baseboard Serving Corridor to Temporary Classrooms

Public Toilet Areas: The common public toilet areas in the original portion of the building are provided with a series of wall mounted exhaust registers located adjacent to the plumbing fixtures. All wall exhaust registers were noted to be antiquated; many of which were damaged. There is no evidence of makeup air being provided for the exhaust systems. Heating of the spaces is through various wall mounted convectors which tie into the heating hot water distribution system which are controlled by wall

mounted thermostats. All heaters were noted to be antiquated; however, they appear to be operating, and maintaining reasonable space temperature control, despite their age and condition.



Picture 15: Bathroom Exhaust Register

Roof Exhaust Fans: Throughout the building, exhaust and ventilation relief for the building is provided through rooftop exhaust fans. It appears that many of these rooftop exhaust fans are either original to the building, or have been replaced as part of equipment failures over the years.



Picture 16: Exhaust Fan Located on Roof.

Deficiencies

In general, the existing HVAC systems currently serving this building is nearing the end of its service life and equipment should be replaced. All of the unit ventilators and air handling units are original equipment and have exceeded or are nearing the end of their life expectancy.

All of the building's toilet and general exhaust systems are original and in fair condition. It is assumed that the systems are not operating at design capacity.

There are numerous code violations at the kitchen grease exhaust hood/system, including a lack of the required fire suppression system, lack of manual pull stations, insufficient coverage of all grease producing cooking equipment, and there is no make-up air during hood operation. Based on the current cooking equipment layout the existing hood should be replaced with a larger hood that is equipped with the appropriate fire suppression and make-up air systems.

The window air conditioning units are typical residential type with unit mounted controls. Units that were visible for inspection were in good condition. The computer room ductless split system air conditioning unit was also in good condition.

Temperature control systems were replaced back in 2002 and are likely not capable of meeting the demands of current energy codes or modern HVAC systems and equipment without a substantial overhaul or upgrade.

It is unclear if proper ventilation is being provided to the classrooms, nurses office, administration office or other areas of the building to meet current code requirements.

Corridors, custodial closest and other select areas which would require ventilation under current code, are not provided with any ventilation or exhaust.

There is no heat located in the existing vestibules.

Recommendations
Due to the age and deteriorating condition of the existing HVAC systems, it is recommended that a complete replacement of all systems and equipment, with the exception of the heating hot water system piping, be undertaken. This includes replacement of the existing exhaust fans, classroom unit ventilators, boilers, pumps, air handling units, heating and ventilating units and automatic temperature control systems to meet current occupancy loads for the school and to meet current code requirements.

INTRODUCTION

ART Engineering (ART) has completed a site survey for the existing structure, and we have developed a Failed/Poor/Fair/Good/Excellent/Indeterminate rating system for the various electrical systems for the Mosier Elementary School, South Hadley.

Failed – The equipment, component or system is no longer in proper operating condition.

Poor – The equipment, component or system is still in operation, but failure is imminent. Significant signs of deterioration are present and/or components may be missing from equipment. Significant repair work may be required.

Fair – The equipment, component, or system in still in operation and still has some operational life left. Minor signs of deterioration may be present. Equipment has all its required components and is still working correctly. Minor repair work may be required.

Good - The equipment, components, or system is still in operation and still has significant operational life left. No signs of deterioration are present, and all components are in proper working order. Some clearing may be required, but no repair work should be necessary.

Excellent - The equipment, components, or system is in "like-new" condition. No signs of deterioration are present, and all components are in present and in proper working order. No repair work is required, and very minor cleaning is necessary.

Indeterminate – The equipment, component of system could not be accessed to determine its condition.

Most of the systems included in this study were found to have fair ratings. There are many reasons for this, including the age and systems that do not meet current code requirements. The rating system considers the condition of the electrical systems as well as the types of systems, sizing, and applicability for their respective spaces.

The Massachusetts State Building Code 780 CMR requires all buildings and structures and all parts thereof, both existing and new, and all systems and equipment therein which are regulated by the State Building Code to be maintained in a safe, operable, and sanitary condition. All service equipment means of egress, devices and safeguards which are required by the State Building Code in a building or structure, or which were required by a previous statute in a building or structure, when erected, altered, or repaired, shall be maintained in good working order.

BUILDING ASSESSMENT

MAIN ELECTRICAL SERVICE & DISTRIBUTION EQUIPMENT:

The main electrical service is a 3000A, 480Y/277V, 3-phase, 4-wire panel, located in a mixed-use storage space. The panel is fed by an exterior pad mount Utility-Co. The Main Distribution Panel (MDP) is by Federal Pacific and original to the 1969 installation. The MDP covers the single-story facility consisting of Classroom, Administrative Offices, Cafetorium, Media Center, and Gymnasium.

The MDP and distribution panelboards in the building are by Federal Pacific. The recessed panelboards in the Common Areas are more recent, Siemens, Cir. 2003, circuit breaker type. The wiring in the building is a combination of type AC and MC. Additional surface mount Siemens distribution panels have been added to support Classroom Technology, and Administration areas systems where needed since early 2000s.

Finding breakers and replacement components for this newer electrical system is not likely to be a problem for Siemens panels. While the Electrical System appears to be well maintained, a rating of fair is assigned due to the risk associated with its support of the 56-yr old Federal Pacific MDP and branch panel distribution system original to the construction date.

Branch panels are distributed throughout the school and consist of original recessed Federal Pacific and Siemens, located in corridors, outside of classrooms. There is no use of dedicated Electrical Rooms with the design concept. A rating of poor is assigned due to the risk associated with its support of 56-yr old technology. The newer Siemens panels could be updated to include GFCI Breakers where needed and are rated as fair.

No Photovoltaic rooftop or canopy system was noted.



Federal Pacific MDP


Federal Pacific MDP

Rating: Poor – Recommend selective panel updates of the Electrical System with new code

compliant main distribution panels and branch panels and with surge protection devices, Arc Fault Circuit Interrupter (AFCI) and Ground Fault Circuit Interrupter (GFCI) breakers.

EGRESS & EXIT LIGHTING:

EXIT signs were observed at each egress door and at egress pathways. Normally Off egress lighting in egress pathways is backed up by an Emergency/Standby Generator.



EXIT Signage


Egress Lighting

Rating: Fair – Recommend maintaining egress lighting system with integral lighting and check battery age/performance in all areas: classrooms, cafeteria, gym, offices, toilet rooms and meeting spaces.

GENERAL PURPOSE POWER:

The general-purpose receptacles are located throughout the building. The location and the quantity of the receptacles may not be adequate for new program space. Receptacle outlets should be replaced with tamper resistant units, select kitchen equipment placed on GFCI breakers and wet area receptacles outlets with GFCI. Surface mounted conduit to power and data outlets reflects incremental updates have been made over the years to try and meet in-class power requirements.

Rating: Poor – Replace all receptacles with tamper resistant units and add receptables to meet program needs

EMERGENCY POWER:

A diesel Kohler 15kW / 18.8 kVA generator supplies backup power for the school in the event of a prolonged outage.

Rating: Poor – Recommend replacement of the unit given the age (56-yrs), its interior location - exposed to stored items, and its limited size. Recommend to continue routine testing and service to ensure Emergency/Standby generator is always ready to provide power.

LIGHTING AND CONTROLS:

The lighting in the building is by a mix of fluorescent and LED lamp replacements. The fluorescent fixtures are being phased out by substituting LED replacement lamps within surface-mount 1x4, 2x2 and 2x4 surface mount fixtures that use T-8 fluorescent lamps. Many fixtures were observed to be off or burned out.

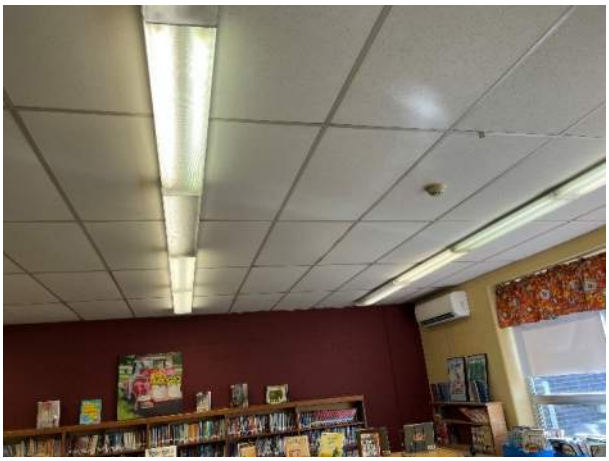
Lighting control is by wall mounted snap switches. There are automated controls in corridors and timeclocks employed for exterior lighting schedules. The building's perimeter lighting utilizes wall-mount packs which produce light pollution and glare. In general, the interior/exterior lighting system can be improved with layout efficiencies, expanded lighting controls, and addressing exterior light pollution guidelines.



Gym Lighting



Common Area Lighting



Typical 1x4 Fluorescent Lighting

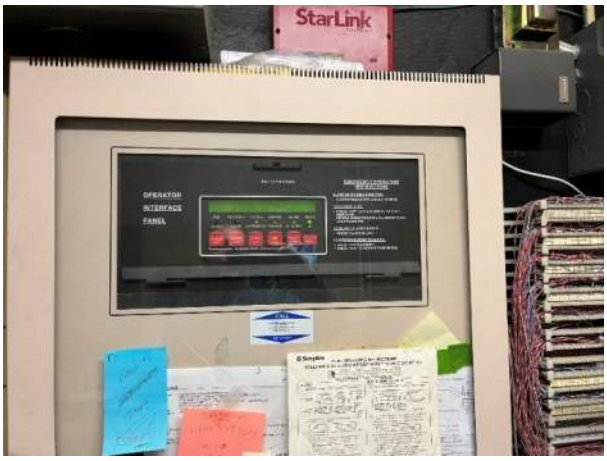


Wall-Mount LED Perimeter Lighting

Rating: Fair – Recommend modernizing all fixtures to LED and update fixture counts to deliver a consistent lighting level. Add lighting control and dimming capability for classroom, meeting room space.

FIRE ALARM SYSTEM:

The fire alarm system is a multi-zone tonal notification system monitored system by **Simplex**. The Simplex 4300 Main Fire Alarm Panel is a replacement for the original Multi-zone System installed during construction. The quantity and location of audible-visual signaling devices is adequate in mechanical spaces. Signaling devices have been updated to include strobes in classrooms. Overall coverage of the automatic fire detection devices is adequate in common and classroom spaces. Today's fire alarm system would include a fully addressable Voice Evacuation System with microphone Annunciator at Main Entryway/Admin Office.



Simplex 4100 - Fire Alarm



Fire Alarm Signaling Device



Fire Alarm Initiating Device



Fire Alarm Pull Station

Rating: Fair - Recommend replacing the Fire Alarm system with addressable Voice Evacuation System.

TELECOMMUNICATIONS CABLING INFRASTRUCTURE:

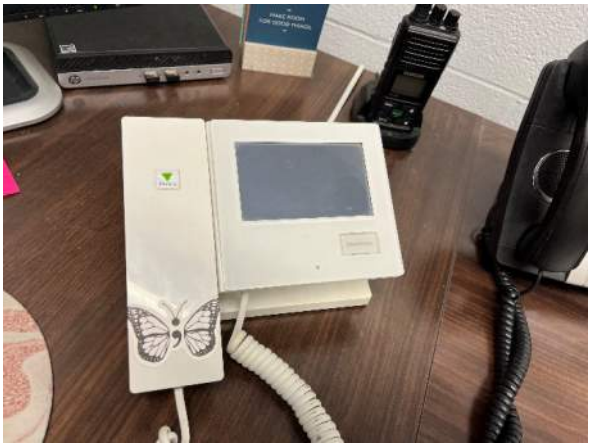
The telecommunications system comprises mostly of Category 6 cables for data and voice communications. The system is expanding to address Wi-Fi Technology requirements, but rack and storage closets do not comply with the BICSI standards for telecommunications infrastructure. Telecommunications distribution is hosted in the Facilities/Mechanical Room. Switches are 1 Gbps, 48-port managed devices with the capability of 10 Gbps. The DELL N2048 switches are listed as end of life (EoL) in 2025. The telecommunications wiring is run in surface non-metallic raceway to surface mounted outlets. Phones service provider is VOIP based using Mitel MiVoice IP Speakerphone.



Communcations network distribution



Communications Headend Equipment



Paxton Ethernet Door Entry



Mitel MiVoice IP Speakerphone

Rating: Fair – Recommend upgrade of IT Systems to Cat 6a and creation of dedicated IT rooms.

CLASSROOM TECHNOLOGY AND COMMUNICATIONS

The Rauland Telecenter® paging and intercom system is well serviced Phone Handset PA and Simplex 2350 Tone Generator System. The Phones also provide a gateway to the Paging System. The phone system is digital POTS-Line with handsets in classroom. All classrooms have two-way communication with the Main Office. Each classroom has a projector. I did not observe an enhanced sound system in the classrooms. The Staff and Teachers have Simplex Time synchronized clocks supplemented with simple battery-operated clocks for smaller teaching and administrative space. The clocks were 4-hrs slow during the observed period and were not synchronizing to the headend system.



Epson 536WI LCD Projector



Simplex 2350 Master Clock and Bell

Rating: Poor - Recommend a review of Classroom Technology needs and consider adding an enhanced speech reinforcement system and replacing the master clock and bell equipment with new.

SECURITY:

Exterior cameras are located at the main entry and egress points of the perimeter of the school. There is a Paxton Video/Access Control Master Station with Intercom with select door release from the Administration Office. Interior cameras monitor exterior doors and egress pathways. The video system does not integrate with the access control system and the intrusion detection system; however, saved video data can be viewed remotely by the School Administration.

Surveillance and Event Monitoring manage access control over the main entryway and Staff access points. An IP Video Management System monitors limited viewing activity and is remotely accessible through a secure VPN. Paxton system manages intrusion detection.



Card Access



Paxton Voice and Video Access



Walkie talkie Communications

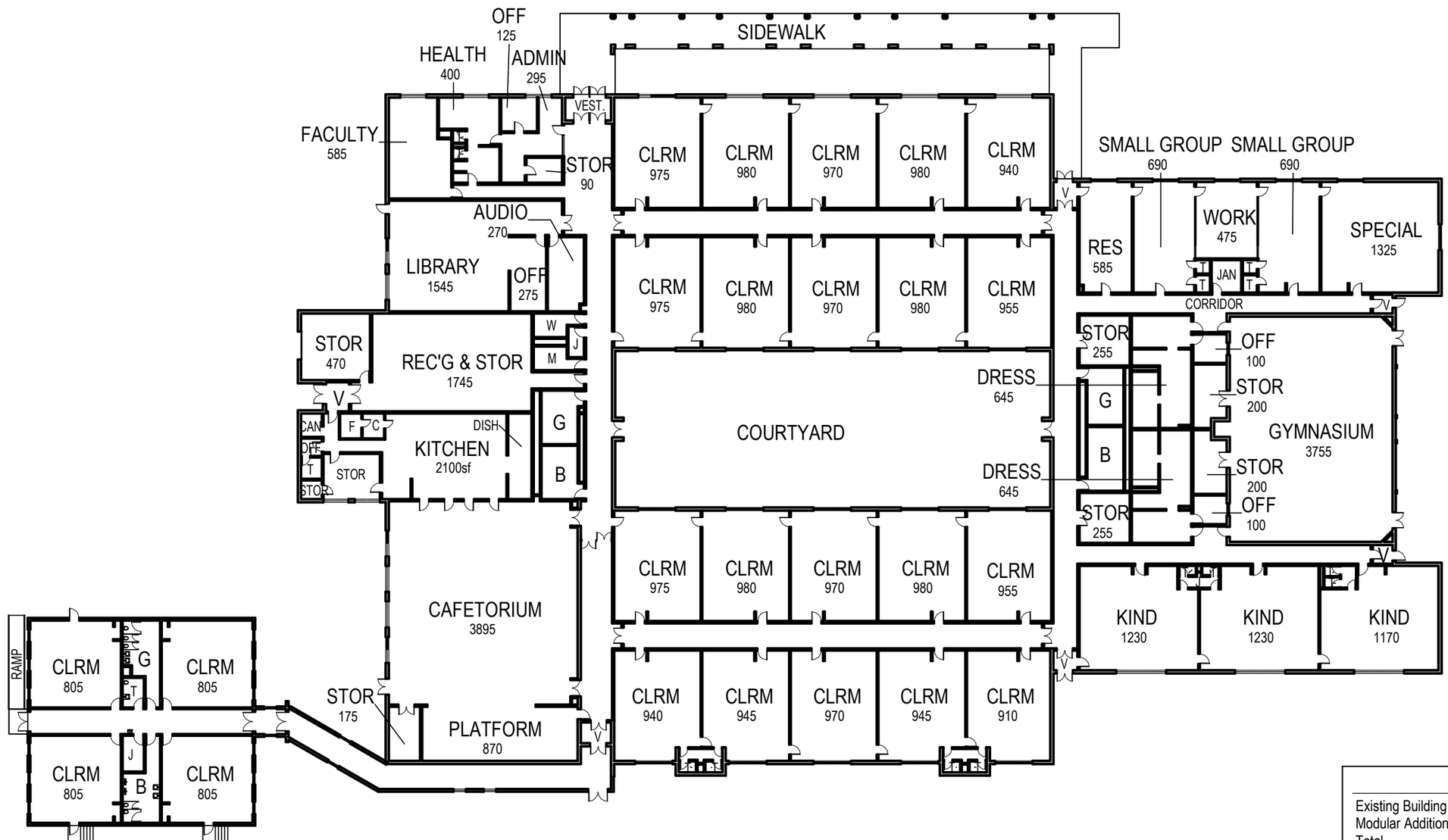


Surveillance Cameras

Rating: Good – Upgrades planned for this 10-yr old system to include more camera coverage and unification with access control and emergency/duress calls with door lockdown and security/police notification.

END OF NARRATIVE


(e) Nature Walk
(e) So Hadley ES
N
0'
200'
400'
SCALE
SITE PLAN: ALT-1 101 Mosier St, South Hadley MA



	Existing	New
Existing Building	57,325	0
Modular Addition	4,912	0
Total	62,237	0

Building Total GSF: 62,237

MODULE 3.3.3 ALTERNATIVE #2 – SMALL ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Site Narrative

A. General Description and Orientation

The existing Mosier Elementary School is a single-story building consisting of approximately 57,788 s.f. with 4,449 s.f. of modular classrooms connected via a constructed corridor and is located centrally towards the south side of a 12 acre parcel of land owned by the Town of South Hadley. The property is located at 101 Mosier Street, just off Newton Street (Rte 116) in South Hadley, MA. Currently, the site consists of the school building, associated parking area and drives, play areas and open play fields as well as wooded areas. The site is bordered by Mosier Street to the north, a half-acre of town owned property along Parkview Drive to the east which is an extension of the open play fields, and Town owned property to the south west currently undeveloped for conservation. The parcel of land also contains the Leaping Well Nature Trail to the west of the existing school, which also extends onto the property to the south.

B. Structures and Fences

The existing Mosier Elementary School along with the modular classroom units is the only significant building on the site.

As part of the alternative #2 site development, the existing school building will be partially demolished and fully renovated with a small addition to be constructed to accommodate the educational needs and alleviate overcrowding. As part of this building development, the modular classrooms and subsequent access corridor will be removed. The existing property line fencing around the play fields along Mosier and Parkview streets will be maintained. The new play structure area will be fenced-in for the safety of the occupants and preventing younger students from running off un-noticed. Two sheds will likely be located to store outdoor play equipment and custodial maintenance equipment to meet their needs in lieu of the container boxes currently on-site.

C. Topography and Soils

The topography of the site varies minimally around the immediate area of the school building and open play fields. The play fields to the east are level and elevated approximately 3 feet or so above the finish floor elevation of the school.

As part of the site development process for the existing building and small addition, the overall topography will be maintained with small adjustments to accommodate the addition. The use of cut and fill analysis and measures to balance any necessary grade changes along with any minimal construction of segmental retaining walls where absolutely needed will take place to control the

slopes and accommodate the necessary new site development and features making the vehicular access drives, pedestrian walks and play areas fully accessible and handicap compliant including access to the existing play fields.

Preliminary geotech borings have been completed along with the associated compaction testing as well as a geo-environmental analysis to ascertain the soils make-up. The Geotech report and boring logs were included as part of the PDP submission. Recommendations for any potential soil remediation were included in the geotech report. Further, more extensive Geotech explorations would be undertaken if this option was pursued with recommended soil remediation and structural needs continue to be reviewed and would be addressed in the structural design parameters.

D. SITE ACCESS, PARKING AND CIRCULATION

The elementary school has a single one-way entrance and exit off Mosier Street without traffic signals. Initial observations did not reveal excessive traffic congestion on Mosier Street during the elementary school pick-up / drop-off timeframe. Currently there are 4 drop-off / pick-up lanes at the entrance for parents to line up with the closest lane to the school specifically for buses and the remaining 3 lanes for parents thereby reducing the parking spaces from 93 to 63. The existing school does not have a perimeter vehicular access drive, but does have pedestrian access around 80% of the building perimeter. There are crosswalks and pedestrian pathways from Mosier Street and the parking areas to the school building. The parking lot has limited parking spaces due to many of the original spaces being eliminated to create the drop-off and pick-up lanes, leaving very few spaces for visitors.

The new site design will include perimeter access to the building for public safety access, and to accommodate a separate parent drop-off to queue more cars on site for better traffic flow and safety as well as alleviate traffic on Mosier Street. This endeavor would also free up parking areas to return the parking space numbers back to a more reasonable quantity to accommodate the school and community needs. As mentioned in one of the above paragraphs, al site access and pedestrian ways would be designed to meet the DOT standards and meet compliance with handicap regulations for a fully accessible site. The existing paved areas would be prepared and resurfaced accordingly. Parking would be distributed around the site as needed for flexibility and to maximize available spaces.

F. Easements

There are no known easements running through the property. Continued research will take place with the Town, utility companies, etc..

G. Utilities

The existing school building is serviced by municipal and private utilities including storm drainage, sanitary sewer, water, gas, electric and cable. Many of these utilities were installed as part of the original 1969 building construction.

The proposed service upgrades would be incorporated into the new design and maintain the current service routes where practical. New services would be coordinated with the local utility companies, the Town and District. A full analysis would be undertaken and compared with current service sizes and adjusted to meet the demands of the addition renovation needs.

H. Zoning and Permitting

The existing building school site is zoned Residence A-1 (Low-Density Residential)District 1 (RA-1) with a minimal lot size requirement of 22,500 s.f., minimum lot frontage of 125' and minimum width of 80', and setbacks as follows – Front yard = 40', Side yard = 20' and Rear yard = 25'.
The maximum building coverage allowed is 30% while the maximum impervious surface coverage is 60%. The maximum building height allowed is 6 Stories/60'' for churches, schools, colleges, libraries, and Town buildings. There doesn't appear to be any current zoning violations with the existing building and property.

Any proposed additions and/or new building construction alternative solutions will conform to the current building code requirements being enforced for the use and construction types. The existing school site is zoned residential and initial review of the zoning bylaws does not appear to be a limiting factor in the proper development of the site for either additions or new construction. Hadley building department for the desired alternative solution selected. Ste plan review and approval will also be required of the Town planning department.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies.

A complete survey including, but not limited to, improved and unimproved areas, parcel legal information, flagging of wetlands, utility information and topography will be undertaken as part of the schematic design submission process.

I. Wetlands and/or Flood Plains

Currently, there are a portion of wetlands located to the west of the existing site parcel, as well as on the neighboring site parcels to the north across Mosier Street. The existing site is well outside of the 200ft riverfront area for Stony Brook, located behind the abutting properties to the north. Any alternative solution and associated site development will accommodate the location of these wetlands. Any wetlands setbacks, regulations and appropriate permitting will be undertaken per the local governing agencies as part of the development process. The existing site parcel does not appear to be in a FEMA flood zone.

As part of the project, the appropriate filings would be completed and full compliance with regulatory guidelines would be complied with.

J. Open Play Fields / Play Areas

There is currently a play area with play equipment located to the south of the existing school building, this area is not fenced in. There are also basketball courts and a multi-use baseball field and open play fields to the east. The play area lacks the appropriate safety surfacing found in today's designs. These spaces are currently also used by the community and Town athletic groups as well as the school for recess and after-school events. Currently, the open play fields are in good condition.

New structured play areas with safety surfacing and age appropriate equipment will be panned for the new development. Also, the hardscaped play areas to accommodate basketball, etc. will also be incorporated.

L. RECOMMENDATIONS

- Furnish and install fencing around specific play area locations for student safety.
- Increase parking to include additional visitor and appropriate accessible spaces.
- Repair and/or replace asphalt paved drives and walkways where deterioration has created operational, maintenance and safety concerns.
- Provide a separate parent drop-off and pick-up circulation drive to better service the needs of the school community and occupants.
- Widen perimeter access drive and extend it for the entire perimeter of the building for ease of emergency vehicle access.
- Conform to all accessibility challenges and requirements.

MODULE 3.3.3 ALTERNATIVE #2 – SMALL ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Phasing Narrative

1. General Description

The following preliminary Phases of addition(s) and renovations at the existing Mosier Elementary School will be proposed/developed to allow the school to remain in operation during construction and to complete the work in the minimum amount of time, with minimal disruption to the educational delivery process. There would be an overlap between the multiple Phases thereby resulting in an approximate 36 to 42 month construction duration. There will be adequate classrooms maintained during construction as described below, all program spaces will continue to function in an efficient manner as required. All phasing opportunities would be discussed and reviewed with the District leadership team to ensure minimal disruption in the delivery of education, safety and security, as well overall project duration and cost efficiency.

With this Alternative solution, only approximately three-quarter of the existing building will remain and be renovated which will require a small addition to be constructed.

2. Phase I – Building Additions (Estimated 18-24 month duration)

During the initial summer as Phase I commences, upgraded services and infrastructure will take place as needed so as not to affect the construction of the new single story addition. All existing egress paths to the exterior will be maintained and students will be separated from the construction areas by temporary partitions and fences. Swing space will be required for some classroom and support spaces as well as PE and support spaces as well as some program spaces such as music and art. The appropriate utilities for this swing space will be installed during the initial phase as well. It is also conceivable that select renovations take place in select areas of the existing building during this summer period.

The main entrance will remain during this phase to accommodate the new addition and select renovation areas.

Site circulation and parking and play areas will be relocated and separated by fencing to maintain functionality and safety during the phase I operations. Ongoing coordination with public safety and DPW will take place throughout to maintain safety and security of the site.

3. Phase II – Full Renovations and Demolition (Estimated 12-18 month duration)

Once the new addition is constructed, abatement and demolition can occur on the portion(s) of existing building to be abandoned and demolished. Additional renovation of existing spaces to remain will be undertaken. Swing space can be minimized as needed to

accommodate the remaining spaces to be renovated. Once demolition is completed, preparation and redevelopment of the site will begin with the circulation drive and parking areas.

4. Phase III – Final Site Development (Estimated 6-9 month duration)

Upon completion of all renovated spaces, remaining swing space will be removed and final development of the site will be completed including play areas and fields, etc..

MODULE 3.1.6 ALTERNATIVE #2 – SMALL ADDITON / FULL RENOVATION / PARTIAL DEMOLITION
Building Narrative

DESCRIPTION

The existing Mosier Elementary School and site have been studied by the Design Team in this option with a design enrollment of 360 students for grades 2 thru 4. This option provides for a partial demolition of the existing school building including the gymnasium, shower and toilet rooms and several classrooms at the east end of the school and the construction of a single-story addition to accommodate a right sized gym, general classrooms, media center, Art, OT/PT and support spaces with the appropriate adjacencies, , toilet rooms and mechanical spaces. Additionally, this option presents an opportunity to remove the modular classroom units from the building as the new addition would accommodate the necessary spaces.

The portion of the existing building to remain would be fully renovated and reconfigured where needed to create "grade neighborhood" to the extent possible and provide the appropriate sized educational, administrative and support spaces needed to address the district's education plan and needs for 21st century learning. The larger cafeteria and kitchen would be updated for efficiencies, equipment layout and use. Additionally needed administrative spaces would be incorporated in this portion of the renovated building along with the reconfigured necessary custodial, maintenance and mechanical spaces. The existing classrooms in the renovated area will be adjusted to accommodate necessary support spaces and adjacencies to address the education plan and visioning goals.

The courtyard would be renovated to provide multi-use outdoor learning areas making valuable use of the entire building footprint area(s). Currently the courtyard is not handicap accessible, nor is it developed appropriately for the benefits it could provide to the school and community. This space could also be designed for outdoor science space with raised planting beds and possibly environmental learning areas.

Providing Team, Resource and Small Group rooms throughout, accommodates the appropriate quantity of teaching support spaces and adjacencies required and utilized by specialized in-house and visiting staff specialists to meet the educational needs and project goals.

This option addresses the School Building Committee's goal requirements and also the requirements of the MSBA Enrollment Agreement for the 360 student grades 2-4 as shown on the respective educational space summary within a single building. This

Alternative also addresses in form, many of the educational goals identified through the visions process. This option does not fully afford all the preferred program adjacency opportunities as communicated by the District.

The new addition would be constructed primarily of a masonry exterior wall envelope with insulated stud back-up system, steel frame and stud interior partitions and minimal cmu walls in select locations. The roof would consist of a new insulated membrane system that is PV ready. Insulated energy-efficient glazed operable window and door systems would allow for maximum daylighting of interior spaces where applicable. An ADA compliant elevator would also be provided in the two-story space to compliment the vertical access stairways.

The renovated existing building would include renovated envelope wall and roof systems where required to meet necessary energy efficiencies, and interior spaces would be adjusted and re-apportioned where needed to meet the educational requirements of the program.

This Alternative option will require multi-phased construction as well as the need for temporary classroom swing space during the construction phases, thus adding to the construction costs and schedule duration, additionally, this will likely create some disruption of educational delivery during the construction process.

While a thorough review of the phasing logistics will take place throughout the process to determine the need for swing space and associated costs, the overall goal is to achieve minimal impact on the delivery of education during the construction process.

Site work will include new circulation patterns for separate parent and bus drop-off areas, distribution of parking, and age-appropriate play areas.

This option addresses the district's educational goals, the School Building Committee's project goals and MSBA's design enrollment agreement.

MODULE 3.3.3 ALTERNATIVE #2 – SMALL ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Structural Narrative

A structural assessment of the existing Mosier Elementary School was performed by Souza, True & Partners, Inc. as part of this feasibility study. A report containing the structural findings was attached as part of the PDP submission.

A. GENERAL DESCRIPTION

The Mosier Elementary School building, which consists of one-story above grade structure, totals approximately 62,237 square feet. According to the existing original structural drawings, the school building was constructed around 1969. In the north-south direction, the building is as much as 213' long, and approximately as much as 264' wide in the east-west direction. There is an approximate 140' by 50' open courtyard near the center footprint of the school building. Based on our structural walk-through of the existing building and our review of the existing original structural drawings, it appears that the roof framing, in general, consists of 1½" deep steel roof decking supported by open web steel roof joists that are supported by structural steel beams and girders which in turn frame into structural steel columns. The roof level above the gymnasium slopes downward to a valley and consists of 28" deep LH steel roof joists spaced about 4'-0" OC that clear-span about 53'.

The first-floor level (at grade) is constructed with a 4" deep concrete slab-on-grade (soil-supported) and reinforced with welded wire fabric.

The foundation walls of the building are supported on conventional strip footings, while the interior columns are typically supported on conventional spread footings (as much as 5'-0" by 5'-0" in footprint). The exterior walls of the school building consist of composite CMU and brick veneer walls with punched windows and loose steel lintels above the window openings to support the masonry and brick veneer wall above.

A structural steel framed canopy at the entrance of the school building is present along the north side of the main school building.

Along portions of the south and west sides of the main school building, a modular building addition was constructed adjacent to the original school building. The existing documents associated with the modular building addition were not made available for our review.

In general, the existing original school building is in relatively good structural condition. The extent of any structural deterioration to any non-exposed structural elements is unknown at this time, since the majority of the existing structural elements were not exposed-to-view during our site walk-through. However, moderate deterioration of the existing exterior foundation wall (at grade level) around the perimeter of the building was observed. Additionally, the bases of the entrance canopy columns are severely corroded. Please refer to the photos taken during our site walk-through for observed structural deficiencies.

B. STRUCTURAL RECOMMENDATIONS

All structural deficiencies, as mentioned above and depicted in the previous photos, will require minor to moderate structural repairs. However, the entrance canopy structural steel column bases will require major structural repairs (due to the excessive corrosion to the web of the columns caused by long-term exposure to water and possibly deicing salts.

If alterations are proposed for this building, structural requirements per the MSBC will be triggered (depending upon the level of work and reconfiguration of space for the building). Any existing structural elements resisting lateral loads whose demand-capacity ratio with the alteration considered is more than 10% greater than its demand-capacity ratio with the alteration ignored shall comply with the seismic and wind requirements noted in the IEBC and the MSBC. If modifications or removal of any existing lateral resisting systems (such as the removal of large sections of existing masonry walls) are proposed, and the 10% threshold is exceeded, a lateral analysis of the existing building will be required and may result in the need for additional structural steel cross-bracing elements to resist lateral loads.

If more than 50% of the floor area of the existing building is re-configured, the proposed alterations will be considered **Level 3 Work** (the most stringent for building alterations).

Alterations with less than 50% of the floor area of the existing building planned to be reconfigured would need to conform to **Level 2 Work** (which is not as stringent as Level 3 Work). If the building alterations are considered Level 3 Work, specific seismic hazards would need to be addressed / improved, such as roof / floor diaphragm and wall connections in order to brace any existing unreinforced and unbraced masonry walls.

The existing building may also need to be investigated for wind uplift forces with respect to IBC level wind forces, which may require additional fasteners between the existing steel roof decking and supporting steel members. For the existing school building, which is

considered a Risk Category III building, the building would need to resist the appropriate basic wind speed in South Hadley, MA.

Where additional gravity loads are imparted on the structure or where the existing gravity members are reduced in capacity, a gravity load check in accordance with the IEBC and MSBC will be required, including current design snow loads any snow drift loads. Structural reinforcement to the existing roof framing system may be required to accommodate any additional loads from new mechanical rooftop equipment. Furthermore, if added loads are imparted on the existing roof framing, the roof framing at the affected areas / bays would need to resist a minimum flat roof design snow load of 35 psf (which is higher than the minimum 30 psf snow load that the roof was designed for at the time of the original building construction).

This option would maintain the existing foundation system where possible. A new 1 story horizontal addition is proposed adjacent to the portion of the existing building to remain.

Based on the information noted on the existing original structural drawings of subsequent additions to the original building, and per the requirements of the Preliminary Geotechnical Report, it would appear that the new building addition will be founded on conventional spread and strip footings bearing on well-compacted structural fill placed directly on top of the natural soil layer after removing the surficial organic soil and the existing unsuitable fill material. All existing foundations shall be removed in their entirety within the proposed new building addition footprint and extending a minimum distance equal to 5 feet or the distance between the bottom of the proposed footings and the bottom of the fill or buried organic soil, whichever is deeper.

Perimeter drains will be provided at any subgrade locations and retaining walls. Free-draining material is also recommended to be placed within 3' of the exterior of walls at any below-grade spaces.

Per the Preliminary Geotechnical Report, the allowable soil bearing pressure would be addressed in the new foundation design. The soil site class for seismic design for the new building addition will be Site Class D.

New cast-in-place concrete slabs-on-grade (soil-supported) within the new building addition will consist of 4" thick minimum at typical classroom areas and 6" at mechanical spaces. Unless otherwise noted, all new interior slabs-on-grade will be reinforced with one layer of 6x6-W2.9xW2.9 welded wire fabric, placed over a minimum of 2" of rigid insulation (where noted on the architectural drawings) and a 15-mil vapor barrier over a minimum of 12" of Structural Fill placed directly on top of the natural soil layer. The exact details of the slab-on-grade subgrade preparation will be determined from the recommendations set forth in the final Geotechnical Engineering Report. At new Mechanical and Electrical

rooms within the new building addition, new interior slabs will be 6" deep (minimum) slab-on-grade, reinforced with one layer of 4x4-W4.0xW4.0 welded wire fabric.

New exterior foundation walls of the new building addition will bear on continuous strip footings with at least 4' of cover below grade for adequate frost protection. New exterior foundation walls / footings for the new building addition will typically require 15" wide reinforced cast-in-place concrete walls on 27" wide continuous strip footings at the exterior perimeter of the new building addition and extending at least 4'-0" below finished grade.

New individual conventional spread footings within the footprint of the new building addition will be used at new interior column locations with an allowable soil bearing pressure of 4 kips per square foot. The minimum size of all new column spread footings will not be less than 3' in width in any direction.

Where major structural alterations are proposed within the footprint of the existing building (to remain), major structural reinforcement to the existing building is anticipated, including structural reinforcement to the existing foundations and possibly the lateral-resisting system.

For any proposed horizontal additions to the existing building (unless the new horizontal addition is quite small), we recommend that all new horizontal additions be structurally-detached, but contiguous, from the existing building with a 1" +/- wide expansion joint. If the new addition is detached from the existing building, fewer structural upgrades (including the reinforcement of existing lateral resistance systems) to the existing building would be necessary. If the new addition is structurally-attached to the existing building, all existing lateral force resisting elements (existing masonry walls) within the existing building affected by the new addition would need to comply with full IBC wind forces and full IBC seismic forces, unless the story shear force is not increased by more than 10% as a result of the new horizontally-attached addition.

Any new vertical addition to the existing building (if proposed) would require the existing building to conform to full IBC wind and seismic forces, which would most likely consist of major structural reinforcement / strengthening to the existing lateral resisting system of the building (existing masonry walls) to negate increased lateral loads. A new vertical addition to the existing building is not recommended from a structural perspective.

At this time, it is unknown whether alterations to the existing building will be proposed. However, we recommend limiting the proposed alterations to less than 50% reconfiguration of space of the existing building. If the proposed alterations are less than 50% reconfiguration of space, the proposed alterations would be considered Level 2 Work.

MODULE 3.3.3 ALTERNATIVE #2 – SMALL ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Plumbing Narrative

Plumbing Systems Recommendations

As part of the addition / renovation alternative, all deficiencies reported in the existing conditions report provided in the PDP submission would be addressed. Existing fixtures and plumbing piping would be replaced to the extent needed to accommodate changes in fixture types, heights, quantities, low flow requirements and accessibility requirements including clearances and locations. Also, A fixture count would be analyzed to ensure code compliance for the students and staff. New plumbing systems would be installed in the new addition and integrated with the revised plumbing systems in renovated areas.

Although the storm and sanitary drainage system piping appears to be in fair to good condition, a minimal amount was visible during our visit, therefore extensive investigation should be conducted prior to reuse or modifications if the existing cast iron drainage piping system needs to last for an extended period of time, as should be expected with a major renovation.

Although it appears to be in fair to good condition, we do not believe that the existing domestic water piping system in the building would last for an extended period of time, as should be expected with a major renovation, and would be prone to failure before the building reached its life expectancy. Due to its' unknown condition and age, any major renovation should consider the replacement of the domestic water piping system in the building.

With the replacement of the water piping in the original building, the hot water piping system should be modified to provide the proper water temperature to the various fixtures, with the hot water serving the kitchen and janitorial sinks, and tempered water serving the remainder of the fixtures. Hot water piping for the lavatories should be re-piped to meet the energy code requirements, and all emergency eye wash and shower stations should be equipped with thermostatic mixing valves and tempered water.

General

The following is the Plumbing System Narrative which defines the scope of work and capacities of the Plumbing System as well as the Basis of Design. The Plumbing Systems shall be designed and constructed for NE-CHPS included in this submission.

The plumbing construction documents, which include the design drawings and mechanical specification section 22 00 00 Plumbing, shall incorporate all plumbing work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new plumbing work.

CODES

All work installed under Division 22 00 00 shall comply with the latest International Building Code (IBC), International Existing Building Code (IEBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, MA Plumbing Code (248 CMR) and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

DESIGN INTENT

The work of Division 22.00.00 is described within the narrative report. Plumbing work will include furnishing all fixtures, equipment, materials, labor, testing and inspections required for the modifications of and additions to the existing plumbing systems. The plumbing systems shall be modified and sized to accommodate the existing building and addition.

Design Parameters

GENERAL

The required plumbing systems include cold water, hot water, hot water recirculation, sanitary, waste and vent system, kitchen grease waste system, storm drain system, and natural gas system. Acid waste and vent piping system will be provided if necessary.

The existing building is serviced by the municipal water and sewage systems.

All plumbing will conform to applicable accessibility and water conservation codes.

Plumbing Systems

DRAINAGE SYSTEM

What could be seen of the existing sanitary drain, waste and vent system appears to be a combination of drainage pattern copper and cast iron. Cast iron is a mixture of older hub and spigot cast iron with leaded and caulked joints, and newer no hub cast iron pipe with rubber couplings and stainless steel bands with shields. Visible piping appeared to be in good condition, with little evidence of active leaks. Existing sanitary, waste, and vent piping systems will be modified and will connect to all fixtures and equipment requiring such connections throughout the existing building.

New sanitary, waste, and vent piping systems will be provided for the new addition and will connect to all fixtures and equipment requiring such connections throughout the addition.

Any new buildings drains will extend to a point 10'-0" beyond the building foundation. All plumbing system vents will extend through the roof.

A separate, dedicated kitchen grease waste system will be provided and extend to an exterior grease interceptor. The exterior grease interceptor will be designed and provided by others. A chamber vent for the grease interceptor will be provided and will run independently back in to the building and through the roof. Grease waste piping will serve kitchen equipment and floor drains. Interior grease traps will be provided at specific kitchen equipment such as, but not limited to, dishwashers and scullery sinks.

What could be seen of the existing storm drainage system appears to be a combination of drainage pattern copper and cast iron. The cast iron is a mixture of older hub and spigot cast iron with either gasketed or leaded and caulked joints, and newer no hub cast iron pipe with rubber couplings and stainless steel bands with shields. Visible piping appeared to be in good condition, with little evidence of active leaks.

New storm drainage will be provided for the new addition to drain all flat roofs using roof drains and interior storm drainage piping routed through the existing building. Downspouts from pitched roofs will be provided with downspout boots to connect to the underground storm drainage system. The storm drainage system will extend to a point 10'-0" beyond the building foundation.

WATER SYSTEM

The building's domestic water is supplied underground through a four inch (4") ductile iron water service. The four-inch (4") domestic water supply is equipped with isolation valves and parallel water meters providing a valved bypass arrangement. Immediately downstream of the meters, the cold water splits into two mains, one of which appears to serve the existing building, while the other serves the addition. The water service piping appears to be in good condition and may have to upgraded to facilitate additional needs due to the addition and sprinkler system. The existing valves and meters will be replaced along with new strainers, pressure gauges and drains. The water meters will be interfaced with the building management system.

Only the exposed water piping scattered throughout the building could be observed and evaluated. The domestic water piping is hard drawn copper tube and appears to be in fair condition. The existing hot and cold water distribution piping will be replaced throughout the existing building and connect to each plumbing fixture. New hot and cold water distribution piping will be provided for the new addition and connect to each plumbing fixture. Backflow

preventers will be installed where required including, but not limited to, HVAC system make-up water connections, kitchen equipment, automatic detergent dispensers, and laboratories.

Domestic hot water is provided by a natural gas direct fired tank type water heater. The water heater may need to be replaced or an additional water heater will be provided to facilitate the addition and any additional fixtures in the renovated areas. A submeter will be interfaced with the building management system.

Piping will be arranged to provide 140°F hot water to the kitchen fixtures, and 120°F hot water to serve general use fixtures. Hot water at public use lavatories will be further tempered to code allowed maximum temperatures by point-of-use pressure balancing and thermostatic mixing valves. New hot water recirculation pumps and piping will be provided for each system.

NATURAL GAS SYSTEM

The existing building is equipped with a natural gas service located outside the boiler room. The service is fitted with pressure regulators and a meter. Gas piping is steel with welded or threaded fittings. The existing gas service will remain and new distribution piping will be installed to serve the heating system equipment, domestic water heaters, kitchen cooking equipment, and generator (if provided). The gas meter will be interfaced with the building management system.

The local gas company will be contacted to confirm availability of adequate flow and pressure for the new building loads.

FIXTURES

Sanitary plumbing fixtures throughout the building consist of vitreous china floor mounted or wall hung flush valve water closets, urinals and lavatories. Restrooms are equipped with floor drains and hose bibbs. It is doubtful that the floor drains are equipped with trap primers. Some hose bibbs have been retrofitted with vacuum breakers. Faucets and flush valves are the mechanical type. Some lavatory faucets have been retrofitted with mixing valves. The gymnasium restrooms include unused built-up tiled showers.

There are drinking fountains throughout the building. new fixtures will be installed to compliment the renovated space and addition.

Janitorial sinks are floor mounted porcelainized cast iron sinks with integral traps and exposed wall mounted faucets. Some faucets have been replaced with faucets with integral vacuum breakers.

Classroom sinks are typically single bowl stainless steel drop-in countertop type. The classroom sinks in the original building are typically integral to the stainless-steel countertop which sits on a metal base cabinet. There are some freestanding sinks which appear to have been installed at a later date. Some sinks in the original buildings were equipped with bubblers some of which have been since been disconnected. Faucets are typically two-handle type with gooseneck spouts.

The kitchen plumbing fixtures include a double bay stainless steel prep sink, a stainless steel wall hung hand wash sink, a three-bay stainless steel scullery sink which discharges through a grease interceptor into a floor sink, and floor drains. There was no separate restroom for the kitchen staff.

Modifications have been made over the years in an attempt to meet ADA requirements.

Some original fixtures have been replaced, and some have been completely removed. The removal of fixtures could make the building non-compliant with the minimum fixture requirements set forth in the state plumbing code.

The existing fixtures are antiquated, and will be replaced new water-efficient fixtures, including supports, connections, fittings, and any incidental items required for a complete installation. New fixtures will be provided for the addition. Water closets shall be wall-hung, white vitreous china with flush valves. Urinals shall be wall-hung, white vitreous china with flush valves. Lavatories shall be wall-hung or drop-in white vitreous china with manual faucets. General use sinks shall be stainless steel with manual faucets. Showers, if provided, will be furnished with thermostatic and pressure balancing mixing valves. Water coolers shall be stainless steel.

The proposed flow rates for the new plumbing fixtures are as follows:

1. Water closets 1.28 gpf
2. Urinals 0.5 gpf
3. Lavatories 0.5 gpm
4. Sinks 2.0 gpm
5. Showers 2.0 gpm
6. Water Coolers 0.5 gpm

DRAINS

Restrooms are equipped with floor drains and hose bibbs. It is doubtful that the floor drains are equipped with trap primers. Some hose bibbs have been retrofitted with vacuum breakers. Existing hose bibbs will be replaced, and will be provided where required

throughout the existing building and addition. Floor drains will be equipped with automatic trap priming devices where necessary. Hose bibbs shall include integral vacuum breakers.

VALVES

Properly sized and accessible valves will be provided to isolate the hot water, cold water and hot water recirculation system piping for maintenance and repair.

INSULATION

All domestic water piping and storm drainage piping will be insulated as required.

CLEANOUTS

Cleanouts will be installed at appropriate intervals on the sanitary, waste, grease, acid, and storm drainage systems to allow for proper maintenance of these systems.

ACCESS DOORS

Access doors will be provided at hard ceilings and walls to allow access to valves, cleanouts, and equipment requiring maintenance or adjustment.

The natural gas piping could remain and be modified as needed. The kitchen system should be interlocked with the kitchen hood, and all emergency shut-off systems should be tested.

Substantial renovations would require the existing floor drains, floor sinks, and unused showers to be retrofitted with automatic trap primers where they are to remain, otherwise may be abandoned and/or removed.

MODULE 3.3.3 ALTERNARTIVE #2–SMALL ADDITION / FULL RENOVATION / PARTIAL DEMOLITION

Fire Protection

The current school building was constructed 57 years ago, and was not sprinklered at the time of construction. There have been no modifications, renovations, or additions which would have required retrofitting the building with an automatic fire suppression system since that time.

The existing kitchen hood is equipped with an integral fire suppression system.

There are two sprinklers located within the boiler room which are supplied from the domestic cold water piping and include an unsupervised control valve (handle has been removed), a supervised control valve, flow switch, and test and drain assembly which discharges into a sump pit in the closet. These sprinklers appear to have been retrofitted when the new boiler room was created.

Recommendations

In accordance with Chapter 34 of the current Massachusetts State Building Code, existing buildings in Use Group E are not required to be retrofitted with an automatic fire sprinkler system unless they undergo major alterations or additions. However, because of the proven property and life-saving benefits of these systems, this addition / renovation alternative would be fitted out with a complete automatic sprinkler system. Also, the required fire separations and firestopping would be implemented as part of the design and construction process.

General

The following is the Fire Protection System Narrative, which defines the scope of work and capacities of the Fire Protection System as well as the Basis of Design.

The fire protection construction documents which include the design drawings and mechanical specification section 21 00 00 Fire Suppression shall incorporate all fire sprinkler system work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new fire sprinkler system work.

CODES

All work installed under Division 21 00 00 shall comply with the latest International Building Code (IBC), International Existing Building Code (IEBC), Massachusetts Building Code 10th Edition, NFPA 13-2013, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

DESIGN INTENT

The work of Division 21.00.00 is described within the narrative report.

Fire Protection systems shall be new and designed to accommodate the existing building and addition. Fire Protection work will include furnishing all equipment, materials, labor, testing and inspections required for the complete and operational installation of the fire protection systems.

GENERAL

In accordance 780 CMR Section 903, Table 903.2, any educational building with an aggregate building area greater than 12,000 square feet must be protected with an automatic fire sprinkler system.

Design Parameters

BASIS OF DESIGN

Loading docks, mechanical rooms, storage rooms, and the kitchen service area are considered Ordinary Hazard Group 1; legitimate stages and library stack room areas are considered Ordinary Hazard Group 2; all other areas are considered light hazard.

Required Design Densities:

Light Hazard Areas	0.10 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 1	0.15 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 2	0.20 GPM over a design area of 1,500 s.f.

Maximum Sprinkler Spacing:

Light Hazard Areas:	225 s.f., maximum 15' between sprinklers
Ordinary Hazard Areas:	130 s.f., maximum 15' between sprinklers

HYDRANT FLOW TEST

A hydrant flow test was performed and included as part of the PDP submission to determine if there is adequate flow and pressure to support the automatic sprinkler system. Flow test data is required to be less than one year old, and measured from within 500' of the building.

Fire Protection Systems

DESCRIPTION

The original school building is not protected by an automatic sprinkler system.

The new system will be a wet pipe automatic sprinkler system providing complete building coverage. The system will be divided into protection zones controlled by individual zone control and check valves. Protection zones shall not exceed 52,000 s.f.

Protection zones shall be provided with individual system risers which shall consist of supervised zone control valves, riser check valves, pressures gauges, drains, waterflow switches and test connections.

The system will be provided with a new fire department connection of a size and type to meet local requirements.

All areas of the existing building and addition shall be provided with sprinkler coverage, including electric rooms and combustible concealed spaces.

Sprinklers will not be installed in elevator shafts and machine rooms.

FIRE WATER SERVICE

Currently, a fire water service and system riser does not exist in the existing building. A new service will be installed as apart of any addition / renovation work.

SPRINKLERS

Upright, pendent and sidewall sprinklers will be provided throughout the existing building and addition. Sidewall sprinklers will be installed under overhead doors.

PIPING AND FITTINGS

All sprinkler system piping inside the existing building and addition of two inches (2") and smaller in size, shall be Schedule 40 threaded black steel, conforming to ASTM Standards A53, A135, and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

All sprinkler system piping inside the existing building and addition two and one-half inches (2½") and larger in size, unless otherwise noted, shall be Schedule 10 black steel pipe with rolled groove ends, conforming to ASTM Standards A53, A135 and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

U.L. listed and F.M. approved groove fittings will be allowed. All fittings shall be approved by Underwriters' Laboratories for use in Sprinkler System and shall be designed and guaranteed for a working pressure of not less than 175-psi cold-water pressure.

FIRE PUMP

A hydrant flow test has been performed to determine if there is adequate flow and pressure to support the automatic sprinkler system. At this time, there does not seem to be a need for a fire pump. The flow test report including location and results were included in the Preliminary Design Program (PDP) submission. A fire pump shall be provided if hydraulic calculations determine that the public water supply is inadequate.

MODULE 3.3.3 ALTERNATIVE #2- SMALL ADDITION / FULL RENOVATION / PARTIAL DEMOLITION HVAC Narrative

Existing Conditions

The HVAC systems currently serving the school are a mixture of older and new equipment. The notable system upgrades include the replacement of the original boilers along with limited energy conservation measures. The building systems are described as follows:

Heat for the building is provided by two gas-fired hot water boilers located in an undersized boiler room. The main heating boiler a Viessmann high efficiency condensing boiler model VSB-45 with natural gas burners. The secondary heating boiler is an A.O. Smith Legend boiler. It appears to be piped as a secondary loop off of the main boiler loop. There was no pump visible serving the A.O. Smith boiler. The main Viessman boiler was manufactured in 2002. The boilers appear to have been installed in 2002 along with expansion tanks and other equipment in the boiler room. The Viessman boiler has a Net IBR rating of 1,498 MBH. The boiler appears to be in fair condition but is nearing the end of its service life between 25-30 years (approximately 23 years' operating at the time of this report). A tag was not visible, but it appears that the existing drawings note that the model is LW-1000 with a 1,000 MBH input. At 84% efficiency, the maximum output is 840 MBH. The existing boiler room does not provide proper clearance for the equipment and makes servicing the equipment difficult.

Due to the age and deteriorating condition of the existing HVAC systems, it is recommended that a complete replacement of all systems and equipment, with the exception of the heating hot water system piping, be undertaken. This includes replacement of the existing exhaust fans, classroom unit ventilators, boilers, pumps, air handling units, heating and ventilating units and automatic temperature control systems to meet current occupancy loads for the school and to meet current code requirements.

GENERAL

The project building addition is a single-story elementary school. The building is use group Education. The interior spaces include classrooms, gymnasium, media center, art, OT/PT, STE, educational support areas, restrooms, and mechanical spaces.

The planned operating schedule for the classroom portion is 7:00 am to 4:00 pm Monday thru Friday during the school year. The schedule for the administration portion is 7:00 am to 5:00 pm Monday thru Friday year-round.

HEATING, VENTILATING AND AIR CONDITIONING (HVAC

General

The following is the HVAC system narrative, which defines the scope of work and Basis of Design. The HVAC systems shall be designed and constructed for LEED scorecard included in this submission. This narrative includes information about pertinent codes, design criteria and proposed systems description.

The mechanical construction documents which include the design drawings and mechanical specification section 23 00 00 HVAC shall incorporate all HVAC work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new HVAC work.

CODES

All work installed under Division 23 00 00 shall comply with the latest International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

DESIGN INTENT

The work of Division 23 00 00 is described within the narrative report. The HVAC project scope of work shall consist of refurbishing the existing HVAC equipment and systems including distribution systems as described herein for the original building. All new work shall consist of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Heating, Ventilating and Air Conditioning work and all items incidental thereto, including commissioning and testing.

Design Parameters

DESIGN CRITERIA

Following are the assumptions used to calculate the capacities and parameters for the building components.

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.		Design City: Bedford, MA
		Dry Bulb – 88° F

	Summer Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Wet Bulb – 72° F
3.	Summer Indoor Design Conditions	Dry Bulb – 75° F
		Relative Humidity – 50%
4.	Winter Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 7° F
5.	Winter Indoor Design Conditions	Dry Bulb (Occupied) – 70° F
		Dry Bulb (Unoccupied) – 50° F
6.	Ventilation	Per IMC 2015

Building Systems

All material and work provided shall be in accordance with the above-mentioned codes and standards:

ENTRAL HEATING SYSTEMS

The existing central heating system for the school will be replaced with new. The new systems will consist of gas-fired, hot water, high efficiency condensing type boilers. The boilers will produce hot water which will be circulated through dedicated hot water piping to unit ventilators, air handling units, finned-tube radiation and unit heaters throughout the school. The boilers shall be direct vent and will acquire combustion air (CA) direct from the outdoors and will exhaust the flue gases directly to the outdoors. The CA intake and flue exhaust pipes associated with the boilers will terminate above the roof with the manufacturer recommended termination fittings. The boilers will operate on a re-set water supply temperature based on the outdoor air temperature. The new hot water circulating pumps that distribute hot water to various spaces within the building will include with variable frequency drives (VFD) that will modulate the speed of the pumps based on actual demand which would result in energy savings. The existing hot water supply and return piping will be replaced with new and shall be schedule 40 steel or type L copper based on the size and will be insulated with fiberglass insulation with thickness complying with IECC 2018.

CLASSROOMS

The existing hot water unit ventilators serving the classrooms shall be replaced with new. The new unit will supply code required outside air for ventilation. The existing exhaust systems serving the classrooms which include roof mounted exhaust fans will be replaced with new. Each classroom will have a new electric thermostat to control the unit ventilator.

ADMINISTRATION AND SUPPORT AREAS

The existing air handling units serving the administration and support areas will be replaced with new. The new units will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation. The indoor air handling unit will include a hot water coil, MERV 13 filter and a DX cooling coil. The DX cooling coil shall be connected to a remote air cooled condensing unit located at grade. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

MUSIC ROOMS

The air handling unit will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation. The unit will include a hot water coil, MERV 13 filter and a DX cooling coil. The DX cooling coil shall be connected to a remote air-cooled condensing unit located at grade. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

MEDIA CENTER/LIBRARY

The Media Center in the building will be served by a new indoor air handling unit that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation. The indoor air handling unit will include a hot water coil, MERV 13 filter and a DX cooling coil. The DX cooling coil shall be connected to a remote air-cooled condensing unit located at grade. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

CAFETORIUM

The existing air handling unit serving the Cafetorium will be replaced with new. The air handling unit that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation. The unit will include a hot water coil, MERV 13 filter and a DX cooling coil. The DX cooling coil shall be connected to a remote air-cooled condensing unit located at grade. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

GYMNASIUM

The air handling unit serving the Gymnasium will be new. The air handling unit will supply a mixture of outdoor air and return air to provide heating and ventilation. The unit will include a hot water coil and MERV 13 filter. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

KITCHEN

The existing make-up air unit serving the Kitchen will be replaced with new. The make-up air unit shall also serve the kitchen food preparation spaces and will provide heating and ventilation to these spaces. The unit will be provided with a hot water heating coil. The make-up air unit will supply 100% outside air (tempered) to the kitchen and food preparation spaces and this air will be exhausted by the Kitchen hood exhaust fan. Re-circulation of air is prohibited from these spaces when the spaces are occupied. The existing roof mounted exhaust fan associated with the Kitchen and dishwasher hoods will be replaced with new.

COMMON AND MISCELLANEOUS AREAS

The existing hot water heating systems serving the common and miscellaneous areas like vestibules, entrances, corridors etc. will be replaced with new including temperature controls. The heaters for the vestibules will be tied into an outdoor air sensor that will deenergize the units when the outdoor air temperature is above 45ºF

The existing exhaust fans serving the toilet rooms and janitors closets will be replaced with new.

SPECIAL EDUCATION ROOMS

Each of these rooms shall be served by a new dedicated DX spilt system which will include an indoor ceiling cassette type ductless air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space. Heating for these rooms shall be provided by hot water baseboard radiation. At the owner's discretion, dedicated hyperheat split heat pump systems can be provided to serve these spaces that shall provide both heating and cooling for the space and shall eliminate the requirement for the baseboard radiation. Ventilation air for these spaces will be provided by an energy recovery ventilator (ERV) unit.

MDF, IDF AND ELECTRIC ROOMS

Each of these rooms shall be served by a new dedicated DX spilt system which will include an indoor wall mounted ductless air handling unit and an associated outdoor air -ooled condensing unit located on the roof that shall provide cooling for the space.

AUTOMATIC TEMPERATURE CONTROLS

The existing pneumatic controls throughout the building will be replaced with similar new electric controls. The building will be provided with a new direct digital control (DDC) system which will monitor and control all the major HVAC equipment. The boilers will be controlled by the factory installed operating and safety controls and the new DDC system will interface with the factory controllers to allow monitoring and adjustment. All the air handling units, make-up air units, exhaust fans, unit ventilators and room controls will be controlled by the DDC system. Larger occupancy rooms shall include CO2 sensors for demand control ventilation. The DDC system will include graphical representation (via. software) for each major piece of equipment. Individual room controls will consist of a wall mounted thermostat with a limited adjustment range.

1. LEED V4.0 Compliance Items

Additionally, following are compliance items for the building part of the HVAC design parameters.

HVAC Design – ASHRAE 62.1.
HVAC systems shall provide the minimum ventilation requirements as outlined in ASHRAE 62.1.
Pollutant and Chemical Source Control.

- Building shall be provided with dedicated exhaust system for spaces where chemical use occurs. Exhaust shall be provided at a rate of 0.5 cfm/sq.ft and make-up air shall be provided.
- Gas-fired boilers and furnaces for HVAC equipment shall be equipped with electric ignitions.
- Air intakes shall be in accordance to ASHRAE Standard 62.1.

Ducted Returns.
All systems shall be provided with return ductwork.
Construction Indoor Air Quality (IAQ) Management.
Building flush-out, ductwork protection, filter changes shall be compliant with these requirements.
Post-Construction IAQ.

Prior to building flush-out the contractor shall provide and install 4-inch, MERV-10 filters in all air handling units. After building flush-out is complete, contractor shall replace MERV-13 filters with factory supplied, 4-inch MERV-8 filters. All HVAC filters shall be replaced prior to occupancy. Electronic air filters shall not be operational until

building flush out is complete.
Thermal Comfort ASHRAE 55.
HVAC system designs shall comply with ASHRAE 55.
Individual Controllability.
Each classroom shall be provided with an independent temperature sensor for occupant control. Thermostats shall have the ability to adjust +/-3ºF.
Commissioning.
Energy Management System.

- HVAC shall specify an Energy Management System designed to monitor and trend Lighting (via a BAC net connection), Photovoltaics (via a MOD bus connection), HVAC and Domestic Hot Water.
- Electrical and Plumbing shall meter energy sources (electricity, natural gas and domestic/potable water), the EMS shall trend data with respect to the outside air temperature.
- The DDC system shall be equipped with sensors, point's matrix, trend capabilities, system architecture, data storage and operator interface.
- Project specifications shall include instructions for building operators to analyze energy source trending vs. outside air temperature and adjust equipment operation as required to increase energy efficiency.

Mechanical Loads

Heating and cooling load calculations shall be performed per IECC requirements for each space to properly size the respective HVAC equipment serving the space during the design development. Based on industry standards the approximate sizes of equipment serving the school shall be,

- Administrative Areas – Cooling: 400 SF/ton, Heating – 20 Btuh/SF.
- Classrooms – Heating: 20 Btuh/SF.
- Cafeteria – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Other areas – Cooling: 350 SF/ton, Heating – 20 Btuh/SF.

MODULE 3.3.3 ALTERNATIVE #2 – SMALL ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Electrical / Technology Narrative

ELECTRICAL

General

The following is the Electrical system narrative, which defines the scope of work and capacities of the Power and Lighting system as well as the Basis of Design for the renovated school and proposed addition. The electrical systems shall be designed and constructed to meet the LEED v4.0 scorecard included in this submission.

1. CODES

All work installed under Division 26 shall comply with the Massachusetts State Building Code and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 26 is as described in this Narrative. All work is new and consists of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Electrical work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. High Voltage: 277/480 Volt
2. Low Voltage: 120/208 Volt
3. Phase: 3-Phase, 4-Wire
4. Amperage: 1200 - 1600 Amps
5. KW: 736KW

Electrical Utility load usage is estimated at approximately 8-watts per square foot.

Building Systems

1. SEQUENCE OF OPERATIONS AND INTERACTIONS

Light Pollution Reduction

A. All lighting fixtures will be controlled via programmable lighting panelboards which utilize a microprocessor programmable controller with self-contained solenoid operated circuit breakers. The control of the circuit breakers shall be by automatic means such as time of day to reduce corridor lighting and security system inputs to turn off all building lighting when the system is armed.

B. Exterior lighting will be controlled via an astronomical time clock integral to programmable lighting panelboards or web-based lighting control system.

C. Emergency and exit lighting will be run through life safety lighting panelboards to be on during normal building operating hours as well as power outage conditions. The light poles will be connected to the normal power lighting control system.

2. ELECTRICAL SYSTEMS

A. Electrical Distribution System:

i) A new service to the building shall be provided. The new service ratings are designed for a demand load of 8 watts/square foot. The service capacity will be sized for 1600 amperes with 100 percent rating at 277/480 Volt, 3 Phase, 4 Wire.

ii) New Main distribution panelboard, lighting panelboards, power panelboards, and step down transformers will be provided to accommodate respective loads. The equipment will be located in dedicated electric rooms or closets on each floor. The incoming utility power shall be monitored by the power meter mounted in the main distribution board and interfaced to the building DDC building management system.

iii) A new main electrical room shall be constructed on the first floor of the building; new electric rooms shall be located in each wing, on each floor of the building to service the power of the local areas. All branch circuit homeruns shall feed back to the sub-panels. The sub-panels, in turn, feed to the designated main distribution board.

B. Emergency and Standby Power System:

i) A 125KW, 480 volt diesel oil fired generator with a weatherproof, sound attenuated enclosure with fuel oil sub-base tank shall be mounted outside, in the near vicinity of the building. The generator shall provide emergency power via a 200 amp transfer switch and panelboards to all emergency lights and egress exit signs. The generator shall also provide standby power via a 200 amp transfer switch and panelboards.

ii) A new 2-hour fire rated life safety electrical room shall be constructed on the 1st and 2nd floors of the building.

iii) The building will be protected with a complete electrical emergency system. Systems included in these categories are: lighting at all means of egress; selective lighting throughout the facility to provide a logical route in which to exit the building; exit signs; fire alarm system; generator system. In order to utilize the Generator to its capacity and to provide the school with some capabilities in the event of normal power outage, the following systems and equipment shall be powered as standby emergency power: Security System; Camera System; Sound/Clock System; Energy Management System; all freezers, coolers and refrigerators; selective Administrative power and heat; selective exterior site lighting; any heaters in remote areas where pipes could potentially freeze; main water pumps and main boilers.

B. Interior Lighting System:

Optimize Energy Performance

Interior Lighting

i) Lighting system shall be the following for each type of area.

ii) Lighting fixtures for the corridors, kitchen and bathrooms shall consist of recessed mounted 2x4, LED lensed troffer fixtures. The light level will be designed for approximately 20 foot candles.

iii) Light fixtures for classrooms, offices, and special purposes education rooms lighting shall consist of recessed mounted 2x4, LED fixtures and/or LED pendant mounted indirect/direct linear light fixtures. The light level will be designed for approximately 30-34 foot candles.

iv) Light fixtures for the media center shall consist of pendant mounted linear indirect/direct LED fixtures. The light level will be designed for approximately 32-36 foot candles.

v) Lighting fixtures for the cafetorium shall consist of recessed mounted LED downlights and

pendant mounted LED decorative or linear lights. The light level will be designed for approximately 30 foot candles.

vi) Utility rooms lighting shall consist of surface or pendant mounted industrial strip LED light fixtures. The light level will be designed for 5 foot candles.

vii) All classrooms, offices, media center and special purposes education rooms shall be provided with minimum two zone switching with manual dimming control with the presentation wall being on a dedicated manual dimming zone. Ceiling mounted occupancy sensors shall be located in all classrooms and larger rooms, wall mounted occupancy sensors shall be located in all offices and smaller rooms.

viii) A stage lighting system consisting of performance LED stage lights, stage industrial strip LED house lights and performance dimming system that also controls the cafetorium lighting shall be provided.

ix) Emergency generator power shall be provided to selected LED light fixtures in all egress paths and multiple occupancy rooms to serve as code required emergency egress lighting.

x) In all common areas, corridors and main assembly areas, a low voltage lighting system will be designed. The lighting circuits will feed back to a central monitoring center, where light fixtures can be controlled. This system shall meet the utility company rebate program. The building light fixtures will be controlled from one location.

xi) The Gymnasium will be lit with LED hi-bay pendant light fixtures. The lights will be controlled via the micro-based lighting control system and several local low voltage switches, for maximum versatility of the space. Ceiling mounted occupancy sensors will control select lights.

xii) The Classroom light fixtures will be controlled by manual low voltage manual switches on the wall, ceiling mounted occupancy sensors and photocells (for day-light dimming. The dimmable LED light fixtures shall connect to the main central control system with web-based software for remote control.

xiii) The main central control system for the building light fixtures shall be located in the maintenance room, or other room designated by Administration. The system shall come equipped with web-based software for remote control. The system shall control, monitor and manage: Day-light Harvesting; Time Scheduling; individual room control; and, energy consumption. The system shall track and record the light levels and consumption. The

central monitoring system will have the ability to override all local controls to de-energize the lights during non-occupied hours through internal time clocks.

D. Site Lighting System:

Light Pollution Reduction

i) New Site lighting will be comprised of full cut-off, Dark Sky compliant, architectural grade fixtures with white light LED sources.

ii) Fixtures will be compliant with LEED v4 Credit SSC8, classified as Lighting Zone 2.

iii) Pole mounted fixtures in parking areas will be located at a height of 25 ft. above grade.

iv) Pole mounted fixtures in pedestrian areas will be located at a height of 12 ft. above grade.

v) All lighting will be located so as to eliminate light trespass across property lines. The layout will meet IESNA RP-33 for Exterior Environments

vi) Illumination levels and uniformities at grade will be in compliance with Illuminating Engineering Society of North America (IESNA) IESNA/ANSIRP-8 recommendations. Parking and pedestrian areas will meet a minimum level of 0.5 foot candles average.

vii) The entire site will be controlled via the low voltage lighting central monitoring system. The system consists of a time clock and photo sensor control module for each circuit to ensure complete flexibility of the site.

E. Wiring Devices:

i) Each classroom will have a minimum of two duplex receptacles and two double duplex per teaching wall and two double duplex receptacles on dedicated circuits at classroom computer workstations.

ii) Office areas will generally have one duplex outlet per wall. At each workstation a double duplex receptacle will be provided.

iii) The media center will have a minimum of two sets of duplex receptacles on each wall and floor mounted receptacles located at selective desks.

iv) Corridors will have maintenance receptacles at approximately 25 foot intervals.

v) Exterior weatherproof receptacles with lockable enclosures will be installed near exterior doors.

vi) A system of k-13 rated transformers and panelboards with double neutrals and transient voltage surge suppressors will be provided for selected computer receptacle circuits.

vii) 120VAC power junction boxes will be provided in the classrooms to support the new assistance listening systems.

viii) The power design will be coordinated closely with the telecommunications design, architectural design and Owner equipment. All power connections to mechanical, plumbing and all other trades shall be coordinated and connected accordingly.

E. Fire Alarm System:

i) The new fire alarm system shall be addressable, voice notification type with integral battery backup. New devices and loops shall be connected into the new fire alarm control panel.

ii) New smoke detectors will be provided in the open areas, corridors, stairwells, storage closets, electrical rooms, and MDF/IDF rooms.

iii) New water flow and tamper sprinkler system devices will be supervised.

iv) New Speaker/strobes will be provided in egress ways, classrooms, assembly spaces, open areas and other large spaces. Strobe only units will be provided in bathrooms and conference rooms.

v) Manual pull stations will be provided at exit discharge doors and at the entrances to stairwells.

vi) The system will notify the local fire department in the event of alarm condition via a new radio master box or wireless communicator (via a central monitoring station).

vii) The system shall be Class “A” addressable, closed loop initiating device circuits with individual zone supervision, individual voice evacuation, indicating appliance circuit supervision, incoming and standby power supervision. Included in the main fire alarm system shall be a main control panel, remote annunciator(s), manual pull stations, automatic fire detectors, speaker/visual and flashing strobes, elevator recall connections, duct smoke detectors, shunt trip shut offs for local sound and lighting systems and supervision of the sprinkler system and kitchen Ansul System.

3. TELECOMMUNICATIONS

i) The Technology System is comprised of Communications Cabling for data, IP Video, VoIP and cabling for instructional interactive whiteboard/video projector systems, a Voice system, a Video Distribution system, a Public Address system, Speech/Sound Reinforcement systems, and Synchronized Master/Secondary Clock system.

ii) Communications Cabling: Communications Cabling: shall consist of Tel./Data and Audio-Visual cabling. Provide Category 6A UTP and OM3 fiber cabling for data, voice, wireless Wi-Fi, and Video outlet locations. Provide Category 6A UTP cabling for voice riser cabling between wire closers. Provide Category 6A cabling as follows.

iii) Provide Test Reports and as-built drawings for all cabling.

iv) Audio-Visual Cabling: Audio-Visual cabling shall consist of cabling installed between the whiteboard/projector and teacher/presentation outlets at each audio-visual location. Provide cabling as follows for each location.

v) Voice POTS Cabling: Voice cabling shall consist of Category 6A UTP data cabling.

vi) Provide dedicated POTS lines for fax machine locations and elevator emergency line. Fax lines shall be installed in the main administration office workroom, Nurse's office, and Media Center. Provide Test Reports and as-built drawings for all cabling.

vii) Voice System: Voice system shall consist of Voice over IP equipment. Provide Voice over IP PBX equipment and VoIP phone handsets. The IP/PBX shall be hardware fault tolerant and have failover capabilities. Provide installation and programming as per the Owner's requirements.

viii) Video Distribution System: Video Distribution shall be over the data network. Provide four CATV receivers and DirecTV satellite with four receivers. Provide eight High Definition encoders for simultaneous distribution of eight CATV channels. Provide a High Definition decoder/controller at each interactive whiteboard/projector system location. Provide a Video on Demand server with 25TB storage. Provide one local origination live broadcast cart with High Definition camcorder and encoder, and one tripod. Provide a Digital Signage server capable of two simultaneous content streams with a High Definition encoder, 50" TV monitors, and High Definition decoders/controllers. Provide 1-line and as-built drawings.

ix) Public Address/Intercom System: The Public Address/Intercom system shall consist of a console located in the Head End room, ceiling or wall speakers, and wiring. Provide

PA/Intercom console. Provide two-way speakers all classroom spaces to provide for answer back capabilities. Provide one-way speakers in location requiring multiple speakers for coverage. Speakers shall be installed in all spaces including corridors, offices, common spaces, gang toilets, building system spaces, and storage rooms. PA speakers in offices shall be connected to a volume control. The PA console shall be interfaced to the voice system to provide the capability for PA announcements to be made from any phone handset in the building. The PA console shall be interfaced to the Fire Alarm system for interrupt during a fire alarm. Provide programming as per the Owner's requirements. Provide test reports.

x) Speech/Sound reinforcement Systems: Speech/Sound Reinforcement systems for enhancement and uniform distribution of speech and sound shall consist of wireless Infrared microphones and receivers, and speakers. The systems shall include a wireless media converter so that they can also be utilized as the sound systems for the interactive whiteboard/projector systems. The speech/sound reinforcement systems shall be installed on the ceiling in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group Room and Remedial instructional spaces. Provide testing of all systems and test reports.

xi) Synchronized Clock System: The synchronized clock system shall consist of a master clock located in the Head End Room and secondary clocks located in all offices, instructional spaces including Breakout Areas, and common spaces. Wiring shall be low voltage 24 VAC wire. Secondary clocks shall be 12" in diameter, except for the Gymnasium, Cafeteria, and the Media Center. The Gymnasium shall have 16" clocks with wire guards. The Cafeteria and Media Center shall have 16" clocks. The Master Clock will be interfaced to the Public Address system to provide for scheduled bell tones. Provide programming as per the Owner's requirements. Provide as-built drawings.

xii) Duress Alert System: The Duress Alert system shall be a fully supervised system with multiple alert capabilities. The system will be capable of multiple levels of alarm and call escalation capabilities. Wireless transmitters will operate in the 902 to 928MHz frequency band. To provide extended range for larger installations, wireless repeaters shall be available. In order to provide maximum reliability and interference immunity, all wireless sensors, transmitters and repeaters shall use a spread spectrum, frequency-hopping technique, which, upon alarm activation, sends redundant messages across a bandwidth that is at least 10MHz wide. The wireless sensors and repeaters shall be capable of periodically transmitting check-in signals to monitor the integrity of their wireless links to compatible receivers. These transmitters and repeaters shall be able to be programmed for check-in transmissions that occur as frequently as every 60 seconds. The information provided in these check-in messages shall at least include alarm and battery condition status. Wireless receivers shall resolve signals from the transmitters and repeaters specifically registered into the system, even in the presence of RF interference. Provide

fixed 4-button Duress Buttons. Provide Wireless Transmitters. Provide Repeaters as required. Provide Wireless 2-way Interface Module that can be used as an output interface to hardwired inputs of public address, video distribution, access, intrusion, fire and surveillance systems. Provide coordination and programming for interfaces to systems above as required by the Owner. Provide system training for support staff. Provide test reports.

3. SECURITY SYSTEMS

A. CCTV System

i) A Closed Circuit TV system shall be provided consisting of a computer server with image software and IP based PoE CCTV cameras. The head end server will be located in the head end MDF room and will be rack mounted. The system can be accessed with proper security login from any PC within the facility or externally via an IP address. Each camera can be viewed independently. The CCTV server will store this information for 30 days at 15 frames per second.

ii) The location of the cameras is generally in the new and existing corridors and exterior on the building perimeter walls.

B. Intrusion System

i) The intrusion system will be addressable with integral battery backup. New devices shall be connected into the new intrusion system control panel.

ii) Motion sensors located in all 1st floor exterior rooms with computers and expensive equipment and within all offices and corridors. Door contacts shall be mounted on all exterior doors.

iii) Keypads shall be located in the main lobby and at the rear janitor's entrance and Receiving Area door.

iv) Glass break protection shall be installed in rooms with windows, on floors that are accessible if requested by the District.

v) All egress doors shall be locked. Doors shall be controlled via keys or card readers. When personnel enter designated doors, the key pad must be activated with a four-digit code. System shall be programmed with a delay period. In the event that the system is actuated, the following shall occur: all audible security alarm annunciators shall sound; centrally located visual annunciation shall take place at the control station showing the

point in alarm; a telephone line shall be provided for communication to the alarm company; all automatic alarm devices located at each perimeter door shall be automatically activated.

C. Card Access System

i) A card access system shall be provided consisting of card access door controllers and proximity readers.

ii) Proximity readers will be located at the front entrance doors, rear janitor's entrance doors and selected staff entrance doors.

iii) Each proximity reader will have a distinctive code to identify the user and a log will be kept in memory. The log within the panel can be accessed through a computer.

D. Intercom System

i) A video/voice intercom system shall be provided consisting of a master station located in the main office and door stations located the front entry door and rear kitchen delivery door.

5. AUDIOVISUAL SYSTEMS

i) Audiovisual systems shall consist of an interactive projector and audiovisual cabling. Provide Ultra-Short Throw projectors with stylus and touch interactive control. The audiovisual systems shall be installed in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group room and Remedial instructional spaces. The audiovisual system shall be interfaced to and shall utilize the speech/sound reinforcement system installed in each space. Provide testing of all systems and test reports.

6. ELECTRIC VEHICHLE CHARGING STATIONS

i) Electrical power provisions for Charging Stations shall be installed on site. Stations shall be UL listed, NEMA 3R, bollard mount. Stations shall be powered by 120/208 volt power. Stations shall be connected to the building's DDC system.

7. CIRCUIT BREAKER AND EMPTY RACEWAY SYSTEM FOR FUTURE PHOTOVOLTAIC SYSTEM

i) The power system shall be designed to incorporate a future PV system installation on the roof of the proposed addition with a dedicated back feed circuit breaker, dedicated photovoltaic

equipment spaces and empty raceway system. There will be an area on the roof designated for solar panels. The electrical design shall show the necessary raceways from the solar panels on the roof to the remote solar equipment and inverters. The Electrical Contractor shall be responsible to feed from the inverter to the Utility Company's primary transformer. Located on the site. The Owner may choose to sell back any extra power they generate to the Utility Company.

8. ELECTRICAL SUPPORT FOR ALL OTHER BUILDING SYSTEMS

i) The Electrical Contractor shall be responsible for electrical support/connections to mechanical, plumbing, fire protection, telecommunications, and any other systems within the site requiring electrical power.

9. TESTING REQUIREMENTS

The Electrical Contractor shall provide testing of the following systems with the Owner and Owner's representative present:

- Power distribution system for cables insulation and proper phasing.
- Grounding system
- Lighting control system (interior and exterior).
- Fire alarm system.
- Telecommunications.
- Security systems.
- Audiovisual System.

Testing reports shall be submitted to the engineer for review and approval before providing to the Owner.

10. OPERATION MANUALS AND MAINTENANCE MANUALS

When the project is completed, the Electrical Contractor shall provide operation and maintenance manuals to the Owner.

11. RECORD DRAWINGS AND CONTROL DOCUMENTS

When the project is completed, an as-built set of drawings, showing all lighting and power requirements from contract and addendum items, will be provided to the Owner.

12. COMMISSIONING

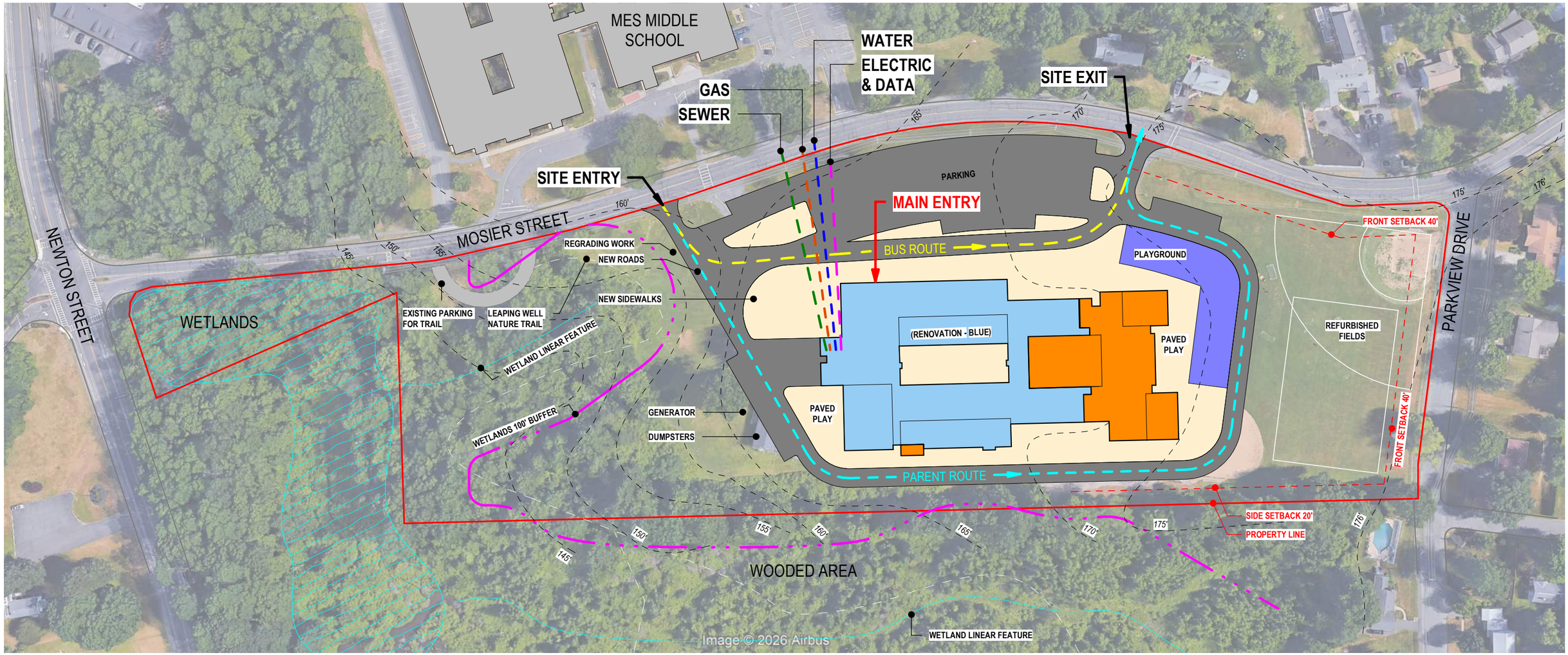
The project will be commissioned per Section 018100 of the specifications.

MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 - Preferred Schematic Report (PSR) Submission

MVG
MOUNT VERNON GROUP ARCHITECTS



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0 125' 250' 500'

0 4"

South Hadley Public Schools
South Hadley, MA

ALT 2 - ADDITION RENOVATION - DETAILED SITE

MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 – Preferred Schematic Report (PSR) Submittal

MOUNT VERNON GROUP ARCHITECTS



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
- OTHER
- NON PROGRAMMED SPACES
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #2 - 1ST FLOOR

Grade Configuration - 2,3,4

Addition / Rennovation

Building Total GSF - 76,025 sf

	Existing	New
1st Floor	50,025	26,000
Total	50,025	26,000

Building Total GSF: 76,025 SF

South Hadley Public Schools

South Hadley, MA

MODULE 3.3.3 ALTERNATIVE #3 – LARGE ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Site Narrative

A. General Description and Orientation

The existing Mosier Elementary School is a single-story building consisting of approximately 57,788 s.f. with 4,449 s.f. of modular classrooms connected via a constructed corridor and is located centrally towards the south side of a 12 acre parcel of land owned by the Town of South Hadley. The property is located at 101 Mosier Street, just off Newton Street (Rte 116) in South Hadley, MA. Currently, the site consists of the school building, associated parking area and drives, play areas and open play fields as well as wooded areas. The site is bordered by Mosier Street to the north, a half-acre of town owned property along Parkview Drive to the east which is an extension of the open play fields, and Town owned property to the southwest currently undeveloped for conservation. The parcel of land also contains the Leaping Well Nature Trail to the west of the existing school, which also extends onto the property to the south. All site development and improvements would be fully handicap accessible and available for both the student population and community use.

B. Structures and Fences

The existing Mosier Elementary School building along with the modular classroom units is the only significant building on the site.

As part of the alternative #3 site development, the existing school building will be partially demolished and fully renovated with a larger two-story addition containing classroom spaces, etc. at the west side of the existing building and smaller single story addition to the east side of the existing building and containing the gym, cafetorium, music and mechanical spaces. The existing property line fencing around the play fields along Mosier and Parkview streets will be maintained. The new play structure area will be fenced-in for the safety of the occupants and preventing younger students from running off un-noticed. Two sheds will likely be located to store outdoor play equipment and custodial maintenance equipment to meet their needs in lieu of the container boxes currently on-site.

C. Topography and Soils

The topography of the site varies minimally around the immediate area of the school building and open play fields. The play fields to the east are level and elevated approximately 3 feet or so above the finish floor elevation of the school.

As part of the site development process for the existing building and new additions to be located at each end of the existing building, the overall topography will be maintained with small adjustments

to accommodate the additions. The use of cut and fill analysis and measures to balance any necessary grade changes along with any minimal construction of segmental retaining walls where absolutely needed will take place to control the slopes and accommodate the necessary new site development and features making the vehicular access drives, pedestrian walks and play areas fully accessible and handicap compliant including access to the existing play fields.

Preliminary geotech borings have been completed along with the associated compaction testing as well as a geo-environmental analysis to ascertain the soils make-up. The Geotech report and boring logs were included as part of the PDP submission. Recommendations for any potential soil remediation were included in the geotech report. Further, more extensive Geotech explorations would be undertaken if this option was pursued with recommended soil remediation and structural needs continue to be reviewed and would be addressed in the structural design parameters.

D. SITE ACCESS, PARKING AND CIRCULATION

The new site development will include a new access drive around the southern portion of the school building to accommodate a separate parent pick-up and drop-off location as well as capabilities for deliveries and dumpster access. This perimeter drive will also provide emergency vehicle access to the entire building perimeter as well as provide the necessary code compliance for building square foot allowances. The same curb cut at the west end of the property will also provide access to a separate bus loop to the front of the school as well as the front parking areas. Both access drives will be planned as one-way drives for improved traffic flow with a common exit to the east ern portion of the site thereby providing adequate vehicular queue space on-site as well as on Mosier Street heading west to the Newton Street intersection.

On-site parking will be located around the building and will accommodate adequate parking spaces including handicap accessible and visitor spaces thereby increasing capacity over the existing available spaces. The new site development will also provide parking spaces adjacent to the play fields for convenience, currently this arrangement does not exist. The new development will include improved pedestrian pathways and crosswalks from Mosier Street as well as from the parking and play areas to around the school building.

The new site design will would also free up parking areas to return the parking space numbers back to a more reasonable quantity to accommodate the school and community needs. All site access and pedestrian ways would be designed to meet the DOT standards and meet compliance with handicap regulations for a fully accessible site. The existing paved areas would be prepared and resurfaced accordingly. Parking would be distributed around the site as needed for flexibility and to maximize available spaces. This site layout improves site circulation for use, accessibility, maintenance and public safety monitoring and access.

F. Easements

There are no known easements running through the property. Continued research will take place with the Town, utility companies, etc..

G. Utilities

The existing school building is serviced by municipal and private utilities including storm drainage, sanitary sewer, water, gas, electric and cable. Many of these utilities were installed as part of the original 1969 building construction.

The proposed service upgrades would be incorporated into the new design and maintain the current service routes where practical. New services would be coordinated with the local utility companies, the Town and District. A full analysis would be undertaken and compared with current service sizes and adjusted to meet the demands of the addition renovation needs.

H. Zoning and Permitting

The existing building school site is zoned Residence A-1 (Low-Density Residential) with a minimal lot size requirement of 22,500 s.f., minimum lot frontage of 125' and minimum width of 80', and setbacks as follows – Front yard = 40', Side yard = 20' and Rear yard = 25'.
The maximum building coverage allowed is 30% while the maximum impervious surface coverage is 60%. The maximum building height allowed is 6 Stories/60'' for churches, schools, colleges, libraries, and Town buildings. There doesn't appear to be any current zoning violations with the existing building and property.

The proposed additions and/or renovation work will conform to the current zoning requirements being enforced for the use and construction types, and there does not appear to be a limiting factor in the proper development of the site for this solution to meet the current zoning bylaws.
A site plan review and approval will also be required of the Town planning department to demonstrate compliance with all guidelines.

A site plan review and approval will also be required of the Town planning department for the desired solution. Prior to the submission of a formal site plan, the Design Team shall schedule an informational meeting with the Planning Board to review the project design, discuss factors in developing the site and obtain further input to obtain a seamless approval and demonstrate compliance.

A building permit will be required by the Town of South Hadley building department for the desired alternative solution selected. New construction, renovation, or demolition of existing structures and changes of use or occupancy of an existing building must conform to the provisions of the Massachusetts State Building Code.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies.

Permits and approvals will be obtained in the necessary timeframe required by the project schedule. A more definitive timeline for each item will be established as a result of the meetings with the respective departments and agencies and their review of the project scope.

A complete survey including, but not limited to, improved and unimproved areas, parcel legal information, flagging of wetlands, utility information and topography has been undertaken and will be included as part of the schematic design submission process.

I. Wetlands and/or Flood Plains

Currently, there are a portion of wetlands located to the west of the existing site parcel, as well as on the neighboring site parcels to the north across Mosier Street. The existing site is well outside of the 200ft riverfront area for Stony Brook, located behind the abutting properties to the north. Any alternative solution and associated site development will accommodate the location of these wetlands. Any wetlands setbacks, regulations and appropriate permitting will be undertaken per the local governing agencies as part of the development process. The existing site parcel does not appear to be in a FEMA flood zone.

As part of the project, the appropriate filings would be completed and full compliance with regulatory guidelines would be complied with. At this time, the site has been developed so as to not encroach on the wetlands and/or setbacks of these areas.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies. Preliminary informational meetings will also take place prior to the formal ConComm and DEP filings with the appropriate departments and agencies to review and discuss the project design and associated mitigating factors affecting the development of the site and obtain and implement any additional information and/or requirements so as to acquire the necessary approvals and demonstrate compliance.

J**. Open Play Fields / Play Areas**

As part of the new site development, structured play areas will be provided with fenced-in areas with age-appropriate equipment and safety surfacing to accommodate the range of students within the school. Hardscaped play areas will also be located for basketball, four square and hopscotch type activities. Also, as part of the development of the site, a full review and refurbishing of the play fields to alleviate drainage concerns will be addressed. As with any school project, providing the necessary play areas and fields is necessary to the physical learning and development of elementary school children.

The play areas and fields are currently used by the students and community groups alike and the school building committee would like to maintain these features in the development of the site options.

MODULE 3.3.3 ALTERNATIVE #3 – LARGE ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Phasing Narrative

1. General Description

The following preliminary Phases of addition(s) and renovations at the existing Mosier Elementary School will be proposed/developed to allow the school to remain in operation during construction and to complete the work in the minimum amount of time, with minimal disruption to the educational delivery process. There would be an overlap between the multiple Phases thereby resulting in an approximate 36 to 42 month construction duration. There will be adequate classrooms maintained during construction as described below, all program spaces will continue to function in an efficient manner as required. All phasing opportunities would be discussed and reviewed with the District leadership team to ensure minimal disruption in the delivery of education, safety and security, as well overall project duration and cost efficiency.

With this Alternative solution, only approximately three-quarter of the existing building will remain and be renovated which will require a small addition to be constructed.

2. Phase I – Building Additions (Estimated 18-24 month duration)

During the initial summer as Phase I commences, upgraded services and infrastructure will take place as needed so as not to affect the construction of the new 2-story addition. All existing egress paths to the exterior will be maintained and students will be separated from the construction areas by temporary partitions and fences. Swing space will be required for some classroom and support spaces as well as PE and support spaces as well as some program spaces such as music and art. The appropriate utilities for this swing space will be installed during the initial phase as well. It is also conceivable that select renovations take place in select areas of the existing building during this summer period.

The main entrance will remain during this phase to accommodate the new addition and select renovation areas.

Site circulation and parking and play areas will be relocated and separated by fencing to maintain functionality and safety during the phase I operations. Ongoing coordination with public safety and DPW will take place throughout to maintain safety and security of the site.

3. Phase II – Full Renovations and Demolition (Estimated 12-18 month duration)

Once the new addition is constructed, abatement and demolition can occur on the portion(s) of existing building to be abandoned and demolished. Additional renovation of existing spaces to remain will be undertaken. Swing space can be minimized as needed to

accommodate the remaining spaces to be renovated. Once demolition is completed, preparation and redevelopment of the site will begin with the circulation drive and parking areas.

4. Phase III – Final Site Development (Estimated 6-9 month duration)

Upon completion of all renovated spaces, remaining swing space will be removed and final development of the site will be completed including play areas and fields, etc..

MODULE 3.1.6 ALTERNATIVE #3 – LARGE ADDITON / FULL RENOVATION / PARTIAL DEMOLITION
Building Narrative

DESCRIPTION

The existing Mosier Elementary School and site have been studied by the Design Team in this option with a design enrollment of 590 students for grades 1thru 5. This option provides for a partial demolition of the existing school building including the gymnasium, shower and toilet rooms and several classrooms at the east end of the school and the construction of a single-story addition to the east to accommodate a right sized Gym, Cafeteria and Kitchen, Music and mechanical spaces. A larger two-story classroom wing is planned for the west end of the existing building to include Classrooms, Special Education Classrooms, Media Center, STE, the appropriate support spaces and adjacencies and toilet rooms on the first floor. The second floor will include General Classrooms, Special Education classrooms, support spaces and toilet rooms.

The portion of the existing building to remain will be fully renovated and reconfigured to create an efficient layout to consist of the Administration and Health suites, Art, OT/PT spaces, newly configured Classrooms, Special Education classrooms, support spaces and toilet rooms to address the district's education plan and needs for 21st century learning. Strategically located stairs will provide vertical access between the two floors. Additionally, this option presents an opportunity to remove the modular classroom units from the building as the new addition would accommodate the necessary spaces.

The courtyard would be renovated to provide multi-use outdoor learning areas making valuable use of the entire building footprint area(s). Currently the courtyard is not handicap accessible, nor is it developed appropriately for the benefits it could provide to the school and community. This space could also be designed for outdoor science space with raised planting beds and possibly environmental learning areas. A new courtyard would also provide additional natural light and ventilation into the new classroom wing as well as provide secure outdoor learning areas for use.

Providing Team, Resource and Small Group rooms throughout, accommodates the appropriate quantity of teaching support spaces and adjacencies required and utilized by specialized in-house and visiting staff specialists to meet the educational needs and project goals.

This option addresses the School Building Committee's goal requirements and also the requirements of the MSBA Enrollment Agreement for the 590 student grades 1-5 as shown on the respective educational space summary within a single building. This Alternative also addresses in form, many of the educational goals identified through the visions process. This option does afford all the preferred program adjacency opportunities as communicated by the District.

The new addition would be constructed primarily of a masonry exterior wall envelope with insulated stud back-up system, steel frame and stud interior partitions and minimal cmu walls in select locations. The roof would consist of a new insulated membrane system that is PV ready. Insulated energy-efficient glazed operable window and door systems would allow for maximum daylighting of interior spaces where applicable. An ADA compliant elevator would also be provided in the two-story space to compliment the vertical access stairways.

The renovated existing building would include renovated envelope wall and roof systems where required to meet necessary energy efficiencies, and interior spaces would be adjusted and re-apportioned where needed to meet the educational requirements of the program.

This Alternative option will require multi-phased construction as well as the need for temporary classroom swing space during the construction phases, thus adding to the construction costs and schedule duration, additionally, this will likely create some disruption of educational delivery during the construction process.

While a thorough review of the phasing logistics will take place throughout the process to determine the need for swing space and associated costs, the overall goal is to achieve minimal impact on the delivery of education during the construction process.

Site work will include new circulation patterns for separate parent and bus drop-off areas, distribution of parking, and age-appropriate play areas.

This option addresses the district's educational goals, the School Building Committee's project goals and MSBA's design enrollment agreement.

MODULE 3.3.3 ALTERNATIVE #3 – LARGE ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Structural Narrative

A structural assessment of the existing Mosier Elementary School was performed by Souza, True & Partners, Inc. as part of this feasibility study. A report containing the structural findings was attached as part of the PDP submission.

A. GENERAL DESCRIPTION

The Mosier Elementary School building, which consists of one-story above grade structure, totals approximately 62,237 square feet. According to the existing original structural drawings, the school building was constructed around 1969. In the north-south direction, the building is as much as 213' long, and approximately as much as 264' wide in the east-west direction. There is an approximate 140' by 50' open courtyard near the center footprint of the school building. Based on our structural walk-through of the existing building and our review of the existing original structural drawings, it appears that the roof framing, in general, consists of 1½" deep steel roof decking supported by open web steel roof joists that are supported by structural steel beams and girders which in turn frame into structural steel columns. The roof level above the gymnasium slopes downward to a valley and consists of 28" deep LH steel roof joists spaced about 4'-0" OC that clear-span about 53'.

The first-floor level (at grade) is constructed with a 4" deep concrete slab-on-grade (soil-supported) and reinforced with welded wire fabric.

The foundation walls of the building are supported on conventional strip footings, while the interior columns are typically supported on conventional spread footings (as much as 5'-0" by 5'-0" in footprint). The exterior walls of the school building consist of composite CMU and brick veneer walls with punched windows and loose steel lintels above the window openings to support the masonry and brick veneer wall above.

A structural steel framed canopy at the entrance of the school building is present along the north side of the main school building.

Along portions of the south and west sides of the main school building, a modular building addition was constructed adjacent to the original school building. The existing documents associated with the modular building addition were not made available for our review.

In general, the existing original school building is in relatively good structural condition. The extent of any structural deterioration to any non-exposed structural elements is unknown at this time, since the majority of the existing structural elements were not exposed-to-view during our site walk-through. However, moderate deterioration of the existing exterior foundation wall (at grade level) around the perimeter of the building was observed. Additionally, the bases of the entrance canopy columns are severely corroded. Please refer to the photos taken during our site walk-through for observed structural deficiencies.

B. STRUCTURAL RECOMMENDATIONS

All structural deficiencies, as mentioned above and depicted in the previous photos, will require minor to moderate structural repairs. However, the entrance canopy structural steel column bases will require major structural repairs (due to the excessive corrosion to the web of the columns caused by long-term exposure to water and possibly deicing salts.

If alterations are proposed for this building, structural requirements per the MSBC will be triggered (depending upon the level of work and reconfiguration of space for the building). Any existing structural elements resisting lateral loads whose demand-capacity ratio with the alteration considered is more than 10% greater than its demand-capacity ratio with the alteration ignored shall comply with the seismic and wind requirements noted in the IEBC and the MSBC. If modifications or removal of any existing lateral resisting systems (such as the removal of large sections of existing masonry walls) are proposed, and the 10% threshold is exceeded, a lateral analysis of the existing building will be required and may result in the need for additional structural steel cross-bracing elements to resist lateral loads.

If more than 50% of the floor area of the existing building is re-configured, the proposed alterations will be considered **Level 3 Work** (the most stringent for building alterations).

Alterations with less than 50% of the floor area of the existing building planned to be reconfigured would need to conform to **Level 2 Work** (which is not as stringent as Level 3 Work). If the building alterations are considered Level 3 Work, specific seismic hazards would need to be addressed / improved, such as roof / floor diaphragm and wall connections in order to brace any existing unreinforced and unbraced masonry walls.

The existing building may also need to be investigated for wind uplift forces with respect to IBC level wind forces, which may require additional fasteners between the existing steel roof decking and supporting steel members. For the existing school building, which is

considered a Risk Category III building, the building would need to resist the appropriate basic wind speed in South Hadley, MA.

Where additional gravity loads are imparted on the structure or where the existing gravity members are reduced in capacity, a gravity load check in accordance with the IEBC and MSBC will be required, including current design snow loads any snow drift loads. Structural reinforcement to the existing roof framing system may be required to accommodate any additional loads from new mechanical rooftop equipment. Furthermore, if added loads are imparted on the existing roof framing, the roof framing at the affected areas / bays would need to resist a minimum flat roof design snow load of 35 psf (which is higher than the minimum 30 psf snow load that the roof was designed for at the time of the original building construction).

This option would maintain the existing foundation system where possible. A new 1 story horizontal addition is proposed adjacent to the portion of the existing building to remain.

Based on the information noted on the existing original structural drawings of subsequent additions to the original building, and per the requirements of the Preliminary Geotechnical Report, it would appear that the new building addition will be founded on conventional spread and strip footings bearing on well-compacted structural fill placed directly on top of the natural soil layer after removing the surficial organic soil and the existing unsuitable fill material. All existing foundations shall be removed in their entirety within the proposed new building addition footprint and extending a minimum distance equal to 5 feet or the distance between the bottom of the proposed footings and the bottom of the fill or buried organic soil, whichever is deeper.

Perimeter drains will be provided at any subgrade locations and retaining walls. Free-draining material is also recommended to be placed within 3' of the exterior of walls at any below-grade spaces.

Per the Preliminary Geotechnical Report, the allowable soil bearing pressure would be addressed in the new foundation design. The soil site class for seismic design for the new building addition will be Site Class D.

New cast-in-place concrete slabs-on-grade (soil-supported) within the new building addition will consist of 4" thick minimum at typical classroom areas and 6" at mechanical spaces. Unless otherwise noted, all new interior slabs-on-grade will be reinforced with one layer of 6x6-W2.9xW2.9 welded wire fabric, placed over a minimum of 2" of rigid insulation (where noted on the architectural drawings) and a 15-mil vapor barrier over a minimum of 12" of Structural Fill placed directly on top of the natural soil layer. The exact details of the slab-on-grade subgrade preparation will be determined from the recommendations set forth in the final Geotechnical Engineering Report. At new Mechanical and Electrical

rooms within the new building addition, new interior slabs will be 6" deep (minimum) slab-on-grade, reinforced with one layer of 4x4-W4.0xW4.0 welded wire fabric.

New exterior foundation walls of the new building addition will bear on continuous strip footings with at least 4' of cover below grade for adequate frost protection. New exterior foundation walls / footings for the new building addition will typically require 15" wide reinforced cast-in-place concrete walls on 27" wide continuous strip footings at the exterior perimeter of the new building addition and extending at least 4'-0" below finished grade.

New individual conventional spread footings within the footprint of the new building addition will be used at new interior column locations with an allowable soil bearing pressure of 4 kips per square foot. The minimum size of all new column spread footings will not be less than 3' in width in any direction.

Where major structural alterations are proposed within the footprint of the existing building (to remain), major structural reinforcement to the existing building is anticipated, including structural reinforcement to the existing foundations and possibly the lateral-resisting system.

For any proposed horizontal additions to the existing building (unless the new horizontal addition is quite small), we recommend that all new horizontal additions be structurally-detached, but contiguous, from the existing building with a 1" +/- wide expansion joint. If the new addition is detached from the existing building, fewer structural upgrades (including the reinforcement of existing lateral resistance systems) to the existing building would be necessary. If the new addition is structurally-attached to the existing building, all existing lateral force resisting elements (existing masonry walls) within the existing building affected by the new addition would need to comply with full IBC wind forces and full IBC seismic forces, unless the story shear force is not increased by more than 10% as a result of the new horizontally-attached addition.

Any new vertical addition to the existing building (if proposed) would require the existing building to conform to full IBC wind and seismic forces, which would most likely consist of major structural reinforcement / strengthening to the existing lateral resisting system of the building (existing masonry walls) to negate increased lateral loads. A new vertical addition to the existing building is not recommended from a structural perspective.

At this time, it is unknown whether alterations to the existing building will be proposed. However, we recommend limiting the proposed alterations to less than 50% reconfiguration of space of the existing building. If the proposed alterations are less than 50% reconfiguration of space, the proposed alterations would be considered Level 2 Work.

MODULE 3.3.3 ALTERNATIVE #3 – LARGE ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Plumbing Narrative

Plumbing Systems Recommendations

As part of the addition / renovation alternative, all deficiencies reported in the existing conditions report provided in the PDP submission would be addressed. Existing fixtures and plumbing piping would be replaced to the extent needed to accommodate changes in fixture types, heights, quantities, low flow requirements and accessibility requirements including clearances and locations. Also, a fixture count would be analyzed to ensure code compliance for the students and staff. New plumbing systems would be installed in the new addition and integrated with the revised plumbing systems in renovated areas.

Although the storm and sanitary drainage system piping appears to be in fair to good condition, a minimal amount was visible during our visit, therefore extensive investigation should be conducted prior to reuse or modifications if the existing cast iron drainage piping system needs to last for an extended period of time, as should be expected with a major renovation.

Although it appears to be in fair to good condition, we do not believe that the existing domestic water piping system in the building would last for an extended period of time, as should be expected with a major renovation, and would be prone to failure before the building reached its life expectancy. Due to its' unknown condition and age, any major renovation should consider the replacement of the domestic water piping system in the building.

With the replacement of the water piping in the original building, the hot water piping system should be modified to provide the proper water temperature to the various fixtures, with the hot water serving the kitchen and janitorial sinks, and tempered water serving the remainder of the fixtures. Hot water piping for the lavatories should be re-piped to meet the energy code requirements, and all emergency eye wash and shower stations should be equipped with thermostatic mixing valves and tempered water.

General

The following is the Plumbing System Narrative which defines the scope of work and capacities of the Plumbing System as well as the Basis of Design. The Plumbing Systems shall be designed and constructed for NE-CHPS included in this submission.

The plumbing construction documents, which include the design drawings and mechanical specification section 22 00 00 Plumbing, shall incorporate all plumbing work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new plumbing work.

CODES

All work installed under Division 22 00 00 shall comply with the latest International Building Code (IBC), International Existing Building Code (IEBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, MA Plumbing Code (248 CMR) and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

DESIGN INTENT

The work of Division 22.00.00 is described within the narrative report. Plumbing work will include furnishing all fixtures, equipment, materials, labor, testing and inspections required for the modifications of and additions to the existing plumbing systems. The plumbing systems shall be modified and sized to accommodate the existing building and addition.

Design Parameters

GENERAL

The required plumbing systems include cold water, hot water, hot water recirculation, sanitary, waste and vent system, kitchen grease waste system, storm drain system, and natural gas system. Acid waste and vent piping system will be provided if necessary.

The existing building is serviced by the municipal water and sewage systems.

All plumbing will conform to applicable accessibility and water conservation codes.

Plumbing Systems

DRAINAGE SYSTEM

What could be seen of the existing sanitary drain, waste and vent system appears to be a combination of drainage pattern copper and cast iron. Cast iron is a mixture of older hub and spigot cast iron with leaded and caulked joints, and newer no hub cast iron pipe with rubber couplings and stainless steel bands with shields. Visible piping appeared to be in good condition, with little evidence of active leaks. Existing sanitary, waste, and vent piping systems will be modified and will connect to all fixtures and equipment requiring such connections throughout the existing building.

New sanitary, waste, and vent piping systems will be provided for the new addition and will connect to all fixtures and equipment requiring such connections throughout the addition.

Any new buildings drains will extend to a point 10'-0" beyond the building foundation. All plumbing system vents will extend through the roof.

A separate, dedicated kitchen grease waste system will be provided and extend to an exterior grease interceptor. The exterior grease interceptor will be designed and provided by others. A chamber vent for the grease interceptor will be provided and will run independently back in to the building and through the roof. Grease waste piping will serve kitchen equipment and floor drains. Interior grease traps will be provided at specific kitchen equipment such as, but not limited to, dishwashers and scullery sinks.

What could be seen of the existing storm drainage system appears to be a combination of drainage pattern copper and cast iron. The cast iron is a mixture of older hub and spigot cast iron with either gasketed or leaded and caulked joints, and newer no hub cast iron pipe with rubber couplings and stainless steel bands with shields. Visible piping appeared to be in good condition, with little evidence of active leaks.

New storm drainage will be provided for the new addition to drain all flat roofs using roof drains and interior storm drainage piping routed through the existing building. Downspouts from pitched roofs will be provided with downspout boots to connect to the underground storm drainage system. The storm drainage system will extend to a point 10'-0" beyond the building foundation.

WATER SYSTEM

The building's domestic water is supplied underground through a four inch (4") ductile iron water service. The four-inch (4") domestic water supply is equipped with isolation valves and parallel water meters providing a valved bypass arrangement. Immediately downstream of the meters, the cold water splits into two mains, one of which appears to serve the existing building, while the other serves the addition. The water service piping appears to be in good condition and may have to upgraded to facilitate additional needs due to the addition and sprinkler system. The existing valves and meters will be replaced along with new strainers, pressure gauges and drains. The water meters will be interfaced with the building management system.

Only the exposed water piping scattered throughout the building could be observed and evaluated. The domestic water piping is hard drawn copper tube and appears to be in fair condition. The existing hot and cold water distribution piping will be replaced throughout the existing building and connect to each plumbing fixture. New hot and cold water distribution piping will be provided for the new addition and connect to each plumbing fixture. Backflow

preventers will be installed where required including, but not limited to, HVAC system make-up water connections, kitchen equipment, automatic detergent dispensers, and laboratories.

Domestic hot water is provided by a natural gas direct fired tank type water heater. The water heater may need to be replaced or an additional water heater will be provided to facilitate the addition and any additional fixtures in the renovated areas. A submeter will be interfaced with the building management system.

Piping will be arranged to provide 140°F hot water to the kitchen fixtures, and 120°F hot water to serve general use fixtures. Hot water at public use lavatories will be further tempered to code allowed maximum temperatures by point-of-use pressure balancing and thermostatic mixing valves. New hot water recirculation pumps and piping will be provided for each system.

NATURAL GAS SYSTEM

The existing building is equipped with a natural gas service located outside the boiler room. The service is fitted with pressure regulators and a meter. Gas piping is steel with welded or threaded fittings. The existing gas service will remain and new distribution piping will be installed to serve the heating system equipment, domestic water heaters, kitchen cooking equipment, and generator (if provided). The gas meter will be interfaced with the building management system.

The local gas company will be contacted to confirm availability of adequate flow and pressure for the new building loads.

FIXTURES

Sanitary plumbing fixtures throughout the building consist of vitreous china floor mounted or wall hung flush valve water closets, urinals and lavatories. Restrooms are equipped with floor drains and hose bibbs. It is doubtful that the floor drains are equipped with trap primers. Some hose bibbs have been retrofitted with vacuum breakers. Faucets and flush valves are the mechanical type. Some lavatory faucets have been retrofitted with mixing valves. The gymnasium restrooms include unused built-up tiled showers.

There are drinking fountains throughout the building. new fixtures will be installed to compliment the renovated space and addition.

Janitorial sinks are floor mounted porcelainized cast iron sinks with integral traps and exposed wall mounted faucets. Some faucets have been replaced with faucets with integral vacuum breakers.

Classroom sinks are typically single bowl stainless steel drop-in countertop type. The classroom sinks in the original building are typically integral to the stainless-steel countertop which sits on a metal base cabinet. There are some freestanding sinks which appear to have been installed at a later date. Some sinks in the original buildings were equipped with bubblers some of which have been since been disconnected. Faucets are typically two-handle type with gooseneck spouts.

The kitchen plumbing fixtures include a double bay stainless steel prep sink, a stainless steel wall hung hand wash sink, a three-bay stainless steel scullery sink which discharges through a grease interceptor into a floor sink, and floor drains. There was no separate restroom for the kitchen staff.

Modifications have been made over the years in an attempt to meet ADA requirements.

Some original fixtures have been replaced, and some have been completely removed. The removal of fixtures could make the building non-compliant with the minimum fixture requirements set forth in the state plumbing code.

The existing fixtures are antiquated, and will be replaced new water-efficient fixtures, including supports, connections, fittings, and any incidental items required for a complete installation. New fixtures will be provided for the addition. Water closets shall be wall-hung, white vitreous china with flush valves. Urinals shall be wall-hung, white vitreous china with flush valves. Lavatories shall be wall-hung or drop-in white vitreous china with manual faucets. General use sinks shall be stainless steel with manual faucets. Showers, if provided, will be furnished with thermostatic and pressure balancing mixing valves. Water coolers shall be stainless steel.

The proposed flow rates for the new plumbing fixtures are as follows:

1. Water closets 1.28 gpf
2. Urinals 0.5 gpf
3. Lavatories 0.5 gpm
4. Sinks 2.0 gpm
5. Showers 2.0 gpm
6. Water Coolers 0.5 gpm

DRAINS

Restrooms are equipped with floor drains and hose bibbs. It is doubtful that the floor drains are equipped with trap primers. Some hose bibbs have been retrofitted with vacuum breakers. Existing hose bibbs will be replaced, and will be provided where required

throughout the existing building and addition. Floor drains will be equipped with automatic trap priming devices where necessary. Hose bibbs shall include integral vacuum breakers.

VALVES

Properly sized and accessible valves will be provided to isolate the hot water, cold water and hot water recirculation system piping for maintenance and repair.

INSULATION

All domestic water piping and storm drainage piping will be insulated as required.

CLEANOUTS

Cleanouts will be installed at appropriate intervals on the sanitary, waste, grease, acid, and storm drainage systems to allow for proper maintenance of these systems.

ACCESS DOORS

Access doors will be provided at hard ceilings and walls to allow access to valves, cleanouts, and equipment requiring maintenance or adjustment.

The natural gas piping could remain and be modified as needed. The kitchen system should be interlocked with the kitchen hood, and all emergency shut-off systems should be tested.

Substantial renovations would require the existing floor drains, floor sinks, and unused showers to be retrofitted with automatic trap primers where they are to remain, otherwise may be abandoned and/or removed.

MODULE 3.3.3 ALTERNARTIVE #3–LARGE ADDITION / FULL RENOVATION / PARTIAL DEMOLITION

Fire Protection

The current school building was constructed 57 years ago, and was not sprinklered at the time of construction. There have been no modifications, renovations, or additions which would have required retrofitting the building with an automatic fire suppression system since that time.

The existing kitchen hood is equipped with an integral fire suppression system.

There are two sprinklers located within the boiler room which are supplied from the domestic cold water piping and include an unsupervised control valve (handle has been removed), a supervised control valve, flow switch, and test and drain assembly which discharges into a sump pit in the closet. These sprinklers appear to have been retrofitted when the new boiler room was created.

Recommendations

In accordance with Chapter 34 of the current Massachusetts State Building Code, existing buildings in Use Group E are not required to be retrofitted with an automatic fire sprinkler system unless they undergo major alterations or additions. However, because of the proven property and life-saving benefits of these systems, this addition / renovation alternative would be fitted out with a complete automatic sprinkler system. Also, the required fire separations and firestopping would be implemented as part of the design and construction process.

General

The following is the Fire Protection System Narrative, which defines the scope of work and capacities of the Fire Protection System as well as the Basis of Design.

The fire protection construction documents which include the design drawings and mechanical specification section 21 00 00 Fire Suppression shall incorporate all fire sprinkler system work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new fire sprinkler system work.

CODES

All work installed under Division 21 00 00 shall comply with the latest International Building Code (IBC), International Existing Building Code (IEBC), Massachusetts Building Code 10th Edition, NFPA 13-2013, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

DESIGN INTENT

The work of Division 21.00.00 is described within the narrative report.

Fire Protection systems shall be new and designed to accommodate the existing building and addition. Fire Protection work will include furnishing all equipment, materials, labor, testing and inspections required for the complete and operational installation of the fire protection systems.

GENERAL

In accordance 780 CMR Section 903, Table 903.2, any educational building with an aggregate building area greater than 12,000 square feet must be protected with an automatic fire sprinkler system.

Design Parameters

BASIS OF DESIGN

Loading docks, mechanical rooms, storage rooms, and the kitchen service area are considered Ordinary Hazard Group 1; legitimate stages and library stack room areas are considered Ordinary Hazard Group 2; all other areas are considered light hazard.

Required Design Densities:

Light Hazard Areas	0.10 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 1	0.15 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 2	0.20 GPM over a design area of 1,500 s.f.

Maximum Sprinkler Spacing:

Light Hazard Areas:	225 s.f., maximum 15’ between sprinklers
Ordinary Hazard Areas:	130 s.f., maximum 15’ between sprinklers

HYDRANT FLOW TEST

A hydrant flow test was performed and included as part of the PDP submission to determine if there is adequate flow and pressure to support the automatic sprinkler system. Flow test data is required to be less than one year old, and measured from within 500’ of the building.

Fire Protection Systems

DESCRIPTION

The original school building is not protected by an automatic sprinkler system.

The new system will be a wet pipe automatic sprinkler system providing complete building coverage. The system will be divided into protection zones controlled by individual zone control and check valves. Protection zones shall not exceed 52,000 s.f.

Protection zones shall be provided with individual system risers which shall consist of supervised zone control valves, riser check valves, pressures gauges, drains, waterflow switches and test connections.

The system will be provided with a new fire department connection of a size and type to meet local requirements.

All areas of the existing building and addition shall be provided with sprinkler coverage, including electric rooms and combustible concealed spaces.

Sprinklers will not be installed in elevator shafts and machine rooms.

FIRE WATER SERVICE

Currently, a fire water service and system riser does not exist in the existing building. A new service will be installed as apart of any addition / renovation work.

SPRINKLERS

Upright, pendent and sidewall sprinklers will be provided throughout the existing building and addition. Sidewall sprinklers will be installed under overhead doors.

PIPING AND FITTINGS

All sprinkler system piping inside the existing building and addition of two inches (2") and smaller in size, shall be Schedule 40 threaded black steel, conforming to ASTM Standards A53, A135, and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

All sprinkler system piping inside the existing building and addition two and one-half inches (2½") and larger in size, unless otherwise noted, shall be Schedule 10 black steel pipe with rolled groove ends, conforming to ASTM Standards A53, A135 and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

U.L. listed and F.M. approved groove fittings will be allowed. All fittings shall be approved by Underwriters' Laboratories for use in Sprinkler System and shall be designed and guaranteed for a working pressure of not less than 175-psi cold-water pressure.

FIRE PUMP

A hydrant flow test has been performed to determine if there is adequate flow and pressure to support the automatic sprinkler system. At this time, there does not seem to be a need for a fire pump. The flow test report including location and results were included in the Preliminary Design Program (PDP) submission. A fire pump shall be provided if hydraulic calculations determine that the public water supply is inadequate.

MODULE 3.3.3 ALTERNATIVE #3- LARGE ADDITION / FULL RENOVATION / PARTIAL DEMOLITION HVAC Narrative

Existing Conditions

The HVAC systems currently serving the school are a mixture of older and new equipment. The notable system upgrades include the replacement of the original boilers along with limited energy conservation measures. The building systems are described as follows:

Heat for the building is provided by two gas-fired hot water boilers located in an undersized boiler room. The main heating boiler a Viessmann high efficiency condensing boiler model VSB-45 with natural gas burners. The secondary heating boiler is an A.O. Smith Legend boiler. It appears to be piped as a secondary loop off of the main boiler loop. There was no pump visible serving the A.O. Smith boiler. The main Viessman boiler was manufactured in 2002. The boilers appear to have been installed in 2002 along with expansion tanks and other equipment in the boiler room. The Viessman boiler has a Net IBR rating of 1,498 MBH. The boiler appears to be in fair condition but is nearing the end of its service life between 25-30 years (approximately 23 years' operating at the time of this report). A tag was not visible, but it appears that the existing drawings note that the model is LW-1000 with a 1,000 MBH input. At 84% efficiency, the maximum output is 840 MBH. The existing boiler room does not provide proper clearance for the equipment and makes servicing the equipment difficult.

Due to the age and deteriorating condition of the existing HVAC systems, it is recommended that a complete replacement of all systems and equipment, with the exception of the heating hot water system piping, be undertaken. This includes replacement of the existing exhaust fans, classroom unit ventilators, boilers, pumps, air handling units, heating and ventilating units and automatic temperature control systems to meet current occupancy loads for the school and to meet current code requirements.

GENERAL

The project building addition is a single-story elementary school. The building is use group Education. The interior spaces include classrooms, gymnasium, media center, art, OT/PT, STE, educational support areas, restrooms, and mechanical spaces.

The planned operating schedule for the classroom portion is 7:00 am to 4:00 pm Monday thru Friday during the school year. The schedule for the administration portion is 7:00 am to 5:00 pm Monday thru Friday year-round.

HEATING, VENTILATING AND AIR CONDITIONING (HVAC

General

The following is the HVAC system narrative, which defines the scope of work and Basis of Design. The HVAC systems shall be designed and constructed for LEED scorecard included in this submission. This narrative includes information about pertinent codes, design criteria and proposed systems description.

The mechanical construction documents which include the design drawings and mechanical specification section 23 00 00 HVAC shall incorporate all HVAC work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new HVAC work.

CODES

All work installed under Division 23 00 00 shall comply with the latest International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

DESIGN INTENT

The work of Division 23 00 00 is described within the narrative report. The HVAC project scope of work shall consist of refurbishing the existing HVAC equipment and systems including distribution systems as described herein for the original building. All new work shall consist of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Heating, Ventilating and Air Conditioning work and all items incidental thereto, including commissioning and testing.

Design Parameters

DESIGN CRITERIA

Following are the assumptions used to calculate the capacities and parameters for the building components.

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.		Design City: Bedford, MA
		Dry Bulb – 88° F

	Summer Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Wet Bulb – 72° F
3.	Summer Indoor Design Conditions	Dry Bulb – 75° F
		Relative Humidity – 50%
4.	Winter Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 7° F
5.	Winter Indoor Design Conditions	Dry Bulb (Occupied) – 70° F
		Dry Bulb (Unoccupied) – 50° F
6.	Ventilation	Per IMC 2015

Building Systems

All material and work provided shall be in accordance with the above-mentioned codes and standards:

ENTRAL HEATING SYSTEMS

The existing central heating system for the school will be replaced with new. The new systems will consist of gas-fired, hot water, high efficiency condensing type boilers. The boilers will produce hot water which will be circulated through dedicated hot water piping to unit ventilators, air handling units, finned-tube radiation and unit heaters throughout the school. The boilers shall be direct vent and will acquire combustion air (CA) direct from the outdoors and will exhaust the flue gases directly to the outdoors. The CA intake and flue exhaust pipes associated with the boilers will terminate above the roof with the manufacturer recommended termination fittings. The boilers will operate on a re-set water supply temperature based on the outdoor air temperature. The new hot water circulating pumps that distribute hot water to various spaces within the building will include with variable frequency drives (VFD) that will modulate the speed of the pumps based on actual demand which would result in energy savings. The existing hot water supply and return piping will be replaced with new and shall be schedule 40 steel or type L copper based on the size and will be insulated with fiberglass insulation with thickness complying with IECC 2018.

CLASSROOMS

The existing hot water unit ventilators serving the classrooms shall be replaced with new. The new unit will supply code required outside air for ventilation. The existing exhaust systems serving the classrooms which include roof mounted exhaust fans will be replaced with new. Each classroom will have a new electric thermostat to control the unit ventilator.

ADMINISTRATION AND SUPPORT AREAS

The existing air handling units serving the administration and support areas will be replaced with new. The new units will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation. The indoor air handling unit will include a hot water coil, MERV 13 filter and a DX cooling coil. The DX cooling coil shall be connected to a remote air cooled condensing unit located at grade. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

MUSIC ROOMS

The air handling unit will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation. The unit will include a hot water coil, MERV 13 filter and a DX cooling coil. The DX cooling coil shall be connected to a remote air-cooled condensing unit located at grade. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

MEDIA CENTER/LIBRARY

The Media Center in the building will be served by a new indoor air handling unit that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation. The indoor air handling unit will include a hot water coil, MERV 13 filter and a DX cooling coil. The DX cooling coil shall be connected to a remote air-cooled condensing unit located at grade. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

CAFETORIUM

The existing air handling unit serving the Cafetorium will be replaced with new. The air handling unit that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation. The unit will include a hot water coil, MERV 13 filter and a DX cooling coil. The DX cooling coil shall be connected to a remote air-cooled condensing unit located at grade. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

GYMNASIUM

The air handling unit serving the Gymnasium will be new. The air handling unit will supply a mixture of outdoor air and return air to provide heating and ventilation. The unit will include a hot water coil and MERV 13 filter. Supply air will be delivered to the space via sheetmetal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

KITCHEN

The existing make-up air unit serving the Kitchen will be replaced with new. The make-up air unit shall also serve the kitchen food preparation spaces and will provide heating and ventilation to these spaces. The unit will be provided with a hot water heating coil. The make-up air unit will supply 100% outside air (tempered) to the kitchen and food preparation spaces and this air will be exhausted by the Kitchen hood exhaust fan. Re-circulation of air is prohibited from these spaces when the spaces are occupied. The existing roof mounted exhaust fan associated with the Kitchen and dishwasher hoods will be replaced with new.

COMMON AND MISCELLANEOUS AREAS

The existing hot water heating systems serving the common and miscellaneous areas like vestibules, entrances, corridors etc. will be replaced with new including temperature controls. The heaters for the vestibules will be tied into an outdoor air sensor that will deenergize the units when the outdoor air temperature is above 45ºF

The existing exhaust fans serving the toilet rooms and janitors closets will be replaced with new.

SPECIAL EDUCATION ROOMS

Each of these rooms shall be served by a new dedicated DX spilt system which will include an indoor ceiling cassette type ductless air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space. Heating for these rooms shall be provided by hot water baseboard radiation. At the owner's discretion, dedicated hyperheat split heat pump systems can be provided to serve these spaces that shall provide both heating and cooling for the space and shall eliminate the requirement for the baseboard radiation. Ventilation air for these spaces will be provided by an energy recovery ventilator (ERV) unit.

MDF, IDF AND ELECTRIC ROOMS

Each of these rooms shall be served by a new dedicated DX spilt system which will include an indoor wall mounted ductless air handling unit and an associated outdoor air -ooled condensing unit located on the roof that shall provide cooling for the space.

AUTOMATIC TEMPERATURE CONTROLS

The existing pneumatic controls throughout the building will be replaced with similar new electric controls. The building will be provided with a new direct digital control (DDC) system which will monitor and control all the major HVAC equipment. The boilers will be controlled by the factory installed operating and safety controls and the new DDC system will interface with the factory controllers to allow monitoring and adjustment. All the air handling units, make-up air units, exhaust fans, unit ventilators and room controls will be controlled by the DDC system. Larger occupancy rooms shall include CO2 sensors for demand control ventilation. The DDC system will include graphical representation (via. software) for each major piece of equipment. Individual room controls will consist of a wall mounted thermostat with a limited adjustment range.

1. LEED V4.0 Compliance Items

Additionally, following are compliance items for the building part of the HVAC design parameters.

HVAC Design – ASHRAE 62.1.
HVAC systems shall provide the minimum ventilation requirements as outlined in ASHRAE 62.1.
Pollutant and Chemical Source Control.

- Building shall be provided with dedicated exhaust system for spaces where chemical use occurs. Exhaust shall be provided at a rate of 0.5 cfm/sq.ft and make-up air shall be provided.
- Gas-fired boilers and furnaces for HVAC equipment shall be equipped with electric ignitions.
- Air intakes shall be in accordance to ASHRAE Standard 62.1.

Ducted Returns.
All systems shall be provided with return ductwork.
Construction Indoor Air Quality (IAQ) Management.
Building flush-out, ductwork protection, filter changes shall be compliant with these requirements.
Post-Construction IAQ.

Prior to building flush-out the contractor shall provide and install 4-inch, MERV-10 filters in all air handling units. After building flush-out is complete, contractor shall replace MERV-13 filters with factory supplied, 4-inch MERV-8 filters. All HVAC filters shall be replaced prior to occupancy. Electronic air filters shall not be operational until

building flush out is complete.
Thermal Comfort ASHRAE 55.
HVAC system designs shall comply with ASHRAE 55.
Individual Controllability.
Each classroom shall be provided with an independent temperature sensor for occupant control. Thermostats shall have the ability to adjust +/-3ºF.
Commissioning.
Energy Management System.

- HVAC shall specify an Energy Management System designed to monitor and trend Lighting (via a BAC net connection), Photovoltaics (via a MOD bus connection), HVAC and Domestic Hot Water.
- Electrical and Plumbing shall meter energy sources (electricity, natural gas and domestic/potable water), the EMS shall trend data with respect to the outside air temperature.
- The DDC system shall be equipped with sensors, point's matrix, trend capabilities, system architecture, data storage and operator interface.
- Project specifications shall include instructions for building operators to analyze energy source trending vs. outside air temperature and adjust equipment operation as required to increase energy efficiency.

Mechanical Loads

Heating and cooling load calculations shall be performed per IECC requirements for each space to properly size the respective HVAC equipment serving the space during the design development. Based on industry standards the approximate sizes of equipment serving the school shall be,

- Administrative Areas – Cooling: 400 SF/ton, Heating – 20 Btuh/SF.
- Classrooms – Heating: 20 Btuh/SF.
- Cafeteria – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Other areas – Cooling: 350 SF/ton, Heating – 20 Btuh/SF.

MODULE 3.3.3 ALTERNATIVE #3 – LARGE ADDITION / FULL RENOVATION / PARTIAL DEMOLITION
Electrical / Technology Narrative

ELECTRICAL

General

The following is the Electrical system narrative, which defines the scope of work and capacities of the Power and Lighting system as well as the Basis of Design for the renovated school and proposed addition. The electrical systems shall be designed and constructed to meet the LEED v4.0 scorecard included in this submission.

1. CODES

All work installed under Division 26 shall comply with the Massachusetts State Building Code and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 26 is as described in this Narrative. All work is new and consists of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Electrical work and all items incidental thereto, including commissioning and testing.

Design Parameters

1.	High Voltage:	277/480 Volt
2.	Low Voltage:	120/208 Volt
3.	Phase:	3-Phase, 4-Wire
4.	Amperage:	1600 - 2000 Amps
5.	KW:	736KW

Electrical Utility load usage is estimated at approximately 8-watts per square foot.

Building Systems

1. SEQUENCE OF OPERATIONS AND INTERACTIONS

Light Pollution Reduction

A. All lighting fixtures will be controlled via programmable lighting panelboards which utilize a microprocessor programmable controller with self-contained solenoid operated circuit breakers. The control of the circuit breakers shall be by automatic means such as time of day to reduce corridor lighting and security system inputs to turn off all building lighting when the system is armed.

B. Exterior lighting will be controlled via an astronomical time clock integral to programmable lighting panelboards or web-based lighting control system.

C. Emergency and exit lighting will be run through life safety lighting panelboards to be on during normal building operating hours as well as power outage conditions. The light poles will be connected to the normal power lighting control system.

2. ELECTRICAL SYSTEMS

A. Electrical Distribution System:

i) A new service to the building shall be provided. The new service ratings are designed for a demand load of 8 watts/square foot. The service capacity will be sized for a minimum of 1600 amperes with 100 percent rating at 277/480 Volt, 3 Phase, 4 Wire.

ii) New Main distribution panelboard, lighting panelboards, power panelboards, and step down transformers will be provided to accommodate respective loads. The equipment will be located in dedicated electric rooms or closets on each floor. The incoming utility power shall be monitored by the power meter mounted in the main distribution board and interfaced to the building DDC building management system.

iii) A new main electrical room shall be constructed on the first floor of the building; new electric rooms shall be located in each wing, on each floor of the building to service the power of the local areas. All branch circuit homeruns shall feed back to the sub-panels. The sub-panels, in turn, feed to the designated main distribution board.

B. Emergency and Standby Power System:

i) A 125KW, 480 volt diesel oil fired generator with a weatherproof, sound attenuated enclosure with fuel oil sub-base tank shall be mounted outside, in the near vicinity of the building. The generator shall provide emergency power via a 200 amp transfer switch and panelboards to all emergency lights and egress exit signs. The generator shall also provide standby power via a 200 amp transfer switch and panelboards.

ii) A new 2-hour fire rated life safety electrical room shall be constructed on the 1st and 2nd floors of the building.

iii) The building will be protected with a complete electrical emergency system. Systems included in these categories are: lighting at all means of egress; selective lighting throughout the facility to provide a logical route in which to exit the building; exit signs; fire alarm system; generator system. In order to utilize the Generator to its capacity and to provide the school with some capabilities in the event of normal power outage, the following systems and equipment shall be powered as standby emergency power: Security System; Camera System; Sound/Clock System; Energy Management System; all freezers, coolers and refrigerators; selective Administrative power and heat; selective exterior site lighting; any heaters in remote areas where pipes could potentially freeze; main water pumps and main boilers.

B. Interior Lighting System:

Optimize Energy Performance

Interior Lighting

i) Lighting system shall be the following for each type of area.

ii) Lighting fixtures for the corridors, kitchen and bathrooms shall consist of recessed mounted 2x4, LED lensed troffer fixtures. The light level will be designed for approximately 20 foot candles.

iii) Light fixtures for classrooms, offices, and special purposes education rooms lighting shall consist of recessed mounted 2x4, LED fixtures and/or LED pendant mounted indirect/direct linear light fixtures. The light level will be designed for approximately 30-34 foot candles.

iv) Light fixtures for the media center shall consist of pendant mounted linear indirect/direct LED fixtures. The light level will be designed for approximately 32-36 foot candles.

v) Lighting fixtures for the cafetorium shall consist of recessed mounted LED downlights and

pendant mounted LED decorative or linear lights. The light level will be designed for approximately 30 foot candles.

vi) Utility rooms lighting shall consist of surface or pendant mounted industrial strip LED light fixtures. The light level will be designed for 5 foot candles.

vii) All classrooms, offices, media center and special purposes education rooms shall be provided with minimum two zone switching with manual dimming control with the presentation wall being on a dedicated manual dimming zone. Ceiling mounted occupancy sensors shall be located in all classrooms and larger rooms, wall mounted occupancy sensors shall be located in all offices and smaller rooms.

viii) A stage lighting system consisting of performance LED stage lights, stage industrial strip LED house lights and performance dimming system that also controls the cafetorium lighting shall be provided.

ix) Emergency generator power shall be provided to selected LED light fixtures in all egress paths and multiple occupancy rooms to serve as code required emergency egress lighting.

x) In all common areas, corridors and main assembly areas, a low voltage lighting system will be designed. The lighting circuits will feed back to a central monitoring center, where light fixtures can be controlled. This system shall meet the utility company rebate program. The building light fixtures will be controlled from one location.

xi) The Gymnasium will be lit with LED hi-bay pendant light fixtures. The lights will be controlled via the micro-based lighting control system and several local low voltage switches, for maximum versatility of the space. Ceiling mounted occupancy sensors will control select lights.

xii) The Classroom light fixtures will be controlled by manual low voltage manual switches on the wall, ceiling mounted occupancy sensors and photocells (for day-light dimming. The dimmable LED light fixtures shall connect to the main central control system with web-based software for remote control.

xiii) The main central control system for the building light fixtures shall be located in the maintenance room, or other room designated by Administration. The system shall come equipped with web-based software for remote control. The system shall control, monitor and manage: Day-light Harvesting; Time Scheduling; individual room control; and, energy consumption. The system shall track and record the light levels and consumption. The

central monitoring system will have the ability to override all local controls to de-energize the lights during non-occupied hours through internal time clocks.

D. Site Lighting System:

Light Pollution Reduction

i) New Site lighting will be comprised of full cut-off, Dark Sky compliant, architectural grade fixtures with white light LED sources.

ii) Fixtures will be compliant with LEED v4 Credit SSC8, classified as Lighting Zone 2.

iii) Pole mounted fixtures in parking areas will be located at a height of 25 ft. above grade.

iv) Pole mounted fixtures in pedestrian areas will be located at a height of 12 ft. above grade.

v) All lighting will be located so as to eliminate light trespass across property lines. The layout will meet IESNA RP-33 for Exterior Environments

vi) Illumination levels and uniformities at grade will be in compliance with Illuminating Engineering Society of North America (IESNA) IESNA/ANSIRP-8 recommendations. Parking and pedestrian areas will meet a minimum level of 0.5 foot candles average.

vii) The entire site will be controlled via the low voltage lighting central monitoring system. The system consists of a time clock and photo sensor control module for each circuit to ensure complete flexibility of the site.

E. Wiring Devices:

i) Each classroom will have a minimum of two duplex receptacles and two double duplex per teaching wall and two double duplex receptacles on dedicated circuits at classroom computer workstations.

ii) Office areas will generally have one duplex outlet per wall. At each workstation a double duplex receptacle will be provided.

iii) The media center will have a minimum of two sets of duplex receptacles on each wall and floor mounted receptacles located at selective desks.

iv) Corridors will have maintenance receptacles at approximately 25 foot intervals.

v) Exterior weatherproof receptacles with lockable enclosures will be installed near exterior doors.

vi) A system of k-13 rated transformers and panelboards with double neutrals and transient voltage surge suppressors will be provided for selected computer receptacle circuits.

vii) 120VAC power junction boxes will be provided in the classrooms to support the new assistance listening systems.

viii) The power design will be coordinated closely with the telecommunications design, architectural design and Owner equipment. All power connections to mechanical, plumbing and all other trades shall be coordinated and connected accordingly.

E. Fire Alarm System:

i) The new fire alarm system shall be addressable, voice notification type with integral battery backup. New devices and loops shall be connected into the new fire alarm control panel.

ii) New smoke detectors will be provided in the open areas, corridors, stairwells, storage closets, electrical rooms, and MDF/IDF rooms.

iii) New water flow and tamper sprinkler system devices will be supervised.

iv) New Speaker/strobes will be provided in egress ways, classrooms, assembly spaces, open areas and other large spaces. Strobe only units will be provided in bathrooms and conference rooms.

v) Manual pull stations will be provided at exit discharge doors and at the entrances to stairwells.

vi) The system will notify the local fire department in the event of alarm condition via a new radio master box or wireless communicator (via a central monitoring station).

vii) The system shall be Class “A” addressable, closed loop initiating device circuits with individual zone supervision, individual voice evacuation, indicating appliance circuit supervision, incoming and standby power supervision. Included in the main fire alarm system shall be a main control panel, remote annunciator(s), manual pull stations, automatic fire detectors, speaker/visual and flashing strobes, elevator recall connections, duct smoke detectors, shunt trip shut offs for local sound and lighting systems and supervision of the sprinkler system and kitchen Ansul System.

3. TELECOMMUNICATIONS

i) The Technology System is comprised of Communications Cabling for data, IP Video, VoIP and cabling for instructional interactive whiteboard/video projector systems, a Voice system, a Video Distribution system, a Public Address system, Speech/Sound Reinforcement systems, and Synchronized Master/Secondary Clock system.

ii) Communications Cabling: Communications Cabling: shall consist of Tel./Data and Audio-Visual cabling. Provide Category 6A UTP and OM3 fiber cabling for data, voice, wireless Wi-Fi, and Video outlet locations. Provide Category 6A UTP cabling for voice riser cabling between wire closers. Provide Category 6A cabling as follows.

iii) Provide Test Reports and as-built drawings for all cabling.

iv) Audio-Visual Cabling: Audio-Visual cabling shall consist of cabling installed between the whiteboard/projector and teacher/presentation outlets at each audio-visual location. Provide cabling as follows for each location.

v) Voice POTS Cabling: Voice cabling shall consist of Category 6A UTP data cabling.

vi) Provide dedicated POTS lines for fax machine locations and elevator emergency line. Fax lines shall be installed in the main administration office workroom, Nurse's office, and Media Center. Provide Test Reports and as-built drawings for all cabling.

vii) Voice System: Voice system shall consist of Voice over IP equipment. Provide Voice over IP PBX equipment and VoIP phone handsets. The IP/PBX shall be hardware fault tolerant and have failover capabilities. Provide installation and programming as per the Owner's requirements.

viii) Video Distribution System: Video Distribution shall be over the data network. Provide four CATV receivers and DirecTV satellite with four receivers. Provide eight High Definition encoders for simultaneous distribution of eight CATV channels. Provide a High Definition decoder/controller at each interactive whiteboard/projector system location. Provide a Video on Demand server with 25TB storage. Provide one local origination live broadcast cart with High Definition camcorder and encoder, and one tripod. Provide a Digital Signage server capable of two simultaneous content streams with a High Definition encoder, 50" TV monitors, and High Definition decoders/controllers. Provide 1-line and as-built drawings.

ix) Public Address/Intercom System: The Public Address/Intercom system shall consist of a console located in the Head End room, ceiling or wall speakers, and wiring. Provide

PA/Intercom console. Provide two-way speakers all classroom spaces to provide for answer back capabilities. Provide one-way speakers in location requiring multiple speakers for coverage. Speakers shall be installed in all spaces including corridors, offices, common spaces, gang toilets, building system spaces, and storage rooms. PA speakers in offices shall be connected to a volume control. The PA console shall be interfaced to the voice system to provide the capability for PA announcements to be made from any phone handset in the building. The PA console shall be interfaced to the Fire Alarm system for interrupt during a fire alarm. Provide programming as per the Owner's requirements. Provide test reports.

x) Speech/Sound reinforcement Systems: Speech/Sound Reinforcement systems for enhancement and uniform distribution of speech and sound shall consist of wireless Infrared microphones and receivers, and speakers. The systems shall include a wireless media converter so that they can also be utilized as the sound systems for the interactive whiteboard/projector systems. The speech/sound reinforcement systems shall be installed on the ceiling in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group Room and Remedial instructional spaces. Provide testing of all systems and test reports.

xi) Synchronized Clock System: The synchronized clock system shall consist of a master clock located in the Head End Room and secondary clocks located in all offices, instructional spaces including Breakout Areas, and common spaces. Wiring shall be low voltage 24 VAC wire. Secondary clocks shall be 12" in diameter, except for the Gymnasium, Cafeteria, and the Media Center. The Gymnasium shall have 16" clocks with wire guards. The Cafeteria and Media Center shall have 16" clocks. The Master Clock will be interfaced to the Public Address system to provide for scheduled bell tones. Provide programming as per the Owner's requirements. Provide as-built drawings.

xii) Duress Alert System: The Duress Alert system shall be a fully supervised system with multiple alert capabilities. The system will be capable of multiple levels of alarm and call escalation capabilities. Wireless transmitters will operate in the 902 to 928MHz frequency band. To provide extended range for larger installations, wireless repeaters shall be available. In order to provide maximum reliability and interference immunity, all wireless sensors, transmitters and repeaters shall use a spread spectrum, frequency-hopping technique, which, upon alarm activation, sends redundant messages across a bandwidth that is at least 10MHz wide. The wireless sensors and repeaters shall be capable of periodically transmitting check-in signals to monitor the integrity of their wireless links to compatible receivers. These transmitters and repeaters shall be able to be programmed for check-in transmissions that occur as frequently as every 60 seconds. The information provided in these check-in messages shall at least include alarm and battery condition status. Wireless receivers shall resolve signals from the transmitters and repeaters specifically registered into the system, even in the presence of RF interference. Provide

fixed 4-button Duress Buttons. Provide Wireless Transmitters. Provide Repeaters as required. Provide Wireless 2-way Interface Module that can be used as an output interface to hardwired inputs of public address, video distribution, access, intrusion, fire and surveillance systems. Provide coordination and programming for interfaces to systems above as required by the Owner. Provide system training for support staff. Provide test reports.

3. SECURITY SYSTEMS

A. CCTV System

i) A Closed Circuit TV system shall be provided consisting of a computer server with image software and IP based PoE CCTV cameras. The head end server will be located in the head end MDF room and will be rack mounted. The system can be accessed with proper security login from any PC within the facility or externally via an IP address. Each camera can be viewed independently. The CCTV server will store this information for 30 days at 15 frames per second.

ii) The location of the cameras is generally in the new and existing corridors and exterior on the building perimeter walls.

B. Intrusion System

i) The intrusion system will be addressable with integral battery backup. New devices shall be connected into the new intrusion system control panel.

ii) Motion sensors located in all 1st floor exterior rooms with computers and expensive equipment and within all offices and corridors. Door contacts shall be mounted on all exterior doors.

iii) Keypads shall be located in the main lobby and at the rear janitor's entrance and Receiving Area door.

iv) Glass break protection shall be installed in rooms with windows, on floors that are accessible if requested by the District.

v) All egress doors shall be locked. Doors shall be controlled via keys or card readers. When personnel enter designated doors, the key pad must be activated with a four-digit code. System shall be programmed with a delay period. In the event that the system is actuated, the following shall occur: all audible security alarm annunciators shall sound; centrally located visual annunciation shall take place at the control station showing the

point in alarm; a telephone line shall be provided for communication to the alarm company; all automatic alarm devices located at each perimeter door shall be automatically activated.

C. Card Access System

i) A card access system shall be provided consisting of card access door controllers and proximity readers.

ii) Proximity readers will be located at the front entrance doors, rear janitor's entrance doors and selected staff entrance doors.

iii) Each proximity reader will have a distinctive code to identify the user and a log will be kept in memory. The log within the panel can be accessed through a computer.

D. Intercom System

i) A video/voice intercom system shall be provided consisting of a master station located in the main office and door stations located the front entry door and rear kitchen delivery door.

5. AUDIOVISUAL SYSTEMS

i) Audiovisual systems shall consist of an interactive projector and audiovisual cabling. Provide Ultra-Short Throw projectors with stylus and touch interactive control. The audiovisual systems shall be installed in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group room and Remedial instructional spaces. The audiovisual system shall be interfaced to and shall utilize the speech/sound reinforcement system installed in each space. Provide testing of all systems and test reports.

6. ELECTRIC VEHICHLE CHARGING STATIONS

i) Electrical power provisions for Charging Stations shall be installed on site. Stations shall be UL listed, NEMA 3R, bollard mount. Stations shall be powered by 120/208 volt power. Stations shall be connected to the building's DDC system.

7. CIRCUIT BREAKER AND EMPTY RACEWAY SYSTEM FOR FUTURE PHOTOVOLTAIC SYSTEM

i) The power system shall be designed to incorporate a future PV system installation on the roof of the proposed addition with a dedicated back feed circuit breaker, dedicated photovoltaic

equipment spaces and empty raceway system. There will be an area on the roof designated for solar panels. The electrical design shall show the necessary raceways from the solar panels on the roof to the remote solar equipment and inverters. The Electrical Contractor shall be responsible to feed from the inverter to the Utility Company's primary transformer. Located on the site. The Owner may choose to sell back any extra power they generate to the Utility Company.

8. ELECTRICAL SUPPORT FOR ALL OTHER BUILDING SYSTEMS

i) The Electrical Contractor shall be responsible for electrical support/connections to mechanical, plumbing, fire protection, telecommunications, and any other systems within the site requiring electrical power.

9. TESTING REQUIREMENTS

The Electrical Contractor shall provide testing of the following systems with the Owner and Owner's representative present:

- Power distribution system for cables insulation and proper phasing.
- Grounding system
- Lighting control system (interior and exterior).
- Fire alarm system.
- Telecommunications.
- Security systems.
- Audiovisual System.

Testing reports shall be submitted to the engineer for review and approval before providing to the Owner.

10. OPERATION MANUALS AND MAINTENANCE MANUALS

When the project is completed, the Electrical Contractor shall provide operation and maintenance manuals to the Owner.

11. RECORD DRAWINGS AND CONTROL DOCUMENTS

When the project is completed, an as-built set of drawings, showing all lighting and power requirements from contract and addendum items, will be provided to the Owner.

12. COMMISSIONING

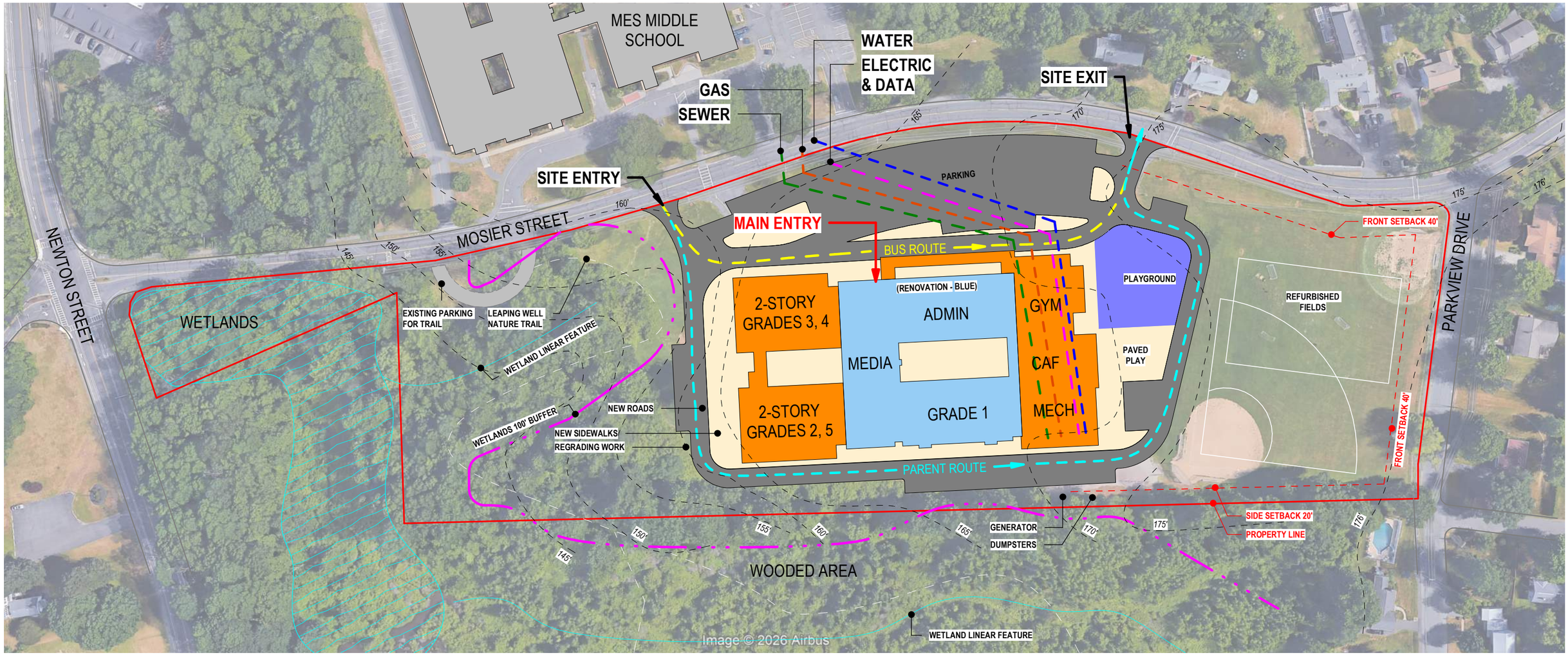
The project will be commissioned per Section 018100 of the specifications.

MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 - Preferred Schematic Report (PSR) Submission

MVG
MOUNT VERNON GROUP ARCHITECTS



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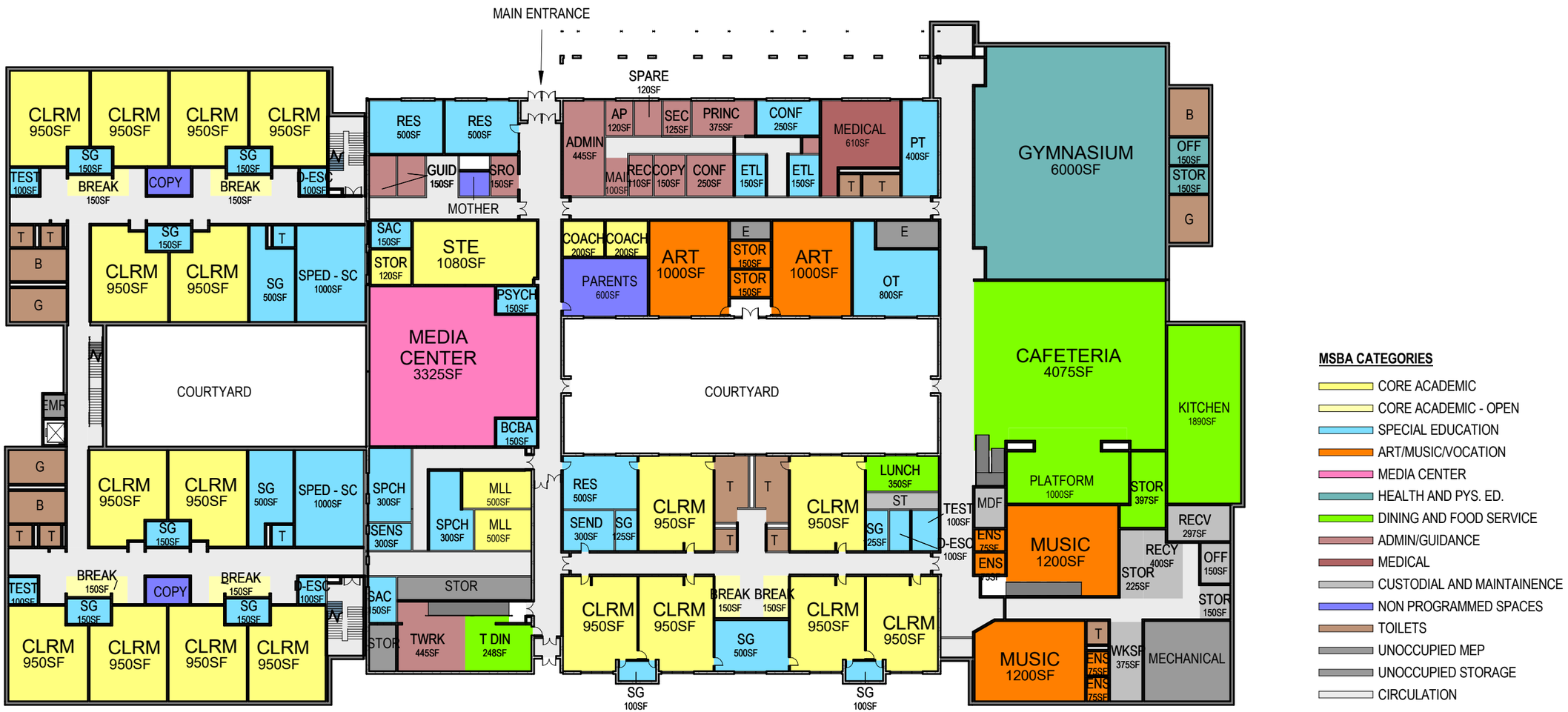
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South Hadley Public Schools

South Hadley, MA

ALT 3 - ADDITION RENOVATION - DETAILED

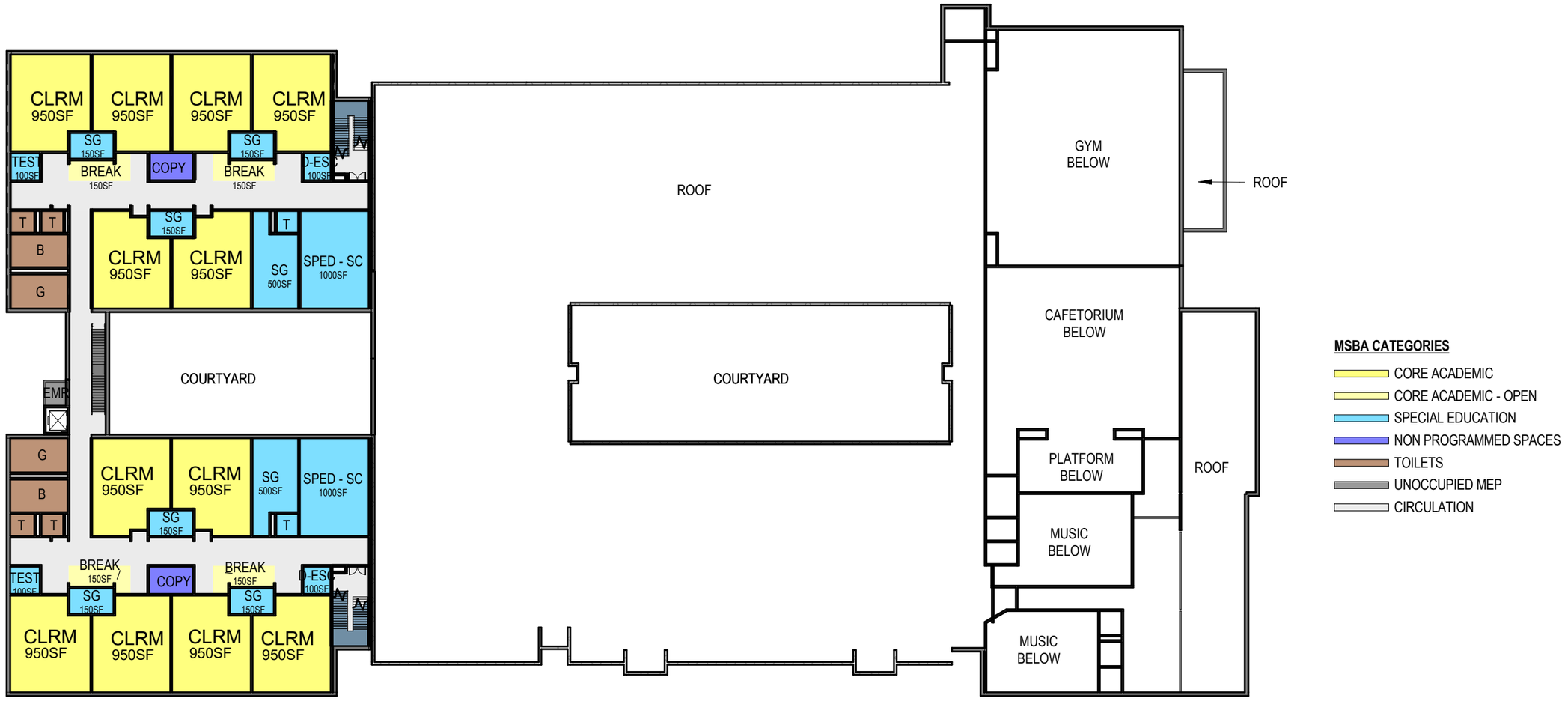


MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- 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

0 20' 40' 80'
0 2"
1" = 40'-0"

FIRST FLOOR PLAN



0 20' 40' 80'
0 2"
1" = 40'-0"

SECOND FLOOR PLAN

MODULE 3.3.3 ALTERNATIVE #4 – NEW CONSTRUCTION / FULL DEMOLITION
Site Narrative

A. General Description and Orientation

The existing Mosier Elementary School is a single-story building consisting of approximately 57,788 s.f. with 4,449 s.f. of modular classrooms connected via a constructed corridor and is located centrally towards the south side of a 12 acre parcel of land owned by the Town of South Hadley. The property is located at 101 Mosier Street, just off Newton Street (Rte 116) in South Hadley, MA. Currently, the site consists of the school building, associated parking area and drives, play areas and open play fields as well as wooded areas. The site is bordered by Mosier Street to the north, a half-acre of town owned property along Parkview Drive to the east which is an extension of the open play fields, and Town owned property to the southwest currently undeveloped for conservation. The parcel of land also contains the Leaping Well Nature Trail to the west of the existing school, which also extends onto the property to the south. All site development and improvements would be fully handicap accessible and available for both the student population and community use.

B. Structures and Fences

The existing Mosier Elementary School building along with the modular classroom units is the only significant building on the site.

As part of the alternative #4 site development, the site will be developed in phases, first construct a new two-story building on the current play fields on the eastern portion of the site and then demolish the existing building and replicate the parking areas, play areas and play fields on the western half of the site. The existing property line fencing around the play fields along Mosier and Parkview streets will be eliminated as this is now the front of the school building. New fencing will be located around the new play fields and play areas for safety of the occupants and preventing younger students from running off un-noticed, as well as containment of sporting activities. Two sheds will likely be located to store outdoor play equipment and custodial maintenance equipment to meet their needs in lieu of the container boxes currently on-site.

C. Topography and Soils

The topography of the site varies minimally around the immediate area of the school building and open play fields. The play fields to the east are level and elevated approximately 3 feet or so above the finish floor elevation of the school.

As part of the site development process for the new construction to be located on the east portion of the site as well as the replication of the play fields, parking and such once the building is

removed, the overall topography will be maintained with small adjustments to accommodate the development. The use of cut and fill analysis and measures to balance any necessary grade changes along with any minimal construction of segmental retaining walls where absolutely needed will take place to control the slopes and accommodate the necessary new site development and features making the vehicular access drives, pedestrian walks and play areas fully accessible and handicap compliant including access to the existing play fields.

Preliminary geotech borings have been completed along with the associated compaction testing as well as a geo-environmental analysis to ascertain the soils make-up. The Geotech report and boring logs were included as part of the PDP submission. Recommendations for any potential soil remediation were included in the geotech report. Further, more extensive Geotech explorations would be undertaken if this option was pursued with recommended soil remediation and structural needs continue to be reviewed and would be addressed in the structural design parameters.

D. SITE ACCESS, PARKING AND CIRCULATION

The new site development will include a new access drive around the southern portion of the site play fields and school building to accommodate a separate parent pick-up and drop-off location as well as capabilities for deliveries and dumpster access. This perimeter drive will also provide emergency vehicle access to the building perimeter as well as provide the necessary code compliance for building square foot allowances. The curb cut at the west end of the property will also provide access to a separate bus loop to the front of the school with an exit onto Parkview Drive as well as main parking areas. The parent access drive will be planned as a one-way drive for better flow with an exit onto Parkview Drive. A curb cut at the east end of the site will provide access to the front parking areas for visitors.

The main on-site parking will be located to the west of the school building and north of the play fields, and will provide adequate parking spaces including handicap accessible spaces for convenience of school and field activities. Additional parking for visitors will be located in front of the school. Overall, the parking capacity will substantially increase from that of the existing school's capacity. This new development will include improved pedestrian pathways and crosswalks from Mosier Street as well as from the parking and play areas to around the school building.

The new site design access and pedestrian ways would be designed to meet the DOT standards and meet compliance with handicap regulations for a fully accessible site. This site layout provides adequate site circulation for use, accessibility, maintenance and public safety monitoring and access. This concept will improve traffic and pedestrian safety from current practices and keep vehicles of Mosier street thereby reducing congestion on Mosier Street and improving general traffic flow to and around the site.

A full traffic study has commenced and will be submitted as part of the schematic design phase. Any recommendations will be incorporated in the schematic design phase.

F. Easements

There are no known easements running through the property. Continued research will take place with the Town, utility companies, etc..

G. Utilities

The existing school building is serviced by municipal and private utilities including storm drainage, sanitary sewer, water, gas, electric and cable. Many of these utilities were installed as part of the original 1969 building construction.

The proposed service upgrades would be incorporated into the new design and maintain the current service routes where practical. New services would be coordinated with the local utility companies, the Town and District. A full analysis would be undertaken and compared with current service sizes and adjusted to meet the demands of the addition renovation needs.

H. Zoning and Permitting

The existing building school site is zoned Residence A-1 (Low-Density Residential) with a minimal lot size requirement of 22,500 s.f., minimum lot frontage of 125' and minimum width of 80', and setbacks as follows – Front yard = 40', Side yard = 20' and Rear yard = 25'.
The maximum building coverage allowed is 30% while the maximum impervious surface coverage is 60%. The maximum building height allowed is 6 Stories/60'' for churches, schools, colleges, libraries, and Town buildings. There doesn't appear to be any current zoning violations with the existing building and property.

The proposed new construction and site development work will conform to the current zoning requirements being enforced for the use and construction types, and there does not appear to be a limiting factor in the proper development of the site for this solution to meet the current zoning bylaws.

A site plan review and approval will also be required of the Town planning department for the desired solution. Prior to the submission of a formal site plan, the Design Team shall schedule an informational meeting with the Planning Board to review the project design, discuss factors in developing the site and obtain further input to obtain a seamless approval and demonstrate compliance.

A building permit will be required by the Town of South Hadley building department for the desired alternative solution selected. New construction, renovation, or demolition of existing structures and changes of use or occupancy of an existing building must conform to the provisions of the Massachusetts State Building Code.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies.

Permits and approvals will be obtained in the necessary timeframe required by the project schedule. A more definitive timeline for each item will be established as a result of the meetings with the respective departments and agencies and their review of the project scope.

A complete survey including, but not limited to, improved and unimproved areas, parcel legal information, flagging of wetlands, utility information and topography has been undertaken and will be included as part of the schematic design submission process.

I. Wetlands and/or Flood Plains

Currently, there are a portion of wetlands located to the west of the existing site parcel, as well as on the neighboring site parcels to the north across Mosier Street. The existing site is well outside of the 200ft riverfront area for Stony Brook, located behind the abutting properties to the north. Any alternative solution and associated site development will accommodate the location of these wetlands. Any wetlands setbacks, regulations and appropriate permitting will be undertaken per the local governing agencies as part of the development process. The existing site parcel does not appear to be in a FEMA flood zone.

As part of the project, the appropriate filings would be completed and full compliance with regulatory guidelines would be complied with. At this time, the site has been developed so as to not encroach on the wetlands and/or setbacks of these areas.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies. Preliminary informational meetings will also take place prior to the formal ConComm and DEP filings with the appropriate departments and agencies to review and discuss the project design and associated mitigating factors affecting the development of the site and

obtain and implement any additional information and/or requirements so as to acquire the necessary approvals and demonstrate compliance.

J**. Open Play Fields / Play Areas**

As part of the new site development, structured play areas will be provided with fenced-in areas with age-appropriate equipment and safety surfacing to accommodate the range of students within the school. Hardscaped play areas will also be located for basketball, four square and hopscotch type activities. Also, as part of the development of the site, new play fields will be constructed for school and community use once the demolition of the existing building has been completed. As with any school project, providing the necessary play areas and fields is necessary to the physical learning and development of elementary school children.

The play areas and fields are currently used by the students and community groups alike and the school building committee would like to maintain these features in the development of the site options.

MODULE 3.3.3 ALTERNATIVE #4 – NEW CONSTRUCTION / FULL DEMOLITION
Phasing Narrative

1. General Description

The following preliminary phases of new construction for the new Mosier Elementary School will be proposed/developed to allow the school to remain in operation during construction and to complete the work in the minimum amount of time, with minimal disruption to the educational delivery process. All phasing opportunities would be discussed and reviewed with the District leadership team to ensure minimal disruption in the delivery of education, safety and security, as well overall project duration and cost efficiency.

2. Phase I – Potential Early Site Package (Estimated 3-4 month duration)

During the initial summer as Phase I commences, preparation of the separate construction and school entrances shall be established prior to any further work to ensure full pedestrian and vehicular safe and secure access to the school grounds and daily operation during the construction duration. site preparation to include striping of topsoil, possible soil remediation and improvements with structural fill placement and compaction for the building pad will take place. The potential for initial utility services to be installed along with some access drive prep and base work to be completed as part of this package will also be explored. This work will take place without the interruption of te existing school and related activities.

3. Phase II – Construction of New School Building (Estimated 20-22 month duration)

Once the project building bids have been received and awarded, construction of the new school building will commence with new curb cuts and limited parking and drives being constructed. The new school building, completion of utility services, parking areas and drives will be completed. Once completed, the students and staff will move in and vacate the existing school building.

4. Phase III – Abatement / Demolition (Estimated 3-4 month duration)

Once the existing building has been vacated of all District owned furniture and equipment, the abatement of hazardous materials will take place along with any contractor selected removals of materials. Once completed, the overall demolition and removal of the existing structure will take place. This phase will not disrupt the operation of the new school and related activities.

Phase IIIA – Final Site Development (Estimated 4-6 month duration)

Once the existing building materials have been removed, the existing utilities will be removed and terminated at the property lines where required. Preparation and final installation of new parking areas, and the construction of the new play fields will take place. Once again, the work of this phase will not disrupt the ongoing operation and related activities of the new facility. Any "crossover work" required between the phased construction such as roads, etc. will take place during the summer and/or off-hours of school operation.

MODULE 3.3.3 ALTERNATIVE #4 – NEW CONSTRUCTION / FULL DEMOLITION
Building Narrative

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BUILDING DESCRIPTION

This option consists of a newly constructed 2-story academic building to accommodate the MSBA approved Design Enrollment Agreement of 360 students (Grades 2 thru 4). The school will be constructed to the east of the existing Mosier Elementary School facility with a full abatement and demolition of the existing school building once new construction is completed. In this option, the common/community core spaces such as the Gymnasium, Cafetorium/Stage and Kitchen, Music, OT/PT, Art Teacher Workroom Administration and Health Suite Custodial and Mechanical Rooms will be located on the first floor in the central core of the building. This area will be flanked by two (2) two-story classroom wings or grade "neighborhoods".

This plan promotes the "neighborhood" grade configuration as desired by the South Hadley School District, and responds to the Educational Program and meets the School Building Committee's goals as well as responds to in-form, many of the educational goals identified in the visioning workshops held. Each of the wings ill be laid out in a similar manner to promote easy wayfinding for students and staff as well as a complete and efficient educational delivery process. Also,

Each of the grade neighborhoods on both floors will contain the educational spaces, teaming and support spaces and adjacencies needed including Classrooms, Special Education classrooms, Small Group and Resource Rooms, support spaces, pullout spaces, toilet rooms and electrical/technology/custodial closets making each grade neighborhood self-contained. The second floor central core area will house a 5th grade neighborhood as well as the Media Center and STE space, and the required classrooms, special education and support spaces mentioned previously in the neighborhood wings.

This plan configuration allows for isolation of the common core / community spaces for after- hours use as well as in the event of a lock down event, thereby compartmentalizing the building into safe zones.

The layout provides (2) dedicated entries for gatekeeping and security, allows for easy wayfinding for elementary school age children, separates the educational spaces from the community areas so as to close off the classroom wings during community use. The flexibility built into the design provides the District with educational options as they move forward into the future.

Stairs are strategically located at ends of each classroom wings to allow for ease of traversing the building. An ADA compliant elevator is also located in the front main lobby for ease of access.

The exterior envelope will consist of durable masonry materials and a membrane roof system. Interior partitions will be gypsum board with cmu used in select areas. Durable and low maintenance finishes will be planned throughout. All naturally light, bright, colorful finishes and adequate ventilation and conditioning of spaces will promote and foster a positive learning environment for elementary grade children.

Because this building will be constructed independently from the existing facility, this option will not disrupt the delivery of the educational program in the existing building during construction, and will allow a seamless transition from one facility to the other when completed.

MODULE 3.3.3 ALTERNATIVE #4 – NEW CONSTRUCTION / FULL DEMOLITION
Structural Narrative

A. Foundations / Slab-On-Grade Systems:

Based on the Preliminary Geotechnical Report, and as noted on the existing original structural drawings of subsequent additions to the original building, the new building will be founded on conventional spread and strip footings bearing on well-compacted structural fill placed directly on top of the natural soil layer after removing the surficial organic soil and the existing unsuitable fill material. All existing foundations shall be removed in their entirety within the proposed new building footprint and extending a minimum distance equal to 5 feet or the distance between the bottom of the proposed footings and the bottom of the fill or buried organic soil, whichever is deeper.

At this time, since the new building will not have a basement level, an under-slab drainage system is not anticipated at this time below the lowest level slab-on-grade. If the lowest floor elevation will be below the existing exterior grade, recommendations for an under-slab drainage system will be updated and reviewed at that time.

Perimeter drains will be provided at any subgrade locations and retaining walls. Free-draining material is also recommended to be placed within 3’ of the exterior of walls at any below-grade spaces.

Per the Preliminary Geotechnical Report, the allowable soil bearing pressure will be 3 ksf. The soil site class for seismic design of the new building will be Site Class D.

Cast-in-place concrete slabs-on-grade (soil-supported) will include 4" thick minimum at typical classroom areas and 6” at mechanical spaces. Unless otherwise noted, all interior slabs-on-grade will be reinforced with one layer of 6x6-W2.9xW2.9 welded wire fabric, placed over a minimum of 2” of rigid insulation (where noted on the architectural drawings) and a 15-mil vapor barrier over a minimum of 12" of Structural Fill placed directly on top of the natural soil layer. The exact details of the slab-on-grade subgrade preparation will be determined from the recommendations set forth in the final Geotechnical Engineering Report. At the Mechanical and Electrical rooms, the interior slab will be a minimum 6" slab on grade, reinforced with one layer of 4x4-W4.0xW4.0 welded wire fabric.

Exterior foundation walls shall bear on continuous strip footings with at least 4’ of cover below grade for adequate frost protection.

New exterior foundation walls / footings will typically require 15" wide reinforced cast-in-place concrete walls on 27" wide continuous strip footings at the exterior perimeter of the new building and extending at least 4'-0" below finished grade.

Individual conventional spread footings will be used at new interior column locations with an allowable soil bearing pressure of 4 kips per square foot. The minimum size of all new column spread footings will not be less than 3' in width in any direction.

B. Structural Framing Systems:

Structural framing systems for the new two-story school building (in all new construction options) would consist of composite steel construction at framed floor levels. Typically, the floors would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material to achieve a Type IB construction classification for fire-resistance purposes.

Normal weight concrete floor slabs are recommended to minimize moisture content issues in the slabs and associated floor finishes. Furthermore, the normal weight concrete floor slabs help dampen potential floor vibration issues at open floor areas (with minimal or no partitions).

Unless otherwise noted, all roof levels will be designed to support play surfaces or be designed for a future floor level. Typically, the roof level at play surfaces and future floor levels would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking

would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material for fire-resistance purposes.

At non-play surface areas or at lower roof levels, the roof framing could be comprised of 1½" or 3" deep steel roof decking supported by structural steel beams, girders, and columns. Sprayed-on fireproofing material will be required at the underside of the steel roof decking and on the surfaces of steel beams, girders and columns (since the construction classification of the new addition is anticipated to be Type IB).

At non-play surface areas of roof framing systems over the proposed gymnasium, cafeteria and other large open areas could consist of 1½" or 3" deep steel roof decking supported by long-span open-web steel joists spanning to structural steel beams and columns (or possibly to load-bearing CMU walls) at the exterior.

All new roof framing systems will also be designed to sustain an additional 7 psf of dead load for future PV Array loading requirements.

C. Structural Lateral Resisting Systems:

Reinforced CMU walls will serve as the primary lateral resisting system of the new building at the gymnasium and cafeteria areas.

Where possible, concentric structural steel braced frames (inverted chevrons), could be used to provide lateral resistance to the new building (aligned within demising walls between classrooms).

At all other areas of the classroom wings, ordinary steel moment frames would provide lateral stability against wind and seismic loads (where steel braced frames are not possible). Stuctural

MODULE 3.3.3 ALTERNATIVE #4 – NEW CONSTRUCTION / FULL DEMOLITION
Plumbing Narrative

General

The following is the Plumbing System Narrative which defines the scope of work and capacities of the Plumbing System as well as the Basis of Design. The Plumbing Systems shall be designed and constructed for LEED v4.0 included in this submission.

The plumbing construction documents, which include the design drawings and mechanical specification section 22 00 00 Plumbing, shall incorporate all plumbing work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new plumbing work.

CODES

A. All work installed under Division 22 00 00 shall comply with the latest applicable International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, MA Plumbing Code (248 CMR) and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. The work of Division 22.00.00 is described within the narrative report. Plumbing systems shall be new and sized to accommodate the new building. Plumbing work will include furnishing all fixtures, equipment, materials, labor, testing and inspections required for the complete and operational installation of the plumbing systems.

Design Parameters

1. GENERAL

A. The required plumbing systems include cold water, hot water, hot water recirculation, sanitary, waste and vent system, kitchen grease waste system, storm drain system, and natural gas system. Acid waste and vent piping system will be provided if necessary.

B. The new building will be serviced by the municipal water and sewage systems.

C. All plumbing will conform to applicable accessibility and water conservation codes.

2. DESIGN CRITERIA

A. Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Fixture Requirements	248 CMR Table 10.10
		248 CMR 10.10(18)

Plumbing Systems

1. DRAINAGE SYSTEM

A. Sanitary, waste, and vent piping systems will be provided and will connect to all fixtures and equipment requiring such connections throughout the new building. The buildings drain(s) will extend to a point 10'-0" beyond the building foundation. All plumbing system vents will extend through the roof.

B. A separate, dedicated kitchen grease waste system will be provided and extend to an exterior grease interceptor. The exterior grease interceptor will be designed and provided by others. A chamber vent for the grease interceptor will be provided and will run independently back in to the building and through the roof. Grease waste piping will serve kitchen equipment and floor drains. Interior grease traps will be provided at specific kitchen equipment such as, but not limited to, dishwashers and scullery sinks.

C. A storm drainage system will be provided to drain all flat roofs using roof drains and interior storm drainage piping routed through the existing building. Downspouts from pitched roofs will be provided with downspout boots to connect to the underground storm drainage system. The storm drainage system will extend to a point 10'-0" beyond the building foundation.

D. Sanitary and storm drainage piping will be cast iron.

E. If necessary, a separate, dedicated acid waste and vent piping will be provided and will include a containment and chemical injection neutralization system. The piping system will connect to each fixture discharging wastes which require treatment. Acid waste piping will be polypropylene with heat fused joints.

2. WATER SYSTEM

A. Domestic water service for the new building will be provided from the municipal water system. The water service will include valves, strainers, a water meter, pressure gauge and drain. The water meter will be interfaced with the building

management system. Backflow preventers will be installed where required including, but not limited to, HVAC system make-up water connections, kitchen equipment, automatic detergent dispensers, and laboratories.

B. Hot and cold water distribution piping will be provided throughout the new building and connect to each plumbing fixture. Hot water recirculation systems will be provided. Water piping will be Type L copper tube with soldered fittings.

C. Water heating will be provided by two (2) high efficiency gas fired, storage type water heaters. Thermostatic mixing valves will be installed to provide 140°F hot water to the kitchen fixtures, and 120°F hot water to serve general use fixtures. Hot water at showers and public use lavatories will be further tempered to code allowed maximum temperatures by point-of-use pressure balancing and thermostatic mixing valves. Hot water recirculation pumps and piping will be provided for each system. A submeter will be interfaced with the building management system.

3. NATURAL GAS SYSTEM

A. The new building will be provided with a natural gas service and meter with distribution piping to serve the heating system equipment, domestic water heaters, kitchen cooking equipment, and generator (if provided). The gas meter will be interfaced with the building management system. Gas piping will be steel with welded or threaded fittings.

B. The local gas company will be contacted to confirm availability of adequate flow and pressure for the new building loads.

4. FIXTURES

A. The new building will be furnished with all new fixtures, including supports, connections, fittings, and any incidental items required for a complete installation. Water closets shall be wall-hung, white vitreous china with flush valves. Urinals shall be wall-hung, white vitreous china with flush valves. Lavatories shall be wall-hung or drop-in white vitreous china with manual faucets. General use sinks shall be stainless steel with manual faucets. Showers, if provided, will be furnished with thermostatic and pressure balancing mixing valves. Water coolers shall be stainless steel.

B. The proposed flow rates for the new plumbing fixtures are as follows:

1. Water closets 1.28 gpf
2. Urinals 0.8 gpf
3. Lavatories 0.5 gpm

4. Sinks 1.5 gpm
5. Showers 1.5 gpm
6. Water Coolers 0.5 gpm

5. DRAINS

A. Floor drains will be provided where required throughout the new building. Floor drains will be connected to the appropriate drainage and venting system, and will be equipped with automatic trap priming devices where necessary.

6. VALVES

A. Properly sized and accessible valves will be provided to isolate the hot water, cold water and hot water recirculation system piping for maintenance and repair.

7. INSULATION

A. All domestic water piping and storm drainage piping will be insulated as required.

8. CLEANOUTS

A. Cleanouts will be installed at appropriate intervals on the sanitary, waste, grease, storm, and acid waste drainage systems to allow for proper maintenance of these systems.

9. ACCESS DOORS

A. Access doors will be provided at hard ceilings and walls to allow access to valves, cleanouts, and equipment requiring maintenance or adjustment.

MODULE 3.3.3 ALTERNATIVE #4 – NEW CONSTRUCTION / FULL DEMOLITION
Sprinkler Narrative

General

The following is the Fire Protection System Narrative, which defines the scope of work and capacities of the Fire Protection System as well as the Basis of Design.

The fire protection construction documents which include the design drawings and mechanical specification section 21 00 00 Fire Suppression shall incorporate all fire sprinkler system work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new fire sprinkler system work.

1. CODES

   A. All work installed under Division 21 00 00 shall comply with the latest International Building Code (IBC), Massachusetts Building Code 10th Edition, NFPA 13-2013, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. Fire Protection systems shall be new and designed to accommodate the new building. Fire Protection work will include furnishing all equipment, materials, labor, testing and inspections required for the complete and operational installation of the fire protection systems.

3. GENERAL

A. In accordance 780 CMR Section 903, Table 903.2, any educational building with an aggregate building area greater than 12,000 square feet must be protected with an automatic fire sprinkler system.

Design Parameters

1.BASIS OF DESIGN

A. Loading docks, mechanical rooms, storage rooms, and the kitchen service area are considered Ordinary Hazard Group 1; legitimate stages and library stack room areas are considered Ordinary Hazard Group 2; all other areas are considered light hazard.

B. Required Design Densities:

Light Hazard Areas	0.10 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 1	0.15 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 2	0.20 GPM over a design area of 1,500 s.f.

C. Maximum Sprinkler Spacing:

Light Hazard Areas:	225 s.f., maximum 15' between sprinklers
Ordinary Hazard Areas:	130 s.f., maximum 15' between sprinklers

2. HYDRANT FLOW TEST

A. A hydrant flow test has been performed and included in the PDP submission. At this time, it appears that a fire pump is not required to support the automatic sprinkler system. Flow test data is required to be less than one year old, and measured from within 500' of the building.

Fire Protection Systems

1. DESCRIPTION

A. The system will be a wet pipe automatic sprinkler system providing complete building coverage. The system will be divided into protection zones controlled by individual zone control and check valves. Protection zones shall not exceed 52,000 s.f.

C. Protection zones shall be provided with individual system risers which shall consist of supervised zone control valves, riser check valves, pressures gauges, drains, waterflow switches and test connections.

D. The system will be provided with a new fire department connection of a size and type to meet local requirements.

E. All areas of the building shall be provided with sprinkler coverage, including electric rooms and combustible concealed spaces.

F. Sprinklers will not be installed in elevator shafts and machine rooms.

2. FIRE WATER SERVICE

A. Fire water service for the new building will be provided from the municipal water system. The water service will include supervised control valves and a backflow preventer.

3. SPRINKLERS

A. Upright, pendent and sidewall sprinklers will be provided throughout the existing building and addition. Sidewall sprinklers will be installed under overhead doors.

4. PIPING AND FITTINGS

A. All underground private fire service main piping shall be Class 52 cement lined ductile iron with bituminous outside coating and push-on joint equal to the "Tyton" joint as manufactured by US Pipe and Foundry, and in accordance with ANSI A21.51. Fittings shall be ductile iron MegaLug type restrained mechanical joints. Joints between consecutive push-on pipe sections shall be restrained utilizing a boltless restraint joint system equal to US Pipe and Foundry Field Lok 350. Thrust blocks shall be provided and installed where required.

B. All sprinkler system piping inside the existing building and addition or the sprinkler system, two inches (2") and smaller in size, shall be Schedule 40 threaded black steel, conforming to ASTM Standards A53, A135, and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

C. All sprinkler system piping inside the existing building and addition two and one-half inches (2½") and larger in size, unless otherwise noted, shall be Schedule 10 black steel pipe with rolled groove ends, conforming to ASTM Standards A53, A135 and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

D. U.L. listed and F.M. approved groove fittings will be allowed. All fittings shall be approved by Underwriters' Laboratories for use in Sprinkler System and shall be designed and guaranteed for a working pressure of not less than 175-psi cold-water pressure.

5. FIRE PUMP

A. A hydrant flow has been performed and the report is included in the PDP submission. At this time, it does not appear a fire pump will be required to support the automatic sprinkler system. A fire pump shall be provided if hydraulic calculations determine that the public water supply is inadequate.

MODULE 3.3.3 ALTERNATIVE #4 – NEW CONSTRUCTION / FULL DEMOLITION
HVAC Narrative

General

The project building is a two-story elementary school. The building is use group Education. The interior spaces include classrooms, gymnasium, cafetorium, kitchen, administration areas, educational support areas, restrooms, and mechanical spaces.

The planned operating schedule for the classroom portion is 7:00 am to 4:00 pm Monday thru Friday during the school year. The schedule for the administration portion is 7:00 am to 5:00 pm Monday thru Friday year-round.

The following is the HVAC system narrative, which defines the scope of work and Basis of Design. The HVAC systems shall be designed and constructed for NE-CHPS scorecard included in this submission. This narrative includes information about pertinent codes, design criteria and proposed systems description.

The mechanical construction documents which include the design drawings and mechanical specification section 23 00 00 HVAC shall incorporate all HVAC work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new HVAC work.

1. CODES

All work installed under Division 23 00 00 shall comply with the latest International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 23 00 00 is described within the narrative report. The HVAC project scope of work shall consist of refurbishing the existing HVAC equipment and systems including distribution systems as described herein for the original building. All new work shall consist of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Heating, Ventilating and Air Conditioning work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. DESIGN CRITERIA

Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Summer Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 88° F
		Wet Bulb – 72° F
3.	Summer Indoor Design Conditions	Dry Bulb – 75° F
		Relative Humidity – 50%
4.	Winter Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 7° F
5.	Winter Indoor Design Conditions	Dry Bulb (Occupied) – 70° F
		Dry Bulb (Unoccupied) – 50° F
6.	Ventilation	Per IMC 2015

Building Systems

All material and work provided shall be in accordance with the above-mentioned codes and standards:

1. CENTRAL HEATING SYSTEMS

The central heating system for the school will consist of gas-fired, hot water, high efficiency condensing type boilers. The boilers will produce hot water which will be circulated through dedicated hot water piping to finned-tube radiation and unit heaters throughout the school. The boilers shall be direct vent and will acquired combustion air (CA) direct from the outdoors and will exhaust the flue gases directly to the outdoors. The CA intake and flue exhaust pipes associated with the boilers will terminate sidewall with the manufacturer recommended termination fittings. The boilers will operate on a re-set water supply temperature based on the outdoor air temperature. The hot water circulating pumps that distribute hot water to various spaces within the building will include with variable frequency drives (VFD) that will modulate the speed of the pumps based on actual demand which would result in energy savings. The hot water supply and return piping will be schedule 40 steel or type L copper based on the size and will be insulated with fiberglass insulation with thickness complying with IECC.

2. CENTRAL VENTILATION SYSTEMS

Ventilation for the building will be provided by multiple, roof mounted dedicated outdoor air

systems (DOAS) that shall supply 100% outside air. The DOAS units will supply conditioned/dehumidified ventilation air to the support areas and classrooms. Each DOAS unit will include a supply fan, exhaust fan, gas furnace with modulating gas valve, MERV 13 filtration media, direct expansion (DX) cooling coil with hot gas re-heat and an air cooled condensing section and an energy recovery wheel. Air will be exhausted from the support areas and classrooms using the DOAS unit where the internal energy recover wheel will temper the incoming outdoor air by extracting energy from the exhaust air.

3. AIR FILTRATION

Air filters will be installed in return ductwork systems served by indoor and roof mounted air handling units. These filters have a MERV 13 rating.

4. CLASSROOMS

Heating and dehumidification for the classrooms areas will be provided by DOAS units and perimeter finned tube radiation. Each classroom will be served by a displacement ventilation diffuser which will delivery tempered and dehumidified ventilation air from the DOAS units. Air will be removed from the classroom via a ceiling mounted exhaust grille. The exhaust air will be used to pre-heat/cool the ventilation air through energy recovery section located on the DOAS unit. Each classroom will have its own thermostat to control the perimeter finned tube radiation.

5. ADMINISTRATION AND SUPPORT AREAS

The administration and support areas will be served by one variable refrigeration system with multiple indoor air handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

6. MUSIC ROOMS

The Music Rooms will be served by a dedicated packaged rooftop unit that will provide a mixture of outdoor air and return air to provide heating, and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

7. MEDIA CENTER

The Media Center will be served by one variable refrigeration system with multiple indoor air

handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

8. CAFETERIA

The Cafeteria will be served by a gas-fired rooftop unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall.

9. GYMNASIUM

The Gymnasium will be served by one rooftop heating and ventilating unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall. The Gymnasium will not be air conditioned.

10. KITCHEN

The kitchen area will be served by a gas fired make-up unit located on the roof and an exhaust fan for the kitchen hood exhaust. The make-up air unit shall also serve the kitchen food preparation spaces and will provide heating and ventilation to these spaces. The make-up air unit will supply 100% outside air (tempered) to the kitchen and food preparation spaces and this air will be exhausted by the Kitchen hood exhaust fan. Re-circulation of air is prohibited from these spaces when the spaces are occupied. A separate roof mounted exhaust fan will be provided for exhaust from the dishwasher hood.

11. COMMON AND MISCELLANEOUS AREAS

All vestibules and entrances will be heated by hot water cabinet unit heaters. Corridors will be served by air handling units to provide ventilation. Corridors that have exterior walls or roofs will be heated by cabinet unit heaters

Toilet rooms and janitors closest will be exhausted by dedicated exhaust fans. Utility, storage, and mechanical rooms will be heated by hot water terminal units and ventilated as needed.

12. SPECIAL EDUCATION ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor ducted air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space. Heating for these rooms shall be provided by hot water baseboard radiation. At the owner's discretion, dedicated hyper-heat split heat pump systems can be provided to serve these spaces that shall provide both heating and cooling for the space and shall eliminate the requirement for the baseboard radiation. Ventilation air for these spaces will be provided by the DOAS unit serving the remainder of the classrooms.

13. MDF, IDF AND ELECTRIC ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor wall mounted ductless air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space.

14. AUTOMATIC TEMPERATURE CONTROLS

The building will be provided with a new direct digital control (DDC) system which will monitor and control all the major HVAC equipment. The boilers will be controlled by the factory installed operating and safety controls and the new DDC system will interface with the factory controllers to allow monitoring and adjustment. All the rooftop units, make-up air units, exhaust fans, and room controls will be controlled by the DDC system. The DDC system will include graphical representation (via. software) for each major piece of equipment. Individual room controls will consist of a wall mounted thermostat with a limited adjustment range.

15. GREEN KIOSK: NE-CHPS 'Integration and Innovation (II)'

Education Display:
Demonstration Areas:
Energy savings via high efficiency equipment shall be displayed on the monitor at the "Green Kiosk" from the Building Energy Management System.
Innovation:

- Carbon Dioxide Sensors will be installed in HVAC systems to modulate the amount of ventilation air based on ppm of CO2 which will increase energy savings and to monitor and increase indoor air quality.
- Indoor air temperature set point policy shall be established for all rooms and publicized for occupants to view.
- Electronic Air Filtration (MERV-13) shall be installed in ducted HVAC systems.
- Condensing boilers shall achieve higher efficiency and performance by supplying lower hot water temperature to heating equipment based on the outside temperatures.
- Displacement Ventilation shall be installed in Classrooms. This system increases ventilation effectiveness by supplying air at low velocities toward heat sources, causing supply air temperature to rise and become more buoyant, therefore displacing heat and contaminants up toward the exhaust grilles located at the ceiling.

16. LEED v4.0 Compliance Items

Additionally, following are compliance items for the building part of the HVAC design parameters.

HVAC Design – ASHRAE 62.1.
HVAC systems shall provide the minimum ventilation requirements as outlined in ASHRAE 62.1.
Enhanced Filtration.
Electronic air filters (MERV-13) shall be provided.
Pollutant and Chemical Source Control.

- Building shall be provided with dedicated exhaust system for spaces where chemical use occurs. Exhaust shall be provided at a rate of 0.5 cfm/sq.ft and make-up air shall be provided.
- Gas-fired boilers and furnaces for HVAC equipment shall be equipped with electric ignitions.
- Air intakes shall be in accordance to ASHRAE Standard 62.1.

Ducted Returns.
All systems shall be provided with return ductwork.
Construction Indoor Air Quality (IAQ) Management.
Building flush-out, ductwork protection, filter changes shall be compliant with these requirements.
Post-Construction IAQ.
Prior to building flush-out the contractor shall provide and install 4-inch, MERV-10 filters in all air handling units. After building flush-out is complete, contractor shall replace MERV-10 filters with factory supplied, 4-inch MERV-8 filters. All HVAC filters shall be replaced prior to occupancy.
Electronic air filters shall not be operational until building flush out is complete.
Thermal Comfort ASHRAE 55.
HVAC system designs shall comply with ASHRAE 55.
Individual Controllability.
Each classroom shall be provided with an independent temperature sensor for occupant control.
Thermostats shall have the ability to adjust +/-3ºF.
Commissioning.
Energy Management System.

- HVAC shall specify an Energy Management System designed to monitor and trend Lighting (via a BAC net connection), Photovoltaics (via a MOD bus connection), HVAC and Domestic Hot Water.
- Electrical and Plumbing shall meter energy sources (electricity, natural gas and domestic/potable water), the EMS shall trend data with respect to the outside air temperature.
- The DDC system shall be equipped with sensors, point's matrix, trend capabilities, system architecture, data storage and operator interface.
- Project specifications shall include instructions for building operators to analyze energy source trending vs. outside air temperature and adjust equipment operation as required to increase energy efficiency.

Mechanical Loads

Heating and cooling load calculations shall be performed per IECC requirements for each space to properly size the respective HVAC equipment serving the space during the design development. Based on industry standards the approximate sizes of equipment serving the school shall be,

- Administrative Areas – Cooling: 400 SF/ton, Heating – 20 Btuh/SF.

- Classrooms – Heating: 20 Btuh/SF.
- Cafeteria – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Other areas – Cooling: 350 SF/ton, Heating – 20 Btuh/SF.

MODULE 3.3.3 **ALTERNATIVE #4 – NEW CONSTRUCTION / FULL DEMOLITION**
Electrical and Technology Narrative

ELECTRICAL

General

The following is the Electrical system narrative, which defines the scope of work and capacities of the Power and Lighting system as well as the Basis of Design for the new school. The electrical systems shall be designed and constructed to meet the LEED v4.0 scorecard included in this submission.

1. CODES

All work installed under Division 26 shall comply with the Massachusetts State Building Code and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 26 is as described in this Narrative. All work is new and consists of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Electrical work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. High Voltage: 277/480 Volt
2. Low Voltage: 120/208 Volt
3. Phase: 3-Phase, 4-Wire
4. Amperage: 1600 Amps
5. KW: 768KW

Electrical Utility load usage is estimated at approximately 8-watts per square foot.

Building Systems

1. SEQUENCE OF OPERATIONS AND INTERACTIONS

Light Pollution Reduction

A. All lighting fixtures will be controlled via programmable lighting panelboards which utilize a microprocessor programmable controller with self-contained solenoid operated circuit breakers. The control of the circuit breakers shall be by automatic means such as time of day to reduce corridor lighting and security system inputs to turn off all building lighting when the system is armed.

B. Exterior lighting will be controlled via an astronomical time clock integral to programmable lighting panelboards and/or micro-based lighting control system.

C. Emergency and exit lighting will be run through life safety lighting panelboards to be on during normal building operating hours as well as power outage conditions. The light poles will be connected to the normal power lighting control system.

2. ELECTRICAL SYSTEMS

A. Electrical Distribution System:

i) A new service to the building shall be provided. The new service ratings are designed for a demand load of 8 watts/square foot. The service capacity will be sized for 1600 amperes with 100 percent rating at 277/480 Volt, 3 Phase, 4 Wire.

ii) New Main distribution panelboard, lighting panelboards, power panelboards, and step down transformers will be provided to accommodate respective loads. The equipment will be located in dedicated electric rooms or closets on each floor. The incoming utility power shall be monitored by the power meter mounted in the main distribution board and interfaced to the building DDC building management system.

iii) A new main electrical room shall be constructed on the first floor of the building; new electric rooms shall be located in each wing, on each floor of the building to service the power of the local areas. All branch circuit homeruns shall feed back to the sub-panels. The sub-panels, in turn, feed to the designated main distribution board.

B. Emergency and Standby Power System:

i) A 125KW, 480 volt diesel oil fired generator with a weatherproof, sound attenuated enclosure with fuel oil sub-base tank shall be mounted outside, in the near vicinity of the building. The generator shall provide emergency power via a 200 amp transfer switch and panelboards to all emergency lights and egress exit signs. The generator shall also provide standby power via a 200 amp transfer switch and panelboards.

ii) A new 2-hour fire rated life safety electrical room shall be constructed on the 1st and 2nd floor of the building.

iii) The building will be protected with a complete electrical emergency system. Systems included in these categories are: lighting at all means of egress; selective lighting throughout the facility to provide a logical route in which to exit the building; exit signs; fire alarm system; generator system. In order to utilize the Generator to its capacity and to provide the school with some capabilities in the event of normal power outage, the following systems and equipment shall be powered as standby emergency power: Security System; Camera System; Sound/Clock System; Energy Management System; all freezers, coolers and refrigerators; selective Administrative power and heat; selective exterior site lighting; any heaters in remote areas where pipes could potentially freeze; main water pumps and main boilers.

B. Interior Lighting System:
Optimize Energy Performance

Interior Lighting

i) Lighting system shall be the following for each type of area.

ii) Lighting fixtures for the corridors, kitchen and bathrooms shall consist of recessed mounted 2x4, LED lensed troffer fixtures. The light level will be designed for approximately 20 foot candles.

iii) Light fixtures for classrooms, offices, and special purposes education rooms lighting shall consist of recessed mounted 4-foot LED fixtures and/or LED pendant mounted indirect/direct linear light fixtures. The light level will be designed for approximately 30-34 foot candles.

iv) Light fixtures for the media center shall consist of pendant mounted linear indirect/direct LED fixtures. The light level will be designed for approximately 30-34 foot candles.

v) Lighting fixtures for the cafetorium shall consist of recessed mounted LED downlights and pendant mounted LED decorative or linear lights. The light level will be designed for approximately 30 foot candles.

vi) Utility rooms lighting shall consist of surface or pendant mounted industrial strip LED light fixtures. The light level will be designed for 5 foot candles.

vii) All classrooms, offices, media center and special purposes education rooms shall be provided with minimum two zone switching with manual dimming control with the presentation wall being on a dedicated manual dimming zone. Ceiling mounted occupancy sensors shall be located in all classrooms and larger rooms, wall mounted occupancy sensors shall be located in all offices and smaller rooms.

viii) A stage lighting system consisting of performance LED stage lights, stage industrial strip LED house lights and performance dimming system that also controls the cafetorium lighting shall be provided.

ix) Emergency generator power shall be provided to selected LED light fixtures in all egress paths and multiple occupancy rooms to serve as code required emergency egress lighting.

x) In all common areas, corridors and main assembly areas, a low voltage lighting system will be designed. The lighting circuits will feed back to a central monitoring center, where light fixtures can be controlled. This system shall meet the utility company rebate program. The building light fixtures will be controlled from one location.

xi) The Gymnasium will be lit with LED hi-bay pendant light fixtures. The lights will be controlled via the lighting control system and several local low voltage switches, for maximum versatility of the space. Ceiling mounted occupancy sensors will control select lights.

xii) The Classroom light fixtures will be controlled by manual low voltage manual switches on the wall, ceiling mounted occupancy sensors and photocells (for day-light dimming. The dimmable LED light fixtures shall connect to the main central control system with web-based software for remote control.

xiii) The main central control system for the building light fixtures shall be located in the maintenance room, or other room designated by Administration. The system shall come

equipped with web-based software for remote control. The system shall control, monitor and manage: Day-light Harvesting; Time Scheduling; individual room control; and, energy consumption. The system shall track and record the light levels and consumption. The central monitoring system will have the ability to override all local controls to de-energize the lights during non-occupied hours through internal time clocks.

C. Site Lighting System:
Light Pollution Reduction

i) New Site lighting will be comprised of full cut-off, Dark Sky compliant, architectural grade fixtures with white light LED sources.

ii) Fixtures will be compliant with LEED v4 Credit SSC8, classified as Lighting Zone 2.

iii) Pole mounted fixtures in parking areas will be located at a height of 25 ft. above grade.

iv) Pole mounted fixtures in pedestrian areas will be located at a height of 12 ft. above grade.

v) All lighting will be located so as to eliminate light trespass across property lines. The layout will meet IESNA RP-33 for Exterior Environments

vi) Illumination levels and uniformities at grade will be in compliance with Illuminating Engineering Society of North America (IESNA) IESNA/ANSIRP-8 recommendations. Parking and pedestrian areas will meet a minimum level of 0.5 foot candles average.

vii) The entire site will be controlled via the low voltage lighting central monitoring system. The system consists of a time clock and photo sensor control module for each circuit to ensure complete flexibility of the site.

D. Wiring Devices:

i) Each classroom will have a minimum of two duplex receptacles and two double

duplex per teaching wall and two double duplex receptacles on dedicated circuits at classroom computer workstations.

ii) Office areas will generally have one duplex outlet per wall. At each workstation a double duplex receptacle will be provided.

iii) The media center will have a minimum of two sets of duplex receptacles on each wall and floor mounted receptacles located at selective desks.

iv) Corridors will have maintenance receptacles at approximately 25 foot intervals.

v) Exterior weatherproof receptacles with lockable enclosures will be installed near exterior doors.

vi) A system of k-13 rated transformers and panelboards with double neutrals and transient voltage surge suppressors will be provided for receptacle circuits.

vii) 120VAC power junction boxes will be provided in the classrooms to support the new assistance listening systems.

viii) The power design will be coordinated closely with the telecommunications design, architectural design and Owner equipment. All power connections to mechanical, plumbing and all other trades shall be coordinated and connected accordingly.

E. Fire Alarm System:

i) The new fire alarm system shall be addressable, voice notification type with integral battery backup. New devices and loops shall be connected into the new fire alarm control panel.

ii) New smoke detectors will be provided in the open areas, corridors, stairwells, storage closets, electrical rooms, and MDF/IDF rooms.

iii) New water flow and tamper sprinkler system devices will be supervised.

iv) New Speaker/strobes will be provided in egress ways, classrooms, assembly spaces, open areas and other large spaces. Strobe only units will be provided in

bathrooms and conference rooms.

v) Manual pull stations will be provided at exit discharge doors and at the entrances to stairwells.

vi) The system will notify the local fire department in the event of alarm condition via a new radio master box or wireless communicator (via a central monitoring station).

vii) The system shall be Class "A" addressable, closed loop initiating device circuits with individual zone supervision, individual voice evacuation, indicating appliance circuit supervision, incoming and standby power supervision. Included in the main fire alarm system shall be a main control panel, remote annunciator(s), manual pull stations, automatic fire detectors, speaker/visual and flashing strobes, elevator recall connections, duct smoke detectors, shunt trip shut off of local sound and lighting systems and supervision of the sprinkler system and kitchen Ansul System.

3. TELECOMMUNICATIONS

i) The Technology System is comprised of Communications Cabling for data, IP Video, VoIP and cabling for instructional interactive whiteboard/video projector systems, a Voice system, a Video Distribution system, a Public Address system, Speech/Sound Reinforcement systems, and Synchronized Master/Secondary Clock system.

ii) Communications Cabling: Communications Cabling: shall consist of Tel./Data and Audio-Visual cabling. Provide Category 6A UTP and OM3 fiber cabling for data, voice, wireless Wi-Fi, and Video outlet locations. Provide Category 6A UTP cabling for voice riser cabling between wire closers. Provide Category 6A cabling as follows.

iii) Provide Test Reports and as-built drawings for all cabling.

iv) Audio-Visual Cabling: Audio-Visual cabling shall consist of cabling installed between the whiteboard/projector and teacher/presentation outlets at each audio-visual location. Provide cabling as follows for each location.

v) Voice POTS Cabling: Voice cabling shall consist of Category 6A UTP data cabling.

vi) Provide dedicated POTS lines for fax machine locations and elevator emergency line. Fax lines shall be installed in the main administration office workroom, Nurse's office, and Media Center. Provide Test Reports and as-built drawings for all cabling.

vii) Voice System: Voice system shall consist of Voice over IP equipment. Provide Voice over IP PBX equipment and VoIP phone handsets. The IP/PBX shall be hardware fault tolerant and have failover capabilities. Provide installation and programming as per the Owner's requirements.

viii) Video Distribution System: Video Distribution shall be over the data network. Provide four CATV receivers and DirecTV satellite with four receivers. Provide eight High Definition encoders for simultaneous distribution of eight CATV channels. Provide a High Definition decoder/controller at each interactive whiteboard/projector system location. Provide a Video on Demand server with 25TB storage. Provide one local origination live broadcast cart with High Definition camcorder and encoder, and one tripod. Provide a Digital Signage server capable of two simultaneous content streams with a High Definition encoder, 50" TV monitors, and High Definition decoders/controllers. Provide 1-line and as-built drawings.

ix) Public Address/Intercom System: The Public Address/Intercom system shall consist of a console located in the Head End room, ceiling or wall speakers, and wiring. Provide PA/Intercom console. Provide two-way speakers all classroom spaces to provide for answer back capabilities. Provide one-way speakers in location requiring multiple speakers for coverage. Speakers shall be installed in all spaces including corridors, offices, common spaces, gang toilets, building system spaces, and storage rooms. PA speakers in offices shall be connected to a volume control. The PA console shall be interfaced to the voice system to provide the capability for PA announcements to be made from any phone handset in the building. The PA console shall be interfaced to the Fire Alarm system for interrupt during a fire alarm. Provide programming as per the Owner's requirements. Provide test reports.

x) Speech/Sound reinforcement Systems: Speech/Sound Reinforcement systems for enhancement and uniform distribution of speech and sound shall consist of wireless Infrared microphones and receivers, and speakers. The systems shall include a wireless media converter so that they can also be utilized as the sound systems for the interactive whiteboard/projector systems. The speech/sound reinforcement systems shall be installed on the ceiling in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group Room and Remedial instructional spaces. Provide testing of all systems and test reports.

xi) Synchronized Clock System: The synchronized clock system shall consist of a master clock located in the Head End Room and secondary clocks located in all

offices, instructional spaces including Breakout Areas, and common spaces. Wiring shall be low voltage 24 VAC wire. Secondary clocks shall be 12" in diameter, except for the Gymnasium, Cafeteria, and the Media Center. The Gymnasium shall have 16" clocks with wire guards. The Cafeteria and Media Center shall have 16" clocks. The Master Clock will be interfaced to the Public Address system to provide for scheduled bell tones. Provide programming as per the Owner's requirements. Provide as-built drawings.

xii) Duress Alert System: The Duress Alert system shall be a fully supervised system with multiple alert capabilities. The system will be capable of multiple levels of alarm and call escalation capabilities. Wireless transmitters will operate in the 902 to 928MHz frequency band. To provide extended range for larger installations, wireless repeaters shall be available. In order to provide maximum reliability and interference immunity, all wireless sensors, transmitters and repeaters shall use a spread spectrum, frequency-hopping technique, which, upon alarm activation, sends redundant messages across a bandwidth that is at least 10MHz wide. The wireless sensors and repeaters shall be capable of periodically transmitting check-in signals to monitor the integrity of their wireless links to compatible receivers. These transmitters and repeaters shall be able to be programmed for check-in transmissions that occur as frequently as every 60 seconds. The information provided in these check-in messages shall at least include alarm and battery condition status. Wireless receivers shall resolve signals from the transmitters and repeaters specifically registered into the system, even in the presence of RF interference. Provide fixed 4-button Duress Buttons. Provide Wireless Transmitters. Provide Repeaters as required. Provide Wireless 2-way Interface Module that can be used as an output interface to hardwired inputs of public address, video distribution, access, intrusion, fire and surveillance systems. Provide coordination and programming for interfaces to systems above as required by the Owner. Provide system training for support staff. Provide test reports.

4. SECURITY SYSTEMS

A. CCTV System

i) A Closed Circuit TV system shall be provided consisting of a computer server with image software and IP based PoE CCTV cameras. The head end server will be located in the head end MDF room and will be rack mounted. The system can be accessed with proper security login from any PC within the facility or externally via an IP address. Each camera can be viewed independently. The CCTV server will store this information for 30 days at 15 frames per second.

ii) The location of the cameras is generally in the new and existing corridors and exterior on the building perimeter walls.

B. Intrusion System

i) The intrusion system will be addressable with integral battery backup. New devices shall be connected into the new intrusion system control panel.

ii) Motion sensors located in all 1st floor exterior rooms with computers and expensive equipment and within all offices and corridors. Door contacts shall be mounted on all exterior doors.

iii) Keypads shall be located in the main lobby and at the rear janitor's entrance and Receiving Area door.

iv) Glass break protection shall be installed in rooms with windows, on floors that are accessible.

v) All egress doors shall be locked. Doors shall be controlled via keys or card readers. When personnel enter designated doors, the key pad must be activated with a four digit code. System shall be programmed with a delay period. In the event that the system is actuated, the following shall occur: all audible security alarm annunciators shall sound; centrally located visual annunciation shall take place at the control station showing the point in alarm; a telephone line shall be provided for communication to the alarm company; all automatic alarm devices located at each perimeter door shall be automatically activated.

C. Card Access System

i) A card access system shall be provided consisting of card access door controllers and proximity readers.

ii) Proximity readers will be located at the front entrance doors, rear janitor's entrance doors and selected staff entrance doors.

iii) Each proximity reader will have a distinctive code to identify the user and a log will be kept in memory. The log within the panel can be accessed through a computer.

D. Intercom System

i) A video/voice intercom system shall be provided consisting of a master station located in the main office and door stations located the front entry door and rear kitchen delivery door.

4. AUDIOVISUAL SYSTEMS

i) Audiovisual systems shall consist of an interactive projector and audiovisual cabling. Provide Ultra-Short Throw projectors with stylus and touch interactive control. The audiovisual systems shall be installed in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group room and Remedial instructional spaces. The audiovisual system shall be interfaced to and shall utilize the speech/sound reinforcement system installed in each space. Provide testing of all systems and test reports.

5. ELECTRIC VEHICHLE CHARGING STATIONS

i) Charging stations shall be installed on site. Stations shall be UL listed, NEMA 3R, bollard mount. Stations shall be powered by 120/208-volt power. Stations shall be connected to the building's DDC system.

6. CIRCUIT BREAKER AND EMPTY RACEWAY SYSTEM FOR FUTURE PHOTOVOLTAIC SYSTEM

i) The power system shall be designed to incorporate a future PV system installation with a dedicated back feed circuit breaker, dedicated photovoltaic equipment spaces and empty raceway system. There will be areas on the roofs designated for solar panels. The electrical design shall show the necessary raceways from the solar panels on the roof to the remote solar equipment and inverters. The Electrical Contractor shall be responsible to feed from the inverter to the Utility Company's primary transformer. Located on the site. The Owner may choose to sell back any extra power they generate to the Utility Company.

7. ELECTRICAL SUPPORT FOR ALL OTHER BUILDING SYSTEMS

i) The Electrical Contractor shall be responsible for electrical support/connections to mechanical, plumbing, fire protection, telecommunications, and any other systems within the site requiring electrical power.

8. TESTING REQUIREMENTS

The Electrical Contractor shall provide testing of the following systems with the Owner and Owner's representative present:

- Power distribution system for cables insulation and proper phasing.
- Grounding system
- Lighting control system (interior and exterior).
- Fire alarm system.
- Telecommunications
- Security systems.
- Audiovisual System.

Testing reports shall be submitted to the engineer for review and approval before providing to the Owner.

9. OPERATION MANUALS AND MAINTENANCE MANUALS

When the project is completed, the Electrical Contractor shall provide operation and maintenance manuals to the Owner.

10. RECORD DRAWINGS AND CONTROL DOCUMENTS

When the project is completed, an as-built set of drawings, showing all lighting and power requirements from contract and addendum items, will be provided to the Owner.

11. COMMISSIONING

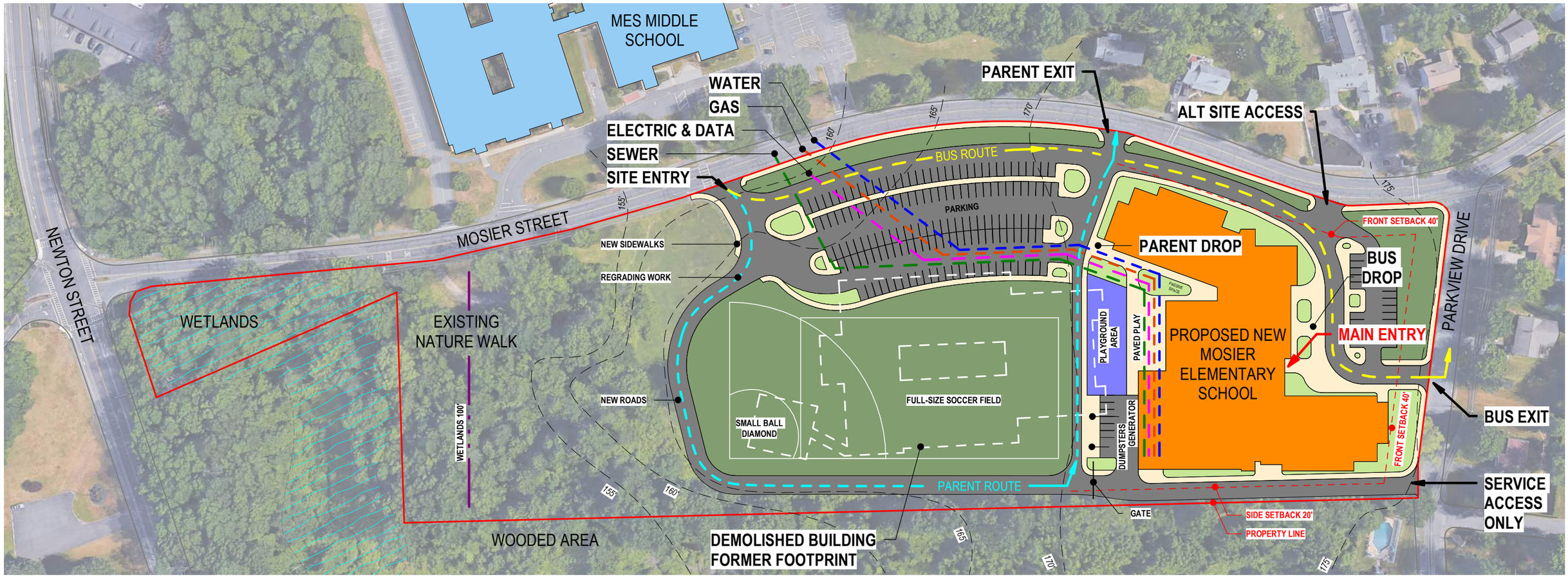
The project will be commissioned per Section 018100 of the specifications.

MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 - Preferred Schematic Report (PSR) Submission

MVG
MOUNT VERNON GROUP ARCHITECTS



N

0 125' 250' 500'

0 4"

South Hadley Public Schools
South Hadley, MA

SITE PLAN - ALT #4 - PSR DETAIL

MOUNT VERNON GROUP
ARCHITECTS



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION
- OTHER

ALTERNATIVE #4 -1ST FLOOR
Grade Configuration - 2,3,4
New Construction
Building Total GSF - 79,100

	Existing	New
2nd Floor	0	21,850
1st Floor	0	57,250
Total	0	79,100
Building Total GSF:	0	79,100

MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 – Preferred Schematic Report (PSR) Submittal

MVG
MOUNT VERNON GROUP
ARCHITECTS



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION
- OTHER

ALTERNATIVE #4 - 2ND FLOOR

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

	Existing	New
2nd Floor	0	21,850
1st Floor	0	57,250
Total	0	79,100
Building Total GSF:	0	79,100

MODULE 3.3.3 ALTERNATIVE #5 – NEW CONSTRUCTION / FULL DEMOLITION
Site Narrative

A. General Description and Orientation

The existing Mosier Elementary School is a single-story building consisting of approximately 57,788 s.f. with 4,449 s.f. of modular classrooms connected via a constructed corridor and is located centrally towards the south side of a 12 acre parcel of land owned by the Town of South Hadley. The property is located at 101 Mosier Street, just off Newton Street (Rte 116) in South Hadley, MA. Currently, the site consists of the school building, associated parking area and drives, play areas and open play fields as well as wooded areas. The site is bordered by Mosier Street to the north, a half-acre of town owned property along Parkview Drive to the east which is an extension of the open play fields, and Town owned property to the southwest currently undeveloped for conservation. The parcel of land also contains the Leaping Well Nature Trail to the west of the existing school, which also extends onto the property to the south. All site development and improvements would be fully handicap accessible and available for both the student population and community use.

B. Structures and Fences

The existing Mosier Elementary School building along with the modular classroom units is the only significant building on the site.

As part of the alternative #5 site development, the site will be developed in phases, first construct a new two-story building on the current play fields on the eastern portion of the site and then demolish the existing building and replicate the parking areas, play areas and play fields on the western half of the site. The existing property line fencing around the play fields along Mosier and Parkview streets will be eliminated as this is now the front of the school building. New fencing will be located around the new play fields and play areas for safety of the occupants and preventing younger students from running off un-noticed, as well as containment of sporting activities. Two sheds will likely be located to store outdoor play equipment and custodial maintenance equipment to meet their needs in lieu of the container boxes currently on-site.

C. Topography and Soils

The topography of the site varies minimally around the immediate area of the school building and open play fields. The play fields to the east are level and elevated approximately 3 feet or so above the finish floor elevation of the school.

As part of the site development process for the new construction to be located on the east portion of the site as well as the replication of the play fields, parking and such once the building is

removed, the overall topography will be maintained with small adjustments to accommodate the development. The use of cut and fill analysis and measures to balance any necessary grade changes along with any minimal construction of segmental retaining walls where absolutely needed will take place to control the slopes and accommodate the necessary new site development and features making the vehicular access drives, pedestrian walks and play areas fully accessible and handicap compliant including access to the existing play fields.

Preliminary geotech borings have been completed along with the associated compaction testing as well as a geo-environmental analysis to ascertain the soils make-up. The Geotech report and boring logs were included as part of the PDP submission. Recommendations for any potential soil remediation were included in the geotech report. Further, more extensive Geotech explorations would be undertaken if this option was pursued with recommended soil remediation and structural needs continue to be reviewed and would be addressed in the structural design parameters.

D. SITE ACCESS, PARKING AND CIRCULATION

The new site development will include a new access drive around the southern portion of the site play fields and school building to accommodate a separate parent pick-up and drop-off location as well as capabilities for deliveries and dumpster access. This perimeter drive will also provide emergency vehicle access to the building perimeter as well as provide the necessary code compliance for building square foot allowances. The curb cut at the west end of the property will also provide access to a separate bus loop to the front of the school with an exit onto Parkview Drive as well as main parking areas. The parent access drive will be planned as a one-way drive for better flow with an exit onto Parkview Drive. A curb cut at the east end of the site will provide access to the front parking areas for visitors.

The main on-site parking will be located to the west of the school building and north of the play fields, and will provide adequate parking spaces including handicap accessible spaces for convenience of school and field activities. Additional parking for visitors will be located in front of the school. Overall, the parking capacity will substantially increase from that of the existing school's capacity. This new development will include improved pedestrian pathways and crosswalks from Mosier Street as well as from the parking and play areas to around the school building.

The new site design access and pedestrian ways would be designed to meet the DOT standards and meet compliance with handicap regulations for a fully accessible site. This site layout provides adequate site circulation for use, accessibility, maintenance and public safety monitoring and access. This concept will improve traffic and pedestrian safety from current practices and keep vehicles of Mosier street thereby reducing congestion on Mosier Street and improving general traffic flow to and around the site.

A full traffic study has commenced and will be submitted as part of the schematic design phase. Any recommendations will be incorporated in the schematic design phase.

F. Easements

There are no known easements running through the property. Continued research will take place with the Town, utility companies, etc..

G. Utilities

The existing school building is serviced by municipal and private utilities including storm drainage, sanitary sewer, water, gas, electric and cable. Many of these utilities were installed as part of the original 1969 building construction.

The proposed service upgrades would be incorporated into the new design and maintain the current service routes where practical. New services would be coordinated with the local utility companies, the Town and District. A full analysis would be undertaken and compared with current service sizes and adjusted to meet the demands of the addition renovation needs.

H. Zoning and Permitting

The existing building school site is zoned Residence A-1 (Low-Density Residential) with a minimal lot size requirement of 22,500 s.f., minimum lot frontage of 125' and minimum width of 80', and setbacks as follows – Front yard = 40', Side yard = 20' and Rear yard = 25'.
The maximum building coverage allowed is 30% while the maximum impervious surface coverage is 60%. The maximum building height allowed is 6 Stories/60'' for churches, schools, colleges, libraries, and Town buildings. There doesn't appear to be any current zoning violations with the existing building and property.

The proposed new construction and site development work will conform to the current zoning requirements being enforced for the use and construction types, and there does not appear to be a limiting factor in the proper development of the site for this solution to meet the current zoning bylaws.

A site plan review and approval will also be required of the Town planning department for the desired solution. Prior to the submission of a formal site plan, the Design Team shall schedule an informational meeting with the Planning Board to review the project design, discuss factors in developing the site and obtain further input to obtain a seamless approval and demonstrate compliance.

A building permit will be required by the Town of South Hadley building department for the desired alternative solution selected. New construction, renovation, or demolition of existing structures and changes of use or occupancy of an existing building must conform to the provisions of the Massachusetts State Building Code.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies.

Permits and approvals will be obtained in the necessary timeframe required by the project schedule. A more definitive timeline for each item will be established as a result of the meetings with the respective departments and agencies and their review of the project scope.

A complete survey including, but not limited to, improved and unimproved areas, parcel legal information, flagging of wetlands, utility information and topography has been undertaken and will be included as part of the schematic design submission process.

I. Wetlands and/or Flood Plains

Currently, there are a portion of wetlands located to the west of the existing site parcel, as well as on the neighboring site parcels to the north across Mosier Street. The existing site is well outside of the 200ft riverfront area for Stony Brook, located behind the abutting properties to the north. Any alternative solution and associated site development will accommodate the location of these wetlands. Any wetlands setbacks, regulations and appropriate permitting will be undertaken per the local governing agencies as part of the development process. The existing site parcel does not appear to be in a FEMA flood zone.

As part of the project, the appropriate filings would be completed and full compliance with regulatory guidelines would be complied with. At this time, the site has been developed so as to not encroach on the wetlands and/or setbacks of these areas.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies. Preliminary informational meetings will also take place prior to the formal ConComm and DEP filings with the appropriate departments and agencies to review and discuss the project design and associated mitigating factors affecting the development of the site and

obtain and implement any additional information and/or requirements so as to acquire the necessary approvals and demonstrate compliance.

J**. Open Play Fields / Play Areas**

As part of the new site development, structured play areas will be provided with fenced-in areas with age-appropriate equipment and safety surfacing to accommodate the range of students within the school. Hardscaped play areas will also be located for basketball, four square and hopscotch type activities. Also, as part of the development of the site, new play fields will be constructed for school and community use once the demolition of the existing building has been completed. As with any school project, providing the necessary play areas and fields is necessary to the physical learning and development of elementary school children.

The play areas and fields are currently used by the students and community groups alike and the school building committee would like to maintain these features in the development of the site options.

MODULE 3.3.3 ALTERNATIVE #5 – NEW CONSTRUCTION / FULL DEMOLITION
Phasing Narrative

1. General Description

The following preliminary phases of new construction for the new Mosier Elementary School will be proposed/developed to allow the school to remain in operation during construction and to complete the work in the minimum amount of time, with minimal disruption to the educational delivery process. All phasing opportunities would be discussed and reviewed with the District leadership team to ensure minimal disruption in the delivery of education, safety and security, as well overall project duration and cost efficiency.

2. Phase I – Potential Early Site Package (Estimated 3-4 month duration)

During the initial summer as Phase I commences, preparation of the separate construction and school entrances shall be established prior to any further work to ensure full pedestrian and vehicular safe and secure access to the school grounds and daily operation during the construction duration. site preparation to include striping of topsoil, possible soil remediation and improvements with structural fill placement and compaction for the building pad will take place. The potential for initial utility services to be installed along with some access drive prep and base work to be completed as part of this package will also be explored. This work will take place without the interruption of te existing school and related activities.

3. Phase II – Construction of New School Building (Estimated 22-24 month duration)

Once the project building bids have been received and awarded, construction of the new school building will commence with new curb cuts and limited parking and drives being constructed. The new school building, completion of utility services, parking areas and drives will be completed. Once completed, the students and staff will move in and vacate the existing school building.

4. Phase III – Abatement / Demolition (Estimated 3-4 month duration)

Once the existing building has been vacated of all District owned furniture and equipment, the abatement of hazardous materials will take place along with any contractor selected removals of materials. Once completed, the overall demolition and removal of the existing structure will take place. This phase will not disrupt the operation of the new school and related activities.

Phase IIIA – Final Site Development (Estimated 4-6 month duration)

Once the existing building materials have been removed, the existing utilities will be removed and terminated at the property lines where required. Preparation and final installation of new parking areas, and the construction of the new play fields will take place. Once again, the work of this phase will not disrupt the ongoing operation and related activities of the new facility. Any "crossover work" required between the phased construction such as roads, etc. will take place during the summer and/or off-hours of school operation.

MODULE 3.3.3 ALTERNATIVE #5 – NEW CONSTRUCTION / FULL DEMOLITION
Building Narrative

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BUILDING DESCRIPTION

This option consists of a newly constructed 2-story academic building to accommodate the MSBA approved Design Enrollment Agreement of 590 students (Grades 1 thru 5). The school will be constructed to the east of the existing Mosier Elementary School facility with a full abatement and demolition of the existing school building once new construction is completed. In this option, the common/community core spaces such as the Gymnasium, Cafetorium/Stage and Kitchen, Music, OT/PT, Art, Teacher Workroom, Administration and Health Suite, Custodial and Mechanical Rooms will be located on the first floor in the central core of the building. This area will be flanked by two (2) two-story classroom wings or grade "neighborhoods".

This plan promotes the "neighborhood" grade configuration as desired by the South Hadley School District, and responds to the Educational Program and meets the School Building Committee's goals as well as responds to in-form, many of the educational goals identified in the visioning workshops held. Each of the wings ill be laid out in a similar manner to promote easy wayfinding for students and staff as well as a complete and efficient educational delivery process. Also,

Each of the grade neighborhoods on both floors will contain the educational spaces, teaming and support spaces and adjacencies needed including Classrooms, Special Education classrooms, Small Group and Resource Rooms, support spaces, pullout spaces, toilet rooms and electrical/technology/custodial closets making each grade neighborhood self-contained. The second floor central core area will house a 5th grade neighborhood as well as the Media Center and STE space, and the required classrooms, special education and support spaces mentioned previously in the neighborhood wings.

This plan configuration allows for isolation of the common core / community spaces for after- hours use as well as in the event of a lock down event, thereby compartmentalizing the building into safe zones.

The layout provides (2) dedicated entries for gatekeeping and security, allows for easy wayfinding for elementary school age children, separates the educational spaces from the community areas so as to close off the classroom wings during community use. The flexibility built into the design provides the District with educational options as they move forward into the future.

Stairs are strategically located at ends of each classroom wings to allow for ease of traversing the building. An ADA compliant elevator is also located in the front main lobby for ease of access.

The exterior envelope will consist of durable masonry materials and a membrane roof system. Interior partitions will be gypsum board with cmu used in select areas. Durable and low maintenance finishes will be planned throughout. All naturally light, bright, colorful finishes and adequate ventilation and conditioning of spaces will promote and foster a positive learning environment for elementary grade children.

Because this building will be constructed independently from the existing facility, this option will not disrupt the delivery of the educational program in the existing building during construction, and will allow a seamless transition from one facility to the other when completed.

MODULE 3.3.3 ALTERNATIVE #5 – NEW CONSTRUCTION / FULL DEMOLITION
Structural Narrative

A. Foundations / Slab-On-Grade Systems:

Based on the Preliminary Geotechnical Report, and as noted on the existing original structural drawings of subsequent additions to the original building, the new building will be founded on conventional spread and strip footings bearing on well-compacted structural fill placed directly on top of the natural soil layer after removing the surficial organic soil and the existing unsuitable fill material. All existing foundations shall be removed in their entirety within the proposed new building footprint and extending a minimum distance equal to 5 feet or the distance between the bottom of the proposed footings and the bottom of the fill or buried organic soil, whichever is deeper.

At this time, since the new building will not have a basement level, an under-slab drainage system is not anticipated at this time below the lowest level slab-on-grade. If the lowest floor elevation will be below the existing exterior grade, recommendations for an under-slab drainage system will be updated and reviewed at that time.

Perimeter drains will be provided at any subgrade locations and retaining walls. Free-draining material is also recommended to be placed within 3’ of the exterior of walls at any below-grade spaces.

Per the Preliminary Geotechnical Report, the allowable soil bearing pressure will be 3 ksf. The soil site class for seismic design of the new building will be Site Class D.

Cast-in-place concrete slabs-on-grade (soil-supported) will include 4" thick minimum at typical classroom areas and 6” at mechanical spaces. Unless otherwise noted, all interior slabs-on-grade will be reinforced with one layer of 6x6-W2.9xW2.9 welded wire fabric, placed over a minimum of 2” of rigid insulation (where noted on the architectural drawings) and a 15-mil vapor barrier over a minimum of 12" of Structural Fill placed directly on top of the natural soil layer. The exact details of the slab-on-grade subgrade preparation will be determined from the recommendations set forth in the final Geotechnical Engineering Report. At the Mechanical and Electrical rooms, the interior slab will be a minimum 6" slab on grade, reinforced with one layer of 4x4-W4.0xW4.0 welded wire fabric.

Exterior foundation walls shall bear on continuous strip footings with at least 4’ of cover below grade for adequate frost protection.

New exterior foundation walls / footings will typically require 15" wide reinforced cast-in-place concrete walls on 27" wide continuous strip footings at the exterior perimeter of the new building and extending at least 4'-0" below finished grade.

Individual conventional spread footings will be used at new interior column locations with an allowable soil bearing pressure of 4 kips per square foot. The minimum size of all new column spread footings will not be less than 3' in width in any direction.

B. Structural Framing Systems:

Structural framing systems for the new two-story school building (in all new construction options) would consist of composite steel construction at framed floor levels. Typically, the floors would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material to achieve a Type IB construction classification for fire-resistance purposes.

Normal weight concrete floor slabs are recommended to minimize moisture content issues in the slabs and associated floor finishes. Furthermore, the normal weight concrete floor slabs help dampen potential floor vibration issues at open floor areas (with minimal or no partitions).

Unless otherwise noted, all roof levels will be designed to support play surfaces or be designed for a future floor level. Typically, the roof level at play surfaces and future floor levels would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking

would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material for fire-resistance purposes.

At non-play surface areas or at lower roof levels, the roof framing could be comprised of 1½" or 3" deep steel roof decking supported by structural steel beams, girders, and columns. Sprayed-on fireproofing material will be required at the underside of the steel roof decking and on the surfaces of steel beams, girders and columns (since the construction classification of the new addition is anticipated to be Type IB).

At non-play surface areas of roof framing systems over the proposed gymnasium, cafeteria and other large open areas could consist of 1½" or 3" deep steel roof decking supported by long-span open-web steel joists spanning to structural steel beams and columns (or possibly to load-bearing CMU walls) at the exterior.

All new roof framing systems will also be designed to sustain an additional 7 psf of dead load for future PV Array loading requirements.

C. Structural Lateral Resisting Systems:

Reinforced CMU walls will serve as the primary lateral resisting system of the new building at the gymnasium and cafeteria areas.

Where possible, concentric structural steel braced frames (inverted chevrons), could be used to provide lateral resistance to the new building (aligned within demising walls between classrooms).

At all other areas of the classroom wings, ordinary steel moment frames would provide lateral stability against wind and seismic loads (where steel braced frames are not possible). Stuctural

MODULE 3.3.3 ALTERNATIVE #5 – NEW CONSTRUCTION / FULL DEMOLITION
Plumbing Narrative

General

The following is the Plumbing System Narrative which defines the scope of work and capacities of the Plumbing System as well as the Basis of Design. The Plumbing Systems shall be designed and constructed for LEED v4.0 included in this submission.

The plumbing construction documents, which include the design drawings and mechanical specification section 22 00 00 Plumbing, shall incorporate all plumbing work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new plumbing work.

CODES

A. All work installed under Division 22 00 00 shall comply with the latest applicable International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, MA Plumbing Code (248 CMR) and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. The work of Division 22.00.00 is described within the narrative report. Plumbing systems shall be new and sized to accommodate the new building. Plumbing work will include furnishing all fixtures, equipment, materials, labor, testing and inspections required for the complete and operational installation of the plumbing systems.

Design Parameters

1. GENERAL

A. The required plumbing systems include cold water, hot water, hot water recirculation, sanitary, waste and vent system, kitchen grease waste system, storm drain system, and natural gas system. Acid waste and vent piping system will be provided if necessary.

B. The new building will be serviced by the municipal water and sewage systems.

C. All plumbing will conform to applicable accessibility and water conservation codes.

2. DESIGN CRITERIA

A. Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Fixture Requirements	248 CMR Table 10.10
		248 CMR 10.10(18)

Plumbing Systems

1. DRAINAGE SYSTEM

A. Sanitary, waste, and vent piping systems will be provided and will connect to all fixtures and equipment requiring such connections throughout the new building. The buildings drain(s) will extend to a point 10'-0" beyond the building foundation. All plumbing system vents will extend through the roof.

B. A separate, dedicated kitchen grease waste system will be provided and extend to an exterior grease interceptor. The exterior grease interceptor will be designed and provided by others. A chamber vent for the grease interceptor will be provided and will run independently back in to the building and through the roof. Grease waste piping will serve kitchen equipment and floor drains. Interior grease traps will be provided at specific kitchen equipment such as, but not limited to, dishwashers and scullery sinks.

C. A storm drainage system will be provided to drain all flat roofs using roof drains and interior storm drainage piping routed through the existing building. Downspouts from pitched roofs will be provided with downspout boots to connect to the underground storm drainage system. The storm drainage system will extend to a point 10'-0" beyond the building foundation.

D. Sanitary and storm drainage piping will be cast iron.

E. If necessary, a separate, dedicated acid waste and vent piping will be provided and will include a containment and chemical injection neutralization system. The piping system will connect to each fixture discharging wastes which require treatment. Acid waste piping will be polypropylene with heat fused joints.

2. WATER SYSTEM

A. Domestic water service for the new building will be provided from the municipal water system. The water service will include valves, strainers, a water meter, pressure gauge and drain. The water meter will be interfaced with the building

management system. Backflow preventers will be installed where required including, but not limited to, HVAC system make-up water connections, kitchen equipment, automatic detergent dispensers, and laboratories.

B. Hot and cold water distribution piping will be provided throughout the new building and connect to each plumbing fixture. Hot water recirculation systems will be provided. Water piping will be Type L copper tube with soldered fittings.

C. Water heating will be provided by two (2) high efficiency gas fired, storage type water heaters. Thermostatic mixing valves will be installed to provide 140°F hot water to the kitchen fixtures, and 120°F hot water to serve general use fixtures. Hot water at showers and public use lavatories will be further tempered to code allowed maximum temperatures by point-of-use pressure balancing and thermostatic mixing valves. Hot water recirculation pumps and piping will be provided for each system. A submeter will be interfaced with the building management system.

3. NATURAL GAS SYSTEM

A. The new building will be provided with a natural gas service and meter with distribution piping to serve the heating system equipment, domestic water heaters, kitchen cooking equipment, and generator (if provided). The gas meter will be interfaced with the building management system. Gas piping will be steel with welded or threaded fittings.

B. The local gas company will be contacted to confirm availability of adequate flow and pressure for the new building loads.

4. FIXTURES

A. The new building will be furnished with all new fixtures, including supports, connections, fittings, and any incidental items required for a complete installation. Water closets shall be wall-hung, white vitreous china with flush valves. Urinals shall be wall-hung, white vitreous china with flush valves. Lavatories shall be wall-hung or drop-in white vitreous china with manual faucets. General use sinks shall be stainless steel with manual faucets. Showers, if provided, will be furnished with thermostatic and pressure balancing mixing valves. Water coolers shall be stainless steel.

B. The proposed flow rates for the new plumbing fixtures are as follows:

1. Water closets 1.28 gpf
2. Urinals 0.8 gpf
3. Lavatories 0.5 gpm

4. Sinks 1.5 gpm
5. Showers 1.5 gpm
6. Water Coolers 0.5 gpm

5. DRAINS

A. Floor drains will be provided where required throughout the new building. Floor drains will be connected to the appropriate drainage and venting system, and will be equipped with automatic trap priming devices where necessary.

6. VALVES

A. Properly sized and accessible valves will be provided to isolate the hot water, cold water and hot water recirculation system piping for maintenance and repair.

7. INSULATION

A. All domestic water piping and storm drainage piping will be insulated as required.

8. CLEANOUTS

A. Cleanouts will be installed at appropriate intervals on the sanitary, waste, grease, storm, and acid waste drainage systems to allow for proper maintenance of these systems.

9. ACCESS DOORS

A. Access doors will be provided at hard ceilings and walls to allow access to valves, cleanouts, and equipment requiring maintenance or adjustment.

MODULE 3.3.3 ALTERNATIVE #5 – NEW CONSTRUCTION / FULL DEMOLITION
Sprinkler Narrative

General

The following is the Fire Protection System Narrative, which defines the scope of work and capacities of the Fire Protection System as well as the Basis of Design.

The fire protection construction documents which include the design drawings and mechanical specification section 21 00 00 Fire Suppression shall incorporate all fire sprinkler system work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new fire sprinkler system work.

1. CODES

   A. All work installed under Division 21 00 00 shall comply with the latest International Building Code (IBC), Massachusetts Building Code 10th Edition, NFPA 13-2013, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. Fire Protection systems shall be new and designed to accommodate the new building. Fire Protection work will include furnishing all equipment, materials, labor, testing and inspections required for the complete and operational installation of the fire protection systems.

3. GENERAL

A. In accordance 780 CMR Section 903, Table 903.2, any educational building with an aggregate building area greater than 12,000 square feet must be protected with an automatic fire sprinkler system.

Design Parameters

1.BASIS OF DESIGN

A. Loading docks, mechanical rooms, storage rooms, and the kitchen service area are considered Ordinary Hazard Group 1; legitimate stages and library stack room areas are considered Ordinary Hazard Group 2; all other areas are considered light hazard.

B. Required Design Densities:

Light Hazard Areas	0.10 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 1	0.15 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 2	0.20 GPM over a design area of 1,500 s.f.

C. Maximum Sprinkler Spacing:

Light Hazard Areas:	225 s.f., maximum 15' between sprinklers
Ordinary Hazard Areas:	130 s.f., maximum 15' between sprinklers

2. HYDRANT FLOW TEST

A. A hydrant flow test has been performed and included in the PDP submission. At this time, it appears that a fire pump is not required to support the automatic sprinkler system. Flow test data is required to be less than one year old, and measured from within 500' of the building.

Fire Protection Systems

1. DESCRIPTION

A. The system will be a wet pipe automatic sprinkler system providing complete building coverage. The system will be divided into protection zones controlled by individual zone control and check valves. Protection zones shall not exceed 52,000 s.f.

C. Protection zones shall be provided with individual system risers which shall consist of supervised zone control valves, riser check valves, pressures gauges, drains, waterflow switches and test connections.

D. The system will be provided with a new fire department connection of a size and type to meet local requirements.

E. All areas of the building shall be provided with sprinkler coverage, including electric rooms and combustible concealed spaces.

F. Sprinklers will not be installed in elevator shafts and machine rooms.

2. FIRE WATER SERVICE

A. Fire water service for the new building will be provided from the municipal water system. The water service will include supervised control valves and a backflow preventer.

3. SPRINKLERS

A. Upright, pendent and sidewall sprinklers will be provided throughout the existing building and addition. Sidewall sprinklers will be installed under overhead doors.

4. PIPING AND FITTINGS

A. All underground private fire service main piping shall be Class 52 cement lined ductile iron with bituminous outside coating and push-on joint equal to the "Tyton" joint as manufactured by US Pipe and Foundry, and in accordance with ANSI A21.51. Fittings shall be ductile iron MegaLug type restrained mechanical joints. Joints between consecutive push-on pipe sections shall be restrained utilizing a boltless restraint joint system equal to US Pipe and Foundry Field Lok 350. Thrust blocks shall be provided and installed where required.

B. All sprinkler system piping inside the existing building and addition or the sprinkler system, two inches (2") and smaller in size, shall be Schedule 40 threaded black steel, conforming to ASTM Standards A53, A135, and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

C. All sprinkler system piping inside the existing building and addition two and one-half inches (2½") and larger in size, unless otherwise noted, shall be Schedule 10 black steel pipe with rolled groove ends, conforming to ASTM Standards A53, A135 and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

D. U.L. listed and F.M. approved groove fittings will be allowed. All fittings shall be approved by Underwriters' Laboratories for use in Sprinkler System and shall be designed and guaranteed for a working pressure of not less than 175-psi cold-water pressure.

5. FIRE PUMP

A. A hydrant flow has been performed and the report is included in the PDP submission. At this time, it does not appear a fire pump will be required to support the automatic sprinkler system. A fire pump shall be provided if hydraulic calculations determine that the public water supply is inadequate.

MODULE 3.3.3 ALTERNATIVE #5 – NEW CONSTRUCTION / FULL DEMOLITION
HVAC Narrative

General

The project building is a two-story elementary school. The building is use group Education. The interior spaces include classrooms, gymnasium, cafetorium, kitchen, administration areas, educational support areas, restrooms, and mechanical spaces.

The planned operating schedule for the classroom portion is 7:00 am to 4:00 pm Monday thru Friday during the school year. The schedule for the administration portion is 7:00 am to 5:00 pm Monday thru Friday year-round.

The following is the HVAC system narrative, which defines the scope of work and Basis of Design. The HVAC systems shall be designed and constructed for NE-CHPS scorecard included in this submission. This narrative includes information about pertinent codes, design criteria and proposed systems description.

The mechanical construction documents which include the design drawings and mechanical specification section 23 00 00 HVAC shall incorporate all HVAC work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new HVAC work.

1. CODES

All work installed under Division 23 00 00 shall comply with the latest International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 23 00 00 is described within the narrative report. The HVAC project scope of work shall consist of refurbishing the existing HVAC equipment and systems including distribution systems as described herein for the original building. All new work shall consist of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Heating, Ventilating and Air Conditioning work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. DESIGN CRITERIA

Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Summer Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 88° F
		Wet Bulb – 72° F
3.	Summer Indoor Design Conditions	Dry Bulb – 75° F
		Relative Humidity – 50%
4.	Winter Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 7° F
5.	Winter Indoor Design Conditions	Dry Bulb (Occupied) – 70° F
		Dry Bulb (Unoccupied) – 50° F
6.	Ventilation	Per IMC 2015

Building Systems

All material and work provided shall be in accordance with the above-mentioned codes and standards:

1. CENTRAL HEATING SYSTEMS

The central heating system for the school will consist of gas-fired, hot water, high efficiency condensing type boilers. The boilers will produce hot water which will be circulated through dedicated hot water piping to finned-tube radiation and unit heaters throughout the school. The boilers shall be direct vent and will acquired combustion air (CA) direct from the outdoors and will exhaust the flue gases directly to the outdoors. The CA intake and flue exhaust pipes associated with the boilers will terminate sidewall with the manufacturer recommended termination fittings. The boilers will operate on a re-set water supply temperature based on the outdoor air temperature. The hot water circulating pumps that distribute hot water to various spaces within the building will include with variable frequency drives (VFD) that will modulate the speed of the pumps based on actual demand which would result in energy savings. The hot water supply and return piping will be schedule 40 steel or type L copper based on the size and will be insulated with fiberglass insulation with thickness complying with IECC.

2. CENTRAL VENTILATION SYSTEMS

Ventilation for the building will be provided by multiple, roof mounted dedicated outdoor air

systems (DOAS) that shall supply 100% outside air. The DOAS units will supply conditioned/dehumidified ventilation air to the support areas and classrooms. Each DOAS unit will include a supply fan, exhaust fan, gas furnace with modulating gas valve, MERV 13 filtration media, direct expansion (DX) cooling coil with hot gas re-heat and an air cooled condensing section and an energy recovery wheel. Air will be exhausted from the support areas and classrooms using the DOAS unit where the internal energy recover wheel will temper the incoming outdoor air by extracting energy from the exhaust air.

3. AIR FILTRATION

Air filters will be installed in return ductwork systems served by indoor and roof mounted air handling units. These filters have a MERV 13 rating.

4. CLASSROOMS

Heating and dehumidification for the classrooms areas will be provided by DOAS units and perimeter finned tube radiation. Each classroom will be served by a displacement ventilation diffuser which will delivery tempered and dehumidified ventilation air from the DOAS units. Air will be removed from the classroom via a ceiling mounted exhaust grille. The exhaust air will be used to pre-heat/cool the ventilation air through energy recovery section located on the DOAS unit. Each classroom will have its own thermostat to control the perimeter finned tube radiation.

5. ADMINISTRATION AND SUPPORT AREAS

The administration and support areas will be served by one variable refrigeration system with multiple indoor air handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

6. MUSIC ROOMS

The Music Rooms will be served by a dedicated packaged rooftop unit that will provide a mixture of outdoor air and return air to provide heating, and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

7. MEDIA CENTER

The Media Center will be served by one variable refrigeration system with multiple indoor air

handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

8. CAFETERIA

The Cafeteria will be served by a gas-fired rooftop unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall.

9. GYMNASIUM

The Gymnasium will be served by one rooftop heating and ventilating unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall. The Gymnasium will not be air conditioned.

10. KITCHEN

The kitchen area will be served by a gas fired make-up unit located on the roof and an exhaust fan for the kitchen hood exhaust. The make-up air unit shall also serve the kitchen food preparation spaces and will provide heating and ventilation to these spaces. The make-up air unit will supply 100% outside air (tempered) to the kitchen and food preparation spaces and this air will be exhausted by the Kitchen hood exhaust fan. Re-circulation of air is prohibited from these spaces when the spaces are occupied. A separate roof mounted exhaust fan will be provided for exhaust from the dishwasher hood.

11. COMMON AND MISCELLANEOUS AREAS

All vestibules and entrances will be heated by hot water cabinet unit heaters. Corridors will be served by air handling units to provide ventilation. Corridors that have exterior walls or roofs will be heated by cabinet unit heaters

Toilet rooms and janitors closest will be exhausted by dedicated exhaust fans. Utility, storage, and mechanical rooms will be heated by hot water terminal units and ventilated as needed.

12. SPECIAL EDUCATION ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor ducted air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space. Heating for these rooms shall be provided by hot water baseboard radiation. At the owner's discretion, dedicated hyper-heat split heat pump systems can be provided to serve these spaces that shall provide both heating and cooling for the space and shall eliminate the requirement for the baseboard radiation. Ventilation air for these spaces will be provided by the DOAS unit serving the remainder of the classrooms.

13. MDF, IDF AND ELECTRIC ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor wall mounted ductless air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space.

14. AUTOMATIC TEMPERATURE CONTROLS

The building will be provided with a new direct digital control (DDC) system which will monitor and control all the major HVAC equipment. The boilers will be controlled by the factory installed operating and safety controls and the new DDC system will interface with the factory controllers to allow monitoring and adjustment. All the rooftop units, make-up air units, exhaust fans, and room controls will be controlled by the DDC system. The DDC system will include graphical representation (via. software) for each major piece of equipment. Individual room controls will consist of a wall mounted thermostat with a limited adjustment range.

15. GREEN KIOSK: NE-CHPS 'Integration and Innovation (II)'

Education Display:
Demonstration Areas:
Energy savings via high efficiency equipment shall be displayed on the monitor at the "Green Kiosk" from the Building Energy Management System.
Innovation:

- Carbon Dioxide Sensors will be installed in HVAC systems to modulate the amount of ventilation air based on ppm of CO2 which will increase energy savings and to monitor and increase indoor air quality.
- Indoor air temperature set point policy shall be established for all rooms and publicized for occupants to view.
- Electronic Air Filtration (MERV-13) shall be installed in ducted HVAC systems.
- Condensing boilers shall achieve higher efficiency and performance by supplying lower hot water temperature to heating equipment based on the outside temperatures.
- Displacement Ventilation shall be installed in Classrooms. This system increases ventilation effectiveness by supplying air at low velocities toward heat sources, causing supply air temperature to rise and become more buoyant, therefore displacing heat and contaminants up toward the exhaust grilles located at the ceiling.

16. LEED v4.0 Compliance Items

Additionally, following are compliance items for the building part of the HVAC design parameters.

HVAC Design – ASHRAE 62.1.
HVAC systems shall provide the minimum ventilation requirements as outlined in ASHRAE 62.1.
Enhanced Filtration.
Electronic air filters (MERV-13) shall be provided.
Pollutant and Chemical Source Control.

- Building shall be provided with dedicated exhaust system for spaces where chemical use occurs. Exhaust shall be provided at a rate of 0.5 cfm/sq.ft and make-up air shall be provided.
- Gas-fired boilers and furnaces for HVAC equipment shall be equipped with electric ignitions.
- Air intakes shall be in accordance to ASHRAE Standard 62.1.

Ducted Returns.
All systems shall be provided with return ductwork.
Construction Indoor Air Quality (IAQ) Management.
Building flush-out, ductwork protection, filter changes shall be compliant with these requirements.
Post-Construction IAQ.
Prior to building flush-out the contractor shall provide and install 4-inch, MERV-10 filters in all air handling units. After building flush-out is complete, contractor shall replace MERV-10 filters with factory supplied, 4-inch MERV-8 filters. All HVAC filters shall be replaced prior to occupancy.
Electronic air filters shall not be operational until building flush out is complete.
Thermal Comfort ASHRAE 55.
HVAC system designs shall comply with ASHRAE 55.
Individual Controllability.
Each classroom shall be provided with an independent temperature sensor for occupant control.
Thermostats shall have the ability to adjust +/-3ºF.
Commissioning.
Energy Management System.

- HVAC shall specify an Energy Management System designed to monitor and trend Lighting (via a BAC net connection), Photovoltaics (via a MOD bus connection), HVAC and Domestic Hot Water.
- Electrical and Plumbing shall meter energy sources (electricity, natural gas and domestic/potable water), the EMS shall trend data with respect to the outside air temperature.
- The DDC system shall be equipped with sensors, point's matrix, trend capabilities, system architecture, data storage and operator interface.
- Project specifications shall include instructions for building operators to analyze energy source trending vs. outside air temperature and adjust equipment operation as required to increase energy efficiency.

Mechanical Loads

Heating and cooling load calculations shall be performed per IECC requirements for each space to properly size the respective HVAC equipment serving the space during the design development. Based on industry standards the approximate sizes of equipment serving the school shall be,

- Administrative Areas – Cooling: 400 SF/ton, Heating – 20 Btuh/SF.

- Classrooms – Heating: 20 Btuh/SF.
- Cafeteria – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Other areas – Cooling: 350 SF/ton, Heating – 20 Btuh/SF.

MODULE 3.3.3 **ALTERNATIVE #5 – NEW CONSTRUCTION / FULL DEMOLITION**
Electrical and Technology Narrative

ELECTRICAL

General

The following is the Electrical system narrative, which defines the scope of work and capacities of the Power and Lighting system as well as the Basis of Design for the new school. The electrical systems shall be designed and constructed to meet the LEED v4.0 scorecard included in this submission.

1. CODES

All work installed under Division 26 shall comply with the Massachusetts State Building Code and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 26 is as described in this Narrative. All work is new and consists of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Electrical work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. High Voltage: 277/480 Volt
2. Low Voltage: 120/208 Volt
3. Phase: 3-Phase, 4-Wire
4. Amperage: 1600-2000 Amps
5. KW: 768KW

Electrical Utility load usage is estimated at approximately 8-watts per square foot.

Building Systems

1. SEQUENCE OF OPERATIONS AND INTERACTIONS

Light Pollution Reduction

A. All lighting fixtures will be controlled via programmable lighting panelboards which utilize a microprocessor programmable controller with self-contained solenoid operated circuit breakers. The control of the circuit breakers shall be by automatic means such as time of day to reduce corridor lighting and security system inputs to turn off all building lighting when the system is armed.

B. Exterior lighting will be controlled via an astronomical time clock integral to programmable lighting panelboards and/or micro-based lighting control system.

C. Emergency and exit lighting will be run through life safety lighting panelboards to be on during normal building operating hours as well as power outage conditions. The light poles will be connected to the normal power lighting control system.

2. ELECTRICAL SYSTEMS

A. Electrical Distribution System:

i) A new service to the building shall be provided. The new service ratings are designed for a demand load of 8 watts/square foot. The service capacity will be sized for 1600 to 2000 amperes with 100 percent rating at 277/480 Volt, 3 Phase, 4 Wire.

ii) New Main distribution panelboard, lighting panelboards, power panelboards, and step down transformers will be provided to accommodate respective loads. The equipment will be located in dedicated electric rooms or closets on each floor. The incoming utility power shall be monitored by the power meter mounted in the main distribution board and interfaced to the building DDC building management system.

iii) A new main electrical room shall be constructed on the first floor of the building; new electric rooms shall be located in each wing, on each floor of the building to service the power of the local areas. All branch circuit homeruns shall feed back to the sub-panels. The sub-panels, in turn, feed to the designated main distribution board.

B. Emergency and Standby Power System:

i) A 125KW, 480 volt diesel oil fired generator with a weatherproof, sound attenuated enclosure with fuel oil sub-base tank shall be mounted outside, in the near vicinity of the building. The generator shall provide emergency power via a 200 amp transfer switch and panelboards to all emergency lights and egress exit signs. The generator shall also provide standby power via a 200 amp transfer switch and panelboards.

ii) A new 2-hour fire rated life safety electrical room shall be constructed on the 1st and 2nd floor of the building.

iii) The building will be protected with a complete electrical emergency system. Systems included in these categories are: lighting at all means of egress; selective lighting throughout the facility to provide a logical route in which to exit the building; exit signs; fire alarm system; generator system. In order to utilize the Generator to its capacity and to provide the school with some capabilities in the event of normal power outage, the following systems and equipment shall be powered as standby emergency power: Security System; Camera System; Sound/Clock System; Energy Management System; all freezers, coolers and refrigerators; selective Administrative power and heat; selective exterior site lighting; any heaters in remote areas where pipes could potentially freeze; main water pumps and main boilers.

B. Interior Lighting System:
Optimize Energy Performance

Interior Lighting

i) Lighting system shall be the following for each type of area.

ii) Lighting fixtures for the corridors, kitchen and bathrooms shall consist of recessed mounted 2x4, LED lensed troffer fixtures. The light level will be designed for approximately 20 foot candles.

iii) Light fixtures for classrooms, offices, and special purposes education rooms lighting shall consist of recessed mounted 4-foot LED fixtures and/or LED pendant mounted indirect/direct linear light fixtures. The light level will be designed for approximately 30-34 foot candles.

iv) Light fixtures for the media center shall consist of pendant mounted linear indirect/direct LED fixtures. The light level will be designed for approximately 30-34 foot candles.

v) Lighting fixtures for the cafetorium shall consist of recessed mounted LED downlights and pendant mounted LED decorative or linear lights. The light level will be designed for approximately 30 foot candles.

vi) Utility rooms lighting shall consist of surface or pendant mounted industrial strip LED light fixtures. The light level will be designed for 5 foot candles.

vii) All classrooms, offices, media center and special purposes education rooms shall be provided with minimum two zone switching with manual dimming control with the presentation wall being on a dedicated manual dimming zone. Ceiling mounted occupancy sensors shall be located in all classrooms and larger rooms, wall mounted occupancy sensors shall be located in all offices and smaller rooms.

viii) A stage lighting system consisting of performance LED stage lights, stage industrial strip LED house lights and performance dimming system that also controls the cafetorium lighting shall be provided.

ix) Emergency generator power shall be provided to selected LED light fixtures in all egress paths and multiple occupancy rooms to serve as code required emergency egress lighting.

x) In all common areas, corridors and main assembly areas, a low voltage lighting system will be designed. The lighting circuits will feed back to a central monitoring center, where light fixtures can be controlled. This system shall meet the utility company rebate program. The building light fixtures will be controlled from one location.

xi) The Gymnasium will be lit with LED hi-bay pendant light fixtures. The lights will be controlled via the lighting control system and several local low voltage switches, for maximum versatility of the space. Ceiling mounted occupancy sensors will control select lights.

xii) The Classroom light fixtures will be controlled by manual low voltage manual switches on the wall, ceiling mounted occupancy sensors and photocells (for day-light dimming. The dimmable LED light fixtures shall connect to the main central control system with web-based software for remote control.

xiii) The main central control system for the building light fixtures shall be located in the maintenance room, or other room designated by Administration. The system shall come

equipped with web-based software for remote control. The system shall control, monitor and manage: Day-light Harvesting; Time Scheduling; individual room control; and, energy consumption. The system shall track and record the light levels and consumption. The central monitoring system will have the ability to override all local controls to de-energize the lights during non-occupied hours through internal time clocks.

C. Site Lighting System:
Light Pollution Reduction

i) New Site lighting will be comprised of full cut-off, Dark Sky compliant, architectural grade fixtures with white light LED sources.

ii) Fixtures will be compliant with LEED v4 Credit SSC8, classified as Lighting Zone 2.

iii) Pole mounted fixtures in parking areas will be located at a height of 25 ft. above grade.

iv) Pole mounted fixtures in pedestrian areas will be located at a height of 12 ft. above grade.

v) All lighting will be located so as to eliminate light trespass across property lines. The layout will meet IESNA RP-33 for Exterior Environments

vi) Illumination levels and uniformities at grade will be in compliance with Illuminating Engineering Society of North America (IESNA) IESNA/ANSIRP-8 recommendations. Parking and pedestrian areas will meet a minimum level of 0.5 foot candles average.

vii) The entire site will be controlled via the low voltage lighting central monitoring system. The system consists of a time clock and photo sensor control module for each circuit to ensure complete flexibility of the site.

D. Wiring Devices:

i) Each classroom will have a minimum of two duplex receptacles and two double

duplex per teaching wall and two double duplex receptacles on dedicated circuits at classroom computer workstations.

ii) Office areas will generally have one duplex outlet per wall. At each workstation a double duplex receptacle will be provided.

iii) The media center will have a minimum of two sets of duplex receptacles on each wall and floor mounted receptacles located at selective desks.

iv) Corridors will have maintenance receptacles at approximately 25 foot intervals.

v) Exterior weatherproof receptacles with lockable enclosures will be installed near exterior doors.

vi) A system of k-13 rated transformers and panelboards with double neutrals and transient voltage surge suppressors will be provided for receptacle circuits.

vii) 120VAC power junction boxes will be provided in the classrooms to support the new assistance listening systems.

viii) The power design will be coordinated closely with the telecommunications design, architectural design and Owner equipment. All power connections to mechanical, plumbing and all other trades shall be coordinated and connected accordingly.

E. Fire Alarm System:

i) The new fire alarm system shall be addressable, voice notification type with integral battery backup. New devices and loops shall be connected into the new fire alarm control panel.

ii) New smoke detectors will be provided in the open areas, corridors, stairwells, storage closets, electrical rooms, and MDF/IDF rooms.

iii) New water flow and tamper sprinkler system devices will be supervised.

iv) New Speaker/strobes will be provided in egress ways, classrooms, assembly spaces, open areas and other large spaces. Strobe only units will be provided in

bathrooms and conference rooms.

v) Manual pull stations will be provided at exit discharge doors and at the entrances to stairwells.

vi) The system will notify the local fire department in the event of alarm condition via a new radio master box or wireless communicator (via a central monitoring station).

vii) The system shall be Class "A" addressable, closed loop initiating device circuits with individual zone supervision, individual voice evacuation, indicating appliance circuit supervision, incoming and standby power supervision. Included in the main fire alarm system shall be a main control panel, remote annunciator(s), manual pull stations, automatic fire detectors, speaker/visual and flashing strobes, elevator recall connections, duct smoke detectors, shunt trip shut off of local sound and lighting systems and supervision of the sprinkler system and kitchen Ansul System.

3. TELECOMMUNICATIONS

i) The Technology System is comprised of Communications Cabling for data, IP Video, VoIP and cabling for instructional interactive whiteboard/video projector systems, a Voice system, a Video Distribution system, a Public Address system, Speech/Sound Reinforcement systems, and Synchronized Master/Secondary Clock system.

ii) Communications Cabling: Communications Cabling: shall consist of Tel./Data and Audio-Visual cabling. Provide Category 6A UTP and OM3 fiber cabling for data, voice, wireless Wi-Fi, and Video outlet locations. Provide Category 6A UTP cabling for voice riser cabling between wire closers. Provide Category 6A cabling as follows.

iii) Provide Test Reports and as-built drawings for all cabling.

iv) Audio-Visual Cabling: Audio-Visual cabling shall consist of cabling installed between the whiteboard/projector and teacher/presentation outlets at each audio-visual location. Provide cabling as follows for each location.

v) Voice POTS Cabling: Voice cabling shall consist of Category 6A UTP data cabling.

vi) Provide dedicated POTS lines for fax machine locations and elevator emergency line. Fax lines shall be installed in the main administration office workroom, Nurse's office, and Media Center. Provide Test Reports and as-built drawings for all cabling.

vii) Voice System: Voice system shall consist of Voice over IP equipment. Provide Voice over IP PBX equipment and VoIP phone handsets. The IP/PBX shall be hardware fault tolerant and have failover capabilities. Provide installation and programming as per the Owner's requirements.

viii) Video Distribution System: Video Distribution shall be over the data network. Provide four CATV receivers and DirecTV satellite with four receivers. Provide eight High Definition encoders for simultaneous distribution of eight CATV channels. Provide a High Definition decoder/controller at each interactive whiteboard/projector system location. Provide a Video on Demand server with 25TB storage. Provide one local origination live broadcast cart with High Definition camcorder and encoder, and one tripod. Provide a Digital Signage server capable of two simultaneous content streams with a High Definition encoder, 50" TV monitors, and High Definition decoders/controllers. Provide 1-line and as-built drawings.

ix) Public Address/Intercom System: The Public Address/Intercom system shall consist of a console located in the Head End room, ceiling or wall speakers, and wiring. Provide PA/Intercom console. Provide two-way speakers all classroom spaces to provide for answer back capabilities. Provide one-way speakers in location requiring multiple speakers for coverage. Speakers shall be installed in all spaces including corridors, offices, common spaces, gang toilets, building system spaces, and storage rooms. PA speakers in offices shall be connected to a volume control. The PA console shall be interfaced to the voice system to provide the capability for PA announcements to be made from any phone handset in the building. The PA console shall be interfaced to the Fire Alarm system for interrupt during a fire alarm. Provide programming as per the Owner's requirements. Provide test reports.

x) Speech/Sound reinforcement Systems: Speech/Sound Reinforcement systems for enhancement and uniform distribution of speech and sound shall consist of wireless Infrared microphones and receivers, and speakers. The systems shall include a wireless media converter so that they can also be utilized as the sound systems for the interactive whiteboard/projector systems. The speech/sound reinforcement systems shall be installed on the ceiling in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group Room and Remedial instructional spaces. Provide testing of all systems and test reports.

xi) Synchronized Clock System: The synchronized clock system shall consist of a master clock located in the Head End Room and secondary clocks located in all

offices, instructional spaces including Breakout Areas, and common spaces. Wiring shall be low voltage 24 VAC wire. Secondary clocks shall be 12" in diameter, except for the Gymnasium, Cafeteria, and the Media Center. The Gymnasium shall have 16" clocks with wire guards. The Cafeteria and Media Center shall have 16" clocks. The Master Clock will be interfaced to the Public Address system to provide for scheduled bell tones. Provide programming as per the Owner's requirements. Provide as-built drawings.

xii) Duress Alert System: The Duress Alert system shall be a fully supervised system with multiple alert capabilities. The system will be capable of multiple levels of alarm and call escalation capabilities. Wireless transmitters will operate in the 902 to 928MHz frequency band. To provide extended range for larger installations, wireless repeaters shall be available. In order to provide maximum reliability and interference immunity, all wireless sensors, transmitters and repeaters shall use a spread spectrum, frequency-hopping technique, which, upon alarm activation, sends redundant messages across a bandwidth that is at least 10MHz wide. The wireless sensors and repeaters shall be capable of periodically transmitting check-in signals to monitor the integrity of their wireless links to compatible receivers. These transmitters and repeaters shall be able to be programmed for check-in transmissions that occur as frequently as every 60 seconds. The information provided in these check-in messages shall at least include alarm and battery condition status. Wireless receivers shall resolve signals from the transmitters and repeaters specifically registered into the system, even in the presence of RF interference. Provide fixed 4-button Duress Buttons. Provide Wireless Transmitters. Provide Repeaters as required. Provide Wireless 2-way Interface Module that can be used as an output interface to hardwired inputs of public address, video distribution, access, intrusion, fire and surveillance systems. Provide coordination and programming for interfaces to systems above as required by the Owner. Provide system training for support staff. Provide test reports.

4. SECURITY SYSTEMS

A. CCTV System

i) A Closed Circuit TV system shall be provided consisting of a computer server with image software and IP based PoE CCTV cameras. The head end server will be located in the head end MDF room and will be rack mounted. The system can be accessed with proper security login from any PC within the facility or externally via an IP address. Each camera can be viewed independently. The CCTV server will store this information for 30 days at 15 frames per second.

ii) The location of the cameras is generally in the new and existing corridors and exterior on the building perimeter walls.

B. Intrusion System

i) The intrusion system will be addressable with integral battery backup. New devices shall be connected into the new intrusion system control panel.

ii) Motion sensors located in all 1st floor exterior rooms with computers and expensive equipment and within all offices and corridors. Door contacts shall be mounted on all exterior doors.

iii) Keypads shall be located in the main lobby and at the rear janitor's entrance and Receiving Area door.

iv) Glass break protection shall be installed in rooms with windows, on floors that are accessible.

v) All egress doors shall be locked. Doors shall be controlled via keys or card readers. When personnel enter designated doors, the key pad must be activated with a four digit code. System shall be programmed with a delay period. In the event that the system is actuated, the following shall occur: all audible security alarm annunciators shall sound; centrally located visual annunciation shall take place at the control station showing the point in alarm; a telephone line shall be provided for communication to the alarm company; all automatic alarm devices located at each perimeter door shall be automatically activated.

C. Card Access System

i) A card access system shall be provided consisting of card access door controllers and proximity readers.

ii) Proximity readers will be located at the front entrance doors, rear janitor's entrance doors and selected staff entrance doors.

iii) Each proximity reader will have a distinctive code to identify the user and a log will be kept in memory. The log within the panel can be accessed through a computer.

D. Intercom System

i) A video/voice intercom system shall be provided consisting of a master station located in the main office and door stations located the front entry door and rear kitchen delivery door.

4. AUDIOVISUAL SYSTEMS

i) Audiovisual systems shall consist of an interactive projector and audiovisual cabling. Provide Ultra-Short Throw projectors with stylus and touch interactive control. The audiovisual systems shall be installed in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group room and Remedial instructional spaces. The audiovisual system shall be interfaced to and shall utilize the speech/sound reinforcement system installed in each space. Provide testing of all systems and test reports.

5. ELECTRIC VEHICHLE CHARGING STATIONS

i) Charging stations shall be installed on site. Stations shall be UL listed, NEMA 3R, bollard mount. Stations shall be powered by 120/208-volt power. Stations shall be connected to the building's DDC system.

6. CIRCUIT BREAKER AND EMPTY RACEWAY SYSTEM FOR FUTURE PHOTOVOLTAIC SYSTEM

i) The power system shall be designed to incorporate a future PV system installation with a dedicated back feed circuit breaker, dedicated photovoltaic equipment spaces and empty raceway system. There will be areas on the roofs designated for solar panels. The electrical design shall show the necessary raceways from the solar panels on the roof to the remote solar equipment and inverters. The Electrical Contractor shall be responsible to feed from the inverter to the Utility Company's primary transformer. Located on the site. The Owner may choose to sell back any extra power they generate to the Utility Company.

7. ELECTRICAL SUPPORT FOR ALL OTHER BUILDING SYSTEMS

i) The Electrical Contractor shall be responsible for electrical support/connections to mechanical, plumbing, fire protection, telecommunications, and any other systems within the site requiring electrical power.

8. TESTING REQUIREMENTS

The Electrical Contractor shall provide testing of the following systems with the Owner and Owner's representative present:

- Power distribution system for cables insulation and proper phasing.
- Grounding system
- Lighting control system (interior and exterior).
- Fire alarm system.
- Telecommunications
- Security systems.
- Audiovisual System.

Testing reports shall be submitted to the engineer for review and approval before providing to the Owner.

9. OPERATION MANUALS AND MAINTENANCE MANUALS

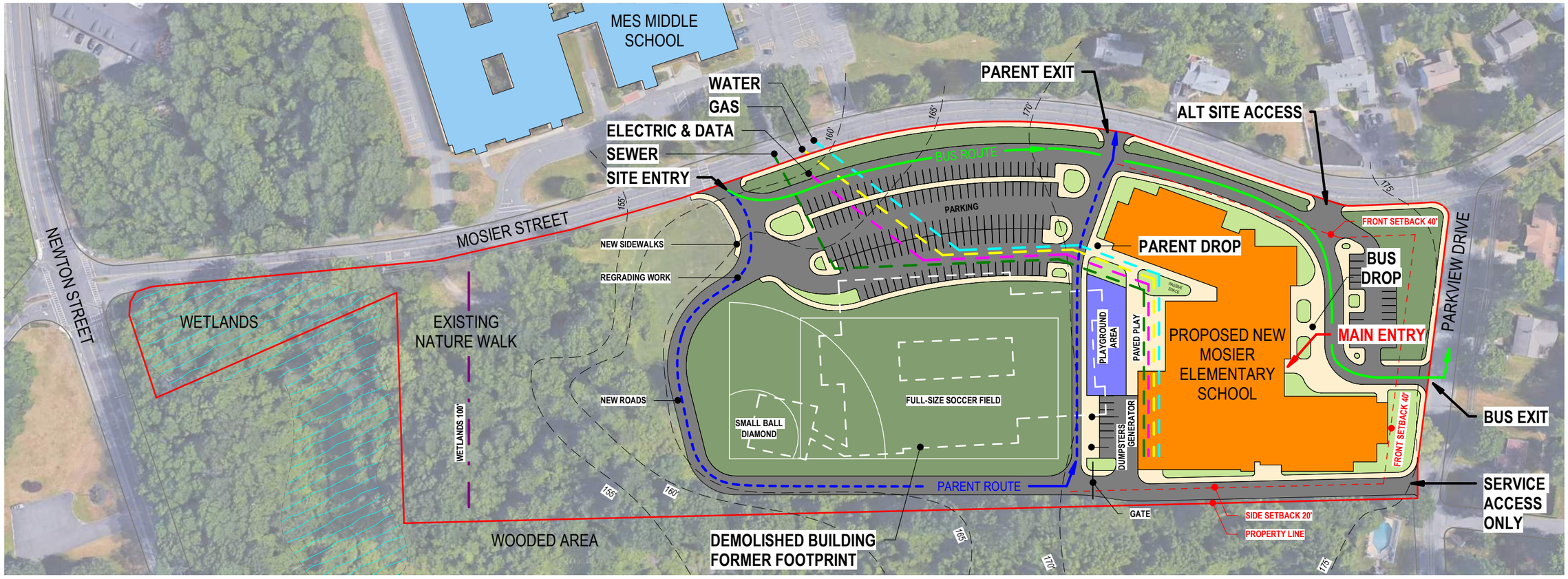
When the project is completed, the Electrical Contractor shall provide operation and maintenance manuals to the Owner.

10. RECORD DRAWINGS AND CONTROL DOCUMENTS

When the project is completed, an as-built set of drawings, showing all lighting and power requirements from contract and addendum items, will be provided to the Owner.

11. COMMISSIONING

The project will be commissioned per Section 018100 of the specifications.



SITE PLAN - ALT #5

MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 – Preferred Schematic Report (PSR) Submittal

MVG
MOUNT VERNON GROUP
ARCHITECTS



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #5 -1ST FLOOR

Grade Configuration - 1,2,3,4,5
New Construction
Building Total GSF - 119,000

	Existing	New
2nd Floor	0	48,550
1st Floor	0	70,450
Total	0	119,000
Building Total GSF:		119,000

South Hadley Public Schools
South Hadley, MA

MVG
MOUNT VERNON GROUP
ARCHITECTS



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
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- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #5 -2ND FLOOR
Grade Configuration - 1,2,3,4,5
New Construction
Building Total GSF - 119,000

	Existing	New
2nd Floor	0	48,550
1st Floor	0	70,450
Total	0	119,000
Building Total GSF:		119,000

MODULE 3.3.3 ALTERNATIVE #6 – NEW CONSTRUCTION / FULL DEMOLITION
Site Narrative

A. General Description and Orientation

The Smith Middle School site is located at 100 Mosier Street just off Newton Street (Rte 116) in South Hadley, MA and is approximately 27 acres in size. The property bordered by wetlands to the east, north and west, with Mosier Street to the south. The open space to the north of the school contains play fields for school and community use. The site topography is a subtle incline from Mosier Street towards the north and then is tiered upwards on multiple levels to accommodate the multiple play fields.

Currently, the site consists of the middle school building, associated parking area and drives, play areas and open play fields as well as wooded areas. The parcel also contains the Warner Arboretium, a conservation area that borders the south-eastern portion of the site.

The proposed school would be located on the northern portion of the site and occupy a portion of the existing play fields. The site development, through careful cut and fill exercises, would take advantage of the topography and include perimeter access drive for parent drop-off routes, a bus access drive to the front of the building which would face south, and associated parking, pedestrian pathways and play areas. Considerations for siting of the building include minimizing removal of pay field space and provide for shared play fields between the two schools. Additional considerations would include combining the access drives for both schools. All site development and improvements would be fully handicap accessible and available for both the student population and community use.

B. Structures and Fences

The existing Smith Middle School building is the only significant building on the site.

As part of the alternative #6 site development, the site will be developed in phases, first construct a new two-story building on the current play fields on the northern portion of the site, create the necessary access drives, parking areas and pedestrian pathways and play areas. New fencing will be located around the new and play areas for safety of the occupants and preventing younger students from wandering off un-noticed. Two sheds will likely be located to store outdoor play equipment and custodial maintenance equipment to meet their needs.

C. Topography and Soils

The topography of the site varies slightly around the immediate area of the middle school building and behind the school, it steadily increases in tiers towards the north. As part of the site development process for the new school building while maintaining the topography around the

middle school building, a cut and fill analysis and measures to balance and changes along with the use of strategically placed segmental retaining walls will be undertaken to take advantage of the grades while minimizing impact on the surrounding areas. These measures will result in the new site development and features including the vehicular access drives, pedestrian walks and play areas being fully accessible and handicap compliant including access to the existing play fields.

Preliminary geotech borings have been completed along with the associated compaction testing as well as a geo-environmental analysis to ascertain the soils make-up. The Geotech report and boring logs were included as part of the PDP submission. Recommendations for any potential soil remediation were included in the geotech report. Further, more extensive Geotech explorations would be undertaken if this option was pursued with recommended soil remediation and structural needs continue to be reviewed and would be addressed in the structural design parameters.

D. SITE ACCESS, PARKING AND CIRCULATION

The new site development will include a new access drive around the southern portion of the site play fields and school building to accommodate a separate parent pick-up and drop-off location as well as capabilities for deliveries and dumpster access. This perimeter drive will also provide emergency vehicle access to the building perimeter as well as provide the necessary code compliance for building square foot allowances. The proposed access drives will be integrated with the drives for the middle school to provide improved traffic flow. The parent access drive will be planned as a one-way drive. Adequate parking will be incorporated around the new school for convenience of access.

Additional parking for visitors will be located in front of the school. Overall, the parking capacity will substantially increase from that of the existing school's capacity. This new development will include improved pedestrian pathways and crosswalks from the parking and play areas to around the school building.

The new site design access and pedestrian ways would be designed to meet the DOT standards and meet compliance with handicap regulations for a fully accessible site. This site layout provides adequate site circulation for use, accessibility, maintenance and public safety monitoring and access. This concept will improve traffic and pedestrian safety from current practices and keep vehicles of Mosier street thereby reducing congestion on Mosier Street and improving general traffic flow to and around the site.

A full traffic study has commenced and will be submitted as part of the schematic design phase. Any recommendations will be incorporated in the schematic design phase.

F. Easements

There are no known easements running through the property. Continued research will take place with the Town, utility companies, etc..

G. Utilities

The middle school site is serviced by municipal and private utilities including storm drainage, sanitary sewer, water, gas, electric and cable.
New utilities will be provided to the new school building separate from those that service the middle school.

The proposed service upgrades would be incorporated into the new design and maintain the current service routes where practical. New services would be coordinated with the local utility companies, the Town and District. A full analysis would be undertaken and compared with current service sizes and adjusted to meet the demands of the addition renovation needs.

H. Zoning and Permitting

The existing middle school site is zoned Residence A-1 (Low-Density Residential) with a minimal lot size requirement of 22,500 s.f., minimum lot frontage of 125' and minimum width of 80', and setbacks as follows – Front yard = 40', Side yard = 20' and Rear yard = 25'.
The maximum building coverage allowed is 30% while the maximum impervious surface coverage is 60%. The maximum building height allowed is 6 Stories/60'' for churches, schools, colleges, libraries, and Town buildings. There doesn't appear to be any current zoning violations with the existing building and property.

The proposed new construction and site development work will conform to the current zoning requirements being enforced for the use and construction types, and there does not appear to be a limiting factor in the proper development of the site for this solution to meet the current zoning bylaws.

A site plan review and approval will also be required of the Town planning department for the desired solution. Prior to the submission of a formal site plan, the Design Team shall schedule an informational meeting with the Planning Board to review the project design, discuss factors in developing the site and obtain further input to obtain a seamless approval and demonstrate compliance.

A building permit will be required by the Town of South Hadley building department for the desired alternative solution selected. New construction, renovation, or demolition of existing structures and

changes of use or occupancy of an existing building must conform to the provisions of the Massachusetts State Building Code.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies.

Permits and approvals will be obtained in the necessary timeframe required by the project schedule. A more definitive timeline for each item will be established as a result of the meetings with the respective departments and agencies and their review of the project scope.

A complete survey including, but not limited to, improved and unimproved areas, parcel legal information, flagging of wetlands, utility information and topography has been undertaken and will be included as part of the schematic design submission process.

I. Wetlands and/or Flood Plains

Currently, there are wetlands located to the east, north and west of the existing middle school site parcel. Stony Brook winds around the site to the east, north and west. Any alternative solution and associated site development will accommodate the location of Stony Brook, the associated wetlands and required setbacks. Any wetlands setbacks, regulations and appropriate permitting will be undertaken per the local governing agencies as part of the development process. The existing site parcel does not appear to be in a FEMA flood zone.

As part of the project, the appropriate filings would be completed and full compliance with regulatory guidelines would be complied with. At this time, the site has been developed so as to not encroach on the wetlands and/or setbacks of these areas.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies. Preliminary informational meetings will also take place prior to the formal ConComm and DEP filings with the appropriate departments and agencies to review and discuss the project design and associated mitigating factors affecting the development of the site and obtain and implement any additional information and/or requirements so as to acquire the necessary approvals and demonstrate compliance.

J**. Open Play Fields / Play Areas**

As part of the new site development, structured play areas will be provided with fenced-in areas with age-appropriate equipment and safety surfacing to accommodate the range of students within the school. Hardscaped play areas will also be located for basketball, four square and hopscotch type activities. Also, as part of the development of the site, new play fields will be constructed for school and community use once the demolition of the existing building has been completed. As with any school project, providing the necessary play areas and fields is necessary to the physical learning and development of elementary school children.

The play areas and fields are currently used by the students and community groups alike and the school building committee would like to maintain these features in the development of the site options.

MODULE 3.3.3 ALTERNATIVE #6 – NEW CONSTRUCTION / FULL DEMOLITION
Phasing Narrative

1. General Description

The following preliminary phases of new construction for the new Mosier Elementary School on the existing Smith Middle School site will be proposed/developed to allow the existing school to remain in operation during construction and to complete the work in the minimum amount of time, with minimal disruption to the educational delivery process. All phasing opportunities would be discussed and reviewed with the District leadership team to ensure minimal disruption in the delivery of education, safety and security, as well overall project duration and cost efficiency.

2. Phase I – Potential Early Site Package (Estimated 3-4 month duration)

During the initial summer as Phase I commences, preparation of the separate construction and school entrances shall be established prior to any further work to ensure full pedestrian and vehicular safe and secure access to the school grounds and daily operation during the construction duration. site preparation to include striping of topsoil, possible soil remediation and improvements with structural fill placement and compaction for the building pad will take place. The potential for initial utility services to be installed along with some access drive prep and base work to be completed as part of this package will also be explored. This work will take place without the interruption of te existing school and related activities.

3. Phase II – Construction of New School Building (Estimated 20-22 month duration)

Once the project building bids have been received and awarded, construction of the new school building will commence with new curb cuts and limited parking and drives being constructed. The new school building, completion of utility services, parking areas and drives will be completed. Once completed, the students and staff will move in and vacate the existing school building.

4. Phase III – Abatement / Demolition (Estimated 3-4 month duration)

Once the existing building has been vacated of all District owned furniture and equipment, the abatement of hazardous materials will take place along with any contractor selected removals of materials. Once completed, the overall demolition and removal of the existing structure will take place. This phase will not disrupt the operation of the new school and related activities.

Phase IIIA – Final Site Development (Estimated 4-6 month duration)

Once the existing building materials have been removed, the existing utilities will be removed and terminated at the property lines where required. Preparation and final installation of new parking areas, and the construction of the new play fields will take place. Once again, the work of this phase will not disrupt the ongoing operation and related activities of the new facility. Any "crossover work" required between the phased construction such as roads, etc. will take place during the summer and/or off-hours of school operation.

MODULE 3.3.3 ALTERNATIVE #6 – NEW CONSTRUCTION / FULL DEMOLITION
Building Narrative

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BUILDING DESCRIPTION

This option consists of a newly constructed 2-story academic building to accommodate the MSBA approved Design Enrollment Agreement of 360 students (Grades 2 thru 4). The school will be constructed to the north of the existing Smith Middle School facility on the Smith Middle School site with a full abatement and demolition of the existing school building once new construction is completed. In this option, the common/community core spaces such as the Gymnasium, Cafetorium/Stage and Kitchen, Music, PT, Administration and Health Suite Custodial and Mechanical Rooms will be located on the first floor in the central core of the building. This area will be flanked by two (2) classroom wings or grade "neighborhoods" with one being a two-story structure and the other only a single story.

This plan promotes the "neighborhood" grade configuration as desired by the South Hadley School District, and responds to the Educational Program and meets the School Building Committee's goals as well as responds to in-form, many of the educational goals identified in the visioning workshops held. Each of the wings will be laid out in a similar manner to promote easy wayfinding for students and staff as well as a complete and efficient educational delivery process. Also,

Each of the grade neighborhoods on both floors will contain the educational spaces, teaming and support spaces and adjacencies needed including Classrooms, Special Education classrooms, Small Group and Resource Rooms, support spaces, pullout spaces, toilet rooms and electrical/technology/custodial closets making each grade neighborhood self-contained. The second floor central core area will house the Media Center and STE space, Art and OTand the required classrooms, special education and support spaces mentioned previously in the neighborhood wings.

This plan configuration allows for isolation of the common core / community spaces for after- hours use as well as in the event of a lock down event, thereby compartmentalizing the building into safe zones.

The layout provides (2) dedicated entries for gatekeeping and security, allows for easy wayfinding for elementary school age children, separates the educational spaces from the community areas so as to close off the classroom wings during community use. The flexibility built into the design provides the District with educational options as they move forward into the future.

Stairs are strategically located at ends of the classroom wings as well as the centrally located stair to allow for ease of traversing the building. An ADA compliant elevator is also located in the front main lobby for ease of access.

The exterior envelope will consist of durable masonry materials and a membrane roof system. Interior partitions will be gypsum board with cmu used in select areas. Durable and low maintenance finishes will be planned throughout. All naturally light, bright, colorful finishes and adequate ventilation and conditioning of spaces will promote and foster a positive learning environment for elementary grade children.

Because this building will be constructed independently from the existing facility, this option will not disrupt the delivery of the educational program in the existing building during construction, and will allow a seamless transition from one facility to the other when completed.

MODULE 3.3.3 ALTERNATIVE #6 – NEW CONSTRUCTION / FULL DEMOLITION
Structural Narrative

A. Foundations / Slab-On-Grade Systems:

Based on the Preliminary Geotechnical Report, and as noted on the existing original structural drawings of subsequent additions to the original building, the new building will be founded on conventional spread and strip footings bearing on well-compacted structural fill placed directly on top of the natural soil layer after removing the surficial organic soil and the existing unsuitable fill material. All existing foundations shall be removed in their entirety within the proposed new building footprint and extending a minimum distance equal to 5 feet or the distance between the bottom of the proposed footings and the bottom of the fill or buried organic soil, whichever is deeper.

At this time, since the new building will not have a basement level, an under-slab drainage system is not anticipated at this time below the lowest level slab-on-grade. If the lowest floor elevation will be below the existing exterior grade, recommendations for an under-slab drainage system will be updated and reviewed at that time.

Perimeter drains will be provided at any subgrade locations and retaining walls. Free-draining material is also recommended to be placed within 3’ of the exterior of walls at any below-grade spaces.

Per the Preliminary Geotechnical Report, the allowable soil bearing pressure will be 5 ksf. The soil site class for seismic design of the new building will be Site Class D.

Cast-in-place concrete slabs-on-grade (soil-supported) will include 4" thick minimum at typical classroom areas and 6” at mechanical spaces. Unless otherwise noted, all interior slabs-on-grade will be reinforced with one layer of 6x6-W2.9xW2.9 welded wire fabric, placed over a minimum of 2” of rigid insulation (where noted on the architectural drawings) and a 15-mil vapor barrier over a minimum of 12" of Structural Fill placed directly on top of the natural soil layer. The exact details of the slab-on-grade subgrade preparation will be determined from the recommendations set forth in the final Geotechnical Engineering Report. At the Mechanical and Electrical rooms, the interior slab will be a minimum 6" slab on grade, reinforced with one layer of 4x4-W4.0xW4.0 welded wire fabric.

Exterior foundation walls shall bear on continuous strip footings with at least 4’ of cover below grade for adequate frost protection.

New exterior foundation walls / footings will typically require 15" wide reinforced cast-in-place concrete walls on 27" wide continuous strip footings at the exterior perimeter of the new building and extending at least 4'-0" below finished grade.

Individual conventional spread footings will be used at new interior column locations with an allowable soil bearing pressure of 4 kips per square foot. The minimum size of all new column spread footings will not be less than 3' in width in any direction.

B. Structural Framing Systems:

Structural framing systems for the new two-story school building (in all new construction options) would consist of composite steel construction at framed floor levels. Typically, the floors would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material to achieve a Type IB construction classification for fire-resistance purposes.

Normal weight concrete floor slabs are recommended to minimize moisture content issues in the slabs and associated floor finishes. Furthermore, the normal weight concrete floor slabs help dampen potential floor vibration issues at open floor areas (with minimal or no partitions).

Unless otherwise noted, all roof levels will be designed to support play surfaces or be designed for a future floor level. Typically, the roof level at play surfaces and future floor levels would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking

would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material for fire-resistance purposes.

At non-play surface areas or at lower roof levels, the roof framing could be comprised of 1½" or 3" deep steel roof decking supported by structural steel beams, girders, and columns. Sprayed-on fireproofing material will be required at the underside of the steel roof decking and on the surfaces of steel beams, girders and columns (since the construction classification of the new addition is anticipated to be Type IB).

At non-play surface areas of roof framing systems over the proposed gymnasium, cafeteria and other large open areas could consist of 1½" or 3" deep steel roof decking supported by long-span open-web steel joists spanning to structural steel beams and columns (or possibly to load-bearing CMU walls) at the exterior.

All new roof framing systems will also be designed to sustain an additional 7 psf of dead load for future PV Array loading requirements.

C. Structural Lateral Resisting Systems:

Reinforced CMU walls will serve as the primary lateral resisting system of the new building at the gymnasium and cafeteria areas.

Where possible, concentric structural steel braced frames (inverted chevrons), could be used to provide lateral resistance to the new building (aligned within demising walls between classrooms).

At all other areas of the classroom wings, ordinary steel moment frames would provide lateral stability against wind and seismic loads (where steel braced frames are not possible). Stuctural

MODULE 3.3.3 ALTERNATIVE #6 – NEW CONSTRUCTION / FULL DEMOLITION
Plumbing Narrative

General

The following is the Plumbing System Narrative which defines the scope of work and capacities of the Plumbing System as well as the Basis of Design. The Plumbing Systems shall be designed and constructed for LEED v4.0 included in this submission.

The plumbing construction documents, which include the design drawings and mechanical specification section 22 00 00 Plumbing, shall incorporate all plumbing work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new plumbing work.

CODES

A. All work installed under Division 22 00 00 shall comply with the latest applicable International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, MA Plumbing Code (248 CMR) and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. The work of Division 22.00.00 is described within the narrative report. Plumbing systems shall be new and sized to accommodate the new building. Plumbing work will include furnishing all fixtures, equipment, materials, labor, testing and inspections required for the complete and operational installation of the plumbing systems.

Design Parameters

1. GENERAL

A. The required plumbing systems include cold water, hot water, hot water recirculation, sanitary, waste and vent system, kitchen grease waste system, storm drain system, and natural gas system. Acid waste and vent piping system will be provided if necessary.

B. The new building will be serviced by the municipal water and sewage systems.

C. All plumbing will conform to applicable accessibility and water conservation codes.

2. DESIGN CRITERIA

A. Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Fixture Requirements	248 CMR Table 10.10
		248 CMR 10.10(18)

Plumbing Systems

1. DRAINAGE SYSTEM

A. Sanitary, waste, and vent piping systems will be provided and will connect to all fixtures and equipment requiring such connections throughout the new building. The buildings drain(s) will extend to a point 10'-0" beyond the building foundation. All plumbing system vents will extend through the roof.

B. A separate, dedicated kitchen grease waste system will be provided and extend to an exterior grease interceptor. The exterior grease interceptor will be designed and provided by others. A chamber vent for the grease interceptor will be provided and will run independently back in to the building and through the roof. Grease waste piping will serve kitchen equipment and floor drains. Interior grease traps will be provided at specific kitchen equipment such as, but not limited to, dishwashers and scullery sinks.

C. A storm drainage system will be provided to drain all flat roofs using roof drains and interior storm drainage piping routed through the existing building. Downspouts from pitched roofs will be provided with downspout boots to connect to the underground storm drainage system. The storm drainage system will extend to a point 10'-0" beyond the building foundation.

D. Sanitary and storm drainage piping will be cast iron.

E. If necessary, a separate, dedicated acid waste and vent piping will be provided and will include a containment and chemical injection neutralization system. The piping system will connect to each fixture discharging wastes which require treatment. Acid waste piping will be polypropylene with heat fused joints.

2. WATER SYSTEM

A. Domestic water service for the new building will be provided from the municipal water system. The water service will include valves, strainers, a water meter, pressure gauge and drain. The water meter will be interfaced with the building

management system. Backflow preventers will be installed where required including, but not limited to, HVAC system make-up water connections, kitchen equipment, automatic detergent dispensers, and laboratories.

B. Hot and cold water distribution piping will be provided throughout the new building and connect to each plumbing fixture. Hot water recirculation systems will be provided. Water piping will be Type L copper tube with soldered fittings.

C. Water heating will be provided by two (2) high efficiency gas fired, storage type water heaters. Thermostatic mixing valves will be installed to provide 140°F hot water to the kitchen fixtures, and 120°F hot water to serve general use fixtures. Hot water at showers and public use lavatories will be further tempered to code allowed maximum temperatures by point-of-use pressure balancing and thermostatic mixing valves. Hot water recirculation pumps and piping will be provided for each system. A submeter will be interfaced with the building management system.

3. NATURAL GAS SYSTEM

A. The new building will be provided with a natural gas service and meter with distribution piping to serve the heating system equipment, domestic water heaters, kitchen cooking equipment, and generator (if provided). The gas meter will be interfaced with the building management system. Gas piping will be steel with welded or threaded fittings.

B. The local gas company will be contacted to confirm availability of adequate flow and pressure for the new building loads.

4. FIXTURES

A. The new building will be furnished with all new fixtures, including supports, connections, fittings, and any incidental items required for a complete installation. Water closets shall be wall-hung, white vitreous china with flush valves. Urinals shall be wall-hung, white vitreous china with flush valves. Lavatories shall be wall-hung or drop-in white vitreous china with manual faucets. General use sinks shall be stainless steel with manual faucets. Showers, if provided, will be furnished with thermostatic and pressure balancing mixing valves. Water coolers shall be stainless steel.

B. The proposed flow rates for the new plumbing fixtures are as follows:

1. Water closets 1.28 gpf
2. Urinals 0.8 gpf
3. Lavatories 0.5 gpm

4. Sinks 1.5 gpm
5. Showers 1.5 gpm
6. Water Coolers 0.5 gpm

5. DRAINS

A. Floor drains will be provided where required throughout the new building. Floor drains will be connected to the appropriate drainage and venting system, and will be equipped with automatic trap priming devices where necessary.

6. VALVES

A. Properly sized and accessible valves will be provided to isolate the hot water, cold water and hot water recirculation system piping for maintenance and repair.

7. INSULATION

A. All domestic water piping and storm drainage piping will be insulated as required.

8. CLEANOUTS

A. Cleanouts will be installed at appropriate intervals on the sanitary, waste, grease, storm, and acid waste drainage systems to allow for proper maintenance of these systems.

9. ACCESS DOORS

A. Access doors will be provided at hard ceilings and walls to allow access to valves, cleanouts, and equipment requiring maintenance or adjustment.

MODULE 3.3.3 ALTERNATIVE #6 – NEW CONSTRUCTION / FULL DEMOLITION
Sprinkler Narrative

General

The following is the Fire Protection System Narrative, which defines the scope of work and capacities of the Fire Protection System as well as the Basis of Design.

The fire protection construction documents which include the design drawings and mechanical specification section 21 00 00 Fire Suppression shall incorporate all fire sprinkler system work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new fire sprinkler system work.

1. CODES

   A. All work installed under Division 21 00 00 shall comply with the latest International Building Code (IBC), Massachusetts Building Code 10th Edition, NFPA 13-2013, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. Fire Protection systems shall be new and designed to accommodate the new building. Fire Protection work will include furnishing all equipment, materials, labor, testing and inspections required for the complete and operational installation of the fire protection systems.

3. GENERAL

A. In accordance 780 CMR Section 903, Table 903.2, any educational building with an aggregate building area greater than 12,000 square feet must be protected with an automatic fire sprinkler system.

Design Parameters

1.BASIS OF DESIGN

A. Loading docks, mechanical rooms, storage rooms, and the kitchen service area are considered Ordinary Hazard Group 1; legitimate stages and library stack room areas are considered Ordinary Hazard Group 2; all other areas are considered light hazard.

B. Required Design Densities:

Light Hazard Areas	0.10 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 1	0.15 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 2	0.20 GPM over a design area of 1,500 s.f.

C. Maximum Sprinkler Spacing:

Light Hazard Areas:	225 s.f., maximum 15' between sprinklers
Ordinary Hazard Areas:	130 s.f., maximum 15' between sprinklers

2. HYDRANT FLOW TEST

A. A hydrant flow test has been performed and included in the PDP submission. At this time, it appears that a fire pump is not required to support the automatic sprinkler system. Flow test data is required to be less than one year old, and measured from within 500' of the building.

Fire Protection Systems

1. DESCRIPTION

A. The system will be a wet pipe automatic sprinkler system providing complete building coverage. The system will be divided into protection zones controlled by individual zone control and check valves. Protection zones shall not exceed 52,000 s.f.

C. Protection zones shall be provided with individual system risers which shall consist of supervised zone control valves, riser check valves, pressures gauges, drains, waterflow switches and test connections.

D. The system will be provided with a new fire department connection of a size and type to meet local requirements.

E. All areas of the building shall be provided with sprinkler coverage, including electric rooms and combustible concealed spaces.

F. Sprinklers will not be installed in elevator shafts and machine rooms.

2. FIRE WATER SERVICE

A. Fire water service for the new building will be provided from the municipal water system. The water service will include supervised control valves and a backflow preventer.

3. SPRINKLERS

A. Upright, pendent and sidewall sprinklers will be provided throughout the existing building and addition. Sidewall sprinklers will be installed under overhead doors.

4. PIPING AND FITTINGS

A. All underground private fire service main piping shall be Class 52 cement lined ductile iron with bituminous outside coating and push-on joint equal to the "Tyton" joint as manufactured by US Pipe and Foundry, and in accordance with ANSI A21.51. Fittings shall be ductile iron MegaLug type restrained mechanical joints. Joints between consecutive push-on pipe sections shall be restrained utilizing a boltless restraint joint system equal to US Pipe and Foundry Field Lok 350. Thrust blocks shall be provided and installed where required.

B. All sprinkler system piping inside the existing building and addition or the sprinkler system, two inches (2") and smaller in size, shall be Schedule 40 threaded black steel, conforming to ASTM Standards A53, A135, and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

C. All sprinkler system piping inside the existing building and addition two and one-half inches (2½") and larger in size, unless otherwise noted, shall be Schedule 10 black steel pipe with rolled groove ends, conforming to ASTM Standards A53, A135 and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

D. U.L. listed and F.M. approved groove fittings will be allowed. All fittings shall be approved by Underwriters' Laboratories for use in Sprinkler System and shall be designed and guaranteed for a working pressure of not less than 175-psi cold-water pressure.

5. FIRE PUMP

A. A hydrant flow has been performed and the report is included in the PDP submission. At this time, it does not appear a fire pump will be required to support the automatic sprinkler system. A fire pump shall be provided if hydraulic calculations determine that the public water supply is inadequate.

MODULE 3.3.3 ALTERNATIVE #6 – NEW CONSTRUCTION / FULL DEMOLITION
HVAC Narrative

General

The project building is a two-story elementary school. The building is use group Education. The interior spaces include classrooms, gymnasium, cafetorium, kitchen, administration areas, educational support areas, restrooms, and mechanical spaces.

The planned operating schedule for the classroom portion is 7:00 am to 4:00 pm Monday thru Friday during the school year. The schedule for the administration portion is 7:00 am to 5:00 pm Monday thru Friday year-round.

The following is the HVAC system narrative, which defines the scope of work and Basis of Design. The HVAC systems shall be designed and constructed for NE-CHPS scorecard included in this submission. This narrative includes information about pertinent codes, design criteria and proposed systems description.

The mechanical construction documents which include the design drawings and mechanical specification section 23 00 00 HVAC shall incorporate all HVAC work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new HVAC work.

1. CODES

All work installed under Division 23 00 00 shall comply with the latest International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 23 00 00 is described within the narrative report. The HVAC project scope of work shall consist of refurbishing the existing HVAC equipment and systems including distribution systems as described herein for the original building. All new work shall consist of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Heating, Ventilating and Air Conditioning work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. DESIGN CRITERIA

Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Summer Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 88° F
		Wet Bulb – 72° F
3.	Summer Indoor Design Conditions	Dry Bulb – 75° F
		Relative Humidity – 50%
4.	Winter Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 7° F
5.	Winter Indoor Design Conditions	Dry Bulb (Occupied) – 70° F
		Dry Bulb (Unoccupied) – 50° F
6.	Ventilation	Per IMC 2015

Building Systems

All material and work provided shall be in accordance with the above-mentioned codes and standards:

1. CENTRAL HEATING SYSTEMS

The central heating system for the school will consist of gas-fired, hot water, high efficiency condensing type boilers. The boilers will produce hot water which will be circulated through dedicated hot water piping to finned-tube radiation and unit heaters throughout the school. The boilers shall be direct vent and will acquired combustion air (CA) direct from the outdoors and will exhaust the flue gases directly to the outdoors. The CA intake and flue exhaust pipes associated with the boilers will terminate sidewall with the manufacturer recommended termination fittings. The boilers will operate on a re-set water supply temperature based on the outdoor air temperature. The hot water circulating pumps that distribute hot water to various spaces within the building will include with variable frequency drives (VFD) that will modulate the speed of the pumps based on actual demand which would result in energy savings. The hot water supply and return piping will be schedule 40 steel or type L copper based on the size and will be insulated with fiberglass insulation with thickness complying with IECC.

2. CENTRAL VENTILATION SYSTEMS

Ventilation for the building will be provided by multiple, roof mounted dedicated outdoor air

systems (DOAS) that shall supply 100% outside air. The DOAS units will supply conditioned/dehumidified ventilation air to the support areas and classrooms. Each DOAS unit will include a supply fan, exhaust fan, gas furnace with modulating gas valve, MERV 13 filtration media, direct expansion (DX) cooling coil with hot gas re-heat and an air cooled condensing section and an energy recovery wheel. Air will be exhausted from the support areas and classrooms using the DOAS unit where the internal energy recover wheel will temper the incoming outdoor air by extracting energy from the exhaust air.

3. AIR FILTRATION

Air filters will be installed in return ductwork systems served by indoor and roof mounted air handling units. These filters have a MERV 13 rating.

4. CLASSROOMS

Heating and dehumidification for the classrooms areas will be provided by DOAS units and perimeter finned tube radiation. Each classroom will be served by a displacement ventilation diffuser which will delivery tempered and dehumidified ventilation air from the DOAS units. Air will be removed from the classroom via a ceiling mounted exhaust grille. The exhaust air will be used to pre-heat/cool the ventilation air through energy recovery section located on the DOAS unit. Each classroom will have its own thermostat to control the perimeter finned tube radiation.

5. ADMINISTRATION AND SUPPORT AREAS

The administration and support areas will be served by one variable refrigeration system with multiple indoor air handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

6. MUSIC ROOMS

The Music Rooms will be served by a dedicated packaged rooftop unit that will provide a mixture of outdoor air and return air to provide heating, and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

7. MEDIA CENTER

The Media Center will be served by one variable refrigeration system with multiple indoor air

handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

8. CAFETERIA

The Cafeteria will be served by a gas-fired rooftop unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall.

9. GYMNASIUM

The Gymnasium will be served by one rooftop heating and ventilating unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall. The Gymnasium will not be air conditioned.

10. KITCHEN

The kitchen area will be served by a gas fired make-up unit located on the roof and an exhaust fan for the kitchen hood exhaust. The make-up air unit shall also serve the kitchen food preparation spaces and will provide heating and ventilation to these spaces. The make-up air unit will supply 100% outside air (tempered) to the kitchen and food preparation spaces and this air will be exhausted by the Kitchen hood exhaust fan. Re-circulation of air is prohibited from these spaces when the spaces are occupied. A separate roof mounted exhaust fan will be provided for exhaust from the dishwasher hood.

11. COMMON AND MISCELLANEOUS AREAS

All vestibules and entrances will be heated by hot water cabinet unit heaters. Corridors will be served by air handling units to provide ventilation. Corridors that have exterior walls or roofs will be heated by cabinet unit heaters

Toilet rooms and janitors closest will be exhausted by dedicated exhaust fans. Utility, storage, and mechanical rooms will be heated by hot water terminal units and ventilated as needed.

12. SPECIAL EDUCATION ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor ducted air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space. Heating for these rooms shall be provided by hot water baseboard radiation. At the owner's discretion, dedicated hyper-heat split heat pump systems can be provided to serve these spaces that shall provide both heating and cooling for the space and shall eliminate the requirement for the baseboard radiation. Ventilation air for these spaces will be provided by the DOAS unit serving the remainder of the classrooms.

13. MDF, IDF AND ELECTRIC ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor wall mounted ductless air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space.

14. AUTOMATIC TEMPERATURE CONTROLS

The building will be provided with a new direct digital control (DDC) system which will monitor and control all the major HVAC equipment. The boilers will be controlled by the factory installed operating and safety controls and the new DDC system will interface with the factory controllers to allow monitoring and adjustment. All the rooftop units, make-up air units, exhaust fans, and room controls will be controlled by the DDC system. The DDC system will include graphical representation (via. software) for each major piece of equipment. Individual room controls will consist of a wall mounted thermostat with a limited adjustment range.

15. GREEN KIOSK: NE-CHPS 'Integration and Innovation (II)'

Education Display:
Demonstration Areas:
Energy savings via high efficiency equipment shall be displayed on the monitor at the "Green Kiosk" from the Building Energy Management System.
Innovation:

- Carbon Dioxide Sensors will be installed in HVAC systems to modulate the amount of ventilation air based on ppm of CO2 which will increase energy savings and to monitor and increase indoor air quality.
- Indoor air temperature set point policy shall be established for all rooms and publicized for occupants to view.
- Electronic Air Filtration (MERV-13) shall be installed in ducted HVAC systems.
- Condensing boilers shall achieve higher efficiency and performance by supplying lower hot water temperature to heating equipment based on the outside temperatures.
- Displacement Ventilation shall be installed in Classrooms. This system increases ventilation effectiveness by supplying air at low velocities toward heat sources, causing supply air temperature to rise and become more buoyant, therefore displacing heat and contaminants up toward the exhaust grilles located at the ceiling.

16. LEED v4.0 Compliance Items

Additionally, following are compliance items for the building part of the HVAC design parameters.

HVAC Design – ASHRAE 62.1.
HVAC systems shall provide the minimum ventilation requirements as outlined in ASHRAE 62.1.
Enhanced Filtration.
Electronic air filters (MERV-13) shall be provided.
Pollutant and Chemical Source Control.

- Building shall be provided with dedicated exhaust system for spaces where chemical use occurs. Exhaust shall be provided at a rate of 0.5 cfm/sq.ft and make-up air shall be provided.
- Gas-fired boilers and furnaces for HVAC equipment shall be equipped with electric ignitions.
- Air intakes shall be in accordance to ASHRAE Standard 62.1.

Ducted Returns.
All systems shall be provided with return ductwork.
Construction Indoor Air Quality (IAQ) Management.
Building flush-out, ductwork protection, filter changes shall be compliant with these requirements.
Post-Construction IAQ.
Prior to building flush-out the contractor shall provide and install 4-inch, MERV-10 filters in all air handling units. After building flush-out is complete, contractor shall replace MERV-10 filters with factory supplied, 4-inch MERV-8 filters. All HVAC filters shall be replaced prior to occupancy.
Electronic air filters shall not be operational until building flush out is complete.
Thermal Comfort ASHRAE 55.
HVAC system designs shall comply with ASHRAE 55.
Individual Controllability.
Each classroom shall be provided with an independent temperature sensor for occupant control.
Thermostats shall have the ability to adjust +/-3ºF.
Commissioning.
Energy Management System.

- HVAC shall specify an Energy Management System designed to monitor and trend Lighting (via a BAC net connection), Photovoltaics (via a MOD bus connection), HVAC and Domestic Hot Water.
- Electrical and Plumbing shall meter energy sources (electricity, natural gas and domestic/potable water), the EMS shall trend data with respect to the outside air temperature.
- The DDC system shall be equipped with sensors, point's matrix, trend capabilities, system architecture, data storage and operator interface.
- Project specifications shall include instructions for building operators to analyze energy source trending vs. outside air temperature and adjust equipment operation as required to increase energy efficiency.

Mechanical Loads

Heating and cooling load calculations shall be performed per IECC requirements for each space to properly size the respective HVAC equipment serving the space during the design development. Based on industry standards the approximate sizes of equipment serving the school shall be,

- Administrative Areas – Cooling: 400 SF/ton, Heating – 20 Btuh/SF.

- Classrooms – Heating: 20 Btuh/SF.
- Cafeteria – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Other areas – Cooling: 350 SF/ton, Heating – 20 Btuh/SF.

MODULE 3.3.3 **ALTERNATIVE #6 – NEW CONSTRUCTION / FULL DEMOLITION**
Electrical and Technology Narrative

ELECTRICAL

General

The following is the Electrical system narrative, which defines the scope of work and capacities of the Power and Lighting system as well as the Basis of Design for the new school. The electrical systems shall be designed and constructed to meet the LEED v4.0 scorecard included in this submission.

1. CODES

All work installed under Division 26 shall comply with the Massachusetts State Building Code and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 26 is as described in this Narrative. All work is new and consists of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Electrical work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. High Voltage: 277/480 Volt
2. Low Voltage: 120/208 Volt
3. Phase: 3-Phase, 4-Wire
4. Amperage: 1600 Amps
5. KW: 768KW

Electrical Utility load usage is estimated at approximately 8-watts per square foot.

Building Systems

1. SEQUENCE OF OPERATIONS AND INTERACTIONS

Light Pollution Reduction

A. All lighting fixtures will be controlled via programmable lighting panelboards which utilize a microprocessor programmable controller with self-contained solenoid operated circuit breakers. The control of the circuit breakers shall be by automatic means such as time of day to reduce corridor lighting and security system inputs to turn off all building lighting when the system is armed.

B. Exterior lighting will be controlled via an astronomical time clock integral to programmable lighting panelboards and/or micro-based lighting control system.

C. Emergency and exit lighting will be run through life safety lighting panelboards to be on during normal building operating hours as well as power outage conditions. The light poles will be connected to the normal power lighting control system.

2. ELECTRICAL SYSTEMS

A. Electrical Distribution System:

i) A new service to the building shall be provided. The new service ratings are designed for a demand load of 8 watts/square foot. The service capacity will be sized for 1600 amperes with 100 percent rating at 277/480 Volt, 3 Phase, 4 Wire.

ii) New Main distribution panelboard, lighting panelboards, power panelboards, and step down transformers will be provided to accommodate respective loads. The equipment will be located in dedicated electric rooms or closets on each floor. The incoming utility power shall be monitored by the power meter mounted in the main distribution board and interfaced to the building DDC building management system.

iii) A new main electrical room shall be constructed on the first floor of the building; new electric rooms shall be located in each wing, on each floor of the building to service the power of the local areas. All branch circuit homeruns shall feed back to the sub-panels. The sub-panels, in turn, feed to the designated main distribution board.

B. Emergency and Standby Power System:

i) A 125KW, 480 volt diesel oil fired generator with a weatherproof, sound attenuated enclosure with fuel oil sub-base tank shall be mounted outside, in the near vicinity of the building. The generator shall provide emergency power via a 200 amp transfer switch and panelboards to all emergency lights and egress exit signs. The generator shall also provide standby power via a 200 amp transfer switch and panelboards.

ii) A new 2-hour fire rated life safety electrical room shall be constructed on the 1st and 2nd floor of the building.

iii) The building will be protected with a complete electrical emergency system. Systems included in these categories are: lighting at all means of egress; selective lighting throughout the facility to provide a logical route in which to exit the building; exit signs; fire alarm system; generator system. In order to utilize the Generator to its capacity and to provide the school with some capabilities in the event of normal power outage, the following systems and equipment shall be powered as standby emergency power: Security System; Camera System; Sound/Clock System; Energy Management System; all freezers, coolers and refrigerators; selective Administrative power and heat; selective exterior site lighting; any heaters in remote areas where pipes could potentially freeze; main water pumps and main boilers.

B. Interior Lighting System:
Optimize Energy Performance

Interior Lighting

i) Lighting system shall be the following for each type of area.

ii) Lighting fixtures for the corridors, kitchen and bathrooms shall consist of recessed mounted 2x4, LED lensed troffer fixtures. The light level will be designed for approximately 20 foot candles.

iii) Light fixtures for classrooms, offices, and special purposes education rooms lighting shall consist of recessed mounted 4-foot LED fixtures and/or LED pendant mounted indirect/direct linear light fixtures. The light level will be designed for approximately 30-34 foot candles.

iv) Light fixtures for the media center shall consist of pendant mounted linear indirect/direct LED fixtures. The light level will be designed for approximately 30-34 foot candles.

v) Lighting fixtures for the cafetorium shall consist of recessed mounted LED downlights and pendant mounted LED decorative or linear lights. The light level will be designed for approximately 30 foot candles.

vi) Utility rooms lighting shall consist of surface or pendant mounted industrial strip LED light fixtures. The light level will be designed for 5 foot candles.

vii) All classrooms, offices, media center and special purposes education rooms shall be provided with minimum two zone switching with manual dimming control with the presentation wall being on a dedicated manual dimming zone. Ceiling mounted occupancy sensors shall be located in all classrooms and larger rooms, wall mounted occupancy sensors shall be located in all offices and smaller rooms.

viii) A stage lighting system consisting of performance LED stage lights, stage industrial strip LED house lights and performance dimming system that also controls the cafetorium lighting shall be provided.

ix) Emergency generator power shall be provided to selected LED light fixtures in all egress paths and multiple occupancy rooms to serve as code required emergency egress lighting.

x) In all common areas, corridors and main assembly areas, a low voltage lighting system will be designed. The lighting circuits will feed back to a central monitoring center, where light fixtures can be controlled. This system shall meet the utility company rebate program. The building light fixtures will be controlled from one location.

xi) The Gymnasium will be lit with LED hi-bay pendant light fixtures. The lights will be controlled via the lighting control system and several local low voltage switches, for maximum versatility of the space. Ceiling mounted occupancy sensors will control select lights.

xii) The Classroom light fixtures will be controlled by manual low voltage manual switches on the wall, ceiling mounted occupancy sensors and photocells (for day-light dimming. The dimmable LED light fixtures shall connect to the main central control system with web-based software for remote control.

xiii) The main central control system for the building light fixtures shall be located in the maintenance room, or other room designated by Administration. The system shall come

equipped with web-based software for remote control. The system shall control, monitor and manage: Day-light Harvesting; Time Scheduling; individual room control; and, energy consumption. The system shall track and record the light levels and consumption. The central monitoring system will have the ability to override all local controls to de-energize the lights during non-occupied hours through internal time clocks.

C. Site Lighting System:
Light Pollution Reduction

i) New Site lighting will be comprised of full cut-off, Dark Sky compliant, architectural grade fixtures with white light LED sources.

ii) Fixtures will be compliant with LEED v4 Credit SSC8, classified as Lighting Zone 2.

iii) Pole mounted fixtures in parking areas will be located at a height of 25 ft. above grade.

iv) Pole mounted fixtures in pedestrian areas will be located at a height of 12 ft. above grade.

v) All lighting will be located so as to eliminate light trespass across property lines. The layout will meet IESNA RP-33 for Exterior Environments

vi) Illumination levels and uniformities at grade will be in compliance with Illuminating Engineering Society of North America (IESNA) IESNA/ANSIRP-8 recommendations. Parking and pedestrian areas will meet a minimum level of 0.5 foot candles average.

vii) The entire site will be controlled via the low voltage lighting central monitoring system. The system consists of a time clock and photo sensor control module for each circuit to ensure complete flexibility of the site.

D. Wiring Devices:

i) Each classroom will have a minimum of two duplex receptacles and two double

duplex per teaching wall and two double duplex receptacles on dedicated circuits at classroom computer workstations.

ii) Office areas will generally have one duplex outlet per wall. At each workstation a double duplex receptacle will be provided.

iii) The media center will have a minimum of two sets of duplex receptacles on each wall and floor mounted receptacles located at selective desks.

iv) Corridors will have maintenance receptacles at approximately 25 foot intervals.

v) Exterior weatherproof receptacles with lockable enclosures will be installed near exterior doors.

vi) A system of k-13 rated transformers and panelboards with double neutrals and transient voltage surge suppressors will be provided for receptacle circuits.

vii) 120VAC power junction boxes will be provided in the classrooms to support the new assistance listening systems.

viii) The power design will be coordinated closely with the telecommunications design, architectural design and Owner equipment. All power connections to mechanical, plumbing and all other trades shall be coordinated and connected accordingly.

E. Fire Alarm System:

i) The new fire alarm system shall be addressable, voice notification type with integral battery backup. New devices and loops shall be connected into the new fire alarm control panel.

ii) New smoke detectors will be provided in the open areas, corridors, stairwells, storage closets, electrical rooms, and MDF/IDF rooms.

iii) New water flow and tamper sprinkler system devices will be supervised.

iv) New Speaker/strobes will be provided in egress ways, classrooms, assembly spaces, open areas and other large spaces. Strobe only units will be provided in

bathrooms and conference rooms.

v) Manual pull stations will be provided at exit discharge doors and at the entrances to stairwells.

vi) The system will notify the local fire department in the event of alarm condition via a new radio master box or wireless communicator (via a central monitoring station).

vii) The system shall be Class "A" addressable, closed loop initiating device circuits with individual zone supervision, individual voice evacuation, indicating appliance circuit supervision, incoming and standby power supervision. Included in the main fire alarm system shall be a main control panel, remote annunciator(s), manual pull stations, automatic fire detectors, speaker/visual and flashing strobes, elevator recall connections, duct smoke detectors, shunt trip shut off of local sound and lighting systems and supervision of the sprinkler system and kitchen Ansul System.

3. TELECOMMUNICATIONS

i) The Technology System is comprised of Communications Cabling for data, IP Video, VoIP and cabling for instructional interactive whiteboard/video projector systems, a Voice system, a Video Distribution system, a Public Address system, Speech/Sound Reinforcement systems, and Synchronized Master/Secondary Clock system.

ii) Communications Cabling: Communications Cabling: shall consist of Tel./Data and Audio-Visual cabling. Provide Category 6A UTP and OM3 fiber cabling for data, voice, wireless Wi-Fi, and Video outlet locations. Provide Category 6A UTP cabling for voice riser cabling between wire closers. Provide Category 6A cabling as follows.

iii) Provide Test Reports and as-built drawings for all cabling.

iv) Audio-Visual Cabling: Audio-Visual cabling shall consist of cabling installed between the whiteboard/projector and teacher/presentation outlets at each audio-visual location. Provide cabling as follows for each location.

v) Voice POTS Cabling: Voice cabling shall consist of Category 6A UTP data cabling.

vi) Provide dedicated POTS lines for fax machine locations and elevator emergency line. Fax lines shall be installed in the main administration office workroom, Nurse's office, and Media Center. Provide Test Reports and as-built drawings for all cabling.

vii) Voice System: Voice system shall consist of Voice over IP equipment. Provide Voice over IP PBX equipment and VoIP phone handsets. The IP/PBX shall be hardware fault tolerant and have failover capabilities. Provide installation and programming as per the Owner's requirements.

viii) Video Distribution System: Video Distribution shall be over the data network. Provide four CATV receivers and DirecTV satellite with four receivers. Provide eight High Definition encoders for simultaneous distribution of eight CATV channels. Provide a High Definition decoder/controller at each interactive whiteboard/projector system location. Provide a Video on Demand server with 25TB storage. Provide one local origination live broadcast cart with High Definition camcorder and encoder, and one tripod. Provide a Digital Signage server capable of two simultaneous content streams with a High Definition encoder, 50" TV monitors, and High Definition decoders/controllers. Provide 1-line and as-built drawings.

ix) Public Address/Intercom System: The Public Address/Intercom system shall consist of a console located in the Head End room, ceiling or wall speakers, and wiring. Provide PA/Intercom console. Provide two-way speakers all classroom spaces to provide for answer back capabilities. Provide one-way speakers in location requiring multiple speakers for coverage. Speakers shall be installed in all spaces including corridors, offices, common spaces, gang toilets, building system spaces, and storage rooms. PA speakers in offices shall be connected to a volume control. The PA console shall be interfaced to the voice system to provide the capability for PA announcements to be made from any phone handset in the building. The PA console shall be interfaced to the Fire Alarm system for interrupt during a fire alarm. Provide programming as per the Owner's requirements. Provide test reports.

x) Speech/Sound reinforcement Systems: Speech/Sound Reinforcement systems for enhancement and uniform distribution of speech and sound shall consist of wireless Infrared microphones and receivers, and speakers. The systems shall include a wireless media converter so that they can also be utilized as the sound systems for the interactive whiteboard/projector systems. The speech/sound reinforcement systems shall be installed on the ceiling in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group Room and Remedial instructional spaces. Provide testing of all systems and test reports.

xi) Synchronized Clock System: The synchronized clock system shall consist of a master clock located in the Head End Room and secondary clocks located in all

offices, instructional spaces including Breakout Areas, and common spaces. Wiring shall be low voltage 24 VAC wire. Secondary clocks shall be 12" in diameter, except for the Gymnasium, Cafeteria, and the Media Center. The Gymnasium shall have 16" clocks with wire guards. The Cafeteria and Media Center shall have 16" clocks. The Master Clock will be interfaced to the Public Address system to provide for scheduled bell tones. Provide programming as per the Owner's requirements. Provide as-built drawings.

xii) Duress Alert System: The Duress Alert system shall be a fully supervised system with multiple alert capabilities. The system will be capable of multiple levels of alarm and call escalation capabilities. Wireless transmitters will operate in the 902 to 928MHz frequency band. To provide extended range for larger installations, wireless repeaters shall be available. In order to provide maximum reliability and interference immunity, all wireless sensors, transmitters and repeaters shall use a spread spectrum, frequency-hopping technique, which, upon alarm activation, sends redundant messages across a bandwidth that is at least 10MHz wide. The wireless sensors and repeaters shall be capable of periodically transmitting check-in signals to monitor the integrity of their wireless links to compatible receivers. These transmitters and repeaters shall be able to be programmed for check-in transmissions that occur as frequently as every 60 seconds. The information provided in these check-in messages shall at least include alarm and battery condition status. Wireless receivers shall resolve signals from the transmitters and repeaters specifically registered into the system, even in the presence of RF interference. Provide fixed 4-button Duress Buttons. Provide Wireless Transmitters. Provide Repeaters as required. Provide Wireless 2-way Interface Module that can be used as an output interface to hardwired inputs of public address, video distribution, access, intrusion, fire and surveillance systems. Provide coordination and programming for interfaces to systems above as required by the Owner. Provide system training for support staff. Provide test reports.

4. SECURITY SYSTEMS

A. CCTV System

i) A Closed Circuit TV system shall be provided consisting of a computer server with image software and IP based PoE CCTV cameras. The head end server will be located in the head end MDF room and will be rack mounted. The system can be accessed with proper security login from any PC within the facility or externally via an IP address. Each camera can be viewed independently. The CCTV server will store this information for 30 days at 15 frames per second.

ii) The location of the cameras is generally in the new and existing corridors and exterior on the building perimeter walls.

B. Intrusion System

i) The intrusion system will be addressable with integral battery backup. New devices shall be connected into the new intrusion system control panel.

ii) Motion sensors located in all 1st floor exterior rooms with computers and expensive equipment and within all offices and corridors. Door contacts shall be mounted on all exterior doors.

iii) Keypads shall be located in the main lobby and at the rear janitor's entrance and Receiving Area door.

iv) Glass break protection shall be installed in rooms with windows, on floors that are accessible.

v) All egress doors shall be locked. Doors shall be controlled via keys or card readers. When personnel enter designated doors, the key pad must be activated with a four digit code. System shall be programmed with a delay period. In the event that the system is actuated, the following shall occur: all audible security alarm annunciators shall sound; centrally located visual annunciation shall take place at the control station showing the point in alarm; a telephone line shall be provided for communication to the alarm company; all automatic alarm devices located at each perimeter door shall be automatically activated.

C. Card Access System

i) A card access system shall be provided consisting of card access door controllers and proximity readers.

ii) Proximity readers will be located at the front entrance doors, rear janitor's entrance doors and selected staff entrance doors.

iii) Each proximity reader will have a distinctive code to identify the user and a log will be kept in memory. The log within the panel can be accessed through a computer.

D. Intercom System

i) A video/voice intercom system shall be provided consisting of a master station located in the main office and door stations located the front entry door and rear kitchen delivery door.

4. AUDIOVISUAL SYSTEMS

i) Audiovisual systems shall consist of an interactive projector and audiovisual cabling. Provide Ultra-Short Throw projectors with stylus and touch interactive control. The audiovisual systems shall be installed in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group room and Remedial instructional spaces. The audiovisual system shall be interfaced to and shall utilize the speech/sound reinforcement system installed in each space. Provide testing of all systems and test reports.

5. ELECTRIC VEHICHLE CHARGING STATIONS

i) Charging stations shall be installed on site. Stations shall be UL listed, NEMA 3R, bollard mount. Stations shall be powered by 120/208-volt power. Stations shall be connected to the building's DDC system.

6. CIRCUIT BREAKER AND EMPTY RACEWAY SYSTEM FOR FUTURE PHOTOVOLTAIC SYSTEM

i) The power system shall be designed to incorporate a future PV system installation with a dedicated back feed circuit breaker, dedicated photovoltaic equipment spaces and empty raceway system. There will be areas on the roofs designated for solar panels. The electrical design shall show the necessary raceways from the solar panels on the roof to the remote solar equipment and inverters. The Electrical Contractor shall be responsible to feed from the inverter to the Utility Company's primary transformer. Located on the site. The Owner may choose to sell back any extra power they generate to the Utility Company.

7. ELECTRICAL SUPPORT FOR ALL OTHER BUILDING SYSTEMS

i) The Electrical Contractor shall be responsible for electrical support/connections to mechanical, plumbing, fire protection, telecommunications, and any other systems within the site requiring electrical power.

8. TESTING REQUIREMENTS

The Electrical Contractor shall provide testing of the following systems with the Owner and Owner's representative present:

- Power distribution system for cables insulation and proper phasing.
- Grounding system
- Lighting control system (interior and exterior).
- Fire alarm system.
- Telecommunications
- Security systems.
- Audiovisual System.

Testing reports shall be submitted to the engineer for review and approval before providing to the Owner.

9. OPERATION MANUALS AND MAINTENANCE MANUALS

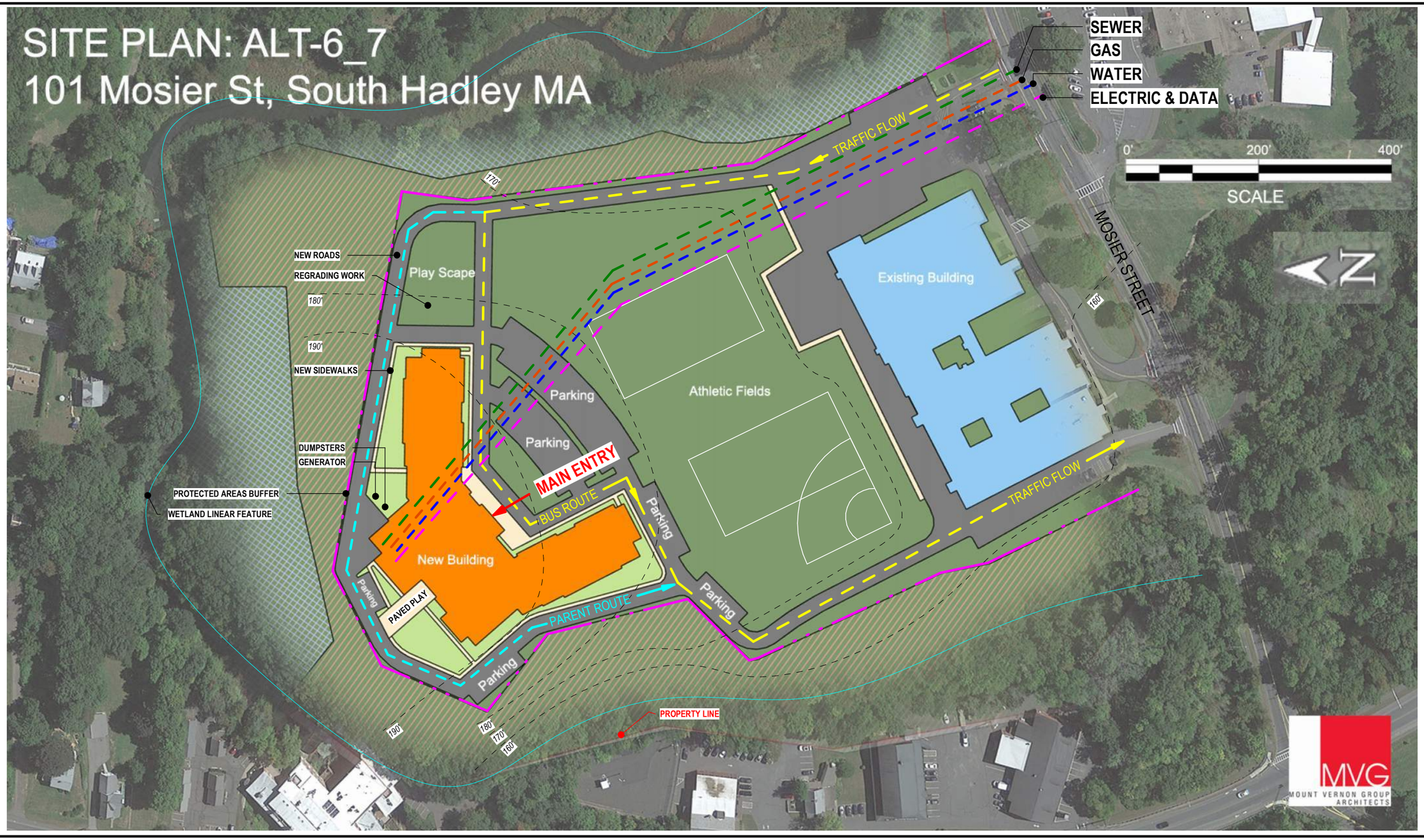
When the project is completed, the Electrical Contractor shall provide operation and maintenance manuals to the Owner.

10. RECORD DRAWINGS AND CONTROL DOCUMENTS

When the project is completed, an as-built set of drawings, showing all lighting and power requirements from contract and addendum items, will be provided to the Owner.

11. COMMISSIONING

The project will be commissioned per Section 018100 of the specifications.



South Hadley Public Schools
South Hadley, MA

ALT 6 - DETAILED SITE

MOUNT VERNON GROUP
ARCHITECTS



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #6 -1ST FLOOR

Grade Configuration - 2,3,4
New Construction
Building Total GSF - 81,431

	Existing	New
1st Floor	0	59,526
2nd Floor	0	21,905
Total	0	81,431
Building Total GSF:	0	81,431



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #6 -2nd FLOOR

Grade Configuration - 2,3,4

New Construction

Building Total GSF - 81,431

	Existing	New
1st Floor	0	59,526
2nd Floor	0	21,905
Total	0	81,431
Building Total GSF:	0	81,431

MODULE 3.3.3 ALTERNATIVE #7 – NEW CONSTRUCTION / FULL DEMOLITION
Site Narrative

A. General Description and Orientation

The Smith Middle School site is located at 100 Mosier Street just off Newton Street (Rte 116) in South Hadley, MA and is approximately 27 acres in size. The property bordered by wetlands to the east, north and west, with Mosier Street to the south. The open space to the north of the school contains play fields for school and community use. The site topography is a subtle incline from Mosier Street towards the north and then is tiered upwards on multiple levels to accommodate the multiple play fields.

Currently, the site consists of the middle school building, associated parking area and drives, play areas and open play fields as well as wooded areas. The parcel also contains the Warner Arboretium, a conservation area that borders the south-eastern portion of the site.

The proposed school would be located on the northern portion of the site and occupy a portion of the existing play fields. The site development, through careful cut and fill exercises, would take advantage of the topography and include perimeter access drive for parent drop-off routes, a bus access drive to the front of the building which would face south, and associated parking, pedestrian pathways and play areas. Considerations for siting of the building include minimizing removal of pay field space and provide for shared play fields between the two schools. Additional considerations would include combining the access drives for both schools. All site development and improvements would be fully handicap accessible and available for both the student population and community use.

B. Structures and Fences

The existing Smith Middle School building is the only significant building on the site.

As part of the alternative #7 site development, the site will be developed in phases, first construct a new two-story building on the current play fields on the northern portion of the site, create the necessary access drives, parking areas and pedestrian pathways and play areas. New fencing will be located around the new and play areas for safety of the occupants and preventing younger students from wandering off un-noticed. Two sheds will likely be located to store outdoor play equipment and custodial maintenance equipment to meet their needs.

C. Topography and Soils

The topography of the site varies slightly around the immediate area of the middle school building and behind the school, it steadily increases in tiers towards the north. As part of the site development process for the new school building while maintaining the topography around the

middle school building, a cut and fill analysis and measures to balance and changes along with the use of strategically placed segmental retaining walls will be undertaken to take advantage of the grades while minimizing impact on the surrounding areas. These measures will result in the new site development and features including the vehicular access drives, pedestrian walks and play areas being fully accessible and handicap compliant including access to the existing play fields.

Preliminary geotech borings have been completed along with the associated compaction testing as well as a geo-environmental analysis to ascertain the soils make-up. The Geotech report and boring logs were included as part of the PDP submission. Recommendations for any potential soil remediation were included in the geotech report. Further, more extensive Geotech explorations would be undertaken if this option was pursued with recommended soil remediation and structural needs continue to be reviewed and would be addressed in the structural design parameters.

D. SITE ACCESS, PARKING AND CIRCULATION

The new site development will include a new access drive around the southern portion of the site play fields and school building to accommodate a separate parent pick-up and drop-off location as well as capabilities for deliveries and dumpster access. This perimeter drive will also provide emergency vehicle access to the building perimeter as well as provide the necessary code compliance for building square foot allowances. The proposed access drives will be integrated with the drives for the middle school to provide improved traffic flow. The parent access drive will be planned as a one-way drive. Adequate parking will be incorporated around the new school for convenience of access.

Additional parking for visitors will be located in front of the school. Overall, the parking capacity will substantially increase from that of the existing school's capacity. This new development will include improved pedestrian pathways and crosswalks from the parking and play areas to around the school building.

The new site design access and pedestrian ways would be designed to meet the DOT standards and meet compliance with handicap regulations for a fully accessible site. This site layout provides adequate site circulation for use, accessibility, maintenance and public safety monitoring and access. This concept will improve traffic and pedestrian safety from current practices and keep vehicles of Mosier street thereby reducing congestion on Mosier Street and improving general traffic flow to and around the site.

A full traffic study has commenced and will be submitted as part of the schematic design phase. Any recommendations will be incorporated in the schematic design phase.

F. Easements

There are no known easements running through the property. Continued research will take place with the Town, utility companies, etc..

G. Utilities

The middle school site is serviced by municipal and private utilities including storm drainage, sanitary sewer, water, gas, electric and cable.
New utilities will be provided to the new school building separate from those that service the middle school.

The proposed service upgrades would be incorporated into the new design and maintain the current service routes where practical. New services would be coordinated with the local utility companies, the Town and District. A full analysis would be undertaken and compared with current service sizes and adjusted to meet the demands of the addition renovation needs.

H. Zoning and Permitting

The existing middle school site is zoned Residence A-1 (Low-Density Residential) with a minimal lot size requirement of 22,500 s.f., minimum lot frontage of 125' and minimum width of 80', and setbacks as follows – Front yard = 40', Side yard = 20' and Rear yard = 25'.
The maximum building coverage allowed is 30% while the maximum impervious surface coverage is 60%. The maximum building height allowed is 6 Stories/60'' for churches, schools, colleges, libraries, and Town buildings. There doesn't appear to be any current zoning violations with the existing building and property.

The proposed new construction and site development work will conform to the current zoning requirements being enforced for the use and construction types, and there does not appear to be a limiting factor in the proper development of the site for this solution to meet the current zoning bylaws.

A site plan review and approval will also be required of the Town planning department for the desired solution. Prior to the submission of a formal site plan, the Design Team shall schedule an informational meeting with the Planning Board to review the project design, discuss factors in developing the site and obtain further input to obtain a seamless approval and demonstrate compliance.

A building permit will be required by the Town of South Hadley building department for the desired alternative solution selected. New construction, renovation, or demolition of existing structures and

changes of use or occupancy of an existing building must conform to the provisions of the Massachusetts State Building Code.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies.

Permits and approvals will be obtained in the necessary timeframe required by the project schedule. A more definitive timeline for each item will be established as a result of the meetings with the respective departments and agencies and their review of the project scope.

A complete survey including, but not limited to, improved and unimproved areas, parcel legal information, flagging of wetlands, utility information and topography has been undertaken and will be included as part of the schematic design submission process.

I. Wetlands and/or Flood Plains

Currently, there are wetlands located to the east, north and west of the existing middle school site parcel. Stony Brook winds around the site to the east, north and west. Any alternative solution and associated site development will accommodate the location of Stony Brook, the associated wetlands and required setbacks. Any wetlands setbacks, regulations and appropriate permitting will be undertaken per the local governing agencies as part of the development process. The existing site parcel does not appear to be in a FEMA flood zone.

As part of the project, the appropriate filings would be completed and full compliance with regulatory guidelines would be complied with. At this time, the site has been developed so as to not encroach on the wetlands and/or setbacks of these areas.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies. Preliminary informational meetings will also take place prior to the formal ConComm and DEP filings with the appropriate departments and agencies to review and discuss the project design and associated mitigating factors affecting the development of the site and obtain and implement any additional information and/or requirements so as to acquire the necessary approvals and demonstrate compliance.

J**. Open Play Fields / Play Areas**

As part of the new site development, structured play areas will be provided with fenced-in areas with age-appropriate equipment and safety surfacing to accommodate the range of students within the school. Hardscaped play areas will also be located for basketball, four square and hopscotch type activities. Also, as part of the development of the site, new play fields will be constructed for school and community use once the demolition of the existing building has been completed. As with any school project, providing the necessary play areas and fields is necessary to the physical learning and development of elementary school children.

The play areas and fields are currently used by the students and community groups alike and the school building committee would like to maintain these features in the development of the site options.

MODULE 3.3.3 ALTERNATIVE #7 – NEW CONSTRUCTION / FULL DEMOLITION
Phasing Narrative

1. General Description

The following preliminary phases of new construction for the new Mosier Elementary School on the existing Smith Middle School site will be proposed/developed to allow the existing school to remain in operation during construction and to complete the work in the minimum amount of time, with minimal disruption to the educational delivery process. All phasing opportunities would be discussed and reviewed with the District leadership team to ensure minimal disruption in the delivery of education, safety and security, as well overall project duration and cost efficiency.

2. Phase I – Potential Early Site Package (Estimated 3-4 month duration)

During the initial summer as Phase I commences, preparation of the separate construction and school entrances shall be established prior to any further work to ensure full pedestrian and vehicular safe and secure access to the school grounds and daily operation during the construction duration. site preparation to include striping of topsoil, possible soil remediation and improvements with structural fill placement and compaction for the building pad will take place. The potential for initial utility services to be installed along with some access drive prep and base work to be completed as part of this package will also be explored. This work will take place without the interruption of te existing school and related activities.

3. Phase II – Construction of New School Building (Estimated 20-22 month duration)

Once the project building bids have been received and awarded, construction of the new school building will commence with new curb cuts and limited parking and drives being constructed. The new school building, completion of utility services, parking areas and drives will be completed. Once completed, the students and staff will move in and vacate the existing school building.

4. Phase III – Abatement / Demolition (Estimated 3-4 month duration)

Once the existing building has been vacated of all District owned furniture and equipment, the abatement of hazardous materials will take place along with any contractor selected removals of materials. Once completed, the overall demolition and removal of the existing structure will take place. This phase will not disrupt the operation of the new school and related activities.

Phase IIIA – Final Site Development (Estimated 4-6 month duration)

Once the existing building materials have been removed, the existing utilities will be removed and terminated at the property lines where required. Preparation and final installation of new parking areas, and the construction of the new play fields will take place. Once again, the work of this phase will not disrupt the ongoing operation and related activities of the new facility. Any "crossover work" required between the phased construction such as roads, etc. will take place during the summer and/or off-hours of school operation.

MODULE 3.3.3 ALTERNATIVE #7 – NEW CONSTRUCTION / FULL DEMOLITION
Building Narrative

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BUILDING DESCRIPTION

This option consists of a newly constructed 2-story academic building to accommodate the MSBA approved Design Enrollment Agreement of 590 students (Grades 1 thru 5). The school will be constructed to the north of the existing Smith Middle School facility on the Smith Middle School site with a full abatement and demolition of the existing school building once new construction is completed. In this option, the common/community core spaces such as the Gymnasium, Cafetorium/Stage and Kitchen, Music, PT, Administration and Health Suite Custodial and Mechanical Rooms will be located on the first floor in the central core of the building. This area will be flanked by two (2) classroom wings or grade "neighborhoods" with one being a two-story structure and the other only a single story.

This plan promotes the "neighborhood" grade configuration as desired by the South Hadley School District, and responds to the Educational Program and meets the School Building Committee's goals as well as responds to in-form, many of the educational goals identified in the visioning workshops held. Each of the wings will be laid out in a similar manner to promote easy wayfinding for students and staff as well as a complete and efficient educational delivery process. Also,

Each of the grade neighborhoods on both floors will contain the educational spaces, teaming and support spaces and adjacencies needed including Classrooms, Special Education classrooms, Small Group and Resource Rooms, support spaces, pullout spaces, toilet rooms and electrical/technology/custodial closets making each grade neighborhood self-contained. The second floor central core area will house the Media Center, Art and OT, and the required classrooms, special education and support spaces mentioned previously in the neighborhood wings.

The lower level portion of the west wing will utilize the topography and have complete grade access in this location. This wing will contain the STE room as well as the typical classroom, special education, support spaces and adjacencies and toilet rooms, etc..

This plan configuration allows for isolation of the common core / community spaces for after- hours use as well as in the event of a lock down event, thereby compartmentalizing the building into safe zones.

The layout provides (2) dedicated entries for gatekeeping and security, allows for easy wayfinding for elementary school age children, separates the educational spaces from the community areas so as to close off the classroom wings during community use. The flexibility built into the design provides the District with educational options as they move forward into the future.

Stairs are strategically located at ends of the classroom wings as well as the centrally located stair to allow for ease of traversing the building. An ADA compliant elevator is also located in the front main lobby for ease of access.

The exterior envelope will consist of durable masonry materials and a membrane roof system. Interior partitions will be gypsum board with cmu used in select areas. Durable and low maintenance finishes will be planned throughout. All naturally light, bright, colorful finishes and adequate ventilation and conditioning of spaces will promote and foster a positive learning environment for elementary grade children.

Because this building will be constructed independently from the existing facility, this option will not disrupt the delivery of the educational program in the existing building during construction, and will allow a seamless transition from one facility to the other when completed.

MODULE 3.3.3 ALTERNATIVE #7 – NEW CONSTRUCTION / FULL DEMOLITION
Structural Narrative

A. Foundations / Slab-On-Grade Systems:

Based on the Preliminary Geotechnical Report, and as noted on the existing original structural drawings of subsequent additions to the original building, the new building will be founded on conventional spread and strip footings bearing on well-compacted structural fill placed directly on top of the natural soil layer after removing the surficial organic soil and the existing unsuitable fill material. All existing foundations shall be removed in their entirety within the proposed new building footprint and extending a minimum distance equal to 5 feet or the distance between the bottom of the proposed footings and the bottom of the fill or buried organic soil, whichever is deeper.

At this time, since the new building will not have a basement level, an under-slab drainage system is not anticipated at this time below the lowest level slab-on-grade. If the lowest floor elevation will be below the existing exterior grade, recommendations for an under-slab drainage system will be updated and reviewed at that time.

Perimeter drains will be provided at any subgrade locations and retaining walls. Free-draining material is also recommended to be placed within 3’ of the exterior of walls at any below-grade spaces.

Per the Preliminary Geotechnical Report, the allowable soil bearing pressure will be 5 ksf. The soil site class for seismic design of the new building will be Site Class D.

Cast-in-place concrete slabs-on-grade (soil-supported) will include 4" thick minimum at typical classroom areas and 6” at mechanical spaces. Unless otherwise noted, all interior slabs-on-grade will be reinforced with one layer of 6x6-W2.9xW2.9 welded wire fabric, placed over a minimum of 2” of rigid insulation (where noted on the architectural drawings) and a 15-mil vapor barrier over a minimum of 12" of Structural Fill placed directly on top of the natural soil layer. The exact details of the slab-on-grade subgrade preparation will be determined from the recommendations set forth in the final Geotechnical Engineering Report. At the Mechanical and Electrical rooms, the interior slab will be a minimum 6" slab on grade, reinforced with one layer of 4x4-W4.0xW4.0 welded wire fabric.

Exterior foundation walls shall bear on continuous strip footings with at least 4’ of cover below grade for adequate frost protection.

New exterior foundation walls / footings will typically require 15" wide reinforced cast-in-place concrete walls on 27" wide continuous strip footings at the exterior perimeter of the new building and extending at least 4'-0" below finished grade.

Individual conventional spread footings will be used at new interior column locations with an allowable soil bearing pressure of 4 kips per square foot. The minimum size of all new column spread footings will not be less than 3' in width in any direction.

B. Structural Framing Systems:

Structural framing systems for the new two-story school building (in all new construction options) would consist of composite steel construction at framed floor levels. Typically, the floors would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material to achieve a Type IB construction classification for fire-resistance purposes.

Normal weight concrete floor slabs are recommended to minimize moisture content issues in the slabs and associated floor finishes. Furthermore, the normal weight concrete floor slabs help dampen potential floor vibration issues at open floor areas (with minimal or no partitions).

Unless otherwise noted, all roof levels will be designed to support play surfaces or be designed for a future floor level. Typically, the roof level at play surfaces and future floor levels would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking

would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material for fire-resistance purposes.

At non-play surface areas or at lower roof levels, the roof framing could be comprised of 1½" or 3" deep steel roof decking supported by structural steel beams, girders, and columns. Sprayed-on fireproofing material will be required at the underside of the steel roof decking and on the surfaces of steel beams, girders and columns (since the construction classification of the new addition is anticipated to be Type IB).

At non-play surface areas of roof framing systems over the proposed gymnasium, cafeteria and other large open areas could consist of 1½" or 3" deep steel roof decking supported by long-span open-web steel joists spanning to structural steel beams and columns (or possibly to load-bearing CMU walls) at the exterior.

All new roof framing systems will also be designed to sustain an additional 7 psf of dead load for future PV Array loading requirements.

C. Structural Lateral Resisting Systems:

Reinforced CMU walls will serve as the primary lateral resisting system of the new building at the gymnasium and cafeteria areas.

Where possible, concentric structural steel braced frames (inverted chevrons), could be used to provide lateral resistance to the new building (aligned within demising walls between classrooms).

At all other areas of the classroom wings, ordinary steel moment frames would provide lateral stability against wind and seismic loads (where steel braced frames are not possible).

MODULE 3.3.3 ALTERNATIVE #7 – NEW CONSTRUCTION / FULL DEMOLITION
Plumbing Narrative

General

The following is the Plumbing System Narrative which defines the scope of work and capacities of the Plumbing System as well as the Basis of Design. The Plumbing Systems shall be designed and constructed for LEED v4.0 included in this submission.

The plumbing construction documents, which include the design drawings and mechanical specification section 22 00 00 Plumbing, shall incorporate all plumbing work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new plumbing work.

CODES

A. All work installed under Division 22 00 00 shall comply with the latest applicable International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, MA Plumbing Code (248 CMR) and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. The work of Division 22.00.00 is described within the narrative report. Plumbing systems shall be new and sized to accommodate the new building. Plumbing work will include furnishing all fixtures, equipment, materials, labor, testing and inspections required for the complete and operational installation of the plumbing systems.

Design Parameters

1. GENERAL

A. The required plumbing systems include cold water, hot water, hot water recirculation, sanitary, waste and vent system, kitchen grease waste system, storm drain system, and natural gas system. Acid waste and vent piping system will be provided if necessary.

B. The new building will be serviced by the municipal water and sewage systems.

C. All plumbing will conform to applicable accessibility and water conservation codes.

2. DESIGN CRITERIA

A. Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Fixture Requirements	248 CMR Table 10.10
		248 CMR 10.10(18)

Plumbing Systems

1. DRAINAGE SYSTEM

A. Sanitary, waste, and vent piping systems will be provided and will connect to all fixtures and equipment requiring such connections throughout the new building. The buildings drain(s) will extend to a point 10'-0" beyond the building foundation. All plumbing system vents will extend through the roof.

B. A separate, dedicated kitchen grease waste system will be provided and extend to an exterior grease interceptor. The exterior grease interceptor will be designed and provided by others. A chamber vent for the grease interceptor will be provided and will run independently back in to the building and through the roof. Grease waste piping will serve kitchen equipment and floor drains. Interior grease traps will be provided at specific kitchen equipment such as, but not limited to, dishwashers and scullery sinks.

C. A storm drainage system will be provided to drain all flat roofs using roof drains and interior storm drainage piping routed through the existing building. Downspouts from pitched roofs will be provided with downspout boots to connect to the underground storm drainage system. The storm drainage system will extend to a point 10'-0" beyond the building foundation.

D. Sanitary and storm drainage piping will be cast iron.

E. If necessary, a separate, dedicated acid waste and vent piping will be provided and will include a containment and chemical injection neutralization system. The piping system will connect to each fixture discharging wastes which require treatment. Acid waste piping will be polypropylene with heat fused joints.

2. WATER SYSTEM

A. Domestic water service for the new building will be provided from the municipal water system. The water service will include valves, strainers, a water meter, pressure gauge and drain. The water meter will be interfaced with the building

management system. Backflow preventers will be installed where required including, but not limited to, HVAC system make-up water connections, kitchen equipment, automatic detergent dispensers, and laboratories.

B. Hot and cold water distribution piping will be provided throughout the new building and connect to each plumbing fixture. Hot water recirculation systems will be provided. Water piping will be Type L copper tube with soldered fittings.

C. Water heating will be provided by two (2) high efficiency gas fired, storage type water heaters. Thermostatic mixing valves will be installed to provide 140°F hot water to the kitchen fixtures, and 120°F hot water to serve general use fixtures. Hot water at showers and public use lavatories will be further tempered to code allowed maximum temperatures by point-of-use pressure balancing and thermostatic mixing valves. Hot water recirculation pumps and piping will be provided for each system. A submeter will be interfaced with the building management system.

3. NATURAL GAS SYSTEM

A. The new building will be provided with a natural gas service and meter with distribution piping to serve the heating system equipment, domestic water heaters, kitchen cooking equipment, and generator (if provided). The gas meter will be interfaced with the building management system. Gas piping will be steel with welded or threaded fittings.

B. The local gas company will be contacted to confirm availability of adequate flow and pressure for the new building loads.

4. FIXTURES

A. The new building will be furnished with all new fixtures, including supports, connections, fittings, and any incidental items required for a complete installation. Water closets shall be wall-hung, white vitreous china with flush valves. Urinals shall be wall-hung, white vitreous china with flush valves. Lavatories shall be wall-hung or drop-in white vitreous china with manual faucets. General use sinks shall be stainless steel with manual faucets. Showers, if provided, will be furnished with thermostatic and pressure balancing mixing valves. Water coolers shall be stainless steel.

B. The proposed flow rates for the new plumbing fixtures are as follows:

1. Water closets 1.28 gpf
2. Urinals 0.8 gpf
3. Lavatories 0.5 gpm

4. Sinks 1.5 gpm
5. Showers 1.5 gpm
6. Water Coolers 0.5 gpm

5. DRAINS

A. Floor drains will be provided where required throughout the new building. Floor drains will be connected to the appropriate drainage and venting system, and will be equipped with automatic trap priming devices where necessary.

6. VALVES

A. Properly sized and accessible valves will be provided to isolate the hot water, cold water and hot water recirculation system piping for maintenance and repair.

7. INSULATION

A. All domestic water piping and storm drainage piping will be insulated as required.

8. CLEANOUTS

A. Cleanouts will be installed at appropriate intervals on the sanitary, waste, grease, storm, and acid waste drainage systems to allow for proper maintenance of these systems.

9. ACCESS DOORS

A. Access doors will be provided at hard ceilings and walls to allow access to valves, cleanouts, and equipment requiring maintenance or adjustment.

MODULE 3.3.3 ALTERNATIVE #7 – NEW CONSTRUCTION / FULL DEMOLITION
Sprinkler Narrative

General

The following is the Fire Protection System Narrative, which defines the scope of work and capacities of the Fire Protection System as well as the Basis of Design.

The fire protection construction documents which include the design drawings and mechanical specification section 21 00 00 Fire Suppression shall incorporate all fire sprinkler system work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new fire sprinkler system work.

1. CODES

   A. All work installed under Division 21 00 00 shall comply with the latest International Building Code (IBC), Massachusetts Building Code 10th Edition, NFPA 13-2013, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. Fire Protection systems shall be new and designed to accommodate the new building. Fire Protection work will include furnishing all equipment, materials, labor, testing and inspections required for the complete and operational installation of the fire protection systems.

3. GENERAL

A. In accordance 780 CMR Section 903, Table 903.2, any educational building with an aggregate building area greater than 12,000 square feet must be protected with an automatic fire sprinkler system.

Design Parameters

1.BASIS OF DESIGN

A. Loading docks, mechanical rooms, storage rooms, and the kitchen service area are considered Ordinary Hazard Group 1; legitimate stages and library stack room areas are considered Ordinary Hazard Group 2; all other areas are considered light hazard.

B. Required Design Densities:

Light Hazard Areas	0.10 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 1	0.15 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 2	0.20 GPM over a design area of 1,500 s.f.

C. Maximum Sprinkler Spacing:

Light Hazard Areas:	225 s.f., maximum 15' between sprinklers
Ordinary Hazard Areas:	130 s.f., maximum 15' between sprinklers

2. HYDRANT FLOW TEST

A. A hydrant flow test has been performed and included in the PDP submission. At this time, it appears that a fire pump is not required to support the automatic sprinkler system. Flow test data is required to be less than one year old, and measured from within 500' of the building.

Fire Protection Systems

1. DESCRIPTION

A. The system will be a wet pipe automatic sprinkler system providing complete building coverage. The system will be divided into protection zones controlled by individual zone control and check valves. Protection zones shall not exceed 52,000 s.f.

C. Protection zones shall be provided with individual system risers which shall consist of supervised zone control valves, riser check valves, pressures gauges, drains, waterflow switches and test connections.

D. The system will be provided with a new fire department connection of a size and type to meet local requirements.

E. All areas of the building shall be provided with sprinkler coverage, including electric rooms and combustible concealed spaces.

F. Sprinklers will not be installed in elevator shafts and machine rooms.

2. FIRE WATER SERVICE

A. Fire water service for the new building will be provided from the municipal water system. The water service will include supervised control valves and a backflow preventer.

3. SPRINKLERS

A. Upright, pendent and sidewall sprinklers will be provided throughout the existing building and addition. Sidewall sprinklers will be installed under overhead doors.

4. PIPING AND FITTINGS

A. All underground private fire service main piping shall be Class 52 cement lined ductile iron with bituminous outside coating and push-on joint equal to the "Tyton" joint as manufactured by US Pipe and Foundry, and in accordance with ANSI A21.51. Fittings shall be ductile iron MegaLug type restrained mechanical joints. Joints between consecutive push-on pipe sections shall be restrained utilizing a boltless restraint joint system equal to US Pipe and Foundry Field Lok 350. Thrust blocks shall be provided and installed where required.

B. All sprinkler system piping inside the existing building and addition or the sprinkler system, two inches (2") and smaller in size, shall be Schedule 40 threaded black steel, conforming to ASTM Standards A53, A135, and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

C. All sprinkler system piping inside the existing building and addition two and one-half inches (2½") and larger in size, unless otherwise noted, shall be Schedule 10 black steel pipe with rolled groove ends, conforming to ASTM Standards A53, A135 and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

D. U.L. listed and F.M. approved groove fittings will be allowed. All fittings shall be approved by Underwriters' Laboratories for use in Sprinkler System and shall be designed and guaranteed for a working pressure of not less than 175-psi cold-water pressure.

5. FIRE PUMP

A. A hydrant flow has been performed and the report is included in the PDP submission. At this time, it does not appear a fire pump will be required to support the automatic sprinkler system. A fire pump shall be provided if hydraulic calculations determine that the public water supply is inadequate.

MODULE 3.3.3 ALTERNATIVE #7 – NEW CONSTRUCTION / FULL DEMOLITION
HVAC Narrative

General

The project building is a two-story elementary school. The building is use group Education. The interior spaces include classrooms, gymnasium, cafetorium, kitchen, administration areas, educational support areas, restrooms, and mechanical spaces.

The planned operating schedule for the classroom portion is 7:00 am to 4:00 pm Monday thru Friday during the school year. The schedule for the administration portion is 7:00 am to 5:00 pm Monday thru Friday year-round.

The following is the HVAC system narrative, which defines the scope of work and Basis of Design. The HVAC systems shall be designed and constructed for NE-CHPS scorecard included in this submission. This narrative includes information about pertinent codes, design criteria and proposed systems description.

The mechanical construction documents which include the design drawings and mechanical specification section 23 00 00 HVAC shall incorporate all HVAC work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new HVAC work.

1. CODES

All work installed under Division 23 00 00 shall comply with the latest International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 23 00 00 is described within the narrative report. The HVAC project scope of work shall consist of refurbishing the existing HVAC equipment and systems including distribution systems as described herein for the original building. All new work shall consist of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Heating, Ventilating and Air Conditioning work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. DESIGN CRITERIA

Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Summer Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 88° F
		Wet Bulb – 72° F
3.	Summer Indoor Design Conditions	Dry Bulb – 75° F
		Relative Humidity – 50%
4.	Winter Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 7° F
5.	Winter Indoor Design Conditions	Dry Bulb (Occupied) – 70° F
		Dry Bulb (Unoccupied) – 50° F
6.	Ventilation	Per IMC 2015

Building Systems

All material and work provided shall be in accordance with the above-mentioned codes and standards:

1. CENTRAL HEATING SYSTEMS

The central heating system for the school will consist of gas-fired, hot water, high efficiency condensing type boilers. The boilers will produce hot water which will be circulated through dedicated hot water piping to finned-tube radiation and unit heaters throughout the school. The boilers shall be direct vent and will acquired combustion air (CA) direct from the outdoors and will exhaust the flue gases directly to the outdoors. The CA intake and flue exhaust pipes associated with the boilers will terminate sidewall with the manufacturer recommended termination fittings. The boilers will operate on a re-set water supply temperature based on the outdoor air temperature. The hot water circulating pumps that distribute hot water to various spaces within the building will include with variable frequency drives (VFD) that will modulate the speed of the pumps based on actual demand which would result in energy savings. The hot water supply and return piping will be schedule 40 steel or type L copper based on the size and will be insulated with fiberglass insulation with thickness complying with IECC.

2. CENTRAL VENTILATION SYSTEMS

Ventilation for the building will be provided by multiple, roof mounted dedicated outdoor air

systems (DOAS) that shall supply 100% outside air. The DOAS units will supply conditioned/dehumidified ventilation air to the support areas and classrooms. Each DOAS unit will include a supply fan, exhaust fan, gas furnace with modulating gas valve, MERV 13 filtration media, direct expansion (DX) cooling coil with hot gas re-heat and an air cooled condensing section and an energy recovery wheel. Air will be exhausted from the support areas and classrooms using the DOAS unit where the internal energy recover wheel will temper the incoming outdoor air by extracting energy from the exhaust air.

3. AIR FILTRATION

Air filters will be installed in return ductwork systems served by indoor and roof mounted air handling units. These filters have a MERV 13 rating.

4. CLASSROOMS

Heating and dehumidification for the classrooms areas will be provided by DOAS units and perimeter finned tube radiation. Each classroom will be served by a displacement ventilation diffuser which will delivery tempered and dehumidified ventilation air from the DOAS units. Air will be removed from the classroom via a ceiling mounted exhaust grille. The exhaust air will be used to pre-heat/cool the ventilation air through energy recovery section located on the DOAS unit. Each classroom will have its own thermostat to control the perimeter finned tube radiation.

5. ADMINISTRATION AND SUPPORT AREAS

The administration and support areas will be served by one variable refrigeration system with multiple indoor air handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

6. MUSIC ROOMS

The Music Rooms will be served by a dedicated packaged rooftop unit that will provide a mixture of outdoor air and return air to provide heating, and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

7. MEDIA CENTER

The Media Center will be served by one variable refrigeration system with multiple indoor air

handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

8. CAFETERIA

The Cafeteria will be served by a gas-fired rooftop unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall.

9. GYMNASIUM

The Gymnasium will be served by one rooftop heating and ventilating unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall. The Gymnasium will not be air conditioned.

10. KITCHEN

The kitchen area will be served by a gas fired make-up unit located on the roof and an exhaust fan for the kitchen hood exhaust. The make-up air unit shall also serve the kitchen food preparation spaces and will provide heating and ventilation to these spaces. The make-up air unit will supply 100% outside air (tempered) to the kitchen and food preparation spaces and this air will be exhausted by the Kitchen hood exhaust fan. Re-circulation of air is prohibited from these spaces when the spaces are occupied. A separate roof mounted exhaust fan will be provided for exhaust from the dishwasher hood.

11. COMMON AND MISCELLANEOUS AREAS

All vestibules and entrances will be heated by hot water cabinet unit heaters. Corridors will be served by air handling units to provide ventilation. Corridors that have exterior walls or roofs will be heated by cabinet unit heaters

Toilet rooms and janitors closest will be exhausted by dedicated exhaust fans. Utility, storage, and mechanical rooms will be heated by hot water terminal units and ventilated as needed.

12. SPECIAL EDUCATION ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor ducted air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space. Heating for these rooms shall be provided by hot water baseboard radiation. At the owner's discretion, dedicated hyper-heat split heat pump systems can be provided to serve these spaces that shall provide both heating and cooling for the space and shall eliminate the requirement for the baseboard radiation. Ventilation air for these spaces will be provided by the DOAS unit serving the remainder of the classrooms.

13. MDF, IDF AND ELECTRIC ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor wall mounted ductless air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space.

14. AUTOMATIC TEMPERATURE CONTROLS

The building will be provided with a new direct digital control (DDC) system which will monitor and control all the major HVAC equipment. The boilers will be controlled by the factory installed operating and safety controls and the new DDC system will interface with the factory controllers to allow monitoring and adjustment. All the rooftop units, make-up air units, exhaust fans, and room controls will be controlled by the DDC system. The DDC system will include graphical representation (via. software) for each major piece of equipment. Individual room controls will consist of a wall mounted thermostat with a limited adjustment range.

15. GREEN KIOSK: NE-CHPS 'Integration and Innovation (II)'

Education Display:
Demonstration Areas:
Energy savings via high efficiency equipment shall be displayed on the monitor at the "Green Kiosk" from the Building Energy Management System.
Innovation:

- Carbon Dioxide Sensors will be installed in HVAC systems to modulate the amount of ventilation air based on ppm of CO2 which will increase energy savings and to monitor and increase indoor air quality.
- Indoor air temperature set point policy shall be established for all rooms and publicized for occupants to view.
- Electronic Air Filtration (MERV-13) shall be installed in ducted HVAC systems.
- Condensing boilers shall achieve higher efficiency and performance by supplying lower hot water temperature to heating equipment based on the outside temperatures.
- Displacement Ventilation shall be installed in Classrooms. This system increases ventilation effectiveness by supplying air at low velocities toward heat sources, causing supply air temperature to rise and become more buoyant, therefore displacing heat and contaminants up toward the exhaust grilles located at the ceiling.

16. LEED v4.0 Compliance Items

Additionally, following are compliance items for the building part of the HVAC design parameters.

HVAC Design – ASHRAE 62.1.
HVAC systems shall provide the minimum ventilation requirements as outlined in ASHRAE 62.1.
Enhanced Filtration.
Electronic air filters (MERV-13) shall be provided.
Pollutant and Chemical Source Control.

- Building shall be provided with dedicated exhaust system for spaces where chemical use occurs. Exhaust shall be provided at a rate of 0.5 cfm/sq.ft and make-up air shall be provided.
- Gas-fired boilers and furnaces for HVAC equipment shall be equipped with electric ignitions.
- Air intakes shall be in accordance to ASHRAE Standard 62.1.

Ducted Returns.
All systems shall be provided with return ductwork.
Construction Indoor Air Quality (IAQ) Management.
Building flush-out, ductwork protection, filter changes shall be compliant with these requirements.
Post-Construction IAQ.
Prior to building flush-out the contractor shall provide and install 4-inch, MERV-10 filters in all air handling units. After building flush-out is complete, contractor shall replace MERV-10 filters with factory supplied, 4-inch MERV-8 filters. All HVAC filters shall be replaced prior to occupancy.
Electronic air filters shall not be operational until building flush out is complete.
Thermal Comfort ASHRAE 55.
HVAC system designs shall comply with ASHRAE 55.
Individual Controllability.
Each classroom shall be provided with an independent temperature sensor for occupant control.
Thermostats shall have the ability to adjust +/-3ºF.
Commissioning.
Energy Management System.

- HVAC shall specify an Energy Management System designed to monitor and trend Lighting (via a BAC net connection), Photovoltaics (via a MOD bus connection), HVAC and Domestic Hot Water.
- Electrical and Plumbing shall meter energy sources (electricity, natural gas and domestic/potable water), the EMS shall trend data with respect to the outside air temperature.
- The DDC system shall be equipped with sensors, point's matrix, trend capabilities, system architecture, data storage and operator interface.
- Project specifications shall include instructions for building operators to analyze energy source trending vs. outside air temperature and adjust equipment operation as required to increase energy efficiency.

Mechanical Loads

Heating and cooling load calculations shall be performed per IECC requirements for each space to properly size the respective HVAC equipment serving the space during the design development. Based on industry standards the approximate sizes of equipment serving the school shall be,

- Administrative Areas – Cooling: 400 SF/ton, Heating – 20 Btuh/SF.

- Classrooms – Heating: 20 Btuh/SF.
- Cafeteria – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Other areas – Cooling: 350 SF/ton, Heating – 20 Btuh/SF.

MODULE 3.3.3 **ALTERNATIVE #7 – NEW CONSTRUCTION / FULL DEMOLITION**
Electrical and Technology Narrative

ELECTRICAL

General

The following is the Electrical system narrative, which defines the scope of work and capacities of the Power and Lighting system as well as the Basis of Design for the new school. The electrical systems shall be designed and constructed to meet the LEED v4.0 scorecard included in this submission.

1. CODES

All work installed under Division 26 shall comply with the Massachusetts State Building Code and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 26 is as described in this Narrative. All work is new and consists of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Electrical work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. High Voltage: 277/480 Volt
2. Low Voltage: 120/208 Volt
3. Phase: 3-Phase, 4-Wire
4. Amperage: 1600-2000 Amps
5. KW: 768KW

Electrical Utility load usage is estimated at approximately 8-watts per square foot.

Building Systems

1. SEQUENCE OF OPERATIONS AND INTERACTIONS

Light Pollution Reduction

A. All lighting fixtures will be controlled via programmable lighting panelboards which utilize a microprocessor programmable controller with self-contained solenoid operated circuit breakers. The control of the circuit breakers shall be by automatic means such as time of day to reduce corridor lighting and security system inputs to turn off all building lighting when the system is armed.

B. Exterior lighting will be controlled via an astronomical time clock integral to programmable lighting panelboards and/or micro-based lighting control system.

C. Emergency and exit lighting will be run through life safety lighting panelboards to be on during normal building operating hours as well as power outage conditions. The light poles will be connected to the normal power lighting control system.

2. ELECTRICAL SYSTEMS

A. Electrical Distribution System:

i) A new service to the building shall be provided. The new service ratings are designed for a demand load of 8 watts/square foot. The service capacity will be sized for 1600 to 2000 amperes with 100 percent rating at 277/480 Volt, 3 Phase, 4 Wire.

ii) New Main distribution panelboard, lighting panelboards, power panelboards, and step down transformers will be provided to accommodate respective loads. The equipment will be located in dedicated electric rooms or closets on each floor. The incoming utility power shall be monitored by the power meter mounted in the main distribution board and interfaced to the building DDC building management system.

iii) A new main electrical room shall be constructed on the first floor of the building; new electric rooms shall be located in each wing, on each floor of the building to service the power of the local areas. All branch circuit homeruns shall feed back to the sub-panels. The sub-panels, in turn, feed to the designated main distribution board.

B. Emergency and Standby Power System:

i) A 125KW, 480 volt diesel oil fired generator with a weatherproof, sound attenuated enclosure with fuel oil sub-base tank shall be mounted outside, in the near vicinity of the building. The generator shall provide emergency power via a 200 amp transfer switch and panelboards to all emergency lights and egress exit signs. The generator shall also provide standby power via a 200 amp transfer switch and panelboards.

ii) A new 2-hour fire rated life safety electrical room shall be constructed on the 1st and 2nd floor of the building.

iii) The building will be protected with a complete electrical emergency system. Systems included in these categories are: lighting at all means of egress; selective lighting throughout the facility to provide a logical route in which to exit the building; exit signs; fire alarm system; generator system. In order to utilize the Generator to its capacity and to provide the school with some capabilities in the event of normal power outage, the following systems and equipment shall be powered as standby emergency power: Security System; Camera System; Sound/Clock System; Energy Management System; all freezers, coolers and refrigerators; selective Administrative power and heat; selective exterior site lighting; any heaters in remote areas where pipes could potentially freeze; main water pumps and main boilers.

B. Interior Lighting System:
Optimize Energy Performance

Interior Lighting

i) Lighting system shall be the following for each type of area.

ii) Lighting fixtures for the corridors, kitchen and bathrooms shall consist of recessed mounted 2x4, LED lensed troffer fixtures. The light level will be designed for approximately 20 foot candles.

iii) Light fixtures for classrooms, offices, and special purposes education rooms lighting shall consist of recessed mounted 4-foot LED fixtures and/or LED pendant mounted indirect/direct linear light fixtures. The light level will be designed for approximately 30-34 foot candles.

iv) Light fixtures for the media center shall consist of pendant mounted linear indirect/direct LED fixtures. The light level will be designed for approximately 30-34 foot candles.

v) Lighting fixtures for the cafetorium shall consist of recessed mounted LED downlights and pendant mounted LED decorative or linear lights. The light level will be designed for approximately 30 foot candles.

vi) Utility rooms lighting shall consist of surface or pendant mounted industrial strip LED light fixtures. The light level will be designed for 5 foot candles.

vii) All classrooms, offices, media center and special purposes education rooms shall be provided with minimum two zone switching with manual dimming control with the presentation wall being on a dedicated manual dimming zone. Ceiling mounted occupancy sensors shall be located in all classrooms and larger rooms, wall mounted occupancy sensors shall be located in all offices and smaller rooms.

viii) A stage lighting system consisting of performance LED stage lights, stage industrial strip LED house lights and performance dimming system that also controls the cafetorium lighting shall be provided.

ix) Emergency generator power shall be provided to selected LED light fixtures in all egress paths and multiple occupancy rooms to serve as code required emergency egress lighting.

x) In all common areas, corridors and main assembly areas, a low voltage lighting system will be designed. The lighting circuits will feed back to a central monitoring center, where light fixtures can be controlled. This system shall meet the utility company rebate program. The building light fixtures will be controlled from one location.

xi) The Gymnasium will be lit with LED hi-bay pendant light fixtures. The lights will be controlled via the lighting control system and several local low voltage switches, for maximum versatility of the space. Ceiling mounted occupancy sensors will control select lights.

xii) The Classroom light fixtures will be controlled by manual low voltage manual switches on the wall, ceiling mounted occupancy sensors and photocells (for day-light dimming. The dimmable LED light fixtures shall connect to the main central control system with web-based software for remote control.

xiii) The main central control system for the building light fixtures shall be located in the maintenance room, or other room designated by Administration. The system shall come

equipped with web-based software for remote control. The system shall control, monitor and manage: Day-light Harvesting; Time Scheduling; individual room control; and, energy consumption. The system shall track and record the light levels and consumption. The central monitoring system will have the ability to override all local controls to de-energize the lights during non-occupied hours through internal time clocks.

C. Site Lighting System:
Light Pollution Reduction

i) New Site lighting will be comprised of full cut-off, Dark Sky compliant, architectural grade fixtures with white light LED sources.

ii) Fixtures will be compliant with LEED v4 Credit SSC8, classified as Lighting Zone 2.

iii) Pole mounted fixtures in parking areas will be located at a height of 25 ft. above grade.

iv) Pole mounted fixtures in pedestrian areas will be located at a height of 12 ft. above grade.

v) All lighting will be located so as to eliminate light trespass across property lines. The layout will meet IESNA RP-33 for Exterior Environments

vi) Illumination levels and uniformities at grade will be in compliance with Illuminating Engineering Society of North America (IESNA) IESNA/ANSIRP-8 recommendations. Parking and pedestrian areas will meet a minimum level of 0.5 foot candles average.

vii) The entire site will be controlled via the low voltage lighting central monitoring system. The system consists of a time clock and photo sensor control module for each circuit to ensure complete flexibility of the site.

D. Wiring Devices:

i) Each classroom will have a minimum of two duplex receptacles and two double

duplex per teaching wall and two double duplex receptacles on dedicated circuits at classroom computer workstations.

ii) Office areas will generally have one duplex outlet per wall. At each workstation a double duplex receptacle will be provided.

iii) The media center will have a minimum of two sets of duplex receptacles on each wall and floor mounted receptacles located at selective desks.

iv) Corridors will have maintenance receptacles at approximately 25 foot intervals.

v) Exterior weatherproof receptacles with lockable enclosures will be installed near exterior doors.

vi) A system of k-13 rated transformers and panelboards with double neutrals and transient voltage surge suppressors will be provided for receptacle circuits.

vii) 120VAC power junction boxes will be provided in the classrooms to support the new assistance listening systems.

viii) The power design will be coordinated closely with the telecommunications design, architectural design and Owner equipment. All power connections to mechanical, plumbing and all other trades shall be coordinated and connected accordingly.

E. Fire Alarm System:

i) The new fire alarm system shall be addressable, voice notification type with integral battery backup. New devices and loops shall be connected into the new fire alarm control panel.

ii) New smoke detectors will be provided in the open areas, corridors, stairwells, storage closets, electrical rooms, and MDF/IDF rooms.

iii) New water flow and tamper sprinkler system devices will be supervised.

iv) New Speaker/strobes will be provided in egress ways, classrooms, assembly spaces, open areas and other large spaces. Strobe only units will be provided in

bathrooms and conference rooms.

v) Manual pull stations will be provided at exit discharge doors and at the entrances to stairwells.

vi) The system will notify the local fire department in the event of alarm condition via a new radio master box or wireless communicator (via a central monitoring station).

vii) The system shall be Class "A" addressable, closed loop initiating device circuits with individual zone supervision, individual voice evacuation, indicating appliance circuit supervision, incoming and standby power supervision. Included in the main fire alarm system shall be a main control panel, remote annunciator(s), manual pull stations, automatic fire detectors, speaker/visual and flashing strobes, elevator recall connections, duct smoke detectors, shunt trip shut off of local sound and lighting systems and supervision of the sprinkler system and kitchen Ansul System.

3. TELECOMMUNICATIONS

i) The Technology System is comprised of Communications Cabling for data, IP Video, VoIP and cabling for instructional interactive whiteboard/video projector systems, a Voice system, a Video Distribution system, a Public Address system, Speech/Sound Reinforcement systems, and Synchronized Master/Secondary Clock system.

ii) Communications Cabling: Communications Cabling: shall consist of Tel./Data and Audio-Visual cabling. Provide Category 6A UTP and OM3 fiber cabling for data, voice, wireless Wi-Fi, and Video outlet locations. Provide Category 6A UTP cabling for voice riser cabling between wire closers. Provide Category 6A cabling as follows.

iii) Provide Test Reports and as-built drawings for all cabling.

iv) Audio-Visual Cabling: Audio-Visual cabling shall consist of cabling installed between the whiteboard/projector and teacher/presentation outlets at each audio-visual location. Provide cabling as follows for each location.

v) Voice POTS Cabling: Voice cabling shall consist of Category 6A UTP data cabling.

vi) Provide dedicated POTS lines for fax machine locations and elevator emergency line. Fax lines shall be installed in the main administration office workroom, Nurse's office, and Media Center. Provide Test Reports and as-built drawings for all cabling.

vii) Voice System: Voice system shall consist of Voice over IP equipment. Provide Voice over IP PBX equipment and VoIP phone handsets. The IP/PBX shall be hardware fault tolerant and have failover capabilities. Provide installation and programming as per the Owner's requirements.

viii) Video Distribution System: Video Distribution shall be over the data network. Provide four CATV receivers and DirecTV satellite with four receivers. Provide eight High Definition encoders for simultaneous distribution of eight CATV channels. Provide a High Definition decoder/controller at each interactive whiteboard/projector system location. Provide a Video on Demand server with 25TB storage. Provide one local origination live broadcast cart with High Definition camcorder and encoder, and one tripod. Provide a Digital Signage server capable of two simultaneous content streams with a High Definition encoder, 50" TV monitors, and High Definition decoders/controllers. Provide 1-line and as-built drawings.

ix) Public Address/Intercom System: The Public Address/Intercom system shall consist of a console located in the Head End room, ceiling or wall speakers, and wiring. Provide PA/Intercom console. Provide two-way speakers all classroom spaces to provide for answer back capabilities. Provide one-way speakers in location requiring multiple speakers for coverage. Speakers shall be installed in all spaces including corridors, offices, common spaces, gang toilets, building system spaces, and storage rooms. PA speakers in offices shall be connected to a volume control. The PA console shall be interfaced to the voice system to provide the capability for PA announcements to be made from any phone handset in the building. The PA console shall be interfaced to the Fire Alarm system for interrupt during a fire alarm. Provide programming as per the Owner's requirements. Provide test reports.

x) Speech/Sound reinforcement Systems: Speech/Sound Reinforcement systems for enhancement and uniform distribution of speech and sound shall consist of wireless Infrared microphones and receivers, and speakers. The systems shall include a wireless media converter so that they can also be utilized as the sound systems for the interactive whiteboard/projector systems. The speech/sound reinforcement systems shall be installed on the ceiling in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group Room and Remedial instructional spaces. Provide testing of all systems and test reports.

xi) Synchronized Clock System: The synchronized clock system shall consist of a master clock located in the Head End Room and secondary clocks located in all

offices, instructional spaces including Breakout Areas, and common spaces. Wiring shall be low voltage 24 VAC wire. Secondary clocks shall be 12" in diameter, except for the Gymnasium, Cafeteria, and the Media Center. The Gymnasium shall have 16" clocks with wire guards. The Cafeteria and Media Center shall have 16" clocks. The Master Clock will be interfaced to the Public Address system to provide for scheduled bell tones. Provide programming as per the Owner's requirements. Provide as-built drawings.

xii) Duress Alert System: The Duress Alert system shall be a fully supervised system with multiple alert capabilities. The system will be capable of multiple levels of alarm and call escalation capabilities. Wireless transmitters will operate in the 902 to 928MHz frequency band. To provide extended range for larger installations, wireless repeaters shall be available. In order to provide maximum reliability and interference immunity, all wireless sensors, transmitters and repeaters shall use a spread spectrum, frequency-hopping technique, which, upon alarm activation, sends redundant messages across a bandwidth that is at least 10MHz wide. The wireless sensors and repeaters shall be capable of periodically transmitting check-in signals to monitor the integrity of their wireless links to compatible receivers. These transmitters and repeaters shall be able to be programmed for check-in transmissions that occur as frequently as every 60 seconds. The information provided in these check-in messages shall at least include alarm and battery condition status. Wireless receivers shall resolve signals from the transmitters and repeaters specifically registered into the system, even in the presence of RF interference. Provide fixed 4-button Duress Buttons. Provide Wireless Transmitters. Provide Repeaters as required. Provide Wireless 2-way Interface Module that can be used as an output interface to hardwired inputs of public address, video distribution, access, intrusion, fire and surveillance systems. Provide coordination and programming for interfaces to systems above as required by the Owner. Provide system training for support staff. Provide test reports.

4. SECURITY SYSTEMS

A. CCTV System

i) A Closed Circuit TV system shall be provided consisting of a computer server with image software and IP based PoE CCTV cameras. The head end server will be located in the head end MDF room and will be rack mounted. The system can be accessed with proper security login from any PC within the facility or externally via an IP address. Each camera can be viewed independently. The CCTV server will store this information for 30 days at 15 frames per second.

ii) The location of the cameras is generally in the new and existing corridors and exterior on the building perimeter walls.

B. Intrusion System

i) The intrusion system will be addressable with integral battery backup. New devices shall be connected into the new intrusion system control panel.

ii) Motion sensors located in all 1st floor exterior rooms with computers and expensive equipment and within all offices and corridors. Door contacts shall be mounted on all exterior doors.

iii) Keypads shall be located in the main lobby and at the rear janitor's entrance and Receiving Area door.

iv) Glass break protection shall be installed in rooms with windows, on floors that are accessible.

v) All egress doors shall be locked. Doors shall be controlled via keys or card readers. When personnel enter designated doors, the key pad must be activated with a four digit code. System shall be programmed with a delay period. In the event that the system is actuated, the following shall occur: all audible security alarm annunciators shall sound; centrally located visual annunciation shall take place at the control station showing the point in alarm; a telephone line shall be provided for communication to the alarm company; all automatic alarm devices located at each perimeter door shall be automatically activated.

C. Card Access System

i) A card access system shall be provided consisting of card access door controllers and proximity readers.

ii) Proximity readers will be located at the front entrance doors, rear janitor's entrance doors and selected staff entrance doors.

iii) Each proximity reader will have a distinctive code to identify the user and a log will be kept in memory. The log within the panel can be accessed through a computer.

D. Intercom System

i) A video/voice intercom system shall be provided consisting of a master station located in the main office and door stations located the front entry door and rear kitchen delivery door.

4. AUDIOVISUAL SYSTEMS

i) Audiovisual systems shall consist of an interactive projector and audiovisual cabling. Provide Ultra-Short Throw projectors with stylus and touch interactive control. The audiovisual systems shall be installed in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group room and Remedial instructional spaces. The audiovisual system shall be interfaced to and shall utilize the speech/sound reinforcement system installed in each space. Provide testing of all systems and test reports.

5. ELECTRIC VEHICHLE CHARGING STATIONS

i) Charging stations shall be installed on site. Stations shall be UL listed, NEMA 3R, bollard mount. Stations shall be powered by 120/208-volt power. Stations shall be connected to the building's DDC system.

6. CIRCUIT BREAKER AND EMPTY RACEWAY SYSTEM FOR FUTURE PHOTOVOLTAIC SYSTEM

i) The power system shall be designed to incorporate a future PV system installation with a dedicated back feed circuit breaker, dedicated photovoltaic equipment spaces and empty raceway system. There will be areas on the roofs designated for solar panels. The electrical design shall show the necessary raceways from the solar panels on the roof to the remote solar equipment and inverters. The Electrical Contractor shall be responsible to feed from the inverter to the Utility Company's primary transformer. Located on the site. The Owner may choose to sell back any extra power they generate to the Utility Company.

7. ELECTRICAL SUPPORT FOR ALL OTHER BUILDING SYSTEMS

i) The Electrical Contractor shall be responsible for electrical support/connections to mechanical, plumbing, fire protection, telecommunications, and any other systems within the site requiring electrical power.

8. TESTING REQUIREMENTS

The Electrical Contractor shall provide testing of the following systems with the Owner and Owner's representative present:

- Power distribution system for cables insulation and proper phasing.
- Grounding system
- Lighting control system (interior and exterior).
- Fire alarm system.
- Telecommunications
- Security systems.
- Audiovisual System.

Testing reports shall be submitted to the engineer for review and approval before providing to the Owner.

9. OPERATION MANUALS AND MAINTENANCE MANUALS

When the project is completed, the Electrical Contractor shall provide operation and maintenance manuals to the Owner.

10. RECORD DRAWINGS AND CONTROL DOCUMENTS

When the project is completed, an as-built set of drawings, showing all lighting and power requirements from contract and addendum items, will be provided to the Owner.

11. COMMISSIONING

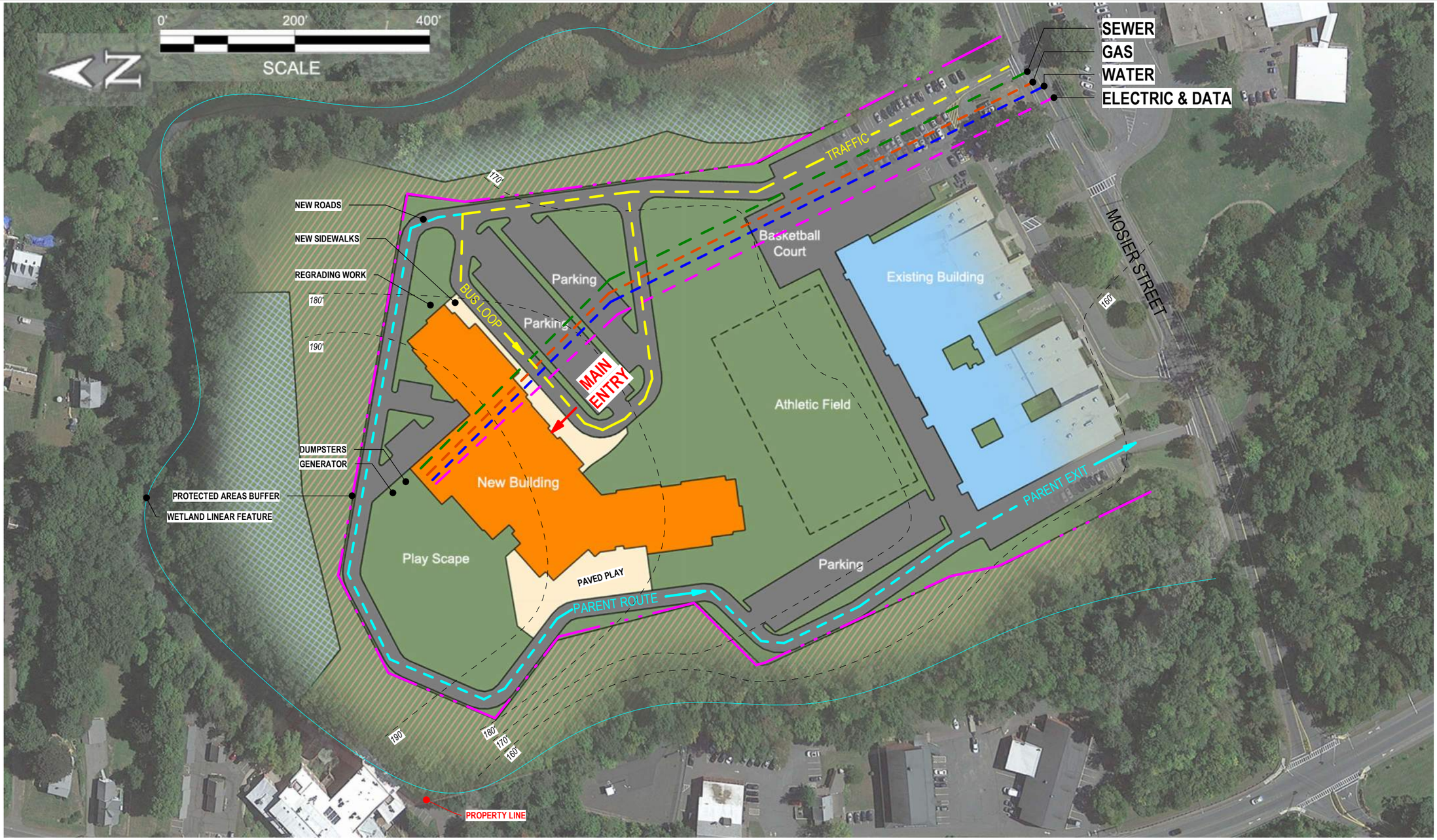
The project will be commissioned per Section 018100 of the specifications.

MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 - Preferred Schematic Report (PSR) Submission

MVG
MOUNT VERNON GROUP ARCHITECTS



South Hadley Public Schools

South Hadley, MA

ALT 7 - DETAILED SITE

MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 – Preferred Schematic Report (PSR) Submittal

MOUNT VERNON GROUP
ARCHITECTS



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #7 - 1ST LEVEL

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

New Construction

Building Total GSF - 119,000

	Existing	New
Lower Level	0	16,303
1st Level	0	63,954
2nd Level	0	38,743
Total	0	119,000
Building Total GSF:	0	119,000

MOSIER ELEMENTARY SCHOOL FEASIBILITY STUDY

101 Mosier Street, South Hadley, MA

Module 3 – Preferred Schematic Report (PSR) Submittal

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- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #7 - 2ND LEVEL

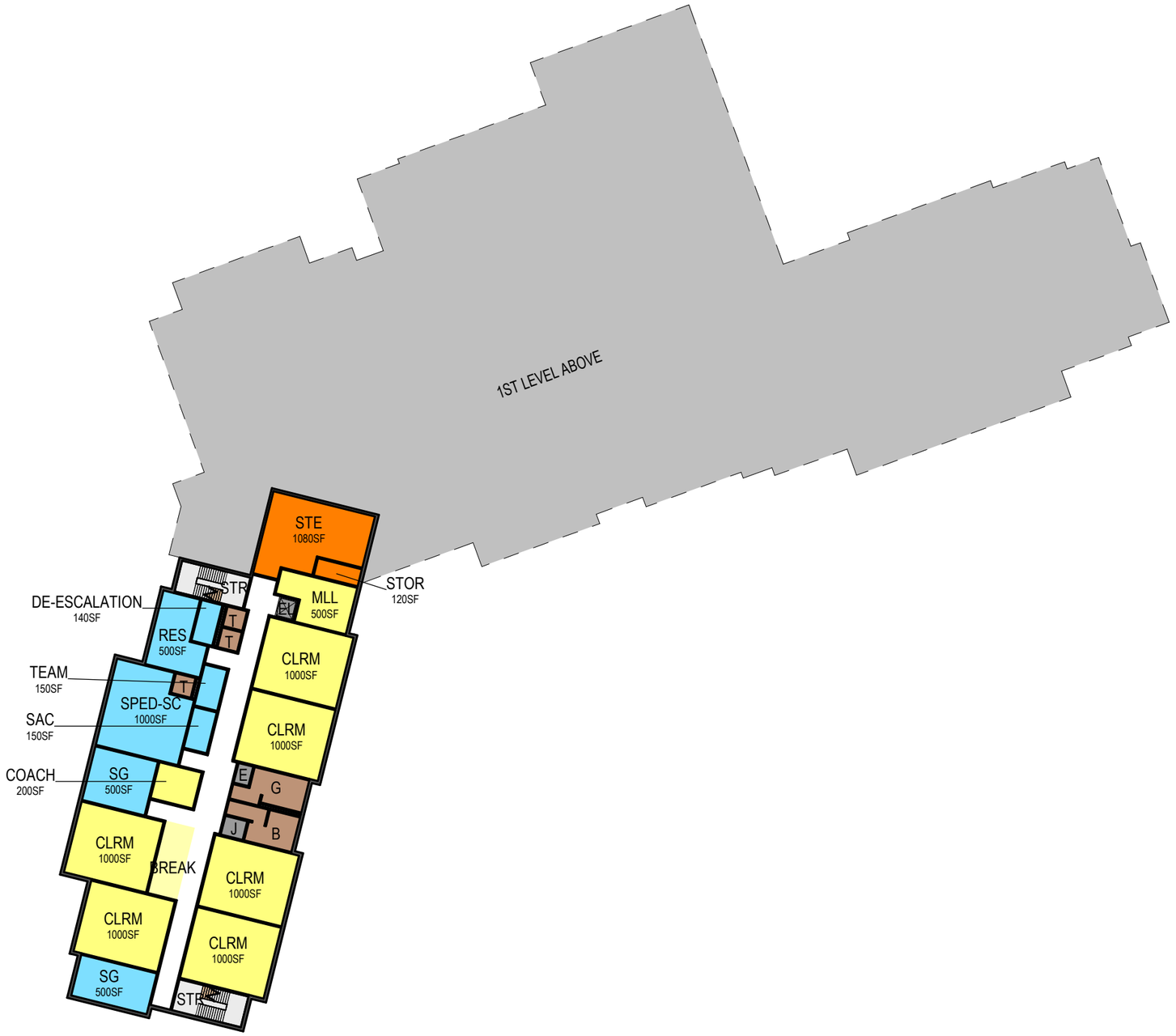
Grade Configuration - 1,2,3,4,5

New Construction

Building Total GSF - 119,000

	Existing	New
Lower Level	0	16,303
1st Level	0	63,954
2nd Level	0	38,743
Total	0	119,000
Building Total GSF:	0	119,000

South Hadley Public Schools
South Hadley, MA



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #7 - LOWER LEVEL

Grade Configuration - 1,2,3,4,5
New Construction
Building Total GSF - 119,000

	Existing	New
Lower Level	0	16,303
1st Level	0	63,954
2nd Level	0	38,743
Total	0	119,000
Building Total GSF:	0	119,000

MODULE 3.3.3 ALTERNATIVE #8 – NEW CONSTRUCTION / FULL DEMOLITION
Site Narrative

A. General Description and Orientation

The existing Mosier Elementary School is a single-story building consisting of approximately 57,788 s.f. with 4,449 s.f. of modular classrooms connected via a constructed corridor and is located centrally towards the south side of a 12 acre parcel of land owned by the Town of South Hadley. The property is located at 101 Mosier Street, just off Newton Street (Rte 116) in South Hadley, MA. Currently, the site consists of the school building, associated parking area and drives, play areas and open play fields as well as wooded areas. The site is bordered by Mosier Street to the north, a half-acre of town owned property along Parkview Drive to the east which is an extension of the open play fields, and Town owned property to the southwest currently undeveloped for conservation. The parcel of land also contains the Leaping Well Nature Trail to the west of the existing school, which also extends onto the property to the south. All site development and improvements would be fully handicap accessible and available for both the student population and community use.

B. Structures and Fences

The existing Mosier Elementary School building along with the modular classroom units is the only significant building on the site.

As part of the alternative #8 site development, the site will be developed in phases, first of which will be to abate and demolish the existing school building. Next, construct a new two-story building in the location where the existing building once stood with the completion of access drives, parking areas, pedestrian pathways and play areas. The existing play fields will be refurbished to the extent necessary. The existing property line fencing around the play fields along Mosier and Parkview streets will be eliminated and replaced with new fencing for the safety of the occupants and preventing younger students from running off un-noticed, as well as containment of sporting activities. Two sheds will likely be located to store outdoor play equipment and custodial maintenance equipment to meet their needs in lieu of the container boxes currently on-site.

C. Topography and Soils

The topography of the site varies minimally around the immediate area of the school building and open play fields. The play fields to the east are level and elevated approximately 3 feet or so above the finish floor elevation of the school.

As part of the site development process for the existing building and new additions to be located at each end of the existing building, the overall topography will be maintained with small adjustments

to accommodate the additions. The use of cut and fill analysis and measures to balance any necessary grade changes along with any minimal construction of segmental retaining walls where absolutely needed will take place to control the slopes and accommodate the necessary new site development and features making the vehicular access drives, pedestrian walks and play areas fully accessible and handicap compliant including access to the existing play fields.

Preliminary geotech borings have been completed along with the associated compaction testing as well as a geo-environmental analysis to ascertain the soils make-up. The Geotech report and boring logs were included as part of the PDP submission. Recommendations for any potential soil remediation were included in the geotech report. Further, more extensive Geotech explorations would be undertaken if this option was pursued with recommended soil remediation and structural needs continue to be reviewed and would be addressed in the structural design parameters.

D. SITE ACCESS, PARKING AND CIRCULATION

The new site development will include a new access drive around the southern portion of the site play fields and school building to accommodate a separate parent pick-up and drop-off location as well as capabilities for deliveries and dumpster access. This perimeter drive will also provide emergency vehicle access to the building perimeter as well as provide the necessary code compliance for building square foot allowances. The curb cut at the west end of the property will also provide access to a separate bus loop to the front of the school with an exit onto Parkview Drive as well as main parking areas. The parent access drive will be planned as a one-way drive for better flow with an exit onto Parkview Drive. A curb cut at the east end of the site will provide access to the front parking areas for visitors.

The main on-site parking will be located to the west of the school building and north of the play fields, and will provide adequate parking spaces including handicap accessible spaces for convenience of school and field activities. Additional parking for visitors will be located in front of the school. Overall, the parking capacity will substantially increase from that of the existing school's capacity. This new development will include improved pedestrian pathways and crosswalks from Mosier Street as well as from the parking and play areas to around the school building.

The new site design access and pedestrian ways would be designed to meet the DOT standards and meet compliance with handicap regulations for a fully accessible site. This site layout provides adequate site circulation for use, accessibility, maintenance and public safety monitoring and access. This concept will improve traffic and pedestrian safety from current practices and keep vehicles of Mosier street thereby reducing congestion on Mosier Street and improving general traffic flow to and around the site.

A full traffic study has commenced and will be submitted as part of the schematic design phase. Any recommendations will be incorporated in the schematic design phase.

F. Easements

There are no known easements running through the property. Continued research will take place with the Town, utility companies, etc..

G. Utilities

The existing school building is serviced by municipal and private utilities including storm drainage, sanitary sewer, water, gas, electric and cable. Many of these utilities were installed as part of the original 1969 building construction.

The proposed service upgrades would be incorporated into the new design and maintain the current service routes where practical. New services would be coordinated with the local utility companies, the Town and District. A full analysis would be undertaken and compared with current service sizes and adjusted to meet the demands of the addition renovation needs.

H. Zoning and Permitting

The existing building school site is zoned Residence A-1 (Low-Density Residential) with a minimal lot size requirement of 22,500 s.f., minimum lot frontage of 125' and minimum width of 80', and setbacks as follows – Front yard = 40', Side yard = 20' and Rear yard = 25'.
The maximum building coverage allowed is 30% while the maximum impervious surface coverage is 60%. The maximum building height allowed is 6 Stories/60'' for churches, schools, colleges, libraries, and Town buildings. There doesn't appear to be any current zoning violations with the existing building and property.

The proposed new construction and site development work will conform to the current zoning requirements being enforced for the use and construction types, and there does not appear to be a limiting factor in the proper development of the site for this solution to meet the current zoning bylaws.

A site plan review and approval will also be required of the Town planning department for the desired solution. Prior to the submission of a formal site plan, the Design Team shall schedule an informational meeting with the Planning Board to review the project design, discuss factors in developing the site and obtain further input to obtain a seamless approval and demonstrate compliance.

A building permit will be required by the Town of South Hadley building department for the desired alternative solution selected. New construction, renovation, or demolition of existing structures and changes of use or occupancy of an existing building must conform to the provisions of the Massachusetts State Building Code.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies.

Permits and approvals will be obtained in the necessary timeframe required by the project schedule. A more definitive timeline for each item will be established as a result of the meetings with the respective departments and agencies and their review of the project scope.

A complete survey including, but not limited to, improved and unimproved areas, parcel legal information, flagging of wetlands, utility information and topography has been undertaken and will be included as part of the schematic design submission process.

I. Wetlands and/or Flood Plains

Currently, there are a portion of wetlands located to the west of the existing site parcel, as well as on the neighboring site parcels to the north across Mosier Street. The existing site is well outside of the 200ft riverfront area for Stony Brook, located behind the abutting properties to the north. Any alternative solution and associated site development will accommodate the location of these wetlands. Any wetlands setbacks, regulations and appropriate permitting will be undertaken per the local governing agencies as part of the development process. The existing site parcel does not appear to be in a FEMA flood zone.

As part of the project, the appropriate filings would be completed and full compliance with regulatory guidelines would be complied with. At this time, the site has been developed so as to not encroach on the wetlands and/or setbacks of these areas.

Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of Maynard Conservation Commission and local DEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies. Preliminary informational meetings will also take place prior to the formal ConComm and DEP filings with the appropriate departments and agencies to review and discuss the project design and associated mitigating factors affecting the development of the site and obtain and

implement any additional information and/or requirements so as to acquire the necessary approvals and demonstrate compliance.

J**. Open Play Fields / Play Areas**

As part of the new site development, structured play areas will be provided with fenced-in areas with age-appropriate equipment and safety surfacing to accommodate the range of students within the school. Hardscaped play areas will also be located for basketball, four square and hopscotch type activities. Also, as part of the development of the site, new play fields will be constructed for school and community use once the demolition of the existing building has been completed. As with any school project, providing the necessary play areas and fields is necessary to the physical learning and development of elementary school children.

The play areas and fields are currently used by the students and community groups alike and the school building committee would like to maintain these features in the development of the site options.

MODULE 3.3.3 ALTERNATIVE #8 – NEW CONSTRUCTION / FULL DEMOLITION
Phasing Narrative

1. General Description

The following preliminary phases of new construction for the new Mosier Elementary School will be proposed/developed to allow the school to remain in operation during construction and to complete the work in the minimum amount of time, with minimal disruption to the educational delivery process. All phasing opportunities would be discussed and reviewed with the District leadership team to ensure minimal disruption in the delivery of education, safety and security, as well overall project duration and cost efficiency.

2. Phase I – Early Site Package (Estimated 6-8 month duration)

During the initial summer once the school has been vacated, the existing school will be vacated of all district owned materials and equipment, followed by the abatement and demolition of the site and building in its entirety. Preliminary site work to include the stripping of topsoil, possible soil remediation and improvements with structural fill placement and compaction for the building pad will take place in preparation for the building construction to commence in Phase II. The potential for initial utility services to be installed along with some access drive prep and base work to be completed as part of this package will also be explored

3. Phase II – Construction of New School Building (Estimated 22-26 month duration)

Once the project building bids have been received and awarded, construction of the new school building along with completion of utility services, access drives, parking areas, pedestrian pathways, structured play areas will be completed. The refurbishing of the existing pay fields will also take place to the extent necessary. Upon completion, the students and staff will occupy the new school.

MODULE 3.3.3 ALTERNATIVE #8 – NEW CONSTRUCTION / FULL DEMOLITION
Building Narrative

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BUILDING DESCRIPTION

This option consists of a newly constructed 2-story academic building to accommodate the MSBA approved Design Enrollment Agreement of 590 students (Grades 1 thru 5). The school will be constructed in the same location of the existing school building once the existing building is abated and demolished. In this option, the common/community core spaces such as the Gymnasium, Cafetorium/Stage and Kitchen, Music, OT/PT, Art, Teacher Workroom, Administration and Health Suite, Custodial and Mechanical Rooms will be located on the first floor in the central core of the building. This area will be flanked by two (2) two-story classroom wings or grade "neighborhoods".

This plan promotes the "neighborhood" grade configuration as desired by the South Hadley School District, and responds to the Educational Program and meets the School Building Committee's goals as well as responds to in-form, many of the educational goals identified in the visioning workshops held. Each of the wings ill be laid out in a similar manner to promote easy wayfinding for students and staff as well as a complete and efficient educational delivery process. Also,

Each of the grade neighborhoods on both floors will contain the educational spaces, teaming and support spaces and adjacencies needed including Classrooms, Special Education classrooms, Small Group and Resource Rooms, support spaces, pullout spaces, toilet rooms and electrical/technology/custodial closets making each grade neighborhood self-contained. The second floor central core area will house a 5th grade neighborhood as well as the Media Center and STE space, and the required classrooms, special education and support spaces mentioned previously in the neighborhood wings.

This plan configuration allows for isolation of the common core / community spaces for after- hours use as well as in the event of a lock down event, thereby compartmentalizing the building into safe zones.

The layout provides (2) dedicated entries for gatekeeping and security, allows for easy wayfinding for elementary school age children, separates the educational spaces from the community areas so as to close off the classroom wings during community use. The flexibility built into the design provides the District with educational options as they move forward into the future.

Stairs are strategically located at ends of each classroom wings to allow for ease of traversing the building. An ADA compliant elevator is also located in the front main lobby for ease of access.

The exterior envelope will consist of durable masonry materials and a membrane roof system. Interior partitions will be gypsum board with cmu used in select areas. Durable and low maintenance finishes will be planned throughout. All naturally light, bright, colorful finishes and adequate ventilation and conditioning of spaces will promote and foster a positive learning environment for elementary grade children.

Because this building will be constructed independently from the existing facility, this option will not disrupt the delivery of the educational program in the existing building during construction, and will allow a seamless transition from one facility to the other when completed.

MODULE 3.3.3 ALTERNATIVE #8 – NEW CONSTRUCTION / FULL DEMOLITION
Structural Narrative

A. Foundations / Slab-On-Grade Systems:

Based on the Preliminary Geotechnical Report, and as noted on the existing original structural drawings of subsequent additions to the original building, the new building will be founded on conventional spread and strip footings bearing on well-compacted structural fill placed directly on top of the natural soil layer after removing the surficial organic soil and the existing unsuitable fill material. All existing foundations shall be removed in their entirety within the proposed new building footprint and extending a minimum distance equal to 5 feet or the distance between the bottom of the proposed footings and the bottom of the fill or buried organic soil, whichever is deeper.

At this time, since the new building will not have a basement level, an under-slab drainage system is not anticipated at this time below the lowest level slab-on-grade. If the lowest floor elevation will be below the existing exterior grade, recommendations for an under-slab drainage system will be updated and reviewed at that time.

Perimeter drains will be provided at any subgrade locations and retaining walls. Free-draining material is also recommended to be placed within 3’ of the exterior of walls at any below-grade spaces.

Per the Preliminary Geotechnical Report, the allowable soil bearing pressure will be 3 ksf. The soil site class for seismic design of the new building will be Site Class D.

Cast-in-place concrete slabs-on-grade (soil-supported) will include 4" thick minimum at typical classroom areas and 6” at mechanical spaces. Unless otherwise noted, all interior slabs-on-grade will be reinforced with one layer of 6x6-W2.9xW2.9 welded wire fabric, placed over a minimum of 2” of rigid insulation (where noted on the architectural drawings) and a 15-mil vapor barrier over a minimum of 12" of Structural Fill placed directly on top of the natural soil layer. The exact details of the slab-on-grade subgrade preparation will be determined from the recommendations set forth in the final Geotechnical Engineering Report. At the Mechanical and Electrical rooms, the interior slab will be a minimum 6" slab on grade, reinforced with one layer of 4x4-W4.0xW4.0 welded wire fabric.

Exterior foundation walls shall bear on continuous strip footings with at least 4’ of cover below grade for adequate frost protection.

New exterior foundation walls / footings will typically require 15" wide reinforced cast-in-place concrete walls on 27" wide continuous strip footings at the exterior perimeter of the new building and extending at least 4'-0" below finished grade.

Individual conventional spread footings will be used at new interior column locations with an allowable soil bearing pressure of 4 kips per square foot. The minimum size of all new column spread footings will not be less than 3' in width in any direction.

B. Structural Framing Systems:

Structural framing systems for the new two-story school building (in all new construction options) would consist of composite steel construction at framed floor levels. Typically, the floors would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material to achieve a Type IB construction classification for fire-resistance purposes.

Normal weight concrete floor slabs are recommended to minimize moisture content issues in the slabs and associated floor finishes. Furthermore, the normal weight concrete floor slabs help dampen potential floor vibration issues at open floor areas (with minimal or no partitions).

Unless otherwise noted, all roof levels will be designed to support play surfaces or be designed for a future floor level. Typically, the roof level at play surfaces and future floor levels would consist of 4½" deep normal weight concrete on 3" deep by 18 (or 20) gauge galvanized composite steel floor decking (7½" overall) supported by composite structural steel beams and girders. Headed shear connectors would be field welded to the top flanges of the steel beams to provide composite-action behavior between the slab and steel beam system. This concrete floor / deck system would achieve the 2-hour floor fire-rating, as is required for a Type IB construction classification. Therefore, the underside of the steel floor decking

would not require sprayed-on fireproofing material, since the floor slab / deck composition would provide the required floor rating. However, the structural steel beams, girders, and columns will require sprayed-on fireproofing material for fire-resistance purposes.

At non-play surface areas or at lower roof levels, the roof framing could be comprised of 1½" or 3" deep steel roof decking supported by structural steel beams, girders, and columns. Sprayed-on fireproofing material will be required at the underside of the steel roof decking and on the surfaces of steel beams, girders and columns (since the construction classification of the new addition is anticipated to be Type IB).

At non-play surface areas of roof framing systems over the proposed gymnasium, cafeteria and other large open areas could consist of 1½" or 3" deep steel roof decking supported by long-span open-web steel joists spanning to structural steel beams and columns (or possibly to load-bearing CMU walls) at the exterior.

All new roof framing systems will also be designed to sustain an additional 7 psf of dead load for future PV Array loading requirements.

C. Structural Lateral Resisting Systems:

Reinforced CMU walls will serve as the primary lateral resisting system of the new building at the gymnasium and cafeteria areas.

Where possible, concentric structural steel braced frames (inverted chevrons), could be used to provide lateral resistance to the new building (aligned within demising walls between classrooms).

At all other areas of the classroom wings, ordinary steel moment frames would provide lateral stability against wind and seismic loads (where steel braced frames are not possible). Stuctural

MODULE 3.3.3 ALTERNATIVE #8 – NEW CONSTRUCTION / FULL DEMOLITION
Plumbing Narrative

General

The following is the Plumbing System Narrative which defines the scope of work and capacities of the Plumbing System as well as the Basis of Design. The Plumbing Systems shall be designed and constructed for LEED v4.0 included in this submission.

The plumbing construction documents, which include the design drawings and mechanical specification section 22 00 00 Plumbing, shall incorporate all plumbing work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new plumbing work.

CODES

A. All work installed under Division 22 00 00 shall comply with the latest applicable International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, MA Plumbing Code (248 CMR) and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. The work of Division 22.00.00 is described within the narrative report. Plumbing systems shall be new and sized to accommodate the new building. Plumbing work will include furnishing all fixtures, equipment, materials, labor, testing and inspections required for the complete and operational installation of the plumbing systems.

Design Parameters

1. GENERAL

A. The required plumbing systems include cold water, hot water, hot water recirculation, sanitary, waste and vent system, kitchen grease waste system, storm drain system, and natural gas system. Acid waste and vent piping system will be provided if necessary.

B. The new building will be serviced by the municipal water and sewage systems.

C. All plumbing will conform to applicable accessibility and water conservation codes.

2. DESIGN CRITERIA

A. Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Fixture Requirements	248 CMR Table 10.10
		248 CMR 10.10(18)

Plumbing Systems

1. DRAINAGE SYSTEM

A. Sanitary, waste, and vent piping systems will be provided and will connect to all fixtures and equipment requiring such connections throughout the new building. The buildings drain(s) will extend to a point 10'-0" beyond the building foundation. All plumbing system vents will extend through the roof.

B. A separate, dedicated kitchen grease waste system will be provided and extend to an exterior grease interceptor. The exterior grease interceptor will be designed and provided by others. A chamber vent for the grease interceptor will be provided and will run independently back in to the building and through the roof. Grease waste piping will serve kitchen equipment and floor drains. Interior grease traps will be provided at specific kitchen equipment such as, but not limited to, dishwashers and scullery sinks.

C. A storm drainage system will be provided to drain all flat roofs using roof drains and interior storm drainage piping routed through the existing building. Downspouts from pitched roofs will be provided with downspout boots to connect to the underground storm drainage system. The storm drainage system will extend to a point 10'-0" beyond the building foundation.

D. Sanitary and storm drainage piping will be cast iron.

E. If necessary, a separate, dedicated acid waste and vent piping will be provided and will include a containment and chemical injection neutralization system. The piping system will connect to each fixture discharging wastes which require treatment. Acid waste piping will be polypropylene with heat fused joints.

2. WATER SYSTEM

A. Domestic water service for the new building will be provided from the municipal water system. The water service will include valves, strainers, a water meter, pressure gauge and drain. The water meter will be interfaced with the building

management system. Backflow preventers will be installed where required including, but not limited to, HVAC system make-up water connections, kitchen equipment, automatic detergent dispensers, and laboratories.

B. Hot and cold water distribution piping will be provided throughout the new building and connect to each plumbing fixture. Hot water recirculation systems will be provided. Water piping will be Type L copper tube with soldered fittings.

C. Water heating will be provided by two (2) high efficiency gas fired, storage type water heaters. Thermostatic mixing valves will be installed to provide 140°F hot water to the kitchen fixtures, and 120°F hot water to serve general use fixtures. Hot water at showers and public use lavatories will be further tempered to code allowed maximum temperatures by point-of-use pressure balancing and thermostatic mixing valves. Hot water recirculation pumps and piping will be provided for each system. A submeter will be interfaced with the building management system.

3. NATURAL GAS SYSTEM

A. The new building will be provided with a natural gas service and meter with distribution piping to serve the heating system equipment, domestic water heaters, kitchen cooking equipment, and generator (if provided). The gas meter will be interfaced with the building management system. Gas piping will be steel with welded or threaded fittings.

B. The local gas company will be contacted to confirm availability of adequate flow and pressure for the new building loads.

4. FIXTURES

A. The new building will be furnished with all new fixtures, including supports, connections, fittings, and any incidental items required for a complete installation. Water closets shall be wall-hung, white vitreous china with flush valves. Urinals shall be wall-hung, white vitreous china with flush valves. Lavatories shall be wall-hung or drop-in white vitreous china with manual faucets. General use sinks shall be stainless steel with manual faucets. Showers, if provided, will be furnished with thermostatic and pressure balancing mixing valves. Water coolers shall be stainless steel.

B. The proposed flow rates for the new plumbing fixtures are as follows:

1. Water closets 1.28 gpf
2. Urinals 0.8 gpf
3. Lavatories 0.5 gpm

4. Sinks 1.5 gpm
5. Showers 1.5 gpm
6. Water Coolers 0.5 gpm

5. DRAINS

A. Floor drains will be provided where required throughout the new building. Floor drains will be connected to the appropriate drainage and venting system, and will be equipped with automatic trap priming devices where necessary.

6. VALVES

A. Properly sized and accessible valves will be provided to isolate the hot water, cold water and hot water recirculation system piping for maintenance and repair.

7. INSULATION

A. All domestic water piping and storm drainage piping will be insulated as required.

8. CLEANOUTS

A. Cleanouts will be installed at appropriate intervals on the sanitary, waste, grease, storm, and acid waste drainage systems to allow for proper maintenance of these systems.

9. ACCESS DOORS

A. Access doors will be provided at hard ceilings and walls to allow access to valves, cleanouts, and equipment requiring maintenance or adjustment.

MODULE 3.3.3 ALTERNATIVE #8 – NEW CONSTRUCTION / FULL DEMOLITION
Sprinkler Narrative

General

The following is the Fire Protection System Narrative, which defines the scope of work and capacities of the Fire Protection System as well as the Basis of Design.

The fire protection construction documents which include the design drawings and mechanical specification section 21 00 00 Fire Suppression shall incorporate all fire sprinkler system work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new fire sprinkler system work.

1. CODES

   A. All work installed under Division 21 00 00 shall comply with the latest International Building Code (IBC), Massachusetts Building Code 10th Edition, NFPA 13-2013, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

A. Fire Protection systems shall be new and designed to accommodate the new building. Fire Protection work will include furnishing all equipment, materials, labor, testing and inspections required for the complete and operational installation of the fire protection systems.

3. GENERAL

A. In accordance 780 CMR Section 903, Table 903.2, any educational building with an aggregate building area greater than 12,000 square feet must be protected with an automatic fire sprinkler system.

Design Parameters

1.BASIS OF DESIGN

A. Loading docks, mechanical rooms, storage rooms, and the kitchen service area are considered Ordinary Hazard Group 1; legitimate stages and library stack room areas are considered Ordinary Hazard Group 2; all other areas are considered light hazard.

B. Required Design Densities:

Light Hazard Areas	0.10 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 1	0.15 GPM over a design area of 1,500 s.f.
Ordinary Hazard Group 2	0.20 GPM over a design area of 1,500 s.f.

C. Maximum Sprinkler Spacing:

Light Hazard Areas:	225 s.f., maximum 15' between sprinklers
Ordinary Hazard Areas:	130 s.f., maximum 15' between sprinklers

2. HYDRANT FLOW TEST

A. A hydrant flow test has been performed and included in the PDP submission. At this time, it appears that a fire pump is not required to support the automatic sprinkler system. Flow test data is required to be less than one year old, and measured from within 500' of the building.

Fire Protection Systems

1. DESCRIPTION

A. The system will be a wet pipe automatic sprinkler system providing complete building coverage. The system will be divided into protection zones controlled by individual zone control and check valves. Protection zones shall not exceed 52,000 s.f.

C. Protection zones shall be provided with individual system risers which shall consist of supervised zone control valves, riser check valves, pressures gauges, drains, waterflow switches and test connections.

D. The system will be provided with a new fire department connection of a size and type to meet local requirements.

E. All areas of the building shall be provided with sprinkler coverage, including electric rooms and combustible concealed spaces.

F. Sprinklers will not be installed in elevator shafts and machine rooms.

2. FIRE WATER SERVICE

A. Fire water service for the new building will be provided from the municipal water system. The water service will include supervised control valves and a backflow preventer.

3. SPRINKLERS

A. Upright, pendent and sidewall sprinklers will be provided throughout the existing building and addition. Sidewall sprinklers will be installed under overhead doors.

4. PIPING AND FITTINGS

A. All underground private fire service main piping shall be Class 52 cement lined ductile iron with bituminous outside coating and push-on joint equal to the "Tyton" joint as manufactured by US Pipe and Foundry, and in accordance with ANSI A21.51. Fittings shall be ductile iron MegaLug type restrained mechanical joints. Joints between consecutive push-on pipe sections shall be restrained utilizing a boltless restraint joint system equal to US Pipe and Foundry Field Lok 350. Thrust blocks shall be provided and installed where required.

B. All sprinkler system piping inside the existing building and addition or the sprinkler system, two inches (2") and smaller in size, shall be Schedule 40 threaded black steel, conforming to ASTM Standards A53, A135, and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

C. All sprinkler system piping inside the existing building and addition two and one-half inches (2½") and larger in size, unless otherwise noted, shall be Schedule 10 black steel pipe with rolled groove ends, conforming to ASTM Standards A53, A135 and/or A795 as applicable, and listed and approved for use in Fire Suppression Systems.

D. U.L. listed and F.M. approved groove fittings will be allowed. All fittings shall be approved by Underwriters' Laboratories for use in Sprinkler System and shall be designed and guaranteed for a working pressure of not less than 175-psi cold-water pressure.

5. FIRE PUMP

A. A hydrant flow has been performed and the report is included in the PDP submission. At this time, it does not appear a fire pump will be required to support the automatic sprinkler system. A fire pump shall be provided if hydraulic calculations determine that the public water supply is inadequate.

MODULE 3.3.3 ALTERNATIVE #8 – NEW CONSTRUCTION / FULL DEMOLITION
HVAC Narrative

General

The project building is a two-story elementary school. The building is use group Education. The interior spaces include classrooms, gymnasium, cafetorium, kitchen, administration areas, educational support areas, restrooms, and mechanical spaces.

The planned operating schedule for the classroom portion is 7:00 am to 4:00 pm Monday thru Friday during the school year. The schedule for the administration portion is 7:00 am to 5:00 pm Monday thru Friday year-round.

The following is the HVAC system narrative, which defines the scope of work and Basis of Design. The HVAC systems shall be designed and constructed for NE-CHPS scorecard included in this submission. This narrative includes information about pertinent codes, design criteria and proposed systems description.

The mechanical construction documents which include the design drawings and mechanical specification section 23 00 00 HVAC shall incorporate all HVAC work described within this design narrative. The scope of work shall include the furnishing of all labor and materials and in performing all operations in connection with the installation of the new HVAC work.

1. CODES

All work installed under Division 23 00 00 shall comply with the latest International Building Code (IBC), International Mechanical Code (IMC), International Energy Conservation Code (IECC), Massachusetts Building Code 10th Edition, and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 23 00 00 is described within the narrative report. The HVAC project scope of work shall consist of refurbishing the existing HVAC equipment and systems including distribution systems as described herein for the original building. All new work shall consist of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Heating, Ventilating and Air Conditioning work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. DESIGN CRITERIA

Following are the assumptions used to calculate the capacities and parameters for the building components

DESIGN CRITERIA CHART		
1.	Occupancy Type	Educational
2.	Summer Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 88° F
		Wet Bulb – 72° F
3.	Summer Indoor Design Conditions	Dry Bulb – 75° F
		Relative Humidity – 50%
4.	Winter Outdoor Design Conditions (per ASHRAE Fundamentals – 2021)	Design City: Bedford, MA
		Dry Bulb – 7° F
5.	Winter Indoor Design Conditions	Dry Bulb (Occupied) – 70° F
		Dry Bulb (Unoccupied) – 50° F
6.	Ventilation	Per IMC 2015

Building Systems

All material and work provided shall be in accordance with the above-mentioned codes and standards:

1. CENTRAL HEATING SYSTEMS

The central heating system for the school will consist of gas-fired, hot water, high efficiency condensing type boilers. The boilers will produce hot water which will be circulated through dedicated hot water piping to finned-tube radiation and unit heaters throughout the school. The boilers shall be direct vent and will acquired combustion air (CA) direct from the outdoors and will exhaust the flue gases directly to the outdoors. The CA intake and flue exhaust pipes associated with the boilers will terminate sidewall with the manufacturer recommended termination fittings. The boilers will operate on a re-set water supply temperature based on the outdoor air temperature. The hot water circulating pumps that distribute hot water to various spaces within the building will include with variable frequency drives (VFD) that will modulate the speed of the pumps based on actual demand which would result in energy savings. The hot water supply and return piping will be schedule 40 steel or type L copper based on the size and will be insulated with fiberglass insulation with thickness complying with IECC.

2. CENTRAL VENTILATION SYSTEMS

Ventilation for the building will be provided by multiple, roof mounted dedicated outdoor air

systems (DOAS) that shall supply 100% outside air. The DOAS units will supply conditioned/dehumidified ventilation air to the support areas and classrooms. Each DOAS unit will include a supply fan, exhaust fan, gas furnace with modulating gas valve, MERV 13 filtration media, direct expansion (DX) cooling coil with hot gas re-heat and an air cooled condensing section and an energy recovery wheel. Air will be exhausted from the support areas and classrooms using the DOAS unit where the internal energy recover wheel will temper the incoming outdoor air by extracting energy from the exhaust air.

3. AIR FILTRATION

Air filters will be installed in return ductwork systems served by indoor and roof mounted air handling units. These filters have a MERV 13 rating.

4. CLASSROOMS

Heating and dehumidification for the classrooms areas will be provided by DOAS units and perimeter finned tube radiation. Each classroom will be served by a displacement ventilation diffuser which will delivery tempered and dehumidified ventilation air from the DOAS units. Air will be removed from the classroom via a ceiling mounted exhaust grille. The exhaust air will be used to pre-heat/cool the ventilation air through energy recovery section located on the DOAS unit. Each classroom will have its own thermostat to control the perimeter finned tube radiation.

5. ADMINISTRATION AND SUPPORT AREAS

The administration and support areas will be served by one variable refrigeration system with multiple indoor air handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

6. MUSIC ROOMS

The Music Rooms will be served by a dedicated packaged rooftop unit that will provide a mixture of outdoor air and return air to provide heating, and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm).

7. MEDIA CENTER

The Media Center will be served by one variable refrigeration system with multiple indoor air

handling units that will supply a mixture of outdoor air and return air to provide heating, cooling and ventilation interlocked with one outdoor air cooled condensing heat pump unit. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate associated with each zone shall be provided by an Energy Recovery Ventilation (ERV) unit located on the roof. The ERV unit shall include gas furnace, packaged DX cooling coil with associated air cooled condensing section and MERV 13 filters.

8. CAFETERIA

The Cafeteria will be served by a gas-fired rooftop unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The rooftop unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall.

9. GYMNASIUM

The Gymnasium will be served by one rooftop heating and ventilating unit that will supply a mixture of outdoor air and return air to provide heating and ventilation. The unit will include a gas furnace with modulating gas valve, and MERV 13 filter. Supply air will be delivered to the space via sheet metal ductwork. The ventilation rate will be controlled by carbon dioxide (CO2) controls which will monitor and regulate the amount of outdoor air supplied to the space in order to maintain proper CO2 levels (maximum of 1,000 ppm). Air will be returned to the rooftop unit or exhausted through a ducted return system with register located low on the wall. The Gymnasium will not be air conditioned.

10. KITCHEN

The kitchen area will be served by a gas fired make-up unit located on the roof and an exhaust fan for the kitchen hood exhaust. The make-up air unit shall also serve the kitchen food preparation spaces and will provide heating and ventilation to these spaces. The make-up air unit will supply 100% outside air (tempered) to the kitchen and food preparation spaces and this air will be exhausted by the Kitchen hood exhaust fan. Re-circulation of air is prohibited from these spaces when the spaces are occupied. A separate roof mounted exhaust fan will be provided for exhaust from the dishwasher hood.

11. COMMON AND MISCELLANEOUS AREAS

All vestibules and entrances will be heated by hot water cabinet unit heaters. Corridors will be served by air handling units to provide ventilation. Corridors that have exterior walls or roofs will be heated by cabinet unit heaters

Toilet rooms and janitors closest will be exhausted by dedicated exhaust fans. Utility, storage, and mechanical rooms will be heated by hot water terminal units and ventilated as needed.

12. SPECIAL EDUCATION ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor ducted air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space. Heating for these rooms shall be provided by hot water baseboard radiation. At the owner's discretion, dedicated hyper-heat split heat pump systems can be provided to serve these spaces that shall provide both heating and cooling for the space and shall eliminate the requirement for the baseboard radiation. Ventilation air for these spaces will be provided by the DOAS unit serving the remainder of the classrooms.

13. MDF, IDF AND ELECTRIC ROOMS

Each of these rooms shall be served by a dedicated DX spilt system which will include an indoor wall mounted ductless air handling unit and an associated outdoor air cooled condensing unit located on the roof that shall provide cooling for the space.

14. AUTOMATIC TEMPERATURE CONTROLS

The building will be provided with a new direct digital control (DDC) system which will monitor and control all the major HVAC equipment. The boilers will be controlled by the factory installed operating and safety controls and the new DDC system will interface with the factory controllers to allow monitoring and adjustment. All the rooftop units, make-up air units, exhaust fans, and room controls will be controlled by the DDC system. The DDC system will include graphical representation (via. software) for each major piece of equipment. Individual room controls will consist of a wall mounted thermostat with a limited adjustment range.

15. GREEN KIOSK: NE-CHPS 'Integration and Innovation (II)'

Education Display:
Demonstration Areas:
Energy savings via high efficiency equipment shall be displayed on the monitor at the "Green Kiosk" from the Building Energy Management System.
Innovation:

- Carbon Dioxide Sensors will be installed in HVAC systems to modulate the amount of ventilation air based on ppm of CO2 which will increase energy savings and to monitor and increase indoor air quality.
- Indoor air temperature set point policy shall be established for all rooms and publicized for occupants to view.
- Electronic Air Filtration (MERV-13) shall be installed in ducted HVAC systems.
- Condensing boilers shall achieve higher efficiency and performance by supplying lower hot water temperature to heating equipment based on the outside temperatures.
- Displacement Ventilation shall be installed in Classrooms. This system increases ventilation effectiveness by supplying air at low velocities toward heat sources, causing supply air temperature to rise and become more buoyant, therefore displacing heat and contaminants up toward the exhaust grilles located at the ceiling.

16. LEED v4.0 Compliance Items

Additionally, following are compliance items for the building part of the HVAC design parameters.

HVAC Design – ASHRAE 62.1.
HVAC systems shall provide the minimum ventilation requirements as outlined in ASHRAE 62.1.
Enhanced Filtration.
Electronic air filters (MERV-13) shall be provided.
Pollutant and Chemical Source Control.

- Building shall be provided with dedicated exhaust system for spaces where chemical use occurs. Exhaust shall be provided at a rate of 0.5 cfm/sq.ft and make-up air shall be provided.
- Gas-fired boilers and furnaces for HVAC equipment shall be equipped with electric ignitions.
- Air intakes shall be in accordance to ASHRAE Standard 62.1.

Ducted Returns.
All systems shall be provided with return ductwork.
Construction Indoor Air Quality (IAQ) Management.
Building flush-out, ductwork protection, filter changes shall be compliant with these requirements.
Post-Construction IAQ.
Prior to building flush-out the contractor shall provide and install 4-inch, MERV-10 filters in all air handling units. After building flush-out is complete, contractor shall replace MERV-10 filters with factory supplied, 4-inch MERV-8 filters. All HVAC filters shall be replaced prior to occupancy.
Electronic air filters shall not be operational until building flush out is complete.
Thermal Comfort ASHRAE 55.
HVAC system designs shall comply with ASHRAE 55.
Individual Controllability.
Each classroom shall be provided with an independent temperature sensor for occupant control.
Thermostats shall have the ability to adjust +/-3ºF.
Commissioning.
Energy Management System.

- HVAC shall specify an Energy Management System designed to monitor and trend Lighting (via a BAC net connection), Photovoltaics (via a MOD bus connection), HVAC and Domestic Hot Water.
- Electrical and Plumbing shall meter energy sources (electricity, natural gas and domestic/potable water), the EMS shall trend data with respect to the outside air temperature.
- The DDC system shall be equipped with sensors, point's matrix, trend capabilities, system architecture, data storage and operator interface.
- Project specifications shall include instructions for building operators to analyze energy source trending vs. outside air temperature and adjust equipment operation as required to increase energy efficiency.

Mechanical Loads

Heating and cooling load calculations shall be performed per IECC requirements for each space to properly size the respective HVAC equipment serving the space during the design development. Based on industry standards the approximate sizes of equipment serving the school shall be,

- Administrative Areas – Cooling: 400 SF/ton, Heating – 20 Btuh/SF.

- Classrooms – Heating: 20 Btuh/SF.
- Cafeteria – Cooling: 300 SF/ton, Heating – 20 Btuh/SF.
- Other areas – Cooling: 350 SF/ton, Heating – 20 Btuh/SF.

MODULE 3.3.3 **ALTERNATIVE #8 – NEW CONSTRUCTION / FULL DEMOLITION**
Electrical and Technology Narrative

ELECTRICAL

General

The following is the Electrical system narrative, which defines the scope of work and capacities of the Power and Lighting system as well as the Basis of Design for the new school. The electrical systems shall be designed and constructed to meet the LEED v4.0 scorecard included in this submission.

1. CODES

All work installed under Division 26 shall comply with the Massachusetts State Building Code and all local, county, and federal codes, laws, statutes, and authorities having jurisdiction.

2. DESIGN INTENT

The work of Division 26 is as described in this Narrative. All work is new and consists of furnishing all materials, equipment, labor, transportation, facilities, and all operations and adjustments required for the complete and operating installation of the Electrical work and all items incidental thereto, including commissioning and testing.

Design Parameters

1. High Voltage: 277/480 Volt
2. Low Voltage: 120/208 Volt
3. Phase: 3-Phase, 4-Wire
4. Amperage: 1600-2000 Amps
5. KW: 768KW

Electrical Utility load usage is estimated at approximately 8-watts per square foot.

Building Systems

1. SEQUENCE OF OPERATIONS AND INTERACTIONS

Light Pollution Reduction

A. All lighting fixtures will be controlled via programmable lighting panelboards which utilize a microprocessor programmable controller with self-contained solenoid operated circuit breakers. The control of the circuit breakers shall be by automatic means such as time of day to reduce corridor lighting and security system inputs to turn off all building lighting when the system is armed.

B. Exterior lighting will be controlled via an astronomical time clock integral to programmable lighting panelboards and/or micro-based lighting control system.

C. Emergency and exit lighting will be run through life safety lighting panelboards to be on during normal building operating hours as well as power outage conditions. The light poles will be connected to the normal power lighting control system.

2. ELECTRICAL SYSTEMS

A. Electrical Distribution System:

i) A new service to the building shall be provided. The new service ratings are designed for a demand load of 8 watts/square foot. The service capacity will be sized for 1600 to 2000 amperes with 100 percent rating at 277/480 Volt, 3 Phase, 4 Wire.

ii) New Main distribution panelboard, lighting panelboards, power panelboards, and step down transformers will be provided to accommodate respective loads. The equipment will be located in dedicated electric rooms or closets on each floor. The incoming utility power shall be monitored by the power meter mounted in the main distribution board and interfaced to the building DDC building management system.

iii) A new main electrical room shall be constructed on the first floor of the building; new electric rooms shall be located in each wing, on each floor of the building to service the power of the local areas. All branch circuit homeruns shall feed back to the sub-panels. The sub-panels, in turn, feed to the designated main distribution board.

B. Emergency and Standby Power System:

i) A 125KW, 480 volt diesel oil fired generator with a weatherproof, sound attenuated enclosure with fuel oil sub-base tank shall be mounted outside, in the near vicinity of the building. The generator shall provide emergency power via a 200 amp transfer switch and panelboards to all emergency lights and egress exit signs. The generator shall also provide standby power via a 200 amp transfer switch and panelboards.

ii) A new 2-hour fire rated life safety electrical room shall be constructed on the 1st and 2nd floor of the building.

iii) The building will be protected with a complete electrical emergency system. Systems included in these categories are: lighting at all means of egress; selective lighting throughout the facility to provide a logical route in which to exit the building; exit signs; fire alarm system; generator system. In order to utilize the Generator to its capacity and to provide the school with some capabilities in the event of normal power outage, the following systems and equipment shall be powered as standby emergency power: Security System; Camera System; Sound/Clock System; Energy Management System; all freezers, coolers and refrigerators; selective Administrative power and heat; selective exterior site lighting; any heaters in remote areas where pipes could potentially freeze; main water pumps and main boilers.

B. Interior Lighting System:
Optimize Energy Performance

Interior Lighting

i) Lighting system shall be the following for each type of area.

ii) Lighting fixtures for the corridors, kitchen and bathrooms shall consist of recessed mounted 2x4, LED lensed troffer fixtures. The light level will be designed for approximately 20 foot candles.

iii) Light fixtures for classrooms, offices, and special purposes education rooms lighting shall consist of recessed mounted 4-foot LED fixtures and/or LED pendant mounted indirect/direct linear light fixtures. The light level will be designed for approximately 30-34 foot candles.

iv) Light fixtures for the media center shall consist of pendant mounted linear indirect/direct LED fixtures. The light level will be designed for approximately 30-34 foot candles.

v) Lighting fixtures for the cafetorium shall consist of recessed mounted LED downlights and pendant mounted LED decorative or linear lights. The light level will be designed for approximately 30 foot candles.

vi) Utility rooms lighting shall consist of surface or pendant mounted industrial strip LED light fixtures. The light level will be designed for 5 foot candles.

vii) All classrooms, offices, media center and special purposes education rooms shall be provided with minimum two zone switching with manual dimming control with the presentation wall being on a dedicated manual dimming zone. Ceiling mounted occupancy sensors shall be located in all classrooms and larger rooms, wall mounted occupancy sensors shall be located in all offices and smaller rooms.

viii) A stage lighting system consisting of performance LED stage lights, stage industrial strip LED house lights and performance dimming system that also controls the cafetorium lighting shall be provided.

ix) Emergency generator power shall be provided to selected LED light fixtures in all egress paths and multiple occupancy rooms to serve as code required emergency egress lighting.

x) In all common areas, corridors and main assembly areas, a low voltage lighting system will be designed. The lighting circuits will feed back to a central monitoring center, where light fixtures can be controlled. This system shall meet the utility company rebate program. The building light fixtures will be controlled from one location.

xi) The Gymnasium will be lit with LED hi-bay pendant light fixtures. The lights will be controlled via the lighting control system and several local low voltage switches, for maximum versatility of the space. Ceiling mounted occupancy sensors will control select lights.

xii) The Classroom light fixtures will be controlled by manual low voltage manual switches on the wall, ceiling mounted occupancy sensors and photocells (for day-light dimming. The dimmable LED light fixtures shall connect to the main central control system with web-based software for remote control.

xiii) The main central control system for the building light fixtures shall be located in the maintenance room, or other room designated by Administration. The system shall come

equipped with web-based software for remote control. The system shall control, monitor and manage: Day-light Harvesting; Time Scheduling; individual room control; and, energy consumption. The system shall track and record the light levels and consumption. The central monitoring system will have the ability to override all local controls to de-energize the lights during non-occupied hours through internal time clocks.

C. Site Lighting System:
Light Pollution Reduction

i) New Site lighting will be comprised of full cut-off, Dark Sky compliant, architectural grade fixtures with white light LED sources.

ii) Fixtures will be compliant with LEED v4 Credit SSC8, classified as Lighting Zone 2.

iii) Pole mounted fixtures in parking areas will be located at a height of 25 ft. above grade.

iv) Pole mounted fixtures in pedestrian areas will be located at a height of 12 ft. above grade.

v) All lighting will be located so as to eliminate light trespass across property lines. The layout will meet IESNA RP-33 for Exterior Environments

vi) Illumination levels and uniformities at grade will be in compliance with Illuminating Engineering Society of North America (IESNA) IESNA/ANSIRP-8 recommendations. Parking and pedestrian areas will meet a minimum level of 0.5 foot candles average.

vii) The entire site will be controlled via the low voltage lighting central monitoring system. The system consists of a time clock and photo sensor control module for each circuit to ensure complete flexibility of the site.

D. Wiring Devices:

i) Each classroom will have a minimum of two duplex receptacles and two double

duplex per teaching wall and two double duplex receptacles on dedicated circuits at classroom computer workstations.

ii) Office areas will generally have one duplex outlet per wall. At each workstation a double duplex receptacle will be provided.

iii) The media center will have a minimum of two sets of duplex receptacles on each wall and floor mounted receptacles located at selective desks.

iv) Corridors will have maintenance receptacles at approximately 25 foot intervals.

v) Exterior weatherproof receptacles with lockable enclosures will be installed near exterior doors.

vi) A system of k-13 rated transformers and panelboards with double neutrals and transient voltage surge suppressors will be provided for receptacle circuits.

vii) 120VAC power junction boxes will be provided in the classrooms to support the new assistance listening systems.

viii) The power design will be coordinated closely with the telecommunications design, architectural design and Owner equipment. All power connections to mechanical, plumbing and all other trades shall be coordinated and connected accordingly.

E. Fire Alarm System:

i) The new fire alarm system shall be addressable, voice notification type with integral battery backup. New devices and loops shall be connected into the new fire alarm control panel.

ii) New smoke detectors will be provided in the open areas, corridors, stairwells, storage closets, electrical rooms, and MDF/IDF rooms.

iii) New water flow and tamper sprinkler system devices will be supervised.

iv) New Speaker/strobes will be provided in egress ways, classrooms, assembly spaces, open areas and other large spaces. Strobe only units will be provided in

bathrooms and conference rooms.

v) Manual pull stations will be provided at exit discharge doors and at the entrances to stairwells.

vi) The system will notify the local fire department in the event of alarm condition via a new radio master box or wireless communicator (via a central monitoring station).

vii) The system shall be Class "A" addressable, closed loop initiating device circuits with individual zone supervision, individual voice evacuation, indicating appliance circuit supervision, incoming and standby power supervision. Included in the main fire alarm system shall be a main control panel, remote annunciator(s), manual pull stations, automatic fire detectors, speaker/visual and flashing strobes, elevator recall connections, duct smoke detectors, shunt trip shut off of local sound and lighting systems and supervision of the sprinkler system and kitchen Ansul System.

3. TELECOMMUNICATIONS

i) The Technology System is comprised of Communications Cabling for data, IP Video, VoIP and cabling for instructional interactive whiteboard/video projector systems, a Voice system, a Video Distribution system, a Public Address system, Speech/Sound Reinforcement systems, and Synchronized Master/Secondary Clock system.

ii) Communications Cabling: Communications Cabling: shall consist of Tel./Data and Audio-Visual cabling. Provide Category 6A UTP and OM3 fiber cabling for data, voice, wireless Wi-Fi, and Video outlet locations. Provide Category 6A UTP cabling for voice riser cabling between wire closers. Provide Category 6A cabling as follows.

iii) Provide Test Reports and as-built drawings for all cabling.

iv) Audio-Visual Cabling: Audio-Visual cabling shall consist of cabling installed between the whiteboard/projector and teacher/presentation outlets at each audio-visual location. Provide cabling as follows for each location.

v) Voice POTS Cabling: Voice cabling shall consist of Category 6A UTP data cabling.

vi) Provide dedicated POTS lines for fax machine locations and elevator emergency line. Fax lines shall be installed in the main administration office workroom, Nurse's office, and Media Center. Provide Test Reports and as-built drawings for all cabling.

vii) Voice System: Voice system shall consist of Voice over IP equipment. Provide Voice over IP PBX equipment and VoIP phone handsets. The IP/PBX shall be hardware fault tolerant and have failover capabilities. Provide installation and programming as per the Owner's requirements.

viii) Video Distribution System: Video Distribution shall be over the data network. Provide four CATV receivers and DirecTV satellite with four receivers. Provide eight High Definition encoders for simultaneous distribution of eight CATV channels. Provide a High Definition decoder/controller at each interactive whiteboard/projector system location. Provide a Video on Demand server with 25TB storage. Provide one local origination live broadcast cart with High Definition camcorder and encoder, and one tripod. Provide a Digital Signage server capable of two simultaneous content streams with a High Definition encoder, 50" TV monitors, and High Definition decoders/controllers. Provide 1-line and as-built drawings.

ix) Public Address/Intercom System: The Public Address/Intercom system shall consist of a console located in the Head End room, ceiling or wall speakers, and wiring. Provide PA/Intercom console. Provide two-way speakers all classroom spaces to provide for answer back capabilities. Provide one-way speakers in location requiring multiple speakers for coverage. Speakers shall be installed in all spaces including corridors, offices, common spaces, gang toilets, building system spaces, and storage rooms. PA speakers in offices shall be connected to a volume control. The PA console shall be interfaced to the voice system to provide the capability for PA announcements to be made from any phone handset in the building. The PA console shall be interfaced to the Fire Alarm system for interrupt during a fire alarm. Provide programming as per the Owner's requirements. Provide test reports.

x) Speech/Sound reinforcement Systems: Speech/Sound Reinforcement systems for enhancement and uniform distribution of speech and sound shall consist of wireless Infrared microphones and receivers, and speakers. The systems shall include a wireless media converter so that they can also be utilized as the sound systems for the interactive whiteboard/projector systems. The speech/sound reinforcement systems shall be installed on the ceiling in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group Room and Remedial instructional spaces. Provide testing of all systems and test reports.

xi) Synchronized Clock System: The synchronized clock system shall consist of a master clock located in the Head End Room and secondary clocks located in all

offices, instructional spaces including Breakout Areas, and common spaces. Wiring shall be low voltage 24 VAC wire. Secondary clocks shall be 12" in diameter, except for the Gymnasium, Cafeteria, and the Media Center. The Gymnasium shall have 16" clocks with wire guards. The Cafeteria and Media Center shall have 16" clocks. The Master Clock will be interfaced to the Public Address system to provide for scheduled bell tones. Provide programming as per the Owner's requirements. Provide as-built drawings.

xii) Duress Alert System: The Duress Alert system shall be a fully supervised system with multiple alert capabilities. The system will be capable of multiple levels of alarm and call escalation capabilities. Wireless transmitters will operate in the 902 to 928MHz frequency band. To provide extended range for larger installations, wireless repeaters shall be available. In order to provide maximum reliability and interference immunity, all wireless sensors, transmitters and repeaters shall use a spread spectrum, frequency-hopping technique, which, upon alarm activation, sends redundant messages across a bandwidth that is at least 10MHz wide. The wireless sensors and repeaters shall be capable of periodically transmitting check-in signals to monitor the integrity of their wireless links to compatible receivers. These transmitters and repeaters shall be able to be programmed for check-in transmissions that occur as frequently as every 60 seconds. The information provided in these check-in messages shall at least include alarm and battery condition status. Wireless receivers shall resolve signals from the transmitters and repeaters specifically registered into the system, even in the presence of RF interference. Provide fixed 4-button Duress Buttons. Provide Wireless Transmitters. Provide Repeaters as required. Provide Wireless 2-way Interface Module that can be used as an output interface to hardwired inputs of public address, video distribution, access, intrusion, fire and surveillance systems. Provide coordination and programming for interfaces to systems above as required by the Owner. Provide system training for support staff. Provide test reports.

4. SECURITY SYSTEMS

A. CCTV System

i) A Closed Circuit TV system shall be provided consisting of a computer server with image software and IP based PoE CCTV cameras. The head end server will be located in the head end MDF room and will be rack mounted. The system can be accessed with proper security login from any PC within the facility or externally via an IP address. Each camera can be viewed independently. The CCTV server will store this information for 30 days at 15 frames per second.

ii) The location of the cameras is generally in the new and existing corridors and exterior on the building perimeter walls.

B. Intrusion System

i) The intrusion system will be addressable with integral battery backup. New devices shall be connected into the new intrusion system control panel.

ii) Motion sensors located in all 1st floor exterior rooms with computers and expensive equipment and within all offices and corridors. Door contacts shall be mounted on all exterior doors.

iii) Keypads shall be located in the main lobby and at the rear janitor's entrance and Receiving Area door.

iv) Glass break protection shall be installed in rooms with windows, on floors that are accessible.

v) All egress doors shall be locked. Doors shall be controlled via keys or card readers. When personnel enter designated doors, the key pad must be activated with a four digit code. System shall be programmed with a delay period. In the event that the system is actuated, the following shall occur: all audible security alarm annunciators shall sound; centrally located visual annunciation shall take place at the control station showing the point in alarm; a telephone line shall be provided for communication to the alarm company; all automatic alarm devices located at each perimeter door shall be automatically activated.

C. Card Access System

i) A card access system shall be provided consisting of card access door controllers and proximity readers.

ii) Proximity readers will be located at the front entrance doors, rear janitor's entrance doors and selected staff entrance doors.

iii) Each proximity reader will have a distinctive code to identify the user and a log will be kept in memory. The log within the panel can be accessed through a computer.

D. Intercom System

i) A video/voice intercom system shall be provided consisting of a master station located in the main office and door stations located the front entry door and rear kitchen delivery door.

4. AUDIOVISUAL SYSTEMS

i) Audiovisual systems shall consist of an interactive projector and audiovisual cabling. Provide Ultra-Short Throw projectors with stylus and touch interactive control. The audiovisual systems shall be installed in all instructional spaces including the Media Center instructional area, Breakout Areas, the Small Group room and Remedial instructional spaces. The audiovisual system shall be interfaced to and shall utilize the speech/sound reinforcement system installed in each space. Provide testing of all systems and test reports.

5. ELECTRIC VEHICHLE CHARGING STATIONS

i) Charging stations shall be installed on site. Stations shall be UL listed, NEMA 3R, bollard mount. Stations shall be powered by 120/208-volt power. Stations shall be connected to the building's DDC system.

6. CIRCUIT BREAKER AND EMPTY RACEWAY SYSTEM FOR FUTURE PHOTOVOLTAIC SYSTEM

i) The power system shall be designed to incorporate a future PV system installation with a dedicated back feed circuit breaker, dedicated photovoltaic equipment spaces and empty raceway system. There will be areas on the roofs designated for solar panels. The electrical design shall show the necessary raceways from the solar panels on the roof to the remote solar equipment and inverters. The Electrical Contractor shall be responsible to feed from the inverter to the Utility Company's primary transformer. Located on the site. The Owner may choose to sell back any extra power they generate to the Utility Company.

7. ELECTRICAL SUPPORT FOR ALL OTHER BUILDING SYSTEMS

i) The Electrical Contractor shall be responsible for electrical support/connections to mechanical, plumbing, fire protection, telecommunications, and any other systems within the site requiring electrical power.

8. TESTING REQUIREMENTS

The Electrical Contractor shall provide testing of the following systems with the Owner and Owner's representative present:

- Power distribution system for cables insulation and proper phasing.
- Grounding system
- Lighting control system (interior and exterior).
- Fire alarm system.
- Telecommunications
- Security systems.
- Audiovisual System.

Testing reports shall be submitted to the engineer for review and approval before providing to the Owner.

9. OPERATION MANUALS AND MAINTENANCE MANUALS

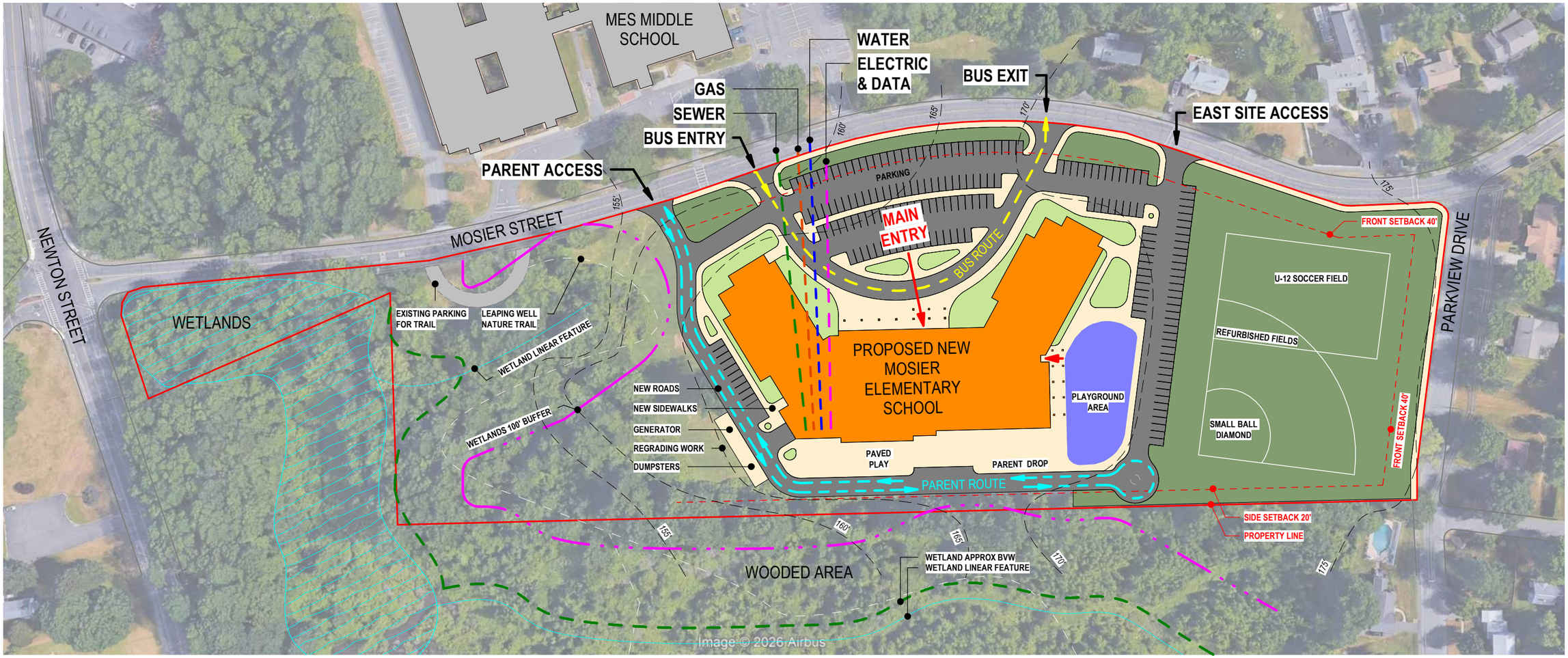
When the project is completed, the Electrical Contractor shall provide operation and maintenance manuals to the Owner.

10. RECORD DRAWINGS AND CONTROL DOCUMENTS

When the project is completed, an as-built set of drawings, showing all lighting and power requirements from contract and addendum items, will be provided to the Owner.

11. COMMISSIONING

The project will be commissioned per Section 018100 of the specifications.



Site Alternative #8



FIRST FLOOR PLAN

MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- CIRCULATION

ALTERNATIVE #8 - LEVEL 1
Grade Configuration - 1,2,3,4,5
New Construction

Level	Area
LEVEL 1	67,635 SF
LEVEL 2	46,100 SF
Building Total GSF:	113,730 SF



SECOND FLOOR PLAN

MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- MEDIA CENTER
- ADMIN/GUIDANCE
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #8 - LEVEL 2
Grade Configuration - 1,2,3,4,5
New Construction

Level	Area
LEVEL 1	67,635 SF
LEVEL 2	46,100 SF
Building Total GSF:	113,730 SF

Summary of Preferred Schematic Pricing

= 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 ($)
1 ~ Mosier E.S. Site	62,237 sf	62,237 sf	- sf	$ 24,832,745	$ 47,857,323	$ 59,821,654
(Code Upgrades / Base Repairs)		$ 369.95 $/sf	$ - $/sf		$ 768.95 $/sf	
2 ~ Mosier Site (Gr. 2-4 / 360 Students)	76,025 sf	50,025 sf	26,000 sf	$ 31,525,824	$ 63,694,289	$ 79,617,861
(Small Addition / Full Renovation)		$ 351.38 $/sf	$ 561.18 $/sf		$ 837.81 $/sf	
3 ~ Mosier Site (Gr. 1-5 / 590 Students)	115,775 sf	38,766 sf	77,009 sf	$ 39,892,731	$ 94,298,932	$ 117,873,666
(Small Addition / Full Renovation)		$ 342.04 $/sf	$ 534.31 $/sf		$ 814.50 $/sf	
4 ~ Mosier Site (Gr. 2-4 / 360 Students)	73,494 sf	sf	73,494 sf	$ 31,063,292	$ 71,455,594	$ 89,319,493
(New Construction / Full Demolition)		$/sf	$ 549.60 $/sf		$ 972.26 $/sf	
5 ~ Mosier Site (Gr. 1-5 / 590 Students)	116,790 sf	sf	116,790 sf	$ 36,882,001	$ 95,187,073	$ 118,983,841
(New Construction / Full demolition)		$/sf	$ 499.23 $/sf		$ 815.03 $/sf	
6 ~ Smith Site (Gr. 2-4 / 360 Students)	80,200 sf	sf	80,200 sf	$ 37,456,731	$ 80,947,587	$ 101,184,484
(New Construction / Full demolition)		$/sf	$ 542.28 $/sf		$ 1,009.32 $/sf	
7 ~ Smith Site (Gr. 1-5 / 590 Students)	119,000 sf	sf	119,000 sf	$ 43,783,928	$ 104,796,418	$ 130,995,523
(New Construction / Full demolition)		$/sf	$ 512.71 $/sf		$ 880.64 $/sf	
8 ~ Mosier Site (Gr. 1-5 / 590 Students)	**113,745**		**113,745**	**$ 36,174,295**	**$ 93,210,588**	**$ 114,800,000**
(New Construction/Full demolition)			**$ 501.44**		**$ 819.47**	

** Marked Up Construction Costs*

*** No Construction Contingency*

****** District's Preferred Solution***

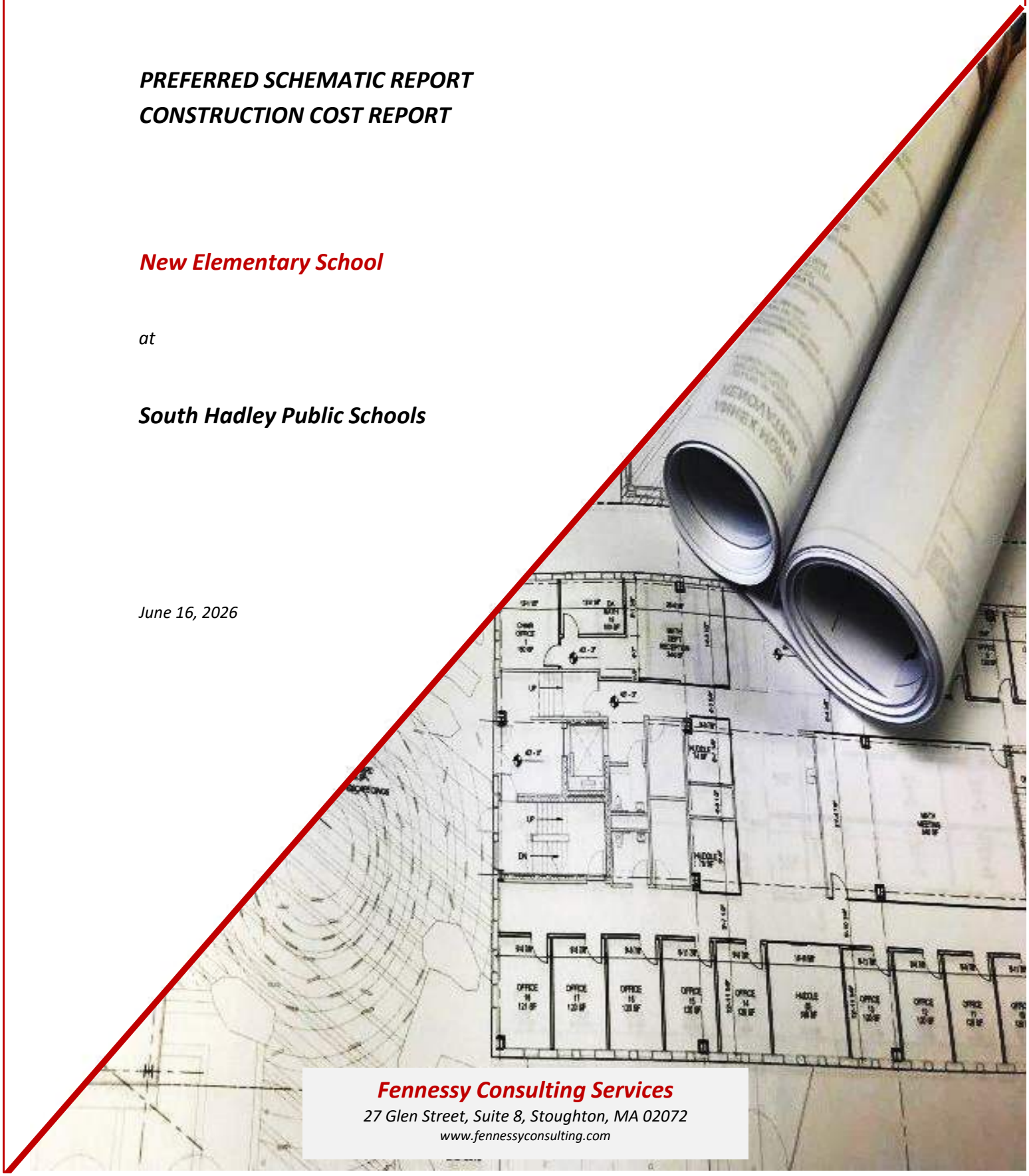
PREFERRED SCHEMATIC REPORT
CONSTRUCTION COST REPORT

New Elementary School

at

South Hadley Public Schools

June 16, 2026



Fennessy Consulting Services

27 Glen Street, Suite 8, Stoughton, MA 02072

www.fennessyconsulting.com

June 16, 2026

Chris LeBlanc
Mount Vernon Group Architects
1350 Main Street
Suite 1110
Springfield, MA 01103

SOUTH HADLEY PUBLIC SCHOOLS - New Elementary School, South Hadley, MA

Dear Chris:

Please find enclosed our Construction Cost Estimate for the above referenced project based on Preferred Schematis Report design information prepared by your office and design team, dated March 15, 2026.

	Const. Start	Gross Floor	$/sf	Estimated Cost
Alt 1 (Existing)	Jun-28	53,221	$692.23	$36,841,244
Alt 2 (Add/Reno)	Jun-28	76,025	$849.24	$64,563,538
Alt 3 (Add/Reno)	Jun-28	115,775	$784.80	$90,859,739
Alt 4 (New)	Jun-28	73,494	$1,032.73	$75,899,161
Alt 5 (New)	Jun-28	119,250	$808.89	$96,459,822
Alt 6 (New)	Jun-28	80,200	$983.38	$78,866,887
Alt 7 (New)	Jun-28	119,000	$858.81	$102,198,915
Alt 8 (New)	Jun-28	113,745	$826.78	$94,041,565

Alternates
None considered at this time

Bidding conditions are expected to reflect competitive bidding to pre-qualified general contractors, open bidding to prequalified sub-contractors, open specifications for materials and manufactures.

This estimate includes all direct construction costs, general contractor's construction manager's overhead and profit and design contingency. Cost escalation assumes start dates indicated above.

Excluded from the estimate are: construction contingency, loose furnishings and equipment, architect's and engineer's fees, moving, administrative and financing costs.

Contractors are not required to be signatory to any labor union, however they will be required to pay prevailing wage rates as set forth by the Commonwealth of Massachusetts for construction in South Hadley. This cost report represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

If you have any questions or require further analysis please do not hesitate to contact us.

Sincerely,

Seamus Fennessy

Seamus Fennessy MRICS
Principal/Owner

Enclosures

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Alt 3 (Add/Reno)	*30*
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Alt 6 (New)	*62*
Alt 7 (New)	*71*
Alt 8 (New)	*81*

Executive Summary

The Project

This project in South Hadley, Massachusetts comprises the replacement of the existing Mosier School with a new facility ranging in size from 76,025 gsf to 119,250 gsf.

Two renovation/addition options and five new building options are under consideration. This cost report also addresses leaving the existing building but carrying out necessary repairs and code upgrades.

A total of five options are proposed south of Mosier Street. The site surrounding the existing school has poor bearing capacity and therefore will required extensive over excavation and soil stabilization. The two locations north of Mosier will require longer access roads and will encroach on the existing neighborhood.

The program in each of the alternatives varies slightly but contain all elements normally found in public schools.

Site work includes roadways, parking, pedestrian walkways, plazas, play spaces, ball courts, ballfields, together with all associated hard and soft landscaping.

Financial Status

Our construction cost model for the entire project is in identified on Page 9. Within these total we are including a design contingency, and a factor for future price escalation reflecting the construction schedule outlined herein.

Risk

A formal risk analysis has not been performed for this project. Some risk factors to be considered at this time include:

- *Design contingency*
- *Escalation/Market risk*
- *Construction/Payment default*
- *Approvals process/Funding*
- *Tariffs*

<u>Design Contingency</u>

This construction cost model is based on Preferred Schematic Report (PSR) documentation. Due to this incomplete nature of the design we have utilized historic data and personal experience to complete this cost model. To help alleviate possible cost increases as a result of design completion we recommend a ***design contingency of 12%.*** *We have included this contingency in our cost model. As design progresses this contingency will reduce.*

Escalation/Market Risk

The construction industry faced a unpredictable year in 2025. Despite this instability it demonstrated a price stabilization and in some regions a static price escalation. The OECD recently revised it's US economic growth projections reducing from 2.2% in 2025 to 1.5% in 2026. The OECD has downgraded is economic forecasts for the United States, projecting a significant slowdown in growth and a rise in inflation.

The impact will vary across the different segments of the construction marketplace. Commercial projects are projected to rise with datacenter projects, and hotels leading the way. Some market areas are even expected to see increases in office construction. Much of this is driven by the Federal Reserve's interest rate cuts. Work in education and healthcare are expected to be the largest growth sectors. The multi-family residential market is expected to continue to contract.

The continued shortage of workers (in excess of 400,000) is leading to construction difficulties and delays in construction starts in some markets. Labor shortages will drive up labor costs.

Continued shipping and other logistical issues (primarily driven by piracy at the Suez Canal) will continue to put upwards pressures on material prices. Suez Canal traffic, which used to accommodate 12% of global trade, has plummeted by 66%. The longer, more costly routes around the Cape of Good Hope continues to impact prices and delivery times. After two years of record drought conditions which decimated vessel transits, the Panama Canal is experiencing a trade rebound.

Overland shipping is also experiencing difficulties. Shortage of locations for mandatory rest periods is adding to complications. The current administration's enforcement of English proficiency is impacting 14% of the truck driving labor force. This will add to already pronounced driver shortages. All of this is likely to result in increased transportation costs.

How are material suppliers are reacting to the current marketplace? A national construction materials distributor has recently announced a 5 - 10% increase in material prices. Similar increases are expected in 2026.

While price escalation has remained somewhat static over the last couple of years with price escalation topping out at 3.5% per annum, recent price indices publication reported a 1% increase for the month of May alone.

For these reasons we are continuing to recommend an annual escalation factor of 5% for the next twelve months dropping to 4% thereafter. We have ***included an escalation factor of 9.1%*** *in this cost report. As we move closer to bid date we will continue to review and adjust the escalation factor as appropriate. It is possible that a higher escalation factor will be required for later years.*

Construction/Payment Default

There is a real risk of contractors, subcontractors and material suppliers ceasing to exist due to their inability to honor low bids as material and labor prices increase. We highly recommend that each project has adequate protection in the form of sub guard (preferred) or bonding for both performance and payment.

Approvals Process/Funding.

For the purpose of this report we have included both of these categories together. The risk here is that the funding and approvals process will take significantly longer than expected and hence subject this project to increases in price escalation. We have not included any such pressures in this cost model.

Unforeseen Conditions

The scope of work outlined in these design documents involves partial renovation within an existing space. Despite best efforts and limited destructive exploration during the design phase it will not be possible to accurately determine the true nature and dimensions of existing conditions. For this reason we recommend that the owner carry a 7% change order contingency (not included in this cost model) in the overall project budget.

Tariffs/Iran

Political policy is still in flux. It is too early to comprehend or understand the full effect of proposed government tariffs if they even happen at all, especially as the legality of many of the tariffs has been refuted by the Supreme Court. However, the back and forth has already had a significant impact on construction pricing. Not only does the policy impact materials overseas, but it impacts products manufactured here that utilize components from overseas. In addition, the machinery that drives a manufacturing economy here is also dependent on overseas components for operation. All distribution networks within the USA are dependent on materials, components and finished products made overseas. All of this uncertainty is pushing costs up. However, increased competition and reduced volume in the workplace is impacting escalation (as reported by OECD) and thus helping to mitigate some of the costs increases expected as a result of tariff implementation.

In addition the country has an ongoing conflict with Iran. The effect on oil prices is clearly seen. The price of oil affects everything. Cost will increase. This has already presented itself with a construction escalation price hike of 1% for the month of May alone.

Peer/Comparable Projects

We at Fennessy Consulting Services do not like to compare individual projects against some perceived cost/sf. Our reasoning for this is based on the fact that no two projects are the same and as such a typical cost/sf is not all that applicable or reliable. We treat each project as a unique entity.

As a quality control measure we make comparisons of the various building component costs in this estimate against others. We make this comparison to verify that nothing is out of the ordinary. If we come across an abnormal component cost we double check this cost to ensure its accuracy.

Cost Estimate Prepared From	*Dated*	*Received*
Preferred Schematic Report design documentation:		
Architecture by Mount Vernon Group Architects	*?*	*05/28/26*
Other contributors:		
Geotechnical by Lahlaf Geotechnical Consulting	*12/13/25*	*03/17/26*
Environmental by Coneco Engineers and Scientists	*12/04/25*	*03/17/26*
Hazardous materials abatement by Universal Environmental Consultants	*12/09/25*	*03/17/26*
Discussions with the Project Architect		

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of June 2028
A construction period of 26 months
The general contract will be competitively bid to qualified general contractors and subcontractors.
There will not be small business set aside requirements.
Contractors are not required to be signatory to labor unions, however they will be required to pay prevailing wage rates as set forth by the Commonwealth of Massachusetts for construction in South Hadley.
There are no phasing requirements.
Contractors will have full access to the site during normal business hours.

The Cost Plan is based on the following conditions:

The costs in this report covers construction costs only calculated at current bidding price level (reflecting the current projected construction schedule) with a separate allowance for cost escalation.

Cost escalation is included to the mid point of the construction schedule. Unit rates in the body of the report include appropriate escalation allowances to deliver specific trades within the prescribed schedule if the project were to commence today.

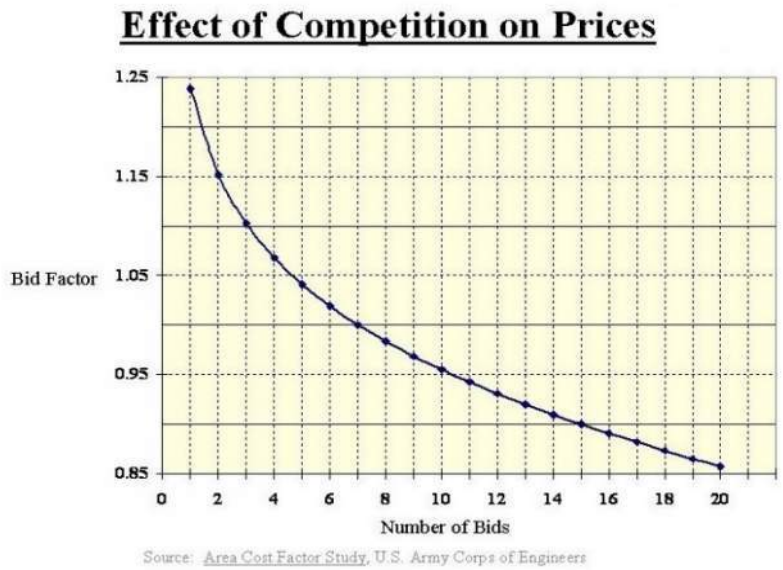
Cost associated with additional escalation required for future start date are included as a below the line markup. This report has included this additional escalation to the scheduled start date of construction noted in this report.

Bidding Process - Market Conditions

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area.

All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 5 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.



Exclusions

The following cost items have been excluded from this report. Many of these will in fact be required and should be budgeted within the "Soft Cost" component of the project budget.

- *Owner supplied and installed furniture, fixtures and equipment*
- *Loose furniture and equipment except as specifically identified*
- *Security head-end equipment*
- *Tele/data head end equipment*
- *Audio visual equipment other than projection screen*
- *Compression of schedule, premium or shift work, and restrictions on the contractor's working hours*
- *Design, testing, inspection or construction management fees*
- *Architectural and design fees*
- *Scope change and post contract contingencies*
- *Assessments, taxes, finance, legal and development charges*
- *Environmental impact mitigation*
- *Builder's risk, project wrap-up and other owner provided insurance program*
- *Land and easement acquisition*
- *Cost escalation beyond a start date of June 2028*
- *Sales tax*

Areas Calculation

	New	*Existing*	*Total*
ALT 1 (EXISTING)			
Level 1		*62,237*	
TOTAL GROSS FLOOR AREA	*0*	*62,237*	*62,237*
Site Area			
Preparation			*0*
Development			*0*
Temporary classroom facility			*30,000*
ALT 2 (ADD/RENO)			
Level 1	*26,000*	*50,025*	
TOTAL GROSS FLOOR AREA	*26,000*	*50,025*	*76,025*
Site Area			
Preparation			*337,067*
Development			*261,042*
ALT 3 (ADD/RENO)			
Level 1	*51,827*	*38,766*	
Level 2	*25,182*		
TOTAL GROSS FLOOR AREA	*77,009*	*38,766*	*115,775*
Site Area			
Preparation			*413,803*
Development			*323,210*
ALT 4 (NEW)			
Level 1	*53,221*	*0*	
Level 2	*20,273*	*0*	
TOTAL GROSS FLOOR AREA	*73,494*	*0*	*73,494*
Site Area			
Preparation			*471,277*
Development			*418,056*

	New	Existing	Total
ALT 5 (NEW)			
Level 1	*70,120*	*0*	
Level 2	*49,130*	*0*	
TOTAL GROSS FLOOR AREA	*119,250*	*0*	*119,250*
Site Area			
Preparation			*440,245*
Development			*370,125*
ALT 6 (NEW)			
Level 1	*58,621*	*0*	
Level 2	*21,579*	*0*	
TOTAL GROSS FLOOR AREA	*80,200*	*0*	*80,200*
Site Area			
Preparation			*771,377*
Development			*712,756*
ALT 7 (NEW)			
Lower Level	*16,303*	*0*	
Level 1	*63,954*	*0*	
Level 2	*38,743*	*0*	
TOTAL GROSS FLOOR AREA	*119,000*	*0*	*119,000*
Site Area			
Preparation			*520,016*
Development			*456,062*
ALT 8 (NEW)			
Level 1	*67,600*	*0*	
Level 2	*46,145*	*0*	
TOTAL GROSS FLOOR AREA	*113,745*	*0*	*113,745*
Site Area			
Preparation			*520,016*
Development			*452,416*

SOUTH HADLEY PUBLIC SCHOOLS
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South Hadley, MA
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Overall Summary

		Alt 1 (Existing)	Alt 2 (Add/Reno)	Alt 3 (Add/Reno)	Alt 4 (New)	Alt 5 (New)	Alt 6 (New)	Alt 7 (New)	Alt 8 (New)
A10 FOUNDATIONS		$459,862	$2,763,335	$4,663,402	$4,526,555	$4,897,603	$2,273,893	$2,393,056	$4,698,560
A20 BASEMENT CONSTRUCTION		$0	$0	$0	$0	$0	$0	$518,728	$0
B10 SUPERSTRUCTURE		$73,382	$2,790,594	$5,554,889	$4,430,383	$7,370,580	$5,057,346	$10,484,481	$6,830,716
B20 EXTERIOR CLOSURE		$1,892,171	$3,812,321	$5,819,697	$8,320,261	$7,263,870	$7,055,802	$8,278,187	$7,792,886
B30 ROOFING		$2,004,881	$3,156,795	$3,518,158	$1,969,036	$2,571,415	$2,173,670	$2,379,720	$2,502,381
C10 INTERIOR CONSTRUCTION		$721,438	$2,789,811	$4,773,027	$3,729,442	$5,315,802	$4,646,464	$5,484,326	$5,752,597
C20 STAIRCASES		$0	$0	$303,100	$303,100	$404,100	$303,100	$505,100	$404,100
C30 FINISHES		$2,154,307	$2,824,329	$4,301,042	$2,509,820	$4,072,388	$2,738,830	$4,063,850	$3,884,392
D10 CONVEYING SYSTEMS		$60,000	$0	$230,400	$213,000	$426,000	$426,000	$459,000	$206,000
D20 PLUMBING		$1,724,360	$2,159,110	$3,288,010	$2,087,230	$3,386,700	$2,277,680	$3,379,600	$3,230,358
D30 HVAC		$5,268,879	$6,773,828	$10,315,553	$6,548,315	$10,625,175	$7,145,820	$10,602,900	$10,134,680
D40 FIRE PROTECTION		$478,989	$684,225	$1,041,975	$661,446	$1,073,250	$721,800	$1,071,000	$1,023,705
D50 ELECTRICAL		$4,143,787	$5,089,874	$7,751,137	$4,920,423	$7,983,788	$5,369,390	$7,967,050	$7,615,228
E10 EQUIPMENT		$271,690	$902,300	$1,012,300	$1,029,700	$1,160,350	$1,160,350	$1,142,800	$1,142,950
E20 FURNISHINGS		$224,432	$1,285,180	$1,942,688	$1,351,819	$1,995,721	$1,416,996	$2,016,880	$1,931,650
F10 SPECIAL CONSTRUCTION		$1,842,000	$0	$0	$0	$0	$0	$0	$0
F20 SELECTIVE BUILDING DEMOLITION		$1,541,221	$2,372,334	$2,227,699	$1,592,000	$1,592,000	$1,592,000	$1,592,000	$1,592,000
Total Building Construction		**$22,861,399**	**$37,404,036**	**$56,743,077**	**$44,192,530**	**$60,138,742**	**$44,359,141**	**$62,338,678**	**$58,742,203**
G10 SITE PREPARATION		$50,000	$1,700,538	$2,215,806	$2,386,148	$2,398,604	$2,112,602	$2,278,452	$2,345,133
G20 SITE IMPROVEMENTS		$82,500	$3,683,895	$4,431,522	$4,998,833	$5,219,618	$6,423,058	$6,715,710	$4,949,025
G30 SITE MECHANICAL UTILITIES		$55,000	$1,082,430	$1,377,360	$1,216,129	$1,430,496	$1,689,906	$1,832,985	$1,319,403
G40 SITE ELECTRICAL		$47,500	$668,074	$717,808	$774,880	$758,936	$1,347,794	$1,352,125	$733,697
G90 OTHER SITE CONSTRUCTION		$0	$0	$0	$0	$0	$0	$0	$0
Total Site Construction		**$235,000**	**$7,134,937**	**$8,742,496**	**$9,375,990**	**$9,807,654**	**$11,573,360**	**$12,179,272**	**$9,347,258**
TOTAL BUILDING & SITE		**$23,096,399**	**$44,538,973**	**$65,485,573**	**$53,568,520**	**$69,946,396**	**$55,932,501**	**$74,517,950**	**$68,089,461**
MARKUPS		**$7,886,062**	**$9,757,165**	**$10,924,938**	**$10,260,562**	**$11,173,629**	**$10,392,355**	**$11,428,493**	**$11,070,105**
General conditions and project requirements		$6,250,000	$6,890,000	$6,890,000	$6,890,000	$6,890,000	$6,890,000	$6,890,000	$6,890,000
Bond and insurance	2.5%	$733,660	$1,285,724	$1,809,389	$1,511,463	$1,920,910	$1,570,563	$2,035,199	$1,874,487
Building permit	0.0%	$0	$0	$0	$0	$0	$0	$0	$0
Prime contractor's head office overhead and profit (Fee)	3.0%	$902,402	$1,581,441	$2,225,549	$1,859,099	$2,362,719	$1,931,792	$2,503,294	$2,305,618
PLANNED CONSTRUCTION COST	**Jun-26**	**$30,982,461**	**$54,296,138**	**$76,410,511**	**$63,829,082**	**$81,120,025**	**$66,324,856**	**$85,946,443**	**$79,159,566**
CONTINGENCIES/ESCALATION		**$5,858,783**	**$10,267,400**	**$14,449,228**	**$12,070,079**	**$15,339,797**	**$12,542,031**	**$16,252,472**	**$14,881,999**
Design and pricing contingency	10.0%	$3,098,246	$5,429,614	$7,641,051	$6,382,908	$8,112,003	$6,632,486	$8,594,644	$7,915,957
Gmp contingency	0.0%	$0	$0	$0	$0	$0	$0	$0	$0
Escalation to start date (June 2028)	8.1%	$2,760,537	$4,837,786	$6,808,177	$5,687,171	$7,227,794	$5,909,545	$7,657,828	$6,966,042
ESTIMATED CONTRACT AWARD	**Jun-28**	**$36,841,244**	**$64,563,538**	**$90,859,739**	**$75,899,161**	**$96,459,822**	**$78,866,887**	**$102,198,915**	**$94,041,565**
	GFA	53,221	76,025	115,775	73,494	119,250	80,200	119,000	113,745
	$/sf	$692.23	$849.24	$784.80	$1,032.73	$808.89	$983.38	$858.81	$826.78

SOUTH HADLEY PUBLIC SCHOOLS
New Elementary School
South Hadley, MA
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Alt 1 (Existing) - Summary

	Total	GFA $/sf	53,221 %
A10 Foundations	**$459,862**	**$8.64**	**1.48%**
A1010 Foundations	$246,982	$4.64	0.80%
A1020 Special Foundations	$0	$0.00	0.00%
A1030 Slab on Grade	$212,880	$4.00	0.69%
A20 Basement Construction	**$0**	**$0.00**	**0.00%**
A2010 Basement Earthwork	$0	$0.00	0.00%
A2020 Basement Walls	$0	$0.00	0.00%
B10 Superstructure	**$73,382**	**$1.38**	**0.24%**
B1010 Floor Construction	$0	$0.00	0.00%
B1020 Roof Construction	$73,382	$1.38	0.24%
B20 Exterior Closure	**$1,892,171**	**$35.55**	**6.11%**
B2010 Exterior Walls	$1,177,748	$22.13	3.80%
B2020 Windows	$587,223	$11.03	1.90%
B2030 Exterior Doors	$127,200	$2.39	0.41%
B30 Roofing	**$2,004,881**	**$37.67**	**6.47%**
B3010 Roof Covering	$2,002,381	$37.62	6.46%
B3020 Roof Openings	$2,500	$0.05	0.01%
C10 Interior Construction	**$721,438**	**$13.56**	**2.33%**
C1010 Partitions	$227,852	$4.28	0.74%
C1020 Interior Doors	$240,200	$4.51	0.78%
C1030 Specialties	$253,386	$4.76	0.82%
C20 Staircases	**$0**	**$0.00**	**0.00%**
C2010 Stair Construction	$0	$0.00	0.00%
C2020 Stair Finishes	$0	$0.00	0.00%
C30 Finishes	**$2,154,307**	**$40.48**	**6.95%**
C3010 Wall Finishes	$638,652	$12.00	2.06%
C3020 Floor Finishes	$773,890	$14.54	2.50%
C3030 Ceiling Finishes	$741,765	$13.94	2.39%
D10 Conveying Systems	**$60,000**	**$1.13**	**0.19%**
D1010 Elevators and Lifts	$60,000	$1.13	0.19%
D20 Plumbing	**$1,724,360**	**$32.40**	**5.57%**
D2010 Plumbing Complete	$1,724,360	$32.40	5.57%
D30 Heating, Ventilation and Air Conditioning	**$5,268,879**	**$99.00**	**17.01%**
D3010 HVAC, Complete	$5,268,879	$99.00	17.01%
D40 Fire Protection	**$478,989**	**$9.00**	**1.55%**
D4010 Fire Protection, Complete	$478,989	$9.00	1.55%
D50 Electrical	**$4,143,787**	**$77.86**	**13.37%**
D5010 Electrical, Complete	$4,143,787	$77.86	13.37%
E10 Equipment	**$271,690**	**$5.10**	**0.88%**
E1010 Commercial Equipment	$0	$0.00	0.00%
E1020 Institutional Equipment	$0	$0.00	0.00%
E1030 Vehicular Equipment	$0	$0.00	0.00%
E1090 Other Equipment	$271,690	$5.10	0.88%
E20 Furnishings	**$224,432**	**$4.22**	**0.72%**
E2010 Fixed Furnishings	$224,432	$4.22	0.72%
E2020 Loose Furnishings	$0	$0.00	0.00%

SOUTH HADLEY PUBLIC SCHOOLS
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Alt 1 (Existing) - Summary

		Total	GFA 53,221 $/sf	%
F10 Special Construction		**$1,842,000**	**$34.61**	**5.95%**
F1010 Special Structures		$1,842,000	$34.61	5.95%
F1020 Integrated Construction		$0	$0.00	0.00%
F1030 Special Systems and Facilities		$0	$0.00	0.00%
F20 Selective Building Demolition		**$1,541,221**	**$28.96**	**4.97%**
F2010 Building Elements Demolition		$849,348	$15.96	2.74%
F2020 Hazardous Components Abatement		$691,873	$13.00	2.23%
TOTAL BUILDING CONSTRUCTION		**$22,861,399**	**$429.56**	**73.79%**
G10 Site Preparation		**$50,000**	**$0.94**	**0.16%**
G1010 Site Clearing and Demolition		$50,000	$0.94	0.16%
G1030 Site Earthwork		$0	$0.00	0.00%
G1040 Hazardous Waste Remediation		$0	$0.00	0.00%
G20 Site Improvement		**$82,500**	**$1.55**	**0.27%**
G2010 Roadways and Parking Lots		$25,750	$0.48	0.08%
G2030 Pedestrian Paving		$25,750	$0.48	0.08%
G2040 Site Development		$0	$0.00	0.00%
G2050 Landscaping		$31,000	$0.58	0.10%
G30 Site Mechanical		**$55,000**	**$1.03**	**0.18%**
G3010 Mechanical Utilities		$55,000	$1.03	0.18%
G40 Site Electrical		**$47,500**	**$0.89**	**0.15%**
G4010 Electrical Utilities & Site Lighting		$47,500	$0.89	0.15%
G90 Other Site Construction		**$0**	**$0.00**	**0.00%**
G9010 Service and Pedestrian Tunnels		$0	$0.00	0.00%
G9090 Other Site Systems		$0	$0.00	0.00%
Total Site Construction		**$235,000**	**$4.42**	**0.76%**
TOTAL BUILDING & SITE		**$23,096,399**	**$433.97**	**74.55%**
Markups		**$7,886,062**	**$148.18**	**25.45%**
General Conditions				
General conditions and project requirements	27.1%	$6,250,000	$117.43	20.17%
Bond and insurance	2.5%	$733,660	$13.79	2.37%
Building permit	0.0%	$0	$0.00	0.00%
Overhead and profit				
Prime contractor's head office overhead and profit				2.91%
(Fee)	3.0%	$902,402	$16.96	
PLANNED CONSTRUCTION COST	**Jun-26**	**$30,982,461**	**$582.15**	**100.00%**
Contingencies/Escalation		**$5,858,783**	**$110.08**	
Contingencies				
Design and pricing contingency	10.0%	$3,098,246	$58.21	
Prime contractor's contingency	0.0%	$0	$0.00	
Escalation				
Escalation to start date (June 2028)	8.1%	$2,760,537	$51.87	
ESTIMATED CONTRACT AWARD	**Jun-28**	**$36,841,244**	**$692.23**	

	Quantity	Unit	Rate	Total
A1010 FOUNDATIONS				
Foundations				
Excavate/backfill to expose foundation walls to repair cracking, 15% of foundation wall area	*3,669*	*CY*	*41.80*	*153,364*
Crack repair	*2,972*	*SF*	*31.50*	*93,618*
Subtotal				***$246,982***
A1030 SLAB ON GRADE				
Existing slab on grade				
Patch at new trenching	*2,661*	*LF*	*80.00*	*212,880*
Subtotal				***$212,880***
B1020 ROOF CONSTRUCTION				
Steel construction				
Allow for structural reinforcement under new equipment etc.	*1*	*LS*	*17,500.00*	*17,500*
Allow for infilling existing and creating minor openings for MEP	*53,221*	*SF*	*1.05*	*55,882*
Subtotal				***$73,382***
B2010 EXTERIOR WALL				
Interior backup				
Interior backup - metal stud, insulation upgrade at school building	*27,734*	*SF*	*23.00*	*637,882*
Exterior skin				
Cleaning	*24,710*	*SF*	*4.20*	*103,782*
Masonry repointing, maintenance and school building (33% of exterior surface area)	*8,228*	*SF*	*53.00*	*436,084*
Subtotal				***$1,177,748***
B2020 WINDOWS				
Windows, storefront and curtainwall				
Aluminum windows/storefront, triple glazed	*3,024*	*SF*	*185.00*	*559,440*
Caulking and expansion filler to windows	*2,268*	*LF*	*12.25*	*27,783*
Subtotal				***$587,223***
B2030 EXTERIOR DOORS				
Hollow metal or wood doors, frame and hardware				
Single leaf	*6*	*EA*	*3,700.00*	*22,200*
Double leaf	*12*	*PR*	*7,000.00*	*84,000*
Overhead doors	*1*	*EA*	*21,000.00*	*21,000*
Subtotal				***$127,200***

	Quantity	Unit	Rate	Total
B3010 ROOF COVERING				
Membrane roofing				
PVC roof membrane fully adhered	*53,221*	*SF*	*34.46*	*1,833,996*
Miscellaneous roofing				
Coping	*1,981*	*LF*	*85.00*	*168,385*
Subtotal				***$2,002,381***
B3020 ROOF OPENINGS				
Roof hatch/ vents	*1*	*LS*	*2,500.00*	*2,500*
Subtotal				***$2,500***
C1010 PARTITIONS				
Partitions				
Partitions, allow upgrade of door clearance	*2,592*	*SF*	*62.25*	*161,352*
Patch	*1*	*LS*	*25,500.00*	*25,500*
General reconfiguration	*1*	*LS*	*41,000.00*	*41,000*
Subtotal				***$227,852***
C1020 INTERIOR DOORS				
Wood or metal doors				
Replace hardware - single leaf	*120*	*EA*	*550.00*	*66,000*
Replace hardware - double leaf	*22*	*EA*	*650.00*	*14,300*
Allow for new - single leaf	*41*	*EA*	*3,900.00*	*159,900*
Subtotal				***$240,200***
C1030 SPECIALTIES				
Specialties				
Large toilet	*4*	*RM*	*4,300.00*	*17,200*
Medium toilet	*2*	*RM*	*2,800.00*	*5,600*
Small toilet	*15*	*RM*	*1,900.00*	*28,500*
Toilet partitions, phenolic, regular	*17*	*EA*	*1,900.00*	*32,300*
Urinal screen , phenolic, regular	*8*	*EA*	*600.00*	*4,800*
Signage/Directories	*53,221*	*GSF*	*1.00*	*53,221*
Allowance for miscellaneous metals - seismic clips	*53,221*	*GSF*	*1.60*	*85,154*
Miscellaneous sealants throughout building	*53,221*	*GSF*	*0.50*	*26,611*
Subtotal				***$253,386***
C3010 WALL FINISHES				
Wall finishes				
Allowance	*53,221*	*GSF*	*12.00*	*638,652*
Subtotal				***$638,652***

	Quantity	Unit	Rate	Total
C3020 FLOOR FINISHES				
Floor finishes				
Allowance	*53,221*	*GSF*	*12.85*	*683,890*
Repair floor finishes at upgrade of door clearances	*6,000*	*SF*	*15.00*	*90,000*
Subtotal				***$773,890***
C3030 CEILING FINISHES				
Ceiling finishes				
Drywall	*13,305*	*SF*	*22.00*	*292,710*
Acoustic tile	*39,916*	*SF*	*11.25*	*449,055*
Subtotal				***$741,765***
D1010 ELEVATORS AND LIFTS				
Lifts				
Lift at stage	*1*	*LS*	*60,000.00*	*60,000*
Subtotal				***$60,000***
D2010 PLUMBING				
Plumbing				
Complete	*53,221*	*GSF*	*32.40*	*1,724,360*
Subtotal				***$1,724,360***
D3010 HVAC				
Hvac				
Complete	*53,221*	*GSF*	*99.00*	*5,268,879*
Subtotal				***$5,268,879***
D4010 FIRE PROTECTION				
Fire protection				
Complete	*53,221*	*GSF*	*9.00*	*478,989*
Subtotal				***$478,989***
D5010 ELECTRICAL				
Electrical				
All new electrical systems including low voltage	*53,221*	*GSF*	*77.86*	*4,143,787*
Photovoltaics		*By others*		
Subtotal				***$4,143,787***
E1090 OTHER EQUIPMENT				
Equipment				
Athletic		*Existing adequate*		
Residential appliances	*1*	*LS*	*10,000.00*	*10,000*
Kitchen equipment (50% replacement)	*1*	*LS*	*261,690.00*	*261,690*
Subtotal				***$271,690***

	Quantity	Unit	Rate	Total
E2010 FIXED FURNISHINGS				
Miscellaneous				
Casework modifications	*34*	*RMS*	*5,000.00*	*170,000*
Window treatment	*3,024*	*SF*	*18.00*	*54,432*
Seating				
Telescoping bleachers	*Existing to remain*			
Subtotal				***$224,432***
E2020 LOOSE FURNISHINGS				
Loose furnishings			*0.00*	
By owner				
Subtotal				***$0***
F1010 SPECIAL STRUCTURES				
Special purpose rooms				
Modular classrooms and support spaces	*6,000*	*GSF*	*232.00*	*1,392,000*
Site work allowance to include access walkways, temporary septic, storm water, and electrical connections	*1*	*LS*	*450,000.00*	*450,000*
Subtotal				***$1,842,000***
F2010 BUILDING ELEMENTS DEMOLITION				
Selective demolition				
Exterior windows	*3,024*	*SF*	*15.00*	*45,360*
Temporary weather protection	*3,024*	*SF*	*6.10*	*18,446*
Flat roof membrane	*53,221*	*SF*	*3.90*	*207,562*
Doors	*245*	*EA*	*152.00*	*37,240*
Partitions to allow upgrade of door clearance	*27*	*LOC*	*610.00*	*16,470*
Specialties and casework- miscellaneous	*1*	*LS*	*20,000.00*	*20,000*
Ceiling finish	*53,221*	*GSF*	*1.00*	*53,221*
Floor finish	*53,221*	*GSF*	*2.25*	*119,747*
Interior backup, school buildings	*24,710*	*SF*	*3.50*	*86,485*
MEP systems	*53,221*	*GSF*	*4.60*	*244,817*
Subtotal				***$849,348***
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Hazardous materials abatement				
Remove hazardous building materials	*53,221*	*GSF*	*13.00*	*691,873*
Subtotal				***$691,873***
G1010 SITE CLEARING AND DEMOLITION				
Site set up				
Site set up only, construction entrance etc.	*1*	*LS*	*50,000.00*	*50,000*
Subtotal				***$50,000***

	Quantity	Unit	Rate	Total
G1030 SITE EARTHWORK				
Site earthwork				
Work associated with Modulars included in Special Construction		*ELSEWHERE*		
Subtotal				***$0***
G1040 HAZARDOUS WASTE REMEDIATION				
Hazardous waste remediation				
Remove contaminated soils		*EXCLUDED*		
Subtotal				***$0***
G2010 ROADWAYS AND PARKING LOTS				
Existing roadways				
Allow for patching	*1*	*LS*	*25,750.00*	*25,750*
Subtotal				***$25,750***
G2030 PEDESTRIAN PAVING				
Existing roadways				
Allow for patching	*1*	*LS*	*25,750.00*	*25,750*
Subtotal				***$25,750***
G2050 LANDSCAPING				
Landscaping				
Planting allowance	*1*	*LS*	*31,000.00*	*31,000*
Subtotal				***$31,000***
G3010 MECHANICAL UTILITIES				
Mechanical utilities				
Clean and video inspect existing storm water line	*1*	*LS*	*3,500.00*	*3,500*
Clean and video inspect existing sewer line	*1*	*LS*	*3,500.00*	*3,500*
Stormwater system, analysis	*30,000*	*SF*	*1.00*	*30,000*
Sanitary system analysis	*30,000*	*SF*	*0.60*	*18,000*
Subtotal				***$55,000***
G4010 ELECTRICAL UTILITIES & SITE LIGHTING				
Electrical utilities				
New electrical service	*1*	*LS*	*47,500.00*	*47,500*
Subtotal				***$47,500***

	Quantity	Unit	Rate	Total
MARKUPS				
General conditions and project requirements				
General conditions and requirements - modular construc	*4*	*MTH*	*62,500*	*250,000*
General conditions and requirements - renovation	*48*	*MTH*	*125,000*	*6,000,000*
Bond and Insurance	*2.5%*		*29,346,399*	*733,660*
Building permit	*0.0%*		*30,080,059*	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*		*30,080,059*	*902,402*
Subtotal				***$7,886,062***
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	*10.0%*		*30,982,461*	*3,098,246*
Prime contractor's contingency	*0.0%*		*34,080,707*	
Escalation				
Escalation to Start Date (June 2028)	*8.1%*		*34,080,707*	*2,760,537*
Subtotal				***$5,858,783***

Alt 2 (Add/Reno) - Summary

	Total	GFA $/sf	76,025 %
A10 Foundations	***$2,763,335***	***$36.35***	***5.09%***
A1010 Foundations	$467,256	$6.15	0.86%
A1020 Special Foundations	$1,352,950	$17.80	2.49%
A1030 Slab on Grade	$943,129	$12.41	1.74%
A20 Basement Construction	***$0***	***$0.00***	***0.00%***
A2010 Basement Earthwork	$0	$0.00	0.00%
A2020 Basement Walls	$0	$0.00	0.00%
B10 Superstructure	***$2,790,594***	***$36.71***	***5.14%***
B1010 Floor Construction	$0	$0.00	0.00%
B1020 Roof Construction	$2,790,594	$36.71	5.14%
B20 Exterior Closure	***$3,812,321***	***$50.15***	***7.02%***
B2010 Exterior Walls	$2,681,826	$35.28	4.94%
B2020 Windows	$866,495	$11.40	1.60%
B2030 Exterior Doors	$264,000	$3.47	0.49%
B30 Roofing	***$3,156,795***	***$41.52***	***5.81%***
B3010 Roof Covering	$3,156,795	$41.52	5.81%
B3020 Roof Openings	$0	$0.00	0.00%
C10 Interior Construction	***$2,789,811***	***$36.70***	***5.14%***
C1010 Partitions	$1,202,804	$15.82	2.22%
C1020 Interior Doors	$580,188	$7.63	1.07%
C1030 Specialties	$1,006,819	$13.24	1.85%
C20 Staircases	***$0***	***$0.00***	***0.00%***
C2010 Stair Construction	$0	$0.00	0.00%
C2020 Stair Finishes	$0	$0.00	0.00%
C30 Finishes	***$2,824,329***	***$37.15***	***5.20%***
C3010 Wall Finishes	$881,890	$11.60	1.62%
C3020 Floor Finishes	$1,083,356	$14.25	2.00%
C3030 Ceiling Finishes	$859,083	$11.30	1.58%
D10 Conveying Systems	***$0***	***$0.00***	***0.00%***
D1010 Elevators and Lifts	$0	$0.00	0.00%
D1020 Escalators and Moving Walkways	$0	$0.00	0.00%
D1030 Other Conveying Systems	$0	$0.00	0.00%
D20 Plumbing	***$2,159,110***	***$28.40***	***3.98%***
D2010 Plumbing Complete	$2,159,110	$28.40	3.98%
D30 Heating, Ventilation and Air Conditioning	***$6,773,828***	***$89.10***	***12.48%***
D3010 HVAC, Complete	$6,773,828	$89.10	12.48%
D40 Fire Protection	***$684,225***	***$9.00***	***1.26%***
D4010 Fire Protection, Complete	$684,225	$9.00	1.26%
D50 Electrical	***$5,089,874***	***$66.95***	***9.37%***
D5010 Electrical, Complete	$5,089,874	$66.95	9.37%
E10 Equipment	***$902,300***	***$11.87***	***1.66%***
E1010 Commercial Equipment	$0	$0.00	0.00%
E1020 Institutional Equipment	$111,500	$1.47	0.21%
E1030 Vehicular Equipment	$0	$0.00	0.00%
E1090 Other Equipment	$790,800	$10.40	1.46%

Alt 2 (Add/Reno) - Summary

		Total	GFA 76,025 $/sf	%
E20 Furnishings		**$1,285,180**	**$16.90**	**2.37%**
E2010 Fixed Furnishings		$1,285,180	$16.90	2.37%
E2020 Loose Furnishings		$0	$0.00	0.00%
F10 Special Construction		**$0**	**$0.00**	**0.00%**
F1010 Special Structures		$0	$0.00	0.00%
F1020 Integrated Construction		$0	$0.00	0.00%
F1030 Special Systems and Facilities		$0	$0.00	0.00%
F20 Selective Building Demolition		**$2,372,334**	**$31.20**	**4.37%**
F2010 Building Elements Demolition		$780,334	$10.26	1.44%
F2020 Hazardous Components Abatement		$1,592,000	$20.94	2.93%
TOTAL BUILDING CONSTRUCTION		**$37,404,036**	**$492.00**	**68.89%**
G10 Site Preparation		**$1,700,538**	**$22.37**	**248.53%**
G1010 Site Clearing and Demolition		$808,068	$10.63	1.49%
G1030 Site Earthwork		$892,470	$11.74	1.64%
G1040 Hazardous Waste Remediation		$0	$0.00	0.00%
G20 Site Improvement		**$3,683,895**	**$48.46**	**538.40%**
G2010 Roadways and Parking Lots		$943,097	$12.41	1.74%
G2030 Pedestrian Paving		$769,992	$10.13	1.42%
G2040 Site Development		$1,512,305	$19.89	2.79%
G2050 Landscaping		$458,501	$6.03	0.84%
G30 Site Mechanical		**$1,082,430**	**$14.24**	**1.99%**
G3010 Mechanical Utilities		$1,082,430	$14.24	1.99%
G40 Site Electrical		**$668,074**	**$8.79**	**1.23%**
G4010 Electrical Utilities and Site Lighting		$668,074	$8.79	1.23%
G90 Other Site Construction		**$0**	**$0.00**	**0.00%**
G9010 Service and Pedestrian Tunnels		$0	$0.00	0.00%
G9090 Other Site Systems		$0	$0.00	0.00%
Total Site Construction		**$7,134,937**	**$93.85**	**13.14%**
TOTAL BUILDING & SITE		**$44,538,973**	**$585.85**	**82.03%**
Markups		**$9,757,165**	**$128.34**	**17.97%**
General Conditions				
General conditions and project requirements	15.5%	$6,890,000	$90.63	12.69%
Bond and insurance	2.5%	$1,285,724	$16.91	2.37%
Building permit	0.0%	$0	$0.00	0.00%
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	3.0%	$1,581,441	$20.80	2.91%
PLANNED CONSTRUCTION COST	**Jun-26**	**$54,296,138**	**$714.19**	**100.00%**
Contingencies/Escalation		**$10,267,400**	**$135.05**	
Contingencies				
Design and pricing contingency	10.0%	$5,429,614	$71.42	
Prime contractor's contingency	0.0%	$0	$0.00	
Escalation				
Escalation to start date Start Date	8.1%	$4,837,786	$63.63	
ESTIMATED CONTRACT AWARD	**Start Date**	**$64,563,538**	**$849.24**	

	Quantity	Unit	Rate	Total
A1010 FOUNDATIONS				
Addition				
Strip footings at exterior, including foundation wall	*596*	*LF*	*438.00*	*261,048*
Strip footings at interior	*252*	*LF*	*94.00*	*23,688*
Column footings at exterior, including piers/pilasters	*27*	*EA*	*2,730.00*	*73,710*
Column footings at interior, including piers	*39*	*EA*	*2,790.00*	*108,810*
Subtotal				***$467,256***
A1020 SPECIAL FOUNDATIONS				
Addition				
Unsuitable soils				
Over excavate beneath building and backfill with structural fill	*1,610*	*CY*	*95.00*	*152,950*
Soil stabilization - allowance	*1*	*LS*	*1,200,000*	*1,200,000*
Subtotal				***$1,352,950***
A1030 SLAB ON GRADE				
Addition				
Standard slab on grade	*26,000*	*SF*	*15.45*	*401,700*
Premium for trenching below slab on grade utilities	*1,300*	*LF*	*48.00*	*62,400*
Renovation				
Slab on grade				
Patching slab on grade at new trenches	*5,003*	*SF*	*80.00*	*400,240*
Patch surface of existing slab on grade after demolition	*45,022*	*SF*	*1.75*	*78,789*
Subtotal				***$943,129***
B1020 ROOF CONSTRUCTION				
Addition				
Steel construction	*182*	*TN*	*6,000.00*	*1,092,000*
Steel construction, at canopy	*4*	*TN*	*6,000.00*	*24,000*
Decking, including pour stops	*26,000*	*SF*	*9.40*	*244,400*
Decking at canopy	*856*	*SF*	*7.65*	*6,548*
Acoustic deck premium	*6,000*	*SF*	*6.10*	*36,600*
Concrete topping to roofs	*2,000*	*SF*	*9.80*	*19,600*
Miscellaneous				
Fireproofing	*70,590*	*SF*	*4.00*	*282,360*
Renovation				
Steel structure				
Allow for structural reinforcement under new equipment etc.	*8*	*LOC*	*17,500.00*	*140,000*
Allow for infilling existing and creating minor openings for MEP	*50,025*	*SF*	*1.10*	*55,028*
Reinforce existing structure to support photovoltaic panels	*50*	*TNS*	*15,500.00*	*775,000*

	Quantity	Unit	Rate	Total
Miscellaneous				
Fireproofing	50,025	SF	2.30	115,058
Subtotal				**$2,790,594**
B2010 EXTERIOR WALL				
Addition				
Interior backup - metal stud	10,707	SF	47.50	508,583
Exterior skin - brick, cast stone etc. including cornices trim,	7,529	SF	65.00	489,385
Exterior skin - metal panel	2,510	SF	86.55	217,241
Soffits @ building overhang	613	SF	65.00	39,845
Soffits @ canopy	856	SF	65.00	55,640
Miscellaneous				
Scaffolding to exterior wall	12,716	SF	6.00	76,296
Flashings, blocking etc.	13,384	SF	3.15	42,160
Renovation				
Backup				
New stud furring, thermal and air barrier to existing exterior wall	16,376	SF	23.00	376,648
Exterior skin				
Brick repointing and repairs (assumed 10%)	16,376	SF	53.00	867,928
Patch existing openings in exterior wall	1	LS	8,100.00	8,100
Subtotal				**$2,681,826**
B2020 WINDOWS				
Addition				
Aluminum windows and storefront, triple glazed	2,677	SF	185.00	495,245
Louvers	100	SF	105.00	10,500
Renovation				
Aluminum windows/storefront, triple glazed	1,950	SF	185.00	360,750
Subtotal				**$866,495**
B2030 EXTERIOR DOORS				
Addition				
Aluminum doors, including hardware				
Double leaf	4	PR	15,000.00	60,000
Door operators	2	EA	7,000.00	14,000
Add for secure glazing	1	LS	25,000.00	25,000
Renovation				
Aluminum doors, including hardware				
Double leaf	7	PR	15,000.00	105,000
Door operators	5	EA	7,000.00	35,000
Add for secure glazing	1	LS	25,000.00	25,000
Subtotal				**$264,000**

	Quantity	Unit	Rate	Total
B3010 ROOF COVERING				
Addition				
PVC roof membrane fully adhered	26,000	SF	34.46	895,960
Miscellaneous roofing				
Coping	2,100	LF	85.00	178,500
Renovation				
PVC roof membrane fully adhered	50,025	SF	39.40	1,970,985
Miscellaneous roofing				
Coping	1,310	LF	85.00	111,350
Subtotal				**$3,156,795**
C1010 PARTITIONS				
Addition				
Partitions, drywall	13,790	SF	23.05	317,860
Partitions, drywall, plumbing chase	616	SF	11.90	7,330
Partitions masonry at gym, including furring	3,864	SF	51.80	200,155
Partitions masonry at mechanical spaces, including furring	2,002	SF	48.80	97,698
Glass partitions - aluminum	720	SF	120.00	86,400
Renovation				
Partitions, drywall	16,324	SF	23.05	376,268
Partitions, drywall, plumbing chase	700	SF	11.90	8,330
Infill door openings	5	EA	1,000.00	5,000
Partitions masonry at mechanical spaces, including furring	1,064	SF	48.80	51,923
Glass partitions - aluminum	432	SF	120.00	51,840
Subtotal				**$1,202,804**
C1020 INTERIOR DOORS				
Addition				
Wood or metal doors				
Single leaf complete with side lite	16	EA	3,914.00	62,624
Single leaf complete	21	EA	2,780.00	58,380
Double leaf complete	7	PR	4,400.00	30,800
Premium for fire rated doors, assumed 10%	4	EA	250.00	1,000
Aluminum doors and hardware				
Double leaf	2	PR	15,000.00	30,000
Door operators	2	EA	7,000.00	14,000
Add for secure glazing	1	LS	25,000.00	25,000
Renovation				
Wood or metal doors				
Single leaf complete with side lite	31	EA	3,914.00	121,334
Single leaf complete	40	EA	2,780.00	111,200
Double leaf complete	14	PR	4,400.00	61,600
Premium for fire rated doors, assumed 10%	9	EA	250.00	2,250

	Quantity	Unit	Rate	Total
Aluminum doors and hardware				
Double leaf	2	PR	15,000.00	30,000
Door operators	1	EA	7,000.00	7,000
Add for secure glazing	1	LS	25,000.00	25,000
Subtotal				**$580,188**
C1030 SPECIALTIES				
Addition				
Specialties				
Toilet partitions, accessories, etc.	26,000	GSF	2.05	53,300
Markerboards and tackboards	26,000	GSF	3.00	78,000
Lockers, double tier	150	OPE	365.00	54,750
Extinguishers, signage, corner guards, etc.	26,000	GSF	1.20	31,200
Miscellaneous metals	26,000	SF	4.30	111,800
Sealants throughout building	26,000	SF	0.60	15,600
Renovation				
Specialties				
Toilet partitions, accessories, etc.	50,025	GSF	2.05	102,551
Markerboards and tackboards	50,025	GSF	3.00	150,075
Lockers, double tier	286	OPE	365.00	104,390
Extinguishers, signage, corner guards, etc.	50,025	GSF	1.20	60,030
Miscellaneous metals	50,025	SF	4.30	215,108
Sealants throughout building	50,025	SF	0.60	30,015
Subtotal				**$1,006,819**
C3010 WALL FINISHES				
Addition				
Wall finishes				
Complete	26,000	GSF	11.60	301,600
Renovation				
Wall finishes				
Complete	50,025	GSF	11.60	580,290
Subtotal				**$881,890**
C3020 FLOOR FINISHES				
Addition				
Floor finishes				
Complete	26,000	GSF	14.25	370,500
Renovation				
Floor finishes				
Complete	50,025	GSF	14.25	712,856
Subtotal				**$1,083,356**

		Quantity	Unit	Rate	Total
C3030 CEILING FINISHES					
Addition					
Ceiling finishes					
Complete		*26,000*	*SF*	*11.30*	*293,800*
Renovation					
Ceiling finishes					
Complete		*50,025*	*SF*	*11.30*	*565,283*
	Subtotal				***$859,083***
D2010 PLUMBING					
Addition					
Plumbing, complete		*26,000*	*GSF*	*28.40*	*738,400*
Renovation					
Plumbing, complete		*50,025*	*GSF*	*28.40*	*1,420,710*
	Subtotal				***$2,159,110***
D3010 HVAC					
Addition					
Hvac, complete		*26,000*	*GSF*	*89.10*	*2,316,600*
Renovation					
Hvac, complete		*50,025*	*GSF*	*89.10*	*4,457,228*
	Subtotal				***$6,773,828***
D4010 FIRE PROTECTION					
Addition					
Fire protection, complete		*26,000*	*GSF*	*9.00*	*234,000*
Renovation					
Fire protection, complete		*50,025*	*GSF*	*9.00*	*450,225*
	Subtotal				***$684,225***
D5010 ELECTRICAL					
Addition					
Electrical, complete		*26,000*	*GSF*	*66.95*	*1,740,700*
Photovoltaics			*By others*		
Renovation					
Electrical, complete		*50,025*	*GSF*	*66.95*	*3,349,174*
Photovoltaics			*By others*		
	Subtotal				***$5,089,874***
E1020 INSTITUTIONAL EQUIPMENT					
Renovation					
Theater and stage equipment					
Stage curtains and all associated miscellaneous metals for prop supports		*1*	*LS*	*105,000.00*	*105,000*

	Quantity	Unit	Rate	Total
Audio-visual equipment				
Projection screen , electrical	1	EA	6,500.00	6,500
Subtotal				**$111,500**
E1090 OTHER EQUIPMENT				
Addition				
Athletic equipment				
Gym equipment	1	LS	156,800.00	156,800
Renovation				
Food service equipment				
Complete	1	LS	624,000.00	624,000
Residential equipment				
Allowance	1	LS	10,000.00	10,000
Subtotal				**$790,800**
E2010 FIXED FURNISHINGS				
Addition				
Miscellaneous casework	26,000	SF	14.65	380,900
Entry mat	150	SF	55.00	8,250
Window treatment	3,346	SF	18.00	60,228
Seating				
Telescoping bleachers	150	EA	310.00	46,500
Renovation				
Miscellaneous casework	50,025	SF	14.65	732,866
Entry mat	150	SF	55.00	8,250
Window treatment	2,677	SF	18.00	48,186
Subtotal				**$1,285,180**
E2020 LOOSE FURNISHINGS				
Loose furnishings			0.00	
By owner				
Subtotal				**$0**
F2010 BUILDING ELEMENTS DEMOLITION				
Renovation				
Select demolition				
Interior, complete	50,025	GSF	11.75	587,794
Exterior windows and louvers	1,950	SF	14.70	28,665
Temporary weather enclosures	1,950	SF	6.00	11,700
Exterior doors	14	EA	150.00	2,100
Roofing	50,025	SF	3.00	150,075
Subtotal				**$780,334**

	Quantity	Unit	Rate	Total
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Renovation				
Hazardous materials abatement				
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	1	LS	1,592,000.00	1,592,000
Subtotal				**$1,592,000**
G1010 SITE CLEARING AND DEMOLITION				
Site preparation and development				
Site preparation				
Site set up	337,067	SF	0.35	117,973
Site clearance	337,067	SF	0.25	84,267
Bituminous/concrete paving demolition	98,626	SF	2.45	241,634
Utility demolition	1	LS	15,000.00	15,000
Miscellaneous site components	1	LS	50,000.00	50,000
General building demolition				
Demolish existing building, including foundations	170,968	CF	1.75	299,194
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	See Selective Demolition			
Subtotal				**$808,068**
G1030 SITE EARTHWORK				
Earthwork				
Strip topsoil, store	3,263	CY	15.00	48,945
Cut to fill	5,089	CY	30.00	152,670
Over excavate beneath paved areas	1,939	CY	95.00	184,205
Fill to make up level to west of existing	10,133	CY	50.00	506,650
Rock excavation	EXCLUDED			
See Special Foundations for excavation and removal of unsuitable material and other soil remediation measures				
Subtotal				**$892,470**
G1040 HAZARDOUS WASTE REMEDIATION				
Hazardous waste remediation				
Remove contaminated soils	EXCLUDED			
Subtotal				**$0**
G2010 ROADWAYS AND PARKING LOTS				
Roadway paving				
Bituminous concrete paving, complete with excavation, 12" gravel base etc.	64,930	SF	9.75	633,068
Bituminous concrete paving, over existing granular base	8,250	SF	5.25	43,313
Patching at perimeter curb	723	SF	12.00	8,676

	Quantity	Unit	Rate	Total
Granite curbs	3,204	LF	60.00	192,240
Rails and barriers				
Vehicle guardrail, assume 3' high, wood	400	LF	90.00	36,000
Pavement markings				
Allowance	1	LS	24,400.00	24,400
Road signage	6	EA	900.00	5,400
Subtotal				**$943,097**
G2030 PEDESTRIAN PAVING				
Pedestrian paving				
Concrete paving	27,554	SF	13.50	371,979
Play space				
Play surface	12,209	SF	32.60	398,013
Subtotal				**$769,992**
G2040 SITE DEVELOPMENT				
Walls				
Site walls and seat walls	100	LF	420.00	42,000
Retaining walls, segmental at ball field west edge	5,040	SF	60.00	302,400
Fencing				
Allowance for fencing	1	LS	200,000.00	200,000
Site development				
Shade structures	1	LS	75,000.00	75,000
Site accessories and furnishings	261,042	SF	0.35	91,365
Playground structure	1	LS	400,000.00	400,000
Ball fields				
Assumed soccer and baseball	110,000	SF	3.00	330,000
Goal posts etc.	1	LS	12,740.00	12,740
Backstops, fouls poles etc.	1	LS	58,800.00	58,800
Subtotal				**$1,512,305**
G2050 LANDSCAPING				
Landscaping				
Soils respreading	3,263	CY	15.70	51,229
Plantings and lawn areas	148,099	SF	2.75	407,272
Subtotal				**$458,501**
G3010 MECHANICAL UTILITIES				
Water supply	557	LF	144.00	80,208
Sanitary sewer	650	LF	201.00	130,650
Grease interceptor	1	EA	42,000.00	42,000
Storm water (impervious areas)	183,533	SF	3.25	596,482
Stormwater recharge system	3,671	SF	55.00	201,905
Gas distribution	567	LF	55.00	31,185
Subtotal				**$1,082,430**

	Quantity	Unit	Rate	Total
G4010 ELECTRICAL UTILITIES & SITE LIGHTING				
Electrical utilities				
Primary	*548*	*LF*	*255.00*	*139,740*
Secondary	*75*	*LF*	*1,100.00*	*82,500*
Communications	*500*	*LF*	*250.00*	*125,000*
Generator	*100*	*LF*	*1,100.00*	*110,000*
Site lighting	*151,042*	*SF*	*0.50*	*75,521*
Site security	*151,042*	*SF*	*0.30*	*45,313*
Car charging	*6*	*EA*	*15,000.00*	*90,000*
Subtotal				***$668,074***
MARKUPS				
General conditions and project requirements				
General conditions and requirements	*26*	*MTH*	*265,000*	*6,890,000*
Bond and Insurance	*2.5%*		*51,428,973*	*1,285,724*
Building permit	*0.0%*		*52,714,697*	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*		*52,714,697*	*1,581,441*
Subtotal				***$9,757,165***
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	*10.0%*		*54,296,138*	*5,429,614*
Prime contractor's contingency	*0.0%*		*59,725,752*	
Escalation				
Escalation to Start Date Start Date	*8.1%*		*59,725,752*	*4,837,786*
Subtotal				***$10,267,400***

		GFA	115,775
	Total	**$/sf**	**%**
A10 Foundations	***$4,663,402***	***$40.28***	***6.10%***
A1010 Foundations	$1,063,815	$9.19	1.39%
A1020 Special Foundations	$2,110,080	$18.23	2.76%
A1030 Slab on Grade	$1,489,507	$12.87	1.95%
A20 Basement Construction	***$0***	***$0.00***	***0.00%***
A2010 Basement Earthwork	$0	$0.00	0.00%
A2020 Basement Walls	$0	$0.00	0.00%
B10 Superstructure	***$5,554,889***	***$47.98***	***7.27%***
B1010 Floor Construction	$1,663,914	$14.37	2.18%
B1020 Roof Construction	$3,890,975	$33.61	5.09%
B20 Exterior Closure	***$5,819,697***	***$50.27***	***7.62%***
B2010 Exterior Walls	$3,741,892	$32.32	4.90%
B2020 Windows	$1,814,805	$15.68	2.38%
B2030 Exterior Doors	$263,000	$2.27	0.34%
B30 Roofing	***$3,518,158***	***$30.39***	***4.60%***
B3010 Roof Covering	$3,514,533	$30.36	4.60%
B3020 Roof Openings	$3,625	$0.03	0.00%
C10 Interior Construction	***$4,773,027***	***$41.23***	***6.25%***
C1010 Partitions	$2,406,373	$20.78	3.15%
C1020 Interior Doors	$833,768	$7.20	1.09%
C1030 Specialties	$1,532,886	$13.24	2.01%
C20 Staircases	***$303,100***	***$2.62***	***0.40%***
C2010 Stair Construction	$266,500	$2.30	0.35%
C2020 Stair Finishes	$36,600	$0.32	0.05%
C30 Finishes	***$4,301,042***	***$37.15***	***5.63%***
C3010 Wall Finishes	$1,342,990	$11.60	1.76%
C3020 Floor Finishes	$1,649,794	$14.25	2.16%
C3030 Ceiling Finishes	$1,308,258	$11.30	1.71%
D10 Conveying Systems	***$230,400***	***$1.99***	***0.30%***
D1010 Elevators and Lifts	$213,000	$1.84	0.28%
D1020 Escalators and Moving Walkways	$0	$0.00	0.00%
D1030 Other Conveying Systems	$17,400	$0.15	0.02%
D20 Plumbing	***$3,288,010***	***$28.40***	***4.30%***
D2010 Plumbing Complete	$3,288,010	$28.40	4.30%
D30 Heating, Ventilation and Air Conditioning	***$10,315,553***	***$89.10***	***13.50%***
D3010 HVAC, Complete	$10,315,553	$89.10	13.50%
D40 Fire Protection	***$1,041,975***	***$9.00***	***1.36%***
D4010 Fire Protection, Complete	$1,041,975	$9.00	1.36%
D50 Electrical	***$7,751,137***	***$66.95***	***10.14%***
D5010 Electrical, Complete	$7,751,137	$66.95	10.14%
E10 Equipment	***$1,012,300***	***$8.74***	***1.32%***
E1010 Commercial Equipment	$0	$0.00	0.00%
E1020 Institutional Equipment	$111,500	$0.96	0.15%
E1030 Vehicular Equipment	$0	$0.00	0.00%
E1090 Other Equipment	$900,800	$7.78	1.18%

Alt 3 (Add/Reno) - Summary

		Total	GFA $/sf	115,775 %
E20 Furnishings		**$1,942,688**	**$16.78**	**2.54%**
E2010 Fixed Furnishings		$1,942,688	$16.78	2.54%
E2020 Loose Furnishings		$0	$0.00	0.00%
F10 Special Construction		**$0**	**$0.00**	**0.00%**
F1010 Special Structures		$0	$0.00	0.00%
F1020 Integrated Construction		$0	$0.00	0.00%
F1030 Special Systems and Facilities		$0	$0.00	0.00%
F20 Selective Building Demolition		**$2,227,699**	**$19.24**	**2.92%**
F2010 Building Elements Demolition		$635,699	$5.49	0.83%
F2020 Hazardous Components Abatement		$1,592,000	$13.75	2.08%
TOTAL BUILDING CONSTRUCTION		**$56,743,077**	**$490.12**	**74.26%**
G10 Site Preparation		**$2,215,806**	**$19.14**	**212.65%**
G1010 Site Clearing and Demolition		$1,129,956	$9.76	1.48%
G1030 Site Earthwork		$1,085,850	$9.38	1.42%
G1040 Hazardous Waste Remediation		$0	$0.00	0.00%
G20 Site Improvement		**$4,431,522**	**$38.28**	**425.30%**
G2010 Roadways and Parking Lots		$1,407,659	$12.16	1.84%
G2030 Pedestrian Paving		$958,195	$8.28	1.25%
G2040 Site Development		$1,534,064	$13.25	2.01%
G2050 Landscaping		$531,604	$4.59	0.70%
G30 Site Mechanical		**$1,377,360**	**$11.90**	**1.80%**
G3010 Mechanical Utilities		$1,377,360	$11.90	1.80%
G40 Site Electrical		**$717,808**	**$6.20**	**0.94%**
G4010 Electrical Utilities and Site Lighting		$717,808	$6.20	0.94%
G90 Other Site Construction		**$0**	**$0.00**	**0.00%**
G9010 Service and Pedestrian Tunnels		$0	$0.00	0.00%
G9090 Other Site Systems		$0	$0.00	0.00%
Total Site Construction		**$8,742,496**	**$75.51**	**11.44%**
TOTAL BUILDING & SITE		**$65,485,573**	**$565.63**	**85.70%**
Markups		**$10,924,938**	**$94.36**	**14.30%**
General Conditions				
General conditions and project requirements	10.5%	$6,890,000	$59.51	9.02%
Bond and insurance	2.5%	$1,809,389	$15.63	2.37%
Building permit	0.0%	$0	$0.00	0.00%
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	3.0%	$2,225,549	$19.22	2.91%
PLANNED CONSTRUCTION COST		**$76,410,511**	**$659.99**	**100.00%**
Contingencies/Escalation		**$14,449,228**	**$124.80**	
Contingencies				
Design and pricing contingency	10.0%	$7,641,051	$66.00	
Prime contractor's contingency	0.0%	$0	$0.00	
Escalation				
Escalation to start date (June 2028)	8.1%	$6,808,177	$58.81	
ESTIMATED CONTRACT AWARD	**Jun-28**	**$90,859,739**	**$784.80**	

	Quantity	Unit	Rate	Total
A1010 FOUNDATIONS				
Addition				
Strip footings at exterior, including foundation wall	*1,385*	*LF*	*438.00*	*606,630*
Strip footings at interior	*384*	*LF*	*94.00*	*36,096*
Strip footings at interior, stair wells	*119*	*LF*	*91.00*	*10,829*
Strip footings at elevation changes, including wall	*290*	*LF*	*305.00*	*88,450*
Column footings at exterior, including piers/pilasters	*63*	*EA*	*2,730.00*	*171,990*
Column footings at canopy, including piers/pilasters	*6*	*EA*	*2,650.00*	*15,900*
Column footings at interior, including piers	*48*	*EA*	*2,790.00*	*133,920*
Subtotal				***$1,063,815***
A1020 SPECIAL FOUNDATIONS				
Addition				
Unsuitable soils				
Over excavate beneath building and backfill with structural fill	*3,264*	*CY*	*95.00*	*310,080*
Soil stabilization - allowance	*1*	*LS*	*1,800,000*	*1,800,000*
Subtotal				***$2,110,080***
A1030 SLAB ON GRADE				
Addition				
Standard slab on grade	*51,827*	*SF*	*15.45*	*800,727*
Premium for trenching below slab on grade utilities	*2,591*	*LF*	*48.00*	*124,368*
Elevator/Escalator pit	*1*	*EA*	*23,500.00*	*23,500*
Renovation				
Slab on grade				
Patching slab on grade at new trenches	*5,183*	*SF*	*80.00*	*414,640*
Patching slab on grade at junction with additions	*1,704*	*SF*	*15.45*	*26,327*
Dowel to existing	*284*	*EA*	*75.00*	*21,300*
Patch surface of existing slab on grade after demolition	*44,940*	*SF*	*1.75*	*78,645*
Subtotal				***$1,489,507***
B1010 FLOOR CONSTRUCTION				
Steel construction, including metal decking	*176*	*TN*	*6,000.00*	*1,056,000*
Decking, including shear studs, and pour stops	*25,182*	*SF*	*9.40*	*236,711*
Concrete topping to floors	*25,182*	*SF*	*9.80*	*246,784*
Miscellaneous				
Fireproofing and fire stopping	*25,182*	*SF*	*4.50*	*113,319*
Equipment pads	*300*	*SF*	*37.00*	*11,100*
Subtotal				***$1,663,914***
B1020 ROOF CONSTRUCTION				
Addition				
Steel construction	*363*	*TN*	*6,000.00*	*2,178,000*
Steel construction, at canopy	*4*	*TN*	*6,000.00*	*24,000*

	Quantity	Unit	Rate	Total
Decking, including pour stops	51,827	SF	9.40	487,174
Decking at canopy	856	SF	7.65	6,548
Acoustic deck premium	11,885	SF	6.10	72,499
Concrete topping to roofs	3,994	SF	9.80	39,141
Miscellaneous				
Fireproofing	51,827	SF	4.00	207,308
Renovation				
Allow for structural reinforcement under new equipment etc.	8	LOC	17,500.00	140,000
Allow for infilling existing and creating minor openings for MEP	38,766	SF	1.10	42,643
Reinforce existing structure to support photovoltaic panels	39	TNS	15,500.00	604,500
Miscellaneous				
Fireproofing	38,766	SF	2.30	89,162
Subtotal				**$3,890,975**
B2010 EXTERIOR WALL				
Addition				
Interior backup - metal stud	15,680	SF	47.50	744,800
Interior backup - cmu at cym	4,219	SF	61.50	259,469
Interior backup - cmu at staircases and elevator	1,783	SF	60.00	106,980
Exterior skin - brick, cast stone etc. including cornices trim,	16,262	SF	65.00	1,057,030
Exterior skin - metal panel	5,421	SF	86.55	469,188
Soffits @ building overhang	613	SF	65.00	39,845
Soffits @ canopy	856	SF	65.00	55,640
Miscellaneous				
Scaffolding to exterior wall	28,271	SF	6.00	169,626
Flashings, blocking etc.	28,271	SF	3.15	89,054
Renovation				
Backup				
New stud furring, thermal and air barrier to existing exterior wall	8,998	SF	23.00	206,954
Interior backup - metal stud at new lightwell	494	SF	47.50	23,465
Exterior skin				
Brick repointing and repairs (assumed 10%)	8,998	SF	53.00	476,894
Patch existing openings in exterior wall	1	LS	8,100.00	8,100
Exterior skin - brick, cast stone etc. including cornices trim,	371	SF	65.00	24,115
Exterior skin - metal panel	124	SF	86.55	10,732
Subtotal				**$3,741,892**
B2020 WINDOWS				
Addition				
Aluminum windows and storefront, triple glazed	6,588	SF	185.00	1,218,780
Louvers	100	SF	105.00	10,500

	Quantity	Unit	Rate	Total
Renovation				
Aluminum windows/storefront, triple glazed	3,000	SF	185.00	555,000
Aluminum windows and storefront, triple glazed, at lightwe	165	SF	185.00	30,525
Subtotal				**$1,814,805**
B2030 EXTERIOR DOORS				
Addition				
Hollow metal/frp doors, frames and hardware				
Double leaf	7	PR	7,000.00	49,000
Aluminum doors, including hardware				
Double leaf	4	PR	15,000.00	60,000
Add for secure glazing	1	LS	25,000.00	25,000
Renovation				
Aluminum doors, including hardware				
Double leaf	6	PR	15,000.00	90,000
Door operators	2	EA	7,000.00	14,000
Add for secure glazing	1	LS	25,000.00	25,000
Subtotal				**$263,000**
B3010 ROOF COVERING				
Addition				
PVC roof membrane fully adhered	51,827	SF	34.46	1,785,958
Miscellaneous roofing				
Coping	1,901	LF	85.00	161,585
Renovation				
PVC roof membrane fully adhered	38,766	SF	39.40	1,527,380
Miscellaneous roofing				
Coping	466	LF	85.00	39,610
Subtotal				**$3,514,533**
B3020 ROOF OPENINGS				
Roof hatch/ vents	1	LS	3,625.00	3,625
Subtotal				**$3,625**
C1010 PARTITIONS				
Addition				
Partitions, drywall	51,464	SF	23.05	1,186,245
Partitions, drywall, plumbing chase	6,860	SF	11.90	81,634
Partitions masonry at gym, including furring	4,032	SF	51.80	208,858
Partitions masonry at mechanical spaces, including furring	896	SF	48.80	43,725
Partitions masonry at stairs and elevators, including furring	3,724	SF	48.80	181,731
Glass partitions - aluminum	408	SF	120.00	48,960
Renovation				
Partitions, drywall	25,326	SF	23.05	583,764
Partitions, drywall, plumbing chase	2,324	SF	11.90	27,656

	Quantity	Unit	Rate	Total
Infill door openings	15	EA	1,000.00	15,000
Glass partitions - aluminum	240	SF	120.00	28,800
Subtotal				**$2,406,373**
C1020 INTERIOR DOORS				
Addition				
Wood or metal doors				
Single leaf complete with side lite	48	EA	3,914.00	187,872
Single leaf complete	61	EA	2,780.00	169,580
Double leaf complete	22	PR	4,400.00	96,800
Premium for fire rated doors, assumed 10%	13	EA	250.00	3,250
Aluminum doors and hardware				
Double leaf	2	PR	15,000.00	30,000
Door operators	2	EA	7,000.00	14,000
Add for secure glazing	1	LS	25,000.00	25,000
Renovation				
Wood or metal doors				
Single leaf complete with side lite	24	EA	3,914.00	93,936
Single leaf complete	31	EA	2,780.00	86,180
Double leaf complete	11	PR	4,400.00	48,400
Premium for fire rated doors, assumed 10%	7	EA	250.00	1,750
Aluminum doors and hardware				
Double leaf	3	PR	15,000.00	45,000
Door operators	1	EA	7,000.00	7,000
Add for secure glazing	1	LS	25,000.00	25,000
Subtotal				**$833,768**
C1030 SPECIALTIES				
Addition				
Specialties				
Toilet partitions, accessories, etc.	77,009	GSF	2.05	157,868
Markerboards and tackboards	77,009	GSF	3.00	231,027
Lockers, double tier	441	OPE	365.00	160,965
Extinguishers, signage, corner guards, etc.	77,009	GSF	1.20	92,411
Miscellaneous metals	77,009	SF	4.30	331,139
Sealants throughout building	77,009	SF	0.60	46,205
Renovation				
Specialties				
Toilet partitions, accessories, etc.	38,766	GSF	2.05	79,470
Markerboards and tackboards	38,766	GSF	3.00	116,298
Lockers, double tier	222	OPE	365.00	81,030
Extinguishers, signage, corner guards, etc.	38,766	GSF	1.20	46,519
Miscellaneous metals	38,766	SF	4.30	166,694
Sealants throughout building	38,766	SF	0.60	23,260
Subtotal				**$1,532,886**

		Quantity	Unit	Rate	Total
C2010 STAIR CONSTRUCTION					
Feature staircase		*1*	*FLT*	*175,000.00*	*175,000*
Egress/Internal circulation staircases		*2*	*FLT*	*42,000.00*	*84,000*
Miscellaneous steps and ladders		*1*	*LS*	*7,500.00*	*7,500*
	Subtotal				***$266,500***
C2020 STAIR FINISHES					
Stair finishes					
Feature staircases		*1*	*FLT*	*19,600.00*	*19,600*
Egress staircases		*2*	*FLT*	*8,500.00*	*17,000*
	Subtotal				***$36,600***
C3010 WALL FINISHES					
Addition					
Wall finishes					
Complete		*77,009*	*GSF*	*11.60*	*893,304*
Renovation					
Wall finishes					
Complete		*38,766*	*GSF*	*11.60*	*449,686*
	Subtotal				***$1,342,990***
C3020 FLOOR FINISHES					
Addition					
Floor finishes					
Complete		*77,009*	*GSF*	*14.25*	*1,097,378*
Renovation					
Floor finishes					
Complete		*38,766*	*GSF*	*14.25*	*552,416*
	Subtotal				***$1,649,794***
C3030 CEILING FINISHES					
Addition					
Ceiling finishes					
Complete		*77,009*	*SF*	*11.30*	*870,202*
Renovation					
Ceiling finishes					
Complete		*38,766*	*SF*	*11.30*	*438,056*
	Subtotal				***$1,308,258***
D1010 ELEVATORS AND LIFTS					
Passenger elevators, 2 stops		*1*	*EA*	*213,000.00*	*213,000*
	Subtotal				***$213,000***

	Quantity	Unit	Rate	Total
D2010 PLUMBING				
Addition				
Plumbing, complete	*77,009*	*GSF*	*28.40*	*2,187,056*
Renovation				
Plumbing, complete	*38,766*	*GSF*	*28.40*	*1,100,954*
Subtotal				***$3,288,010***
D3010 HVAC				
Addition				
Hvac, complete	*77,009*	*GSF*	*89.10*	*6,861,502*
Renovation				
Hvac, complete	*38,766*	*GSF*	*89.10*	*3,454,051*
Subtotal				***$10,315,553***
D4010 FIRE PROTECTION				
Addition				
Fire protection, complete	*77,009*	*GSF*	*9.00*	*693,081*
Renovation				
Fire protection, complete	*38,766*	*GSF*	*9.00*	*348,894*
Subtotal				***$1,041,975***
D5010 ELECTRICAL				
Addition				
Electrical, complete	*77,009*	*GSF*	*66.95*	*5,155,753*
Photovoltaics		*By others*		
Renovation				
Electrical, complete	*38,766*	*GSF*	*66.95*	*2,595,384*
Photovoltaics		*By others*		
Subtotal				***$7,751,137***
E1020 INSTITUTIONAL EQUIPMENT				
Addition				
Theater and stage equipment				
Stage curtains and all associated miscellaneous metals for prop supports	*1*	*LS*	*105,000.00*	*105,000*
Audio-visual equipment				
Projection screen , electrical	*1*	*EA*	*6,500.00*	*6,500*
Subtotal				***$111,500***
E1030 VEHICULAR EQUIPMENT				
Loading dock equipment	*1*	*LS*	*17,400.00*	*17,400*
Subtotal				***$17,400***

	Quantity	Unit	Rate	Total
E1090 OTHER EQUIPMENT				
Addition				
Athletic equipment				
Gym equipment	1	LS	156,800.00	156,800
Folding partition	1	LS	110,000.00	110,000
Food service equipment				
Complete	1	LS	624,000.00	624,000
Residential equipment				
Allowance	1	LS	10,000.00	10,000
Subtotal				**$900,800**
E2010 FIXED FURNISHINGS				
Addition				
Miscellaneous casework	77,009	SF	14.65	1,128,182
Entry mat	200	SF	55.00	11,000
Window treatment	6,588	SF	18.00	118,584
Seating				
Telescoping bleachers	150	EA	310.00	46,500
Renovation				
Miscellaneous casework	38,766	SF	14.65	567,922
Entry mat	300	SF	55.00	16,500
Window treatment	3,000	SF	18.00	54,000
Subtotal				**$1,942,688**
E2020 LOOSE FURNISHINGS				
Loose furnishings			0.00	
By owner				
Subtotal				**$0**
F2010 BUILDING ELEMENTS DEMOLITION				
Renovation				
Select demolition				
Interior, complete	38,766	GSF	11.75	455,501
Exterior windows and louvers	3,000	SF	14.70	44,100
Temporary weather enclosures	3,000	SF	6.00	18,000
Exterior doors	12	EA	150.00	1,800
Roofing	38,766	SF	3.00	116,298
Subtotal				**$635,699**
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Renovation				
Hazardous materials abatement				
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	1	LS	1,592,000.00	1,592,000
Subtotal				**$1,592,000**

	Quantity	Unit	Rate	Total
G1010 SITE CLEARING AND DEMOLITION				
Site preparation and development				
Site preparation				
Site set up	*413,803*	*SF*	*0.35*	*144,831*
Site clearance	*413,803*	*SF*	*0.25*	*103,451*
Bituminous/concrete paving demolition	*98,626*	*SF*	*2.45*	*241,634*
Utility demolition	*1*	*LS*	*15,000.00*	*15,000*
Miscellaneous site components	*1*	*LS*	*50,000.00*	*50,000*
General building demolition				
Demolish existing building, including foundations	*328,594*	*CF*	*1.75*	*575,040*
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	*See Selective Demolition*			
Subtotal				***$1,129,956***
G1030 SITE EARTHWORK				
Earthwork				
Strip topsoil, store	*5,402*	*CY*	*15.00*	*81,030*
Cut to fill	*7,663*	*CY*	*30.00*	*229,890*
Over excavate beneath paved areas	*2,824*	*CY*	*95.00*	*268,280*
Fill to make up level to west of existing	*10,133*	*CY*	*50.00*	*506,650*
Rock excavation	*EXCLUDED*			
See Special Foundations for excavation and removal of unsuitable material and other soil remediation measures				
Subtotal				***$1,085,850***
G1040 HAZARDOUS WASTE REMEDIATION				
Hazardous waste remediation				
Remove contaminated soils	*EXCLUDED*			
Subtotal				***$0***
G2010 ROADWAYS AND PARKING LOTS				
Roadway paving				
Bituminous concrete paving, complete with excavation, 12" gravel base etc.	*100,938*	*SF*	*9.75*	*984,146*
Bituminous concrete paving, over existing granular base	*8,250*	*SF*	*5.25*	*43,313*
Granite curbs	*5,010*	*LF*	*60.00*	*300,600*
Rails and barriers				
Vehicle guardrail, assume 3' high, wood	*400*	*LF*	*90.00*	*36,000*
Pavement markings				
Allowance	*1*	*LS*	*36,400.00*	*36,400*
Road signage	*8*	*EA*	*900.00*	*7,200*
Subtotal				***$1,407,659***

	Quantity	Unit	Rate	Total
G2030 PEDESTRIAN PAVING				
Pedestrian paving				
Concrete paving	37,822	SF	13.50	510,597
Play space				
Play surface	13,730	SF	32.60	447,598
Subtotal				**$958,195**
G2040 SITE DEVELOPMENT				
Walls				
Site walls and seat walls	100	LF	420.00	42,000
Retaining walls, segmental at ball field west edge	5,040	SF	60.00	302,400
Fencing				
Allowance for fencing	1	LS	200,000.00	200,000
Site development				
Shade structures	1	LS	75,000.00	75,000
Site accessories and furnishings	323,210	SF	0.35	113,124
Playground structure	1	LS	400,000.00	400,000
Ball fields				
Assumed soccer and baseball	110,000	SF	3.00	330,000
Goal posts etc.	1	LS	12,740.00	12,740
Backstops, fouls poles etc.	1	LS	58,800.00	58,800
Subtotal				**$1,534,064**
G2050 LANDSCAPING				
Landscaping				
Soils respreading	5,402	CY	15.70	84,811
Plantings and lawn areas	162,470	SF	2.75	446,793
Subtotal				**$531,604**
G3010 MECHANICAL UTILITIES				
Water supply	557	LF	144.00	80,208
Sanitary sewer	650	LF	201.00	130,650
Grease interceptor	1	EA	42,000.00	42,000
Storm water (impervious areas)	251,333	SF	3.25	816,832
Stormwater recharge system	5,027	SF	55.00	276,485
Gas distribution	567	LF	55.00	31,185
Subtotal				**$1,377,360**
G4010 ELECTRICAL UTILITIES & SITE LIGHTING				
Electrical utilities				
Primary	548	LF	255.00	139,740
Secondary	75	LF	1,100.00	82,500
Communications	500	LF	250.00	125,000
Generator	100	LF	1,100.00	110,000
Site lighting	213,210	SF	0.50	106,605

	Quantity	Unit	Rate	Total
Site security	213,210	SF	0.30	63,963
Car charging	6	EA	15,000.00	90,000
Subtotal				**$717,808**
MARKUPS				
General conditions and project requirements				
General conditions and requirements	26	MTH	265,000	6,890,000
Bond and Insurance	2.5%		72,375,573	1,809,389
Building permit	0.0%		74,184,962	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	3.0%		74,184,962	2,225,549
Subtotal				**$10,924,938**
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	10.0%		76,410,511	7,641,051
Prime contractor's contingency	0.0%		84,051,562	
Escalation				
Escalation to Start Date (June 2028)	8.1%		84,051,562	6,808,177
Subtotal				**$14,449,228**

Alt 4 (New) - Summary

	Total	GFA $/sf	73,494 %
A10 Foundations	***$4,526,555***	***$61.59***	***7.09%***
A1010 Foundations	$1,223,793	$16.65	1.92%
A1020 Special Foundations	$2,329,270	$31.69	3.65%
A1030 Slab on Grade	$973,492	$13.25	1.53%
A20 Basement Construction	***$0***	***$0.00***	***0.00%***
A2010 Basement Earthwork	$0	$0.00	0.00%
A2020 Basement Walls	$0	$0.00	0.00%
B10 Superstructure	***$4,430,383***	***$60.28***	***6.94%***
B1010 Floor Construction	$1,343,570	$18.28	2.10%
B1020 Roof Construction	$3,086,813	$42.00	4.84%
B20 Exterior Closure	***$8,320,261***	***$113.21***	***13.04%***
B2010 Exterior Walls	$6,062,171	$82.49	9.50%
B2020 Windows	$2,077,690	$28.27	3.26%
B2030 Exterior Doors	$180,400	$2.45	0.28%
B30 Roofing	***$1,969,036***	***$26.79***	***3.08%***
B3010 Roof Covering	$1,965,411	$26.74	3.08%
B3020 Roof Openings	$3,625	$0.05	0.01%
C10 Interior Construction	***$3,729,442***	***$50.74***	***5.84%***
C1010 Partitions	$2,220,750	$30.22	3.48%
C1020 Interior Doors	$535,934	$7.29	0.84%
C1030 Specialties	$972,758	$13.24	1.52%
C20 Staircases	***$303,100***	***$4.12***	***0.47%***
C2010 Stair Construction	$266,500	$3.63	0.42%
C2020 Stair Finishes	$36,600	$0.50	0.06%
C30 Finishes	***$2,509,820***	***$34.15***	***3.93%***
C3010 Wall Finishes	$852,530	$11.60	1.34%
C3020 Floor Finishes	$826,808	$11.25	1.30%
C3030 Ceiling Finishes	$830,482	$11.30	1.30%
D10 Conveying Systems	***$213,000***	***$2.90***	***0.33%***
D1010 Elevators and Lifts	$213,000	$2.90	0.33%
D1020 Escalators and Moving Walkways	$0	$0.00	0.00%
D1030 Other Conveying Systems	$0	$0.00	0.00%
D20 Plumbing	***$2,087,230***	***$28.40***	***3.27%***
D2010 Plumbing Complete	$2,087,230	$28.40	3.27%
D30 Heating, Ventilation and Air Conditioning	***$6,548,315***	***$89.10***	***10.26%***
D3010 HVAC, Complete	$6,548,315	$89.10	10.26%
D40 Fire Protection	***$661,446***	***$9.00***	***1.04%***
D4010 Fire Protection, Complete	$661,446	$9.00	1.04%
D50 Electrical	***$4,920,423***	***$66.95***	***7.71%***
D5010 Electrical, Complete	$4,920,423	$66.95	7.71%
E10 Equipment	***$1,029,700***	***$14.01***	***1.61%***
E1010 Commercial Equipment	$0	$0.00	0.00%
E1020 Institutional Equipment	$111,500	$1.52	0.17%
E1030 Vehicular Equipment	$17,400	$0.24	0.03%
E1090 Other Equipment	$900,800	$12.26	1.41%

Alt 4 (New) - Summary

		Total	GFA 73,494 $/sf	%
E20 Furnishings		**$1,351,819**	**$18.39**	**2.12%**
E2010 Fixed Furnishings		$1,351,819	$18.39	2.12%
E2020 Loose Furnishings		$0	$0.00	0.00%
F10 Special Construction		**$0**	**$0.00**	**0.00%**
F1010 Special Structures		$0	$0.00	0.00%
F1020 Integrated Construction		$0	$0.00	0.00%
F1030 Special Systems and Facilities		$0	$0.00	0.00%
F20 Selective Building Demolition		**$1,592,000**	**$21.66**	**2.49%**
F2010 Building Elements Demolition		$0	$0.00	0.00%
F2020 Hazardous Components Abatement		$1,592,000	$21.66	2.49%
TOTAL BUILDING CONSTRUCTION		**$44,192,530**	**$601.31**	**69.24%**
G10 Site Preparation		**$2,386,148**	**$32.47**	**360.75%**
G1010 Site Clearing and Demolition		$1,460,718	$19.88	2.29%
G1030 Site Earthwork		$925,430	$12.59	1.45%
G1040 Hazardous Waste Remediation		$0	$0.00	0.00%
G20 Site Improvement		**$4,998,833**	**$68.02**	**755.74%**
G2010 Roadways and Parking Lots		$1,758,631	$23.93	2.76%
G2030 Pedestrian Paving		$706,420	$9.61	1.11%
G2040 Site Development		$1,721,220	$23.42	2.70%
G2050 Landscaping		$812,562	$11.06	1.27%
G30 Site Mechanical		**$1,216,129**	**$16.55**	**1.91%**
G3010 Mechanical Utilities		$1,216,129	$16.55	1.91%
G40 Site Electrical		**$774,880**	**$10.54**	**1.21%**
G4010 Electrical Utilities and Site Lighting		$774,880	$10.54	1.21%
G90 Other Site Construction		**$0**	**$0.00**	**0.00%**
G9010 Service and Pedestrian Tunnels		$0	$0.00	0.00%
G9090 Other Site Systems		$0	$0.00	0.00%
Total Site Construction		**$9,375,990**	**$127.57**	**14.69%**
TOTAL BUILDING & SITE		**$53,568,520**	**$728.88**	**83.92%**
Markups		**$10,260,562**	**$139.61**	**16.08%**
General Conditions				
General conditions and project requirements	12.9%	$6,890,000	$93.75	10.79%
Bond and insurance	2.5%	$1,511,463	$20.57	2.37%
Building permit	0.0%	$0	$0.00	0.00%
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	3.0%	$1,859,099	$25.30	2.91%
PLANNED CONSTRUCTION COST	**Jun-26**	**$63,829,082**	**$868.49**	**100.00%**
Contingencies/Escalation		**$12,070,079**	**$164.23**	
Contingencies				
Design and pricing contingency	10.0%	$6,382,908	$86.85	
Prime contractor's contingency	0.0%	$0	$0.00	
Escalation				
Escalation to start date (June 2028)	8.1%	$5,687,171	$77.38	
ESTIMATED CONTRACT AWARD	**Jun-28**	**$75,899,161**	**$1,032.73**	

	Quantity	Unit	Rate	Total
A1010 FOUNDATIONS				
Strip footings at exterior, including foundation wall	1,833	LF	438.00	802,854
Strip footings at interior	297	LF	94.00	27,918
Strip footings at interior, stair wells	116	LF	91.00	10,556
Strip footings at elevation changes, including wall	245	LF	305.00	74,725
Column footings at exterior, including piers/pilasters	51	EA	2,730.00	139,230
Column footings at canopy, including piers/pilasters	12	EA	2,650.00	31,800
Column footings at interior, including piers	49	EA	2,790.00	136,710
Subtotal				**$1,223,793**
A1020 SPECIAL FOUNDATIONS				
Unsuitable soils				
Over excavate beneath building and backfill with structural fill	3,466	CY	95.00	329,270
Soil stabilization - allowance	1	LS	2,000,000	2,000,000
Subtotal				**$2,329,270**
A1030 SLAB ON GRADE				
Standard slab on grade	53,221	SF	15.45	822,264
Premium for trenching below slab on grade utilities	2,661	LF	48.00	127,728
Elevator/Escalator pit	1	EA	23,500.00	23,500
Subtotal				**$973,492**
B1010 FLOOR CONSTRUCTION				
Steel construction, including metal decking	142	TN	6,000.00	852,000
Decking, including shear studs, and pour stops	20,273	SF	9.40	190,566
Concrete topping to floors	20,273	SF	9.80	198,675
Miscellaneous				
Fireproofing and fire stopping	20,273	SF	4.50	91,229
Equipment pads	300	SF	37.00	11,100
Subtotal				**$1,343,570**
B1020 ROOF CONSTRUCTION				
Steel construction	373	TN	6,000.00	2,238,000
Steel construction, at canopy	4	TN	6,000.00	24,000
Decking, with pour stops	53,221	SF	9.40	500,277
Decking at canopy	856	SF	7.50	6,420
Acoustic deck premium	10,367	SF	6.10	63,239
Concrete topping to roofs	4,285	SF	9.80	41,993
Miscellaneous				
Fireproofing	53,221	SF	4.00	212,884
Subtotal				**$3,086,813**
B2010 EXTERIOR WALL				
Interior backup - metal stud	33,937	SF	47.50	1,612,008
Interior backup - cmu at cym	7,930	SF	61.50	487,695

	Quantity	Unit	Rate	Total
Interior backup - cmu at staircases and elevator	*1,368*	*SF*	*60.00*	*82,080*
Interior backup - cmu at mechanical	*1,747*	*SF*	*60.00*	*104,820*
Exterior skin - brick, cast stone etc. including cornices trim,	*33,737*	*SF*	*65.00*	*2,192,905*
Exterior skin - metal panel	*11,246*	*SF*	*86.55*	*973,341*
Soffits @ building overhang	*613*	*SF*	*65.00*	*39,845*
Soffits @ canopy	*856*	*SF*	*65.00*	*55,640*
Miscellaneous				
Scaffolding to exterior wall	*56,157*	*SF*	*6.00*	*336,942*
Flashings, blocking etc.	*56,157*	*SF*	*3.15*	*176,895*
Subtotal				***$6,062,171***
B2020 WINDOWS				
Aluminum windows and storefront, triple glazed	*11,174*	*SF*	*185.00*	*2,067,190*
Louvers	*100*	*SF*	*105.00*	*10,500*
Subtotal				***$2,077,690***
B2030 EXTERIOR DOORS				
Hollow metal or wood doors, frame and hardware				
Double leaf	*8*	*PR*	*6,800.00*	*54,400*
Aluminum doors				
Double leaf	*4*	*PR*	*15,000.00*	*60,000*
Overhead doors	*1*	*EA*	*20,000.00*	*20,000*
Add for secure glazing	*1*	*LS*	*25,000.00*	*25,000*
Door operators	*3*	*EA*	*7,000.00*	*21,000*
Subtotal				***$180,400***
B3010 ROOF COVERING				
PVC roof membrane fully adhered	*53,221*	*SF*	*34.46*	*1,833,996*
Miscellaneous roofing				
Coping	*1,395*	*LF*	*85.00*	*118,575*
Edge trim	*428*	*LF*	*30.00*	*12,840*
Subtotal				***$1,965,411***
B3020 ROOF OPENINGS				
Roof hatch/ vents	*1*	*LS*	*3,625.00*	*3,625*
Subtotal				***$3,625***
C1010 PARTITIONS				
Partitions, drywall	*46,158*	*SF*	*23.05*	*1,063,942*
Partitions, drywall, plumbing chase	*4,746*	*SF*	*11.90*	*56,477*
Partitions masonry at gym, including furring	*13,160*	*SF*	*51.80*	*681,688*
Partitions masonry at mechanical spaces, including furring	*1,176*	*SF*	*48.80*	*57,389*
Partitions masonry at stairs and elevators, including furring	*4,088*	*SF*	*48.80*	*199,494*
Glass partitions - aluminum	*1,128*	*SF*	*120.00*	*135,360*

		Quantity	Unit	Rate	Total
Rails and handrails					
Ramp					
Handrail		33	LF	250.00	8,250
Rails		33	LF	550.00	18,150
	Subtotal				**$2,220,750**
C1020 INTERIOR DOORS					
Wood or metal doors					
Single leaf complete with side lite		46	EA	3,914.00	180,044
Single leaf complete		58	EA	2,780.00	161,240
Double leaf complete		21	PR	4,400.00	92,400
Premium for fire rated doors, assumed 10%		13	EA	250.00	3,250
Aluminum doors and hardware					
Double leaf		4	PR	15,000.00	60,000
Door operators		2	EA	7,000.00	14,000
Add for secure glazing		1	LS	25,000.00	25,000
	Subtotal				**$535,934**
C1030 SPECIALTIES					
Specialties					
Toilet partitions, accessories, etc.		73,494	GSF	2.05	150,663
Markerboards and tackboards		73,494	GSF	3.00	220,482
Lockers, double tier		420	OPE	365.00	153,300
Extinguishers, signage, corner guards, etc.		73,494	GSF	1.20	88,193
Miscellaneous metals		73,494	SF	4.30	316,024
Sealants throughout building		73,494	SF	0.60	44,096
	Subtotal				**$972,758**
C2010 STAIR CONSTRUCTION					
Feature staircase		1	FLT	175,000.00	175,000
Egress/Internal circulation staircases		2	FLT	42,000.00	84,000
Miscellaneous steps and ladders		1	LS	7,500.00	7,500
	Subtotal				**$266,500**
C2020 STAIR FINISHES					
Stair finishes					
Feature staircases		1	FLT	19,600.00	19,600
Egress staircases		2	FLT	8,500.00	17,000
	Subtotal				**$36,600**
C3010 WALL FINISHES					
Wall finishes					
Complete		73,494	GSF	11.60	852,530
	Subtotal				**$852,530**

	Quantity	Unit	Rate	Total
C3020 FLOOR FINISHES				
Floor finishes				
Complete	*73,494*	*GSF*	*11.25*	*826,808*
Subtotal				***$826,808***
C3030 CEILING FINISHES				
Addition				
Ceiling finishes				
Complete	*73,494*	*SF*	*11.30*	*830,482*
Subtotal				***$830,482***
D1010 ELEVATORS AND LIFTS				
Passenger elevators, 2 stops	*1*	*EA*	*213,000.00*	*213,000*
Subtotal				***$213,000***
D2010 PLUMBING				
Plumbing, complete	*73,494*	*GSF*	*28.40*	*2,087,230*
Subtotal				***$2,087,230***
D3010 HVAC				
Hvac, complete	*73,494*	*GSF*	*89.10*	*6,548,315*
Subtotal				***$6,548,315***
D4010 FIRE PROTECTION				
Fire protection, complete	*73,494*	*GSF*	*9.00*	*661,446*
Subtotal				***$661,446***
D5010 ELECTRICAL				
Electrical, complete	*73,494*	*GSF*	*66.95*	*4,920,423*
Photovoltaics		*By others*		
Subtotal				***$4,920,423***
E1020 INSTITUTIONAL EQUIPMENT				
Theater and stage equipment				
Stage curtains and all associated miscellaneous metals for prop supports	*1*	*LS*	*105,000.00*	*105,000*
Audio-visual equipment				
Projection screen , electrical	*1*	*EA*	*6,500.00*	*6,500*
Subtotal				***$111,500***
E1030 VEHICULAR EQUIPMENT				
Loading dock equipment	*1*	*LS*	*17,400.00*	*17,400*
Subtotal				***$17,400***

	Quantity	Unit	Rate	Total
E1090 OTHER EQUIPMENT				
Athletic equipment				
Gym equipment	1	LS	156,800.00	156,800
Folding partition	1	LS	110,000.00	110,000
Food service equipment				
Complete	1	LS	624,000.00	624,000
Residential equipment				
Allowance	1	LS	10,000.00	10,000
Subtotal				**$900,800**
E2010 FIXED FURNISHINGS				
Miscellaneous casework	73,494	SF	14.65	1,076,687
Entry mat	500	SF	55.00	27,500
Window treatment	11,174	SF	18.00	201,132
Seating				
Telescoping bleachers	150	EA	310.00	46,500
Subtotal				**$1,351,819**
E2020 LOOSE FURNISHINGS				
Loose furnishings			0.00	
By owner				
Subtotal				**$0**
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Hazardous materials abatement				
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	1	LS	1,592,000.00	1,592,000
Subtotal				**$1,592,000**
G1010 SITE CLEARING AND DEMOLITION				
Site preparation and development				
Site preparation				
Site set up	471,277	SF	0.35	164,947
Site clearance	471,277	SF	0.25	117,819
Bituminous/concrete paving demolition	98,626	SF	2.45	241,634
Utility demolition	1	LS	15,000.00	15,000
Miscellaneous site components	1	LS	50,000.00	50,000
General building demolition				
Demolish existing building, including foundations	871,318	CF	1.00	871,318
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	See Selective Demolition			
Subtotal				**$1,460,718**

	Quantity	Unit	Rate	Total
G1030 SITE EARTHWORK				
Earthwork				
Strip topsoil, store	5,748	CY	15.00	86,220
Cut to fill	8,727	CY	30.00	261,810
Over excavate beneath paved areas	2,878	CY	95.00	273,410
Fill to make up level to west of existing	10,133	CY	30.00	303,990
Rock excavation		EXCLUDED		
See Special Foundations for excavation and removal of unsuitable material and other soil remediation measures				
Subtotal				**$925,430**
G1040 HAZARDOUS WASTE REMEDIATION				
Hazardous waste remediation				
Remove contaminated soils		EXCLUDED		
Subtotal				**$0**
G2010 ROADWAYS AND PARKING LOTS				
Roadway paving				
Bituminous concrete paving, complete with excavation, 12" gravel base etc.	122,875	SF	9.75	1,198,031
Granite curbs	7,940	LF	60.00	476,400
Rails and barriers				
Vehicle guardrail, assume 3' high, wood	400	LF	90.00	36,000
Pavement markings				
Allowance	1	LS	41,000.00	41,000
Road signage	8	EA	900.00	7,200
Subtotal				**$1,758,631**
G2030 PEDESTRIAN PAVING				
Pedestrian paving				
Concrete paving	18,520	SF	13.50	250,020
Play space				
Play surface	14,000	SF	32.60	456,400
Subtotal				**$706,420**
G2040 SITE DEVELOPMENT				
Walls				
Site walls and seat walls	258	LF	420.00	108,360
Retaining walls, segmental at ball field west edge	5,600	SF	60.00	336,000
Fencing				
Allowance for fencing	1	LS	200,000.00	200,000
Site development				
Shade structures	1	LS	75,000.00	75,000
Site accessories and furnishings	418,056	SF	0.35	146,320
Playground structure	1	LS	400,000.00	400,000

	Quantity	Unit	Rate	Total
Ball fields				
Assumed soccer and baseball	*128,000*	*SF*	*3.00*	*384,000*
Goal posts etc.	*1*	*LS*	*12,740.00*	*12,740*
Backstops, fouls poles etc.	*1*	*LS*	*58,800.00*	*58,800*
Subtotal				***$1,721,220***
G2050 LANDSCAPING				
Landscaping				
Soils respreading	*5,748*	*CY*	*15.70*	*90,244*
Plantings and lawn areas	*262,661*	*SF*	*2.75*	*722,318*
Subtotal				***$812,562***
G3010 MECHANICAL UTILITIES				
Water supply	*915*	*LF*	*144.00*	*131,760*
Sanitary sewer	*507*	*LF*	*201.00*	*101,907*
Grease interceptor	*1*	*EA*	*42,000.00*	*42,000*
Storm water (impervious areas)	*208,616*	*SF*	*3.25*	*678,002*
Stormwater recharge system	*4,172*	*SF*	*55.00*	*229,460*
Gas distribution	*600*	*LF*	*55.00*	*33,000*
Subtotal				***$1,216,129***
G4010 ELECTRICAL UTILITIES & SITE LIGHTING				
Electrical utilities				
Primary	*517*	*LF*	*255.00*	*131,835*
Secondary	*75*	*LF*	*1,100.00*	*82,500*
Communications	*514*	*LF*	*250.00*	*128,500*
Generator	*100*	*LF*	*1,100.00*	*110,000*
Site lighting	*290,056*	*SF*	*0.50*	*145,028*
Site security	*290,056*	*SF*	*0.30*	*87,017*
Car charging	*6*	*EA*	*15,000.00*	*90,000*
Subtotal				***$774,880***
MARKUPS				
General conditions and project requirements				
General conditions and requirements	*26*	*MTH*	*265,000*	*6,890,000*
Bond and Insurance	*2.5%*		*60,458,520*	*1,511,463*
Building permit	*0.0%*		*61,969,983*	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*		*61,969,983*	*1,859,099*
Subtotal				***$10,260,562***

	Quantity	Unit	Rate	Total
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	*10.0%*		*63,829,082*	*6,382,908*
Prime contractor's contingency	*0.0%*		*70,211,990*	
Escalation				
Escalation to Start Date (June 2028)	*8.1%*		*70,211,990*	*5,687,171*
Subtotal				***$12,070,079***

Alt 5 (New) - Summary

	Total	GFA $/sf	119,250 %
A10 Foundations	***$4,897,603***	***$41.07***	***6.04%***
A1010 Foundations	*$1,185,141*	*$9.94*	*1.46%*
A1020 Special Foundations	*$2,413,820*	*$20.24*	*2.98%*
A1030 Slab on Grade	*$1,298,642*	*$10.89*	*1.60%*
A20 Basement Construction	***$0***	***$0.00***	***0.00%***
A2010 Basement Earthwork	*$0*	*$0.00*	*0.00%*
A2020 Basement Walls	*$0*	*$0.00*	*0.00%*
B10 Superstructure	***$7,370,580***	***$61.81***	***9.09%***
B1010 Floor Construction	*$2,806,154*	*$23.53*	*3.46%*
B1020 Roof Construction	*$4,564,426*	*$38.28*	*5.63%*
B20 Exterior Closure	***$7,263,870***	***$60.91***	***8.95%***
B2010 Exterior Walls	*$5,253,460*	*$44.05*	*6.48%*
B2020 Windows	*$1,806,110*	*$15.15*	*2.23%*
B2030 Exterior Doors	*$204,300*	*$1.71*	*0.25%*
B30 Roofing	***$2,571,415***	***$21.56***	***3.17%***
B3010 Roof Covering	*$2,564,165*	*$21.50*	*3.16%*
B3020 Roof Openings	*$7,250*	*$0.06*	*0.01%*
C10 Interior Construction	***$5,315,802***	***$44.58***	***6.55%***
C1010 Partitions	*$2,932,224*	*$24.59*	*3.61%*
C1020 Interior Doors	*$796,250*	*$6.68*	*0.98%*
C1030 Specialties	*$1,587,328*	*$13.31*	*1.96%*
C20 Staircases	***$404,100***	***$3.39***	***0.50%***
C2010 Stair Construction	*$350,500*	*$2.94*	*0.43%*
C2020 Stair Finishes	*$53,600*	*$0.45*	*0.07%*
C30 Finishes	***$4,072,388***	***$34.15***	***5.02%***
C3010 Wall Finishes	*$1,383,300*	*$11.60*	*1.71%*
C3020 Floor Finishes	*$1,341,563*	*$11.25*	*1.65%*
C3030 Ceiling Finishes	*$1,347,525*	*$11.30*	*1.66%*
D10 Conveying Systems	***$426,000***	***$3.57***	***0.53%***
D1010 Elevators and Lifts	*$426,000*	*$3.57*	*0.53%*
D1020 Escalators and Moving Walkways	*$0*	*$0.00*	*0.00%*
D1030 Other Conveying Systems	*$0*	*$0.00*	*0.00%*
D20 Plumbing	***$3,386,700***	***$28.40***	***4.17%***
D2010 Plumbing Complete	*$3,386,700*	*$28.40*	*4.17%*
D30 Heating, Ventilation and Air Conditioning	***$10,625,175***	***$89.10***	***13.10%***
D3010 HVAC, Complete	*$10,625,175*	*$89.10*	*13.10%*
D40 Fire Protection	***$1,073,250***	***$9.00***	***1.32%***
D4010 Fire Protection, Complete	*$1,073,250*	*$9.00*	*1.32%*
D50 Electrical	***$7,983,788***	***$66.95***	***9.84%***
D5010 Electrical, Complete	*$7,983,788*	*$66.95*	*9.84%*
E10 Equipment	***$1,160,350***	***$9.73***	***1.43%***
E1010 Commercial Equipment	*$0*	*$0.00*	*0.00%*
E1020 Institutional Equipment	*$111,500*	*$0.94*	*0.14%*
E1030 Vehicular Equipment	*$17,400*	*$0.15*	*0.02%*
E1090 Other Equipment	*$1,031,450*	*$8.65*	*1.27%*

		Total	GFA $/sf	119,250 %
E20 Furnishings		***$1,995,721***	***$16.74***	***2.46%***
E2010 Fixed Furnishings		*$1,995,721*	*$16.74*	*2.46%*
E2020 Loose Furnishings		*$0*	*$0.00*	*0.00%*
F10 Special Construction		***$0***	***$0.00***	***0.00%***
F1010 Special Structures		*$0*	*$0.00*	*0.00%*
F1020 Integrated Construction		*$0*	*$0.00*	*0.00%*
F1030 Special Systems and Facilities		*$0*	*$0.00*	*0.00%*
F20 Selective Building Demolition		***$1,592,000***	***$13.35***	***1.96%***
F2010 Building Elements Demolition		*$0*	*$0.00*	*0.00%*
F2020 Hazardous Components Abatement		*$1,592,000*	*$13.35*	*1.96%*
TOTAL BUILDING CONSTRUCTION		***$60,138,742***	***$504.31***	***74.14%***
G10 Site Preparation		***$2,398,604***	***$20.11***	***223.49%***
G1010 Site Clearing and Demolition		*$1,442,099*	*$12.09*	*1.78%*
G1030 Site Earthwork		*$956,505*	*$8.02*	*1.18%*
G1040 Hazardous Waste Remediation		*$0*	*$0.00*	*0.00%*
G20 Site Improvement		***$5,219,618***	***$43.77***	***486.34%***
G2010 Roadways and Parking Lots		*$1,850,693*	*$15.52*	*2.28%*
G2030 Pedestrian Paving		*$1,108,170*	*$9.29*	*1.37%*
G2040 Site Development		*$1,678,044*	*$14.07*	*2.07%*
G2050 Landscaping		*$582,711*	*$4.89*	*0.72%*
G30 Site Mechanical		***$1,430,496***	***$12.00***	***1.76%***
G3010 Mechanical Utilities		*$1,430,496*	*$12.00*	*1.76%*
G40 Site Electrical		***$758,936***	***$6.36***	***0.94%***
G4010 Electrical Utilities and Site Lighting		*$758,936*	*$6.36*	*0.94%*
G90 Other Site Construction		***$0***	***$0.00***	***0.00%***
G9010 Service and Pedestrian Tunnels		*$0*	*$0.00*	*0.00%*
G9090 Other Site Systems		*$0*	*$0.00*	*0.00%*
Total Site Construction		***$9,807,654***	***$82.24***	***12.09%***
TOTAL BUILDING & SITE		***$69,946,396***	***$586.55***	***86.23%***
Markups		***$11,173,629***	***$93.70***	***13.77%***
General Conditions				
General conditions and project requirements	*9.9%*	*$6,890,000*	*$57.78*	*8.49%*
Bond and insurance	*2.5%*	*$1,920,910*	*$16.11*	*2.37%*
Building permit	*0.0%*	*$0*	*$0.00*	*0.00%*
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*	*$2,362,719*	*$19.81*	*2.91%*
PLANNED CONSTRUCTION COST	***Jun-26***	***$81,120,025***	***$680.25***	***100.00%***
Contingencies/Escalation		***$15,339,797***	***$128.64***	
Contingencies				
Design and pricing contingency	*10.0%*	*$8,112,003*	*$68.03*	
Prime contractor's contingency	*0.0%*	*$0*	*$0.00*	
Escalation				
Escalation to start date (June 2028)	*8.1%*	*$7,227,794*	*$60.61*	
ESTIMATED CONTRACT AWARD	***Jun-28***	***$96,459,822***	***$808.89***	

	Quantity	Unit	Rate	Total
A1010 FOUNDATIONS				
Strip footings at exterior, including foundation wa	1,657	LF	438.00	725,766
Strip footings at interior	123	LF	94.00	11,562
Strip footings at interior, stair wells	168	LF	91.00	15,288
Strip footings at elevation changes, including wall	255	LF	305.00	77,775
Column footings at exterior, including piers/pilaste	58	EA	2,730.00	158,340
Column footings at canopy, including piers/pilaste	12	EA	2,650.00	31,800
Column footings at interior, including piers	59	EA	2,790.00	164,610
Subtotal				**$1,185,141**
A1020 SPECIAL FOUNDATIONS				
Unsuitable soils				
Over excavate beneath building and backfill with structural fill	4,356	CY	95.00	413,820
Soil stabilization - allowance	1	LS	2,000,000	2,000,000
Subtotal				**$2,413,820**
A1030 SLAB ON GRADE				
Standard slab on grade	70,120	SF	15.45	1,083,354
Premium for trenching below slab on grade utilitie	3,506	LF	48.00	168,288
Elevator/Escalator pit	2	EA	23,500.00	47,000
Subtotal				**$1,298,642**
B1010 FLOOR CONSTRUCTION				
Steel construction, including metal decking	344	TN	6,000.00	2,064,000
Decking, including shear studs, and pour stops	49,130	SF	9.40	461,822
Concrete topping to floors	4,913	SF	9.80	48,147
Miscellaneous				
Fireproofing and fire stopping	49,130	SF	4.50	221,085
Equipment pads	300	SF	37.00	11,100
Subtotal				**$2,806,154**
B1020 ROOF CONSTRUCTION				
Steel construction	491	TN	6,000.00	2,946,000
Steel construction, at canopy	4	TN	6,000.00	24,000
Decking,	70,120	SF	9.40	659,128
Decking at canopy	800	SF	7.50	6,000
Acoustic deck premium	10,367	SF	6.10	63,239
Concrete topping to roofs	59,753	SF	9.80	585,579
Miscellaneous				
Fireproofing	70,120	SF	4.00	280,480
Subtotal				**$4,564,426**
B2010 EXTERIOR WALL				
Interior backup - metal stud	28,434	SF	47.50	1,350,615
Interior backup - cmu at cym	4,701	SF	61.50	289,112

	Quantity	Unit	Rate	Total
Interior backup - cmu at staircases and elevator	3,282	SF	60.00	196,920
Interior backup - cmu at mechanical	2,408	SF	60.00	144,480
Exterior skin - brick, cast stone etc. including corni	29,119	SF	65.00	1,892,735
Exterior skin - metal panel	9,706	SF	86.55	840,054
Soffits @ building overhang	613	SF	65.00	39,845
Soffits @ canopy	856	SF	65.00	55,640
Miscellaneous				
Scaffolding to exterior wall	48,531	SF	6.00	291,186
Flashings, blocking etc.	48,531	SF	3.15	152,873
Subtotal				**$5,253,460**
B2020 WINDOWS				
Aluminum windows and storefront, triple glazed	9,706	SF	185.00	1,795,610
Louvers	100	SF	105.00	10,500
Subtotal				**$1,806,110**
B2030 EXTERIOR DOORS				
Hollow metal or wood doors, frame and hardware				
Single leaf	1	PR	3,700.00	3,700
Double leaf	12	PR	6,800.00	81,600
Aluminum doors				
Double leaf	4	PR	15,000.00	60,000
Overhead doors	1	EA	20,000.00	20,000
Add for secure glazing	1	LS	25,000.00	25,000
Door operators	2	EA	7,000.00	14,000
Subtotal				**$204,300**
B3010 ROOF COVERING				
PVC roof membrane fully adhered	70,120	SF	34.46	2,416,335
Miscellaneous roofing				
Coping	1,592	LF	85.00	135,320
Edge trim	417	LF	30.00	12,510
Subtotal				**$2,564,165**
B3020 ROOF OPENINGS				
Roof hatch/ vents	2	LS	3,625.00	7,250
Subtotal				**$7,250**
C1010 PARTITIONS				
Partitions, drywall	90,202	SF	23.05	2,079,156
Partitions, drywall, plumbing chase	7,994	SF	11.90	95,129
Partitions masonry at gym, including furring	4,312	SF	51.80	223,362
Partitions masonry at mechanical spaces, includin	1,400	SF	48.80	68,320
Partitions masonry at stairs and elevators, includi	6,944	SF	48.80	338,867
Glass partitions - aluminum	672	SF	120.00	80,640

	Quantity	Unit	Rate	Total
Rails and handrails				
Open to below				
Rails	37	LF	550.00	20,350
Ramp				
Handrail	33	LF	250.00	8,250
Rails	33	LF	550.00	18,150
Subtotal				**$2,932,224**
C1020 INTERIOR DOORS				
Wood or metal doors				
Single leaf complete with side lite	75	EA	3,914.00	293,550
Single leaf complete	95	EA	2,780.00	264,100
Double leaf complete	34	PR	4,400.00	149,600
Premium for fire rated doors, assumed 10%	20	EA	250.00	5,000
Aluminum doors and hardware				
Double leaf	3	PR	15,000.00	45,000
Door operators	2	EA	7,000.00	14,000
Add for secure glazing	1	LS	25,000.00	25,000
Subtotal				**$796,250**
C1030 SPECIALTIES				
Specialties				
Toilet partitions, accessories, etc.	119,250	GSF	2.05	244,463
Markerboards and tackboards	119,250	GSF	3.00	357,750
Lockers, double tier	706	OPE	365.00	257,690
Extinguishers, signage, corner guards, etc.	119,250	GSF	1.20	143,100
Miscellaneous metals	119,250	SF	4.30	512,775
Sealants throughout building	119,250	SF	0.60	71,550
Subtotal				**$1,587,328**
C2010 STAIR CONSTRUCTION				
Feature staircase	1	FLT	175,000.00	175,000
Egress/Internal circulation staircases	4	FLT	42,000.00	168,000
Miscellaneous steps and ladders	1	LS	7,500.00	7,500
Subtotal				**$350,500**
C2020 STAIR FINISHES				
Stair finishes				
Feature staircases	1	FLT	19,600.00	19,600
Egress staircases	4	FLT	8,500.00	34,000
Subtotal				**$53,600**
C3010 WALL FINISHES				
Wall finishes				
Complete	119,250	GSF	11.60	1,383,300
Subtotal				**$1,383,300**

	Quantity	Unit	Rate	Total
C3020 FLOOR FINISHES				
Floor finishes				
Complete	*119,250*	*GSF*	*11.25*	*1,341,563*
Subtotal				***$1,341,563***
C3030 CEILING FINISHES				
Ceiling finishes				
Complete	*119,250*	*SF*	*11.30*	*1,347,525*
Subtotal				***$1,347,525***
D1010 ELEVATORS AND LIFTS				
Passenger elevators, 2 stops	*2*	*EA*	*213,000.00*	*426,000*
Subtotal				***$426,000***
D2010 PLUMBING				
Plumbing, complete	*119,250*	*GSF*	*28.40*	*3,386,700*
Subtotal				***$3,386,700***
D3010 HVAC				
Hvac, complete	*119,250*	*GSF*	*89.10*	*10,625,175*
Subtotal				***$10,625,175***
D4010 FIRE PROTECTION				
Fire protection, complete	*119,250*	*GSF*	*9.00*	*1,073,250*
Subtotal				***$1,073,250***
D5010 ELECTRICAL				
Electrical, complete	*119,250*	*GSF*	*66.95*	*7,983,788*
Photovoltaics		*By others*		
Subtotal				***$7,983,788***
E1020 INSTITUTIONAL EQUIPMENT				
Theater and stage equipment				
Stage curtains and all associated miscellaneous metals for prop supports	*1*	*LS*	*105,000.00*	*105,000*
Audio-visual equipment				
Projection screen , electrical	*1*	*EA*	*6,500.00*	*6,500*
Subtotal				***$111,500***
E1030 VEHICULAR EQUIPMENT				
Loading dock equipment	*1*	*LS*	*17,400.00*	*17,400*
Subtotal				***$17,400***
E1090 OTHER EQUIPMENT				
Athletic equipment				
Gym equipment	*1*	*LS*	*156,800.00*	*156,800*

	Quantity	Unit	Rate	Total
Folding partition	1	LS	110,000.00	110,000
Food service equipment				
Complete	1	LS	754,650.00	754,650
Residential equipment				
Allowance	1	LS	10,000.00	10,000
Subtotal				**$1,031,450**
E2010 FIXED FURNISHINGS				
Miscellaneous casework	119,250	SF	14.65	1,747,013
Entry mat	500	SF	55.00	27,500
Window treatment	9,706	SF	18.00	174,708
Seating				
Telescoping bleachers	150	EA	310.00	46,500
Subtotal				**$1,995,721**
E2020 LOOSE FURNISHINGS				
Loose furnishings			0.00	
By owner				
Subtotal				**$0**
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Renovation				
Hazardous materials abatement				
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	1	LS	1,592,000.00	1,592,000
Subtotal				**$1,592,000**
G1010 SITE CLEARING AND DEMOLITION				
Site preparation and development				
Site preparation				
Site set up	440,245	SF	0.35	154,086
Site clearance	440,245	SF	0.25	110,061
Bituminous/concrete paving demolition	98,626	SF	2.45	241,634
Utility demolition	1	LS	15,000.00	15,000
Miscellaneous site components	1	LS	50,000.00	50,000
General building demolition				
Demolish existing building, including foundatio	871,318	CF	1.00	871,318
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	See Selective Demolition			
Subtotal				**$1,442,099**

	Quantity	Unit	Rate	Total
G1030 SITE EARTHWORK				
Earthwork				
Strip topsoil, store	*5,174*	*CY*	*15.00*	*77,610*
Cut to fill	*8,153*	*CY*	*30.00*	*244,590*
Over excavate beneath paved areas	*3,477*	*CY*	*95.00*	*330,315*
Fill to make up level to west of existing	*10,133*	*CY*	*30.00*	*303,990*
Rock excavation		*EXCLUDED*		
See Special Foundations for excavation and removal of unsuitable material and other soil remediation measures				
Subtotal				***$956,505***
G1040 HAZARDOUS WASTE REMEDIATION				
Hazardous waste remediation				
Remove contaminated soils		*EXCLUDED*		
Subtotal				***$0***
G2010 ROADWAYS AND PARKING LOTS				
Roadway paving				
Bituminous concrete paving, complete with excavation, 12" gravel base etc.	*127,612*	*SF*	*9.75*	*1,244,217*
Patching at perimeter curb	*1,868*	*SF*	*12.00*	*22,416*
Granite curbs	*8,306*	*LF*	*60.00*	*498,360*
Rails and barriers				
Vehicle guardrail, assume 3' high, wood	*400*	*LF*	*90.00*	*36,000*
Pavement markings				
Allowance	*1*	*LS*	*42,500.00*	*42,500*
Road signage	*8*	*EA*	*900.00*	*7,200*
Subtotal				***$1,850,693***
G2030 PEDESTRIAN PAVING				
Pedestrian paving				
Concrete paving	*44,657*	*SF*	*13.50*	*602,870*
Play space				
Play surface	*15,500*	*SF*	*32.60*	*505,300*
Subtotal				***$1,108,170***
G2040 SITE DEVELOPMENT				
Walls				
Site walls and seat walls	*258*	*LF*	*420.00*	*108,360*
Retaining walls, segmental at ball field west ed	*6,560*	*SF*	*60.00*	*393,600*
Fencing				
Allowance for fencing	*1*	*LS*	*200,000.00*	*200,000*
Site development				
Shade structures	*1*	*LS*	*75,000.00*	*75,000*
Site accessories and furnishings	*370,125*	*SF*	*0.35*	*129,544*

	Quantity	Unit	Rate	Total
Playground structure	1	LS	400,000.00	400,000
Ball fields				
Assumed soccer and baseball	100,000	SF	3.00	300,000
Goal posts etc.	1	LS	12,740.00	12,740
Backstops, fouls poles etc.	1	LS	58,800.00	58,800
Subtotal				**$1,678,044**
G2050 LANDSCAPING				
Landscaping				
Soils respreading	5,174	CY	15.70	81,232
Plantings and lawn areas	182,356	SF	2.75	501,479
Subtotal				**$582,711**
G3010 MECHANICAL UTILITIES				
Water supply	915	LF	144.00	131,760
Sanitary sewer	507	LF	201.00	101,907
Grease interceptor	1	EA	42,000.00	42,000
Storm water (impervious areas)	257,889	SF	3.25	838,139
Stormwater recharge system	5,158	SF	55.00	283,690
Gas distribution	600	LF	55.00	33,000
Subtotal				**$1,430,496**
G4010 ELECTRICAL UTILITIES & SITE LIGHTING				
Electrical utilities				
Primary	517	LF	255.00	131,835
Secondary	75	LF	1,100.00	82,500
Communications	514	LF	250.00	128,500
Generator	100	LF	1,100.00	110,000
Site lighting	270,125	SF	0.50	135,063
Site security	270,125	SF	0.30	81,038
Car charging	6	EA	15,000.00	90,000
Subtotal				**$758,936**
MARKUPS				
General conditions and project requirements				
General conditions and requirements	26	MTH	265,000	6,890,000
Bond and Insurance	2.5%		76,836,396	1,920,910
Building permit	0.0%		78,757,306	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	3.0%		78,757,306	2,362,719
Subtotal				**$11,173,629**

	Quantity	Unit	Rate	Total
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	*10.0%*		*81,120,025*	*8,112,003*
Prime contractor's contingency	*0.0%*		*89,232,028*	
Escalation				
Escalation to Start Date (June 2028)	*8.1%*		*89,232,028*	*7,227,794*
Subtotal				***$15,339,797***

	Total	GFA $/sf	80,200 %
A10 Foundations	***$2,273,893***	***$28.35***	***3.43%***
A1010 Foundations	$1,180,511	$14.72	1.78%
A1020 Special Foundations	$0	$0.00	0.00%
A1030 Slab on Grade	$1,093,382	$13.63	1.65%
A20 Basement Construction	***$0***	***$0.00***	***0.00%***
A2010 Basement Earthwork	$0	$0.00	0.00%
A2020 Basement Walls	$0	$0.00	0.00%
B10 Superstructure	***$5,057,346***	***$63.06***	***7.63%***
B1010 Floor Construction	$1,238,197	$15.44	1.87%
B1020 Roof Construction	$3,819,149	$47.62	5.76%
B20 Exterior Closure	***$7,055,802***	***$87.98***	***10.64%***
B2010 Exterior Walls	$5,116,987	$63.80	7.72%
B2020 Windows	$1,737,845	$21.67	2.62%
B2030 Exterior Doors	$200,970	$2.51	0.30%
B30 Roofing	***$2,173,670***	***$27.10***	***3.28%***
B3010 Roof Covering	$2,166,420	$27.01	3.27%
B3020 Roof Openings	$7,250	$0.09	0.01%
C10 Interior Construction	***$4,646,464***	***$57.94***	***7.01%***
C1010 Partitions	$2,932,224	$36.56	4.42%
C1020 Interior Doors	$562,320	$7.01	0.85%
C1030 Specialties	$1,151,920	$14.36	1.74%
C20 Staircases	***$303,100***	***$3.78***	***0.46%***
C2010 Stair Construction	$266,500	$3.32	0.40%
C2020 Stair Finishes	$36,600	$0.46	0.06%
C30 Finishes	***$2,738,830***	***$34.15***	***4.13%***
C3010 Wall Finishes	$930,320	$11.60	1.40%
C3020 Floor Finishes	$902,250	$11.25	1.36%
C3030 Ceiling Finishes	$906,260	$11.30	1.37%
D10 Conveying Systems	***$426,000***	***$5.31***	***0.64%***
D1010 Elevators and Lifts	$426,000	$5.31	0.64%
D1020 Escalators and Moving Walkways	$0	$0.00	0.00%
D1030 Other Conveying Systems	$0	$0.00	0.00%
D20 Plumbing	***$2,277,680***	***$28.40***	***3.43%***
D2010 Plumbing Complete	$2,277,680	$28.40	3.43%
D30 Heating, Ventilation and Air Conditioning	***$7,145,820***	***$89.10***	***10.77%***
D3010 HVAC, Complete	$7,145,820	$89.10	10.77%
D40 Fire Protection	***$721,800***	***$9.00***	***1.09%***
D4010 Fire Protection, Complete	$721,800	$9.00	1.09%
D50 Electrical	***$5,369,390***	***$66.95***	***8.10%***
D5010 Electrical, Complete	$5,369,390	$66.95	8.10%
E10 Equipment	***$1,160,350***	***$14.47***	***1.75%***
E1010 Commercial Equipment	$0	$0.00	0.00%
E1020 Institutional Equipment	$111,500	$1.39	0.17%
E1030 Vehicular Equipment	$17,400	$0.22	0.03%
E1090 Other Equipment	$1,031,450	$12.86	1.56%

Alt 6 (New) - Summary

		Total	GFA $/sf	80,200 %
E20 Furnishings		**$1,416,996**	**$17.67**	**2.14%**
E2010 Fixed Furnishings		$1,416,996	$17.67	2.14%
E2020 Loose Furnishings		$0	$0.00	0.00%
F10 Special Construction		**$0**	**$0.00**	**0.00%**
F1010 Special Structures		$0	$0.00	0.00%
F1020 Integrated Construction		$0	$0.00	0.00%
F1030 Special Systems and Facilities		$0	$0.00	0.00%
F20 Selective Building Demolition		**$1,592,000**	**$19.85**	**2.40%**
F2010 Building Elements Demolition		$0	$0.00	0.00%
F2020 Hazardous Components Abatement		$1,592,000	$19.85	2.40%
TOTAL BUILDING CONSTRUCTION		**$44,359,141**	**$553.11**	**66.88%**
G10 Site Preparation		**$2,112,602**	**$26.34**	**292.69%**
G1010 Site Clearing and Demolition		$1,615,052	$20.14	2.44%
G1030 Site Earthwork		$497,550	$6.20	0.75%
G1040 Hazardous Waste Remediation		$0	$0.00	0.00%
G20 Site Improvement		**$6,423,058**	**$80.09**	**889.87%**
G2010 Roadways and Parking Lots		$2,135,287	$26.62	3.22%
G2030 Pedestrian Paving		$774,300	$9.65	1.17%
G2040 Site Development		$1,791,733	$22.34	2.70%
G2050 Landscaping		$1,721,738	$21.47	2.60%
G30 Site Mechanical		**$1,689,906**	**$21.07**	**2.55%**
G3010 Mechanical Utilities		$1,689,906	$21.07	2.55%
G40 Site Electrical		**$1,347,794**	**$16.81**	**2.03%**
G4010 Electrical Utilities and Site Lighting		$1,347,794	$16.81	2.03%
G90 Other Site Construction		**$0**	**$0.00**	**0.00%**
G9010 Service and Pedestrian Tunnels		$0	$0.00	0.00%
G9090 Other Site Systems		$0	$0.00	0.00%
Total Site Construction		**$11,573,360**	**$144.31**	**17.45%**
TOTAL BUILDING & SITE		**$55,932,501**	**$697.41**	**84.33%**
Markups		**$10,392,355**	**$129.58**	**15.67%**
General Conditions				
General conditions and project requirements	12.3%	$6,890,000	$85.91	10.39%
Bond and insurance	2.5%	$1,570,563	$19.58	2.37%
Building permit	0.0%	$0	$0.00	0.00%
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	3.0%	$1,931,792	$24.09	2.91%
PLANNED CONSTRUCTION COST	**Jun-26**	**$66,324,856**	**$826.99**	**100.00%**
Contingencies/Escalation		**$12,542,031**	**$156.38**	
Contingencies				
Design and pricing contingency	10.0%	$6,632,486	$82.70	
Prime contractor's contingency	0.0%	$0	$0.00	
Escalation				
Escalation to start date (June 2028)	8.1%	$5,909,545	$73.69	
ESTIMATED CONTRACT AWARD	**Jun-28**	**$78,866,887**	**$983.38**	

	Quantity	Unit	Rate	Total
A1010 FOUNDATIONS				
Strip footings at exterior, including foundation wall	*1,657*	*LF*	*438.00*	*725,766*
Strip footings at interior	*306*	*LF*	*94.00*	*28,764*
Strip footings at interior, stair wells	*191*	*LF*	*91.00*	*17,381*
Strip footings at elevation changes, including wall	*204*	*LF*	*305.00*	*62,220*
Column footings at exterior, including piers/pilasters	*58*	*EA*	*2,730.00*	*158,340*
Column footings at canopy, including piers/pilasters	*12*	*EA*	*2,650.00*	*31,800*
Column footings at interior, including piers	*56*	*EA*	*2,790.00*	*156,240*
Subtotal				***$1,180,511***
A1030 SLAB ON GRADE				
Standard slab on grade	*58,621*	*SF*	*15.45*	*905,694*
Premium for trenching below slab on grade utilities	*2,931*	*LF*	*48.00*	*140,688*
Elevator/Escalator pit	*2*	*EA*	*23,500.00*	*47,000*
Subtotal				***$1,093,382***
B1010 FLOOR CONSTRUCTION				
Steel construction, including metal decking	*151*	*TN*	*6,000.00*	*906,000*
Decking, including shear studs, and pour stops	*21,579*	*SF*	*9.40*	*202,843*
Concrete topping to floors	*2,158*	*SF*	*9.80*	*21,148*
Miscellaneous				
Fireproofing and fire stopping	*21,579*	*SF*	*4.50*	*97,106*
Equipment pads	*300*	*SF*	*37.00*	*11,100*
Subtotal				***$1,238,197***
B1020 ROOF CONSTRUCTION				
Steel construction	*410*	*TN*	*6,000.00*	*2,460,000*
Steel construction, at canopy	*5*	*TN*	*6,000.00*	*30,000*
Decking, including pour stops	*58,621*	*SF*	*9.40*	*551,037*
Decking at canopy	*1,000*	*SF*	*7.50*	*7,500*
Acoustic deck premium	*10,367*	*SF*	*6.10*	*63,239*
Concrete topping to roofs	*48,254*	*SF*	*9.80*	*472,889*
Miscellaneous				
Fireproofing	*58,621*	*SF*	*4.00*	*234,484*
Subtotal				***$3,819,149***
B2010 EXTERIOR WALL				
Interior backup - metal stud	*23,803*	*SF*	*47.50*	*1,130,643*
Interior backup - cmu at cym	*6,557*	*SF*	*61.50*	*403,256*
Interior backup - cmu at staircases and elevator	*4,584*	*SF*	*60.00*	*275,040*
Interior backup - cmu at mechanical	*2,408*	*SF*	*60.00*	*144,480*
Exterior skin - brick, cast stone etc. including cornices trim,	*28,014*	*SF*	*65.00*	*1,820,910*
Exterior skin - metal panel	*9,338*	*SF*	*86.55*	*808,204*
Soffits @ building overhang	*650*	*SF*	*65.00*	*42,250*
Soffits @ canopy	*1,000*	*SF*	*65.00*	*65,000*

	Quantity	Unit	Rate	Total
Miscellaneous				
Scaffolding to exterior wall	46,689	SF	6.00	280,134
Flashings, blocking etc.	46,689	SF	3.15	147,070
Subtotal				**$5,116,987**
B2020 WINDOWS				
Aluminum windows and storefront, triple glazed	9,337	SF	185.00	1,727,345
Louvers	100	SF	105.00	10,500
Subtotal				**$1,737,845**
B2030 EXTERIOR DOORS				
Hollow metal or wood doors, frame and hardware				
Single leaf	1	PR	370.00	370
Double leaf	12	PR	6,800.00	81,600
Aluminum doors				
Double leaf	4	PR	15,000.00	60,000
Overhead doors	1	EA	20,000.00	20,000
Add for secure glazing	1	LS	25,000.00	25,000
Door operators	2	EA	7,000.00	14,000
Subtotal				**$200,970**
B3010 ROOF COVERING				
PVC roof membrane fully adhered	58,621	SF	34.46	2,020,080
Miscellaneous roofing				
Coping	1,548	LF	85.00	131,580
Edge trim	492	LF	30.00	14,760
Subtotal				**$2,166,420**
B3020 ROOF OPENINGS				
Roof hatch/ vents	2	LS	3,625.00	7,250
Subtotal				**$7,250**
C1010 PARTITIONS				
Partitions, drywall	90,202	SF	23.05	2,079,156
Partitions, drywall, plumbing chase	7,994	SF	11.90	95,129
Partitions masonry at gym, including furring	4,312	SF	51.80	223,362
Partitions masonry at mechanical spaces, including furring	1,400	SF	48.80	68,320
Partitions masonry at stairs and elevators, including furring	6,944	SF	48.80	338,867
Glass partitions - aluminum	672	SF	120.00	80,640
Rails and handrails				
Open to below				
Rails	37	LF	550.00	20,350
Ramp				
Handrail	33	LF	250.00	8,250
Rails	33	LF	550.00	18,150
Subtotal				**$2,932,224**

	Quantity	Unit	Rate	Total
C1020 INTERIOR DOORS				
Wood or metal doors				
Single leaf complete with side lite	50	EA	3,914.00	195,700
Single leaf complete	64	EA	2,780.00	177,920
Double leaf complete	23	PR	4,400.00	101,200
Premium for fire rated doors, assumed 10%	14	EA	250.00	3,500
Aluminum doors and hardware				
Double leaf	3	PR	15,000.00	45,000
Door operators	2	EA	7,000.00	14,000
Add for secure glazing	1	LS	25,000.00	25,000
Subtotal				**$562,320**
C1030 SPECIALTIES				
Specialties				
Toilet partitions, accessories, etc.	80,200	GSF	2.05	164,410
Markerboards and tackboards	80,200	GSF	3.00	240,600
Lockers, double tier	706	OPE	365.00	257,690
Extinguishers, signage, corner guards, etc.	80,200	GSF	1.20	96,240
Miscellaneous metals	80,200	SF	4.30	344,860
Sealants throughout building	80,200	SF	0.60	48,120
Subtotal				**$1,151,920**
C2010 STAIR CONSTRUCTION				
Feature staircase	1	FLT	175,000.00	175,000
Egress/Internal circulation staircases	2	FLT	42,000.00	84,000
Miscellaneous steps and ladders	1	LS	7,500.00	7,500
Subtotal				**$266,500**
C2020 STAIR FINISHES				
Stair finishes				
Feature staircases	1	FLT	19,600.00	19,600
Egress staircases	2	FLT	8,500.00	17,000
Subtotal				**$36,600**
C3010 WALL FINISHES				
Wall finishes				
Complete	80,200	GSF	11.60	930,320
Subtotal				**$930,320**
C3020 FLOOR FINISHES				
Floor finishes				
Complete	80,200	GSF	11.25	902,250
Subtotal				**$902,250**

	Quantity	Unit	Rate	Total
C3030 CEILING FINISHES				
Addition				
Ceiling finishes				
Complete	*80,200*	*SF*	*11.30*	*906,260*
Subtotal				***$906,260***
D1010 ELEVATORS AND LIFTS				
Passenger elevators, 2 stops	*2*	*EA*	*213,000.00*	*426,000*
Subtotal				***$426,000***
D2010 PLUMBING				
Plumbing, complete	*80,200*	*GSF*	*28.40*	*2,277,680*
Subtotal				***$2,277,680***
D3010 HVAC				
Hvac, complete	*80,200*	*GSF*	*89.10*	*7,145,820*
Subtotal				***$7,145,820***
D4010 FIRE PROTECTION				
Fire protection, complete	*80,200*	*GSF*	*9.00*	*721,800*
Subtotal				***$721,800***
D5010 ELECTRICAL				
Electrical, complete	*80,200*	*GSF*	*66.95*	*5,369,390*
Photovoltaics		*By others*		
Subtotal				***$5,369,390***
E1020 INSTITUTIONAL EQUIPMENT				
Addition				
Theater and stage equipment				
Stage curtains and all associated miscellaneous metals for prop supports	*1*	*LS*	*105,000.00*	*105,000*
Audio-visual equipment				
Projection screen , electrical	*1*	*EA*	*6,500.00*	*6,500*
Subtotal				***$111,500***
E1030 VEHICULAR EQUIPMENT				
Loading dock equipment	*1*	*LS*	*17,400.00*	*17,400*
Subtotal				***$17,400***
E1090 OTHER EQUIPMENT				
Athletic equipment				
Gym equipment	*1*	*LS*	*156,800.00*	*156,800*
Folding partition	*1*	*LS*	*110,000.00*	*110,000*
Food service equipment				
Complete	*1*	*LS*	*754,650.00*	*754,650*

	Quantity	Unit	Rate	Total
Residential equipment				
Allowance	1	LS	10,000.00	10,000
Subtotal				**$1,031,450**
E2010 FIXED FURNISHINGS				
Miscellaneous casework	80,200	SF	14.65	1,174,930
Entry mat	500	SF	55.00	27,500
Window treatment	9,337	SF	18.00	168,066
Seating				
Telescoping bleachers	150	EA	310.00	46,500
Subtotal				**$1,416,996**
E2020 LOOSE FURNISHINGS				
Loose furnishings			0.00	
By owner				
Subtotal				**$0**
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Hazardous materials abatement				
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	1	LS	1,592,000.00	1,592,000
Subtotal				**$1,592,000**
G1010 SITE CLEARING AND DEMOLITION				
Site preparation and development				
Site preparation				
Site set up	621,000	SF	0.35	217,350
Site clearance	621,000	SF	0.25	155,250
Bituminous/concrete paving demolition	108,626	SF	2.45	266,134
Utility demolition	1	LS	30,000.00	30,000
Miscellaneous site components	1	LS	75,000.00	75,000
General building demolition				
Demolish existing building, including foundations	871,318	CF	1.00	871,318
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	See Selective Demolition			
Subtotal				**$1,615,052**
G1030 SITE EARTHWORK				
Earthwork				
Strip topsoil, store	8,336	CY	15.00	125,040
Cut to fill	5,750	CY	30.00	172,500
Fill to make up level to west of existing	6,667	CY	30.00	200,010
Rock excavation	EXCLUDED			
Subtotal				**$497,550**

	Quantity	Unit	Rate	Total
G1040 HAZARDOUS WASTE REMEDIATION				
Hazardous waste remediation				
Remove contaminated soils		EXCLUDED		
Subtotal				**$0**
G2010 ROADWAYS AND PARKING LOTS				
Roadway paving				
Bituminous concrete paving, complete with excavation, 12" gravel base etc.	152,614	SF	9.75	1,487,987
Granite curbs	9,070	LF	60.00	544,200
Rails and barriers				
Vehicle guardrail, assume 3' high, wood	500	LF	90.00	45,000
Pavement markings				
Allowance	1	LS	50,900.00	50,900
Road signage	8	EA	900.00	7,200
Subtotal				**$2,135,287**
G2030 PEDESTRIAN PAVING				
Pedestrian paving				
Concrete paving	20,590	SF	13.50	277,965
Play space				
Play surface	15,225	SF	32.60	496,335
Subtotal				**$774,300**
G2040 SITE DEVELOPMENT				
Walls				
Site walls and seat walls	258	LF	420.00	108,360
Retaining walls, segmental at south side of athletic fields	4,000	SF	60.00	240,000
Fencing				
Allowance for fencing	1	LS	250,000.00	250,000
Site development				
Shade structures	1	LS	75,000.00	75,000
Site accessories and furnishings	562,379	SF	0.35	196,833
Playground structure	1	LS	400,000.00	400,000
Ball fields				
Assumed soccer and baseball	150,000	SF	3.00	450,000
Goal posts etc.	1	LS	12,740.00	12,740
Backstops, fouls poles etc.	1	LS	58,800.00	58,800
Subtotal				**$1,791,733**
G2050 LANDSCAPING				
Landscaping				
Soils respreading	8,336	CY	15.70	130,875
Plantings and lawn areas	373,950	SF	2.75	1,028,363

	Quantity	Unit	Rate	Total
Existing school				
Allow for topsoil and lawn at location of existing school	125,000	SF	4.50	562,500
Subtotal				**$1,721,738**
G3010 MECHANICAL UTILITIES				
Water supply	1,815	LF	144.00	261,360
Sanitary sewer	1,278	LF	201.00	256,878
Grease interceptor	1	EA	42,000.00	42,000
Storm water (impervious areas)	247,050	SF	3.25	802,913
Stormwater recharge system	4,941	SF	55.00	271,755
Gas distribution	1,000	LF	55.00	55,000
Subtotal				**$1,689,906**
G4010 ELECTRICAL UTILITIES & SITE LIGHTING				
Electrical utilities				
Primary	1,278	LF	255.00	325,890
Secondary	75	LF	1,100.00	82,500
Communications	1,278	LF	250.00	319,500
Generator	100	LF	1,100.00	110,000
Site lighting	412,379	SF	0.50	206,190
Site security	412,379	SF	0.30	123,714
Car charging	12	EA	15,000.00	180,000
Subtotal				**$1,347,794**
MARKUPS				
General conditions and project requirements				
General conditions and requirements	26	MTH	265,000	6,890,000
Bond and Insurance	2.5%		62,822,501	1,570,563
Building permit	0.0%		64,393,064	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	3.0%		64,393,064	1,931,792
Subtotal				**$10,392,355**
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	10.0%		66,324,856	6,632,486
Prime contractor's contingency	0.0%		72,957,342	
Escalation				
Escalation to Start Date (June 2028)	8.1%		72,957,342	5,909,545
Subtotal				**$12,542,031**

Alt 7 (New) - Summary

	Total	GFA $/sf	119,000 %
A10 Foundations	***$2,393,056***	***$20.11***	***2.78%***
A1010 Foundations	*$1,204,463*	*$10.12*	*1.40%*
A1020 Special Foundations	*$0*	*$0.00*	*0.00%*
A1030 Slab on Grade	*$1,188,593*	*$9.99*	*1.38%*
A20 Basement Construction	***$518,728***	***$4.36***	***0.60%***
A2010 Basement Earthwork	*$290,503*	*$2.44*	*0.34%*
A2020 Basement Walls	*$228,225*	*$1.92*	*0.27%*
B10 Superstructure	***$10,484,481***	***$88.10***	***12.20%***
B1010 Floor Construction	*$6,759,020*	*$56.80*	*7.86%*
B1020 Roof Construction	*$3,725,461*	*$31.31*	*4.33%*
B20 Exterior Closure	***$8,278,187***	***$69.56***	***9.63%***
B2010 Exterior Walls	*$6,015,992*	*$50.55*	*7.00%*
B2020 Windows	*$2,061,225*	*$17.32*	*2.40%*
B2030 Exterior Doors	*$200,970*	*$1.69*	*0.23%*
B30 Roofing	***$2,379,720***	***$20.00***	***2.77%***
B3010 Roof Covering	*$2,372,470*	*$19.94*	*2.76%*
B3020 Roof Openings	*$7,250*	*$0.06*	*0.01%*
C10 Interior Construction	***$5,484,326***	***$46.09***	***6.38%***
C1010 Partitions	*$3,076,316*	*$25.85*	*3.58%*
C1020 Interior Doors	*$823,470*	*$6.92*	*0.96%*
C1030 Specialties	*$1,584,540*	*$13.32*	*1.84%*
C20 Staircases	***$505,100***	***$4.24***	***0.59%***
C2010 Stair Construction	*$434,500*	*$3.65*	*0.51%*
C2020 Stair Finishes	*$70,600*	*$0.59*	*0.08%*
C30 Finishes	***$4,063,850***	***$34.15***	***4.73%***
C3010 Wall Finishes	*$1,380,400*	*$11.60*	*1.61%*
C3020 Floor Finishes	*$1,338,750*	*$11.25*	*1.56%*
C3030 Ceiling Finishes	*$1,344,700*	*$11.30*	*1.56%*
D10 Conveying Systems	***$459,000***	***$3.86***	***0.53%***
D1010 Elevators and Lifts	*$459,000*	*$3.86*	*0.53%*
D1020 Escalators and Moving Walkways	*$0*	*$0.00*	*0.00%*
D1030 Other Conveying Systems	*$0*	*$0.00*	*0.00%*
D20 Plumbing	***$3,379,600***	***$28.40***	***3.93%***
D2010 Plumbing Complete	*$3,379,600*	*$28.40*	*3.93%*
D30 Heating, Ventilation and Air Conditioning	***$10,602,900***	***$89.10***	***12.34%***
D3010 HVAC, Complete	*$10,602,900*	*$89.10*	*12.34%*
D40 Fire Protection	***$1,071,000***	***$9.00***	***1.25%***
D4010 Fire Protection, Complete	*$1,071,000*	*$9.00*	*1.25%*
D50 Electrical	***$7,967,050***	***$66.95***	***9.27%***
D5010 Electrical, Complete	*$7,967,050*	*$66.95*	*9.27%*
E10 Equipment	***$1,142,800***	***$9.60***	***1.33%***
E1010 Commercial Equipment	*$0*	*$0.00*	*0.00%*
E1020 Institutional Equipment	*$111,500*	*$0.94*	*0.13%*
E1030 Vehicular Equipment	*$17,400*	*$0.15*	*0.02%*
E1090 Other Equipment	*$1,013,900*	*$8.52*	*1.18%*

		Total	GFA $/sf	119,000 %
E20 Furnishings		***$2,016,880***	***$16.95***	***2.35%***
E2010 Fixed Furnishings		*$2,016,880*	*$16.95*	*2.35%*
E2020 Loose Furnishings		*$0*	*$0.00*	*0.00%*
F10 Special Construction		***$0***	***$0.00***	***0.00%***
F1010 Special Structures		*$0*	*$0.00*	*0.00%*
F1020 Integrated Construction		*$0*	*$0.00*	*0.00%*
F1030 Special Systems and Facilities		*$0*	*$0.00*	*0.00%*
F20 Selective Building Demolition		***$1,592,000***	***$13.38***	***1.85%***
F2010 Building Elements Demolition		*$0*	*$0.00*	*0.00%*
F2020 Hazardous Components Abatement		*$1,592,000*	*$13.38*	*1.85%*
TOTAL BUILDING CONSTRUCTION		***$62,338,678***	***$523.85***	***72.53%***
G10 Site Preparation		***$2,278,452***	***$19.15***	***212.74%***
G1010 Site Clearing and Demolition		*$1,794,537*	*$15.08*	*2.09%*
G1030 Site Earthwork		*$483,915*	*$4.07*	*0.56%*
G1040 Hazardous Waste Remediation		*$0*	*$0.00*	*0.00%*
G20 Site Improvement		***$6,715,710***	***$56.43***	***627.05%***
G2010 Roadways and Parking Lots		*$2,460,731*	*$20.68*	*2.86%*
G2030 Pedestrian Paving		*$817,912*	*$6.87*	*0.95%*
G2040 Site Development		*$1,793,628*	*$15.07*	*2.09%*
G2050 Landscaping		*$1,643,439*	*$13.81*	*1.91%*
G30 Site Mechanical		***$1,832,985***	***$15.40***	***2.13%***
G3010 Mechanical Utilities		*$1,832,985*	*$15.40*	*2.13%*
G40 Site Electrical		***$1,352,125***	***$11.36***	***1.57%***
G4010 Electrical Utilities and Site Lighting		*$1,352,125*	*$11.36*	*1.57%*
G90 Other Site Construction		***$0***	***$0.00***	***0.00%***
G9010 Service and Pedestrian Tunnels		*$0*	*$0.00*	*0.00%*
G9090 Other Site Systems		*$0*	*$0.00*	*0.00%*
Total Site Construction		***$12,179,272***	***$102.35***	***14.17%***
TOTAL BUILDING & SITE		***$74,517,950***	***$626.20***	***86.70%***
Markups		***$11,428,493***	***$96.04***	***13.30%***
General Conditions				
General conditions and project requirements	*9.2%*	*$6,890,000*	*$57.90*	*8.02%*
Bond and insurance	*2.5%*	*$2,035,199*	*$17.10*	*2.37%*
Building permit	*0.0%*	*$0*	*$0.00*	*0.00%*
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*	*$2,503,294*	*$21.04*	*2.91%*
PLANNED CONSTRUCTION COST	***Jun-26***	***$85,946,443***	***$722.24***	***100.00%***
Contingencies/Escalation		***$16,252,472***	***$136.58***	
Contingencies				
Design and pricing contingency	*10.0%*	*$8,594,644*	*$72.22*	
Prime contractor's contingency	*0.0%*	*$0*	*$0.00*	
Escalation				
Escalation to start date (June 2028)	*8.1%*	*$7,657,828*	*$64.35*	
ESTIMATED CONTRACT AWARD	***Jun-28***	***$102,198,915***	***$858.81***	

	Quantity	Unit	Rate	Total
A1010 FOUNDATIONS				
Strip footings at exterior, including foundation wall	1,613	LF	438.00	706,494
Strip footings at interior gym	295	LF	94.00	27,730
Strip footings at interior mechanicsl	92	LF	94.00	8,648
Strip footings at interior, stair wells	194	LF	91.00	17,654
Strip footings at elevation changes, including wall	220	LF	305.00	67,100
Strip footings at retaining wall	179	LF	263.00	47,077
Column footings at exterior, including piers/pilasters	56	EA	2,730.00	152,880
Column footings at canopy, including piers/pilasters	12	EA	2,650.00	31,800
Column footings at interior, including piers	52	EA	2,790.00	145,080
Subtotal				**$1,204,463**
A1030 SLAB ON GRADE				
Standard slab on grade	63,954	SF	15.45	988,089
Premium for trenching below slab on grade utilities	3,198	LF	48.00	153,504
Elevator/Escalator pit	2	EA	23,500.00	47,000
Subtotal				**$1,188,593**
A2010 BASEMENT EARTHWORK				
Basement earthwork				
Basement earthwork, including disposal	4,831	CY	45.00	217,395
Working space excavation, disposal and backfill	746	CY	98.00	73,108
Subtotal				**$290,503**
A2020 BASEMENT WALLS				
Basement walls				
Complete	2,685	SF	85.00	228,225
Subtotal				**$228,225**
B1010 FLOOR CONSTRUCTION				
Steel construction, including metal decking	719	TN	6,000.00	4,314,000
Decking, including shear studs, and pour stops	102,697	SF	9.40	965,352
Concrete topping to floors	102,697	SF	9.80	1,006,431
Miscellaneous				
Fireproofing and fire stopping	102,697	SF	4.50	462,137
Equipment pads	300	SF	37.00	11,100
Subtotal				**$6,759,020**
B1020 ROOF CONSTRUCTION				
Steel construction	448	TN	6,000.00	2,688,000
Steel construction, at canopy	8	TN	6,000.00	48,000
Decking,	63,954	SF	9.40	601,168
Decking at canopy	1,525	SF	7.50	11,438
Acoustic deck premium	11,400	SF	6.10	69,540
Concrete topping to roofs	5,255	SF	9.80	51,499

	Quantity	Unit	Rate	Total
Miscellaneous				
Fireproofing	63,954	SF	4.00	255,816
Subtotal				**$3,725,461**
B2010 EXTERIOR WALL				
Interior backup - metal stud	33,768	SF	47.50	1,603,980
Interior backup - cmu at cym	5,747	SF	61.50	353,441
Interior backup - cmu at staircases and elevator	3,310	SF	60.00	198,600
Interior backup - cmu at mechanical	1,512	SF	60.00	90,720
Exterior skin - brick, cast stone etc. including cornices t	33,253	SF	65.00	2,161,445
Exterior skin - metal panel	11,084	SF	86.55	959,320
Soffits @ building overhang	650	SF	65.00	42,250
Soffits @ canopy	1,525	SF	65.00	99,125
Miscellaneous				
Scaffolding to exterior wall	55,422	SF	6.00	332,532
Flashings, blocking etc.	55,422	SF	3.15	174,579
Subtotal				**$6,015,992**
B2020 WINDOWS				
Aluminum windows and storefront, triple glazed	11,085	SF	185.00	2,050,725
Louvers	100	SF	105.00	10,500
Subtotal				**$2,061,225**
B2030 EXTERIOR DOORS				
Hollow metal or wood doors, frame and hardware				
Single leaf	1	PR	370.00	370
Double leaf	12	PR	6,800.00	81,600
Aluminum doors				
Double leaf	4	PR	15,000.00	60,000
Overhead doors	1	EA	20,000.00	20,000
Add for secure glazing	1	LS	25,000.00	25,000
Door operators	2	EA	7,000.00	14,000
Subtotal				**$200,970**
B3010 ROOF COVERING				
PVC roof membrane fully adhered	63,954	SF	34.46	2,203,855
Miscellaneous roofing				
Coping	1,809	LF	85.00	153,765
Edge trim	495	LF	30.00	14,850
Subtotal				**$2,372,470**
B3020 ROOF OPENINGS				
Roof hatch/ vents	2	LS	3,625.00	7,250
Subtotal				**$7,250**

	Quantity	Unit	Rate	Total
C1010 PARTITIONS				
Partitions, drywall	*82,922*	*SF*	*23.05*	*1,911,352*
Partitions, drywall, plumbing chase	*8,904*	*SF*	*11.90*	*105,958*
Partitions masonry at gym, including furring	*4,592*	*SF*	*51.80*	*237,866*
Partitions masonry at mechanical spaces, including fur	*1,302*	*SF*	*48.80*	*63,538*
Partitions masonry at stairs and elevators, including fu	*9,940*	*SF*	*48.80*	*485,072*
Glass partitions - aluminum	*1,584*	*SF*	*120.00*	*190,080*
Rails and handrails				
Open to below				
Rails	*109*	*LF*	*550.00*	*59,950*
Ramp				
Handrail	*35*	*LF*	*250.00*	*8,750*
Rails	*25*	*LF*	*550.00*	*13,750*
Subtotal				***$3,076,316***
C1020 INTERIOR DOORS				
Wood or metal doors				
Single leaf complete with side lite	*75*	*EA*	*3,914.00*	*293,550*
Single leaf complete	*94*	*EA*	*2,780.00*	*261,320*
Double leaf complete	*34*	*PR*	*4,400.00*	*149,600*
Premium for fire rated doors, assumed 10%	*20*	*EA*	*250.00*	*5,000*
Aluminum doors and hardware				
Double leaf	*5*	*PR*	*15,000.00*	*75,000*
Door operators	*2*	*EA*	*7,000.00*	*14,000*
Add for secure glazing	*1*	*LS*	*25,000.00*	*25,000*
Subtotal				***$823,470***
C1030 SPECIALTIES				
Specialties				
Toilet partitions, accessories, etc.	*119,000*	*GSF*	*2.05*	*243,950*
Markerboards and tackboards	*119,000*	*GSF*	*3.00*	*357,000*
Lockers, double tier	*706*	*OPE*	*365.00*	*257,690*
Extinguishers, signage, corner guards, etc.	*119,000*	*GSF*	*1.20*	*142,800*
Miscellaneous metals	*119,000*	*SF*	*4.30*	*511,700*
Sealants throughout building	*119,000*	*SF*	*0.60*	*71,400*
Subtotal				***$1,584,540***
C2010 STAIR CONSTRUCTION				
Feature staircase	*1*	*FLT*	*175,000.00*	*175,000*
Egress/Internal circulation staircases	*6*	*FLT*	*42,000.00*	*252,000*
Miscellaneous steps and ladders	*1*	*LS*	*7,500.00*	*7,500*
Subtotal				***$434,500***

		Quantity	Unit	Rate	Total
C2020 STAIR FINISHES					
Stair finishes					
Feature staircases		*1*	*FLT*	*19,600.00*	*19,600*
Egress staircases		*6*	*FLT*	*8,500.00*	*51,000*
	Subtotal				***$70,600***
C3010 WALL FINISHES					
Wall finishes					
Complete		*119,000*	*GSF*	*11.60*	*1,380,400*
	Subtotal				***$1,380,400***
C3020 FLOOR FINISHES					
Floor finishes					
Complete		*119,000*	*GSF*	*11.25*	*1,338,750*
	Subtotal				***$1,338,750***
C3030 CEILING FINISHES					
Addition					
Ceiling finishes					
Complete		*119,000*	*SF*	*11.30*	*1,344,700*
	Subtotal				***$1,344,700***
D1010 ELEVATORS AND LIFTS					
Passenger elevators, 2 stops		*1*	*EA*	*213,000.00*	*213,000*
Passenger elevators, 3 stops		*1*	*EA*	*246,000.00*	*246,000*
	Subtotal				***$459,000***
D2010 PLUMBING					
Plumbing, complete		*119,000*	*GSF*	*28.40*	*3,379,600*
	Subtotal				***$3,379,600***
D3010 HVAC					
Hvac, complete		*119,000*	*GSF*	*89.10*	*10,602,900*
	Subtotal				***$10,602,900***
D4010 FIRE PROTECTION					
Fire protection, complete		*119,000*	*GSF*	*9.00*	*1,071,000*
	Subtotal				***$1,071,000***
D5010 ELECTRICAL					
Electrical, complete		*119,000*	*GSF*	*66.95*	*7,967,050*
Photovoltaics			*By others*		
	Subtotal				***$7,967,050***

	Quantity	Unit	Rate	Total
E1020 INSTITUTIONAL EQUIPMENT				
Theater and stage equipment				
Stage curtains and all associated miscellaneous metals for prop supports	1	LS	105,000.00	105,000
Audio-visual equipment				
Projection screen , electrical	1	EA	6,500.00	6,500
Subtotal				**$111,500**
E1030 VEHICULAR EQUIPMENT				
Loading dock equipment	1	LS	17,400.00	17,400
Subtotal				**$17,400**
E1090 OTHER EQUIPMENT				
Athletic equipment				
Gym equipment	1	LS	156,800.00	156,800
Folding partition	1	LS	110,000.00	110,000
Food service equipment				
Complete	1	LS	737,100.00	737,100
Residential equipment				
Allowance	1	LS	10,000.00	10,000
Subtotal				**$1,013,900**
E2010 FIXED FURNISHINGS				
Miscellaneous casework	119,000	SF	14.65	1,743,350
Entry mat	500	SF	55.00	27,500
Window treatment	11,085	SF	18.00	199,530
Seating				
Telescoping bleachers	150	EA	310.00	46,500
Subtotal				**$2,016,880**
E2020 LOOSE FURNISHINGS				
Loose furnishings			0.00	
By owner				
Subtotal				**$0**
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Hazardous materials abatement				
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	1	LS	1,592,000.00	1,592,000
Subtotal				**$1,592,000**

	Quantity	Unit	Rate	Total
G1010 SITE CLEARING AND DEMOLITION				
Site preparation and development				
Site preparation				
Site set up	*631,748*	*SF*	*0.35*	*221,112*
Site clearance	*631,748*	*SF*	*0.25*	*157,937*
Bituminous/concrete paving demolition	*179,253*	*SF*	*2.45*	*439,170*
Utility demolition	*1*	*LS*	*30,000.00*	*30,000*
Miscellaneous site components	*1*	*LS*	*75,000.00*	*75,000*
General building demolition				
Demolish existing building, including foundations	*871,318*	*CF*	*1.00*	*871,318*
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	*See Selective Demolition*			
Subtotal				***$1,794,537***
G1030 SITE EARTHWORK				
Earthwork				
Strip topsoil, store	*7,227*	*CY*	*15.00*	*108,405*
Cut to fill	*5,850*	*CY*	*30.00*	*175,500*
Fill to make up level to west of existing	*6,667*	*CY*	*30.00*	*200,010*
Rock excavation	*EXCLUDED*			
Subtotal				***$483,915***
G1040 HAZARDOUS WASTE REMEDIATION				
Hazardous waste remediation				
Remove contaminated soils	*EXCLUDED*			
Subtotal				***$0***
G2010 ROADWAYS AND PARKING LOTS				
Roadway paving				
Bituminous concrete paving, complete with excavation, 12" gravel base etc.	*178,036*	*SF*	*9.75*	*1,735,851*
Granite curbs	*10,223*	*LF*	*60.00*	*613,380*
Rails and barriers				
Vehicle guardrail, assume 3' high, wood	*500*	*LF*	*90.00*	*45,000*
Pavement markings				
Allowance	*1*	*LS*	*59,300.00*	*59,300*
Road signage	*8*	*EA*	*900.00*	*7,200*
Subtotal				***$2,460,731***

	Quantity	Unit	Rate	Total
G2030 PEDESTRIAN PAVING				
Pedestrian paving				
Concrete paving	21,949	SF	13.50	296,312
Play space				
Play surface	16,000	SF	32.60	521,600
Subtotal				**$817,912**
G2040 SITE DEVELOPMENT				
Walls				
Site walls and seat walls	258	LF	420.00	108,360
Retaining walls, segmental at south side of athletic j	4,000	SF	60.00	240,000
Fencing				
Allowance for fencing	1	LS	250,000.00	250,000
Site development				
Shade structures	1	LS	75,000.00	75,000
Site accessories and furnishings	567,794	SF	0.35	198,728
Playground structure	1	LS	400,000.00	400,000
Ball fields				
Assumed soccer and baseball	150,000	SF	3.00	450,000
Goal posts etc.	1	LS	12,740.00	12,740
Backstops, fouls poles etc.	1	LS	58,800.00	58,800
Subtotal				**$1,793,628**
G2050 LANDSCAPING				
Landscaping				
Soils respreading	7,227	CY	15.70	113,464
Plantings and lawn areas	351,809	SF	2.75	967,475
Existing school				
Allow for topsoil and lawn at location of existing school	125,000	SF	4.50	562,500
Subtotal				**$1,643,439**
G3010 MECHANICAL UTILITIES				
Water supply	1,815	LF	144.00	261,360
Sanitary sewer	1,278	LF	201.00	256,878
Grease interceptor	1	EA	42,000.00	42,000
Storm water (impervious areas)	279,939	SF	3.25	909,802
Stormwater recharge system	5,599	SF	55.00	307,945
Gas distribution	1,000	LF	55.00	55,000
Subtotal				**$1,832,985**
G4010 ELECTRICAL UTILITIES & SITE LIGHTING				
Electrical utilities				
Primary	1,278	LF	255.00	325,890
Secondary	75	LF	1,100.00	82,500
Communications	1,278	LF	250.00	319,500

	Quantity	Unit	Rate	Total
Generator	*100*	*LF*	*1,100.00*	*110,000*
Site lighting	*417,794*	*SF*	*0.50*	*208,897*
Site security	*417,794*	*SF*	*0.30*	*125,338*
Car charging	*12*	*EA*	*15,000.00*	*180,000*
Subtotal				***$1,352,125***
MARKUPS				
General conditions and project requirements				
General conditions and requirements	*26*	*MTH*	*265,000*	*6,890,000*
Bond and Insurance	*2.5%*		*81,407,950*	*2,035,199*
Building permit	*0.0%*		*83,443,149*	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*		*83,443,149*	*2,503,294*
Subtotal				***$11,428,493***
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	*10.0%*		*85,946,443*	*8,594,644*
Prime contractor's contingency	*0.0%*		*94,541,087*	
Escalation				
Escalation to Start Date (June 2028)	*8.1%*		*94,541,087*	*7,657,828*
Subtotal				***$16,252,472***

Alt 8 (New) - Summary

	Total	GFA $/sf	113,745 %
A10 Foundations	***$4,698,560***	***$41.31***	***5.94%***
A1010 Foundations	$1,313,225	$11.55	1.66%
A1020 Special Foundations	$2,155,175	$18.95	2.72%
A1030 Slab on Grade	$1,230,160	$10.82	1.55%
A20 Basement Construction	***$0***	***$0.00***	***0.00%***
A2010 Basement Earthwork	$0	$0.00	0.00%
A2020 Basement Walls	$0	$0.00	0.00%
B10 Superstructure	***$6,830,716***	***$60.05***	***8.63%***
B1010 Floor Construction	$2,970,737	$26.12	3.75%
B1020 Roof Construction	$3,859,979	$33.94	4.88%
B20 Exterior Closure	***$7,792,886***	***$68.51***	***9.84%***
B2010 Exterior Walls	$5,612,091	$49.34	7.09%
B2020 Windows	$1,976,495	$17.38	2.50%
B2030 Exterior Doors	$204,300	$1.80	0.26%
B30 Roofing	***$2,502,381***	***$22.00***	***3.16%***
B3010 Roof Covering	$2,495,131	$21.94	3.15%
B3020 Roof Openings	$7,250	$0.06	0.01%
C10 Interior Construction	***$5,752,597***	***$50.57***	***7.27%***
C1010 Partitions	$3,460,442	$30.42	4.37%
C1020 Interior Doors	$766,208	$6.74	0.97%
C1030 Specialties	$1,525,947	$13.42	1.93%
C20 Staircases	***$404,100***	***$3.55***	***0.51%***
C2010 Stair Construction	$350,500	$3.08	0.44%
C2020 Stair Finishes	$53,600	$0.47	0.07%
C30 Finishes	***$3,884,392***	***$34.15***	***4.91%***
C3010 Wall Finishes	$1,319,442	$11.60	1.67%
C3020 Floor Finishes	$1,279,631	$11.25	1.62%
C3030 Ceiling Finishes	$1,285,319	$11.30	1.62%
D10 Conveying Systems	***$206,000***	***$1.81***	***0.26%***
D1010 Elevators and Lifts	$206,000	$1.81	0.26%
D1020 Escalators and Moving Walkways	$0	$0.00	0.00%
D1030 Other Conveying Systems	$0	$0.00	0.00%
D20 Plumbing	***$3,230,358***	***$28.40***	***4.08%***
D2010 Plumbing Complete	$3,230,358	$28.40	4.08%
D30 Heating, Ventilation and Air Conditioning	***$10,134,680***	***$89.10***	***12.80%***
D3010 HVAC, Complete	$10,134,680	$89.10	12.80%
D40 Fire Protection	***$1,023,705***	***$9.00***	***1.29%***
D4010 Fire Protection, Complete	$1,023,705	$9.00	1.29%
D50 Electrical	***$7,615,228***	***$66.95***	***9.62%***
D5010 Electrical, Complete	$7,615,228	$66.95	9.62%
E10 Equipment	***$1,142,950***	***$10.05***	***1.44%***
E1010 Commercial Equipment	$0	$0.00	0.00%
E1020 Institutional Equipment	$111,500	$0.98	0.14%
E1030 Vehicular Equipment	$0	$0.00	0.00%
E1090 Other Equipment	$1,031,450	$9.07	1.30%

			GFA $/sf	113,745 %
		Total		
E20 Furnishings		***$1,931,650***	***$16.98***	***2.44%***
E2010 Fixed Furnishings		*$1,931,650*	*$16.98*	*2.44%*
E2020 Loose Furnishings		*$0*	*$0.00*	*0.00%*
F10 Special Construction		***$0***	***$0.00***	***0.00%***
F1010 Special Structures		*$0*	*$0.00*	*0.00%*
F1020 Integrated Construction		*$0*	*$0.00*	*0.00%*
F1030 Special Systems and Facilities		*$0*	*$0.00*	*0.00%*
F20 Selective Building Demolition		***$1,592,000***	***$14.00***	***2.01%***
F2010 Building Elements Demolition		*$0*	*$0.00*	*0.00%*
F2020 Hazardous Components Abatement		*$1,592,000*	*$14.00*	*2.01%*
TOTAL BUILDING CONSTRUCTION		***$58,742,203***	***$516.44***	***74.21%***
G10 Site Preparation		***$2,345,133***	***$20.62***	***229.08%***
G1010 Site Clearing and Demolition		*$1,436,658*	*$12.63*	*1.81%*
G1030 Site Earthwork		*$908,475*	*$7.99*	*1.15%*
G1040 Hazardous Waste Remediation		*$0*	*$0.00*	*0.00%*
G20 Site Improvement		***$4,949,025***	***$43.51***	***483.44%***
G2010 Roadways and Parking Lots		*$1,421,242*	*$12.49*	*1.80%*
G2030 Pedestrian Paving		*$1,145,914*	*$10.07*	*1.45%*
G2040 Site Development		*$1,756,512*	*$15.44*	*2.22%*
G2050 Landscaping		*$625,357*	*$5.50*	*0.79%*
G30 Site Mechanical		***$1,319,403***	***$11.60***	***1.67%***
G3010 Mechanical Utilities		*$1,319,403*	*$11.60*	*1.67%*
G40 Site Electrical		***$733,697***	***$6.45***	***0.93%***
G4010 Electrical Utilities and Site Lighting		*$733,697*	*$6.45*	*0.93%*
G90 Other Site Construction		***$0***	***$0.00***	***0.00%***
G9010 Service and Pedestrian Tunnels		*$0*	*$0.00*	*0.00%*
G9090 Other Site Systems		*$0*	*$0.00*	*0.00%*
Total Site Construction		***$9,347,258***	***$82.18***	***11.81%***
TOTAL BUILDING & SITE		***$68,089,461***	***$598.61***	***86.02%***
Markups		***$11,070,105***	***$97.32***	***13.98%***
General Conditions				
General conditions and project requirements	*10.1%*	*$6,890,000*	*$60.57*	*8.70%*
Bond and insurance	*2.5%*	*$1,874,487*	*$16.48*	*2.37%*
Building permit	*0.0%*	*$0*	*$0.00*	*0.00%*
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*	*$2,305,618*	*$20.27*	*2.91%*
PLANNED CONSTRUCTION COST		***$79,159,566***	***$695.94***	***100.00%***
Contingencies/Escalation		***$14,881,999***	***$130.84***	
Contingencies				
Design and pricing contingency	*10.0%*	*$7,915,957*	*$69.59*	
Prime contractor's contingency	*0.0%*	*$0*	*$0.00*	
Escalation				
Escalation to start date (June 2028)	*8.0%*	*$6,966,042*	*$61.24*	
ESTIMATED CONTRACT AWARD	***Jun-28***	***$94,041,565***	***$826.78***	

	Quantity	Unit	Rate	Total
A1010 FOUNDATIONS				
Strip footings at exterior, including foundation wall	*1,833*	*LF*	*438.00*	*802,854*
Strip footings at interior	*435*	*LF*	*94.00*	*40,890*
Strip footings at interior, stair wells	*146*	*LF*	*91.00*	*13,286*
Strip footings at elevation changes, including wall	*215*	*LF*	*305.00*	*65,575*
Column footings at exterior, including piers/pilasters	*60*	*EA*	*2,730.00*	*163,800*
Column footings at canopy, including piers/pilasters	*14*	*EA*	*2,650.00*	*37,100*
Column footings at interior, including piers	*68*	*EA*	*2,790.00*	*189,720*
Subtotal				***$1,313,225***
A1020 SPECIAL FOUNDATIONS				
Unsuitable soils				
Over excavate beneath building and backfill with structural fill	*4,265*	*CY*	*95.00*	*405,175*
Soil stabilization - allowance	*1*	*LS*	*1,750,000*	*1,750,000*
Subtotal				***$2,155,175***
A1030 SLAB ON GRADE				
Standard slab on grade	*67,600*	*SF*	*15.45*	*1,044,420*
Premium for trenching below slab on grade utilities	*3,380*	*LF*	*48.00*	*162,240*
Elevator/Escalator pit	*1*	*EA*	*23,500.00*	*23,500*
Subtotal				***$1,230,160***
B1010 FLOOR CONSTRUCTION				
Steel construction, including metal decking	*311*	*TN*	*6,000.00*	*1,866,000*
Decking, including shear studs, and pour stops	*46,145*	*SF*	*9.40*	*433,763*
Concrete topping to floors	*46,145*	*SF*	*9.80*	*452,221*
Miscellaneous				
Fireproofing and fire stopping	*46,145*	*SF*	*4.50*	*207,653*
Equipment pads	*300*	*SF*	*37.00*	*11,100*
Subtotal				***$2,970,737***
B1020 ROOF CONSTRUCTION				
Steel construction	*456*	*TN*	*6,000.00*	*2,736,000*
Steel construction, at canopy	*12*	*TN*	*6,000.00*	*72,000*
Decking,	*67,600*	*SF*	*9.40*	*635,440*
Decking at canopy	*2,379*	*SF*	*7.50*	*17,843*
Acoustic deck premium	*12,119*	*SF*	*6.10*	*73,926*
Concrete topping to roofs	*5,548*	*SF*	*9.80*	*54,370*
Miscellaneous				
Fireproofing	*67,600*	*SF*	*4.00*	*270,400*
Subtotal				***$3,859,979***
B2010 EXTERIOR WALL				
Interior backup - metal stud	*31,342*	*SF*	*47.50*	*1,488,745*
Interior backup - cmu at cym	*7,120*	*SF*	*61.50*	*437,880*

	Quantity	Unit	Rate	Total
Interior backup - cmu at staircases and elevator	2,376	SF	60.00	142,560
Interior backup - cmu at mechanical	1,669	SF	60.00	100,140
Exterior skin - brick, cast stone etc. including cornices trim,	42,507	SF	65.00	2,762,955
Exterior skin - metal panel		SF	86.55	
Soffits @ building overhang	600	SF	65.00	39,000
Soffits @ canopy	2,379	SF	65.00	154,635
Miscellaneous				
Scaffolding to exterior wall	53,134	SF	6.00	318,804
Flashings, blocking etc.	53,134	SF	3.15	167,372
Subtotal				**$5,612,091**
B2020 WINDOWS				
Aluminum windows and storefront, triple glazed	10,627	SF	185.00	1,965,995
Louvers	100	SF	105.00	10,500
Subtotal				**$1,976,495**
B2030 EXTERIOR DOORS				
Hollow metal or wood doors, frame and hardware				
Single leaf	1	PR	3,700.00	3,700
Double leaf	12	PR	6,800.00	81,600
Aluminum doors				
Double leaf	4	PR	15,000.00	60,000
Overhead doors	1	EA	20,000.00	20,000
Add for secure glazing	1	LS	25,000.00	25,000
Door operators	2	EA	7,000.00	14,000
Subtotal				**$204,300**
B3010 ROOF COVERING				
PVC roof membrane fully adhered	67,600	SF	34.46	2,329,496
Miscellaneous roofing				
Coping	1,811	LF	85.00	153,935
Edge trim	390	LF	30.00	11,700
Subtotal				**$2,495,131**
B3020 ROOF OPENINGS				
Roof hatch/ vents	2	LS	3,625.00	7,250
Subtotal				**$7,250**
C1010 PARTITIONS				
Partitions, drywall	87,752	SF	23.05	2,022,684
Partitions, drywall, plumbing chase	11,886	SF	11.90	141,443
Partitions, drywall, single sided	4,690	SF	11.40	53,466
Partitions masonry at gym, including furring	12,992	SF	51.80	672,986
Partitions masonry at mechanical spaces, including furring	1,036	SF	48.80	50,557
Partitions masonry at stairs and elevators, including furring	6,328	SF	48.80	308,806
Glass partitions - aluminum	1,200	SF	120.00	144,000

	Quantity	Unit	Rate	Total
Rails and handrails				
Open to below				
Rails	*70*	*LF*	*550.00*	*38,500*
Ramp				
Handrail	*35*	*LF*	*250.00*	*8,750*
Rails	*35*	*LF*	*550.00*	*19,250*
Subtotal				***$3,460,442***
C1020 INTERIOR DOORS				
Wood or metal doors				
Single leaf complete with side lite	*72*	*EA*	*3,914.00*	*281,808*
Single leaf complete	*90*	*EA*	*2,780.00*	*250,200*
Double leaf complete	*33*	*PR*	*4,400.00*	*145,200*
Premium for fire rated doors, assumed 10%	*20*	*EA*	*250.00*	*5,000*
Aluminum doors and hardware				
Double leaf	*3*	*PR*	*15,000.00*	*45,000*
Door operators	*2*	*EA*	*7,000.00*	*14,000*
Add for secure glazing	*1*	*LS*	*25,000.00*	*25,000*
Subtotal				***$766,208***
C1030 SPECIALTIES				
Addition				
Specialties				
Toilet partitions, accessories, etc.	*113,745*	*GSF*	*2.05*	*233,177*
Markerboards and tackboards	*113,745*	*GSF*	*3.00*	*341,235*
Lockers, double tier	*706*	*OPE*	*365.00*	*257,690*
Extinguishers, signage, corner guards, etc.	*113,745*	*GSF*	*1.20*	*136,494*
Miscellaneous metals	*113,745*	*SF*	*4.30*	*489,104*
Sealants throughout building	*113,745*	*SF*	*0.60*	*68,247*
Subtotal				***$1,525,947***
C2010 STAIR CONSTRUCTION				
Feature staircase	*1*	*FLT*	*175,000.00*	*175,000*
Egress/Internal circulation staircases	*4*	*FLT*	*42,000.00*	*168,000*
Miscellaneous steps and ladders	*1*	*LS*	*7,500.00*	*7,500*
Subtotal				***$350,500***
C2020 STAIR FINISHES				
Stair finishes				
Feature staircases	*1*	*FLT*	*19,600.00*	*19,600*
Egress staircases	*4*	*FLT*	*8,500.00*	*34,000*
Subtotal				***$53,600***

	Quantity	Unit	Rate	Total
C3010 WALL FINISHES				
Wall finishes				
Complete	113,745	GSF	11.60	1,319,442
Subtotal				**$1,319,442**
C3020 FLOOR FINISHES				
Floor finishes				
Complete	113,745	GSF	11.25	1,279,631
Subtotal				**$1,279,631**
C3030 CEILING FINISHES				
Addition				
Ceiling finishes				
Complete	113,745	SF	11.30	1,285,319
Subtotal				**$1,285,319**
D1010 ELEVATORS AND LIFTS				
Passenger elevators, 2 stops	1	EA	206,000.00	206,000
Subtotal				**$206,000**
D2010 PLUMBING				
Plumbing, complete	113,745	GSF	28.40	3,230,358
Subtotal				**$3,230,358**
D3010 HVAC				
Hvac, complete	113,745	GSF	89.10	10,134,680
Subtotal				**$10,134,680**
D4010 FIRE PROTECTION				
Fire protection, complete	113,745	GSF	9.00	1,023,705
Subtotal				**$1,023,705**
D5010 ELECTRICAL				
Electrical, complete	113,745	GSF	66.95	7,615,228
Photovoltaics		By others		
Subtotal				**$7,615,228**
E1020 INSTITUTIONAL EQUIPMENT				
Theater and stage equipment				
Stage curtains and all associated miscellaneous metals for prop supports	1	LS	105,000.00	105,000
Audio-visual equipment				
Projection screen , electrical	1	EA	6,500.00	6,500
Subtotal				**$111,500**

	Quantity	Unit	Rate	Total
E1030 VEHICULAR EQUIPMENT				
Loading dock equipment	*Not required*			
Subtotal				***$0***
E1090 OTHER EQUIPMENT				
Athletic equipment				
Gym equipment	*1*	*LS*	*156,800.00*	*156,800*
Folding partition	*1*	*LS*	*110,000.00*	*110,000*
Food service equipment				
Complete	*1*	*LS*	*754,650.00*	*754,650*
Residential equipment				
Allowance	*1*	*LS*	*10,000.00*	*10,000*
Subtotal				***$1,031,450***
E2010 FIXED FURNISHINGS				
Miscellaneous casework	*113,745*	*SF*	*14.65*	*1,666,364*
Entry mat	*500*	*SF*	*55.00*	*27,500*
Window treatment	*10,627*	*SF*	*18.00*	*191,286*
Seating				
Telescoping bleachers	*150*	*EA*	*310.00*	*46,500*
Subtotal				***$1,931,650***
E2020 LOOSE FURNISHINGS				
Loose furnishings			*0.00*	
By owner				
Subtotal				***$0***
F2020 HAZARDOUS COMPONENTS ABATEMENT				
Hazardous materials abatement				
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	*1*	*LS*	*1,592,000.00*	*1,592,000*
Subtotal				***$1,592,000***
G1010 SITE CLEARING AND DEMOLITION				
Site preparation and development				
Site preparation				
Site set up	*431,177*	*SF*	*0.35*	*150,912*
Site clearance	*431,177*	*SF*	*0.25*	*107,794*
Bituminous/concrete paving demolition	*98,626*	*SF*	*2.45*	*241,634*
Utility demolition	*1*	*LS*	*15,000.00*	*15,000*
Miscellaneous site components	*1*	*LS*	*50,000.00*	*50,000*

	Quantity	Unit	Rate	Total
General building demolition				
Demolish existing building, including foundations	*871,318*	*CF*	*1.00*	*871,318*
Hazardous materials abatement associated with building demolition - excludes inspection and construction monitoring costs (in design fees)	*See Selective Demolition*			
Subtotal				***$1,436,658***
G1030 SITE EARTHWORK				
Earthwork				
Strip topsoil, store	*5,006*	*CY*	*15.00*	*75,090*
Cut to fill	*7,985*	*CY*	*30.00*	*239,550*
Over excavate beneath paved areas	*3,051*	*CY*	*95.00*	*289,845*
Fill to make up level to west of existing	*10,133*	*CY*	*30.00*	*303,990*
Rock excavation	*EXCLUDED*			
See Special Foundations for excavation and removal of unsuitable material and other soil remediation measures				
Subtotal				***$908,475***
G1040 HAZARDOUS WASTE REMEDIATION				
Hazardous waste remediation				
Remove contaminated soils	*EXCLUDED*			
Subtotal				***$0***
G2010 ROADWAYS AND PARKING LOTS				
Roadway paving				
Bituminous concrete paving, complete with excavation, 12" gravel base etc.	*99,137*	*SF*	*9.75*	*966,586*
Patching at perimeter curb	*1,868*	*SF*	*12.00*	*22,416*
Granite curbs	*5,934*	*LF*	*60.00*	*356,040*
Rails and barriers				
Vehicle guardrail, assume 3' high, wood	*400*	*LF*	*90.00*	*36,000*
Pavement markings				
Allowance	*1*	*LS*	*33,000.00*	*33,000*
Road signage	*8*	*EA*	*900.00*	*7,200*
Subtotal				***$1,421,242***
G2030 PEDESTRIAN PAVING				
Pedestrian paving				
Concrete paving	*52,000*	*SF*	*13.50*	*702,000*
Play space				
Play surface	*13,617*	*SF*	*32.60*	*443,914*
Subtotal				***$1,145,914***

	Quantity	Unit	Rate	Total
G2040 SITE DEVELOPMENT				
Walls				
Site walls and seat walls	*258*	*LF*	*420.00*	*108,360*
Retaining walls, segmental at ball field west edge	*6,656*	*SF*	*60.00*	*399,360*
Fencing				
Allowance for fencing	*1*	*LS*	*200,000.00*	*200,000*
Site development				
Shade structures	*1*	*LS*	*75,000.00*	*75,000*
Site accessories and furnishings	*363,577*	*SF*	*0.35*	*127,252*
Playground structure	*1*	*LS*	*400,000.00*	*400,000*
Ball fields				
Assumed soccer and baseball	*125,000*	*SF*	*3.00*	*375,000*
Goal posts etc.	*1*	*LS*	*12,740.00*	*12,740*
Backstops, fouls poles etc.	*1*	*LS*	*58,800.00*	*58,800*
Subtotal				***$1,756,512***
G2050 LANDSCAPING				
Landscaping				
Soils respreading	*5,006*	*CY*	*15.70*	*78,594*
Plantings and lawn areas	*198,823*	*SF*	*2.75*	*546,763*
Subtotal				***$625,357***
G3010 MECHANICAL UTILITIES				
Water supply	*915*	*LF*	*144.00*	*131,760*
Sanitary sewer	*507*	*LF*	*201.00*	*101,907*
Grease interceptor	*1*	*EA*	*42,000.00*	*42,000*
Storm water (impervious areas)	*232,354*	*SF*	*3.25*	*755,151*
Stormwater recharge system	*4,647*	*SF*	*55.00*	*255,585*
Gas distribution	*600*	*LF*	*55.00*	*33,000*
Subtotal				***$1,319,403***
G4010 ELECTRICAL UTILITIES & SITE LIGHTING				
Electrical utilities				
Primary	*517*	*LF*	*255.00*	*131,835*
Secondary	*75*	*LF*	*1,100.00*	*82,500*
Communications	*514*	*LF*	*250.00*	*128,500*
Generator	*100*	*LF*	*1,100.00*	*110,000*
Site lighting	*238,577*	*SF*	*0.50*	*119,289*
Site security	*238,577*	*SF*	*0.30*	*71,573*
Car charging	*6*	*EA*	*15,000.00*	*90,000*
Subtotal				***$733,697***

	Quantity	Unit	Rate	Total
MARKUPS				
General conditions and project requirements				
General conditions and requirements	*26*	*MTH*	*265,000*	*6,890,000*
Bond and Insurance	*2.5%*		*74,979,461*	*1,874,487*
Building permit	*0.0%*		*76,853,948*	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	*3.0%*		*76,853,948*	*2,305,618*
Subtotal				***$11,070,105***
CONTINGENCIES/ESCALATION				
Contingencies				
Design contingency	*10.0%*		*79,159,566*	*7,915,957*
Prime contractor's contingency	*0.0%*		*87,075,523*	
Escalation				
Escalation to Start Date (June 2028)	*8.0%*		*87,075,523*	*6,966,042*
Subtotal				***$14,881,999***

PCM COMPANY
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SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

6/11/2026
PDP ESTIMATE
OPTION 1

	GSF		COST/SF	TOTAL
RENOVATION	62,237	SF	*$ 369.95*	**$ 23,024,739**
DEMOLITION	62,237	SF	*$ 12.00*	**$ 746,844**
HAZARDOUS MATERIAL REMOVAL				**$ 1,592,000**
SITEWORK				**$ 3,187,661**
TOTAL DIRECT COSTS				**$ 28,551,244**
DESIGN CONTINGENCY		10%		$ 2,855,124
CM CONTINGENCY		0%		EXCLUDED
GENERAL CONDITIONS/REQUIREMENTS	28	MOS	$ 255,000	$ 7,140,000
PHASING / LOGISTICS		12.0%		$ 3,426,149
BOND & INSURANCE		2.5%		$ 1,049,313
CONTRACTOR'S FEE		3.0%		$ 1,290,655
BUILDING PERMIT				ASSUME EXCLUDED
ESCALATION (BID SPRING 2028)		8.0%		$ 3,544,999
TOTAL CONSTRUCTION COST			***$ 768.96***	**$ 47,857,485**

PCM reserve the right to revise and/or ammend this estimate accordingly should any new or additional information be made available to us.

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SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

6/11/2026
PDP ESTIMATE
OPTION 2

	GSF		COST/SF	TOTAL
ADDITION	26,000	SF	$ 561.18	**$ 14,590,563**
RENOVATION	50,025	SF	$ 351.38	**$ 17,577,600**
DEMOLITION	62,237	SF	$ 9.65	**$ 600,300**
HAZARDOUS MATERIAL REMOVAL				**$ 1,592,000**
SITEWORK				**$ 6,064,645**
TOTAL DIRECT COSTS				**$ 40,425,107**
DESIGN CONTINGENCY		10%		$ 4,042,511
CM CONTINGENCY		0%		EXCLUDED
GENERAL CONDITIONS/REQUIREMENTS	32	MOS	$ 255,000	$ 8,160,000
PHASING / LOGISTICS		8.0%		$ 3,234,009
BOND & INSURANCE		2.5%		$ 1,396,541
CONTRACTOR'S FEE		3.0%		$ 1,717,745
BUILDING PERMIT				ASSUME EXCLUDED
ESCALATION (BID SPRING 2028)		8.0%		$ 4,718,073
TOTAL CONSTRUCTION COST			**$ 837.80**	**$ 63,693,985**

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SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

6/11/2026
PDP ESTIMATE
OPTION 3

	GSF		COST/SF	TOTAL
ADDITION	77,009	SF	$ 534.31	**$ 41,146,479**
RENOVATION	38,766	SF	$ 342.04	**$ 13,259,610**
DEMOLITION	62,237	SF	$ 7.47	**$ 465,192**
HAZARDOUS MATERIAL REMOVAL				**$ 1,592,000**
SITEWORK				**$ 7,140,980**
TOTAL DIRECT COSTS				**$ 63,604,262**
DESIGN CONTINGENCY		10%		$ 6,360,426
CM CONTINGENCY		0%		EXCLUDED
GENERAL CONDITIONS/REQUIREMENTS	30	MOS	$ 255,000	$ 7,650,000
PHASING / LOGISTICS		8.0%		$ 5,088,341
BOND & INSURANCE		2.5%		$ 2,067,576
CONTRACTOR'S FEE		3.0%		$ 2,543,118
BUILDING PERMIT				ASSUME EXCLUDED
ESCALATION (BID SPRING 2028)		8.0%		$ 6,985,098
TOTAL CONSTRUCTION COST			***$ 814.50***	**$ 94,298,821**

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SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

6/11/2026
PDP ESTIMATE
OPTION 4

	GSF		COST/SF	TOTAL
NEW BUILDING	73,494	SF	$ 549.60	**$ 40,392,061**
DEMOLITION	62,237	SF	$ -	**$ -**
HAZARDOUS MATERIAL REMOVAL				**$ 1,592,000**
SITEWORK				**$ 9,651,428**
TOTAL DIRECT COSTS				**$ 51,635,489**
DESIGN CONTINGENCY		10%		$ 5,163,549
CM CONTINGENCY		0%		EXCLUDED
GENERAL CONDITIONS/REQUIREMENTS	22	MOS	$ 266,798	$ 5,869,552
PHASING / LOGISTICS		0.0%		$ -
BOND & INSURANCE		2.5%		$ 1,566,715
CONTRACTOR'S FEE		3.0%		$ 1,927,059
BUILDING PERMIT				ASSUME EXCLUDED
ESCALATION (BID SPRING 2028)		8.0%		$ 5,292,989
TOTAL CONSTRUCTION COST			***$ 972.26***	**$ 71,455,352**

PCM reserve the right to revise and/or ammend this estimate accordingly should any new or additional information be made available to us.

PCM COMPANY
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SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

6/11/2026
PSR ESTIMATE (RECONCILIED)
OPTION 5

	GSF		COST/SF	TOTAL
NEW BUILDING	116,790	SF	$ 499.23	**$ 58,305,273**
DEMOLITION	62,237	SF	$ -	**$ -**
HAZARDOUS MATERIAL REMOVAL				**$ 1,592,000**
SITEWORK				**$ 9,651,428**
TOTAL DIRECT COSTS				**$ 69,548,701**
DESIGN CONTINGENCY		10%		$ 6,954,870
CM CONTINGENCY		0%		EXCLUDED
GENERAL CONDITIONS/REQUIREMENTS	26	MOS	$ 268,410	$ 6,978,659
PHASING / LOGISTICS		0.0%		$ -
BOND & INSURANCE		2.5%		$ 2,087,056
CONTRACTOR'S FEE		3.0%		$ 2,567,079
BUILDING PERMIT				ASSUME EXCLUDED
ESCALATION (BID SPRING 2028)		8.0%		$ 7,050,909
TOTAL CONSTRUCTION COST			***$ 815.03***	**$ 95,187,274**

PCM reserve the right to revise and/or ammend this estimate accordingly should any new or additional information be made available to us.

PCM COMPANY
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SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

6/11/2026
PDP ESTIMATE
OPTION 6

	GSF		COST/SF	TOTAL
NEW BUILDING	80,200	SF	$ 542.28	**$ 43,490,641**
DEMOLITION	62,237	SF	$ -	**$ -**
HAZARDOUS MATERIAL REMOVAL				**$ 1,592,000**
SITEWORK				**$ 14,091,255**
TOTAL DIRECT COSTS				**$ 59,173,896**
DESIGN CONTINGENCY		10%		$ 5,917,390
CM CONTINGENCY		0%		EXCLUDED
GENERAL CONDITIONS/REQUIREMENTS	22	MOS	$ 268,277	$ 5,902,102
PHASING / LOGISTICS		0.0%		$ -
BOND & INSURANCE		2.5%		$ 1,774,835
CONTRACTOR'S FEE		3.0%		$ 2,183,047
BUILDING PERMIT				ASSUME EXCLUDED
ESCALATION (BID SPRING 2028)		8.0%		$ 5,996,102
TOTAL CONSTRUCTION COST			**$ 1,009.32**	**$ 80,947,370**

PCM reserve the right to revise and/or ammend this estimate accordingly should any new or additional information be made available to us.

PCM COMPANY
Accuracy You Can Build On

SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

6/11/2026
PDP ESTIMATE
OPTION 7

	GSF		COST/SF	TOTAL
NEW BUILDING	119,000	SF	$ 512.71	**$ 61,011,967**
DEMOLITION	62,237	SF	$ -	**$ -**
HAZARDOUS MATERIAL REMOVAL				**$ 1,592,000**
SITEWORK				**$ 14,575,054**
TOTAL DIRECT COSTS				**$ 77,179,021**
DESIGN CONTINGENCY		10%		$ 7,717,902
CM CONTINGENCY		0%		EXCLUDED
GENERAL CONDITIONS/REQUIREMENTS	26	MOS	$ 269,707	$ 7,012,370
PHASING / LOGISTICS		0.0%		$ -
BOND & INSURANCE		2.5%		$ 2,297,732
CONTRACTOR'S FEE		3.0%		$ 2,826,211
BUILDING PERMIT				ASSUME EXCLUDED
ESCALATION (BID SPRING 2028)		8.0%		$ 7,762,659
TOTAL CONSTRUCTION COST			***$ 880.64***	**$ 104,795,895**

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PCM COMPANY
Accuracy You Can Build On

SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

6/11/2026
PSR ESTIMATE (RECONCILED)
OPTION 8

	GSF		COST/SF	TOTAL
NEW BUILDING	113,745	SF	$ 501.44	**$ 57,036,687**
DEMOLITION	62,237	SF	$ -	**$ -**
HAZARDOUS MATERIAL REMOVAL				**$ 1,592,000**
SITEWORK				**$ 9,352,272**
TOTAL DIRECT COSTS				**$ 67,980,960**
DESIGN CONTINGENCY		10%		$ 6,798,096
CM CONTINGENCY		0%		EXCLUDED
GENERAL CONDITIONS/REQUIREMENTS	26	MOS	$ 268,073	$ 6,969,905
PHASING / LOGISTICS		0.0%		$ -
BOND & INSURANCE		2.5%		$ 2,043,724
CONTRACTOR'S FEE		3.0%		$ 2,513,781
BUILDING PERMIT				ASSUME EXCLUDED
ESCALATION (BID SPRING 2028)		8.0%		$ 6,904,517
TOTAL CONSTRUCTION COST			***$ 819.47***	**$ 93,210,982**

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SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

PDP ESTIMATE OPTIONS

PCM COMPANY
Accuracy You Can Build On

PROJ. NO: 201-010
REVISION: 1
EST DATE: 6/11/2026

	OPTION 1 - RENOVATION		OPTION 2 - ADDITION / RENO		OPTION 3 - ADDITION / RENO		OPTION 4 - NEW CONSTRUCTION		OPTION 5 - NEW CONSTRUCTION		OPTION 6 - NEW CONSTRUCTION		OPTION 7 - NEW CONSTRUCTION		OPTION 8 - NEW CONSTRUCTION	
NEW CONSTRUCTION SF:			*26,000*		*77,009*		*73,494*		*116,790*		*80,200*		*119,000*		*113,745*	
RENOVATION SF:	*62,237*		*50,025*		*38,766*											
GROSS SF:	*62,237*		*76,025*		*115,775*		*73,494*		*116,790*		*80,200*		*119,000*		*113,745*	
DESCRIPTION	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**
A10 - FOUNDATIONS	$ 5.00	$ 311,185.00	$ 23.66	$ 1,798,658.00	$ 31.54	$ 3,651,762.23	$ 63.47	$ 4,664,341.47	$ 44.06	$ 5,146,086.13	$ 60.27	$ 4,833,818.50	$ 44.18	$ 5,257,385.25	$ 42.14	$ 4,793,624.76
A20 - BASEMENT CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
B10 - SUPERSTRUCTURE	$ 12.00	$ 746,844.00	$ 24.90	$ 1,892,649.36	$ 40.90	$ 4,735,108.52	$ 56.85	$ 4,178,090.05	$ 58.33	$ 6,812,664.05	$ 56.77	$ 4,552,825.02	$ 59.08	$ 7,030,550.08	$ 58.53	$ 6,657,842.70
B20 - ENCLOSURE	$ 47.00	$ 2,925,300.00	$ 53.12	$ 4,038,672.47	$ 64.52	$ 7,470,206.49	$ 79.05	$ 5,809,994.18	$ 60.65	$ 7,083,476.30	$ 75.25	$ 6,035,104.66	$ 67.74	$ 8,061,098.94	$ 61.48	$ 6,993,457.30
B30 - ROOFING	$ 40.00	$ 2,489,480.00	$ 39.55	$ 3,006,432.70	$ 30.70	$ 3,554,815.41	$ 28.00	$ 2,058,082.07	$ 23.20	$ 2,709,834.48	$ 28.27	$ 2,266,902.70	$ 20.78	$ 2,473,132.42	$ 22.66	$ 2,577,042.48
C10 - INTERIOR CONSTRUCTION	$ 42.25	$ 2,629,513.25	$ 33.29	$ 2,530,550.00	$ 43.95	$ 5,088,347.00	$ 55.00	$ 4,042,170.00	$ 53.78	$ 6,281,116.50	$ 55.00	$ 4,411,000.00	$ 54.00	$ 6,426,000.00	$ 51.61	$ 5,870,770.75
C20 - STAIRS	$ -	$ -	$ -	$ -	$ 2.14	$ 247,250.00	$ 3.81	$ 279,750.00	$ 4.09	$ 477,750.00	$ 3.49	$ 279,750.00	$ 5.61	$ 668,000.00	$ 4.05	$ 460,250.00
C30 - INTERIOR FINISHES	$ 35.00	$ 2,178,295.00	$ 35.00	$ 2,660,875.00	$ 35.00	$ 4,052,125.00	$ 35.00	$ 2,572,290.00	$ 34.66	$ 4,047,653.60	$ 35.00	$ 2,807,000.00	$ 35.00	$ 4,165,000.00	$ 36.05	$ 4,100,806.90
D10 - CONVEYING	$ -	$ -	$ -	$ -	$ 1.41	$ 163,000.00	$ 2.22	$ 163,000.00	$ 2.72	$ 318,000.00	$ 2.03	$ 163,000.00	$ 3.11	$ 370,000.00	$ 1.50	$ 171,000.00
D20 - PLUMBING	$ 18.00	$ 1,120,266.00	$ 37.32	$ 2,836,950.00	$ 36.00	$ 4,168,423.00	$ 34.00	$ 2,498,796.00	$ 29.90	$ 3,492,394.09	$ 34.00	$ 2,726,800.00	$ 32.00	$ 3,808,000.00	$ 31.16	$ 3,543,749.09
D30 - HVAC	$ 85.00	$ 5,290,145.00	$ 85.13	$ 6,472,000.00	$ 88.65	$ 10,263,117.00	$ 93.00	$ 6,834,942.00	$ 88.60	$ 10,348,156.14	$ 93.00	$ 7,458,600.00	$ 92.00	$ 10,948,000.00	$ 91.76	$ 10,437,722.54
D40 - FIRE PROTECTION	$ 8.20	$ 510,343.40	$ 8.73	$ 663,425.00	$ 8.47	$ 980,367.80	$ 8.20	$ 602,650.80	$ 9.20	$ 1,074,510.00	$ 8.20	$ 657,640.00	$ 8.20	$ 975,800.00	$ 9.20	$ 1,046,505.00
D50 - ELECTRICAL	$ 60.00	$ 3,734,220.00	$ 56.45	$ 4,291,300.00	$ 60.65	$ 7,021,417.00	$ 65.00	$ 4,777,110.00	$ 64.25	$ 7,504,176.60	$ 65.00	$ 5,213,000.00	$ 65.00	$ 7,735,000.00	$ 64.64	$ 7,352,063.52
E10 - EQUIPMENT	$ 5.50	$ 342,303.50	$ 10.50	$ 798,262.50	$ 10.50	$ 1,215,637.50	$ 10.50	$ 771,687.00	$ 10.26	$ 1,197,816.00	$ 10.50	$ 842,100.00	$ 10.50	$ 1,249,500.00	$ 10.69	$ 1,215,426.00
E20 - FURNISHINGS	$ 12.00	$ 746,844.00	$ 15.50	$ 1,178,387.50	$ 15.50	$ 1,794,512.50	$ 15.50	$ 1,139,157.00	$ 15.51	$ 1,811,639.20	$ 15.50	$ 1,243,100.00	$ 15.50	$ 1,844,500.00	$ 15.97	$ 1,816,426.20
F10 - SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
F20 - SELECTIVE BUILDING DEMOLITION	$ 37.58	$ 2,338,844.00	$ 28.84	$ 2,192,300.00	$ 17.77	$ 2,057,192.00	$ 21.66	$ 1,592,000.00	$ 13.63	$ 1,592,000.00	$ 19.85	$ 1,592,000.00	$ 13.38	$ 1,592,000.00	$ 14.00	$ 1,592,000.00
G10 - SITE PREPARATIONS	$ 13.82	$ 860,103.52	$ 26.75	$ 2,033,676.57	$ 19.19	$ 2,221,233.21	$ 40.84	$ 3,001,599.21	$ 25.70	$ 3,001,599.21	$ 47.76	$ 3,830,106.32	$ 33.94	$ 4,038,905.48	$ 25.21	$ 2,867,011.75
G20 - SITE IMPROVEMENTS	$ 20.53	$ 1,277,557.82	$ 39.21	$ 2,980,968.24	$ 31.27	$ 3,619,747.15	$ 59.26	$ 4,355,090.22	$ 37.29	$ 4,355,090.22	$ 85.72	$ 6,874,477.18	$ 60.08	$ 7,149,477.18	$ 37.44	$ 4,258,526.06
G30 - SITE CIVIL / MECHANICAL UTILITIES	$ 8.84	$ 550,000.00	$ 7.23	$ 550,000.00	$ 6.91	$ 800,000.00	$ 16.97	$ 1,247,192.74	$ 10.68	$ 1,247,192.74	$ 24.79	$ 1,988,528.48	$ 16.71	$ 1,988,528.48	$ 10.66	$ 1,212,128.56
G40 - SITE ELECTRICAL UTILITIES	$ 8.03	$ 500,000.00	$ 6.58	$ 500,000.00	$ 4.32	$ 500,000.00	$ 14.25	$ 1,047,545.89	$ 8.97	$ 1,047,545.89	$ 17.43	$ 1,398,143.13	$ 11.75	$ 1,398,143.13	$ 8.92	$ 1,014,606.00
CONSTRUCTION SUBTOTAL	**$ 458.75**	**$ 28,551,244**	**$ 531.73**	**$ 40,425,107**	**$ 549.38**	**$ 63,604,262**	**$ 702.58**	**$ 51,635,489**	**$ 595.50**	**$ 69,548,701**	**$ 737.83**	**$ 59,173,896**	**$ 648.56**	**$ 77,179,021**	**$ 597.66**	**$ 67,980,960**
DESIGN / ESTIMATE CONTINGENCY -- *10%*	10%	$ 2,855,124	10%	$ 4,042,511	10%	$ 6,360,426	10%	$ 5,163,549	10%	$ 6,954,870	10%	$ 5,917,390	10%	$ 7,717,902	10%	$ 6,798,096
GENERAL CONDITIONS / REQUIREMENTS (MOS)	28	$ 7,140,000	32	$ 8,160,000	30	$ 7,650,000	22	$ 5,869,552	26	$ 6,978,659	22	$ 5,902,102	26	$ 7,012,370	26	$ 6,969,905
PHASING / LOGISTICS PREMIUM	12%	$ 3,426,149	8%	$ 3,234,009	8%	$ 5,088,341	0.0%	$ -	0.0%	$ -	0.0%	$ -	0.0%	$ -	0.0%	$ -
CONSTRUCTION SUBTOTAL	**$ 674.40**	**$ 41,972,518**	**$ 734.78**	**$ 55,861,627**	**$ 714.34**	**$ 82,703,029**	**$ 852.70**	**$ 62,668,589**	**$ 714.81**	**$ 83,482,230**	**$ 885.20**	**$ 70,993,388**	**$ 772.35**	**$ 91,909,293**	**$ 718.70**	**$ 81,748,961**
BOND AND INSURANCE -- 2.5%	2.5%	$ 1,049,313	2.5%	$ 1,396,541	2.5%	$ 2,067,576	2.5%	$ 1,566,715	2.5%	$ 2,087,056	2.5%	$ 1,774,835	2.5%	$ 2,297,732	2.5%	$ 2,043,724
CONSTRUCTION SUBTOTAL	**$ 691.26**	**$ 43,021,831**	**$ 753.15**	**$ 57,258,167**	**$ 732.20**	**$ 84,770,605**	**$ 874.02**	**$ 64,235,304**	**$ 732.68**	**$ 85,569,286**	**$ 907.33**	**$ 72,768,222**	**$ 791.66**	**$ 94,207,025**	**$ 736.67**	**$ 83,792,685**
CONTRACTOR FEE -- 3%	3.0%	$ 1,290,655	3.0%	$ 1,717,745	3.0%	$ 2,543,118	3.0%	$ 1,927,059	3.0%	$ 2,567,079	3.0%	$ 2,183,047	3.0%	$ 2,826,211	3.0%	$ 2,513,781
CONSTRUCTION SUBTOTAL	**$ 712.00**	**$ 44,312,486**	**$ 775.74**	**$ 58,975,912**	**$ 754.17**	**$ 87,313,723**	**$ 900.24**	**$ 66,162,363**	**$ 754.66**	**$ 88,136,365**	**$ 934.55**	**$ 74,951,269**	**$ 815.41**	**$ 97,033,236**	**$ 758.77**	**$ 86,306,465**
ESCALATION*	8%	$ 3,544,999	8%	$ 4,718,073	8%	$ 6,985,098	8%	$ 5,292,989	8%	$ 7,050,909	8%	$ 5,996,102	8%	$ 7,762,659	8%	$ 6,904,517
CONSTRUCTION GRAND TOTAL	**$ 768.96**	**$ 47,857,485**	**$ 837.80**	**$ 63,693,985**	**$ 814.50**	**$ 94,298,821**	**$ 972.26**	**$ 71,455,352**	**$ 815.03**	**$ 95,187,274**	**$ 1,009.32**	**$ 80,947,370**	**$ 880.64**	**$ 104,795,895**	**$ 819.47**	**$ 93,210,982**

**CONSTRUCTION START DATE ASSUMPTIONS: ALL OPTIONS SPRING 2028 BID*

PCM COMPANY
Accuracy You Can Build On

SOUTH HADLEY MOSIER ELEMENTARY SCHOOL

6/11/2026
PSR ESTIMATE (RECONCILED)
OPTION 8

	GSF		COST/SF	TOTAL
NEW BUILDING	113,745	SF	$ 501.44	**$ 57,036,687**
DEMOLITION	62,237	SF	$ -	**$ -**
HAZARDOUS MATERIAL REMOVAL				**$ 1,592,000**
SITEWORK				**$ 9,352,272**
TOTAL DIRECT COSTS				**$ 67,980,960**
DESIGN CONTINGENCY		10%		$ 6,798,096
CM CONTINGENCY		0%		EXCLUDED
GENERAL CONDITIONS/REQUIREMENTS	26	MOS	$ 268,073	$ 6,969,905
PHASING / LOGISTICS		0.0%		$ -
BOND & INSURANCE		2.5%		$ 2,043,724
CONTRACTOR'S FEE		3.0%		$ 2,513,781
BUILDING PERMIT				ASSUME EXCLUDED
ESCALATION (BID SPRING 2028)		8.0%		$ 6,904,517
TOTAL CONSTRUCTION COST			***$ 819.47***	**$ 93,210,982**

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MOSIER ELEMENTARY SCHOOL - OPTION 8		PSR ESTIMATE
PCM COMPANY Accuracy You Can Build On	PROJ. NO: REVISION:	201-010 1
	EST DATE:	6/11/2026
GROSS SF:	*113,745*	

DESCRIPTION	UNIT COST	TOTAL COST
A10 - FOUNDATIONS	$ 42.14	$ 4,793,625
A20 - BASEMENT CONSTRUCTION	$ -	$ -
B10 - SUPERSTRUCTURE	$ 58.53	$ 6,657,843
B20 - ENCLOSURE	$ 61.48	$ 6,993,457
B30 - ROOFING	$ 22.66	$ 2,577,042
C10 - INTERIOR CONSTRUCTION	$ 51.61	$ 5,870,771
C20 - STAIRS	$ 4.05	$ 460,250
C30 - INTERIOR FINISHES	$ 36.05	$ 4,100,807
D10 - CONVEYING	$ 1.50	$ 171,000
D20 - PLUMBING	$ 31.16	$ 3,543,749
D30 - HVAC	$ 91.76	$ 10,437,723
D40 - FIRE PROTECTION	$ 9.20	$ 1,046,505
D50 - ELECTRICAL	$ 64.64	$ 7,352,064
E10 - EQUIPMENT	$ 10.69	$ 1,215,426
E20 - FURNISHINGS	$ 15.97	$ 1,816,426
F10 - SPECIAL CONSTRUCTION	$ -	$ -
F20 - SELECTIVE BUILDING DEMOLITION	$ 14.00	$ 1,592,000
G10 - SITE PREPARATIONS	$ 25.21	$ 2,867,012
G20 - SITE IMPROVEMENTS	$ 37.44	$ 4,258,526
G30 - SITE CIVIL / MECHANICAL UTILITIES	$ 10.66	$ 1,212,129
G40 - SITE ELECTRICAL UTILITIES	$ 8.92	$ 1,014,606
CONSTRUCTION SUBTOTAL	**$ 597.66**	**$ 67,980,960**
DESIGN / ESTIMATE CONTINGENCY	10.0%	$ 6,798,096
GENERAL CONDITIONS / REQUIREMENTS (MOS)	26	$ 6,969,905
CONSTRUCTION SUBTOTAL	**$ 718.70**	**$ 81,748,961**
BOND AND INSURANCE	2.5%	$ 2,043,724
CONSTRUCTION SUBTOTAL	**$ 736.67**	**$ 83,792,685**
CONTRACTOR FEE	3.0%	$ 2,513,781
CONSTRUCTION SUBTOTAL	**$ 758.77**	**$ 86,306,465**
BUILDING PERMIT		ASSUME EXCLUDED
CONSTRUCTION SUBTOTAL	**$ 758.77**	**$ 86,306,465**
ESCALATION - ASSUME SPRING 2028 BID	8.0%	$ 6,904,517
CONSTRUCTION GRAND TOTAL	**$ 819.47**	**$ 93,210,982**

MOSIER ELEMENTARY SCHOOL - OPTION 8

6/11/2026
PSR ESTIMATE
DETAILED ITEM TAKEOFF
6/11/2026

113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
A - SUBSTRUCTURE				
A10 - FOUNDATIONS				
A1010 - STANDARD FOUNDATIONS				
EARTHWORK - (MASS E&B IN SECTION G)				
TRENCH SPREAD FOOTINGS	858.2	CY	40.00	$ 34,326.51
TRENCH CONT FOOTINGS	300	CY	40.00	$ 12,005.43
BACKFILL AND COMPACT	412.1	CY	40.00	$ 16,482.80
ADD DISPOSAL - EXCESS (UNREGULATED)	1194.0	TN	22.00	$ 26,267.24
STONE - UNDER FOOTINGS	283	CY	65.00	$ 18,375.74
PVC				
4"	1594	LF	16.00	$ 25,504.00
TRENCH AND BACKFILL	1594	LF	35.00	$ 55,790.00
STONE BED	236	CY	65.00	$ 15,349.63
RIGID INSULATION AT FOUNDATION	6376	SF	3.50	$ 22,316.00
FOOTINGS, SPREAD FOOTING - EXTERIOR - ASSUME 5'X5'X18", 25' OC	5	5	1.50	
FORM & POUR	77	EA	660.00	$ 50,820.00
FORMWORK MATERIAL	2310	SF	6.25	$ 14,437.50
REBAR #/CY: 100	5.35	TN	4,200.00	$ 22,458.33
CONCRETE	106.9	CY	190.00	$ 20,319.44
FOOTINGS, SPREAD FOOTING - INTERIOR - ASSUME 6'X6'X24", 25' OC	6	6	2.00	
FORM & POUR	70	EA	660.00	$ 46,200.00
FORMWORK MATERIAL	3360	SF	6.25	$ 21,000.00
REBAR #/CY: 100	9.33	TN	4,200.00	$ 39,200.00
CONCRETE	186.7	CY	190.00	$ 35,466.67
FOOTINGS, CONTINUOUS - ASSUME 1' X 3'				
FORM & POUR	1594	LF	66.00	$ 105,204.00
FORMWORK MATERIAL	3188	SF	6.25	$ 19,925.00
REBAR #/CY: 100	8.86	TN	4,200.00	$ 37,193.33
CONCRETE	177.1	CY	190.00	$ 33,651.11
FOUNDATION WALLS, ASSUME 14" X UP TO 4' - HIGH				
FORM & POUR	1594	LF	198.00	$ 315,612.00
FORMWORK MATERIAL	12752	SF	6.25	$ 79,700.00

MOSIER ELEMENTARY SCHOOL - OPTION 8

6/11/2026
PSR ESTIMATE
DETAILED ITEM TAKEOFF
6/11/2026

113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
REBAR 150 #/CY	20.7	TN	4,200.00	$ 86,784.44
CONCRETE	276	CY	190.00	$ 52,346.17
PIERS/PILASTERS FROST WALLS - ASSUME 25' OC	64	EA	1,160.00	$ 74,240.00
ELEVATOR PIT	1	EA	15,000.00	$ 15,000.00
THERMAL MOISTURE PROTECTION				
WATERPROOFING; AT ELEVATOR PIT	1	EA	8,000.00	$ 8,000.00
FOUNDATION WATERPROOFING	6376	SF	7.50	$ 47,820.00
A1010 - STANDARD FOUNDATIONS				**$ 1,351,795.36**
A1020 - SPECIAL FOUNDATIONS				
EARTHWORK AT BUILDING				
CUT - UNSUITABLE - 1.5' BELOW BLDG FOOTPRINT	4198	CY	12.00	$ 50,380.00
FILL, AT UNSUITABLE - *PLACE AND COMPACT*	4198	CY	25.00	$ 104,958.33
IMPORT FILL	4198	CY	35.00	$ 146,941.67
HAUL AND DISPOSE - UNSUITABLE - UNREGULATED	7137	TN	22.00	$ 157,017.67
SOIL STABILIZATION ALLOWANCE	1	ALLW	1,750,000.00	$ 1,750,000.00
A1020 - SPECIAL FOUNDATIONS				**$ 2,209,297.67**
A1030 - SLAB ON GRADE				
EARTHWORK				
STONE UNDER SLAB	2504	CY	65.00	$ 162,740.74
TRENCHING - UNDERSLAB PIPING - INCL E&B & SAND FILL	20	CD	4,000.00	$ 80,000.00
SLAB ON GRADE	67600	SF	12.50	$ 845,000.00
ADD FOR 8" THICKENED AREAS - ASSUME UNDER INTERIOR CMU	1373	SF	14.00	$ 19,215.00
4" HOUSE KEEPING PADS	1000	SF	12.00	$ 12,000.00
THERMAL MOISTURE PROTECTION				
VAPOR BARRIER AT SLAB ON GRADE	67600	SF	1.35	$ 91,260.00
RIGID INSULATION AT SOG PERIMETER - 3" - ASSUME 4'	6376	SF	3.50	$ 22,316.00

MOSIER ELEMENTARY SCHOOL - OPTION 8

6/11/2026
PSR ESTIMATE
DETAILED ITEM TAKEOFF
6/11/2026

113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
A1030 - SLAB ON GRADE				**$ 1,232,531.74**
A10 - FOUNDATIONS				**$ 4,793,624.76**
B - SHELL				
B10 - SUPERSTRUCTURE				
B1010 - FLOOR CONSTRUCTION				
SLAB ON DECK				
5-1/2"	46145	SF	9.00	$ 415,305.00
METAL DECK				
FLOOR DECK	46145	SF	8.50	$ 392,232.50
STRUCTURAL STEEL - LEVEL 2				
JOISTS, COLUMNS, BEAMS #13.5/SF	622958	LBS		
CONNECTIONS, PLATES, HARDWARE 20%		INC		
TOTAL LBS	622958	LBS		
JOISTS, COLUMNS, BEAMS	311.48	TN	6,000.00	$ 1,868,872.50
FIREPROOFING/FIRESTOPPING				
FIRESTOPPING	46145	SF	1.00	$ 46,145.00
SPRAY ON FIREPROOFING	46145	SF	4.00	$ 184,580.00
INTUMESCENT ALLOWANCE - AT EXPOSED COLS	1	ALLW	35,000.00	$ 35,000.00
STAGE/PLATFORM CONSTRUCTION				
FRAMING & SHEATHING	880	SF	65.00	$ 57,200.00
RAMP - TO MUSIC ROOMS - FRAMING & SHEATHING	128	SF	65.00	$ 8,320.00
B1010 - FLOOR CONSTRUCTION				**$ 3,007,655.00**
B1020 - ROOF CONSTRUCTION				
SLAB ON DECK				
5-1/2"	5287	SF	7.00	$ 37,006.20
METAL DECK TOTAL:	**67600**	**SF**		
1-1/2" 20 GA	47579	SF	7.00	$ 333,055.80
3" 20 GA - ACOUSTICAL - GYM/STAGE/MUSIC	14734	SF	12.00	$ 176,808.00

MOSIER ELEMENTARY SCHOOL - OPTION 8

6/11/2026
PSR ESTIMATE
DETAILED ITEM TAKEOFF
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113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
3" GALV DECKING AT MECH AREAS - ASSUME 20% OF TOTAL AREA	5287	SF	8.50	$ 44,936.10
STRUCTURAL STEEL				
JOISTS, COLUMNS, BEAMS #13.5/sf	912600	LBS		
EQUIPMENT DUNNAGE - ASSUME 1,500 SF - 12 PSF	22500	LBS		
ROOFTOP EQUIPMENT SCREEN FRAMING - ASSUME 200 LF - 100 PLF	20000	LBS		
ENTRANCE CANOPY ASSUME 10 LBS /SF	7627	LBS		
CONNECTIONS, PLATES, HARDWARE 20%		INC		
TOTAL LBS	962727	LBS		
JOISTS, COLUMNS, BEAMS	481.4	TN	6,000.00	$ 2,888,181.60
SPRAY ON FIREPROOFING				
FIRESTOPPING	67600	SF	1.00	$ 67,600.00
SPRAY ON FIREPROOFING	67600	SF	1.00	$ 67,600.00
INTUMESCENT ALLOWANCE - AT EXPOSED COLS	1	ALLW	35,000.00	$ 35,000.00
B1020 - ROOF CONSTRUCTION				**$ 3,650,187.70**
B10 - SUPERSTRUCTURE				**$ 6,657,842.70**
B20 - ENCLOSURE				
B2010 - EXTERIOR WALLS				
MOCK UPS				
MOCK UP ALLOW	1	EA	75,000.00	$ 75,000.00
EXTERIOR MASONRY				
4" BRICK VENEER	40493	SF	55.00	$ 2,227,104.00
MW SEMI-RIGID INSULATION - 4"	40493	SF	5.50	$ 222,710.40
12" CMU BACKUP GROUTED	12600	SF	48.50	$ 611,100.00
EXTERIOR PANELS				
PREFINISHED ALUM METAL PANEL - ENTRANCE SOFITT (INCL FRAMING)	1491	SF	75.00	$ 111,825.00
PREFINISHED ALUM METAL PANEL - COLUMN COVERS	13	EA	1,500.00	$ 19,500.00
MINERAL WOOL BOARD INSULATION - 6"	1504	SF	7.00	$ 10,528.00
ROOFTOP SCREEN				
ROOF SCREEN - PREFINISHED ALUM METAL PANEL SYSTEM	1600	SF	72.00	$ 115,200.00
ADD FOR LGMF FILL IN	1600	SF	6.00	$ 9,600.00

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113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
THERMAL MOISTURE PROTECTION				
AIR & MOISTURE BARRIER SYSTEM	41984	SF	9.50	$ 398,846.10
JOINT SEALANTS & CAULKING				
EXTERIOR WALL SEALANTS	41984	SF	1.00	$ 41,983.80
EXTERIOR LGMF				
EXTERIOR WALL				
6" LGMF	37116	SF	8.00	$ 296,928.00
EXTERIOR SHEATHING	37116	SF	5.25	$ 194,859.00
INSULATION - 6" SPRAY FOAM	37116	SF	6.00	$ 222,696.00
GWB AT EXTERIOR WALLS	37116	SF	5.25	$ 194,859.00
B2010 - EXTERIOR WALLS				**$ 4,752,739.30**
B2020 - EXTERIOR WINDOWS				
SUNSHADE				
PREFINISHED ALUM HORIZONTAL SUNSHADE	1	ALLW	150,000.00	$ 150,000.00
ROUGH CARPENTRY				
WINDOW BLOCKING	9223	SF	6.00	$ 55,339.20
THERMAL MOISTURE PROTECTION				
PERIMETER MEMBRANE FLASHING - WINDOW OPENINGS	9223	SF	7.50	$ 69,174.00
JOINT SEALANTS & CAULKING				
EXTERIOR WALL SEALANTS	9223	SF	1.50	$ 13,834.80
ALUMINUM WINDOWS				
TRIPLE GLAZED AL WINDOWS - ASSUME 20% OF FAÇADE	9223	SF	175.00	$ 1,614,060.00
ADD FOR SECURITY GLASS - SCHOOL GUARD SG4	250	SF	125.00	$ 31,250.00
B2020 - EXTERIOR WINDOWS				**$ 1,933,658.00**
B2030 - EXTERIOR DOORS				
ALUMINUM & GLASS DOORS				
EXTERIOR				
ALUMINUM, SINGLE	1	EA	9,500.00	$ 9,500.00

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113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ALUMINUM, DOUBLE	7	EA	20,000.00	$ 140,000.00
ADD FOR SECURITY GLASS - SCHOOL GUARD SG4	6	LEAF	2,000.00	$ 12,000.00
HARDWARE	15	LEAF	2,000.00	$ 30,000.00
AUTOMATIC OPERATOR	15	LEAF	2,500.00	$ 37,500.00
DOORS & FRAMES				
HOLLOW METAL FRAMES				
SINGLE HM	2	EA	525.00	$ 1,050.00
DOUBLE HM	11	EA	600.00	$ 6,600.00
HOLLOW METAL DOORS				
HM DOOR	24	EA	800.00	$ 19,200.00
HARDWARE MATERIAL				
HARDWARE SETS	24	EA	950.00	$ 22,800.00
DOORS / FRAMING / HARDWARE LABOR				
INSTALL SINGLE FRAMES	2	EA	330.00	$ 660.00
INSTALL DOUBLE FRAMES	11	EA	330.00	$ 3,630.00
HARDWARE INSTALLATION	24	EA	495.00	$ 11,880.00
OVERHEAD DOORS				
8'X8' INSULATED STL OVERHEAD DOOR - LOADING DOCK - MOTORIZED	1	EA	12,240.00	$ 12,240.00
B2030 - EXTERIOR DOORS				**$ 307,060.00**
B20 - ENCLOSURE				**$ 6,993,457.30**
B30 - ROOFING				
B3010 - ROOF COVERINGS				
ROUGH CARPENTRY				
ROOF BLOCKING	2670	LF	18.00	$ 48,060.00
ROOFING				
PVC MEMBRANE, PRO. BOARD, INS, VB, 1/2" THERMAL BOARD	67600	SF	34.00	$ 2,298,400.00
ROOF HATCH	1	EA	4,500.00	$ 4,500.00
ROOF DRAIN: SUPPLY, SET, FLASH - 1/4,000 SF - DRAIN & O.F. PAIR	34	EA	500.00	$ 17,000.00
PREFINISHED ALUM COPING	2670	LF	65.00	$ 173,550.00
OVERHANG / CANOPY	763	SF	34.00	$ 25,932.48

MOSIER ELEMENTARY SCHOOL - OPTION 8

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6/11/2026

113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ROOF ACCESSORIES				
ROOF LADDERS	3	EA	3,200.00	$ 9,600.00
B3010 - ROOF COVERINGS				**$ 2,577,042.48**
B30 - ROOFING				**$ 2,577,042.48**
C - INTERIORS				
C10 - INTERIOR CONSTRUCTION				
C1010 - PARTITIONS				
INTERIOR CMU PARTITIONS				
8" CMU	21728	SF	40.00	$ 869,120.00
8" CMU - ELEVATOR	1078	SF	45.00	$ 48,510.00
MISCELLANEOUS METALS				
SEISMIC CLIPS	815	EA	125.00	$ 101,812.50
ROUGH CARPENTRY				
INTERIOR BLOCKING	113745	SF	1.50	$ 170,617.50
FIREPROOFING/FIRESTOPPING				
FIRESTOPPING	113745	SF	1.00	$ 113,745.00
SEALANTS				
MISC WALL SEALANTS	113745	SF	0.50	$ 56,872.50
INTERIOR GLAZING				
INTERIOR ALUMINUM STOREFRONT	266	SF	115.00	$ 30,590.00
TRANSACTION WINDOW (AT VESTIBULE)	1	EA	5,000.00	$ 5,000.00
MISC INTERIOR GLAZING	113745	SF	1.00	$ 113,745.00
INTERIOR PARTITIONS				
6" MS, 5/8" GWB EACH SIDE, INSUL	98175	SF	18.00	$ 1,767,150.00
6" MS, 5/8" GWB 1 SIDE, INSUL	14784	SF	14.50	$ 214,368.00
ADD FOR LVL 5, ABUSE RES, IMPACT GYP	1	LS	50,000.00	$ 50,000.00
ADD ADDITIONAL SOUND ATT REQUIREMENTS	1	LS	50,000.00	$ 50,000.00
C1010 - PARTITIONS				**$ 3,591,530.50**

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6/11/2026

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6/11/2026

113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
C1020 - INTERIOR DOORS				
INTERIOR STOREFRONT				
INTERIOR ALUMINUM DOORS				
DOUBLE - VESTIBULE	2	EA	10,000.00	$ 20,000.00
ADD FOR HARDWARE	4	LEAF	1,500.00	$ 6,000.00
AUTOMATIC OPERATOR	4	LEAF	2,500.00	$ 10,000.00
GLAZING				
GLASS AT HM FRAMES - ASSUME SCHOOL GUARD GLASS	81	EA	1,312.50	$ 106,312.50
HM / WOOD DOORS / FRAMES				
HOLLOW METAL FRAMES				
SINGLE HM	95	EA	600.00	$ 57,000.00
DOUBLE HM	20	EA	700.00	$ 14,000.00
SINGLE HM W/ SIDELIGHT	81	EA	675.00	$ 54,675.00
WOOD DOORS				
WD DOOR	216	EA	800.00	$ 172,800.00
ADD FOR ACOUSTICAL RATING AT MUSIC ROOM	10	EA	1,100.00	$ 11,000.00
HARDWARE MATERIAL				
HARDWARE SETS	216	EA	950.00	$ 205,200.00
DOORS / FRAMING / HARDWARE LABOR				
INSTALL SINGLE FRAMES	176	EA	330.00	$ 58,080.00
INSTALL DOUBLE FRAMES	20	EA	495.00	$ 9,900.00
INSTALL DOORS	216	EA	330.00	$ 71,280.00
HARDWARE INSTALLATION	216	EA	495.00	$ 106,920.00
OVERHEAD DOORS				
4'X4' SS ROLL-UP	1	EA	3,200.00	$ 3,200.00
8'X7' SS ROLL-UP	1	EA	8,000.00	$ 8,000.00
PAINT				
DOOR FRAMES	196	EA	175.00	$ 34,300.00
C1020 - INTERIOR DOORS				**$ 948,667.50**
C1030 - SPECIALTIES				

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113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
MISCELLANEOUS METALS				
MISC METALS - ALLOWANCE FOR NOT SHOWN	113745	SF	3.50	$ 398,107.50
INTERIOR FINISH CARPENTRY	113745	SF	2.00	$ 227,490.00
VISUAL DISPLAYS				
MAGNETIC WHITEBOARDS, 12x4FT , MATERIAL ONLY	76	EA	864.00	$ 65,664.00
TACKBOARDS 8x4	76	EA	480.00	$ 36,480.00
LABOR TO INSTALL	304	HRS	165.00	$ 50,160.00
TOILET PARTITIONS				
TOILET PARITION	45	EA	1,550.00	$ 69,750.00
URINAL SCREEN	6	EA	750.00	$ 4,500.00
CUBICALS / CURTAINS				
CUBICAL TRACK WITH CURTAIN (AT MEDICAL)	63	LF	275.00	$ 17,325.00
LOCKERS				
STUDENT LOCKERS - 2 TIER	508	EA	550.00	$ 279,345.00
TOILET AND BATH ACCESSORIES				
TOILET PAPER DISPENSER	45	EA	55.00	$ 2,475.00
PAPER TOWEL DISPENSER	51	EA	75.00	$ 3,825.00
RECESSED WASTE RECEPTACLE	28	EA	350.00	$ 9,800.00
MIRROR, SMALL	51	EA	125.00	$ 6,375.00
GRAB BARS	135	EA	120.00	$ 16,200.00
SOAP DISPENSER	51	EA	65.00	$ 3,315.00
SANITARY NAPKIN DISPOSAL	45	EA	80.00	$ 3,600.00
MOP SHELF	4	EA	225.00	$ 900.00
TOILET ACCESSORIES, INSTALL	205	HRS	165.00	$ 33,825.00
SIGNAGE				
INTERIOR ALLOWANCE	113745	SF	0.25	$ 28,436.25
EXTERIOR ALLOWANCE	1	ALLW	15,000.00	$ 15,000.00
GRAPHICS ALLOWANCE (INTERIOR)	1	ALLW	25,000.00	$ 25,000.00

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6/11/2026

113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
MISC. SPECIALTIES				
EMERGENCY ACCESS AND INFO CABINETS - KNOXBOX 3200 (ASSUMED)	2	EA	4,000.00	$ 8,000.00
WALL PROTECTION	1	LS	25,000.00	$ 25,000.00
C1030 - SPECIALTIES				**$ 1,330,572.75**
C10 - INTERIOR CONSTRUCTION				**$ 5,870,770.75**
C20 - STAIRS				
C2010 - STAIR CONSTRUCTION				
CONCRETE				
PAN FILLED TREADS / LANDINGS	5	FLT	6,500.00	$ 32,500.00
METAL STAIRS				
EGRESS STAIRS W / PICKET RAILS	4	FLT	52,000.00	$ 208,000.00
FEATURE OPEN STAIR AT LOBBY	1	FLT	135,000.00	$ 135,000.00
RAILING - RAMPS	60	LF	250.00	$ 15,000.00
FINISHES				
RUBBER TREADS & LANDINGS	4	FLT	10,000.00	$ 40,000.00
PORCELAIN TILE AT LOBBY FEATURE STAIR	1	FLT	17,250.00	$ 17,250.00
PAINT STAIRS	5	FLT	2,500.00	$ 12,500.00
C2010 - STAIR CONSTRUCTION				**$ 460,250.00**
C20 - STAIRS				**$ 460,250.00**
C30 - INTERIOR FINISHES				
C3010 - WALL FINISHES				
PAINT				
WALLS	268019	SF	1.50	$ 402,028.50
ACOUSTICAL WALL PANELS				
ACOUSTIC PANELS - MUSIC ROOMS	2628	SF	45.00	$ 118,260.00
ACOUSTIC PANELS - GYM	1740	SF	45.00	$ 78,300.00
ACOUSTIC PANELS - CAFETORIUM - ASSUME 50% COVERAGE	1535	SF	45.00	$ 69,075.00
FRP				
JANITOR WET WALL	652	SF	12.00	$ 7,824.00

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6/11/2026

113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ASSUME AT KITCHEN	2060	SF	12.00	$ 24,720.00
TILE				
CERAMIC WALL TILE AT BATHROOMS	7170	SF	35.00	$ 250,950.00
CERAMIC WALL TILE AT MAIN CORRIDOR - 5' HT	17595	SF	35.00	$ 615,825.00
QUARRY TILE BASE AT KITCHEN	206	LF	35.00	$ 7,210.00
CT TILE BASE	4975	LF	35.00	$ 174,125.00
C3010 - WALL FINISHES				**$ 1,748,317.50**
C3020 - FLOOR FINISHES				
MOISTURE MITIGATION MEASURES / FLOOR PREP	29878	SF	2.50	$ 74,695.00
TILE				
QT KITCHEN	1956	SF	35.00	$ 68,460.00
CT BATHROOMS	4516	SF	38.00	$ 171,608.00
PT LOBBY	1513	SF	38.00	$ 57,494.00
SEALED CONCRETE ART, JANITOR'S CLOSETS, STORAGE, UTILITY	7123	SF	3.50	$ 24,930.50
GYM FLOOR				
WOOD ATHLETIC FLOORING - INCL LINE-WORK	6144	SF	35.00	$ 215,040.00
PERIMETER BASE	343	LF	10.00	$ 3,430.00
ATHLETIC RUBBER FLOORING - OT/PT	798	SF	15.00	$ 11,970.00
STAGE				
WOOD FLOORING	880	SF	28.00	$ 24,640.00
CARPET AND RESILIENT				
LOW VOC CARPET	8461	SF	7.00	$ 59,227.00
VCT	68653	SF	7.30	$ 501,166.90
SHEET VINYL	5473	SF	9.00	$ 49,257.00
STATIC DISSIPATIVE TILE	493	SF	13.50	$ 6,655.50
VINYL BASE	12171	LF	4.50	$ 54,769.50
WALK OF MAT - VESTIBULES	415	SF	35.00	$ 14,525.00
C3020 - FLOOR FINISHES				**$ 1,337,868.40**

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113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
C3030 - CEILING FINISHES				
GYP SOFFITS AND CEILINGS				
GWB CEILINGS	4516	SF	12.00	$ 54,192.00
GWB SOFFITS	177	SF	15.00	$ 2,655.00
MISC GWB SOFFITS	113745	SF	1.00	$ 113,745.00
ACOUSTIC CEILING				
ACT	101129	SF	7.50	$ 758,467.50
ACT - KITCHEN ZONE	1956	SF	10.00	$ 19,560.00
SPECIALTY CEILING / ACOUSTIC CEILING PANELS	1	LS	25,000.00	$ 25,000.00
PAINT				
CEILINGS AND SOFFITS	4693	SF	3.50	$ 16,425.50
EXPOSED CEILNGS / STRUCTURE - GYM	6144	SF	4.00	$ 24,576.00
C3030 - CEILING FINISHES				**$ 1,014,621.00**
C30 - INTERIOR FINISHES				**$ 4,100,806.90**
D - SERVICES				
D10 - CONVEYING				
D1010 - ELEVATORS & LIFTS				
MISC METALS				
HOIST BEAM, SUMP COVER, PIT LADDER	1	LOC	3,000.00	$ 3,000.00
ELEVATOR	2	STOPS	72,000.00	$ 144,000.00
ADD ELEVATOR CAB FINISHES	1	LS	15,000.00	$ 15,000.00
ADD OPERATOR FOR TESTING & INSPECTIONS	5	MD	1,800.00	$ 9,000.00
D1010 - ELEVATORS & LIFTS				**$ 171,000.00**
D10 - CONVEYING				**$ 171,000.00**
D20 - PLUMBING				
D2010 - PLUMBING FIXTURES				
FIXTURES, *INCLUDES ROUGH-IN*				
WATER CLOSET	45	EA	2,600.00	$ 117,000.00

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113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LAVATORY	51	EA	2,600.00	$ 132,600.00
URINAL	6	EA	2,800.00	$ 16,800.00
SINKS (2) IN CLASSROOMS	154	EA	2,400.00	$ 369,600.00
KITCHEN SINK - ASSUMED	2	EA	3,200.00	$ 6,400.00
LAB / ART SINKS	2	EA	3,200.00	$ 6,400.00
ELECTRIC WATER COOLER W/ BOTTLE FILLER - ASSUMED	4	EA	4,500.00	$ 18,000.00
MOP SINK	4	EA	2,600.00	$ 10,400.00
HOSE BIBS *ASSUMED*	6	EA	1,800.00	$ 10,800.00
D2010 - PLUMBING FIXTURES				**$ 688,000.00**
D2020 - DOMESTIC WATER DISTRIBUTION				
DOMESTIC WATER PIPING				
PER FIXTURE	274	EA	4,500.00	$ 1,233,000.00
KITCHEN REQUIREMENTS	1	ALLW	30,000.00	$ 30,000.00
EQUIPMENT				
HW CIRCULATION PUMPS	2	EA	5,760.00	$ 11,520.00
GAS-FIRED HW HEATERS	3	EA	25,960.00	$ 77,880.00
THERMOSTATIC MIXING VALVE	2	EA	12,000.00	$ 24,000.00
EXPANSION TANKS	2	EA	3,960.00	$ 7,920.00
BACKFLOW PREVENTER - 4"	2	EA	7,542.00	$ 15,084.00
ADDITIONAL EQUIPMENT	1	LS	25,000.00	$ 25,000.00
D2020 - DOMESTIC WATER DISTRIBUTION				**$ 1,424,404.00**
D2030 - SANITARY WASTE				
SANITARY & VENT PIPING				
BRANCHES, MAINS NOT INDICATED ON DRAWINGS - PER FIXTURE	268	EA	3,200.00	$ 857,600.00
KITCHEN REQUIREMENTS	1	ALLW	35,000.00	$ 35,000.00
EQUIPMENT				
ELEVATOR SUMP PUMP, INCL DISCHARGE	1	EA	8,500.00	$ 8,500.00
EXTERIOR GREASE TRAP	1	EA	35,000.00	$ 35,000.00
FLOOR DRAINS TOILET ROOMS, JANITORS CLOSETS, KITCHEN	33	EA	4,500.00	$ 148,500.00
D2030 - SANITARY WASTE				**$ 1,084,600.00**

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
D2040 - RAIN WATER DRAINAGE				
ROOF DRAINS - PIPING	34	EA	6,500.00	$ 221,000.00
D2040 - RAIN WATER DRAINAGE				**$ 221,000.09**
D2090 - OTHER PLUMBING SYSTEMS				
EARTHWORK				
TRENCHING FOR RADON PIPING	3	CD	4,000.00	$ 12,000.00
SOIL GAS PIPING				
RADON - ASSUMED	113745	SF	1.00	$ 113,745.00
D2090 - OTHER PLUMBING SYSTEMS				**$ 125,745.00**
D20 - PLUMBING				**$ 3,543,749.09**
D30 - HVAC				
D3010 - ENERGY SUPPLY				
GAS PIPING ALLOWANCE	1	LS	30,000.00	$ 30,000.00
D3010 - ENERGY SUPPLY				**$ 30,000.00**
D3020 - HEAT GENERATING SYSTEMS				
EQUIPMENT				
BOILERS - GAS FIRED	2	EA	75,000.00	$ 150,000.00
BOILER PUMPS - IN-LINE	2	EA	28,200.00	$ 56,400.00
EXPANSION TANKS, AIR SEPARATORS, ETC	1	LS	25,000.00	$ 25,000.00
D3020 - HEAT GENERATING SYSTEMS				**$ 231,400.00**
D3030 - COOLING GENERATING SYSTEMS				
EQUIPMENT				
VRF SYSTEM - ADMIN, HEALTH, MEDIA CTR, SPED CLASSROOMS	14463	SF	55.00	$ 795,465.00
D3030 - COOLING GENERATING SYSTEMS				**$ 795,465.00**
D3040 - DISTRIBUTION SYSTEMS				
AIR DISTRIBUTION				
DUCTWORK - ASSUME .65 #/GSF	73935	LBS	24.00	$ 1,774,440.00

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6/11/2026

113,745 GROSS SF

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
INSULATION	55451	SF	9.00	$ 499,061.25
DIFFUSERS / REGISTERS; *INCL DAMPERS / FLEX*	910	EA	365.00	$ 332,150.00
STAINLESS STEEL DUCTWORK FOR KITCHEN EXHAUST	1	ALLW	75,000.00	$ 75,000.00
EXTERIOR LOUVERS	100	SF	200.00	$ 20,000.00
HYDRONIC PIPING & INSULATION	113745	SF	15.00	$ 1,706,175.00
EQUIPMENT				
RTU UNITS - ASSUME 1 CFM/GSF	113745	CFM	22.00	$ 2,502,390.00
KITCHEN MAKEUP AIR UNIT - 4,500 CFM	1	EA	35,000.00	$ 35,000.00
KILN EXHAUST REQUIREMENTS	1	LS	9,000.00	$ 9,000.00
EXHAUST FAN - MECH ROOM	1	EA	8,460.00	$ 8,460.00
EXHAUST FAN - RESTROOMS	12	EA	5,280.00	$ 63,360.00
EXHAUST FAN - SINGLE TOILET ROOMS	15	EA	3,060.00	$ 45,900.00
RIGGING	1	LS	200,000.00	$ 200,000.00
D3040 - DISTRIBUTION SYSTEMS				**$ 7,270,936.34**
D3050 - TERMINAL & PACKAGE UNITS				
EQUIPMENT				
UNIT HEATERS	10	EA	2,430.00	$ 24,300.00
FIN-TUBE RADIATION	4000	LF	250.00	$ 1,000,000.00
AC / ACCU - SPLIT UNITS - MDF/IDF	2	EA	19,000.00	$ 38,000.00
D3050 - TERMINAL & PACKAGE UNITS				**$ 1,062,300.00**
D3060 - CONTROLS & INSTUMENTATION				
CONTROLS	8.00%			$ 751,208.11
D3060 - CONTROLS & INSTUMENTATION				**$ 751,208.11**
D3070 - SYSTEMS TESTING & BALANCING				
TEST AND BALANCE	1.00%			$ 101,413.09
COMMISIONING - SUPPORT	1	LS	75,000.00	$ 75,000.00
D3070 - SYSTEMS TESTING & BALANCING				**$ 176,413.09**
D3090 - OTHER HVAC SYSTEMS & EQUIPMENT				

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
COORDINATION	1	LS	45,000.00	$ 45,000.00
MANAGEMENT	1	LS	75,000.00	$ 75,000.00
D3090 - OTHER HVAC SYSTEMS & EQUIPMENT				**$ 120,000.00**
D30 - HVAC				**$ 10,437,722.54**
D40 - FIRE PROTECTION				
D4020 - FIRE SUPPRESSION WATER SUPPLY & EQUIPMENT				
EQUIPMENT				
JOCKEY PUMP, 10GPM			ASSUME NOT REQUIRED	
FIRE PUMP, 1,000GPM			ASSUME NOT REQUIRED	
D4020 - FIRE SUPPRESSION WATER SUPPLY & EQUIPMENT				**$ -**
D4040 - SPRINKLERS				
NEW WET SPRINKLER SYSTEM	113745	SF	9.00	$ 1,023,705.00
D4040 - SPRINKLERS				**$ 1,023,705.00**
D4050 - FIRE PROTECTION SPECIALTIES				
FIRE EXTINGUISHERS & CABINETS - 1/3,000 SF PER NFPA	38	EA	600.00	$ 22,800.00
D4050 - FIRE PROTECTION SPECIALTIES				**$ 22,800.00**
D40 - FIRE PROTECTION				**$ 1,046,505.00**
D50 - ELECTRICAL				
D5010 - ELECTRICAL SERVICE & DISTIBUTION				
TEMP POWER ALLOWANCE	113745	SF	1.00	$ 113,745.00
POWER AND DISTRIBUTION	113745	SF	15.00	$ 1,706,175.00
D5010 - ELECTRICAL SERVICE & DISTIBUTION				**$ 1,819,920.00**
D5020 - LIGHTING & BRANCH WIRING				
LIGHT FIXTURES				
LIGHT FIXTURES - ASSUME 1 EA / 55 SF	1957	EA	325.00	$ 636,025.00
GYM LIGHT FIXTURES - ASSUME 1 EA / 200 SF	31	EA	550.00	$ 17,050.00
EXIT	20	EA	250.00	$ 5,000.00

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LABOR TO INSTALL FIXTURES (ALLOW 1.5HRS/EA)	2008	EA	247.50	$ 496,980.00
THEATER LIGHTING - INFRASTRUCTURE ALLOWANCE	1	LS	50,000.00	$ 50,000.00
LIGHTING CONTROL SYSTEM	113745	SF	2.50	$ 284,362.50
POWER & LIGHTING DEVICES				
DEVICES	3000	EA	255.00	$ 765,000.00
WIRE & CONDUIT, *FOR LIGHTS*				
CONDUIT - ALLOW 3/4" EMT	30048	LF	15.47	$ 464,842.56
#12	901.44	CLF	174.00	$ 156,850.56
MC CABLE - ASSUME 50%	300.48	CLF	430.00	$ 129,206.40
HVAC LINE VOLTAGE	1	LS	150,000.00	$ 150,000.00
PROVISIONS FOR FUTURE PV	1	ALLW	50,000.00	$ 50,000.00
MISC POWER: *INCLUDING CONDUIT, WIRE & JUNCTION BOX FOR COMPLETE INSTALLATION*				
ELEVATOR / SUMP PUMP	1	EA	3,000.00	$ 3,000.00
GYM EQUIPMENT	1	LS	5,000.00	$ 5,000.00
THEATER EQUIPMENT	1	LS	5,000.00	$ 5,000.00
KITCHEN	1	LS	35,000.00	$ 35,000.00
D5020 - LIGHTING & BRANCH WIRING				**$ 3,253,317.02**
D5030 - COMMUNICATIONS & SECURITY				
FIRE ALARM	113745	SF	4.50	$ 511,852.50
DAS / BDA SYSTEM (DISTRIBUTED ANTENNA SYSTEM/BI-DIRECTIONAL AMPLIFIER)	1	LS	75,000.00	$ 75,000.00
DISTRIBUTED COMMUNICATION / MASTER CLOCK SYSTEM	113745	SF	1.35	$ 153,555.75
SECURITY & ACCESS CONTROL	113745	SF	2.00	$ 227,490.00
TELE/DATA	113745	SF	7.00	$ 796,215.00
CLASSROOM SPEECH REINFORCEMENT SYSTEM	113745	SF	1.10	$ 125,119.50

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
AUDIO-VIDEO DOOR INTERCOM SYSTEM	2	LOC	20,000.00	$ 40,000.00
LOCAL SOUND SYSTEMS				
GYMNASIUM	6144	SF	4.00	$ 24,576.00
MUSIC ROOM	2796	SF	5.00	$ 13,980.00
CAFETERIA	4415	SF	12.00	$ 52,980.00
D5030 - COMMUNICATIONS & SECURITY				**$ 2,020,768.75**
D5090 - OTHER ELECTRICAL SERVICES				
GENERATOR & TRANSFER SWITCH	1	LS	150,000.00	$ 150,000.00
GROUNDING SYSTEMS	113745	SF	0.35	$ 39,810.75
LIGHTNING PROTECTION	113745	SF	0.60	$ 68,247.00
D5090 - OTHER ELECTRICAL SERVICES				**$ 258,057.75**
D50 - ELECTRICAL				**$ 7,352,063.52**
E - EQUIPMENT & FURNISHINGS				
E10 - EQUIPMENT				
E1020 - INSTITUTIONAL EQUIPMENT				
THEATER & STAGE				
STAGE LIGHTING & CONTROLS	1	LS	115,000.00	$ 115,000.00
STAGE CURTAINS	24	LF	1,500.00	$ 36,000.00
CAFETERIA & STAGE SOUND SYSTEMS	1	LS	75,000.00	$ 75,000.00
ARTS & CRAFTS				
KILN	2	EA	6,500.00	$ 13,000.00
MEDIA CENTER EQUIPMENT	*1*	*LS*	*75,000.00*	*EXCLUDED*
AV EQUIPMENT - ASSUME AT CAFETORIUM				
PROJECTION SCREENS	1	EA	9,500.00	$ 9,500.00
PROJECTORS	1	EA	7,500.00	$ 7,500.00
E1020 - INSTITUTIONAL EQUIPMENT				**$ 256,000.00**

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
E1090 - OTHER EQUIPMENT				
KITCHEN EQUIPMENT - ALLOWANCE	1	LS	750,000.00	$ 750,000.00
GYM EQUIPMENT				
BASKETBALL BACKSTOP	6	EA	7,000.00	$ 42,000.00
WALL PADS 7' GYM ONLY	2401	SF	26.00	$ 62,426.00
GYM DIVIDER - FOLDING PARTITION	70	LF	1,500.00	$ 105,000.00
E1090 - OTHER EQUIPMENT				**$ 959,426.00**
E10 - EQUIPMENT				**$ 1,215,426.00**
E20 - FURNISHINGS				
E2010 - FIXED FURNISHINGS				
CASEWORK				
CLASSROOMS, ART, SP-ED, OT/PT				
BASE CABINET - 30"H X 18" DEEP W/SHELF	1232	LF	335.00	$ 412,720.00
ADD COUNTERTOP FOR ABOVE - ASSUME P-LAM	1232	LF	175.00	$ 215,600.00
36" X 84" TALL STORAGE - 2 PER CLASSROOM	88	EA	1,500.00	$ 132,000.00
WALL, BASE, COUNTERTOP - (W/ (2) HC SINK/BUBBLER, SEE PLUMB'G)	528	LF	960.00	$ 506,880.00
ASSUME 12 LF PER LOCATION X 44 LOCATIONS				
MEDICAL - ASSUMED	12	LF	960.00	$ 11,520.00
MAILBOX UNIT - ASSUMED	1	LS	7,500.00	$ 7,500.00
DISPLAY CASES - ASSUMED ALLOWANCE	1	ALLW	15,000.00	$ 15,000.00
MISC CASEWORK - NOT SHOWN	113745	SF	3.00	$ 341,235.00
WINDOW TREATMENT				
BLINDS / SHADES AT AL WINDOWS	9223	SF	16.00	$ 147,571.20
FIXED BLEACHERS - 3 ROWS - ASSUME 88 LF - ASSUME 18"/SEAT	176	SEAT	150.00	$ 26,400.00
E2010 - FIXED FURNISHINGS				**$ 1,816,426.20**
E20 - FURNISHINGS				**$ 1,816,426.20**
F - SPECIAL CONSTRUCTION & DEMOLITION				
F20 - SELECTIVE BUILDING DEMOLITION				
F2010 - BUILDING ELEMENTS DEMOLITION				

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
F2010 - BUILDING ELEMENTS DEMOLITION				**$ -**
F2020 - HAZARDOUS COMPONENTS ABATEMENT				
HAZARDOUS MATERIAL ABATEMENT ALLOWANCE				
COST ESTIMATE - BY UEC	1	LS	1,592,000.00	$ 1,592,000.00
F2020 - HAZARDOUS COMPONENTS ABATEMENT				**$ 1,592,000.00**
F20 - SELECTIVE BUILDING DEMOLITION				**$ 1,592,000.00**
G - BUILDING SITEWORK				
G10 - SITE PREPARATIONS				
G1010 - SITE CLEARING				
CLEARING - MISC LIGHT CLEAR & GRUB	5	CD	4,500.00	$ 22,500.00
TREE REMOVAL (INCL STUMP R&D)				
LARGE - ROUGH QTY PER GOOGLE EARTH	12	EA	850.00	$ 10,200.00
G1010 - SITE CLEARING				**$ 32,700.00**
G1020 - SITE DEMOLITION & RELOCATIONS				
TOTAL SITE AREA	**420,000**	**SF**		
SITE DEMOLITION				
STRIP HARDSCAPE - SIDEWALK, HMA, CURB, ETC.	16770	SY	13.00	$ 218,014.33
UTILITY/PIPE INCL TRENCH AND BACKFILL - INCL DISPOSAL - ALLOWED QTY	1000	LF	25.00	$ 25,000.00
ASSUME QTY FOR UTILITIES TO DEMO'D BUILDING & STORM AT EXISTING PARKING LOTS				
SAWCUT:				
ASPHALT	100	LF	11.00	$ 1,100.00
MISC SITE DEMO - NOT SHOWN	2	CD	4,500.00	$ 9,000.00
BUILDING DEMOLITION				
DEMO EXISTING SCHOOL 1 STORY - BRICK FAÇADE - ASSUME NO BASEMENT	62237	SF	12.00	$ 746,844.00
REMOVE FOUNDATIONS/SOG	62237	SF	2.25	$ 140,033.25
BACKFILL DEMOLISHED FOUNDATIONS - WITHIN BUILDING FOOTPRINT	2306	CY	65.00	$ 149,890.00
ASSUME 1'-0 FILL - IMPORTED				
G1020 - SITE DEMOLITION & RELOCATIONS				**$ 1,289,881.58**

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
G1030 - SITE EARTHWORK				
TOTAL SITE AREA	**420,000**	**SF**		
EROSION AND SEDIMENT CONTROL				
CONSTRUCTION ENTRANCE - ASSUME 2 LOC - 20X50	2000	SF	3.50	$ 7,000.00
SILT SACKS - CB'S - INSTALL, REMOVE, DISPOSE - ASSUMED QTY	12	EA	350.00	$ 4,200.00
SILT FENCE & WATTLES - SITE PERIMETER - INSTALL, REMOVE, DISPOSE	2861	LF	7.50	$ 21,457.50
PROTECT EXISTING TREES			ASSUME NR	
CONCRETE WASHOUT AREA - BAGS - INCL DISPOSAL	12	EA	1,500.00	$ 18,000.00
SITEWORK GC'S/GR'S **ASSUMED DURATION:**	5	MO		
SURVEY SET CONTROL/BENCHMARKS, ASBUILTS	10	CD	2,500.00	$ 25,000.00
PLANS - SWPPP, SOIL MANAGEMENT, ETC.	1	LS	7,500.00	$ 7,500.00
STREET SWEEPING (3) 1/2 DAYS/WEEK	33	DY	880.00	$ 29,040.00
DURING SITEWORK OPERATIONS				$ -
DEWATERING	5	MO	7,500.00	$ 37,500.00
LOCAL DISCHARGE - FILTER BAGS/DISPOSAL				
POLICE DETAILS - MOSIER STREET	108	DY	440.00	$ 47,520.00
MISC TEMP SITE DIRECTIONAL SIGNAGE	1	LS	2,500.00	$ 2,500.00
WORK AREA FENCE - PERIMETER - WEIGHTED-BASE	2861	LF	25.00	$ 71,525.00
WORK ZONE - VEHICLE ACCESS GATE	2	EA	1,200.00	$ 2,400.00
WORK ZONE FENCE - ALLOWANCE FOR PHASED CONSTRUCTION	1	LS	5,000.00	$ 5,000.00
LAYDOWN AREA PREP - STONE, ETC - INCL REMOVAL	10000	SF	3.00	$ 30,000.00
LAYDOWN AREA - PERIMETER FENCE - DRIVEN POST/SCRIM	400	LF	15.00	$ 6,000.00
EARTHWORK				
STRIP TOPSOIL - 6" PER GEOTECH REPORT	3830	CY	12.00	$ 45,960.00
SITE CUTS AND FILLS				
CUT - GENERAL AREA - WEST SIDE - ASSUMED VOL. - TO STOCKPILE	8125	CY	12.00	$ 97,500.00
CUT - UNSUITABLE - 12" BELOW PAVING	3659	CY	12.00	$ 43,913.78
FILL, GENERAL AREA - *PLACE AND COMPACT - ASSUME NO REUSE*	8125	CY	25.00	$ 203,125.00
FILL, AT UNSUITABLE - *PLACE AND COMPACT*	3659	CY	25.00	$ 91,487.04
IMPORT FILL	11784	CY	35.00	$ 412,456.85
HAUL AND DISPOSE - UNSUITABLE - UNREGULATED	6221	TN	22.00	$ 136,864.61
HAUL AND DISPOSE - EXCESS FROM GENERAL CUT - UNREGULATED	4779	TN	22.00	$ 105,147.06
ROCK/BOULDER/LEDGE REMOVAL	NOT INDICATED IN GEOTECH REPORT			
MASS EXCAVATION TOTAL:			1,090,494.33	
GRADE - GENERAL ROUGH GRADE	46667	SY	2.00	$ 93,333.33

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SHORING / SHEETING			EXCLUDED	
G1030 - SITE EARTHWORK				**$ 1,544,430.17**
G1040 - HAZARDOUS WASTE REMEDIATION				
EXCAVATE CONTAMINATED SOILS/MATERIALS			EXCLUDED - ND PER REPORT	
HAUL & DISPOSE OF CONTAMINATED MATERIALS			EXCLUDED - ND PER REPORT	
CONTAMINATED MATERIALS			EXCLUDED - ND PER REPORT	
HAUL & DISPOSE OF CONTAMINATED MATERIALS			EXCLUDED - ND PER REPORT	
REMOVE UNDERGROUND STORAGE TANKS			SEE SECTION F2020	
G1040 - HAZARDOUS WASTE REMEDIATION				**$ -**
G10 - SITE PREPARATIONS				**$ 2,867,011.75**
G20 - SITE IMPROVEMENTS				
G2010 - ROADWAYS & PARKING LOTS				
CURBS				
VGC	6691	LF	60.00	$ 401,460.00
BIT PAVEMENT				
HMA ROAD/P-LOT PAVING - 4"	11803	SY	36.00	$ 424,924.00
PAVEMENT MARKINGS	1	LS	7,500.00	$ 7,500.00
BASE AGGREGATES - HMA PAVING - ASSUME 12"	3934	CY	65.00	$ 255,741.30
FINE GRADE & COMPACT	11803	SY	2.50	$ 29,508.61
CUT - TO BOT OF SUBGRADE	5233	CY	12.00	$ 62,794.32
HAUL & DISPOSE - ASSUME 100% EXPORT	8896	TON	22.00	$ 195,708.98
ROADWAY PATCH - AT UTILITY TIE-INS - 3 LOC	50	SY	75.00	$ 3,750.00
G2010 - ROADWAYS & PARKING LOTS				**$ 1,381,387.21**
G2020 - PARKING LOTS				
SEE G2010				
G2020 - PARKING LOTS				**$ -**
G2030 - PEDESTRIAN PAVING				
CONCRETE PAVING				

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
SIDEWALK - 5"	49078	SF	12.00	$ 588,936.00
ADD FOR DETECTABLE SURFACE	15	EA	250.00	$ 3,750.00
EARTHWORK				
BASE AGGREGATES - CONCRETE SIDEWALK - 12"	1818	CY	65.00	$ 118,150.74
FINE GRADE & COMPACT	5453	SY	2.50	$ 13,632.78
CUT - TO BOT OF SUBGRADE	1818	CY	12.00	$ 21,812.44
HAUL & DISPOSE - ASSUME 100% EXPORT	3090	TON	22.00	$ 67,982.12
G2030 - PEDESTRIAN PAVING				**$ 814,264.08**
G2040 - SITE DEVELOPMENT				
RETAINING WALLS - ALLOWANCE AT FIELDS/BUILDING - WEST SIDE	200	LF	550.00	$ 110,000.00
SITE CONCRETE				
GENERATOR PAD - ASSUME 15'X30'X2'	27.78	CY	750.00	$ 20,833.33
ADD FOR PERIMETER HAUNCH	90	LF	50.00	$ 4,500.00
TRANSFORMER PAD - ASSUME 8'X8'	1.59	CY	850.00	$ 1,349.93
ADD FOR PERIMETER CURB	32	LF	50.00	$ 1,600.00
SIGNAGE				
DIRECTIONAL / PARKING SIGNAGE - ALLOWANCE QTY	25	EA	350.00	$ 8,750.00
MARQUEE SIGN/WALL - ALLOWANCE	1	ALLW	20,000.00	$ 20,000.00
FIELDS / COURTS				
BASE AGGREGATES - ASSUME 12"	1784	CY	60.00	$ 107,031.11
TOPSOIL - ASSUME 12"	1784	CY	75.00	$ 133,788.89
ATHLETIC FIELD MIX AT SMALL BALL/SOCCER	48164	SF	2.00	$ 96,328.00
INFIELD	6853	SF	7.50	$ 51,397.50
CUT - TO BOT OF FIELD SUBGRADE	3568	CY	12.00	$ 42,812.44
HAUL & DISPOSE - ASSUME 100% EXPORT	6065	TON	22.00	$ 133,432.12
SITE FURNISHINGS				
SITE FURNITURE - ALLOWANCE (BENCHES, BIKE RACKS, TRASH CANS, ETC)	1	ALLW	75,000.00	$ 75,000.00
DECORATIVE SECURITY BOLLARDS - NOT LIGHTED - SS - ALLOW AT MAIN ENT	12	EA	2,500.00	$ 30,000.00
BOLLARD - 6" X 8'-6" - HDG - CONC FILLED	24	EA	950.00	$ 22,800.00
BOLLARD FOOTING / INSTALL - 16"/18" X 3'-6"D	24	EA	850.00	$ 20,400.00

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
FENCES AND GATES				
ALUM. PICKET FENCE - PLAYGROUND - 5' W/CIP FTGS	701	LF	120.00	$ 84,120.00
ALUM PICKET DBL GATE - 6'W X 5'H	2	EA	1,200.00	$ 2,400.00
PLAY AREAS				
SURFACE - POURED-IN-PLACE OVER BASE MAT	16942	SF	45.00	$ 762,390.00
BASE AGGREGATES - 18"	941	CY	65.00	$ 61,179.44
FLAT DRAIN ALLOWANCE (NO LAYOUT)	1	LS	5,000.00	$ 5,000.00
PLAYGROUND EQUIPMENT ALLOWANCE	1	LS	100,000.00	$ 100,000.00
G2040 - SITE DEVELOPMENT				**$ 1,911,612.77**
G2050 - LANDSCAPING				
LANDSCAPING				
SPREAD TOPSOIL - LAWN AREAS	2398	CY	12.00	$ 28,776.00
AMEND STOCKPILED	2398	CY	15.00	$ 35,970.00
IMPORT TOPSOIL		CY	ASSUME RE-USE STOCKPILED	
HAUL & DISPOSE - EXCESS TOPSOIL	2434	TN	15.00	$ 36,516.00
PLANTING - ALLOWANCE	1	LS	50,000.00	$ 50,000.00
IRRIGATION SYSTEM			EXCLUDED	
IRRIGATION SYSTEM FOR FIELDS			EXCLUDED	
G2050 - LANDSCAPING				**$ 151,262.00**
G20 - SITE IMPROVEMENTS				**$ 4,258,526.06**
G30 - SITE CIVIL / MECHANICAL UTILITIES				
G3010 - WATER SUPPLY				
WATER DISTRIBUTION				
DUCTILE IRON, MECH JOINT				
6" DOMESTIC & FP - FROM STREET	600	LF	120.00	$ 72,000.00
6" FP LOOP - ASSUMED	1500	LF	120.00	$ 180,000.00
TRENCH AND BACKFILL	2100	LF	35.00	$ 73,500.00
STONE BED	311	CY	65.00	$ 20,222.22
GATE VALVE AND BOX	1	EA	1,500.00	$ 1,500.00
WET TAP	1	EA	3,500.00	$ 3,500.00
CONNECT TO EXISTING PIPE	1	EA	1,500.00	$ 1,500.00

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
FIRE HYDRANT	5	EA	3,500.00	$ 17,500.00
TEST & DISINFECT	1	LS	4,500.00	$ 4,500.00
G3010 - WATER SUPPLY				**$ 374,222.22**
G3020 - SANITARY SEWER				
SANITARY SEWER - NO INVERTS SHOWN				
PIPING; PVC; SDR 35				
6" ASSUMED	600	LF	39.77	$ 23,862.00
TRENCH AND BACKFILL (INV. NOT SHOWN)	600	LF	45.00	$ 27,000.00
STONE BED	133	CY	65.00	$ 8,666.67
MANHOLES - INCL FRAME & COVER	2	EA	5,500.00	$ 11,000.00
CONNECT TO EXISTING PIPE / STRUCTURE	1	EA	1,500.00	$ 1,500.00
OIL & WATER SEPARATOR	1	EA	18,000.00	$ 18,000.00
GREASE TRAP				*IN PLUMBING*
G3020 - SANITARY SEWER				**$ 90,028.67**
G3030 - STORM SEWER				
STORM SYSTEM - ALLOWANCE QTYS				
RCP / HDPE				
HDPE - DUAL WALL - AVG 100 LF/STRUCTURE	2900	LF	61.59	$ 178,611.00
TRENCH AND BACKFILL	2900	LF	45.00	$ 130,500.00
STONE BED	644	CY	65.00	$ 41,888.89
CONNECT TO EXISTING PIPE / STRUCTURE	1	EA	1,500.00	$ 1,500.00
INLETS / CATCH BASINS - INCL FRAME & GRATE - ALLOW 1/5,500 SF - P-LOT	14	EA	4,500.00	$ 63,000.00
INLETS / CATCH BASINS - INCL FRAME & GRATE - ALLOW 1/300 LF - ROADWAY	9	EA	4,500.00	$ 40,500.00
MANHOLES; < 6' DIAM	6	EA	5,000.00	$ 30,000.00
SUBSURFACE INFILTRATION SYSTEMS - INCL E&B, STONE, FABRIC, HEADERS	2	LOC	100,000.00	$ 200,000.00
G3030 - STORM SEWER				**$ 685,999.89**
G3060 - FUEL DISTRIBUTION				
GAS SERVICE				
POLYETHELENE				

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
4" - ASSUMED SIZE	600	LF	48.50	$ 29,100.00
TRENCH AND BACKFILL	600	LF	45.00	$ 27,000.00
STONE BED	89	CY	65.00	$ 5,777.78
G3060 - FUEL DISTRIBUTION				**$ 61,877.78**
G30 - SITE CIVIL / MECHANICAL UTILITIES				**$ 1,212,128.56**
G40 - SITE ELECTRICAL UTILITIES				
G4010 - ELECTRICAL DISTRIBUTION				
ELECTRICAL SERVICE				
PRIMARY POWER - CONDUIT ONLY, WIRE BY OTHERS - (2) 4"C	600	LF	83.52	$ 50,112.00
SECONDARY POWER (CONDUIT & WIRE)	100	LF	800.00	$ 80,000.00
TRANSFORMER - EXCLUDED, ASSUMED BY OTHERS				
UTILITY COMPANY CHARGES			EXCLUDED	
TRENCH AND BACKFILL	700	LF	30.00	$ 21,000.00
DUCTBANK CONCRETE FILL	52	CY	300.00	$ 15,555.56
MANHOLE	2	EA	6,500.00	$ 13,000.00
CTE AT POLE	1	EA	1,500.00	$ 1,500.00
G4010 - ELECTRICAL DISTRIBUTION				**$ 181,167.56**
G4020 - SITE LIGHTING				
SITE LIGHTING				
WIRE & CONDUIT, 1.5" - ASSUME DIRECT BURY	3600	LF	25.11	$ 90,396.00
TRENCH & BACKFILL	3600	LF	25.00	$ 90,000.00
POLE & FIXTURE	72	EA	6,500.00	$ 468,000.00
ADD FOR CONCRETE BASE	72	EA	850.00	$ 61,200.00
SECURITY CAMERAS		EA	10,000.00	$ -
G4020 - SITE LIGHTING				**$ 709,596.00**
G4030 - SITE COMMUNICATION & SECURITY				
COMMUNICATION DISTRIBUTION				
CONDUIT - 4"	600	LF	41.76	$ 25,056.00
TRENCH AND BACKFILL	600	LF	25.00	$ 15,000.00
DUCTBANK CONCRETE FILL	89	CY	300.00	$ 26,666.67
HAND HOLE & CONNECT TO EXISTING - AT POLE	1	EA	4,500.00	$ 4,500.00

MOSIER ELEMENTARY SCHOOL - OPTION 8

6/11/2026

PSR ESTIMATE

DETAILED ITEM TAKEOFF

6/11/2026

113,745 GROSS SF

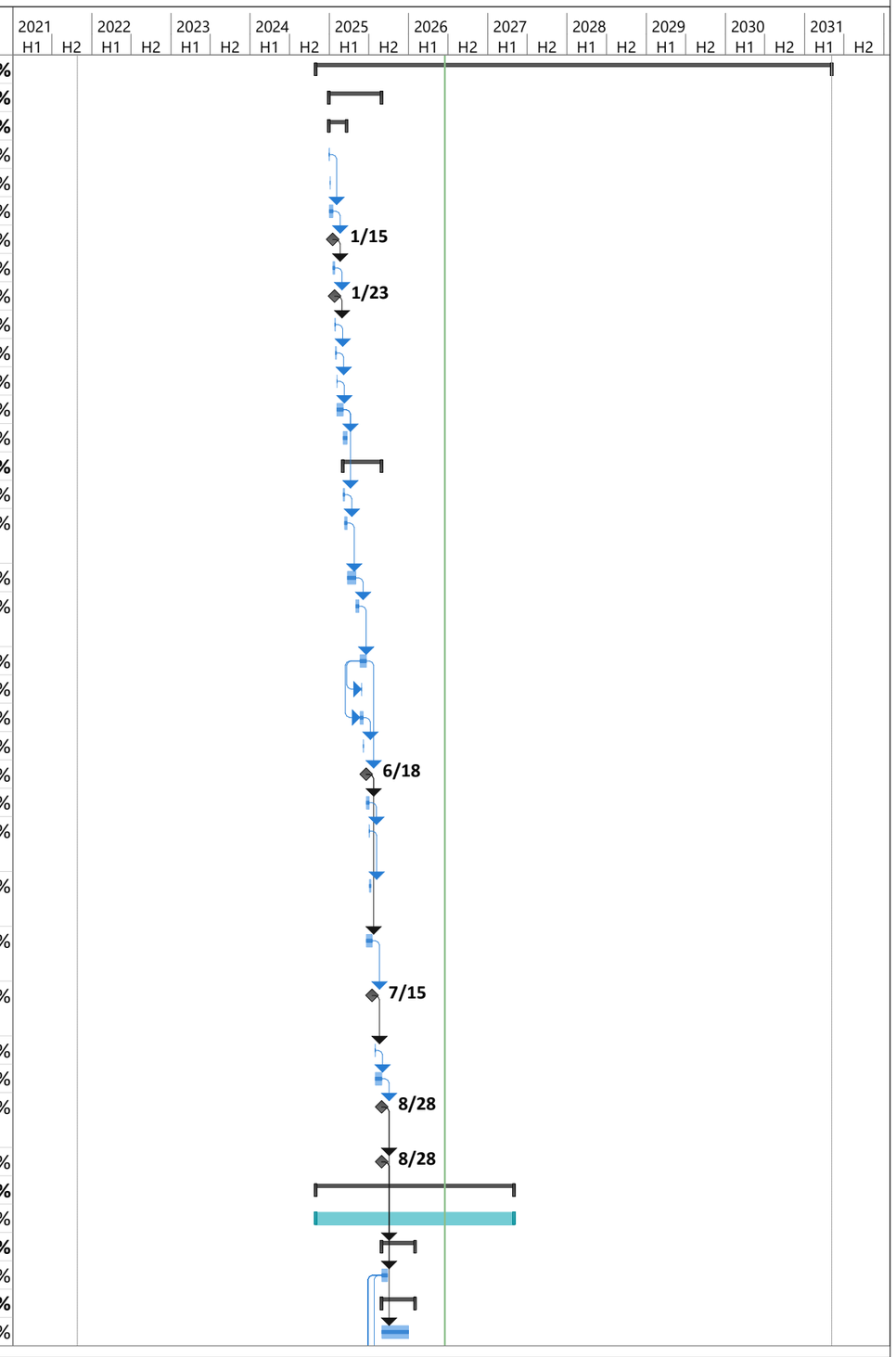
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
G4030 - SITE COMMUNICATION & SECURITY				**$ 71,222.67**
G4090 - OTHER SITE ELECTRICAL UTILITIES				
EMERGENCY GENERATOR DISTRIBUTION				
GENERATOR - FEEDER	200	LF	125.00	$ 25,000.00
TRENCH AND BACKFILL	200	LF	25.00	$ 5,000.00
DUCTBANK CONCRETE FILL	45	CY	300.00	$ 13,619.78
HAND HOLE & CONNECT TO EXISTING	2	EA	4,500.00	$ 9,000.00
ELECTRIC TO VEHICLE CHARGING STATIONS			EXCLUDED	
G4090 - OTHER SITE ELECTRICAL UTILITIES				**$ 52,619.78**
G40 - SITE ELECTRICAL UTILITIES				**$ 1,014,606.00**

SKANSKA

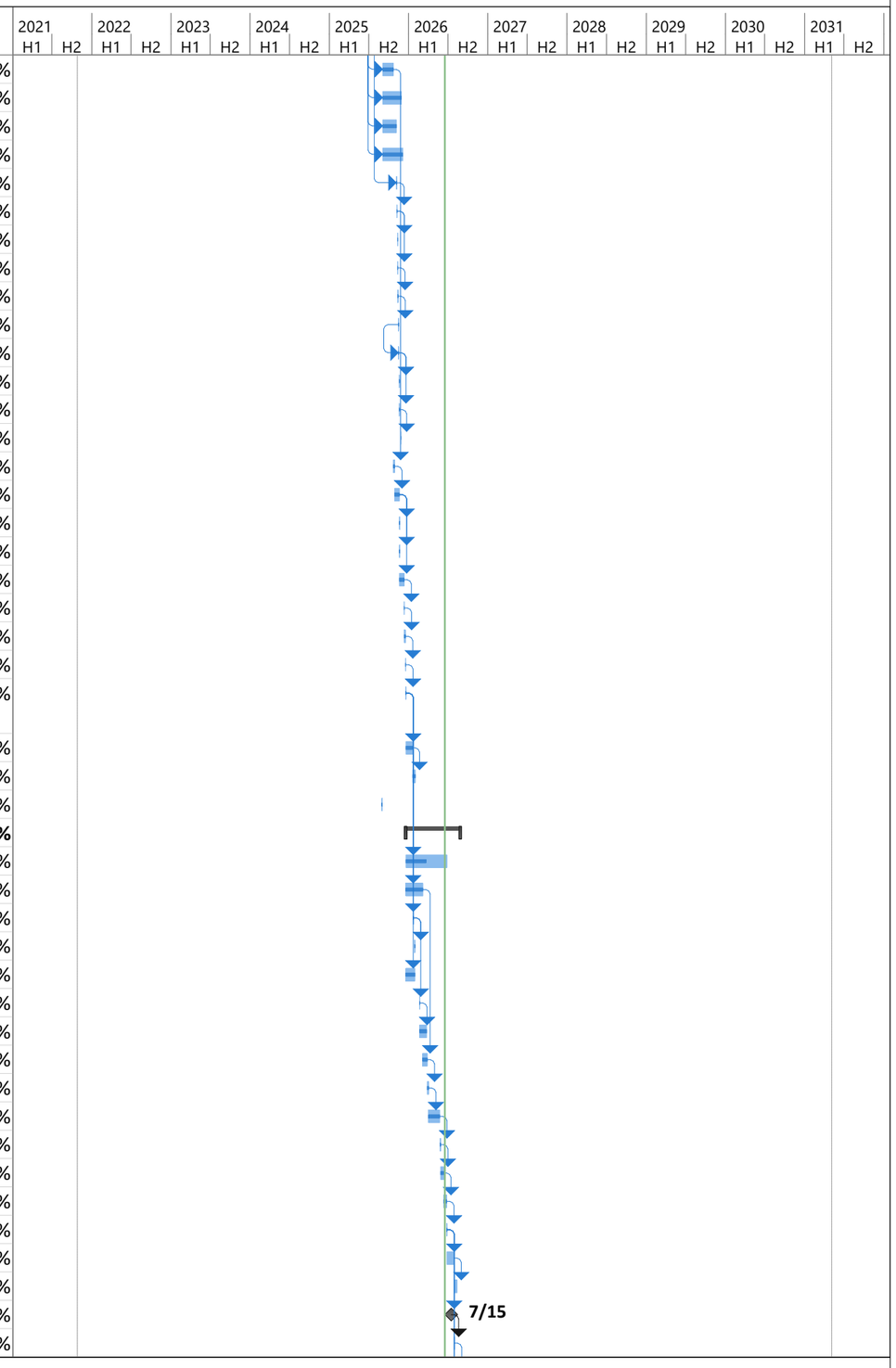
Mosier Elementary School Estimate Compairison
Option 8 New Construction

		Fennessy	PCM	Delta
A10	Foundation	$ 4,698,560	$ 4,793,625	$ (95,065.00)
A20	Basements	$ -		
B10	Superstructure	$ 6,830,716	$ 6,657,843	$ 172,873.00
B20	Exterior Closure	$ 7,792,886	$ 6,993,457	$ 799,429.00
B30	Roofing	$ 2,502,381	$ 2,577,042	$ (74,661.00)
C10	Interior Construction	$ 5,752,597	$ 5,870,771	$ (118,174.00)
C20	Stairs	$ 404,100	$ 460,250	$ (56,150.00)
C30	Interior Finishes	$ 3,884,392	$ 4,100,807	$ (216,415.00)
D10	Conveying	$ 206,000	$ 171,000	$ 35,000.00
D20	Plumbing	$ 3,230,358	$ 3,543,749	$ (313,391.00)
D30	HVAC	$ 10,134,680	$ 10,437,723	$ (303,043.00)
D40	Fire Protection	$ 1,023,705	$ 1,046,505	$ (22,800.00)
D50	Electrical	$ 7,615,228	$ 7,352,064	$ 263,164.00
E10	Equipment	$ 1,142,950	$ 1,215,426	$ (72,476.00)
E20	Furnishings	$ 1,931,650	$ 1,816,426	$ 115,224.00
F10	Special Construction - HazMat	$ 1,592,000	$ 1,592,000	$ -
	Total Building Cost	**$ 58,742,203**	**$ 58,628,688**	$ 113,515.00
F20	Selective Building Demolition	$ 871,318	$ 886,877	$ (15,559.00)
G10	Site Preparation	$ 1,473,815	$ 1,980,135	$ (506,320.00)
G20	Site Improvements	$ 4,949,025	$ 4,258,526	$ 690,499.00
G30	Site Mechanical utilities	$ 1,319,403	$ 1,212,129	$ 107,274.00
G40	Site Electrical Utilities	$ 733,697	$ 1,014,605	$ (280,908.00)
	Total Site Cost	**$ 9,347,258**	**$ 9,352,272**	$ (5,014.00)
	Project Construction Subtotal	**$ 68,089,461**	**$ 67,980,960**	**$ 108,501.00**
	Design Contingency	**$ 7,915,957**	**$ 6,798,096**	$ 1,117,861.00
	CM Contingency			$ -
	Escalation	**$ 6,966,042**	**$ 6,904,517**	$ 61,525.00
	General Conditions & Requirements	**$ 6,890,000**	**$ 6,969,905**	$ (79,905.00)
	Fee (Overhead & Profit)	**$ 2,305,618**	**$ 2,513,781**	$ (208,163.00)
	Bond & Insurance	**$ 1,874,487**	**$ 2,043,724**	$ (169,237.00)
				$ -
	Total Markups	**$ 25,952,104**	**$ 25,230,023**	**$ 722,081.00**
	Grand Total	**$ 94,041,565**	**$ 93,210,983**	**$ 830,582.00**
	Cost	$ 827	$ 819	

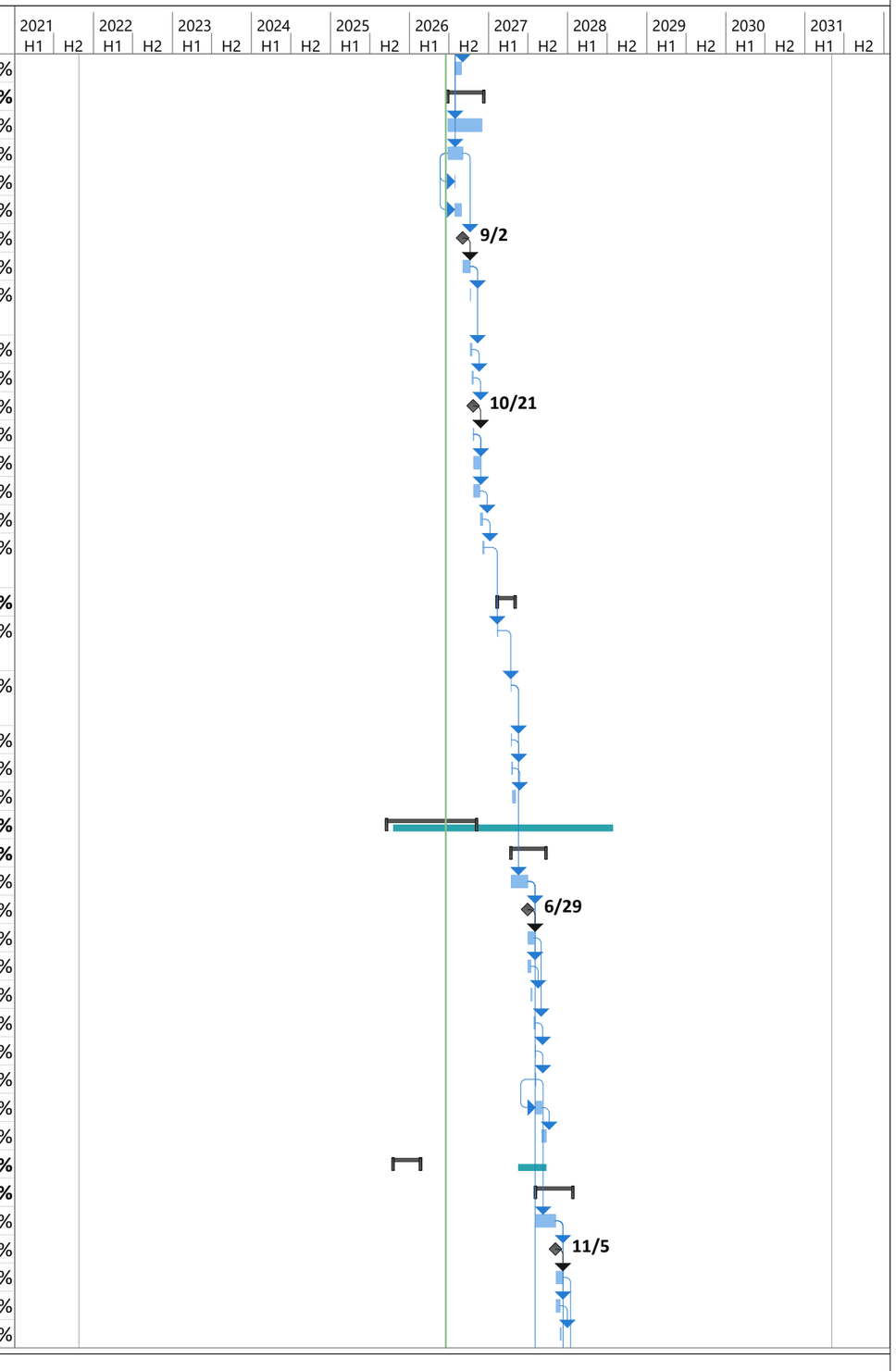
ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
1	**SHES Project**	**1700 days**	**Wed 10/30/24**	**Tue 5/6/31**		**25%**
2	**Module 2: Forming the Project Team**	**174 days**	**Mon 12/30/24**	**Thu 8/28/25**		**100%**
3	**OPM Selection Process**	**60 days**	**Mon 12/30/24**	**Fri 3/21/25**		**100%**
4	RFS Ad Appears	1 day	Mon 12/30/24	Mon 12/30/24		100%
5	Informational Site Visit	1 day	Fri 1/3/25	Fri 1/3/25		100%
6	Last Day for questions from Respondents	12 days	Tue 12/31/24	Wed 1/15/25	4	100%
7	Responses Due	0 days	Wed 1/15/25	Wed 1/15/25	6	100%
8	District Review Responses	6 days	Thu 1/16/25	Thu 1/23/25	7	100%
9	Respondents Shortlisted	0 days	Thu 1/23/25	Thu 1/23/25	8	100%
10	Interview Shortlisted Respondents	2 days	Fri 1/24/25	Mon 1/27/25	9	100%
11	Negotiate Contract w/ Selected Respondent	4 days	Tue 1/28/25	Fri 1/31/25	10	100%
12	Final Selection Submitted to the MSBA	1 day	Mon 2/3/25	Mon 2/3/25	11	100%
13	MSBA OPM Review Panel	20 days	Tue 2/4/25	Mon 3/3/25	12	100%
14	Execute OPM Contract	14 days	Tue 3/4/25	Fri 3/21/25	13	100%
15	**Designer Selection Process**	**128 days**	**Tue 3/4/25**	**Thu 8/28/25**		**100%**
16	Develop Designer RFS	5 days	Tue 3/4/25	Mon 3/10/25	13	100%
17	SBC Meeting- Review DSP Process and form Designer Selection Subcommittee	9 days	Tue 3/11/25	Fri 3/21/25	16	100%
18	Submit Redline Draft to MSBA for Review	29 days	Mon 3/24/25	Thu 5/1/25	17	100%
19	RFS Ad to Central Register, Hampshire Gazette, etc.	10 days	Fri 5/2/25	Thu 5/15/25	18	100%
20	RFS Ad Appears	21 days	Wed 5/21/25	Wed 6/18/25	19FS+3 days	100%
21	Informational Meeting & Site Visit	1 day	Wed 5/28/25	Wed 5/28/25	20SS+5 days	100%
22	Period for Questions from Respondents	10 days	Wed 5/21/25	Tue 6/3/25	20SS	100%
23	District Response to Questions	2 days	Wed 6/4/25	Thu 6/5/25	22	100%
24	RFS Responses Due	0 days	Wed 6/18/25	Wed 6/18/25	20	100%
25	OPM & District Review RFS Responses	9 days	Thu 6/19/25	Tue 7/1/25	24	100%
26	Designer Selection Team Meeting- Discuss Applications and Create Summary	1 day	Wed 7/2/25	Wed 7/2/25	25	100%
27	SBC Meeting- Review Designer Application Review Status	5 days	Thu 7/3/25	Wed 7/9/25	26	100%
28	Designer Applications to MSBA-4 weeks for MSBA Review	19 days	Thu 6/19/25	Tue 7/15/25	24	100%
29	DSP - Interview Shortlisted Respondents Meeting Date	0 days	Tue 7/15/25	Tue 7/15/25	28	100%
30	DSP Final Selection	1 day	Tue 7/29/25	Tue 7/29/25	29FS+9 days	100%
31	Designer Fee & Contract Negotiations	22 days	Wed 7/30/25	Thu 8/28/25	30	100%
32	District Approval of Designer Fee Proposal and Contract	0 days	Thu 8/28/25	Thu 8/28/25	31	100%
33	Designer Contract Executed	0 days	Thu 8/28/25	Thu 8/28/25	32	100%
34	**Module 3: Feasibility Study**	**653 days**	**Wed 10/30/24**	**Sat 5/1/27**		**38%**
35	Feasibility Study Agreement Expiration	654 days	Wed 10/30/24	Sat 5/1/27		0%
36	**Module 3.1: Preliminary Design Program**	**111 days**	**Fri 8/29/25**	**Fri 1/30/26**	**33**	**100%**
37	MSBA / Project Team Kick-off Meeting	18 days	Fri 8/29/25	Tue 9/23/25	33	100%
38	**PDP Submittal Development**	**111 days**	**Fri 8/29/25**	**Fri 1/30/26**		**100%**
39	PDP Development	88 days	Fri 8/29/25	Tue 12/30/25	32	100%



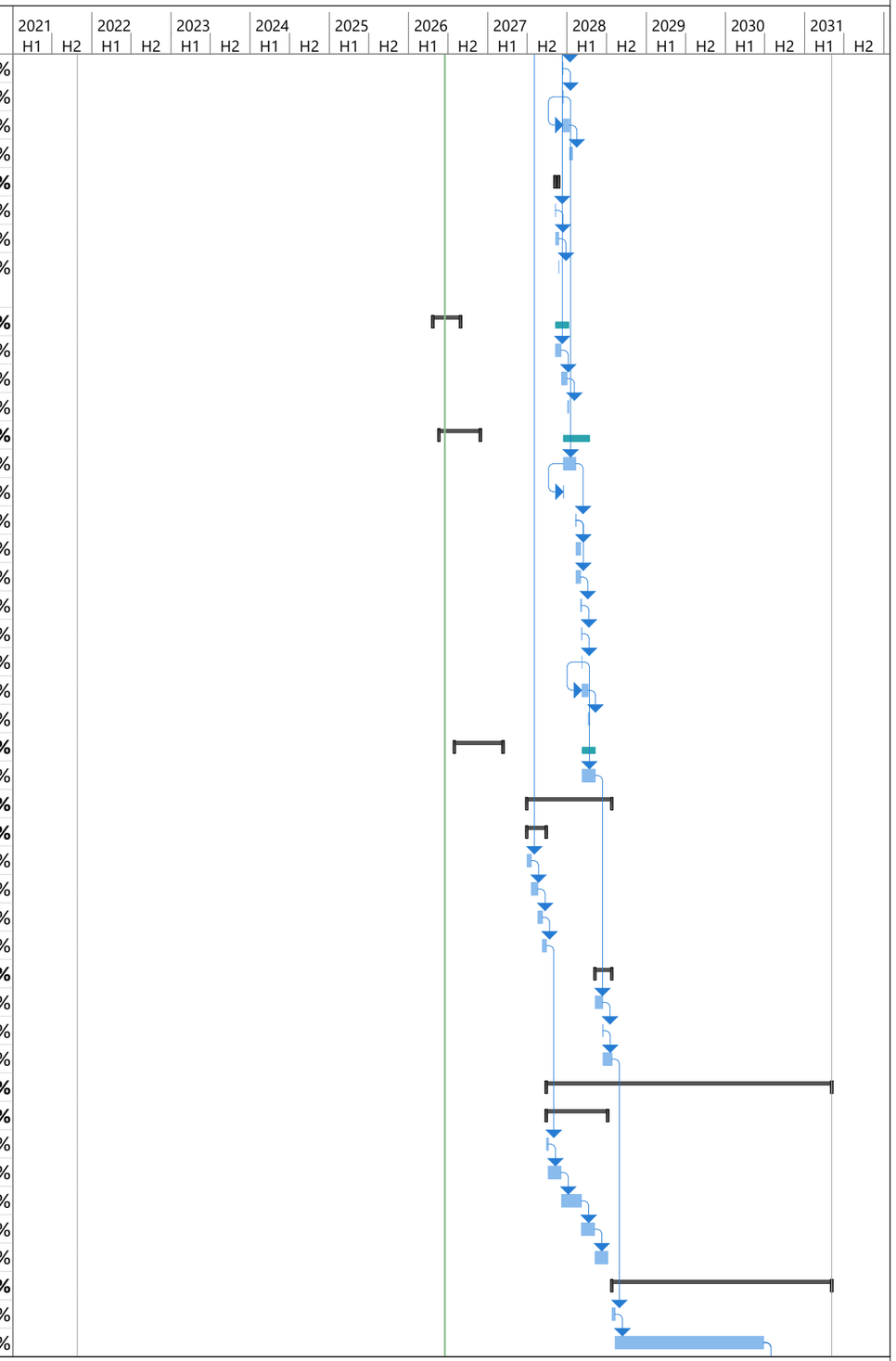
ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
40	Develop Space Summary	34 days	Wed 9/3/25	Mon 10/20/25	37SS+3 days	100%
41	Draft Ed. Plan Development	61 days	Wed 9/3/25	Wed 11/26/25	37SS+3 days	100%
42	Existing Conditions Survey	44 days	Wed 9/3/25	Mon 11/3/25	37SS+3 days	100%
43	Steering Committee Weekly Meeting	66 days	Wed 9/3/25	Wed 12/3/25	37SS+3 days	100%
44	School Tours	2 days	Wed 11/5/25	Thu 11/6/25	37SS+48 days	100%
45	Specials Visioning Session	1 day	Fri 11/7/25	Fri 11/7/25	44	100%
46	Medical Visioning Session	1 day	Mon 11/10/25	Mon 11/10/25	45	100%
47	Administration Visioning Session	1 day	Mon 11/10/25	Mon 11/10/25	45	100%
48	Facilities & Maintech Visioning Session	1 day	Tue 11/11/25	Tue 11/11/25	47	100%
49	Academic (Core Teachers) Visioning Session	1 day	Fri 11/14/25	Fri 11/14/25	48FS+2 days	100%
50	Special Education Visioning Session	1 day	Fri 11/14/25	Fri 11/14/25	49SS	100%
51	Food Services Visioning Session	1 day	Mon 11/17/25	Mon 11/17/25	50	100%
52	Town Officials, FD & PD Visioning Session	1 day	Mon 11/17/25	Mon 11/17/25	50	100%
53	Community Visioning Session	1 day	Mon 11/24/25	Mon 11/24/25	52FS+4 days	100%
54	Review Space Summary	5 days	Tue 10/21/25	Mon 10/27/25	40	100%
55	Options Development	16 days	Tue 10/28/25	Tue 11/18/25	54	100%
56	Preliminary Evaluation of Design Options	1 day	Wed 11/19/25	Wed 11/19/25	55	100%
57	SBC Meeting- General Update	1 day	Wed 11/19/25	Wed 11/19/25	55	100%
58	Cost Estimating	15 days	Wed 11/19/25	Tue 12/9/25	55	100%
59	SBC Approval of Draft PDP Report	1 day	Wed 12/10/25	Wed 12/10/25	58	100%
60	Finalize PDP Submission	4 days	Thu 12/11/25	Tue 12/16/25	59	100%
61	Vote to Submit PDP	1 day	Wed 12/17/25	Wed 12/17/25	60	100%
62	PDP Submittal to MSBA - Proposed Submission	1 day	Thu 12/18/25	Thu 12/18/25	61	100%
63	MSBA Review of PDP	21 days	Fri 12/19/25	Fri 1/16/26	62	100%
64	Address MSBA PDP Comments	10 days	Mon 1/19/26	Fri 1/30/26	63	100%
65	MSBA Deadline for PDP Submission	1 day	Fri 8/29/25	Fri 8/29/25		100%
66	**Module 3.2 Preferred Schematic Report**	**179 days**	**Fri 12/19/25**	**Wed 8/26/26**		**68%**
67	PSR Submittal Development	135 days	Fri 12/19/25	Thu 6/25/26	62	49%
68	Drawing Development	55 days	Fri 12/19/25	Thu 3/5/26	62	100%
69	Community Visioning #2 (Estimated Date)	1 day	Wed 1/21/26	Wed 1/21/26	62FS+23 days	100%
70	Design Team Charrette	1 day	Wed 1/28/26	Wed 1/28/26	69FS+4 days	100%
71	Existing Conditions Evaluation	29 days	Fri 12/19/25	Wed 1/28/26	62	100%
72	Community Visioning #3 (Estimated Date)	1 day	Thu 2/19/26	Thu 2/19/26	69FS+20 days	100%
73	Community Meetings for Preferred Option	22 days	Fri 2/20/26	Mon 3/23/26	72	100%
74	Cost Estimating	15 days	Fri 3/6/26	Thu 3/26/26	68	100%
75	Reconcile Cost Estimates	5 days	Fri 3/27/26	Thu 4/2/26	74	100%
76	Evaluating Additional Options	36 days	Fri 4/3/26	Fri 5/22/26	75	100%
77	Preferred Solution Voted by SBC	3 days	Mon 5/25/26	Wed 5/27/26	76	100%
78	Draft PSR for SBC Review	10 days	Thu 5/28/26	Wed 6/10/26	77	100%
79	SBC Vote to Submit to MSBA	10 days	Thu 6/11/26	Wed 6/24/26	78	100%
80	PSR Submittal to MSBA	1 day	Thu 6/25/26	Thu 6/25/26	79	100%
81	MSBA Review of PSR	22 days	Fri 6/26/26	Mon 7/27/26	80	0%
82	Address MSBA PSR Comments	10 days	Tue 7/28/26	Mon 8/10/26	81	0%
83	FAS Presentation Potential Meeting 1	0 days	Wed 7/15/26	Wed 7/15/26	80FS+14 days	0%
84	FAS Presentation Potential Meeting 2	1 day	Wed 7/29/26	Wed 7/29/26	83FS+9 days	0%



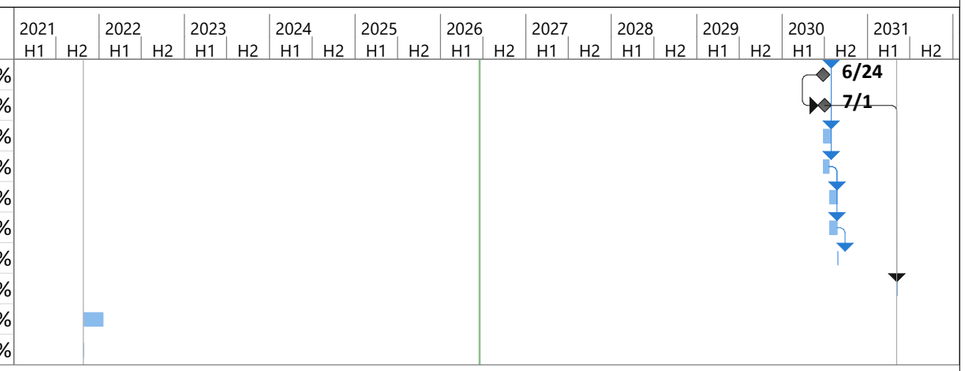
ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
85	MSBA Board Meeting - PSR Approval	20 days	Thu 7/30/26	Wed 8/26/26	84	0%
86	**Module 4: Schematic Design**	**119 days**	**Fri 6/26/26**	**Wed 12/9/26**		**0%**
87	SD Submittal Development	112 days	Fri 6/26/26	Mon 11/30/26	80	0%
88	SD Drawing Development	49 days	Fri 6/26/26	Wed 9/2/26	80	0%
89	Community Forum #4	1 day	Tue 7/28/26	Tue 7/28/26	88SS+22 days	0%
90	Submit Mass. Historic PNF	22 days	Tue 7/28/26	Wed 8/26/26	88SS+22 days	0%
91	SD Pricing Set to Estimators	0 days	Wed 9/2/26	Wed 9/2/26	88	0%
92	Cost Estimate & Reconciliation	25 days	Thu 9/3/26	Wed 10/7/26	91	0%
93	Notification to MSBA of SD Submission(2 weeks prior to submission)	1 day	Thu 10/8/26	Thu 10/8/26	92	0%
94	Finalize MSBA SD Submission	5 days	Thu 10/8/26	Wed 10/14/26	92	0%
95	SD Submission Draft to SBC for Review	5 days	Thu 10/15/26	Wed 10/21/26	94	0%
96	SBC Approval of SD Submission	0 days	Wed 10/21/26	Wed 10/21/26	95	0%
97	SD Submittal to MSBA	1 day	Thu 10/22/26	Thu 10/22/26	96	0%
98	DESE Special Education Review/Approval	21 days	Fri 10/23/26	Fri 11/20/26	97	0%
99	MSBA SD Review	21 days	Fri 10/23/26	Fri 11/20/26	97	0%
100	Address SD Comments	9 days	Mon 11/23/26	Thu 12/3/26	99	0%
101	MSBA Board Meeting - Project Scope & Budget PS&B Approval	4 days	Fri 12/4/26	Wed 12/9/26	100	0%
102	**Module 5: Funding the Project**	**59 days**	**Wed 2/10/27**	**Mon 5/3/27**		**0%**
103	Vote to Appropriate Full Project Cost Special Town Election (Tentative)	1 day	Wed 2/10/27	Wed 2/10/27	101FS+44 days	0%
104	Vote to Appropriate Full Project Cost Special Town Meeting (Tentative	1 day	Tue 4/13/27	Tue 4/13/27	103FS+43 days	0%
105	Certificate of Vote Sent to the MSBA	2 days	Wed 4/14/27	Thu 4/15/27	104	0%
106	PSBA sent to the MSBA	2 days	Fri 4/16/27	Mon 4/19/27	105	0%
107	PSBA Executed	10 days	Tue 4/20/27	Mon 5/3/27	106	0%
108	**Module 6: Detailed Design**	**298 days**	**Wed 9/17/25**	**Fri 11/6/26**		**0%**
109	**Design Development**	**116 days**	**Wed 4/14/27**	**Wed 9/22/27**		**0%**
110	100% DD Development	55 days	Wed 4/14/27	Tue 6/29/27	104	0%
111	Issue DD Documents to Estimators	0 days	Tue 6/29/27	Tue 6/29/27	110	0%
112	Estimate DD Documents	20 days	Wed 6/30/27	Tue 7/27/27	111	0%
113	Cx Agent Comments on 100% DD	10 days	Wed 6/30/27	Tue 7/13/27	110	0%
114	Team Responds to Cx Agent's Comments	4 days	Wed 7/14/27	Mon 7/19/27	113	0%
115	Reconcile DD Documents	5 days	Wed 7/28/27	Tue 8/3/27	112	0%
116	SBC Approval of 100% DD Submission to MSBA	1 day	Wed 8/4/27	Wed 8/4/27	115	0%
117	100% DD Submission to the MSBA	1 day	Thu 8/5/27	Thu 8/5/27	116	0%
118	MSBA DD Review	21 days	Thu 8/5/27	Thu 9/2/27	117SS	0%
119	Address DD Review Comments	14 days	Fri 9/3/27	Wed 9/22/27	118	0%
120	**CM @ Risk Procurement Process**	**91 days**	**Fri 10/17/25**	**Fri 2/20/26**		**0%**
128	**60% Construction Documents**	**123 days**	**Fri 8/6/27**	**Tue 1/25/28**		**0%**
129	60% CD Development	66 days	Fri 8/6/27	Fri 11/5/27	117	0%
130	60% CDs to Estimators	0 days	Fri 11/5/27	Fri 11/5/27	129	0%
131	Cost estimate/Reconciliation/VE if Required	25 days	Mon 11/8/27	Fri 12/10/27	130	0%
132	Cx Agent's Comments on 60% CD	14 days	Mon 11/8/27	Thu 11/25/27	129	0%
133	Teams Respond to Cx Agent's Comments	4 days	Fri 11/26/27	Wed 12/1/27	132	0%



ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
134	SBC Approval of 60% CD Submission to MSBA	1 day	Mon 12/13/27	Mon 12/13/27	131	0%
135	60% CD Submission to MSBA	1 day	Tue 12/14/27	Tue 12/14/27	134	0%
136	MSBA 60% CD Review	21 days	Tue 12/14/27	Tue 1/11/28	135SS	0%
137	Address 60% Review Comments	10 days	Wed 1/12/28	Tue 1/25/28	136	0%
138	**Structural Peer Review**	**12 days**	**Mon 11/8/27**	**Tue 11/23/27**		**0%**
139	Issue 60% Structural CDs to Peer Reviewer	1 day	Mon 11/8/27	Mon 11/8/27	129	0%
140	Structural Steel Peer Review on 60% CDs	10 days	Tue 11/9/27	Mon 11/22/27	139	0%
141	Review/Incorporate Peer Reviewer's Comments	1 day	Tue 11/23/27	Tue 11/23/27	140	0%
142	**Filed Sub Bid Process**	**92 days**	**Thu 4/23/26**	**Fri 8/28/26**		**0%**
143	Issue RFQ for Filed Sub Bids	20 days	Mon 11/8/27	Fri 12/3/27	129	0%
144	Prequalify Filed Subs	20 days	Mon 12/6/27	Fri 12/31/27	143	0%
145	Notify Prequalified Bidders	5 days	Mon 1/3/28	Fri 1/7/28	144	0%
146	**90% Construction Documents**	**137 days**	**Thu 5/21/26**	**Fri 11/27/26**		**0%**
147	90% CD Development	41 days	Wed 12/15/27	Wed 2/9/28	135	0%
148	NOI to Con Comm and DEP	1 day	Wed 12/15/27	Wed 12/15/27	147SS	0%
149	90% CDs to Estimators	1 day	Thu 2/10/28	Thu 2/10/28	147	0%
150	Cost Estimate/Reconciliation/VE if Required	14 days	Fri 2/11/28	Wed 3/1/28	149	0%
151	Cx Agent Comments on 90% CDs	14 days	Fri 2/11/28	Wed 3/1/28	149	0%
152	Team Responds to Cx Agent's Comments	4 days	Thu 3/2/28	Tue 3/7/28	151	0%
153	SBC Approval of 90% CD Submission to MSBA	1 day	Wed 3/8/28	Wed 3/8/28	152	0%
154	90% CD Submission to MSBA	1 day	Thu 3/9/28	Thu 3/9/28	153	0%
155	MSBA 90% CD Review Comments	21 days	Thu 3/9/28	Thu 4/6/28	154SS	0%
156	Address 90% Review Comments	5 days	Fri 4/7/28	Thu 4/13/28	155	0%
157	**100% Construction Documents**	**161 days**	**Fri 7/31/26**	**Fri 3/12/27**		**0%**
158	100% CD/ Bid Packages Development	42 days	Fri 3/10/28	Mon 5/8/28	154	0%
159	**Bidding**	**280 days**	**Wed 6/30/27**	**Tue 7/25/28**		**0%**
160	**Phase 1: Demo, Abtement & Site Prep**	**64 days**	**Wed 6/30/27**	**Mon 9/27/27**		**0%**
161	Bid Package Prep	14 days	Wed 6/30/27	Mon 7/19/27	110	0%
162	Bidding	22 days	Tue 7/20/27	Wed 8/18/27	161	0%
163	Descope Bids	14 days	Thu 8/19/27	Tue 9/7/27	162	0%
164	Finalize Contract	14 days	Wed 9/8/27	Mon 9/27/27	163	0%
165	**Phase 2: Full Building**	**56 days**	**Tue 5/9/28**	**Tue 7/25/28**		**0%**
166	Bid 100% CDs	25 days	Tue 5/9/28	Mon 6/12/28	158	0%
167	Bids Due	1 day	Tue 6/13/28	Tue 6/13/28	166	0%
168	Finalzie Contract	30 days	Wed 6/14/28	Tue 7/25/28	167	0%
169	**Module 7: Construction**	**941 days**	**Tue 9/28/27**	**Tue 5/6/31**		**0%**
170	**Phase 1: Demo, Abatement & Site Prep**	**203 days**	**Tue 9/28/27**	**Thu 7/6/28**		**0%**
171	Mobilize to Site	5 days	Tue 9/28/27	Mon 10/4/27	164	0%
172	Abatement	44 days	Tue 10/5/27	Fri 12/3/27	171	0%
173	Demo	66 days	Mon 12/6/27	Mon 3/6/28	172	0%
174	Soil Restoration	44 days	Tue 3/7/28	Fri 5/5/28	173	0%
175	Site Utility Work	44 days	Mon 5/8/28	Thu 7/6/28	174	0%
176	**Phase 2: Full Construction Package**	**725 days**	**Wed 7/26/28**	**Tue 5/6/31**		**0%**
177	Mobilize to Site	10 days	Wed 7/26/28	Tue 8/8/28	168	0%
178	Construction	489 days	Wed 8/9/28	Mon 6/24/30	177	0%



ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
179	Substantial Completion	0 days	Mon 6/24/30	Mon 6/24/30	178	0%
180	Certificate of Occupancy	0 days	Mon 7/1/30	Mon 7/1/30	179SS+5 days	0%
181	Commissioning	22 days	Tue 6/25/30	Wed 7/24/30	178	0%
182	Complete Punch List	19 days	Tue 6/25/30	Fri 7/19/30	178	0%
183	Move-In	25 days	Mon 7/22/30	Fri 8/23/30	182	0%
184	FF&E Installation	25 days	Mon 7/22/30	Fri 8/23/30	182	0%
185	Full Occupancy	1 day	Mon 8/26/30	Mon 8/26/30	184	0%
186	Commisioning 10 Month Check In	1 day	Tue 5/6/31	Tue 5/6/31	180FS+220 days	0%
187	**Module 8: Completing the Project**	**60 days**	**Tue 10/26/21**	**Mon 1/17/22**		0%
188		1 day	Tue 10/26/21	Tue 10/26/21		0%



MODULE 3.3.3 PERMITTING REQUIREMENTS

Massachusetts Environmental Policy Act (MEPA) Review

The Massachusetts Environmental Policy Act (MEPA) regulations set forth criteria for review thresholds and submittal requirements for construction projects that require state agency action and may have environmental or historical impacts. If any of the thresholds are met or exceeded for a project, an Environmental Notification Form (ENF) is filed with the MEPA Office; an Environmental Impact Report (EIR) also can be required in certain instances for projects with more substantial impacts. The MEPA Office does not issue permits, but instead verifies which regulatory agencies need to be involved and coordinates this effort to maximize consistency between agencies. The MEPA Office is also responsible for conducting public notice and public consultation sessions.

The project team will continue perform an initial review of the applicable MEPA category thresholds that may apply to the project site. Based on the preliminary project facts and available information, initial findings did not reveal any thresholds have been met, further reference to the thresholds will take place as the project continues to develop.

Town of South Hadley Historical Commission

As stated in the Preliminary Design Program (PDP) submission, it was determined that the existing building and site are not of historical significance and not listed on the Town's historical properties list.

Town of South Hadley Conservation Commission

There are wetlands adjacent to the property and within the southeast corner of the parcel making this area subject to the Wetlands Protection Act and requiring the appropriate setbacks be adhered to. Given the presence of wetlands on the existing property, the appropriate permitting will have to be undertaken with the Town of South Hadley Conservation Commission and local MassDEP including filing of Notice of Intent, RDAs, Stormwater Management Report, etc. as required by the local governing agencies. Preliminary informational meetings will take place prior to the formal ConComm and DEP filings with the appropriate departments and agencies to review and discuss the project design and associated mitigating factors affecting the development of the site and obtain

and implement any additional information and/or requirements so as to acquire the necessary approvals and demonstrate compliance.
A review of the South Hadley Conservation Commission submission checklist indicates that a complete application package must be submitted prior to prior to a regularly scheduled meeting. The submission schedule will be discussed as part of the initial informational meeting and allow for the process to be completed in advance of the start of construction.

NOI Submission requirements to the Conservation Commission include:

- WPA Form 3
- Locus Map
- Engineering Plans and Site Plan
- Project Narrative including description of existing site condition, description of site work, description of resource area impacts and avoidance and mitigation measures
- Proof of mailing to abutters
- DEP Mailings
- ConComm site visit prior to opening hearing
- Wetland Ordinance Fee Sheet
- Check for application fees

The commission shall commence the public hearing or public meeting within 21 days from receipt of a completed permit application or request for determination of applicability unless the applicant authorizes an extension in writing. Once the Order of conditions has been approved, there is a 10 day appeal period prior to the start of work.

Town of South Hadly Planning Board

The existing school building site is zoned Residence District A-1 and school use is allowable by right, with a minimal lot size requirement of 22,500 s.f., minimum lot frontage of 125', and setbacks as follows – Front yard = 40', Side yard = 20' and Rear yard = 25'. The maximum building coverage allowed is 30% while the maximum impervious surface coverage is 60%. The maximum building height allowed is 60' / 6 Stories. There doesn't appear to be any current zoning violations with the existing building and property.

The existing site property does not appear to be located in a FEMA flood zone, however a portion of the northeast corner of the site is in a water supply protection zone. Upon initial review of the zoning bylaws, the construction and/or renovation of a school building would be permitted.

Site plan review and approval will also be required of the Town Planning Department. Prior to the submission of a formal site plan, the Design Team shall schedule an pre-application informational meeting with the Planning Board to review the project design, discuss factors in developing the site and obtain further input to obtain a seamless approval and demonstrate compliance. The planning board shall submit copies to other town boards for review and comment. Upon review of the site plan application, the planning board shall issue their determination to the applicant.

A review of the Town's submission requirements includes....

- Consult with Town Engineer prior to application submission
- Review and adhere to Town design standards
- Obtain Conservation approval
- Copies of studies required
- Provide (2) copies of mylars and printed plans

Town of South Hadley Zoninig Board of Appeals

At this time, it is not anticipated that any petitions will be required to be submitted to the Town's zoning board of appeals. However, should special circumstances exist, an application shall be filed on behalf of the Owner stating the reasons sought for a variance in reference to the zoning by-laws and circumstances requiring such.

The ZBA department application requirements include....

- Detailed Plot Plan
- List of abutters to be notified by certified mail
- Board of Assessors area map
- Application fee
- Variance supporting documentation

The petition may also be reviewed by the building commissioner. DPW superintendent and planning commissioner as part of the review priocess.

Town of South Hadley Building Department

New construction, renovation, or demolition of existing structures and changes of use or occupancy of an existing building must conform to the provisions of the Massachusetts State Building Code (M.G.L. c. 143, §§ 93-100: Inspection and Regulation of, and Licenses for, Buildings, Elevators and Cinematographs; 780 CMR: Massachusetts State Building Code).

The Project will be required to obtain a permit for the construction of the general building and site, wiring, plumbing and gas as required. These permits shall be obtained by the General Contractor and related sub-contractors prior to the start of construction.

General Building Documents required as part of the permitting process and construction progress shall include....

- Construction Drawings
- Initial Construction Control Affidavit for all required permits
- Construction Control Progress Document
- Final Construction Control Document
- Required Inspection and Site Review Document
- Inspection Scheduling

An initial project review meeting shall be scheduled with the Building Department to review the project and obtain input and answer any questions about the project so as to ensure a smooth permitting process and overall compliance

Permitting Review Timeline

Based on preliminary conversations with the Town and a review of the various department posted information, it is believed that the local permitting process will take about 8-12 weeks from when the first application is submitted to when the governing agencies/departments grant approvals. All applications and approvals are anticipated to be completed prior to the bid process where necessary to include the appropriate information in the Contract Documents if so required. Applications shall include:

1. MEPA Review
    - Ongoing – specific MEPA permit not required
2. Historical Commission Application Waiver
    - Not Required
    - meets once a month
3. Conservation Commission Notice of Intent
    - 8-12 weeks to receive Order of Conditions

- meets the 2nd Tuesday of every month

4. Zoning Board of Adjustments Variance Application
   - Not Anticipated
   - Schedule provided on Town's Department website
5. Planning Board Site Plan Review
   - 8-12 weeks
   - meets the 2nd and 4th Tuesday of every month
6. Building Permit Application
   - Obtained after Construction Documents have been submitted

MODULE 3.3.4 SUMMARY DESCRIPTION OF DISTRICT'S PREFERRED ALTERNATIVE

Further investigation of the seven (7) alternative design solutions that were presented in the PDP phase of the study to fulfill the educational program and school building committee goals took place during the PSR phase. Initially, Alternative #5 was determined to be the leading choice of the school building committee, however, after receiving correspondence and input form the neighboring community during multiple school building committee meetings, an eighth potential Alternative was proposed to mitigate the concerns of the neighbors which included anticipated traffic concerns, close proximity of the new school building to the adjacent residential properties and subsequent view issues. This alternative #8 would consist of a new two-story school building to be built in the location of the existing school. This solution would require the District to vacate the existing school building and demolish it to make the area available for new development. The design team prepared multiple test fits for the Owner's review and worked with the PM and District to work through the logistics of this undertaking.

As a result, the district presented a plan to temporarily relocate the students to other schools for the period of time required to meet this alternative schedule. This plan was discussed and reviewed with the stakeholders for viability and comparison with the other alternative solutions. It was determined that alternative #8 would provide beneficial impacts to the project, and therefore was selected as the appropriate solution to move forward with.

Design Alternative #8 best represents a sound, effective and complete solution that fully addresses the School District's Educational Plan and Building Committee Goals for years to come. This solution does not interrupt the education of the South Hadley students, will require minimal phasing, allows the South Hadley School District to continue to operate without pause and demonstrates the desire to work with the community and address their concerns.

The proposed Elementary School Building would result in the decommissioning of the existing Mosier Elementary School, and create a new 590 student, Grades 1 thru 5 Elementary School on the existing Mosier School site. The new school will continue to provide continuity for elementary school education within the district. The existing Mosier Elementary School site is an ideal location to continue the school operation and affords the necessary space to locate the new 2-story building with adequate space for future expansion if needed, as well as areas for supporting amenities such appropriate site circulation with separate bus and parent drop-off locations, adequate parking to serve the school and community needs, as well as age appropriate play areas and play fields for the school and community use.

The new school facility will encompass the following:

- Demolition of an inefficient, older and educationally inept school building
- Neighborhood learning environments
- Breakout and support space adjacencies
- Modern Media Center and Art rooms
- Adequate Special Education classrooms and support spaces
- Centrally located Cafetorium and Gymnasium
- Easy wayfinding
- Generous natural lighting
- Modern and efficient environmental systems
- Modern educational technology and security systems
- Community usability and isolation of educational spaces
- Outdoor learning space(s)

This Alternative option provides an easy to find school and community entrance with welcoming attractive lobbies with open circulation flow. The Administration area is located adjacent to the entrance lobby so as to provide the necessary monitoring and security of visitors.

With community use in mind as part of the District's goals, the location of the Cafetorium/stage, Gymnasium and Media Center in this Alternative solution best provides the ability to separate these community use spaces from the educational classrooms, yet being centrally located, affords the students easy access from their respective neighborhood grade locations. Also, shared spaces such as Art, Music and STE are also located between the Grade neighborhoods for ease of access.

This design option is also based on the neighborhood learning environment goals as brought forth during the Visioning sessions. It groups each grade level classrooms, special education classrooms, breakout spaces, support and common spaces in one area, allowing students and staff to easily collaborate, generate inclusion, track student progress and provide parity throughout the learning process. Administration, teacher work spaces, resource and small group rooms are spread throughout the design to support the educational process.

The building/site configuration will allow for ample parking for staff and community events, age-appropriate play structures/areas and athletic play fields for school and community use. Parent and bus drop-off/pick-up locations will be separately served and appropriate in serving the vehicular needs helping to alleviate any traffic burdens at Great Road. Full demolition of the existing school structure will allow for the relocation and implementation of adequate play fields adjacent to parking areas.

SOUTH HADLEY PUBLIC SCHOOLS

116 Main Street, South Hadley, MA 01075
www.southhadleyschools.org

MOSIER ELEMENTARY SCHOOL CORE BUILDING PROJECT
EDUCATIONAL PROGRAM

Introduction

District Mission & Core Values

The South Hadley Public Schools is committed to initiating and supporting policies, practices, and pedagogies that promote social justice, diversity, and inclusion. In celebration of our collective diversity, the district seeks to affirm and elevate historically marginalized identities and experiences, and rejects biased actions and hateful speech in our learning community. This commitment to educational equity is reflected in our daily operations, including recruitment and admission, student and staff retention, modeling and reinforcing upstander behavior, school and family support, hiring practices, curriculum, and respectful dialogue.

Our core values: student-centeredness, openness to constructive change, flexibility and responsiveness to the changing needs of students and an embrace of the possibilities inherent in that change.

District Goals

The District Improvement Plan focuses on three, mutually reinforcing goal areas:

1. **Curriculum, Instruction, and Data** – strengthen Tier I instruction and ensure consistent use of assessments and progress monitoring to drive practice.
2. **Social-Emotional Health and Wellness** – embed evidence-based Social Emotional Learning (SEL) routines and student supports.
3. **Alignment of Special Education and General Education** – advance inclusive practices within an Multi-Tiered System of Support (MTSS) framework and improve coherence of services and interventions.

Mosier Elementary Mission & Goals

Mosier Elementary's mission is to create a thriving, robust learning environment that values each student's academic, social, and emotional well-being. Core values emphasize:

- **Excellence in instruction** through explicit, standards-aligned teaching and differentiation;
- **Equity** through strong home–school communication and inclusive practices; and
- A **responsive sense of community** where student voice, belonging, and upstander behavior are cultivated.

School goals echo district priorities through strong Tier I instruction, Professional Learning Community (PLC) collaboration, project-based learning in science and social studies, and systematic use of universal screeners and progress monitoring to inform What I Need (WIN) and intervention.

Statement of Interest (April 2023) — Narrative Summary

Mosier Elementary opened in 1969, with modular classrooms and a connecting corridor added in 1998 as short-term capacity relief. Over subsequent decades, only limited capital improvements occurred. While sections of roof have been replaced, the approximately 62,000 square-foot facility shows its age through worn finishes, drafty and misaligned exterior doors, original thermal-pane windows, and uneven flooring. The Concrete Masonry Unit (CMU)/brick veneer building envelope exhibits recurring foundation cracks, evidence of water intrusion, and exterior degradation typical of its era. Interiors largely retain the original layout and hardware, with 2×4 ACT ceilings and mixed legacy flooring.

Mechanically, the school relies on classroom unit ventilators with hot-water coils and original radiators/valves in many support spaces. Boilers were replaced in the early 2000s, but overall HVAC distribution and the original 1969 electrical system do not meet contemporary expectations for ventilation, plug loads, lighting control, and instructional technology. Plumbing systems are predominantly original. Programmatically, Mosier serves Grades 2–4 with comprehensive special education classrooms including autism programming and a Therapeutic Transitional classroom, related services (Speech Language Pathology /Occupational Therapy / Physical Therapy), counseling, and Title I support; however, fixed classroom sizes and limited breakout areas constrain inclusion, small-group work, and specialized therapies. On the site, a single combined loop currently handles staff, faculty, bus and family vehicle traffic, complicating safe arrival/dismissal and compressing pedestrian routes.

Educational Adequacy — Key Constraints

- Inflexible classroom spaces and limited small-group rooms reduce the effectiveness of inclusion, WIN, and therapy/intervention delivery.
- Aging Mechanical, Electric, and Plumbing (MEP) systems (ventilation, electrical distribution, plumbing) limit air quality, lighting control, efficiency, and technology integration expected for modern instruction.
- A compromised envelope (windows/doors, water intrusion, foundation cracking) undermines safety while also inhibiting comfort, acoustics, and energy efficiency.
- Single shared traffic loop for buses and cars creates safety concerns and limits on site queuing/separation.

- Exterior grounds do not meet current American Disabilities Act (ADA) requirements.
- Outdated interior finishes and hardware inhibit universal design, accessibility upgrades, and secure/transparent supervision.
- Lack of fire suppression system poses safety risks and prevents the building from meeting current fire code requirements
- Outdated technology infrastructure limits device connectivity , hampers instructional technology use, and prevents reliable access to digital learning tools

Educational Vision (October 2023)

A. The Educational Vision

South Hadley's educational vision centers on coherent PK–12 pathways that reduce transitions, align academic and SEL systems, and guarantee equitable access to high-quality Tier I instruction. At the elementary level, the vision prioritizes:

- Science of Reading implementation with daily protected time for foundational skills and knowledge-building.
- Mathematics for reasoning: Emphasizing discourse, critical thinking, modeling, and both conceptual and procedural problem solving.
- Integrated science and social studies with inquiry, writing across content areas, and performance tasks.
- Unified Arts & STEAM as core to the student experience (weekly STEAM special with day-1 robotics, art, music, PE, and library/media).
- MTSS and SEL embedded schoolwide (Sown to Grow routines, Morning Meeting, targeted WIN, and early intervention).
- Inclusion and specialized programs delivered in the least restrictive environment with coordinated access to therapies and supports Therapeutic Transitional Classroom (TTC), ACCESS, Multi-Lingual Learner (MLL) services, counseling, and behavior support.

B. The Plan — Grade Reconfiguration & Programming Impacts

Following the submission of the District's Statement of Interest (SOI), the MSBA's initial visit to Mosier Elementary raised an important and unexpected question: had the district considered the potential benefits of reconfiguring elementary grade spans? At that time, district leadership had not explored this possibility, based on the long-standing assumption that grade realignment could only occur when a school was closing. MSBA staff clarified that while reconfiguration is sometimes linked to consolidation, it is not dependent on school closure and may be pursued when there is a strong educational

and operational rationale. This guidance prompted the district to explore a more coherent elementary configuration, resulting in the October 2023 Elementary Building and Grade Reconfiguration Plan, presented publicly on October 19, 2023. The School Committee voted to move forward the grade 1-5 concept to the MSBA as supplemental information, signaling preliminary support while reserving a final vote on whether Mosier will be grades 1-5 or remain grades 2-4 until later in the Feasibility Study.

The proposed shift to a 1-5 grade reconfiguration would realign the district with the following grade levels:

Henry J Skala School (HJSS) - PK-K
Mosier Elementary School - 1-5
Michael E Smith Middle School (MESM) - 6-8
South Hadley High School (SHHS) - 9-12

Educational and Operational Impacts of a Grades 1-5 Mosier:

Shifting Mosier to a Grades 1-5 school aligns educational programming, staffing, and operations in several meaningful ways:

- **Grade span coherence (Grades 1–5):** A unified elementary school reduces student transitions and strengthens vertical alignment across the full elementary continuum. Three developmentally aligned groupings would be established: Grades 1-2, Grades 3-4, and a Grade 5 transition team designed to support readiness for middle school structures.
- **Daily schedule coherence:** Protected blocks for English Language Arts (ELA), Mathematics; and What I Need NOW (WIN) for targeted support; predictable specials; Science and Social Studies three times per week, and consistent routines across all grades to support whole-child development.
- **Program growth:** Expanded classroom and small-group spaces to support ACCESS/TTC classrooms, multilingual learner instruction, sensory and deescalation spaces, and targeted intervention.
- **Student wellness:** Addition of another School Adjustment Counselor to expand counseling, crisis response, and group support.
- **Technology:** Maintain 1:1 in-school devices for grades 1-4, while Grade 5 students gradually transition to taking devices home to build responsibility and readiness for middle school expectations. Standardized interactive displays will be used across classrooms, and all grades will continue building capacity for digital creation with the addition of STEAM including media production, coding, and digital storytelling.

- **Community use:** Community meetings, performances, exhibitions, and professional learning accommodated after-hours through secure zoning of public areas.
- **Transportation operations:** Separate bus and car loops sized for up to 11 buses and 120–160 family vehicles, with designated walker/biker routes and school-employee crossing guards.

Staffing and Programming Consideration in a 1-5 Model

As part of the reconfiguration, Grade 1 and Grade 5 teachers would move to Mosier, and the district would realign specials staffing across the district to ensure balanced coverage and efficient scheduling. Grade 5 would transition to a two- or three-teacher team-based instruction model as it is currently set up at MESM. This model will support deeper subject specialization and create a smoother transition to the teaming structures at MESM.

Consolidating Grades 1-5 into a single elementary school strengthens curriculum alignment, tiered intervention systems (MTSS), and assessment coherence. These systems are significantly more challenging to implement when grade levels are spread across three separate buildings. The 1-5 model also enhances educator collaboration through weekly PLCs, vertical data meetings, learning walks, shared routines, and common professional development experiences - efficiencies that are difficult to achieve when staff are geographically dispersed.

If Mosier Remains a Grades 2-4 School

If the School Committee ultimately chooses not to adopt the Grades 1-5 model, Mosier would remain a Grades 2-4 school, and the following conditions would apply:

- **No grade span shift:** Students continue to experience multiple transitions - Skala Grade 1 to Mosier Grade 2 and Mosier Grade 4 to -> MESM Grade 5, limiting vertical alignment and continuity of academic and SEL systems.
- **Daily schedule:** This would remain similar to current practice without the efficiencies that come from housing Grades 1-5 together in a single building.
- **Program growth:** ACCESS and TTC program expansion would be limited by available space; MLL and intervention rooms would continue to be coordinated across three separate buildings rather than fully integrated into one.
- **Technology:** Device programs would continue to be managed as they are now between the three buildings, limiting the district's ability to roll out consistent 1:1 expectations and digital skill development.

- **Community Engagement:** Parent engagement events, exhibitions, and schoolwide elementary programming would continue across multiple schools rather than being unified in a single Grades 1-5 facility.

C. The Building Vision

Building Vision — Grades 1–5 Reconfiguration

The Mosier facility will translate the educational vision into flexible, day-lighted, easy to supervise spaces that support explicit teaching, project-based learning, small-group work, and hands-on learning:

- Grade specific learning neighborhoods (1 - 2, 3 - 4, and 5) that include 2 to 3 breakout rooms for testing and assessment, small-group therapy, special education subseparate classroom and nearby restrooms.
- A central Learning Commons (library/media) that supports research, reading volume, and small-group collaboration, with visibility from adjacent corridors.
- A dedicated STEAM/makerspace with safe tool zones, sinks, robust power, storage, and display areas; visibility for supervision; and capacity for robotics and project showcases.
- A flexible, multi-purpose space designed to serve both school and community needs. The cafetorium will feature a full performance stage equipped with state-of-the-art audio, visual, and lighting systems to support assemblies, concerts, drama productions, and community events. Shared storage areas will be strategically located for efficient use by both the cafeteria and stage facilities, ensuring smooth transitions between dining and performance functions.
- Health, counseling, and specialized program suites for Title I (Math and ELA) and (OT/PT/SLP) located near, but acoustically buffered from learning areas, with calming/sensory rooms that provide privacy while maintaining supervision.
- Dedicated office space for each special educator to support case management and planning, along with access to shared small-group spaces for testing and small-group instruction, used collaboratively with other specialists and service providers.
- Security & supervision: Secure vestibule with fob access, interior-locking classrooms, zoned lockdown capability, interior glazing for sightlines with operable privacy where needed, and view-on-request camera protocol.
- Site & circulation: Separated loops for buses and cars, protected pedestrian routes, bike parking, and clear wayfinding for community access without opening academic wings.

This building vision ensures the facility is instruction-first, adaptable for evolving practices, welcoming to families and community partners, and operationally efficient for daily school life and after-hours use.

Building Vision — Grades 2–4 Configuration

If Mosier remains a Grades 2-4 school, the building vision maintains the same instructional priorities including flexible, day-lighted, inclusive spaces, but is scaled and organized to reflect a smaller grade span and enrollment. The educational philosophy remains the same, but without the full vertical continuum of Grades 1-5.

- Three grade-specific learning neighborhoods (Grade 2, Grade 3, Grade 4): one neighborhood per grade each with standard classrooms, two to three breakout rooms for WIN, small-group instruction, testing, therapy, and assessment. There will be a substantially separate classroom option in each neighborhood enabling support for students with higher needs while minimizing travel and maintaining inclusion. Each neighborhood will have nearby restrooms and therapy rooms to reduce lost instructional time and support efficient service delivery.
- A central Learning Commons (library/media) remains a core feature that supports research, reading volume, digital citizenship, small-group collaboration, and flexible project-based learning. Space design and visibility mirror the 1-5 plan, though usage patterns reflect fewer grades and fewer cross-grade projects.
- A dedicated STEAM/makerspace with safe tool zones, sinks, robust power, storage, and display areas; visibility for supervision; and capacity for robotics and project showcases.
- The cafetorium would be a flexible, multi-purpose space designed to serve both school and community needs. It would have a stage to support assemblies, performances, community programming, and lunch operations. The space will be scaled to reflect the 2-4 grade enrollment, but retains professional grade AV/lighting and shared storage for efficient dining/performing arts transitions.
- Health, counseling, and specialized program suites for Title I (Math and ELA) and (OT/PT/SLP) located near, but acoustically buffered from learning areas, with calming/sensory rooms that provide privacy while maintaining supervision.
- Security & supervision: Secure vestibule with fob access, interior-locking classrooms, zoned lockdown capability, interior glazing for sightlines with operable privacy where needed, and view-on-request camera protocol.
- Site & circulation: Separated loops for buses and cars, protected pedestrian routes, bike parking, and community access without opening academic wings.

A Grades 2-4 configuration would continue to support explicit instruction, small-group learning, project-based exploration, and hands-on STEM experiences. Classroom

environments would be flexible and well-equipped to promote inquiry, collaboration, and differentiated instruction. However, without Grades 1 and 5 in the building, opportunities for full vertical alignment and cross-grade collaboration are reduced, and some tiered intervention and instructional coherence efforts will continue to require coordination across multiple campuses. Educator collaboration and service delivery remain strong, but scheduling and alignment will be less streamlined than a unified Grades 1-5 model.

Grade and School Reconfiguration

South Hadley proposed realignment of elementary and secondary grade spans is part of a broader PK-12 educational vision built around four interconnected pillars:

1. Establishing an Early Childhood Learning Center for Pre-K at Henry J Skala School;
2. Consolidating Grades 1-5 into a single Mosier Elementary Campus;
3. Restructuring Michael E Smith Middle School to a Grades 6-8 model with expanded pre-vocational pathways; and
4. Strengthening South Hadley High School through improved academic preparation and enhanced vocational programming.

Together, these pillars aim to create a coherent, developmentally aligned PK-12 system in which instructional practices, curriculum, transitions, and social-emotional supports reinforce one another across all grade levels.

Pillar 1: Early Childhood Learning Center (PK-K at Skala)

The district's emerging vision begins with transforming Plains/Skala into a dedicated Early Childhood Learning Center serving Pre-K and Kindergarten. This model is designed to strengthen foundational skills, expand family support services, and improve early literacy, numeracy, social-emotional development, and access to care. Benefits include:

- Stronger focus on pre-reading, pre-writing, and early math skills
- Full-day Pre-K for four-year-olds entering kindergarten and for students requiring it per IEP
- Half-day Pre-K for three-year-olds and younger four-year-olds.
- On-site extended-day care in partnership with YMCA
- A parent resource center supporting family needs
- Expanded sensory, calm-down, and indoor play spaces
- Increased opportunities for Pre-K and Kindergarten instructional alignment
- Greater capacity to expand Pre-K enrollment and kindergarten flexibility

- Pre-vocational and vocational Early Childhood pathways for middle and high school students

This early-childhood investment aligns with districtwide efforts already underway, including implementation of the Science of Reading (UFLI/Bookworms), implementation of Illustrative Math, and math reform through the Math Tiered Academy, and systemwide strengthening of foundational instruction.

Pillar 2: A Unified Grades 1-5 Mosier Elementary School

South Hadley proposes to reconfigure Mosier from a Grades 2-4 school to a unified Grades 1-5 elementary by relocating Grade 1 from Skala and Grade 5 from Michael E. Smith Middle School. This consolidation:

- Strengthens vertical curriculum alignment across literacy, math, science, and social-emotional learning
- Amplifies gains from newly adopted instructional programs
- Enhances teacher collaboration and shared PD
- Expands early intervention, MTSS coherence, and consistent tiered supports
- Better aligns Grade 5 students' developmental and SEL profiles with an elementary setting

Bringing Grades 1-5 together during this period of districtwide instructional redesign (literacy, math, SEL) allows for de-siloed service delivery, consistent expectations, and smoother academic and social-emotional pathways.

Grade 5 returns to elementary programming under this plan, offering:

- A two- or three-teacher team model to introduce deeper subject specialization
- Increased readiness for Grade 6 through mirrored structures (block routines, organization, collaboration)
- SEL support aligned with elementary developmental stages
- Grade 5 students would begin the year using Chromebooks solely at school, gradually transitioning to take-home use as they build digital responsibility and ownership, supporting readiness for middle school technology expectations.

Grade Level	Current Location (25-26)	# of Sections	# of Students	Average Class Size	Notes
Grade 1	Skala	6	107	18	Will relocate

	School				to Mosier under 1-5 plan
Grade 2	Mosier Elementary	5	120	24	Currently housed at Mosier
Grade 3	Mosier Elementary	5	111	22.2	Currently housed at Mosier
Grade 4	Mosier Elementary	6	147	24.5	Currently housed at Mosier
Grade 5	Michael E Smith Middle School	2 teams	106	26.5	Will relocate to Mosier under 1-5 plan
Total Grades 1-5		30 sections	=590-600 students		Aligns with MSBA projected enrollment

In the 2025–2026 school year, Mosier enrolled 120 Grade 2 students in five sections (average 24.0), 111 Grade 3 students in five sections (average 22.2), and 147 Grade 4 students in six sections (average 24.5). Districtwide, Grade 1 currently housed at Skala has 107 students in six sections (average 18.0), and Grade 5 currently at MESM has 106 students organized into two instructional teams. Taken together, these cohorts yield a projected Grades 1–5 population of approximately 590–600 students, aligning with the MSBA project enrollment and confirming the need for a facility scaled to that range. Using a 590–600 student design there would be 6 sections per grade that would produce a building-level average of about 20 students per class, while allowing room for cohort variability and programmatic growth.

The School Committee's class-size policy establishes clear targets guiding annual sectioning and staffing:

- Grade 1 18–22 students per classroom
- Grades 2-4 20–25 students per classroom
- Grades 5-8 23–28 students per classroom

Classrooms with higher IEP/MLL densities may be capped below target or assigned additional staffing to maintain equitable access and instructional time. On average, approximately 25% of students per classroom have an Individualized Education Program (IEP).

To fully support both general education and specialized programming, Mosier must be designed with six general education homerooms per grade level, in addition to two substantially separate classrooms to house the ACCESS program and the Therapeutic Transition Classroom per cohort (1-2, 3-4, & 5). Maintaining this instructional footprint at each grade level is essential to ensure the district can appropriately educate and support students with a wide range of learning and behavioral needs within an inclusive model. In addition, dedicated breakout and small-group instructional spaces are critically necessary. The current Mosier classrooms do not provide sufficient space to deliver interventions, related services, and small-group instruction in a manner that supports high-quality teaching and learning. Purpose-build breakout rooms adjacent to classrooms will allow students to receive targeted support without disrupting core instruction and will ensure that all learning environments including general, specialized, and therapeutic are developmentally appropriate and effective.
Why Grade Reconfiguration Strengthens Elementary Programming

The consolidation of Grades 1-5 allows:

- Systemwide alignment of curriculum and intervention structures
- Unified PLCs, learning walks, and coaching cycles
- Common routines and instructional expectations across all elementary grades
- Consistent SEL programming with two School Adjustment Counselors
- Greater scheduling flexibility and equitable access to STEAM, intervention, and special education services

A unified elementary campus amplifies the district's capacity to implement its updated literacy and mathematics systems and prepares students for middle school with strengthened foundational skills.

Pillar 3: Middle School Reconfiguration (Grades 6-8)

The district's grade-span vision also includes converting MESMS to a Grades 6-8 model. Benefits include:

- Additional space for pre-vocational programs (aligned to SHHS pathways in culinary, carpentry, criminal justice, and the proposed Early Childhood and Technology programs)

- Increased administrator and counselor oversight in a middle school setting due to fewer grades served
- Strengthened advisory programming and SEL supports
- A schedule already shifting toward deeper academic blocks, world language access, Family & Consumer Science, and expanded STEM/STEAM opportunities such as robotics, coding, and air and space exploration.

This model supports both academic readiness and Behavioral/Social-Emotional Learning needs.

Pillar 4: High School Alignment and Expanded Pathways

The vision recognizes the high school as the culmination of a PK-12 continuum. The 1-5 reconfiguration, PK-K center, and revised middle school model all strengthen SHHS by:

- Providing students with stronger literacy, numeracy, and SEL foundations
- Enabling SHHS to expand vocational programming, including the introduction of an Early Childhood Educational program supported by on-site fieldwork at the Early Childhood Learning Center
- Creating a coherent sequence of academic and vocational opportunities from Grade 6 through graduation
- A developing technology vocational program that leverages new digital tools and infrastructure within the proposed Mosier facility to provide students with hands-on experience in applied technologies, fostering early career exploration and technical skill development.

This town wide configuration promotes equity, consistency, and operational efficiency. Students will experience aligned materials and instructional practices at each grade. Teachers will have expanded opportunities for daily collaboration and more efficient professional development with teacher work spaces provided for preparation and professional learning communities. The configuration supports class size equity, staffing flexibility, and stronger placement options for both general and specialized programs. The grade 1–5 model will allow South Hadley to manage its elementary enrollment sustainably while offering a unified, developmentally appropriate experience from early literacy through the end of their elementary educational career.

School Scheduling Method

South Hadley Public Schools operates a 5-day elementary schedule with a student day from 8:17 a.m. to 2:55 p.m. and an arrival window from 8:04 a.m. to 8:17 a.m.. Dismissal is typically complete by 3:10 p.m. Students begin each day with Morning

Meeting focused on social-emotional learning and readiness for instruction. Foundational academic minutes are protected across all grade configurations: 120 minutes of English Language Arts, 75 minutes of Mathematics, and a minimum of three 30-minute Science and Social Studies blocks per week. All grades implement a daily 30-minute WIN block for targeted intervention, informed by universal screen three times per year using i-Ready and Dynamic Indicators of Basic Early Literacy Skills (DIBELS).

Specials currently operate through a five-day rotation including Art, Music, Physical Education, Media/Library as the four core specials. Students receive one duplicate special per grade to make up for the fifth special. Weekly assemblies, run by the principal, are used in order to allow grade level PLCs due to space capacity and current schedule. In the future, the district intends to replace this assembly block with a dedicated STEAM/makerspace special, allowing assemblies to occur only on a planned cadence tied to schoolwide events, SEL programming, or counselor-led activities.

This structure has clear strengths: it protects foundational minutes in English Language Arts and Mathematics, provides predictable time for science, social studies, and the arts, and embeds a daily intervention window that flexes with student need. It also supplies a stable framework for PLCs and for universal screening cycles tied to instruction. Current space constraints include the reliance on weekly assemblies to have established PLCs, limiting instructional time with certified specialists and the lack of adequate small-group instructional spaces makes it more challenging to provide WIN and related services without disrupting core instruction.

After-school programming is currently provided by the YMCA and the South Hadley Recreation Department. These programs take place in shared spaces such as the cafetorium, gym, and classrooms. Because the existing Mosier building does not have zoned community-use areas, evening programs require broader access to the school facility, unlike the controlled, zoned access that most new school buildings have.

Students participate in structured “step-up” transition experiences between schools in the district. In the current Grades 2-4 configuration, these transition activities occur between Grades 1 and 2 and between Grades 4 and 5. If Mosier becomes a Grades 1-5 school, step-ups would shift to align with new transition points, including PK/K to Grade 1 and Grade 5 to Grade 6, supporting readiness for academic, social, and organizational changes at each critical stage.

In the proposed Grades 1-5 Mosier configuration, the district will retain the 5-day schedule and formalize a weekly STEAM special. Vertical teaming - one rotating vertical PLC per month - will bring together grade levels across bands to improve handoffs and

align instructional practices with monthly assemblies from an adjustment counselor. Grade 5 teams will have flexibility to re-chunk ELA and Math minutes into 53-minute blocks to mirror middle school routines. This transition from elementary blocks to middle school blocks will occur over the school year. The WIN block remains daily, with timing set by grade band to optimize shared intervention staffing and room availability. A right-sized cafetorium will support two lunch waves, reducing crowding and preserving instructional minutes. The prescribed scheduling framework protects teacher preparation time and ensures equitable instructional access across the school.

If Mosier remains a Grades 2-4 school, the overall structure of the schedule will be similar, including the continued use of a 5-day rotation with five core specials. PLC routines, WIN blocks, and core academic minute protections remain in place. However, vertical teaming, intervention alignment, and cross-grade collaboration will continue to require coordination across multiple buildings, reducing the efficiencies made possible by a unified Grades 1-5 school.

Teaching Methodology and Structure

South Hadley's elementary teaching methodology centers on a coherent, research-based model of Tier I instruction supported by targeted intervention, data-driven practices, and inclusive service delivery. The instructional approach remains consistent whether Mosier operates as a Grades 2-4 or Grades 1-5 school, with the primary differences relating to staffing levels, space availability, and the capacity for vertical alignment. Core instruction in English Language Arts, Mathematics, Science, and Social Studies is supplemented by Physical Education, Art, Music, and Library/Media, with STEAM identified as a needed fifth special to ensure equitable access to hands-on, inquiry-based learning. At present, the principal provides weekly assemblies as a substitute for a fifth special due to space limitations; the current building cannot support five dedicated specials without compromising instructional spaces. The addition of a STEAM/makerspace program remains a key instructional priority in either grade configuration, with broader access in a Grades 1–5 model.

Classroom instruction follows a tiered framework grounded in explicit teaching aligned to the Massachusetts Curriculum Frameworks. Lessons begin with whole-group instruction, then transition to guided practice and differentiated small-group work to reinforce skill acquisition and deepen conceptual understanding. All grades implement a daily 30-minute WIN (What I Need) block for intervention and enrichment, tied to universal screening cycles and PLC-driven progress monitoring. In practice, the delivery of intervention is constrained by the current building, where classrooms have been subdivided into small shared rooms and many specialists must share a single space.

This limits the ability to run concurrent small-group instruction and creates noise and scheduling barriers. A future facility with breakout rooms in each learning neighborhood will directly address these restrictions.

Professional collaboration anchors instructional improvement. Grade-level teams meet weekly for 45-minute PLCs to review data, plan instruction, and monitor student progress. In a Grades 1-5 configuration, rotating monthly vertical PLCs (e.g., Grades 1-2, 3-4, and Grade 5 transition) will strengthen alignment across developmental stages, improve handoffs, and support consistent instructional practices. Learning walks occur twice per year with district and school-based administrators, coaches conduct walkthroughs and provide non-evaluative feedback, and administrators conduct ongoing informal and formal observations to refine instructional practices. Instructional coaching is currently staffed at 0.5 FTE for Math and 0.5 FTE for Literacy. In a 1-5 model, both positions would expand to full-time to support increased staffing, more extensive PLC structures, and enhanced intervention systems; in a 2-4 model, they would remain 0.5 FTE each.

English Language Arts instruction is grounded in the Science of Reading. Grades 1–2 use UFLI (University of Florida Literacy Institute) for foundational skills, and Bookworms serves as the core reading and writing curriculum for Grades 1–5. Decodables embedded within Bookworms supplement phonics instruction. Students receive 120 minutes daily across two 60-minute blocks. i-Ready is administered three times per year as the universal screener and also creates pathways for individualized targeted instruction; DIBELS is also used in Grades 1-4. The district recently piloted a supplemental writing resource in Grades 3-4 and may incorporate it into future curriculum refinement. The core literacy methodology will remain consistent for the next several years as the district evaluates science and social study programs for potential adoption before completion of the new or renovated facility. Instructional practices would remain consistent under either a Grades 1–5 or a Grades 2–4 configuration; however, the vertical teaming, streamlined building-wide practices, and fully coordinated professional development made possible in a unified 1–5 model would not be achievable in a 2–4 setting, which could result in siloing and reduced coherence across grade levels.

Mathematics is delivered through Illustrative Mathematics, with Bridges used for targeted intervention. Math Recovery informs diagnostic assessment and small-group instruction. Students receive 75 minutes of daily math instruction. Flexible grouping, non-tracking in nature, is guided by frequent formative assessments. In a 10-5 configuration, Grade 5 teams may re-chunk ELA and Math minutes to mirror middle school block structures, supporting student readiness for the MESM schedule.

Science and Social Studies receive 60-90 minutes per week and are aligned with the Massachusetts History and Social Science Framework. Units emphasize hands-on learning, inquiry, vocabulary, and writing in content areas. The district is currently reviewing science and social studies resources and anticipates adopting updated curricula in the next two years.

Academic supports prioritize push-in services whenever appropriate, with pull-outs coordinated around the master schedule and WIN block. At Mosier, English Learner Education (ELL) services currently operate through a combination of push-in and pull-out instruction; however, due to space limitations, the program relies primarily on pull-out small-group instruction delivered in a converted classroom that now serves as the primary ELL space. The current building does not provide sufficient dedicated small-group rooms, and several instructional spaces are subdivided and shared by multiple providers, limiting acoustical quality and instructional efficiency. In both a Grades 2–4 and a Grades 1–5 configuration, the district will continue to provide this same model of ELL services. Additionally, the district is actively reviewing its ELL program and anticipates selecting a new, district-wide ELL curriculum within the next two years to further strengthen multilingual learner instruction.

Teacher Planning

Practices at Mosier Elementary School include a highly collaborative approach across disciplines, grade-levels, and specialties, with team collaboration intentionally integrating critical student support services. The school is supported by a robust network of professionals including a district physical therapist, a district occupational therapist, a shared BCBA, two speech language therapists, consultants in hearing, vision, and behavior, therapists from two outside agencies, a school adjustment counselor, and a nurse who, together with classroom teachers and specialists, create a need for multiple collaborative spaces where professionals can work privately and collectively to support students. Contractually, a teacher preparation and break room must be included in a new/renovated building design.

Currently, teachers receive daily individual prep via a 45-minute special block and meet in a weekly 40-minute PLC protected by administrator-led assemblies. Administrators and coaches conduct ongoing informal visits to provide feedback and support. Planning time is used to align lessons to the Massachusetts Curriculum Frameworks, analyze i-Ready/DIBELS and classroom data, organize WIN groupings, and coordinate inclusive practices with special educators and related-service providers. Physical planning space is limited and dispersed; most collaboration occurs in classrooms, the library/media

area, or an available conference room, with staff workrooms primarily supporting mail/copy and incidental prep rather than sustained team planning.

Professional development and sustainability are shaped by the environment; therefore, the new Mosier should include private preparation space for up to 5-7 staff members, collaborative preparation and professional development space for 10-15 staff members, and restorative practice spaces for staff. In addition, the district's current 0.5 FTE Math Coach and 0.5 FTE Literacy Coach will convert to full-time if Mosier operates as a 1–5 school, further strengthening planning, modeling, and data cycles across grades. To deepen cross-grade coherence, the schedule will retain weekly 40-minute grade-level PLCs (once per week) and add one rotating vertical PLC per month, protected by assemblies without reducing core instructional minutes.

Professional Development

Professional development at Mosier follows a predictable cadence that blends district priorities with building level needs. Annually, staff participate in three pre-service days, a full PD day in November, a full PD day in April, and monthly faculty meetings that combine school business with focused PD strands; in addition, teams meet in weekly, 40-minute PLCs to analyze data and plan instruction. Coaching is embedded: Literacy and Math Coaches (full-time in the 1–5 model) support plan–teach–reflect cycles, model lessons, and facilitate data meetings. The administrative team leads learning walks twice per year and conducts informal, supportive classroom visits throughout the year. Content emphasis aligns to district priorities particularly the Science of Reading implementation (UFLI and Bookworms), Illustrative Mathematics routines and Math Recovery practices, MTSS/DCAP and data-team protocols, inclusive practices, and Sown to Grow/SEL, creating a consistent throughline from classroom practice to student outcomes. While the district does not run early release PD days, the schedule and spaces will support release time when targeted PD requires it.

In a Grades 1–5 school, PD will evolve in structure rather than scope. The school will retain weekly grade-level PLCs and add one rotating vertical PLC each month to strengthen handoffs, implement common assessments, and coordinate WIN/intervention design. At opening, the district will stage bridge institutes to orient staff to the new configuration, Grade 5 teaming routines, and neighborhood based collaboration. Coaching remains a job-embedded, with coaches partnering closely during adoption cycles and data windows. Over the longer term, and in support of staffing coherence within a town-wide elementary model, the district will pursue a long range goal for teachers to hold Elementary 1-6 DESE certification, with retraining scheduled pragmatically through state approved pathways. PD effectiveness will be

monitored through agreed look-fors in walkthroughs, i-Ready/DIBELS growth benchmarks, and PLC artifacts/action plans tied to DIP goals.

Pre-Kindergarten (N/A)

Kindergarten (N/A)

Lunch Programs

South Hadley operates a full-service production kitchen at Mosier. Breakfast is offered in the cafetorium during the arrival window, serving approximately 125 students per day. A second breakfast opportunity is also offered during snack time for those they may not have arrived in time for breakfast prior to the start of school. The current lunch model is broken up by grade level due to the limited space available in the cafeteria and serves one grade per wave for 45 minutes total, with lunch first and then recess; on average, 250 students take school lunch daily. The servery runs two serving lines feeding a single Point of Sale (POS) station, which creates a predictable bottleneck at the point of sale. The acoustics of the current cafeteria amplify sound throughout the room, and while students with sensory needs are supported as best as possible within this environment, the school would benefit from a designated space that allows for reduced sensory input during lunch. Indoor recess is called during inclement weather. Currently, five kitchen/cafeteria staff manage production, service, and cleanup; however, staffing scales up as enrollment and grade levels increase.

In the unified Grades 1-5 Mosier model, the district will serve two lunch waves organized developmentally: Grades 1-3 and Grades 4-5. In a Grades 2-4 model, the district would similarly seek to transition to only two lunch waves to improve scheduling efficiency and reduce congestion. In both models, each wave targets 25 minutes for lunch followed by 20 minutes for recess, sustaining a 45-minute block. Breakfast will remain cafetorium-based. Lunch service will continue to use two serving lines, and the district will add an additional POS terminal to reduce queue time and increase time at the table eating. In both a Grades 2–4 and a Grades 1–5 configuration, a designated quieter dining option would be important to allow students to continue participating in the cafetorium lunch experience while also providing a nearby space with reduced sound for those who require sensory accommodations. It would be beneficial to have personal clean-up supports (bottle-fill stations and handwash areas) that build independence and reduce transition friction. Staffing will increase proportionally to maintain service speed, supervision, and sanitation standards.

Technology Instruction Policies and Program Requirements Media Center/Library

Current Educational Technology and Media Center Operations

At present, students at Mosier primarily use Chromebooks, with iPads provided for students with specialized needs who require a touch-screen device. All devices are owned, managed, and maintained by the District's IT Department. Devices are used exclusively in school and are not taken home. Instructionally, technology currently supports i-Ready assessments and instructional pathways, the Sown to Grow SEL curriculum, and selected components of English Language Arts, Mathematics, Science, and Social Studies. Devices also support digital writing and research activities as instructional supplements. Teachers currently rely on classroom projectors, many of which are aging and increasingly difficult to repair due to limited availability of replacement parts. In addition, the number and placement of electrical outlets in classrooms is insufficient to support modern technology use, creating logistical challenges for integrating devices and tools into daily instruction.

Whenever a new curriculum includes a digital component, professional development is embedded into the adoption process to ensure staff are trained in instructional use.

The media center currently functions as a scheduled special instructional space rather than an open-access library. Digital Literacy is taught during this special.

At this time, the School Adjustment Counselor and Assistant Principal offices are located within the media center. This arrangement is not ideal, as both roles require private and confidential space for student counseling, evaluations, and family meetings. These needs frequently conflict with full-class instruction occurring in the same space. Separate office locations outside the media center are necessary to ensure student privacy, reduce noise conflicts, and allow uninterrupted instructional use of the library.

Educational Technology and Media Center Operations - Proposed Learning Commons

In a unified Grades 1–5 model, the library would operate as a central Learning Commons offering both a fixed weekly special and flexible, teacher-scheduled research and inquiry blocks. The collection target is approximately 5,000 titles, supported by a

5% annual refresh rate to maintain current, culturally responsive resources. Students would continue to be allowed to check out up to five books at a time.

Programming would emphasize information literacy, digital citizenship, read-alouds, inquiry projects, maker connections, and author/artist residencies. The School Adjustment Counselor and Assistant Principal offices would be relocated outside the Learning Commons, preserving the space as a dedicated instructional and research environment while protecting confidentiality and reducing disruptions.

The District would continue to manage and maintain all technology systems through existing IT staff. Outdated interactive boards currently maintained with limited replacement parts would be replaced with standardized interactive digital touch-screen display systems consistent with current district practice. Maintenance and support would continue to be provided by the IT Department.

As part of the district's instructional vision, the Learning Commons and STEAM programming would support expanded digital literacy and computer science standards, including coding, robotics, and digital media production. These offerings would strengthen vertical alignment with Michael E. Smith Middle School, where more advanced programs in these areas already exist. As standards are revised, targeted professional development would be provided to support instructional staff.

Media Center Under a Grades 2–4 Configuration

If Mosier remains a Grades 2–4 school, the media center would continue to function as a Learning Commons and scheduled instructional resource throughout the day. Teachers would remain responsible for their classes during scheduled library time, supported by the librarian paraprofessional.

Expanded STEAM and digital media opportunities—including maker tools, coding, robotics, and digital publishing—would still be pursued, though access would be limited to fewer grade levels. Under a Grades 1–5 model, staffing would likely require both a librarian and support staff simultaneously to manage increased instructional demand and flexible student access. Under a Grades 2–4 model, scheduling would remain structured and class-based.

Summary of Technology & Media Center Proposed Changes

If a building project is approved, the following improvements are proposed for the Media Center and related educational technology systems:

- A dedicated Learning Commons separate from administrative offices
- Upgraded interactive display technology throughout the building
- Expanded maker tools, robotics, coding, and digital media production spaces
- Exhibition areas for student publishing and project-based learning
- Improved acoustics, lighting, and visibility for supervision
- Staffing aligned to the final grade configuration
- Continued district IT management and maintenance
- Ongoing professional development aligned to evolving digital learning standards

These proposed updates reflect needs contingent upon a building project moving forward and are intended to strengthen student access, instructional quality, staff effectiveness, and long-term program alignment.

Art/Music/Performing Arts Programs

South Hadley maintains a vertically aligned visual and performing arts curriculum spanning PK-12, with skill development at Mosier appropriately focused on elementary foundations. Under the current four-specials model (Art, General Music, Physical Education, Library/Media), each class receives at least one 40-minute period per week in Art and in General Music. Because only four specials are presently offered, one grade per year receives an additional 40-minute period in each of those areas to balance the grid. The district's goal regardless of grade configuration is to add STEAM/Makerspace as a fifth weekly special so that every grade receives a predictable five-day rotation and the principal is no longer required to function as the fifth special through weekly assemblies.

Visual Art - Current Delivery and Proposed Enhancements

The visual art curriculum is vertically aligned PK-12; however, the instructional strategies and skill focus at Mosier are age-appropriate for elementary learners and include drawing, painting, and ceramics/clay aligned to the Massachusetts Arts Curriculum Framework.

Art is currently taught in a dedicated classroom and is staffed by a 0.8 FTE art teacher. The program is not delivered on a cart. Despite having a permanent classroom, the space presents significant limitations:

- The classroom walls are deteriorating.
- Storage is insufficient for materials and student work.
- Sinks are outdated and not aligned with current instructional standards.

- The kiln is located in a hallway-style closet without proper enclosure and shares access with another classroom.
- There is no secure kiln room, no dedicated storage room, and no formal display space for student work.
- The classroom lacks appropriate cleaning areas, secure material storage, and instructional work zones.

If Mosier remains a Grades 2–4 school, Art would continue to be staffed by one staff member and delivered once per week per class, with one grade receiving an extra period to balance the rotation.

If Mosier transitions to a Grades 1–5 configuration, Art staffing would increase to two staff. The addition of a dedicated STEAM teacher would remove the need for one grade to receive an extra art period, allowing Art to operate equitably across all grades as part of a true five-specials rotation.

In the proposed project under either grade configuration Mosier will require a purpose-built art room that includes:

- A fully enclosed, ventilated kiln room
- Clay-trap sinks and updated wash areas
- Adequate lockable storage for materials and chemicals
- Large drying racks, flat-file storage, and display walls
- Durable flooring, wipeable wall surfaces, and appropriate lighting
- An interactive display and document camera to support instruction

These upgrades are necessary to address current deficiencies and bring the program into alignment with contemporary elementary art instruction.

General Music & Performing Arts — Current Delivery and Proposed Enhancements

General Music is currently delivered once per week for 40 minutes to each class.The position is staffed at 0.5 FTE and shared between Mosier and Henry J. Skala School.

The current music classroom is located in a portable, which presents multiple instructional and operational limitations:

- Inadequate acoustics for quality music instruction
- Insufficient storage for instruments and equipment
- No appropriate space for beginner band or chorus rehearsals
- No small practice rooms for sectional instruction
- No direct access to stage or performance space

- No secure location for instrument storage

If Mosier remains a Grades 2–4 school, the Music position would increase to a 1.0 FTE, as the district is working towards bringing back 4th grade concert band.

If Mosier transitions to a Grades 1–5 school, Music staffing would increase to 2.0 FTE to support expanded offerings and student participation including chorus and concert band.

The proposed project—under either model—will require a properly designed music suite that includes:

- A general music classroom with appropriate acoustics
- Secure instrument and equipment storage
- Dedicated band and chorus rehearsal spaces
- Small practice spaces for sectional and pull-out instruction
- Direct access to the cafetorium stage to support equipment movement and performances

Under a Grades 1–5 configuration, the performing arts pathway will expand to include:

- After-school Chorus (Grades 3–5)
- After-school Beginner Band (Grades 4–5)
- In-day Grade 5 Band and Chorus classes to support readiness for middle school ensembles
- Rotating small-group instrument lessons during the school day

Under a Grades 2–4 configuration, performing arts would remain limited to general music instruction, with the possibility of adding a 4th grade band during the day.

Scheduling and Staffing Implications.

If Mosier remains a Grades 2–4 school:

- Art and Music would continue once per week at 40 minutes per class.
- One grade would require an additional period.
- STEAM would still be added as a fifth special, requiring appropriate instructional space.

If Mosier transitions to a Grades 1–5 school:

- A full five-special rotation would be implemented (Art, Music, Physical Education, Library/Media, STEAM).
- Art staffing would increase to 2.0 FTE.
- Music staffing would increase to 2.0 FTE.
- STEAM would be staffed by a dedicated teacher.
- No grade would require a second special to balance the grid.

In both models, the cafetorium will remain the primary performance venue and will support grade-level performances, concerts, and assemblies. The proposed facilities will allow for expanded instructional delivery, safe equipment storage, improved acoustics, and meaningful student performance opportunities that are not possible in the current building.

Physical Education Programs

South Hadley's elementary Physical Education program is delivered as a weekly special aligned to the Massachusetts Comprehensive Health/PE Frameworks and National standards. At present, each class receives one 40-minute PE period per week, and because the district currently operates a four-special rotation one grade level each year receives an additional 40-minute PE period to balance the schedule until STEAM is added. Average class size in PE is approximately 25 students. One (1.0) FTE PE teacher currently serves Mosier. All students participate in PE, daily physical activity is reinforced through the master schedule's lunch-then-recess sequence, and a morning recess opportunity before the day school day begins.

The current gymnasium is significantly undersized for the school's enrollment and instructional needs. The space does not include bleachers, limiting its use for school or community events. Parents and spectators must stand along the wall during performances, games, and activities. The dividing curtain that once allowed the gym to be separated into two teaching areas is no longer functional, eliminating the ability to operate multiple instructional stations safely.

The facility lacks a functioning scoreboard and shot clock, and the condition of the flooring includes multiple "dead spots" where balls cannot be bounced effectively. The acoustics are particularly poor due to the metal roof structure, creating excessive noise that interferes with instruction and student regulation. The PE teacher's office is also

inadequate and lacks appropriate visual access to the gym, creating supervision and safety concerns.

Despite these limitations, the gym is heavily used by the community. Cheer and basketball utilize the space daily during the winter season for both practices and games. However, due to the size and configuration of the space, it is not suitable for broader community events, assemblies, or large-scale programming.

Adaptive Physical Education

While the district does not currently operate a formal Adaptive PE program, the need for this service already exists. In the current Grades 2–4 model, approximately 12 students would benefit from Adaptive PE access. In a unified Grades 1–5 configuration, this number would rise to approximately 20 students. At present, there is no appropriate space to provide Adaptive PE services safely and effectively.

A new or renovated facility must support the ability to deliver Adaptive PE either through (1) a dedicated adapted activity space or (2) a gym design that allows for the safe closure of half the gym while maintaining instruction in the other half. A dedicated space is strongly preferred, as it would allow specialized services to occur simultaneously with general PE classes without disruption.

Grades 1-5 and Grades 2-4 Staffing Implications

If Mosier transitions to a unified Grades 1-5 model with six sections per grade, the district anticipates increasing staffing to 2.0 FTE PE to maintain safe class sizes, allow for two simultaneous classes when needed, and support Adaptive PE services as student needs require.

If Mosier remains a Grades 2-4 school, one full-time PE teacher would continue to serve the program. PE would remain once per week for all grades, with one grade continuing to receive a second weekly period until the STEAM special is added.

Proposed Project Enhancements

No significant changes are proposed to the curricular goals of Physical Education. The program will remain developmental and standards-based, emphasizing:

- Health-related fitness
- Locomotor and manipulative skill development
- Teamwork and game strategy

- Personal responsibility and safe participation

However, the success of this program is directly limited by the physical constraints of the existing gym. A future Mosier facility—under either grade configuration—must include:

- A right-sized gymnasium with appropriate acoustics
- Functional divider for multiple instructional stations
- Proper performance and community viewing capacity
- Regulation scoreboard and shot clock
- Durable athletic flooring without dead zones
- Appropriate PE office space with direct visual access to the gym
- Dedicated or flexible space in the gym to create a quieter space for Adaptive PE instruction

These improvements are essential to ensure safe, equitable access to Physical Education for all students and to support the school's heavy community use.

Special Education Programs

The Special Education program at Mosier Elementary School is designed to provide inclusive, equitable, and accessible educational experiences for all students. The current school environment partially aligns with the Massachusetts School Building Authority's (MSBA) Special Education Rubric. The proposed Mosier Elementary project seeks to fully align with state regulations by enhancing accessibility, providing adequate space for specialized instruction, and ensuring all students can learn alongside their peers in supportive, developmentally appropriate settings.

Alignment with Special Education Rubric and Regulations

Currently, Mosier Elementary provides high-quality instruction to students with disabilities, but physical and environmental limitations constrain the delivery of specialized services. The existing building lacks appropriately equipped bathrooms, dedicated spaces for service providers, and acoustically suitable instructional environments. The proposed new school will address these deficiencies by ensuring ADA compliance, improving accessibility, and creating purpose-built spaces that foster collaboration among general and special education staff.

Aligned:

- Classrooms serving students with disabilities are equal in quality and design to general education classrooms.
- Older students are appropriately separated from elementary students.
- Special education classrooms are distributed throughout the building to support inclusion.
- Sub-separate classrooms are not identified by signage, maintaining privacy and dignity.

Not Aligned:

- Bathrooms lack Hoyer lifts and changing areas for students with physical disabilities.
- Related service spaces are not centrally located; students must pass through other service areas to reach therapy rooms.
- Special education teachers and related service providers share classroom spaces, limiting instructional privacy.
- Environmental adaptations (lighting, acoustics, temperature) are made reactively rather than proactively.

Proposed Remedies:

- Install ADA-compliant bathrooms with Hoyer lifts and designated changing areas.
- Centrally locate all related service spaces within the building.
- Provide individual instructional spaces for each special educator and related service provider (e.g., OT, PT, SLP, Psychologist, ETL, BCBA, SAC).
- Include climate control, acoustic treatments, and accessible lighting across all instructional spaces.
- Improve acoustics in large spaces such as the gym, cafeteria, and art room for students with hearing impairments.

Current Special Education Programs and Enrollment

South Hadley Public Schools provides a continuum of special education services to meet the diverse needs of its learners. Mosier Elementary currently houses several programs, including ACCESS and the Transitional Therapeutic Classroom (TTC), as well as resource room and itinerant services such as speech, Teacher of the Deaf, and occupational therapy. The proposed facility will expand these programs and provide purpose-built environments that enhance service delivery, accessibility, and inclusion.

Program	Students Served (2025-2026)	Current Locations
ACCESS	5 students current at Mosier,1 in Grade 1, and 2 in Grade 5	Mosier, Skala, MESM
Transitional Therapeutic Classroom (TTC)	4 students	Mosier
Resource Room	8 at Mosier, 4 at MESM	Mosier, MESM
Teacher of the Deaf	4 at Mosier, 1 at Skala	Mosier, Skala

Identified Challenges

- Shared classroom spaces between special educators and service providers.
- Physical separation from general education classrooms limits collaboration.
- Inadequate acoustics, temperature control, and lighting.
- Insufficient private spaces for IEP meetings or consultations.

Currently, Mosier lacks adequate meeting and consultation spaces. The School Psychologist and ETL share an office, which prevents simultaneous testing and confidential student meetings. There is no conference room large enough to hold full IEP meetings or multidisciplinary team discussions.

Proposed Enhancements:

- A dedicated conference room for IEP meetings (15-20 participants, hybrid-capable).
- Separate offices for the Psychologist, ETL, BCBA, and SACs.
- Breakout and small-group instruction areas within each learning neighborhood.
- A sensory viewing room overlooking the cafetorium for low-stimulation participation.
- A smaller, quiet cafeteria space for students needing sensory accommodations.

Continuing and Enhanced Services

Continuing Programs:

- ACCESS, TTC, ToD, and TVI services
- OT, PT, Speech and Language, BCBA, Psychologist, SAC support

- Small-group instructional spaces near each neighborhood

Enhanced Programs:

- Addition of a Language-Based Learning Disabilities (LBLD) Program.
- A bathroom within the ACCESS suite to teach toileting skills.

The new/renovated building would feature multiple collaboration spaces in each pod and a central Innovation Hub. A Parent Resource Room will serve as a dedicated space for caregivers, the Special Education Parent Advisory Council (SEPAC), and the PTO. This space will include access to technology, community resources, and family engagement programming.

The proposed Mosier Elementary project represents a substantial advancement in equitable and inclusive design for students with disabilities. Through improvements in accessibility, climate and acoustic quality, and program-specific spatial design, the district will ensure that all learners receive instruction in environments that foster independence, inclusion, and academic success.

Transportation Policies

South Hadley's current student transportation system at Mosier includes yellow buses, 7D special education vans, family drop-off and pick-up, walkers/bikers, and limited after-school van service. The instructional day runs from 8:17 a.m. to 2:55 p.m., with arrival between 8:04–8:17 and dismissal typically completed by 3:10 p.m. At present, Mosier operates eight (8) buses with an average of approximately 35 riders per route, supported by 6–10 daily 7D vans. One to two after-school program vans also arrive at dismissal.

Current Logistical and Safety Conditions

The existing campus circulation pattern presents significant logistical and safety challenges. Buses and family vehicles share a single loop, creating congestion and multiple conflict points during peak arrival and dismissal. Daily traffic frequently experiences spillback down Mosier Street toward Newton Avenue, requiring staff intervention and the use of temporary traffic-routing procedures. To reduce street congestion, families are directed to loop around the middle school campus across the street, and a crossing guard releases small groups of vehicles into the Mosier lot as space allows.

Students exiting family vehicles must currently cross up to three active lanes of traffic, including both parent vehicles and buses. Although a crosswalk and staff supervision are in place, this configuration is not optimal for student safety. In addition, 7D vehicles are required to stage in the same circulation space as full-size buses, creating further delays and compounding congestion when either mode is running behind schedule.

Staff parking is located immediately adjacent to active drop-off and pick-up zones, further increasing vehicle-pedestrian conflict and limiting clear sightlines. While the building uses a staffed main vestibule for late arrivals and early dismissals with ID verification, the overall traffic design is constrained by site limitations and does not allow for safe separation of transportation modes.

Future Transportation Needs and Policy Goals (Applicable to Both 2–4 and 1–5 Models)

Whether Mosier remains Grades 2–4 school or transitions to Grades 1–5 school, the district has identified the following essential transportation and site safety needs for any new or renovated facility:

- Physically separated circulation loops for buses, 7D vehicles, and family drop-off/pick-up
- Separate staff parking located away from active student drop-off areas
- Dedicated visitor parking near the main entrance
- Clearly defined ADA access zones near secure entry points
- Continuous sidewalks and protected crosswalks wherever students walk between vehicles and building entrances
- Improved wayfinding and directional signage for all transportation groups
- On-site stacking capacity sufficient to eliminate spillback onto Mosier Street and adjacent roadways

These improvements are necessary to prioritize student safety, reduce vehicle-pedestrian conflict, streamline daily operations, and support predictable arrival and dismissal procedures.

Proposed Operating Transportation Practices

The following procedures represent proposed district transportation practices to be supported through site and building design. These reflect operational goals rather than finalized curb or loop layouts:

- Buses and 7D vehicles will be assigned dedicated loading and unloading zones physically separated from family vehicles. 7D vehicles will be provided direct, ADA-accessible access to the building vestibule to minimize travel distance and improve student safety.
- Family vehicles will follow a clearly defined single-direction circulation pattern with staff supervision at peak times. Student loading and unloading will occur only at designated curb areas, not within parking aisles.
- Late arrivals and early dismissals will continue to require families to park in designated visitor spaces and enter through the secure main vestibule, where staff will verify identification and log student entry or release.
- Students who walk or bike will use posted routes with protected crossings and staff supervision during peak travel times. Bike and scooter parking will be located near entrances but outside major vehicle paths.
- No-idling expectations will continue to be enforced through signage, staff monitoring, and transportation protocols, with buses shut down during staging except during extreme weather.

Emergency and Community Access

Emergency access routes and hydrant locations will be designed to comply with South Hadley Fire Department standards and local code requirements. Community access to evening programs will be supported through zoned site circulation that allows use of public areas such as the cafetorium, gym, and Learning Commons without opening academic wings.

Functional and Spatial Relationships

Current Conditions in the Existing Facility (Today)

In the current Mosier facility, functional and spatial relationships require staff and students to operate within a layout that was not designed to support today's instructional delivery, student support models, and efficient supervision. As a result, key adjacencies are often driven by space availability rather than intentional planning. Current challenges include:

- specials spaces that are not centrally located, increasing travel time and transitions;
- student support locations created by subdividing instructional space (e.g., splitting a classroom into offices), which limits confidentiality and program flexibility;

- classrooms converted to specialist spaces, reducing overall instructional capacity and limiting consistent grade-level organization.

These conditions reinforce the need for a coherent plan that intentionally organizes neighborhoods, services, and shared learning/community spaces to minimize travel, strengthen supervision, and improve flexibility.

What Would Be Beneficial in a 1-5 Configuration

A 1-5 configuration benefits from a clear, grade-level organizational structure that aligns instructional space, small-group capacity, and support services with developmentally appropriate learning. The plan is organized to promote communication, collaboration, inclusive practices, flexible grouping, efficient supervision, and safe community use after-hours, anchored by a shared public core.

A. Grade-Level Neighborhoods & Academic Adjacencies

- Five grade-level neighborhoods (Grades 1-5), each designed for six sections per grade, supporting predictable capacity and consistent team structures.

- Each neighborhood includes: (a) standard classrooms; (b) small-group/intervention rooms for WIN/intervention, assessments, and quiet work; and (c) a grade collaboration/PLC room.

- Intentional proximities support continuity and progression (e.g., early-elementary adjacency for shared foundational resources; upper-elementary adjacency for content-area learning), with Grade 5 organized to support increasingly independent routines that prepare students for middle school.

B. Student Support & Health Adjacencies

- Nurse/Medical Suite centrally located and front-proximate for efficient access from the main vestibule and a short, secure path from the covered 7D/ADA curb.

- Counseling/Student Support as a centralized suite, positioned for equitable access to all grades, with a confidential meeting/restore space and nearby small-group rooms for flexible scheduling.

- Related service spaces positioned to support access across the building without relying on converted classrooms or subdivided spaces.

C. Specials, Community Core, and Learning Commons

- The shared core - Art, Music/Ensemble, Cafetorium/Stage, Gym, STEAM/Makerspace, and Learning Commons - is centrally located to ensure equal access for all grades and to reduce travel and transition time compared to current conditions.

- The Learning Commons is positioned as a central hub with adjacent small rooms to support small-group work, research, and flexible instructional use.

D. Outdoor Learning and Play

Outdoor spaces in a 1-5 configuration should be intentionally zoned to support developmentally appropriate play, efficient supervision, and outdoor learning opportunities across all grades.

- Two age-appropriate play areas. A Lower Elementary play area for Grades 1-2 and a separate Upper Elementary play area for Grades 3-4 that are located near their respective neighborhoods to reduce transition time and support safe, efficient supervision.

- Safe circulation and supervision. Pedestrian routes to both play areas are designed to avoid crossing vehicular loops, with clear sightlines and duty locations to support active supervision during recess and outdoor learning blocks.

- Outdoor learning connections. Simple outdoor learning nooks, like a small gathering area or garden space, that are located to support grade-level science and inquiry experiences, with convenient access from core learning spaces and clear storage/clean-up pathways.

E. Community Use After Hours

- After-hours community use is supported through controlled access to priority spaces,Gym, Cafetorium/Stage, and Learning Commons, without opening academic wings.

What It Could Look Like in a 2-4 Configuration

In the current grade configuration (2-4), functional and spatial relationships are best served by a right-sized neighborhood model that reduces travel, clarifies supervision, and consolidates student supports into intentional suites without relying on converted classrooms for specialist or support functions.

A. Grade-Level Neighborhoods & Academic Adjacencies

- Three grade-level neighborhoods (Grades 2, 3, and 4), each designed for six sections per grade, allowing each grade to operate as a coherent team with clear wayfinding and predictable adjacencies.

- Each neighborhood includes: (a) standard classrooms; (b) small-group/intervention rooms supporting WIN/intervention, assessment, and quiet work; and (c) grade collaboration/PLC space.

- With three grades, circulation can be simplified and travel distances reduced, reinforcing efficient transitions and consistent supervision.

B. Student Support & Health Adjacencies

- Counseling/Student Support located in a centralized suite designed for confidential meetings, restorative supports, and coordinated services, with efficient access from all three neighborhoods.

- Nurse/Medical Suite remains centrally located and front-proximate for family access and student safety.

C. Specials, Community Core, and Learning Commons

- Specials and shared learning spaces are planned as the heart of the building to address current challenges with dispersed specials. Central placement reduces travel and supports more efficient scheduling across Grades 2-4.

- The Learning Commons remains central for equitable access and flexible use.

D. Outdoor Learning and Play

- A single shared play zone supports developmentally appropriate outdoor learning and play for Grades 2–4, with safe pedestrian routes that avoid vehicular circulation.

E. Community Use After Hours

- The plan supports secure after-hours access to Gym, Cafetorium/Stage, and Learning Commons through a controlled public zone that can operate independently from academic neighborhoods.

Security and Visual Access Requirements

South Hadley Public Schools collaborates with the South Hadley Police Department (SHPD), South Hadley Fire Districts #1 and #2, State Police, DPW, Town Administration, and district leadership to update emergency response plans and establish physical and operational security requirements. The process includes: (1) annual joint tabletop reviews of procedures; (2) building-level drills during the school year; (3) regular reviews of door hardware, access control, camera locations, and site circulation; and (4) and an annual meeting bringing all parties together prior to the start of the school year. The goal is a unified, consistent response model with clear roles, communications, and access for first responders.

1) Current Situation in the Existing Facility

Mosier currently operates with one main public entrance, and that same entry is also used for bus arrivals and parent pickup/drop-off, which increases congestion at the point of control and limits the ability to maintain a consistent “single secure entry” experience throughout the day. Visitor procedures rely on manual sign-in at the front office, rather than a standardized visitor management platform that supports ID scanning, badge printing, and audit trails.

While classroom doors can be locked from the inside, connecting doors between classrooms create additional vulnerability by expanding access beyond a single secured instructional space during an incident. In addition, the building has no interior camera coverage and only a limited number of exterior cameras, reducing visibility into main circulation areas and limiting the district’s ability to verify events or support investigations. For after-hours use, the current layout results in a separate entrance being left open because the gym and cafeteria are located at opposite ends of the

building making it difficult to support community access without exposing more of the building than desired.

These current conditions highlight the need for a redesigned approach that separates arrival flows, strengthens entry control, increases internal visual access, reduces vulnerabilities created by internal connections, and enables secure after-hours zoning regardless of whether the building serves Grades 2-4 or Grades 1-5.

2) What Would Be Beneficial in Either a 2-4 or 1-5 Configuration

Because security, controlled entry, and visual access expectations are the same in both configurations, the requirements below apply to either a 2-4 or a 1-5 model.

Site Access & Arrival Separation

- Separate arrival flows so that bus/7D operations and family vehicle circulation do not converge at the same door and point of control.
- Clear wayfinding, supervised pedestrian paths, and protected crosswalks that avoid conflicts between vehicles and students.
- Service/loading yard isolated from student circulation with controlled access and screening.

Main Entry Control & Visitor Management

- Secure, double-door vestibule that creates a staffed holding zone; access into the school only through the Main Office/Reception.
- Replace manual sign-in with a visitor management system (check-in, ID scan, badge printing, audit trail) integrated into front office operations.
- Covered ADA/7D curb at the main entry with a short, secure path to the Nurse/Medical Suite and Main Office.

Access Control, Internal Security, and Lockdown Readiness

- Electronic staff access (fobs), time-of-day door schedules, and audit trail capability.

- Zoned electronic lockdown capability to support partitioned lockdowns.

- Classroom doors with interior locking and vision panels with policy-aligned privacy management.

- Address inter-classroom connecting doors through design and hardware strategies that eliminate unnecessary connections and/or ensure they can be secured independently so that one room is not vulnerable through another.

Communications & Duress

- Telephones or intercom access in instructional/support spaces with direct communication to the Main Office and emergency response.

- Building-wide PA system that can be zoned by wing/core with authorized all-call.

- Panic/duress buttons at the Main Office and other critical locations; two-way radio coverage plan for administrators, custodial, and duty staff.

Surveillance & Lines of Sight

- CCTV coverage of entries, main corridors, public/core areas (gym, cafetorium, Learning Commons per policy), and site approaches; retention and access per district policy.

- Improve internal sightlines along primary circulation and key intersections to support natural supervision.

- Use interior glazing strategically (e.g., Learning Commons, collaboration rooms) with operable privacy where needed.

- CPTED strategies: low plantings near windows, defined edges, and site lighting that supports natural surveillance.

After-Hours Zoning for Community Use

- Design a single controlled community entry that provides direct access to the gym, cafetorium/stage, and Learning Commons without opening academic

wings.

- Use access control, doors/partitions, cameras, and lighting schedules to support evening programming while maintaining secure separation.

Training & Drill Alignment

- Annual joint training with SHPD, Fire, and State Police and updated building-specific maps/door numbering shared with first responders; align drills and reunification planning to the new circulation and zoning plan.

Typical Day and Week in the Life of a Student

A typical day for an elementary student in South Hadley is structured to balance core academics, creative specials, social-emotional learning, and necessary breaks. The schedule is designed to protect essential instructional time in literacy and math while providing opportunities for intervention, enrichment, and physical activity. Described below are the educational activities that occur in core academic spaces over the course of a typical day and week, both inside the general classroom and in specialized spaces. We also highlight how these activities support the educational program, and how they are expected to evolve with a new or renovated facility.

Core Academic Activities Inside General Classrooms: Each day, students spend the majority of their time in their homeroom classroom engaged in the core academic program. Every morning begins with a Morning Meeting in the classroom, focused on building classroom community and social-emotional learning (SEL) to get students ready for instruction. This daily routine supports the district's emphasis on SEL by fostering a positive classroom climate and helping students transition into learning mode. After the morning meeting, teachers deliver dedicated blocks of English Language Arts (ELA) and Mathematics instruction. South Hadley schedules approximately 120 minutes of ELA and 75 minutes of Math each day for every grade, reflecting the district's commitment to strong foundations in literacy and numeracy. During these blocks, a variety of activities take place inside the classroom: a teacher might give a whole-group lesson, then work with small groups on targeted skills while other students rotate through literacy or math centers. The district's adoption of evidence-based curricula including UFLI/Bookworms programs for reading/writing and the Illustrative Math program for math means that students experience a rigorous, research-backed approach to learning in these blocks. These classroom activities

(guided reading groups, writer's workshop, math problem-solving tasks, etc.) directly support the educational program by building essential skills aligned with state standards and by using instructional time efficiently for maximum growth in reading, writing, and math.

In addition to ELA and Math, general classrooms incorporate Science and Social Studies lessons several times per week. Currently, each class provides a minimum of three 30-minute science or social studies sessions per week, often alternating subjects by unit or day. These lessons often involve hands-on experiments, discussions, or exploratory projects conducted right in the classroom, integrating content knowledge with literacy and critical thinking. While science/social studies are not long daily blocks, they are vital for a well-rounded curriculum, and teachers often weave science and social studies themes into reading and writing activities as well. Students also have opportunities for independent work and collaborative projects in the classroom throughout the week, which help develop their problem-solving, creativity, and teamwork skills in a controlled setting.

A key component of each day inside the classroom is the WIN block (What I Need), a daily 30-minute intervention/enrichment period. During WIN time, students might remain in their homerooms or go to a nearby breakout area to work in small groups targeting specific needs. Teachers and specialists use assessment data (e.g. i-Ready universal screeners and DIBELS for early literacy) to provide targeted interventions or extensions during this block. This ensures the delivery of the educational program is differentiated and that every student gets additional at their level without pulling away from core instruction time. Currently, due to space limitations, these small-group interventions often happen within the classroom or in any available corner, which can be distracting. In a new facility, dedicated breakout rooms adjacent to classrooms will allow WIN groups and specialist pull-outs to occur in a quiet setting, without disrupting other students' learning. These breakout spaces, located within each grade-level neighborhood, are an important design element to support high-quality teaching and learning; they enable more effective delivery of MTSS interventions and therapies by providing proper space and acoustical separation. Overall, the activities inside the general classroom – from morning meeting through academic blocks and WIN time – are carefully scheduled and executed to maximize student engagement and growth which directly reflects and supports the district's educational goals.

All general classrooms also integrate technology and modern pedagogies the best that they can with the current infrastructure into daily activities. Each classroom is outfitted with a projector and students have access to 1:1 devices (e.g. Chromebooks or iPads). Students at Mosier do not take their Chromebooks home. Having access to Chromebooks, in school, allows teachers to blend digital resources into lessons.

Students might conduct research online during ELA, practice math skills with adaptive software, or create presentations and digital stories, all under teacher guidance. This regular use of technology in the classroom builds digital literacy and creativity, and the district plans to continue and expand these practices. (Notably, in the proposed Grades 1–5 configuration, Grade 5 students will begin taking devices home to build responsibility and prepare for middle school expectations.) Instructionally, teachers employ a mix of whole-group instruction, small group rotations, hands-on learning, and project-based learning inside their classrooms. This variety of activities aligns with the educational program's emphasis on the "whole child," ensuring that different learning styles are addressed and that students can apply skills in diverse contexts.

Core Academic Activities *Outside* General Classrooms: In addition to what happens in their homerooms, students participate in several educational activities outside of the general classroom over the course of a typical day and week. Each day, every class attends a "special" subject class in a dedicated space outside the homeroom. South Hadley operates a five-day specials rotation that currently includes Art, Music, Physical Education, and Library/Media. Each grade level attends one special class twice during a five-day rotation. There is also a weekly assembly serving as the fifth slot and these assemblies occur in order to allow our educators time to have Professional Learning Communities (PLCs) as this is the only way currently to schedule all classrooms to be off at the same time.

Scheduling: Each class goes to one special per day, so over a typical week a student experiences all four special subjects plus each grade level attends a special twice. These classes are built into the master schedule both to enrich students' education and to provide classroom teachers with daily prep time.

Educational benefit: Specials extend learning beyond the core academics, supporting the educational program's goals for a well-rounded education. In art and music, students develop creativity, self-expression, and cultural knowledge. In physical education, students build fitness, motor skills, and learn teamwork and sportsmanship. In the library/media, students practice information literacy, digital skills, and a love of reading. All of these contribute to the "whole child" development - for example, engaging in the arts can improve critical thinking and creativity, and physical activity is linked to better focus and health. The weekly assembly (currently led by the principal) provides a school-wide gathering for community-building and social-emotional learning themes, such as reinforcing school values, recognizing student achievements, or engaging in a group SEL activity. While assemblies are valuable for fostering a positive school culture, using them weekly in order to have PLCs for teachers has been a makeshift solution. There isn't enough space in the current building to allow for the addition of another specialist in order to have all teachers the ability to have specials during the same

period. The current schedule/building can not support a fifth specialist like a STEM class. In the proposed new/renovated building this assembly period will be replaced with a dedicated STEAM/Makerspace special taught by a specialist, and assemblies will occur only occasionally for special events. This shift will give students an additional hands-on learning opportunity each week (in the STEAM class) while still preserving the ability to have assemblies when needed for community purposes.

Beyond specials, there are other academic activities outside the homeroom. Students regularly use the Library/Media Center outside of their scheduled library class – for instance, a teacher might bring the class to the library for a research project or to choose new books. The library serves as an extension of the classroom, supporting the curriculum with resources and a space for quiet reading or inquiry-based learning. Currently, the library is a traditional space; in a new building it is envisioned as a Learning Commons central to the school, with flexible seating and small breakout areas that classes or groups can use for collaborative projects. The constraint with the current space is that there isn't room for a library special class to take place while a classroom teacher is also bringing her class to the library for a research project.

Students also receive specialized support services outside the general classroom when needed. This includes pull-out instruction for special education, reading intervention, English language learning (MLL), and related therapies such as Occupational Therapy or Physical Therapy. In the current Mosier building, such services often take place in repurposed rooms or even in hallway nooks due to lack of dedicated small instructional spaces. This is less than ideal, as it can interrupt nearby classes and doesn't provide an optimal learning environment. The educational program emphasizes inclusion and targeted support, so space is needed to deliver these services in the least disruptive way. The new design or renovation would address this by incorporating small-group rooms and therapy spaces strategically throughout the school. For example, each grade-level neighborhood will include 2–3 small breakout rooms for interventions and testing, and specialized instructional suites will be placed where they best support students (the plan situates the OT room next to the Art room for shared resources, the PT space adjacent to the Gym, and Speech (SLP) offices centrally for easy access to all grades). These adjacencies would mean that students who need additional help can receive it nearby, in a room designed for that purpose, and then quickly return to class – supporting the educational program's goal of inclusion and minimizing lost instructional time. Staff scheduling for these spaces is coordinated so that students receive services (or enrichment, in the case of gifted education) at times that overlap with WIN or other flexible periods, to avoid pulling students from core lessons. All such sessions are monitored by specialist staff (special educators, therapists, tutors), and in a new facility teachers and support staff will benefit from having designated, private areas to work with students, improving the quality and confidentiality of interventions.

Outdoor learning and play are also important parts of a student's week. Students have the option to start their day outside when they get dropped off in the car line or get off the bus. During the school day, recess is scheduled daily, around lunchtime, and takes place on the playground or blacktop. During recess, students engage in free play and physical activity supervised by teachers or aides, which has proven benefits for their physical health, social skills, and even academic readiness. Currently, Mosier has play areas that all classes share, and recess is typically one session per day for each class. The ideal solution in a new or renovated facility would be separate age-appropriate playgrounds for younger and older students, located near their classroom neighborhoods. This will make scheduling recess easier and safer by reducing crowding and mixing of very different age groups, and staff on duty will have clearer lines of sight and proximity to their students' play zones. Besides recess, teachers sometimes take learning outside: for example, a science lesson might involve going to an outdoor area to observe nature, or a teacher might take the class out to read or draw on a nice day. At present, outdoor learning is ad-hoc and limited because there is no dedicated outdoor classroom space other than general playground or field areas. The school would benefit from space that includes outdoor learning nooks and a small garden as extensions of the indoor learning areas. These might be patios or outdoor classrooms adjacent to the STEAM, Art, or playground areas. Giving a class the opportunity to comfortably gather for a lesson in the fresh air. Such spaces will support the science curriculum like gardening projects, environmental observations, and offer an alternative setting for project-based learning, all under teacher supervision in a safe, contained environment. Because these outdoor areas would be located near the building and near relevant indoor resources like sinks or storage, classes could transition in and out smoothly, and teachers can maintain oversight of students in a contained area.

Lunch and recess blocks are staggered in lunch waves. A larger cafetorium is needed to handle two lunch waves efficiently. This will reduce crowding and lost time as currently the school has limited cafeteria space which causes longer transitions or multiple small lunch waves, but a right-sized cafeteria will allow students to eat in fewer shifts, and return to learning more quickly.

Dismissal at the end of the day is currently difficult. The school day ends at 2:55 p.m.. The school is in need of a separate bus and parent pickup loops for safety and efficiency. While dismissal and arrival are not instructional times, they are part of a student's daily experience and the school's operational plan to keep students safe and ready to learn.

A student's daily and weekly life at the elementary school encompasses a rich mix of academic classes in their homeroom, special subject classes in other areas, and additional support and activities that together address the whole range of developmental

needs. The tables below illustrate a sample “Day in the Life” schedule and a “Week in the Life” rotation for a student under the current program, followed by the anticipated schedule with the new program enhancements that a renovated/new facility would enable. These examples show the variety of activities and how each contributes to the educational program through specific learning opportunities and benefits.

Typical Day in the Life of a Student – *Current*

Time & Activity	Program Details and Educational Benefits
8:04 - 8:17: Arrival	**Student Arrival:** Students arrive and either participate in morning recess or go to the cafeteria for breakfast before going to class. Teachers are available beginning at 8:17 which is when students transition to their classrooms
8:17 - 8:30: Homeroom & Morning Meeting	**Morning Meeting (SEL):** Students line up and walk to classrooms with their teacher, unpack, and settle into their classroom. The class begins together on the rug or in a circle to greet each other and share news. The teacher leads brief activities focused on social-emotional learning and previews the day’s schedule. *Educational benefit:* Builds classroom community, reinforces routines, and helps every child feel welcome and ready to learn. Students practice listening, taking turns, and expressing themselves, which sets a positive tone and improves focus for academic work.
8:30 - 10:30: English Language Arts	**ELA Block (120 min):** A comprehensive literacy block covering reading, writing, speaking, and listening skills. Teachers deliver a mix of whole-group mini-lessons and small-group rotations (e.g. guided reading, literacy centers, phonics practice). Students read literature or nonfiction texts, work on phonemic awareness and vocabulary, and write responses or original compositions. *Educational benefit:* This protected two-hour block develops critical reading and writing skills. It allows for differentiated instruction – students receive targeted support or challenge in small groups – resulting in improved literacy outcomes. The extended time lets students delve deeply into texts and build

	stamina in reading and writing, which are foundational for all other learning.
10:30 - 11:45: Mathematics	**Math Block (75 min):** Daily math instruction focusing on number sense, arithmetic skills, problem-solving, and mathematical reasoning. A typical math block might start with a mental math warm-up or review, followed by a core lesson (using the Illustrative Math curriculum) where the teacher introduces a concept and models problems. Students then practice through hands-on activities, math centers, or workbook exercises, often working in pairs or small groups to solve problems. *Educational benefit:* The math block builds students' numeracy and analytical thinking. With over an hour each day, teachers can cover new material and reinforce skills through practice. Students learn to apply math in real-world contexts and explain their thinking, aligning with state math standards. The length of the block also means teachers can work one-on-one with students who need extra help, supporting all learners in meeting math benchmarks.
11:45 - 12:30: Lunch & Recess	**Lunch (approx. 25 min) and Recess (15–20 min):** Students have a midday break for nourishment and play. In the cafeteria, they eat lunch with peers, practicing social skills and good manners in a relaxed setting. Afterwards (or before lunch, depending on schedule), they go outside for recess on the playground. *Educational benefit:* This break is crucial for student well-being. A nutritious lunch refuels their energy, and unstructured play at recess benefits their physical, mental, and social health.

12:30 - 1:00: Science or Social Studies	**Science/Social Studies (30 min, 3×/week):** Several days a week, students have a shorter period for science or social studies instruction. For example, on science days, the class might do a hands-on experiment or observe a demonstration related to their unit (such as weather, plants, or simple physics). On social studies days, students might read about communities, history, or geography and engage in discussion or a related activity. *Educational benefit:* Though not daily, these lessons broaden students' knowledge and connect them to the wider world. Science activities nurture curiosity and inquiry skills and students learn to ask questions, make observations, and draw conclusions. Social studies lessons build civic awareness and cultural understanding. Integrating these subjects enhances critical thinking and often reinforces literacy and math.
1:00 - 1:30: WIN (Intervention Block)	**"What I Need" Block (30 min daily):** All grades have a designated WIN period each day. During this time, students receive targeted instruction tailored to their needs. Some students stay in the classroom for enrichment projects or advanced challenges. Others work with reading/math interventionists or special education teachers in small groups, either within the classroom or in a quiet hallway/alcove due to limited available space in the building. These groups work on specific skills. For example students may work on practicing phonics for struggling readers, or reviewing a math concept for those who are struggling with understanding. *Educational benefit:* WIN time ensures personalized support without pulling students from core lessons. It is driven by data; teachers use assessment results to group students by skill needs. Students who are behind get timely intervention to catch up. This approach supports the educational program's equity goals by helping to close achievement gaps. The lack of dedicated small instructional rooms means these interventions can sometimes disturb nearby classes, highlighting a need for improved space in the future.

1:30–2:15 – Special Subject Class	**Specials (Art, Music, PE, or Library (45 min):** Each day, students attend one special subject class outside their homeroom. The specific class rotates through the week. In Art, students might paint, draw, or do a ceramics project under the guidance of an art teacher, developing creativity and fine motor skills. In Music, they learn songs, rhythms, and perhaps play simple instruments, which builds auditory skills and teamwork. Phys Ed classes take place in the gym or outdoors, where a PE teacher leads games and exercises to improve fitness, coordination, and cooperation. Library/Media special involves visiting the library with the media specialist to hear a story, learn library skills or digital citizenship, and check out books. *Educational benefit:* These specials are integral to educating the whole child. They provide outlets for artistic and physical expression and teach skills that aren't covered in the core academic classroom.
2:15–2:55 – SEL Block & Dismissal	**End-of-Day Wrap-Up:** After the special, students return to their homeroom and participate in an SEL lesson using our Sown To Grow curriculum. They also use this time to pack up and prepare for dismissal. Teachers use this time for a closing circle or review, where they might recap what was learned, allow students to share something positive from the day, or read a short story. Students gather their belongings, notes, and any homework. Dismissal is typically completed by 3:10 p.m.. *Educational benefit:* The closing routine helps students reflect on their learning and ends the day on a calm, organized note. It reinforces personal responsibility and can solidify knowledge through a quick review. A smooth, well-supervised dismissal process also ensures student safety and a positive end to the day, which contributes to their overall school experience.

Typical Week in the Life of a Student – *Current*

Weekly Activity or Subject	**Program Details and Educational Benefits**

Art - 1× per week	**Art Class:** Students attend art once a week in the art room (or art area). They engage in projects using various media – drawing, painting, clay, collage, etc. The art teacher instructs them on techniques and encourages creative expression. *Benefits:* Art education develops creativity, visual-spatial skills, and fine motor coordination. It allows students to explore ideas and emotions through a different medium. Art projects often tie into themes from other subjects (for example, illustrating a scene from a book or drawing a map in social studies), thereby enriching understanding across the curriculum. Students also gain confidence and pride from creating artwork, contributing to their personal growth.
Music - 1× per week	**Music Class:** Held once weekly, music class introduces students to rhythm, melody, singing, and instruments. Students might learn folk songs, practice basic recorder or percussion, and participate in group singing or movement activities. *Benefits:* Music education enhances listening skills, memory, and pattern recognition (which supports mathematical thinking). It exposes students to different cultures and histories through songs. Performing together in class builds teamwork and discipline. Music also offers an emotional outlet and can increase students' self-confidence as they master a song or musical skill.
Physical Education - 1× per week	**Phys Ed Class:** Students have formal PE once a week in the gym or outdoor field, led by a physical education teacher. They engage in exercises, sports, and games that promote fitness and motor skills – for example, running relays, practicing throwing and catching, or learning a simple sport like kickball. *Benefits:* Regular exercise improves students' health and stamina. PE class teaches teamwork, sportsmanship, and goal-setting (e.g., trying to beat one's own score). It also helps students develop gross motor skills and an understanding of lifelong healthy habits. Physical activity has been linked to better behavior and focus in the classroom, so this weekly session supports academic readiness as well.

Library/Media - 1× per week	**Library/Media Class:** Once a week, students visit the library for a lesson with the library media specialist. They might listen to a read-aloud of a story, learn how to use the library to find books, or practice age-appropriate research and computer skills. They also get time to browse and check out books. *Benefits:* This weekly library visit reinforces literacy by encouraging a love of reading. Students improve their information literacy by learning how to find facts in a book or online safely. It supports classroom learning by giving students access to a wide range of reading materials which can spark curiosity and independent learning. The library class also integrates technology guidance, helping students become responsible digital citizens at an early age.
School Assembly - 1× per week	**All-School Assembly:** Currently scheduled about once a week, the principal or staff lead a school-wide assembly, often grouping multiple classes or grades together in the cafeteria. Assemblies may include announcements, a brief lesson on a core value or SEL topic, student recognitions, and group activities like singing the school song or watching a class perform a short presentation. *Benefits:* Assemblies build a sense of community and school spirit. They allow the school to reinforce cultural expectations like kindness, respect in a communal setting. Students get experience being an audience and presenting in front of peers, which are important social skills. However, because this assembly currently occupies the “fifth special” slot, it means students are missing an opportunity for an additional specialized class. The district plans to reclaim this time for a STEAM special in a new facility, making assemblies less frequent but more purposeful.

Intervention/Enrichment - 5× per week	**Daily WIN & Support:** While not a weekly special, it's worth noting that the WIN intervention block happens each day as described in the daily schedule. Over the course of a week, students might work on a particular skill for several sessions and then switch as they master skills or as new needs are identified. Similarly, students who receive additional services might have those pull-out sessions multiple times per week. *Benefits:* Consistent, frequent support throughout the week helps reinforce learning. By the end of a typical week, a student who needed extra help with reading fluency, for example, will have had five focused practice sessions in that skill. This regularity and intensity are what make the intervention effective in supporting the educational program's goal that every student progresses. In the current setting, scheduling and space for these services can be challenging, which is being addressed in the new plans for the facility.

Proposed Enhancements to the Student Schedule in a New Facility

In a renovated or new Mosier Elementary School, students would continue to experience a balanced day that includes core academics, specials, and social-emotional learning. However, several proposed facility-driven enhancements would enrich how these programs are delivered.

A key addition would be a weekly STEAM/Makerspace special, replacing the current weekly assembly. This proposed class would offer all students dedicated time for interdisciplinary, hands-on learning across science, technology, engineering, art, and math supporting creativity, problem-solving, and real-world application.

Small-group learning would also benefit from improved facility design. Proposed grade-level breakout rooms would offer designated space for assessment, intervention, testing, and instructional support, enabling quieter, more focused sessions while minimizing classroom disruptions.

For fifth-grade students, a modified team model would be introduced. Students would gradually shift from a self-contained structure to a subject-based rotation, helping them build independence and confidence ahead of middle school. This model mirrors the district's approach at the secondary level while maintaining the support of an elementary setting.

Specialist programs such as art, music, physical education, and library/media would benefit from upgraded, dedicated instructional spaces designed to enhance program delivery. While more detail is outlined elsewhere in this plan, the overall improvements support smoother transitions, interdisciplinary opportunities, and better access to indoor and outdoor learning environments.

Lastly, a redesigned cafetorium would support a calmer, more efficient lunch experience. By reducing from three to two lunch waves, students would benefit from less crowded conditions and more time for both eating and unstructured movement during recess.

Together, these proposed facility enhancements would enrich a student's daily and weekly experience by supporting instruction, improving transitions, and expanding access to engaging programs.

The renovated/new facility will enhance a student's daily and weekly life by adding enriching programs, improving the settings for all activities, and by enabling more effective scheduling. The essence of the elementary day remains a balance of academic work, arts, physical activity, and social-emotional growth, but the delivery will be more robust and flexible, aligning with the district's vision for a 21st-century learning environment. The following tables illustrate how a typical day and week might look with these improvements in place:

Typical Day in the Life of a Student in a Proposed New Facility

Time & Activity	Program Details and Educational Benefits (with New Facility Enhancements)

8:00 - 8:17: Arrival & Homeroom	**Secure & Welcoming Arrival:** Students arrive through a new secure vestibule and are greeted by staff. Students either participate in morning recess or go to the cafeteria for breakfast before going to class. At 8:17 they proceed to their neighborhoods. In the homeroom, they unpack at personal cubbies/storage designed for organization. *Benefit:* A secure, streamlined arrival process ensures student safety and punctual start. Classroom neighborhoods foster a sense of belonging as students see friends in common areas before the bell. The homeroom's ample storage and seating options help students develop independence and keep materials organized. Teachers welcoming students in a bright, spacious corridor or classroom further improves morning transition and sets a positive tone.
8:17 - 8:30: Morning Meeting	**Morning Meeting:** Held in a comfortable, well-lit classroom, with flexible seating. Students and teacher engage in greeting activities, share news, and review the day's agenda. *Benefit:* The new, larger classrooms accommodate morning meetings easily with the whole class in a circle. This daily SEL ritual continues to build community and readiness. The improved acoustics and layout mean students can hear each other better and feel more at ease. This time still reinforces social skills and emotional check-ins, which the educational program prioritizes, and the supportive environment amplifies its positive effects on student mood and focus.

8:30 - 10:30: English Language Arts	**ELA Block (120 min):** Students engage in a comprehensive literacy block using the latest curriculum materials and technology. The classroom design with breakout niches and ample space allows for literacy centers and small-group reading in parallel. For example, while one group of students meets with the teacher at a kidney table for guided reading, another group might be in an adjacent breakout room working on a collaborative writing project, and others use tablets or Chromebooks to access an e-book or phonics software. The teacher can circulate easily or even station a co-teacher/reading specialist in the breakout space. *Benefit:* The new facility's flexible learning areas make the ELA block more dynamic and tailored. Students can spread out and work without distracting each other, and teachers can provide targeted instruction simultaneously to different groups. Modern tech infrastructure including robust Wi-Fi and interactive boards enriches reading and writing instruction with multimedia resources. All these enhancements support stronger literacy outcomes by accommodating diverse learning modalities and needs. The content of ELA, reading comprehension, writing skills, vocabulary, remains central, but delivery is enriched, keeping students highly engaged.
10:30 - 11:45: Mathematics	**Math Block (75 min):** Daily math instruction continues, now benefiting from enhanced classroom resources. In a new classroom, students have access to math manipulatives stored in built-in cabinets, and space to conduct small group problem-solving at collaboration tables. For instance, after a teacher's lesson, half the class might work on practice problems on interactive tablets, while the other half rotates through hands-on stations. *Benefit:* The larger, well-equipped classrooms and 21st-century tools make math learning more interactive and personalized. Students can engage in project-based math without space constraints. Also, Grade 5 students in the new model might switch to a different teacher's classroom for math to experience a more departmentalized approach. This gives them a developmentally appropriate challenge and novelty, keeping them motivated and preparing them for middle school routines. The math curriculum Illustrative Math is better supported by having room for math talks, group work, and display of student work on classroom math bulletin boards.

11:45 - 12:30: Lunch & Recess	**Lunch & Recess:** Students eat in a bright, spacious cafetorium with proper seating for multiple grades. With the new kitchen and serving area, lunch lines move quickly and students have more time to sit and enjoy their meals. Noise is reduced due to acoustic treatments, making it a more pleasant experience. After lunch, they head directly outdoors through convenient exits to their grade-level playgrounds. Staff supervise as children use modern play structures or play group games on the adjacent play field. *Benefit:* The right-sized dining space and coordinated lunch waves mean students are less rushed and less crowded, reducing stress and conflict during lunch. They return to class on time and are calmer. The new playgrounds, being adjacent and age-tailored, improve safety and enjoyment. Younger students have equipment suited to their size, while older elementary students have space for team sports or more challenging play. The outdoor break continues to offer the cognitive and social benefits of exercise and free play, now maximized by better facilities.
12:30- 1:00: Science / Social Studies	**Science or Social Studies (30 min):** In the new schedule, teachers still alternate science and social studies lessons a few times per week, but now they can make use of enhanced resources and environments. On a science day, a teacher might take the class to the outdoor learning garden or to the STEAM lab for a special experiment related to the unit. For example, during a life science unit on plants, students can plant seeds in the garden beds and make observations. On a social studies day, students might use the Learning Commons to access interactive maps or to collaborate on a group project about world communities. *Benefit:* The new facility enables more hands-on, experiential learning in these subjects. An outdoor classroom and gardens provide living laboratories for science, making lessons more engaging and memorable. A larger library/commons with breakout areas allows social studies classes to do research or cross-class activities like a grade-level “museum walk” of student projects. As a result, students gain deeper understanding in science and social studies – they don’t just read about concepts, they experience them. This aligns with the educational program’s goal of inquiry-based learning and helps students build critical thinking and collaboration skills.

1:00 - 1:30: WIN (Intervention Block)	**WIN Block (30 min):** Targeted intervention time remains a staple of each day, but its delivery improves with the building's design. Now, when it's 1:00, some students step into a nearby small-group breakout room with a reading specialist or special educator for intensive support, while others remain in the classroom for enrichment activities or independent work. The breakout rooms are glass-fronted and situated within the teacher's line of sight (or staffed by specialists), ensuring easy monitoring. *Benefit:* This dedicated space means interventions can occur simultaneously without distraction. Students who need help get a calm, private setting ideal for learning, and their peers in the main room can continue working without interruption. The teacher can easily check in through the glass wall or door. Such an arrangement ensures every minute of WIN is effective. The educational benefit is a more efficient process leading to better outcomes for students who need remediation and more meaningful enrichment for advanced students. It exemplifies how the new facility supports personalized learning by design.
1:30 - 2:15: Special Subject Class	**Specials (Art, Music, PE, Library, or STEAM (45 min):** Each day, students attend one special, now including the new STEAM/Makerspace class in the 5-day rotation. They go to purpose-built rooms: an Art studio with ample natural light, storage for supplies, and areas for 2D and 3D art; a Music room designed for acoustics with space for movement and instruments; a Library/Media center outfitted with a teaching area and production lab; a Gymnasium with a full-size basketball court and specialized equipment; and a Makerspace lab stocked with tools, laptops, and materials for engineering challenges and robotics. *Benefit:* Students now experience a broader and richer special curriculum. All these special subjects bolster the educational program by developing well-rounded skills including creativity, technological literacy, physical wellness, and teamwork. Moreover, the excitement and engagement in these classes tend to carry over into academic motivation in the regular classroom.

2:15 - 2:55: SEL Block, Closure & Dismissal	**Wrap-Up & Dismissal:** In the new school students would still return to their homeroom and participate in an SEL lesson using our Sown To Grow curriculum. The teacher reviews key takeaways from the day and students share something they learned or accomplished. They then pack up at their personal cubbies/lockers. Dismissal is conducted through designated pods/exit points for each age group where buses and parents line up in separate loops. *Benefit:* The new facility's layout allows for a calmer, safer dismissal including less hallway congestion and a shorter wait for rides due to efficient traffic flow. For students, this means a less stressful end to the day. The closing circle or sharing time continues to provide social-emotional benefits, giving students closure and a chance to celebrate the day's successes. With the help of technology, teachers might quickly gauge understanding to inform the next day's plans. By 2:55, students depart from a school environment that is secure and feels supportive. This positive dismissal routine ensures students go home on a good note, which reinforces their readiness to return and learn the next day.

Typical Week in the Life of a Student - Proposed New Facility

Weekly Activity or Subject	Program Details and Educational Benefits

Art - 1× per week	**Art Class:** Students continue to have art once a week, now in a modern art studio. The room features proper lighting, ample supplies, display areas for artwork, and a kiln for ceramics. With more space and resources, projects can be more ambitious including mural painting, sculpture, or digital art using tablets. *Benefits:* A state-of-the-art art room allows the curriculum to incorporate a wider range of media and techniques, deepening students' creative experiences. They learn not only traditional drawing/painting but can also experiment with crafts, printmaking, or pottery. The ability to display student art throughout the school boosts pride and school identity. Overall, the arts program grows, helping students think creatively and critically, skills that benefit all academic areas.
Music - 1× per week	**Music Class:** Held in a dedicated music room with acoustic paneling and space for movement, plus adjacency to the stage. Students can now use a variety of instruments (drums, xylophones, ukuleles, etc.) which the school can securely store. They might have opportunities to perform on the cafetorium stage periodically, integrating music with school assemblies or concerts. *Benefits:* The enriched music program nurtures students' musical talents more effectively. Better acoustics and space mean the class can incorporate ensemble activities like recorder ensembles or rhythm bands without disturbing other classes. The music curriculum can include technology as well using digital keyboards or composition software, taking advantage of the new tech infrastructure. All of this leads to a more engaging music education, contributing to auditory discrimination, pattern recognition, and cultural literacy in students.

Physical Education - 1× per week	**Phys Ed Class:** PE is still once a week with potential consideration to increase frequency if scheduling allows. It takes place in a full-size gymnasium and outdoor athletic areas. The new gym supports activities like basketball, volleyball, gymnastics, and more, with proper flooring and equipment. Doors from the gym lead directly to an outdoor hardtop play court and grassy field, so a single class period might include an indoor lesson and an outdoor segment. *Benefits:* The PE program can expand to cover a greater variety of physical skills and sports. Students benefit from improved facilities and participate in structured playground games on painted courts. The separation of younger and older play areas means PE teachers can tailor activities appropriate to each age group without interference. Physical fitness and motor skill development are better supported, aligning with state physical education standards. Importantly, a quality PE program in a new facility also allows for adaptive PE for students with disabilities ensuring inclusion.
Library/Media - 1× per week	**Library/Media Class in an Enhanced Learning Commons:** Once a week, students visit the new Learning Commons for their library/media class. The experience now might include a mix of traditional library skills and new-media projects. In the larger space, a class can be split into stations: one group doing a research lesson with the librarian, another group recording a short video in a small media studio corner, another quietly reading in a comfy nook. *Benefits:* The weekly media class becomes more interactive and tech-rich. Students still develop a love of reading by exploring books, but they also learn to create content. For instance, making a book review podcast or a stop-motion animation related to a story. These experiences cultivate advanced information literacy and digital skills from an early age. The flexible nature of the Learning Commons means teachers can sign up to bring classes more frequently for research or project work, so the benefit extends beyond the scheduled library class. Students become adept at navigating both print and digital resources, which supports all areas of the curriculum by teaching them how to learn independently.

STEAM/Makerspace - 1× per week	**NEW STEAM Special:** Each student would have a STEAM class once per week in the school's makerspace or innovation lab. In this class, taught by a STEAM specialist, students tackle hands-on projects that integrate science, technology, engineering, art, and math. One week they might be designing and testing paper airplanes while learning about flight and data collection, another week programming simple robots to navigate a maze, or collaborating on an art-meets-engineering project like building cardboard sculptures with circuits to light them up. *Benefits:* This new program is a direct outcome of the renovated facility and represents a major enhancement of the curriculum. It provides a dedicated time for inquiry-based, interdisciplinary learning that wasn't possible before. Students develop critical 21st-century skills: creativity, innovation, problem-solving, and teamwork. They learn to use tools and technology llike coding apps, 3D printers, or woodworking tools under supervision, applying math and science concepts in real-world ways. The STEAM class would also support differentiated learning and students who might struggle in traditional academics often thrive in a hands-on environment.
All-School Assembly - occasional (monthly/quarterly)	**School Assemblies:** Instead of weekly assemblies, the school will hold assemblies only for special occasions. For example there could be a monthly community meeting, cultural celebrations, or guest presentations. When they occur, the cafetorium with a stage, sound system, and seating for all students will be utilized. Assemblies might showcase a grade-level project, feature a guest speaker, or reinforce a character education theme. *Benefits:* By making assemblies special rather than weekly, they become more impactful events that students look forward to. The content is more meaningful when tied to school-wide themes or celebrations. With the cafetorium design, assemblies are logistically smoother. The whole school can gather comfortably and safely. These events would continue to build school spirit and give students a sense of unity. Meanwhile, the recaptured time in the weekly schedule is invested in instructional specials like STEAM, thus balancing community building with academic enrichment.

South Hadley Elementary Building and Grade Reconfiguration Project Proposal
October 2023

Educational Vision

The longstanding and continuing degradation of the Mosier Elementary School building prompted the South Hadley School District's recent submission of a Statement of Interest (SOI) to the Massachusetts School Building Authority (MSBA) for consideration of a project to replace the existing building. This application has created an opportunity for the district to contemplate both a new educational facility and a reimagination of educational delivery systems and structures to meet student/family needs and contemporary educational goals. The vision animating this proposal is to:

- create the conditions for the strongest possible foundation for our beginning learners
- build upon that strong foundation by rejoining all elementary aged students in one physical space
- create a true middle school model in order to buttress that foundation by supporting students in that developmentally critical stage of the education continuum and
- to build a significantly strengthened pre-vocational and vocational program for middle school and high school students in order to expand the educational and professional opportunities for those students whose vision for their own education and professional future continues to expand beyond the traditional secondary constructs of college readiness.

The Plan-Grade Reconfiguration and Programming Impacts-The Four Pillars

Four pillars support the district's emerging educational vision prompted by the proposed building project, each bearing the weight of the pre-k through grade 12 span of service provided by the South Hadley School District. At one end stands the transformation of Plains Elementary School into an Early Child Learning Center comprising grades pre-k and kindergarten only. In support of the emerging vision in support of contemporary educational goals for South Hadley students and enhanced service for young families within our district community, the proposed Early Child Learning Center provides the following benefits:

- Significantly enhanced opportunities to build foundational supports for our earliest learners by focusing on pre-reading, pre-writing, and early math skills
- Full day pre-k to students who are 4 and will be entering kindergarten the following fall and students who have a full day program in their IEP
- Half day pre-k to 3 year olds or early 4's who will be in pre-k for two years or more
- Availability for ½ day students to remain on-site for care the remainder of the day
- Partnership with YMCA and/or Head Start to provide before and after school care

- Creation of a parent resource center (meetings, heat assistance, food bank, winter clothing, etc.)
- Opportunities for expanded sensory spaces, calm down spaces, and/or indoor play spaces
- Increased opportunities for pre-k and kindergarten partnerships for students and for teachers, leading to smoother transitions between grade levels
- Increased opportunities for play-based learning building-wide
- Continued expansion of pre-k and flexibility to create kindergarten classrooms to welcome increased numbers of new students
- Establishment of pre-vocational and vocational Early Childhood programming at Plains to service the emerging interests of middle and high school students seeking academic and pre-professional opportunities in this critical and growing field.

This vision is an extension of efforts already underway in district to strengthen core literacy and math instruction, exemplified by our recent adoption of an entirely new literacy program based on science of reading principles and our top to bottom review of math practices, supported by our district's recent acceptance into the Math Tiered Academy. Both initiatives began as efforts to re-vision the academic experience of our earliest learners with the intention of creating the conditions for future long term social and academic success by securing a strong early foundation.

The opportunity for the district to contemplate grade reconfigurations based upon its original intent to rebuild an old and dying Mosier Elementary School has led the district to focus, not inconsequentially, on a vision that fundamentally reimagines elementary programming as well, the second pillar in our district revisioning plan. This vision includes the reduction of grade one at Plains Elementary School and grade five at Michael E. Smith Middle School, fundamentally reconfiguring the district's elementary programming, by creating a grades one through five Mosier Elementary School. The benefits of this plan closely align with the district's emerging vision for building, and securing, strong educational and social emotional foundations for all South Hadley elementary students in two ways. First, the development of a one through five elementary building consolidates academic programming in our district at a time when it is undergoing comprehensive curriculum and instructional revisions. The resource and professional development opportunities afforded by this consolidation will lead to significantly enhanced and de-siloed service delivery for students progressing through the elementary grade continuum. Second, the reintroduction of grade five to elementary school programming in South Hadley will, we believe, properly align the social emotional needs of all elementary students, consistent with the district's expanding understanding of the centrality of social emotional health to the overall well being and individual success of each unique student. Further, as with academics, consolidated programming in the context of the district's revitalized SEL coordination and initiatives will allow for uniform and mutually reinforcing SEL programming and professional development made possible by grade proximity within one facility.

As with Plains, the vision for a reconfigured Mosier Elementary School amplifies efforts to re-vision the academic experience of our learners as they move past early childhood to a comprehensive and unified one through five learning environment, once again the goal being to crate and reinforce the conditions for future long term social and academic success of our students.

Toward the other end of the district's emerging educational vision stands the pillar of a revised middle school model that will serve students in grades 6-8 only. This pillar extends the district's vision in two specific ways. First, by reducing the grades served to three (down from the current four) this model supports students' academic development.. This proposed model would free up space in the middle school to develop a robust pre-vocational program for students who may wish to experiment with an academic trajectory that also includes exposure to a variety of pre-professional opportunities. The pre-vocational opportunities will align with current high school vocational programs in criminal justice, carpentry and culinary and will allow for an even more robust and evolved program of vocational study at the high school, including the introduction of an Early Childhood program, by leveraging and expanding upon early middle school exposure. This proposed plan also allows for the contemplation of possible further future expansion of high school vocational programming, including, for instance, cosmetology.

This vision is also an extension of efforts currently underway at the middle school to reimagine its service delivery, consistent with our core goal of strengthening and extending academic foundations for all students. Just this year the middle school implemented an entirely new schedule, extending instructional periods, accommodating the inclusion of its first ever advisory program, world language classes (Spanish) and Family and Consumer Science offerings.

The second extension of the district's vision allowed by this proposed model supports students' social emotional and behavioral needs by increasing administrator and counselor oversight achieved through the reduction of one full grade from the current middle school configuration. This grade reduction will directly support efforts currently underway in the district to address the behavioral and social emotional needs of students across the district, and in particular the unique behavioral and emotional needs of the middle school student. Beginning this year, the district now employs a full time Mental Health Coordinator whose impact on the middle school advisory program development and implementation has already yielded tangible improvements in addressing student need. The proposed plan will extend progress made in this critical area by increasing administrator and counselor student contact time. Additionally and consequentially, it will allow increased time for purposeful oversight and continued development of student centered programming for students whose own academic and social emotional development requires unique focus and attention.

The fourth and final pillar of the district's emerging vision recognizes the fundamental fact that, sitting as it does at the end of the pre-k through twelve continuum, South Hadley High School bears responsibility both for its own contribution to student achievement and the consequences of all the curriculum, instruction and programming shaping students through the years leading up to their

tenure at the high school. Recognizing this reality, the educational vision proposed here impacts South Hadley High School in two ways. First, by proposing an early child learning center, a consolidated elementary school, and a reconfigured middle school, the district recognizes the absolute necessity of creating a firm and reliable foundation for all its learners. Supported as they will be by innovative programming informed by contemporary best practices in academic content and social emotional wellness, students will enter their high school years beneficiaries of a firm, coherent and comprehensive educational foundation, upon which the high school can and will build to create the conditions for individual student achievement based on the needs and interests of students as unique learners, thus strengthening the final pillar of the district's pre-k through twelve educational vision. Second, high school vocational programming itself will be directly and positively impacted by lower grade reconfigurations. Benefitting from a vigorous pre-vocational program at the middle school, vocational programming at the high school will transform to next phase instruction, significantly advancing the professional goals and aspirations of a large and growing segment of its population as they look toward post-secondary employment or education. In addition, the development of an early child center will provide a unique opportunity to create and implement an Early Childhood Program for high school students by leveraging a reconfigured Plains Elementary School into both an early childhood instructional space for learners and a lab space for students at the other end of the pre-k through twelve continuum interested in that vocation and seeking practical, and local, ways to engage in it.

The Building Vision

Since the vision described above articulates a clear separation of elementary and middle school grades, the South Hadley School District proposes, at a minimum, the consolidation of grades one through five into one completely new school building. This proposal reflects the following core beliefs: Mosier Elementary School cannot be renovated AND a one through five elementary model is consistent with a contemporary and results driven educational vision for all students in our district. At most, the district proposes consideration of a grades one through eight school, with elementary and middle school grades separated within the facility, thus creating two distinct schools under one roof. Among the expected benefits of this proposed facility, the district highlights the following:

- Maintenance of new programming currently available to grade five students (Spanish, advisory, FACS) made possible by proximity to programming within the same facility
- Enhanced economies of scale for maintenance and custodial services, counseling supports, joint elementary and middle school programming and professional development

Since the district contends that the current Mosier facility is not repairable, this proposal prompts consideration of renovation of the current middle school facility to allow for the introduction of up to five pre-vocational programs and adding onto the current middle school facility to accommodate the new one through five Mosier Elementary School. The district recognizes that if it is invited into the feasibility study that process will determine the ultimate merits of this minimum and maximum

building and grade reconfiguration proposals outlined in this letter. The district also recognizes the possibility, if not even the likelihood, of other designs and configurations not contemplated here. In all cases, we affirm our commitment to working diligently, flexibly and collaboratively alongside the MSBA to develop and implement a plan that secures the best outcome for the students, families, taxpayers and other stakeholders of this community.

Funding Preparation

In anticipation of demonstrating its commitment to this process, the Town of South Hadley has for the last five years built a significant fund, now in excess of 850 thousand dollars, to support the feasibility study whenever the district is invited to participate.

Conclusion

The South Hadley School District and town have worked hand in hand to develop the proposal before you. The collaborative nature of this partnership, extending well past this particular project, makes now a uniquely opportune time to engage in the complicated and transformative work before us. It is our sincere hope that the South Hadley School District and Town of South Hadley is provided the opportunity to work with the MSBA on behalf of the students and families of this community to create a once in a generation opportunity to transform its educational landscape.

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June 2025

Module 3 Grade Reconfiguration and Districting Approval Certification Template

Town of South Hadley
South Hadley Public Schools

June 25th, 2026

Mr. Michael McGurl
Director of Capital Planning
Massachusetts School Building Authority
10 Post Office Square, Suite S400
Boston, Massachusetts 02109

Dear Mr. McGurl:

The Town of South Hadley School Committee (the "SC") understands the proposed change to existing grade structure and that is being proposed in the *Preferred Schematic Report* for the Mosier Elementary School project (the "Project"), and on May 20th 2026, the SC voted to approve and authorize the proposed change to the existing grade structure for the following reason to create a unified Mosier Elementary School, create a true Middle School grade configuration at Micheal E. Smith School and expand the pre-k program at Skala School as described in the Feasibility Study related materials. A certified copy of the SC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

The SC has held four meetings regarding the proposed change to existing grade reconfiguration as related to the proposed Project, in compliance with the state Open Meeting Law. These meetings include:

School Committee – October 11th, 2023
Agenda – Public Forum on South Hadley Elementary Building Project

School Committee - October 19th, 2023
Agenda - South Hadley Elementary Building Project and Grade Reconfiguration Plan-Discussion and Approval of MSBA Letter (VOTE)

School Committee – February 4th, 2026
Agenda - SHES Building Project - Grade Reconfiguration Options

School Committee – May 20th, 2026
Agenda - Grade Reconfiguration (VOTE)

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June 2025

In addition to the SC meetings listed above, the District held thirteen public meetings, which were posted in compliance with the state Open Meeting Law, at which the Project was discussed. These meetings include:

School Building Committee – October 8, 2025
Agenda - Project Update; Subcommittee Updates; Correspondence; Committees/Boards/ Department Updates; Next Meeting Dates; Other New Business

School Building Committee – November 12, 2025
Agenda - Project Update; Correspondence; Committees/Boards/ Department Updates; Next Meeting Dates; Other New Business

School Building Committee – December 3, 2025
Agenda – Project Update (Design Options); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – December 10, 2025
Agenda – Project Update, PDP Submission Draft Review; Committees/Boards/ Department Updates; Correspondence; Next Meeting Dates; Other New Business

School Building Committee – January 14, 2026
Agenda – PDP Submission results, Project Update (Design Options reviewed); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – January 28, 2026
Agenda –Project Update, Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – February 11, 2026
Agenda –Project Update (decision for preferred design solution and next steps); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – February 26, 2026
Agenda –Project Update (decision for preferred design solution and MSBA comments update, Preliminary cost implications review); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – March 18, 2026
Agenda –Project Update (decision process for preferred option and discuss traffic study, future borings and detailed site survey); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – March 31, 2026
Agenda –Project Update (review of options and MSBA timeline); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

Docusign Envelope ID: A0EF770C-36C2-8096-80E1-C6BB3E3C5693

June 2025

School Building Committee – April 15, 2026
Agenda –Project Update (review of options, traffic study, Local law enforcement and MSBA timeline); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – April 29, 2026
Agenda –Project Update (review of site options and MSBA timeline); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – May 11, 2026
Agenda –Project Update (review of site options, Voting on Preferred Option for further refinement & submission to MSBA in June and MSBA timeline); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

The presentation materials for each meeting, meeting minutes, and summary materials related to the Project are available locally for public review at: https://www.southhadley.org/agendacenter

To the best of my knowledge and belief, each of the meetings listed above complied with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq*.

If you have any questions or require any additional information, please contact Superintendent Jennifer Voyik (413) 538-5060 Ext: 2600 jvoyik@shschools.com

By signing this Grade Reconfiguration and Districting Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

DocuSigned by: Lisa Wong C2D975B31D654BF...

By: Lisa Wong

Title: Chief Executive Officer

Date: June 22, 2026

By signing this Grade Reconfiguration and Districting Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

Signed by: Jennifer Voyik 5DB8E31B08224A8...

By: Jennifer Voyik

Title: Superintendent of Schools

Date: June 21, 2026

By signing this Grade Reconfiguration and Districting Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

Signed by: Eric Friesner 9063973D15AA4E7...

By: Eric Friesner

Title: Chair of the School Committee

Date: June 22, 2026

South Hadley Public Schools
School Committee Meeting Minutes

May 20, 2026

Video Conference Meeting Accessible via SHCTV1 or SHCTV1.com

I. Call to Order: At 7:00 pm noticing a quorum, Chair Eric Friesner called to order the hybrid South Hadley School Committee meeting, in-person at the South Hadley Council on Aging and a Zoom Meeting accessible via SHCTV15 and SHCTV.com
In Attendance: Eric Friesner, Chairperson; Tracie Kennedy, Vice Chairperson; Jack Witkowski, Member; Danielle Cooke, Member; Nicholas Prentiss, Member; Jennifer Voyik, Superintendent; & Lyn Jacques, Assistant Superintendent of Schools.
Guests: Amy Foley, SHEA President
Absent: Maya Thielen & Zenniyah Valenzuela, Student Representatives
II. Public Comment: Ashley Macey, SHPS First Grade Teacher – Increasing demands on educators, retention & sustainability; Mike Cote, SHHS Special Education Teacher – Valuing educators through actions; & Sam Sabbs, SH Resident & SHPS Teacher – Growing demands of teachers.
III. SHEA Report: Provided by SHEA President, Amy Foley: She thanked educators who spoke publicly, recognizing that sharing concerns can be difficult, particularly during a period of budget pressures. She stated that the current zero-percent salary proposal leaves educators feeling undervalued and warned that ongoing budget uncertainty, staffing reductions, and compensation concerns are affecting morale, retention, and recruitment. She emphasized that repeated cuts to school-based positions have strained the workforce and argued that budget decisions should reflect the district's commitment to its educators, calling for a fair contract that supports staff and helps ensure the long-term strength of South Hadley schools.
IV. Routine Items

A. Approval of Warrants (2 VOTES)

Date	Warrant	Amount
April 28, 2026	Warrant #2026-289	$130,849.73
May 5, 2026	Warrant #2026-296	$304,378.41
May 7, 2026	Biweekly Payroll	$812,151.48
May 12, 2026	Warrant #2026-303	$626,845.65

(VOTE #1) Danielle Cooke made a motion for those eligible to approve the following two warrants, the first is warrant dated April 28th, 2026, it is warrant #2026-289, in the amount of $130,849.73, and the next is warrant dated May 5th, 2026, it is warrant #2026-296, in the amount of $304,378.41.
Jack Witkowski seconded the motion.
Kennedy – Aye; Cooke – Abstained; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
This motion passed with 4 in favor and one abstention.
(VOTE #2) Danielle Cooke made a motion for those eligible to approve the following, the first

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is warrant dated May 7th, 2026, it is a biweekly payroll, in the amount of $812,151.48 and the second is warrant dated May 12th, 2026, it is warrant #2026-303, in the amount of $626,845.65.

Tracie Kennedy seconded the motion.

Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.

This motion passed unanimously.

V. Reports of Standing Committees

A. Subcommittee & Liaison Reports:

1. Elementary School Building Project: Provided by Tracie Kennedy, The building project committee met last Monday for an extensive discussion and ultimately selected Option 8, a "Mosier on Mosier" option, as the preferred schematic design, allowing the project to advance to the next step in the MSBA process. A community forum will be held on June 4 at 5:00 p.m., including a tour of Mosier followed by time for questions and comments.

B. Report of Student Representative: None.

C. Report of Superintendent: Superintendent Voyik congratulated all the seniors who'll finish high school this week, with graduation next week. The administrative team is developing a strategy focused on curriculum, student support, and ensuring students feel safe and connected. A draft is expected this summer, with school and district improvement plans in place for September.

D. Report of the Chair and School Committee: None.

E. Appreciations: Superintendent Voyik – HJSS Nurse Elizabeth Greenwood & MESMS PTO; Assistant Superintendent Jacques – SHHS carpentry class; Chair Friesner – Mosier's recent 4th grade field trip; Tracy Kennedy – SHPS Music program's performance at Buttery Brook; and Jack Witkowski – Staff & PTOs.

VI. HJSS Student Presentation: Principal Lussier, Assistant Principal Kim Ludkiewicz & Music Teacher Nick Deysher presented a video of HJSS students and their experiences in music class.

VII. South Hadley Music Parents Association (SHMPA) Donation (VOTE): Done just before the HJSS student presentation due to technical difficulties. Lisa Beauchemin, President of the South Hadley Music parents Association presented a donation hoping for it to be used for the assistant marching band director ($3,253) and for the fall percussion arranger ($1,450).

(VOTE) Chair Friesner entertained a motion to accept the donation as presented.

Vice Chair Kennedy so moved.

Danielle Cooke seconded.

Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.

This motion passed unanimously.

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South Hadley Public Schools
School Committee Meeting Minutes

May 20, 2026

Video Conference Meeting Accessible via SHCTV1 or SHCTV1.com

VIII. HJSS 2026-2027 Student Handbook Updates (VOTE): Principal Lussier and Assistant Superintendent Ludkiewicz presented handbook changes.
(VOTE) Chair Friesner entertained a motion to accept the changes as presented.
Jack Witkowski so moved.
Danielle Cooke seconded.
Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
This motion passed unanimously.
IX. 2026-27 MESMS Washington DC Proposal (VOTE): Principal Martinez presented the proposal for the FY27 Washington DC trip and a video of students from this year's trip shared what they liked about their experience.
(VOTE) Chair Friesner entertained a motion to approve the trip as presented.
Vice Chair Kennedy so moved.
Danielle Cooke so moved.
Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
This motion passed unanimously.
Appreciation was expressed for AP Killian for recently administering the Heimlich maneuver for a student.
X. Grade Reconfiguration (VOTE): As part of the MSBA building process, the School Committee will vote on a proposed grade reconfiguration connected to the new Mosier School. The plan would place Pre-K and Kindergarten at Scala School, grades 1–5 at the new Mosier School, and grades 6–8 at the middle school, expanding preschool opportunities, keeping elementary grades together, and creating additional academic and vocational pathways for students.
(VOTE) Chair Friesner entertained a motion to support the reconfiguration of grades as presented.
Vice Chair Kennedy so moved.
Danielle Cooke seconded.
Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
This motion passed unanimously.
XI. Reaffirmation of Policy AE - Commitment to Accomplishment (VOTE): Superintendent Voyik read the policy.
(VOTE) Chair Friesner entertained a motion to reaffirm the policy as presented.
Jack Witkowski so moved.
Danielle Cooke seconded.
Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
This motion passed unanimously.



South Hadley Public Schools
School Committee Meeting Minutes

May 20, 2026

Video Conference Meeting Accessible via SHCTV1 or SHCTV1.com

XII. FY27 Budget Update (Possible VOTE) Superintendent Voyik presented the update which included discussion on the free cash in the amount of $300,000 given to the schools from the town to invest in ways that will generate revenue.
(VOTE) Danielle Cooke moved to approve the vocational director position.
Nick Prentiss seconded.
More discussion took place on how the committee will proceed with the remainder.
Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
This motion passed unanimously.
XIII. Information Only: Next community conversation is on June 2nd at 930 at Thirsty Mind.
XIV. Unfinished Business

A. **SHHS Handbook Changes (VOTE):** Chair Friesner entertained a motion to accept the SHHS handbook changes as presented at the last meeting.
   Danielle Cooke so moved.
   Jack Witkowski seconded.
   Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
   This motion passed unanimously.
B. **School Choice (Possible Vote):** The Committee and Administration discussed how many applications have been received thus far, class sizes and the possibility of opening more slots for first grade.
   (VOTE) Vice Chair Kennedy moved to change school choice grade 1 from one slot to 4 slots for FY27.
   Danielle Cooke seconded.
   Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
   This motion passed unanimously.

XV. New Business: None.

(VOTE) Chair Friesner entertained a motion to adjourn.
Danielle Cooke so moved.
Jack Witkowski seconded.
Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
This motion passed unanimously and the meeting adjourned at 9:48pm.

Respectfully submitted by Kiesha Keitt, Executive Assistant to the Superintendent.
Reviewed and approved by the School Committee on June 20, 2026.

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CERTIFICATE OF VOTE

May 20, 2026 Grade Reconfiguration Vote

I, Sarah Gmeiner, Town Clerk of South Hadley, Massachusetts do hereby certify that at its May 20, 2026 meeting the South Hadley School Committee voted unanimously to support the reconfiguration of grades as presented in the meeting minutes below and attached.

X. Grade Reconfiguration (VOTE): As part of the MSBA building process, the School Committee will vote on a proposed grade reconfiguration connected to the new Mosier School. The plan would place Pre-K and Kindergarten at Scala School, grades 1–5 at the new Mosier School, and grades 6–8 at the middle school, expanding preschool opportunities, keeping elementary grades together, and creating additional academic and vocational pathways for students.
(VOTE) Chair Friesner entertained a motion to support the reconfiguration of grades as presented.
Vice Chair Kennedy so moved.
Danielle Cooke seconded.
Kennedy – Aye; Cooke – Aye; Witkowski – Aye; Prentiss – Aye; & Friesner – Aye.
This motion passed unanimously.

A TRUE COPY, ATTEST

Sarah B. Gmeiner
Town Clerk

FACILITIES MAINTENANCE PLAN

TOWN OF SOUTH HADLEY
&
SOUTH HADLEY PUBLIC SCHOOLS

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MISSION

The Facilities Department will provide a safe, clean, orderly, cost-effective building environment that supports and contributes to the education of our students and the working environment of the teaching and administrative staff. The department will also provide highly maintained Town facilities to support the needs of the town staff members as well as the community.

_____	_____
Town Administrator Signature:	Date:
_____	_____
Superintendent of Schools Signature:	Date:
_____	_____
Director of Facilities Signature:	Date:

1 – SAFETY

General Safety Procedures

- Emergency Phone Numbers:
    a. Fire:
    b. Ambulance:
    c. Poison Control:

- Wear appropriate clothing and Personal Protective Equipment (PPE) for the work being done.
    a. Wear rubber gloves when cleaning washrooms or locker rooms or when using toxic chemicals.
    b. Wear safety glasses or goggles when working close to liquid chemicals or when using hand tools.
    c. Wear steel toe shoes or boots when operating lawn mowing equipment.
    d. Wear hard hat when working beneath objects that may fall.
    e. Wear approved helmet, apron, and gloves when welding

- Follow manufacturer's instructions when mixing chemicals. Always mix chemicals in a well ventilated area with spill protection.

- Always read the Material Safety Data Sheet (MSDS) prior to working with new products for the first time or whenever there are questions about how to properly handle the material. MSDS will be available in the Maintenance Office and in each facility where the materials are used.

- NEVER ever use chains and padlocks to secure exit doors. Security is of great importance. Students and staff will prop doors open and create other nuisances, but in the interest of safety, exit doors must function properly.

- Always use proper lifting techniques when lifting heavy objects. Lift with the legs. Keep the back straight. Do not twist the body and lift at the same time. Request assistance.

- The Lock-Out Tag-Out system will be utilized whenever working on electrical circuits.

- Do not use tools that are broken or that have missing guards, shields, or other protective components. Report broken tools to the Maintenance Supervisor.

- No employee is authorized to operate district owned or leased motor vehicles without first completing the district defensive driver training program.

- All maintenance department employees shall complete asbestos training within 60 days of hire as required by federal law.

- No employee shall attempt to perform tasks for which he or she has not been trained and authorized to perform by the Maintenance Supervisor.

Chemical Hazards

Use, Storage and Disposal of Chemicals:
Toxic, flammable, or otherwise hazardous chemicals are most commonly encountered in the custodial closets, kitchens, science laboratories, and storage rooms. It is very important to know how to use, store and dispose of chemicals and other hazardous substances used by technicians in their areas of responsibility. Safety precautions and guidelines for each of these three aspects of safe practices for chemicals are presented next.

Chemical Use:
No one should use any substance, even household products, without understanding what dangers exist and how to use the product safely. Chemical substances should be used only in the manner and for the purpose for which they were intended. Before using any chemical, the technician should learn about possible hazards, disposal and emergency treatment measures, and handling procedures. All of this information can be found on either the label on the product or its Material Safety Data Sheet (MSDS), which will be available at each site for all chemicals. The major safety precaution to take when working with chemicals is to avoid contact as much as possible. This can be accomplished in many ways. Among the points to remember when working with chemicals:

1. Avoid using hazardous chemicals for any task that can be done some other way.
2. If you must use a hazardous substance, always wear protective clothing (gloves, goggles, shoes) as appropriate.
3. Mix chemicals only in approved combinations and to the proper dilution levels. Prepare mixtures in a safe area.
4. Do not splash or spill liquids.

Chemical storage:
Proper storage of chemicals can avoid many accidents. Certain chemicals should not be stored near each other, because of the risk of combining fumes or spills. For example bleach and ammonia may leak or evaporate from improperly sealed containers. If these fumes combine, they react to form an extremely toxic gas. Acids with alkalis, and chemicals with petroleum products such as cleaning liquids, are also hazardous combinations. Other points to note about chemical storage:

1. Never transfer chemicals into an unlabeled container.
2. Store potentially flammable chemicals in approved containers and areas. NEVER store chemicals in electrical, mechanical, or boiler rooms.
3. Keep chemicals away from sources of heat, such as furnaces or sunshine.
4. Chemical storage areas should not be crowded and should have a systematic, easy to reach arrangement.

Chemical Disposal:
Improper disposal of substances such as cleaning chemicals used on the job can cause serious problems. Material Safety Data Sheets contain information about the safe disposal procedures for the chemical substances used. Some general rules to follow:

1. Never flush corrosive or volatile materials into the sewage system.
2. Always discard unused portions of mixed chemicals unless information on the label specifically states the mixture may be kept for later use. If this is done, label and store the mixed solution properly.
3. In case of spills properly dispose of materials used to clean up spill.

Fluorescent Light Bulb Recycling

Most fluorescent and mercury lamps are hazardous and require special handling. Nationwide, there are over 600 million lamps discarded each year. Until recently, regulations have made it difficult and expensive to properly manage used lamps and most end up in municipal landfills. Now the USEPA has included mercury lamps in the Universal Waste Rule (UWR), a new federal regulation that reduces the cost and regulatory burden on generators who recycle. The NH Department of Environmental Services enforces the Universal Waste Rule in New Hampshire.

DO NOT THROW FLUORESCENT LIGHT BULBS IN SCHOOL DUMPSTERS FOLLOW THE GUIDELINES BELOW TO PROPERLY DISPOSE OF THEM

Guidelines for packing and shipping Fluorescent lamps:

1. Contractor can provide boxes to pack lamps and ballasts. Acceptable shipping containers include manufactures' boxes in which the new lamps were shipped, contractor provided four-foot, five-foot, eight-foot, T-26 and T-43 boxes. All other boxes, must be approved by Contractor prior to use.
2. Fill boxes to capacity with lamps.
3. All precautions should be taken to eliminate breakage of lamps. Extra charges may result from broken lamps.
4. Do not tape lamps together. This results in excess handling of lamps and additional charges.
5. If a box of lamps break, place the entire box in a plastic bag immediately. DO NOT open the box. Close and seal the bag. Notify the Contractor of any broken lamps prior to shipment.
6. Contractor will complete the Lamp Recycling Manifest and leave a copy at the facility.
7. Label boxes and accumulation "Spent Mercury-Containing Lamps for Recycling" along with the starting date of the accumulation.
8. Must have at least 10 cases of bulbs for recycle before calling for pick up. Contact the following Contractor for Fluorescent Light Bulb Recycling.

Electrical Hazards

Working with electricity can be a shocking experience for those not familiar with the hazards of this area. Besides the risk of electrical shock, many fires are caused by electrical misuse or malfunction. Receiving proper training and paying careful attention to safety precautions are important for any tasks involving electricity. Electricity is encountered throughout any school building. Particular electrical hazards occur in kitchens, workshops, and machine rooms. However, it is also possible to find such common hazards as damaged cords or equipment in areas where they might be overlooked – for instance, lounges and offices. The technician should be alert for such potential problems throughout the school. Coffee pots, hot plates, and microwave ovens are common hazards. Equipment with heating elements should be carefully monitored and not left unattended. Electrical hazards also exist any time a technician uses or services a vacuum, power tool or other piece of equipment. An understanding of what happens as a result of carelessness with electricity may help avoid electric shocks. Electric current flows through the path of "least resistance." This path can be the human body, such as happens when a defective piece of electrical equipment is handled when standing on a wet surface. The risk of shock is lessened by the use of a grounding plug or wire, which provides a better path. Insulating the body, such as by wearing rubber gloves or rubber soled shoes, also helps. Here are some general points to remember about electrical safety:

1. Never use defective equipment, or equipment with a cracked, frayed, spliced, or worn electric cord or missing the grounding plug.
2. Always grasp the plug, not the cord, to unplug equipment.
3. Outlets with Ground Fault Circuit Interrupt (GFI) protection devices should be available for use in all areas around water supplies and in damp areas.
4. Always use GFI outlets for tasks involving electrical equipment when they are available. For example, use a GFI for power source for a wet/dry vacuum when picking up scrub water. Portable GFI outlets may be used for areas where they have not been permanently installed but are necessary for safety.
5. Never use electrical equipment around liquids, unless designed for this.

Fire Hazards

Fire safety means both preventing fires and taking the correct steps if a fire should occur. Fire prevention is the responsibility of all building occupants, but the maintenance staff has a special role to play. Good custodial housekeeping practices (for example, keeping litter and debris out of buildings, cleaning equipment, and vents properly) are important precautions to take against fire hazards. The State Fire Code under RSA 153:5 regulates many safety practices in schools. Briefly, the code covers fire resistance ratings of building materials, use of smoke detectors and fire alarms, storage of flammable and combustible materials, required means of egress and other related topics. Areas that often contain fire hazards are storage rooms that tend to accumulate trash, equipment rooms, furnace rooms, and the custodial closet. The custodian is in a unique position to recognize and eliminate potential fire hazards in many of these areas. Any time a problem is noted, the custodian should notify either the maintenance supervisor or a school administrator.

Custodial tasks can sometimes affect the level of fire resistance of an area. In many cases, the structural integrity of all or part of a building is necessary for adequate fire protection. School staff members should never cause holes in partitions or doors, mar the surface of walls, floors, and floor coverings, or create gaps between frames and windows or doors without considering whether a possible fire hazard will arise. Damage is not the only way a fire hazard relating to building structures can be unintentionally created. By not using built in safeguards properly, the risk of fire damage is greatly increased. You should NEVER leave fire doors open, wedge smoke doors so automatic closing cannot occur or prop open doors or lids on flammable storage cabinets. The same is true for exit doors. There is never any justification for blocking routes of egress or for chaining exit doors, no matter how inconvenient a situation may be.

Four major sources of fire hazards are lightning, electricity, human carelessness, and chemical combustion. Lightning cannot be prevented, but its effects can be minimized by keeping buildings in proper shape. There are many other things the technician can do to eliminate many of these other hazard sources.

1. Watch out for defective outlets and be sure they are not used until repaired.
2. Never overload a circuit with extension cords or multiple outlets, and report any overloads that are noticed.
3. Store flammable and combustible materials in approved containers, cabinets, or rooms.
4. Debris should never be allowed to accumulate. Flammable materials and gas-powered equipment shall not be stored in electrical or mechanical rooms.
5. Cleanliness is important in fire hazard areas such as electrical and mechanical rooms. Dust can be flammable so should be removed from surfaces and equipment frequently.
6. Use extreme caution around fuel storage tanks. Any spark, or flame near damaged or defective valves or regulators could cause explosion as well as fire by igniting fumes that may have leaked out.
7. Keep electrical equipment in good shape. Report strange noises or other unusual events observed about fan belts, gears, or any other part of a piece of equipment.
8. Report any suspicious signs, such as a “burning smell”.
9. Hallways, aisles, and doorways must never be restricted or blocked by objects that prevent fast exit in case of emergency.
10. Know what actions to take in case of fire. Prompt action can save lives and property.

Fire Extinguishers

All maintenance staff members shall receive annual training in the proper use of fire extinguishers and in the selection of the proper type extinguisher for the type of fire.

If taking the time to use a fire extinguisher could put a life in danger…. DON’T.

Use the proper type fire extinguisher for the fire. Fire extinguishers have a rating on the faceplate, which shows which class or classes of fire it can put out. If you must use as extinguisher remember the PASS method:

1. Pull the pin
2. Aim the extinguisher nozzle at the base of the flames.
3. Squeeze the trigger while holding the extinguisher upright.
4. Sweep the extinguisher from side to side, covering the fire with the extinguishing agent.

Physical Hazards

Another important area for safety awareness is in physical activity, such as lifting heavy loads and working on a ladder. Physical hazards occur most frequently wherever the technician is working. Wherever a ladder, mop, tools, or other equipment is used, there is potential for accidents for either the technician or others. Stairs, hallways, mechanical or boiler rooms, and school grounds are all likely places for tripping, falls, or cuts. Many back injuries, broken bones and wounds could be avoided through awareness, carefulness, and proper training. There are many job factors in which the technician can change or improve to help avoid this type of hazard. In this section we will discuss lifting techniques, slip and fall hazards, ladder and stairway safety, power and hand tool safety and also dealing with the heat.

Proper Lifting Technique:

The steps to be taken when lifting a heavy object are listed below:

1. Size up the load. If too heavy to handle easily, get help or the proper equipment (such as a hand truck). Delaying the job a few moments to get assistance is better than risking an injury.
2. Check the route. Decide the safest path to take with the load; see that the way is clear; be sure that where the load will be placed is ready.
3. Get a firm footing and take a good grip—feet a little apart for good balance, one beside and one behind the object; keep back straight and aligned with the neck; bend knees, allowing legs instead of back to support the weight; grip the object with the whole hand including palms—not just the fingers.
4. Keep the load close to the body, tuck arms and elbows into the body, and center all body weight over the feet. Lift with a steady thrust, starting with the rear leg.
5. Never twist the body. Move the feet to change direction.
6. Bend knees to put down the load. Be sure fingers are not caught underneath the object as it is put down.
7. Wear proper protective gear, such as gloves, protective foot gear and other clothing, if the load requires special handling. For instance, wear protective gear when carrying liquid chemicals in containers that may leak, or objects with sharp edges.
8. When help is required to move a load, teamwork should be practiced and one person should call the signals.

Remember:

1. PUSH, don't pull
2. MOVE, don't reach
3. SQUAT, don't bend
4. TURN, don't twist

Back Supports Help:

1. Support lower back and abdominal muscles
2. Reduce fatigue
3. Improve lifting posture
4. Act as a reminder
5. Back Supports DO NOT Make You Stronger

Slipping and Falling Hazards:

Most floors and other surfaces look safe. Each year however, thousands of accidents occur by falling or slipping. Falls are the second most common cause of fatal injuries. The technician must be aware of many factors that cause slipping and falling -- either of the technician or others in the school.

1. Clothing can cause falls of inappropriate for the job. Clothing should not be too long or loose. Shoes should be slip resistant, preferably with rubber or other grip type soles. Sandals, clogs, or flip-flops are NOT allowed on the job.
2. Be alert. Watch for things that can trip persons, such as wires, cords, litter, or equipment in the aisles and walkways. This is important both inside buildings and on the grounds. When possible, remove or rearrange such objects so they are not in the way.
3. Wet floors cause a particular hazard. When cleaning floors, place a "caution wet floors" sign to warn people using the area. Added protection is gained by roping off the area whenever possible. Floors should be cleaned when traffic is lightest and should be dried as soon as possible. If the task calls for walking on a wet surface, the technician should place feet carefully and move slowly.
4. Spills and leakage from trash barrels or bags can create another problem situation. Empty a leaking trash container and clean up the spill as soon as possible.
5. Falls are commonly caused by tripping over obstacles in walkways. The technician can thoughtlessly create this type of hazard for others on the school grounds. All equipment and supplies should be stored properly, out of the walkways. Never leave tools or equipment lying around if they are not actually being used.

Stairway and Ladder Safety:

Working at a distance above the ground also creates a potential falling hazard. There are many custodial tasks that require the use of a ladder, scaffold, or other type of support. Stairways and ladders are among the most frequently used items on the job. Routine use of stairs and ladders can lead to carelessness. Accident figures show that traveling up and down stairs is not always as safe as it looks. Safety on ladders and stairways at your facility involves understanding what they were designed for and how to use them.

Custodial staffs have a six, eight or ten foot stepladder and an extension ladder to assist them with the many job tasks.

1. **SAFETY FIRST!**
2. **NEVER** use a support that was not specifically designed for such use.
3. That is, use a stepladder not a chair.

One common portable ladder is the stepladder.

Stepladders:

1. Stand by themselves
2. Are not adjustable in length
3. Have a hinged back
4. Have flat steps that are 6 to 12 inches apart
5. Open at least one inch for each foot of the ladders length.
6. Rules for using stepladders safely:
7. Make sure ladder is fully open and the spreaders are locked.
8. Do not climb, stand or sit on the top two rungs.

Another common portable ladder is the extension ladder.

Extension ladders:

1. Lightweight and durable
2. Adjustable in length
3. Made up of two or more sections that travel in glides or brackets
4. At least 12 inches wide
5. No longer than 24-foot per section
6. Rules for using extension ladders safely:
7. Have a co-worker help you raise and lower the ladder
8. Never raise or lower the ladder with the fly section extended
9. Be sure to secure or foot the ladder firmly before extending it
10. Set up the ladder with about three feet extending above the work surface
11. When using an extension ladder figure out and use the right set up angle or pitch. The distance from the foot of your ladder to the base of what it is leaning against should be about one fourth of the distance from the ladders top support to its bottom support

Inspection and Maintenance of Portable Ladders:

Ladders must be kept in good condition at all times. They need care and cleaning, especially when used in oily or greasy areas or left outside. Regular inspections will help make sure ladders are safe. Check each ladder in these ways:

1. Look for broken or missing steps or rungs.
2. Look for broken or split side rails and other defects.
3. Feel for soft areas on wooden ladders.
4. Check for rust or weakness in the rungs and side rails of metal ladders.
5. Check fallen or misused ladders for excessive dents or damage.
6. Tag defective ladders and remove from service immediately to prevent any accidents.

General Safety Tips for setting up and using portable ladders:

1. Make sure the ladder will be standing on a firm level surface.
2. Try not to set a ladder up in a passageway. If you must use a ladder in a passageway, set out cones or barricades to warn passers-by.
3. Never place a ladder on an unstable base for more height.
4. Use both hands for climbing.
5. Hoist your tools if carrying them would keep you from using both hands.
6. Don't stretch in order to reach something. Climb down and move your ladder.
7. Use wooden or fiberglass ladders for electrical work or in areas where contact with electrical circuits could occur.
8. Only one person should be on a ladder at any time. Whenever possible have an extra person hold the ladder steady.
9. Do not use a ladder for anything other than a ladder.
10. Stairways: A stairway is a series of steps and landings that has four or more risers.
11. Stairways let you move from one level to another. Most stairway accidents occur because technicians do not realize the hazards of climbing stairs. Some common causes of stairway accidents are dangerously high stairways, poor lighting, poor housekeeping, and slippery or greasy steps. Some simple work practices will help you climb stairs safely:
12. Pay close attention as you climb. On the way down look for the leading edge of each step.
13. On poorly lit stairways be extra careful and take your time.
14. Always use railings and handrails.
15. Use the safe platforms provided when working on stairways.
16. Clean up cluttered or slippery steps.

Using ladders and stairways properly is an important part of safeguarding your health. Choose the right ladder for each job, follow the basic rules for using it safely and perform regular inspections and maintenance. On stairways, pay close attention while you climb, use the handrails and help keep steps clean and free of clutter. Taking just a little extra care will enable you to climb stairways and ladders safely and with confidence.

Hand and Power Tool Safety

The school technician uses many tools for performing job tasks. It is easy to understand the need for safe working practices with, for instance, a large and powerful floor machine. However, even a small screwdriver can be hazardous if used improperly. Keeping tools in a state of good repair is an important way to avoid physical hazards. Ladders, jacks, hand trucks and all tools that are in good condition give more "margin of safety" to the technician using them.

1. Always use the proper tool for the job. Approach the use of a tool with respect and care. A moment's carelessness can cost an eye, or worse.
2. Never use a defective tool.
3. Always wear protective gear such as gloves, goggles, and hearing protection when performing any task involving hazardous tool usage.
4. Do not overload a tool's capacity or try to hurry its operation.

5. Disconnect power cord before adjusting tools, such as changing the blade on a skill saw.
6. Always be conscious of where parts of the body are in relation to the tool being used.
7. Keep tools in proper shape. A sharp knife is less dangerous than a dull one that must be forced through what is being cut.
8. Use only tools for which training has been received.
9. Do not reach into waste containers or push trash into a partly full container with bare hands.
10. Put waste with sharp edges in sturdy containers.
11. Be aware of sharp edges on furniture or other objects being moved. Even the edges of a cardboard carton can cut badly.
12. Do not put hands or head into places that have not been visually inspected for possible hazards.

Heat Stress

Your body is affected by heat stress on the job more than you might think. In addition to the medical hazards of heat stress, you are also more likely to have accidents in hot environments. A hot environment with high humidity may overload your body with heat. Wearing excessive amounts of clothing while performing heavy manual work in cold weather can have the same effect as a 95 degree day in the summer. This stress can result in a series of disorders ranging from sunburn to serious heat stroke. Your body metabolism produces internal heat during digestion, muscle activity, energy storage and breathing. In fact, your muscles release about 70 percent of their energy as heat. This warms your muscle and surrounding tissues. Since your body works well at a constant inner temperature of 98.6 ° Fahrenheit, your body works to keep your temperature at 98.6° in a process called thermoregulation. The amount of heat that stays stored in your body depends on the environment, level of physical activity, type of work, time spent working and number and length of breaks between work periods. In addition to recognizing signs of heat stress and knowing first aid measures, you can prevent heat stress disorders through gradually getting used to the environment, proper work procedures and proper food and water intake.

FACILITY INVENTORY

This plan applies to the following school and town facilities:

NAME	ADDRESS	SQ. FT.
Town Hall	116 Main St.	26k
Police Department	41 Bridge St.	11k
Public Library	2 Canal St.	23k
Council on Aging	45 Dayton St.	16k
South Hadley High School	153 Newton St.	144k
M.E.S. Middle School	100 Mosier St.	123k
Mosier Elementary	101 Mosier St.	58k
Plains Elementary	00 Lyman St.	65k
Ledges Golf Course	18 Mulligan Dr.	3.2k
DPW	10 Industrial Dr.	14k

FACILITY INFORMATION

Facility/School Name:	Mosier Elementary
Address:	101 Mosier St.
Phone:	413-538-5077
Grades Included:	2-4
Current Total Size (SF):	58,000
Site Size (acres):	12
Date of Original Construction:	1969
Dates and Description of Additions:	
	Modular classrooms 1988?
Identification and Distance to Nearest Fire Station (miles):	District 2, 1.4 miles
Water Supply (municipal or well):	municipal
Sewage Disposal System (municipal or onsite septic system):	municipal
Description of Fire Protection Systems (alarms, sprinklers etc.):	Alarm system
Date of most recent asbestos inspection:	7/8/2025
Date of most recent fire safety inspection:	11/26/2025
Date of most recent water test:	2023

STRUCTURAL INFORMATION

Roofs:	Type (Flat, Pitched, etc.):	Surfacing Material:	Date Installed:	Location:
	Flat	Built up	1969	throughout
	Flat	Poly membrane	2013	Modular hallway

Structural Frame:	Type:	Date Installed:	Location:
	steel	1969	throughout

Exterior Cladding:	Type (Brick, Vinyl, etc.):	Date Installed:	Location:
	Brick	1969	throughout

Exterior Doors:	Type:	Date Installed:	Location:
	steel	1969	throughout

Windows:	Type:	Date Installed:	Location:
	Double pane	1969	throughout
	aluminum		

FLOORING

Type:	Total Amount (SF):	Date Installed:
Carpet	2000	unknown
Vinyl Composition Tile (VCT)	5500	unknown
Vinyl Asbestos Tile (VAT)		
Sheet Vinyl		
Terrazzo	47,000	1969
Hardwood (Gym)	3500	1969
Quarry Tile		
Resinous Epoxy		
Exposed Concrete		

EQUIPMENT INVENTORY

Boilers:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
	Mech. room	Viessman	VSB-46	7223359200116		2002
	Mech. room	AO Smith	Legend 2000			unknown
	Mech. room	Lochinvar/Knight	KBH285N	1951117492962		unknown
Fuel Tanks:	Location:	Manufacturer:	Type Fuel:		Size:	Date Installed:
Hot Water Heaters:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
	Cust. office	Squire	SIT119	C15I00079144		
Water Treatment:	Location:	Manufacturer:	Model #:	Serial #:		Date Installed:
Fire Pumps:	Location:	Manufacturer:	Model #:	Serial#:	Size:	Date Installed:
Sprinkler Heads:	Manufacturer:		Model #:			Date Installed:
Water Pumps:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
2	Mech. room	Taco	KS3009AE2		7.5 HP	2004

EQUIPMENT INVENTORY

Air Handling Units (AHU):	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
Unit Heaters:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
Packaged Units:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
Air Conditioning Equipment:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
Mini split	library	Fujitsu				2015

EQUIPMENT INVENTORY

Unit Ventilators:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
	classrooms	McQuay Intnl.	AV005C11			1969
Electrical Transformers:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
Main Electrical Panels:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
480/277	Cust. office				3000 amp	
Sub-panels:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
Emergency Generator:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:
	Garage	Kohler	15R081	805965	15kw	1969
UPS:	Location:	Manufacturer:	Model #:	Serial #:	Size:	Date Installed:

EQUIPMENT INVENTORY

FIRE PROTECTION EQUIPMENT:

Type:	Manufacturer:	Control Panel Location:	Date Installed:
Alarm	Symplex Grinnell	Main office closet	unknown

SECURITY EQUIPMENT:

Type:	Manufacturer:	Location:	Date Installed:

ELEVATORS:

Manufacturer:	Location:	Capacity:	Date Installed:	Date of Most Recent Inspection:	Service Contractor:

TELECOMMUNICATIONS EQUIPMENT:

Type:	Manufacturer:	Location:	Date Installed:

INTERIOR BLEACHERS:

Manufacturer:	Model:	Date Installed:

BUILDING AUTOMATION EQUIPMENT

Type:	Manufacturer:	Control Panel Location:	Date Installed:
Schneider Electric	Andover	Cust. office	2000

MAINTENANCE EQUIPMENT

Item/qty.	Manufacturer:	Model #:	Serial #:	Storage Location:
4 HEPA Vacuums	ProTeam	1500		Custodial office
1 Floor machine	Pacific	S-28		Cafeteria storage closet
3 Buffers	unknown	unknown		Cafeteria storage closet
1 carpet cleaner	Tornado	Marathon 1200		Cafeteria storage closet
1 shop vac	unknown			Cafeteria storage closet
1 portable eye wash station	Neutraflush			Custodial office
Misc.mops/brooms				Custodial office

MAINTENANCE STAFFING

Name	Position/shift	Cell number
Head custodian	1st	
Custodian	2nd	
Custodian	2nd	

CUSTODIAL SERVICE

CUSTODIAL CLEANING FREQUENCY

Entrances, Lobbies and Corridors

These areas are generally the first areas seen by students, staff and visitors. Their condition and cleanliness leaves a lasting impression on all that enter the building. It is of the utmost importance that these areas are maintained to a standard of excellence.

Considerable dirt is carried in and deposited in entryways and corridors. The custodian's schedule should include adequate time to sweep these areas of travel more often than once a day. Regular sweeping or snow removal from the sidewalks outside of entryway doors will prevent some dirt and sand from entering the building. Snow and ice should be removed from the entryway as soon as possible using sand or ice melt to avoid slips and falls. Use only those ice melt products that are approved by the school district. Some entryways have floor mats to serve as a dirt and sand trap. These must be cleaned periodically, or daily during the 'mud' season. Entryway carpet is cleaned most effectively with an extractor running the rinse cycle 1-3 times. Fans need to be on during this process to speed drying and help prevent mildew.

Daily:

- Empty waste receptacles, remove debris, police entrance for snow, leaves, and litter, and remove.
- If floor is resilient tile, dust mop floors with a wide, treated dust mop, keeping the dust mop head on the floor at all times. Pick up soil from floor with dustpan. With a lightly dampened mop, spot-mop floors as necessary to remove soil.
- Vacuum carpet areas and mats; remove gum and soil spots.
- Disinfect drinking fountains. *(see following procedures)*
- Clean entrance door glass.

Weekly:

1. Dust the tops of lockers, fire closets, extinguishers and window casings. (Low dusting, below 5')
2. Clean glass partitions, display cases, and interior door glass.
3. Spot-clean finger marks and smudges on walls, door facings, and doors. Use detergent solution in spray bottle and a cloth.
4. Dust Furniture.
5. Restore floor finish on non-carpeted floors.

Monthly:

1. High dust vents, lights, pipes, window blinds, over doorways, hanging light fixtures and connecting and horizontal wall surfaces. (High dusting, above 5')

Note: When cleaning stairways, on a routine schedule clean out the corners and the edges of each step. Remove gum, etc. with a putty knife. Damp mop or spot clean as necessary.

Classrooms and Laboratories

There is more time spent in classroom cleaning than any other phase of custodial duties. Valuable time and many steps can be saved by careful planning. Due to the many different types of furniture and equipment used in the classroom, a careful analysis should be made to determine how to clean each room in the shortest time with the fewest steps and still maintain the required standard of cleanliness. To keep a classroom clean will entail much more than just sweeping the floor and dusting the furniture. It will require a technician with a willingness to work, a custodian who takes pride in his/her work and one who is interested in the welfare of the youngsters. Some classrooms will have desks that may be shifted from side to side each day as you clean the floor, while others have tables that can only be moved a few inches. Some furniture in the rooms can be rolled away from the wall to make sweeping easier; other furniture is stationary and must be cleaned around and underneath. Tables and desks must be wiped off with disinfectant. The custodian's cart will hold the necessary equipment and materials to clean classrooms.

Classrooms should have adequate lighting. Check for burned out tubes or bulbs and replace them with bulbs of the same wattage. Properly dispose of used fluorescent tubes.

Daily:

1. Empty waste receptacles and replace liners.
2. Clean marker boards, chalk boards and chalk trays.
3. Vacuum traffic patterns on carpets floors; remove gum and soil spots.
4. Dust mop and wet mop tiled floors.
5. Clean glass in doors and partitions.

Weekly:

1. Dust furniture surfaces and damp clean desk and table tops. (low dusting, below 5 feet)
2. Empty pencil sharpeners.
3. Vacuum carpeted areas thoroughly.
4. Clean door surfaces.

Twice Monthly:

1. Restore floor finish on non-carpeted floors.

Monthly:

1. High dust vents, lights, pipes, window blinds, and connecting vertical and horizontal wall floors. (high dusting, above 5 feet)
2. Vacuum upholstered furniture.

Office, Lounge and Conference Rooms

Most of the same cleaning procedures, as outlined for 'Classroom Cleaning' in the previous section, can be followed for cleaning office areas, faculty lounges, conference rooms, libraries, media center areas, etc.

Daily:

1. Empty waste receptacles and damp clean.
2. Clean chalkboards and chalk trays and dry erase marker boards.
3. Vacuum traffic patterns on carpeted floors and remove gum and soil spots.
4. Dust mop and wet mop tiled floors.
5. Clean glass in doors and partitions.

Weekly:

1. Dust furniture surfaces and damp clean tabletops. (low dust below 5 feet)
2. Empty pencil sharpeners.
3. Vacuum carpeted areas thoroughly.
4. Clean door surfaces.

Monthly:

1. Restore floor finish on non-carpeted floors.
2. High dust vents, lights, pipes, window blinds, and connecting vertical and horizontal wall surfaces. (High dust above 5 feet)

Restrooms, Locker Rooms and Showers

Daily:

1. Empty waste receptacles and change liners.
2. Thoroughly clean and disinfect toilets and urinals.
3. Thoroughly clean and disinfect shower rooms and dressing rooms.
4. Restock dispensers: soap, paper towel, toilet tissue and sanitary napkins.
5. Clean mirrors; clean and disinfect urinals and stools; clean basins; polish stainless steel and chrome surfaces.
6. Spot wash walls, lockers, and partitions.
7. Dust mop and wet mop floors with disinfectant solution.

Weekly:

1. Damp clean and polish partitions thoroughly.
2. Pour at least one gallon of water down floor drains.
3. Dust wall and ceiling vents.
4. Clean doors and wall tile.

Twice Monthly:

1. De-scale fixtures.
2. Scrub floor with floor scrubber.

Cafeterias and Lunch Areas

Daily:

1. Clean table tops with disinfectant.
2. Empty waste receptacles and replace liners.
3. Dust mop and wet mop tiled areas.
4. Vacuum carpeted areas and mats, remove gum and soil spots.

5. Disinfect drinking fountains.

Weekly:

1. Clean glass partitions, display cases, and interior door glass.
2. Spot clean walls.
3. Dust furniture, fire closets and extinguishers. (low dusting, below 5 feet)
4. Restore floor finish on non-carpet floors.

Twice Monthly:

1. High dust vents, lights, pipes, window blinds, and connecting vertical and horizontal wall surfaces. (high dusting, above 5 feet)

Monthly:

1. Thoroughly clean furniture.

Shop Areas

Daily:

1. Empty waste receptacles and replace liners, dust mop or sweep floors; and spot - mop floors.

Twice Monthly:

1. Dust sills and ledges; spot - clean walls

Monthly:

1. Mop floors with detergent solution and buff floors coated with floor finish or wax.

Gyms and Multipurpose Rooms

Daily:

1. Empty waste receptacles and replace liners.
2. Dust mop court floors and spot clean using recommended treatment for dust mop.
3. Clean glass in doors and partitions.
4. Clean and disinfect drinking fountains.
5. Vacuum traffic patterns on carpeted floors; remove gum and soil spots.
6. Dust furniture.
7. Dust mop and wet mop tiled floors.
8. Spot clean walls; remove graffiti.

Weekly:

1. Vacuum carpeted areas thoroughly.
2. Clean door surfaces.
3. Vacuum upholstered furniture. Clean all wooden and vinyl furniture. (low dusting, below 5 feet)
4. Clean and polish brass or chrome.
5. Spray buff tiled floors; remove scuffmarks.

6. Monthly:
7. High dust (above 5') or vacuum vents, lights, pipes, window blinds, drapes, connecting horizontal and vertical wall surfaces.

Annually:

1. Reseal floor using manufacturer's recommended procedures and finishes.

CUSTODIAL METHODS AND PROCEDURES

Assembling Equipment and Supplies

At the beginning of each shift, the custodian should assemble all tools and materials needed to clean thoroughly. This will minimize frequent return trips to the custodial closet to get something else.

1. Custodian cart with caddy
2. Spray bottles with appropriate solutions to clean glass, counters, sinks, disinfect surfaces, and spot cleaning
3. Dust cloths
4. Paper towels
5. Putty knife/razor blade scrapper
6. Dust mop (treated if needed)
7. Wet mop (if needed)
8. Mop bucket and press (if needed)
9. Vacuum cleaner complete
10. Plastic liners (small and large)
11. Counter brush
12. Dust pan
13. Gum remover
14. Protective glasses and gloves

Drinking Fountains

If drinking fountains are not cleaned regularly and correctly, they can become a health hazard. The public expects clean drinking water, therefore it is the responsibility of the custodian to keep the drinking fountains clean and sanitary. Drinking fountains should be cleaned daily using the following methods:

1. Use spray bottle or bucket with water and detergent/disinfectant solution to spray or wipe solution over all surfaces.
2. Agitate with clean cloth, small brush, or paper towel.
3. Rinse.
4. Use clean cloth or paper towel to wipe dry and polish chrome and other surfaces.
5. Adjust the bubbler so that the water stream is the correct height (not hitting the spout and not spraying).

Chalkboards and Marker Boards

Be sure to check for information to remain on the board before cleaning.

1. Most chalkboards can be cleaned by simply erasing with a clean felt eraser and wiping with a clean cloth.
2. Water is not recommended for most chalkboards as the water plus chalk equals glue and will fill the chalkboard pores, giving a poor writing surface.
3. Some of the newer boards require washing as they are not designed for chalk. If you are not sure, check with your supervisor.
4. An eraser and treated dusting cloth can be used to remove the fine chalk dust if necessary.
5. On occasion, as assigned, fine cleanser can be used carefully on some chalkboards to restore "bite".
6. The chalk tray can be damp wiped at this time or vacuumed out later while vacuuming carpet. Vacuum erasers, if needed.
7. Use only solutions recommended by the manufacturer when cleaning "Dry Erase Marker Boards".

Dusting

From the standpoint of health as well as appearance, dusting is one of the most important jobs of the custodian. Dust can be a carrier of disease germs. Visible dust presents a dirty appearance that needs to be taken care of as soon as possible.

A vacuum cleaner is the best tool for removing dust.

Treated "dust cloths" can be used for most dusting. These are usually rolls of factory treated flannel cloth.

Some surfaces lend themselves well to 'damp dusting' using a clean cloth and plastic sprayer with appropriate solution. Where students eat at their desks, the desk tops are to be cleaned daily with a district-approved disinfectant.

Dust all horizontal surfaces such as window ledges, sills, files, counter tops, and desks. Inspect student desk tops and spot clean them to remove heavy soil, heavy marking or graffiti.

As a general rule all horizontal surfaces less than 5' will receive a thorough dusting weekly. Horizontal surfaces greater than 5' will receive a thorough dusting monthly. Some surfaces may require spot dusting on a daily basis.

Note: Lock all windows when you clean the sills.

Cleaning Classroom Sinks and Counters

1. Clean sinks and replenish paper towels and hand soap daily. Clean sinks by using plastic sprayer with disinfectant/detergent solution. Spray and wipe dry with a paper towel, or use fine cleanser, rinse and wipe dry with clean cloth or paper towel.
2. Spray solution on counter and wipe clean with clean cloth or paper towel.

Dust Mopping Resilient Floors

If the floor is resilient type either totally or partially, the following is recommended:

1. Pick up large pieces of paper or other debris before starting to clean.
2. Use treated dust mop and carefully dust mop all resilient floor areas. Clean under all desks, equipment, etc. that are off the floor.
3. Dust mop debris to one area for pick up with counter brush and dust pan.
4. Dust mop may be lightly shaken or vacuumed to remove dust. Do in appropriate area.
5. Retreat dust mop as necessary by lightly spraying with dust oil and allow setting before using, or hanging up.
6. If area is carpeted, with a strip of resilient flooring, it is permissible to sweep dust onto carpet for pick up when vacuuming.

Trash

Empty all trash receptacles. Do not reach into the receptacles, but carefully dump the contents of the receptacle into the waste collection bag. Damp wipe soiled receptacles. Replace plastic liners only when soiled or otherwise needed.

Note: Remove lunch trash immediately following lunch. Use ramp or steps provided when throwing trash into dumpsters. Do not throw over your head. This will minimize injury.

Carpet Vacuuming

The vacuum cleaner is the most effective tool to remove soil from many surfaces, especially carpeting.

1. Move furniture in room only as necessary to vacuum all areas of the carpeting.
2. Pick up large pieces of paper and other debris before vacuuming (perhaps teachers and students may be asked to assist).
3. Vacuum all carpeted areas, getting under desks, furniture and equipment that is off the floor.
4. Vacuum chalk trays (if not already done) and erasers (as needed).
5. Replace all furniture.
6. Look for and clean up spots or soiled areas on carpeting using plastic sprayer, appropriate cleaner, and clean clothes or paper towels. Remove gum by using gum remover-follow manufacturer's instructions.

Spot Cleaning

1. Spot clean walls, doors, and ledges as previously recommended. Spot clean daily in carpeted areas where students are eating. Use clean cloth or paper towels and detergent solution in plastic spray bottle.
2. Spot clean glass in doors and partitions and on the inside of windows to remove smudges as previously recommended. Use soft, lint free, clean cloth or paper towels and glass cleaner in plastic sprayer.

3. Dust or clean vents in ceilings of classrooms, offices, etc. as previously recommended.
    a. Before leaving the room, visually check to make sure all the following duties are completed:
    b. Windows are locked.
    c. All items are in appropriate place.
    d. Room looks clean and - is clean!
    e. Lights are turned off.
    f. Door is locked.

Restroom Cleaning

The job of cleaning and disinfecting your rest rooms is not a difficult one, if the work is done efficiently and daily as it should be. Modern fixture design usually makes cleaning them fast and effective if proper procedures are followed. Remember that deodorant blocks are not permitted. Deodorants do not clean or sanitize, but merely cover up one odor with another. Clean rest rooms are important for a number of reasons:

1. Bacteria control to help eliminate cross infections to safeguard health.
2. Many times the custodial staff is judged on the appearance and cleanliness of the rest rooms.
3. Clean rest rooms encourage the public to help keep them that way.
4. Clean rest room fixtures greatly reduce the possibility of offensive odors (and complaints).
5. The most frequent lingering cause of odors in rest rooms is due to uric acid salts. Remove these salts through proper cleaning procedures and the odors are gone! Rest rooms also require adequate ventilation.

Refilling Dispensers

1. Check all dispensers daily to insure adequate supply.
2. Refill all dispensers as required (including toilet paper dispensers).
3. Interfold the bottom sheet with the remaining top sheet in the dispenser when adding paper towels.
4. Check the working condition of the units.
5. Close and lock dispenser.
6. Spray the surfaces with germicidal/disinfectant solution and wipe dry with paper towel. At the same time check the soap valve to assure proper operating condition.
7. Clean the surface of the dispenser as above.
8. Fill all soap dispensers.
9. Stock the sanitary napkin/tampon dispenser.
10. In the women's restrooms, it is essential that the sanitary napkin/tampon machine be stocked at all times. If the machine becomes inoperable, it must be repaired or reported promptly.
11. Unlock the machine.
12. Refill machine correctly to ensure that it will dispense napkins properly.
13. Close and lock the machine.

Cleaning Sinks and Wash Basins

Several methods can be used to clean sinks with equal final results, however, the following is recommended:

1. Use spray bottle with germicidal/disinfectant solution and spray sink (inside and outside), faucets and adjacent wall areas.
2. Let sit a minute, and then scrub with paper towel, clean cloth, or brush. (Paper towel preferred.)
3. Use a small amount of fine cleanser if necessary.
4. Rinse as necessary and polish with clean cloth or paper towel.
5. Wipe walls adjacent to sinks to remove grime, spots, etc. as above.
6. Clean pipes underneath sinks daily as part of the procedure.
7. Do not use lime de-scaler on counter tops.

Mirrors

Mirrors in rest rooms are easy to keep clean by spraying lightly with glass cleaner or germicidal/detergent solution and wiping dry and/or polishing with a clean, lint free cloth or paper towel. Never use an abrasive cleaner or acid or dirty cloth on minor. These may mar or scratch surface. Avoid using excessive water as it may get into the frame backing and damage the silvering.

Urinals and Toilet Bowls

Wear rubber gloves at all times. This is for your personal protection.

To clean inside bowl:

1. Flush toilet and/or urinal.
2. Use hospital disinfectant from dispensing system-follow manufacturer's instructions.
3. Use cotton swab (poodle tail) and/or toilet brush and swab inside of bowl using solution.
4. Scrub as necessary-be sure to swab solution up and under the flush rim. Scrub thoroughly.
5. Flush toilet or urinal and rinse swab or brush in clean water before proceeding to next fixture.

To clean seat and outside of fixtures using sprayer:

1. Spray germicidal/disinfectant solution on toilet seat (both sides), and all of the outside surfaces of the fixtures (toilets and urinals).
2. Let stand a minute or so.
3. Wipe dry with paper towels starting with the top of the seat, then underside and finally the balance of the fixture down to the floor.

Note: This procedure is the most effective way to sanitize a fixture, because you are always using clean solution with no chance of cross-contamination. Also, plastic spray bottles or one (1) gallon pressure sprayers can be used.

Note: Be sure to spray plunger with disinfectant after use. Keep in a bucket when not in use.

Bathroom Walls and Partitions:

1. Spray or damp dust with a germicidal/detergent solution on surfaces such as ledges, partitions, dispensers, wainscoting, shelves, areas around urinals and toilets, and lower walls as necessary.
2. Use either sprayers or bucket with germicidal/detergent solution, paper towels, clean clothes or a brush.
3. Wipe dry, if necessary, with paper towels or clean cloth to prevent streaks and spotting.

Additional Notes

To discourage graffiti, always remove it right away. Test chemical or cleaner in an obscure area prior to use. In older buildings it may be necessary to paint the stalls frequently to maintain desired levels of appearance.

Bathroom and Shower Floors: (Does not include wood floors)

The floors are made of a variety of materials. Some judgment is necessary as to the use of strong chemicals and excessive amounts of water. If the floor can be damaged by over-wetting, substitute with light damp mopping.

1. Mix mopping solution per manufacturer's instructions.
2. Use clean, wet mop and wet down the floor thoroughly with the solution (damp mop if floor would be damaged as above).
3. Let stand a few moments for the chemicals to work.
4. Agitate the solution with your mop as needed.
5. Pick up soiled solution with mop, floor squeegee, and pick-up pan or floor drain, or use wet-vac for pick up. Clean all corners and edges. (Scrape if necessary.)
6. Return all receptacles to proper position.

Note: Do not rinse floor as we want to take full advantage of the residual benefits of the germicide. Before leaving the rest room, take a quick visual check of the area and see if it smells clean and looks clean! Be proud of doing the job well.

<u>Shower Rooms, Locker Rooms and Dressing Rooms</u>

Trash

1. Empty all trash containers (including small pieces of soap and other debris) into cart.
2. Reline containers with plastic liner.
3. Spray or wipe containers with germicide/disinfectant solution. Wipe dry with clean cloth or paper towel.

Benches Furniture and Lockers

1. Spray or wipe (with cloth) with germicide/disinfectant solution and scrub or wipe dry with clean cloth.
2. Spot clean walls and lights as needed (as above). Replace burned out lights.
3. Replenish paper towels, soap, etc. Clean dispensers and lock.

Showers

1. Wipe down walls with germicide/disinfectant solution and cloth, wedge mop, sponge mop, or brush. Let solution stay on walls a few minutes to allow chemicals to work.
2. Scrub or agitate solution to loosen soil and scum. Rinse with clean water.
3. Polish handles, shower heads, and other hardware and wipe dry.
4. Clean hair, etc. from shower drain.

Floor Surfaces

The flooring surfaces vary considerably in the different buildings, however, the following is recommended:

1. Sweep or dust mop (treated) floor to remove large pieces of paper and other debris.
2. Pick up towels, socks, shoes, etc. and store appropriately (PE teachers and students should assist).
3. Lightly flood floors with germicide/detergent solution and warm water.
4. Let stand 3 minutes or more for chemical action.
5. Agitate or scrub with wet mop, brush (long handled), or power buffer, if necessary.
6. Pick up soiled solution with mop, squeegee to drain, or wet vacuum up.

Note: Rinsing not necessary as the residual benefits of the germicide are desirable. Clean all equipment and store properly.

Vomit Cleanup

Clean up vomit as soon as possible and always use gloves. Follow the instructions below:

1. If on carpeting only, use absorbent granules, sweep, then extract with disinfectant and dump waste directly into basin.
2. Clean off furniture.
3. Clean all equipment and store properly.

Gym and Multi-Purpose Room Floors

These areas present two (2) different types of flooring material (wood and resilient flooring), therefore each type of flooring will be addressed here.

Resilient Floors

These include such flooring surfaces as asphalt tile, hard vinyl tile, sheet goods, and resilient 'poured' floors. Most of the custodian's work in these areas will consist of floor

care procedures, with a limited amount of time spent dusting or cleaning benches, bleachers, or chairs.

1. Use treated dust mop using factory recommended treatment to clean floor. Do not 'sweep' with dust mop as this will scatter dust into the air. Keep dust mop on the floor and clean in long 'runs'. Clean out dust mop by carefully shaking where appropriate or clean with vacuum cleaner.
2. Re-treat lightly with 'mop dressing' as needed.
3. Pick up dust and debris with dust pan and counter brush or with vacuum and dispose of trash.
4. Wet mop total floor or damp mop as needed to remove spots. Use detergent and water solution. Agitate with wet mop or lightly scrub with buffer if necessary.
5. Pick up soiled solution.
6. Reseal as necessary (floors are sealed when new).
7. High speed buff as needed. Very effective way to clean and repair floor.
8. Spray buff as needed. Very effective, spray as you go.

Maple Wood Floors-Follow manufacturer's instructions.

Daily:

1. Pick up and dispose of debris.
2. Remove chewing gum.
3. Dust mop floor with a clean and properly treated mop.
4. Wipe floor with bare hand to test if dust remains on the floor. If dust is detected, repeat step No. 3.
5. For normal soil removal, use a waterless cleaner suitable for wood surfaces and as recommended by the manufacturer.

Monthly:

1. Remove rubber burns and floor marks with a solvent-dampened cloth as recommended by the manufacturer.
2. Tack or damp-mop floor with solvent cleaner.

Annually:

1. For lightly worn floors, a light "screening" may be required and one coat of floor finish. Consult manufacturer for approved finishes.
2. For badly worn or damaged floors, consult your installer to determine if heavy screening or sanding is needed.
3. Don't use an automatic scrubber on wood floor.
4. Don't allow water or liquids to stand on floor.
5. Most manufacturers recommend maintaining relative humidity between 35-50% year round.

GROUNDS MAINTENANCE

Summer

- Grass shall be cut based on weather according to the schedule established by the Grounds Supervisor.
- Athletic fields shall be over-seeded and re-sodded as necessary.
- Grass shall be irrigated as necessary based on weather.
- Playgrounds and outdoor bleachers shall be inspected annually for general condition of components and tightness of connections. Every two years bleachers must be inspected by a licensed engineer, architect, or individual certified by the manufacturer as required by the Life Safety Code.
- Asphalt surfaces shall be sealed every five years.
- Running tracks and tennis courts shall be sealed every five years.

Fall

1. Grass cutting shall continue until the growing season has ended.
2. Fall athletic fields shall be marked prior to the first competition and as necessary thereafter.
3. Leaves shall be raked and removed weekly.
4. Trash shall be picked up and trash containers emptied after every event.

Winter

1. Snow and ice shall be removed from entry ways and sidewalks at least 30 minutes prior to the start of school for the day.
2. Sidewalks and entry ways shall be sanded as necessary.
3. When snow continues to fall after the start of the school day, the main entrance shall be cleared hourly. Other entrances and sidewalks shall be cleared at least every two hours.
4. The snow plowing contractor shall clear all parking lots and driveways at least one hour prior to the start of school. A decision to plow once school has started shall be made by the Grounds Supervisor in cooperation with the School Principal. Maintenance staff shall assist in coordinating the movement of vehicles as necessary.

Spring

1. All grass surfaces shall be raked as soon as weather conditions allow.
2. All storms drains and culverts shall be cleared of debris.
3. Mulch shall be placed around planted shrubs.
4. Pesticides shall be applied as directed by the Grounds Supervisor.
5. Spring athletic fields shall be marked prior to the first competition and as necessary thereafter.
6. Trash shall be picked up and trash containers emptied after every event.

Playground and Bleacher Maintenance

The purpose of the playground and bleacher inspection is to identify and correct problems with the impact material and to ensure safety and operation of play equipment. Two types of inspections will be utilized.

1. Routine (Daily)
2. Periodic (Weekly during heavy use periods, Bi-weekly during light use periods)

Routine inspections are conducted on a daily basis and typically can be by the technician responsible for taking care of the school grounds or PE Teacher that is using the facility. When conducting a routine inspection, the playground should first be inspected for any obvious hazards such as:

1. Vandalism to equipment
2. Broken glass, trash, and animal feces.
3. The need for raking surfacing material back under the fall zones of play equipment.
4. Sweeping walkways of free of debris and loose surfacing that might create a slippery condition.

If any of the above items are found they should be cleaned up, removed or reported immediately before playground is put in use.

Periodic inspections shall be done weekly during heavy use periods and bi-weekly or monthly during light use periods. Periodic inspections are more in depth and will require more time than a routine inspection. The following items shall be inspected on each playground and set of bleachers at the facility:

1. Any vandalism noted in the area. (Broken equipment, glass, trash, etc.)
2. Inspect all equipment for exposed screws or bolts, protruding end bolts, and loose or missing hardware.
3. Inspect all equipment for rust, chipping paint, sharp edges, splinters or rough surfaces, and excessive wear.
4. Inspect all equipment to ensure no components are missing.
5. Inspect all structures to ensure it has not shifted or bent.
6. Inspect all swing and chain climbers for any kinks, twists, open “S” hooks, or broken links.
7. Inspect platforms and stairway guardrails to determine if they are secure.
8. Inspect all swing seats for missing components, cracks, or cuts.
9. Inspect the surfacing material for adequate depth (minimum 12”) and coverage under equipment.
10. Inspect playground surface for any tripping hazards such as rocks, roots, and exposed concrete footers.
11. Inspect playground borders and landscaping for deterioration.
12. Inspect landscaping in and around the playground environment, such as low hanging branches (less than 7’) signs, bushes or trees that may cause eye injuries or limit the vision of users, supervisors.
13. Inspect physical barriers such as fencing for damage.

Any component determined to be unsafe or other identified safety concern must be corrected as soon as possible. If for some reason the problem cannot be corrected immediately, then whatever measures necessary should be taken to render the equipment safe or unusable until other measures can be taken. Do not fix with inferior or temporary parts/devices. Use only approved hardware or parts for that particular piece of equipment. Immediately upon notice of a problem or safety concern with any playground area or bleachers:

1. Remove broken piece of equipment if possible. Rope or fence off structure. Have a technician stand guard over equipment or area until proper person is notified.
2. Report Hazardous conditions to the principal and director of maintenance.
3. Create a work order and report hazardous conditions to arrange for repair/ removal of equipment.
4. Maintain watch, barrier, and signage until equipment is removed or repaired and deemed safe again.

INTEGRATED PEST MANAGEMENT

1. Prevention of pest population.
2. Application of pesticides only as needed.
3. Selecting the least hazardous pesticides effective for control of targeted pests.
4. Precision targeting of pesticides to areas not accessible to students/staff.

What is IPM?

Integrated pest management (IPM) is a decision-making process following a set of detailed procedures describing how particular pest problems will be avoided or managed. Such pest management tactics may involve the activities of all users of a school facility- teachers, students, administration, and parents- not just staff responsible for pest management. How a school is used has great bearing on the types of pest problems which may occur. Integrated Pest Management (IPM) maintains a high standard of pest control while reducing reliance on pesticides. IPM is:

1. Monitoring pests to detect problems early;
2. Acting against pests only when necessary;
3. Choosing the most effective control option with the least risk to people and the environment; and
4. Applying our growing knowledge about pests to create long-term, low-risk solutions.
5. Routine pesticide applications, made on a regular calendar-based schedule, are not part of IPM. Allowing pests to flourish, increasing health risks to building occupants and others, is also not part of IPM.

IPM Policy

Pest management practices will be based on the following principles:

1. Whenever possible, prevention of pests will be the primary strategy to hinder their establishment and reduce the need for pesticide use.

2. Knowledge of the pest's identity, biology and life cycle will establish the basis for selection of appropriate management strategies.
3. Monitoring of pest numbers and record-keeping will be used to identify pests and sites requiring management action.
4. Management strategies will be selected after consideration of the full variety of available options. Strategies will include all practical structural, nonchemical and biological management measures. Chemical measures will be utilized only as a last resort, when other methods fail.
5. When necessary, monitoring results will be used objectively to determine action thresholds (the defined level of unacceptable numbers of a particular pest) at which least toxic controls will be employed.
6. Educational activities will be conducted to enhance the cooperation and understanding among staff, students and the public.

About KEY PESTS

A key pest is one that is usually encountered at unacceptable levels at least once each school year. Geographic region and climate; surrounding landscape features; and type of construction, age and condition of school buildings influence which pests become key pests for your school. Typical key pests in and around school buildings include ants, birds, cockroaches, head lice, yellow jackets and rodents. Typical pests on grounds are weeds and crabgrass. Routine or regularly scheduled pesticide applications can mask key pests, which may not become apparent for some time after routine pesticide applications have been stopped. For key pests, it makes sense to plan ahead and determine which inspection and monitoring procedures will be used to detect problems early, and how many pests or how much pest damage can be tolerated before action must be taken. Levels of weed tolerance and standards for turf maintenance are included in the IPM plan.

Key pests include:

1. Ants
2. Flies
3. Mice
4. Bees, wasps and yellow jackets
5. Cockroaches (prevention only)
6. Head lice
7. Weeds, crabgrass

Building Pest & Pesticide Risk Management

1. **Pesticide applicators:** All pesticide applications are made by a person licensed and/or certified by the state to apply pesticides in commercial facilities, except that an unlicensed custodian is authorized to apply wasp and hornet and ant treatments in emergency situations. Licensed persons include district and PCO staff.
2. **Pesticide applications** are made only after detection of a verifiable pest problem and accurate identification of the pest. Applications are not made on a routine or regularly scheduled basis (e.g., weekly, monthly applications are not made).
3. **Pest contamination:** Food that has come in direct contact with pests (e.g., ants, cockroaches, mice) is considered contaminated and is disposed of. 4. **Baits:** Chemical baits, if used (e.g., for ants, cockroaches, rodents), are placed in a locked, distinctively marked, tamper-resistant container designed specifically for holding baits and constructed of metal, plastic or wood. Bait containers are securely attached to floors, walls, etc. such that the container cannot be picked up and moved. Baits must always be placed in the baffle protected feeding chamber of the container and not in the runway. Paraffinized or weatherproof baits are used in wet areas. All bait use is in areas inaccessible or off-limits to children, staff or public.

IPM for Grounds: Inspection & Pest & Pesticide Risk Management

1. **IPM Plan:** A written IPM Plan is prepared that includes a schedule for comprehensive inspection and monitoring of school grounds; schedule for areas requiring more frequent inspection/monitoring (e.g., athletic fields); and a list of key pests and action thresholds for each key pest.
2. **Turf and landscape maintenance:** The IPM plan divides turf and landscape areas by basic level of use (i.e., athletic fields vs. lawns, highly visible landscape areas vs. less visible areas). Monitoring schedules and action thresholds are appropriate to each level**.** Turf will be maintained at levels I (high maintenance) to IV (low maintenance), according to use patterns and visibility, as specified in the Turf Maintenance chart.
3. **Inspection:** A comprehensive inspection of all school grounds is conducted by the district ground supervisor and head custodian at least annually to monitor turf quality, health of landscape plants, and other potential problems.
4. **Pesticide applicators:** All pesticide applications are made by a person licensed and/or certified by the state to apply pesticides in commercial settings. This includes contracted PCO or district grounds staff. Unlicensed custodial staff may use and wasp and hornet treatment in emergency situations only**.**
5. **Pesticide applications** are made only after detection of a verifiable pest problem and accurate identification of the pest. Applications are not made on a routine or regularly scheduled basis (e.g., weekly, monthly applications).
6. All **pesticide application equipment** is calibrated at the start of each growing season. Calibration records are dated and maintained with spray records. All pesticide application equipment is re-calibrated at mid-season.
7. **Pesticide and fertilizers are loaded** into application equipment over a hard surface where spills can be promptly and thoroughly cleaned up, without danger of spill runoff or leaching into soil.
8. **Baits:** Chemical baits, if used (e.g., for voles, moles, etc.), are placed in a locked, distinctively marked, tamper-resistant container designed specifically for holding baits and constructed of metal, plastic or wood. Bait containers are securely attached to immovable objects such that the container cannot be picked up and moved. Baits must always be placed in the baffle-protected feeding chamber of the container and not in the runway. Parafinized or weatherproof baits are used in

wet areas. All bait use is in areas inaccessible or off-limits to children (e.g., placed underground in pest nests or on building roofs).

9. **Mapping of baits and traps:** If baits or traps of any kind are used, a map of each area where baits or traps are located is prepared, numbering each bait station or trap, and entering the location of each numbered station or trap on the map. Bait stations or traps are marked with appropriate warning language.
10. **Spot pesticide applications** limited to affected areas, plants or plant parts are made in place of an entire management unit, group of plants or entire plant, respectively (e.g., one corner of a lawn is treated for grubs instead of treating the entire lawn, or one shrub or portion of a shrub is treated instead of treating all like-shrubs or the entire shrub).
11. When **effective control can be achieved at reduced rates**, pesticide applications are made at less of the full-labeled rate.
12. **Use of colorant:** Where appropriate (e.g., herbicide applications), a colorant is used to mark the treated area. (Optional)**.**
13. **Reduced-Risk or Least-Risk Options** are the only controls used.
14. **Landscape plants:**
    a. Pest Manager can correctly identify the landscape plants present on school grounds.
    b. Landscape plants are scouted at least monthly during the growing season for conditions requiring action, including damaged, diseased or dead limbs; soil erosion and compaction; and insect, disease and weed pests and damage. A regular pattern is used to ensure that all plantings are scouted. Scouting results are noted in writing and these records are maintained for at least three years.
15. **Soil testing:** Soil in landscape plantings is tested at least every five years for nitrogen, phosphorus, potassium and pH. Fertilizers and other soil amendments are applied according to soil and/or plant foliage test results, not on a routine or regularly scheduled basis.
16. **Soil compaction is monitored** regularly and problem areas corrected.
17. **Irrigation** of established plants is scheduled according to soil moisture and anticipated weather, and not on a routine or regularly scheduled basis.
18. **Renovation:**
    a. When renovating, adding new plants or establishing new landscape areas, plant species are selected to address site-specific growing conditions (e.g., tolerance to key pests, pH levels, soil type, light levels, hardiness zone, annual rainfall, etc.). Plant spacing is adequate to ensure adequate light, nutrients and water.
    b. When renovating, changes in grade or drainage around established trees is avoided.
    c. Key plants in the landscape are removed and replaced with plants less susceptible to pest problems.
    d. Native species are used, when possible.
19. **Mulching:** Trees, shrubs and perennial beds are mulched to conserve soil moisture, improve organic matter, and reduce compaction and moderate soil temperature.

PREVENTIVE MAINTENANCE

The focus of the district's maintenance program shall be on preventive maintenance. Every part of the facility shall be inspected according to the following schedules. Mechanical equipment shall be serviced according to the instructions from the manufacturer. Filters shall be changed and equipment shall be adjusted and lubricated according to the appropriate operations and maintenance instructions.

Servicing and adjustments shall be done during inspections unless parts need to be ordered. In the event parts are to be ordered, the person conducting the preventive maintenance inspection shall complete and submit a work order for parts and any necessary work that was not completed at the time of the inspection.

Deferred maintenance shall be avoided unless time, facility use, or funding prevents immediate completion of necessary maintenance or repairs. All deferred work orders shall be reviewed monthly and completed at the earliest possible time. Every effort will be made to eliminate all remaining deferred maintenance work orders during the summer months so that no deferred maintenance will remain at the beginning of every school year.

Every six months the Maintenance Supervisor shall review the work order log for the previous 24 months to identify trends and equipment that fails or requires adjustment more frequently than the manufacturer's recommended maintenance schedule or more frequently than other equipment of the same type. Special attention will be given to equipment under warranty.

Equipment identified as requiring an unexpected level of attention will be considered for replacement at the earliest opportunity. If appropriate, technical assistance shall be requested from the manufacturer.

Every two weeks. Inspect the following items. Adjust as appropriate. Repair immediately or complete work order for future repairs.

Automatic Doors

All automatic doors will be inspected biweekly. These include automatic vehicular gates, doors with ADA controls, and overhead doors in delivery areas and shops. Routine maintenance is the best method to ensure operational integrity.

Inspection Item:	Signature:	Date:
Nut, bolt, and fastener conditions		
Operating devices (motors), pneumatic powering		

- Cleanliness		
- Lubrication		
- Overall appearance for damage or vandalism		
Overall operation		
Weatherproofing/caulking condition		
Lubrication of guides, hinges, and locks		
Roller Alignment		
Glazing Integrity		
Hinge Conditions		
Lock conditions and security		
Alignment		
- Plumb		
- Building settlement		
- Straightness of guides		
Overall condition for deficiencies such as water intrusion and corrosion		

Lighting: Exterior and Interior

All lighting systems will be inspected biweekly. Extreme care must be taken to identify and correct deficiencies.

This checklist will be applied to the following lighting systems:

- Building exterior
- Pedestrian
- Parking area
- Field and sports areas
- Building interior (classrooms, common areas, offices, hallways, exits, etc.)
- Emergency

Various fixture and lamp types are used according to area needs, including fluorescent, incandescent, high intensity discharge (HID), mercury vapor, metal halide and arcs, or high pressure sodium (HPS). It is important to fully wash, rather than dry-wipe, exterior surfaces to reclaim light and prevent further deterioration. Illumination will be maintained according to the Illuminating Engineering Society's recommended levels.

Inspection Item:	Signature:	Date:
Cleanliness		

Glassware conditions		
Diffusing louver conditions		
Fixture support conditions		
Stanchion conditions		
Luminary conditions		

Wire conditions		
Ballast conditions		
Timers/sensor function (make seasonal adjustments)		
Junction box and cover conditions		
Switch conditions		
Outlet and cord conditions (if applicable)		
Protective caging conditions (if applicable)		

Security Systems

Bi-weekly preventive maintenance of security systems is critical for occupant safety.

Preventive Maintenance Item:	Signature:	Date:
Portable Radios		
- Charge		
- Battery efficiency		
- Function		
- Possession by authorized users		
- Battery chargers		
- Overall condition		
- Spare batteries		

Surveillance cameras and monitors		
- Function		
- Fixture integrity		
- Mounting condition/stability		
- Location accuracy		
- General console condition		
- Power source continuity		
- Overall condition		
- Function		

Monthly. Inspect the following items. Adjust as appropriate. Repair immediately or complete work order for future repairs.

Alarm Systems

The following checklist covers automated smoke and burglar alarm systems throughout the school. Preventive maintenance consists of validating that all equipment is present and functional on a monthly basis. Only certified professionals shall make repairs or adjustments to alarm systems. Maintenance staff will accompany professionals during statutory inspections.

Inspection Item:	Signature:	Date:
Smoke Detectors		
Operation: (Procedure: Use UL-approved smoke alarm tester in aerosol can. One spray will activate both photo electric and ionization detectors.)		
- Battery efficiency		
- Hard wire connections		
- Housing condition		
- Overall condition		

Inspection Item:	Signature:	Date:
Intruder alarm system		
Note: Many systems are self-tested on a daily basis. Manufacturer's instructions should be followed at all times.		

Quarterly

Fire Suppression System Testing

The fire sprinkler system shall comply with the requirements of the National Fire Protection Association (NFPA) *Fire Protection Handbook* (NFPA 72, *National Fire Alarm Code*).

Preventive maintenance in this area consists of validating that all equipment is present and functional on a monthly basis. Only certified professionals should make repairs or adjustments to sprinkler systems. Maintenance personnel must be familiar with the testing procedures.

Preventive Maintenance Item:	Signature:	Date:
Fire Department connection		
- Inlet cap conditions		
- Couplet conditions		
- Gasket conditions		
- Clipper valve conditions		
Control valve conditions		
Riser conditions		
Gauge conditions		
- System pressure		
- Supply pressure		
Sprinkler conditions and performance		
Gravity condition and function		
Suction tank condition and function		
Reservoir supply		
Pressure tank supply		
Overall condition for signs of obstructions		

Doors and Windows

Inspect all doors and windows for general condition and operability. Adjust and repair as necessary.

Inspection Item:	Signature:	Date:
Windows		
- Pane conditions		
- Screen conditions		
- Storm window conditions		
- Lock operation		
- Frame alignment and conditions		
- Security		

- Weather sealing condition		
- Paint or surface conditions		

- Blind function and conditions		
- Hardware conditions and lubrication		
- Overall condition		

Inspection Item:	Signature:	Date:
Doors and hardware		
- Automatic closure operation. Must open with no more than 5 pounds of force pulling or pushing.		
- Lock operation		
- Hardware conditions and lubrication		
- Weather sealing condition		
- Paint or surface conditions		
- Frame alignment and conditions		
- Door stop placement and stability		
- Alarm system operation		
- Overall condition		

Gas Connections

The following check shall be performed monthly for all gas connections and main valves throughout the facility. The gas company should be contacted if:

- There is an odor of gas anywhere at any time, or
- Valves cannot be turned off or appear to be rusted or damaged, or
- For minor repairs if maintenance personnel do not have adequate training or tools.

When gas is detected by odor, building occupants should immediately evacuate, and the gas company and fire department should be contacted.

Inspection Item:	Signature:	Date:
Possible undetected leakage: Visually check – Do not open and close valves		
Operation Procedure: Perform a bubble test with soap and water, or use a handheld combustible gas detector (of professional quality).		

Restrooms

The following checklist shall be applied monthly to all restrooms within the school facility.

Inspection Item:	Signature:	Date:
Fire Safety		
- Electrical outlet load		
- Positioning of paper/flammable materials away from heat sources		
- Accessible route		
- Visible exit		
ADA accessibility		
- Accessible toilet stalls with wheelchair turning radius		
- Accessible sinks		
- Accessible mirror		
- Hand rail stability and condition		
- Special features function such as “help” mechanisms and automated systems		
- Overall condition		
Plumbing		
- Inspect all component conditions for deficiencies such as leakage, corrosion, and failure potential		
Sinks and hardware		
- Faucet function and hardware conditions		
- Drain function		
- Water flow/pressure		
- Overall condition		
Urinals		
- Water flow/pressure		
- Cap and part conditions		
- Overall condition		
Toilets		
- Water flow/pressure		
- Cap and part conditions		
- Seat support conditions		
- Overall condition		
Dispenser operation and conditions (soap, paper towels, etc.)		
Partitions		

- Stability		
- Surface conditions for deficiencies such as sharp or worn areas or vandalism		
- Part conditions		
- Security		
- Overall condition		
Trash receptacles		
- Sanitation conditions		
- Stability		
- Overall condition		
Mirrors		
- Cleanliness		
- Overall condition for deficiencies such as cracks, sharp edges, or vandalism		
Overall cleanliness		
Overall privacy		
Overall appearance for damage and vandalism such as graffiti		
Fire extinguishers (See also annual inspection of Fire Extinguishers)		
- Tag currency		
- Placement in correct proximity to potential hazards per code		
- Housing condition		
- Hose condition		
- Overall condition		

Offices

Check the following once per month.

Inspection Item:	Signature:	Date:
Fire safety		
- Electrical outlet load		
- Positioning of paper/flammable materials away from heat sources		
- Accessible route		
Visible exit		
Emergency control panels		
- Operation		
- Part conditions		
- Overall condition		

Floor condition for deficiencies such as excessive wear, tears, stains, and tripping hazards		
Walls/ceiling condition		
Furniture: desks, chairs, tables, and shelves		
- Stability		
- Surface conditions for deficiencies such as sharp or rough edges or protruding hardware		
- Lubrication of hardware		
- Overall condition		
File cabinets		
- Stability		
- Lock function		
- Overall condition		
Stationary partitions		
- Stability		
- Surface conditions for deficiencies such as sharp or worn areas and vandalism		
- Overall condition		
PA system		
- Operation		
- Overall condition		
Alarm system for student records (if applicable)		
- Operation		
- Power source stability and continuity		
- Overall condition		
Fire extinguishers (See also annual inspection of Fire Extinguishers)		
- Charge		
- Tag currency		
- Placement in correct proximity to potential hazards per code		
- Housing condition		
- Hose condition		
- Overall condition		

Kitchen and Dining Areas

School kitchens and dining areas contain many pieces of equipment that can jeopardize life safety if preventive maintenance is neglected. The following monthly checklist includes common cooking equipment and dining furniture. Preventive maintenance for general features including **Lighting**, **Alarm Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to this area. Refer to the corresponding

checklists.

Inspection Item:	Signature:	Date:
Fire safety		
- Electrical outlet load		
- Positioning of paper/flammable materials away from heat sources		
- Accessible route		
- Emergency exit visibility		
Equipment (Note: When checking kitchen equipment, first consult operating or area personnel for any deficiencies. For each item, check overall condition, switches, timers, piping and valves for leaks, wiring, pilots, doors, gaskets, and belts, where applicable. Always follow manufacturers' guidelines.)		
- Beverage dispenser		
- Broiler		
- Cooker		
- Dishwasher		
- Drink cooler		
- Food slicer or chopper		
- Freezer		
- Fryer		
- Garbage disposal		
- Grill		
- Ice machine		
- Mixer		
- Oven		
- Refrigerator		
- Steamer		
- Toaster		
Gas connections (See Gas Connections checklist)		
Floor condition for deficiencies such as excessive wear, stains, and tripping hazards		
Exhaust system		
- Hood function and condition		
- Grease trap function and condition		
- Filter condition		
- Exhaust duct condition		
- Fan function and condition		

- Supply duct condition (if applicable)		
Furniture: counters, tables, benches, and chairs		
- Stability		
- Surface condition for deficiencies such as rough areas or protruding hardware		
- Overall condition		
Fire extinguishers (See also annual inspection of Fire Extinguishers)		
- Charge		
- Tag currency		
- Placement in correct proximity to potential hazards per code		
- Housing condition		
- Hose condition		
- Overall condition		

Classrooms

Classrooms comprise the bulk of the rooms in a school facility. While their usage can vary and require special equipment, such as in laboratory or shop classrooms, their basic components are similar. Classrooms have, in recent years, grown to accommodate audiovisual, computer, and collaborative learning equipment. Many classrooms have moveable partitions to allow the room to be more functional. All of these elements create a need for more intensive maintenance and greater diligence during the monthly PM process.

Classrooms with special uses may have additional equipment that needs to be inspected and maintained. Examples include laboratory, art, wood and automotive shop, and culinary classrooms. Career-technical centers will have additional space and equipment requirements. Maintenance personnel should clarify preventive maintenance duties with instructors and administrators. Some equipment procedures may include a check of gas valve security, ventilation systems, and special storage areas in laboratories. Art classrooms may require inspections of kilns, pottery wheels, and easels, for example. Staff should check with administration regarding off-hours use of these areas and equipment, which may limit their availability for maintenance procedures. PM for **Gas Connections**, **Lighting**, **Alarm Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to classroom areas. Refer to the corresponding checklists.

Inspection Item:	Signature:	Date:
Fire safety		
- Electrical outlet load		
- Positioning of paper/flammable materials away from heat sources		
- Accessible route		
- Emergency exit visibility		

Furniture: desks, chairs, tables, and shelves		
- Surface conditions for deficiencies such as excess wear, rough areas, or protruding hardware		
- Part conditions		
- Cleanliness		
- Stability		
- Overall condition		
Blackboard/marker board		
- Mounting condition/stability		
- Overall appearance		
- Cleaning capability		
- Overall condition		
Audio/visual equipment		
- Overhead equipment condition and stability		
- Housing condition		
- Electrical service condition		
- Part conditions		
- Screen operation and condition		
- Speaker system operation		
- Electrical cord and outlet conditions		
- Overall condition		
Computer system/Work stations		
- Electrical integrity/surge protector conditions		
- Equipment condition		
- Cleanliness		
- Overall operation		
- Work station and member parts function		
- Overall condition		
Partitions		
- Lubrication		
- Stability		
- Overall condition for deficiencies such as excessive wear, vandalism, improper function, or broken/missing parts		
Flooring		
- Surface condition for deficiencies such as excessive wear, stains, tears, and tripping hazards		
Plumbing systems (if applicable)		

- Sink conditions and drainage		
- Overall condition for deficiencies such as leaks, corrosion, or failure potential		
Timer function (if applicable)		
Trash receptacles		
- Location		
- Cleanliness		
- Overall condition		
Inter-class speaker system operation		
Clock function		
Closets/storage areas		
- Door/lock operation		
- Appearance, interior and exterior		
- Overall condition for debris and safety hazards		
Wall map function and general condition		
Panic button/security operation		
Fire extinguishers (See also annual inspection of Fire Extinguishers)		
- Tag currency		
- Placement in correct proximity to potential hazards per code		
- Housing condition		
- Hose condition		
- Overall condition		

Library

K-12 schools employ a library/media center as a central information resource for students, faculty, and staff. In addition to books and periodicals, this area may house videotapes, cassettes, CDs, computers, closed circuit TV programming and production areas, cameras, and projection equipment. Monthly attention to its overall maintenance needs is critical. Preventive maintenance for general features including **Lighting**, **Alarm Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to this area. Refer to the corresponding checklists.

Inspection Item:	Signature:	Date:
Fire safety		
- Electrical outlet load		
- Positioning of paper/flammable materials away from heat sources		
- Accessible route		
- Emergency exit visibility		

Furniture: tables, chairs, and other seating		
- Surface conditions for deficiencies such as rough areas, excess wear, or protruding hardware		
- Cleanliness		
- Stability		
- Part conditions		
- Overall condition		
Shelving		
- Structural alignment		
- Overall appearance		
- Stability		
- Overall condition		
Bulletin board		
- Mounting condition/stability		
- General appearance		
- Overall condition		
Audio/visual and micro-fiche equipment		
- Housing condition		
- Electrical service condition		
- Part conditions		
- Screen function and condition		
- Speaker system operation		
- Electrical cord and outlet conditions		
- Overall condition		
Partitions		
- Lubrication		
- Stability		
- Mechanical function, if operable		
- Overall condition for deficiencies such as excessive wear, vandalism, improper function, or broken/missing parts		
Floors		
- Surface integrity		
- Overall condition for deficiencies such as excessive wear, stains, tears, and tripping hazards		
Signage (See also Signage checklist)		
- Cleanliness		
- Visibility		
- General appearance		

- Message currency		
- Overall condition		
Walls/ceiling		
- Structural integrity		
- Paint condition		
- Plaster/drywall condition		
- Molding condition		
- Overall condition		
Inter-class speaker system operation		
Clock operation		
Closets/storage areas		
- Door/lock operation		
- Appearance, interior and exterior		
- Overall condition for debris and safety hazards		
Wall map condition		
Turnstiles		
- Lubrication		
- Operation		
- Edge conditions		
- Integrity of member pieces		
- Overall condition		
File systems		
- Overall function		
- Lubrication		
- Overall condition		
Librarian consoles (including desks, chairs, partitions, and counters)		
- Operation		
- Surface condition for deficiencies such as excessive wear, rough areas, or protruding hardware		
- Part conditions		
- Overall condition		
Security system (See also Alarm Systems checklist		
- Overall operation		
- Speaker/communication system function		
- Hardware conditions		
- Cameras/video operation		
- Panic button operation		

- Alarm operation		
- Light operation and conditions		
- Overall condition		
Computer systems, modules		
- Electrical integrity (including surge protectors)		
- Equipment completeness		
- Cleanliness		
- Operation		
- Work station function		
- Overall condition		
Fire extinguishers (See also annual inspection of Fire Extinguishers)		
- Charge		
- Tag currency		
- Placement in correct proximity to potential hazards per code		
- Housing condition		
- Hose condition		
- Overall condition		

Auditorium

Auditoriums are a focal point in school facilities, as they are areas that service a great number of students, faculty, parents, and community members. Auditoriums must comply with ADA accessibility standards, including those for seating, sight lines, fire egress, and listening systems. These areas are often open for access both during school and after hours, often late into the night. With such use comes wear and abuse. Monthly preventive maintenance serves a vital role in promoting and sustaining the life of this important school asset. Preventive maintenance for general features including **Lighting**, **Alarm Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to this area. Refer to the corresponding checklists.

Inspection Item:	Signature:	Date:
Fire safety		
- Electrical outlet load		
- Positioning of flammable materials away from heat sources		
- Accessible route		
- Evacuation plan visibility		
Seating		
- Surface conditions for deficiencies such as tears, blemishes, and excessive ear		

- Track alignment		
- Lubrication of chair mechanisms		
- Stability		
- Overall integrity		
- Upholstery condition		
- Passageway clearance and markings		
- Folding arm conditions		
- Floor mounting conditions		
- Risers		
o Overall condition for tripping hazards		
o Lighting function and conditions		
o Safety tread conditions		
o Overall condition		
Message boards/marquees		
- Stability of mountings		
- Overall appearance		
- Lighting condition		
- Cleanliness		
- Glass condition		
- Lettering condition		
- Overall condition		
Stage		
- Overall condition for deficiencies such as excessive wear, stains, and tripping hazards		
Curtains		
- Cleanliness		
- Alignment		
- Function		
- Pulley, weight, counterweight, and hoist conditions		
- Cable/rope conditions		
- Electrical connection conditions		
- Lubrication		
- General safety conditions		
- Current certifications from authorized agents		
- Overall condition for deficiencies such as tears, tripping hazards, and missing parts		
Costume rooms		

- Cleanliness		
- Overall condition for deficiencies such as excessive wear and safety hazards		
Floor		
- Surface condition for deficiencies such as excessive wear, stains, and tripping hazards		
Area lighting		
- Bulb conditions		
- Switch conditions		
- Guard conditions		
- Fixture conditions and stability		
- Overall condition		
Stage lighting		
- Overall operation		
- Cleanliness of lenses		
- Apparatus stability and movement per design		
- Dimmer circuit operation		
- Light circuit quantities and distribution		
- Electrical feed conditions		
- Control console operation		
- Patch panel operation		
- Transfer panel operation		
- Marquee lighting operation		
- Follow spot operation		
- Lighting fixtures cleanliness and operation		
- Connector strip conditions		
- Box boom conditions		
- Cove, beam, slot, and truss conditions		
- Control booth overall condition		
- Dimmer room overall condition		
- Boom, ladder, torm, and tormentor locations and conditions		
- Pipe, batten, and electric locations and operation		
Catwalks		
- Overall structural stability		
- Railing stability		
- Walkway stability		
- Overall condition for deficiencies such as		

tripping hazards, impediments, and electrical contact		
Staging equipment		
- Member integrity		
- Wheel conditions		
- Overall function as intended		
- Overall condition		
Sound system		
- Operation		
- Part conditions		
- Overall condition		
Trash receptacles		
- Location		
- Overall condition		
Walls/ceiling		
- Paint condition		
- Plaster/drywall conditions		
- Acoustical material conditions		
- Overall condition		
Clock operation		
Closets/storage areas		
- Door/lock operation		
- Overall appearance, interior and exterior		
- Overall condition for debris and safety hazards		
Lobby/entrance area		
- Accessibility		
- Overall condition		
Refreshment stand/area (if applicable)		
- Cleanliness		
- Appliance operation and cleanliness		
- Utility connection conditions (check for gas leaks)		
- Table/chair conditions and stability		
- Roll top door operation		
- Floor conditions		
- Wall and ceiling conditions		
- Grease trap cleanliness		
- Vent cleanliness		
- Overall condition		
Signage (See also Signage checklist)		

- Cleanliness		
- Currency of message		
- General appearance		
- Overall condition		
Emergency exit visibility and lighting conditions		
Fire extinguishers (See also annual checklist for Fire Extinguishers)		
- Charge		
- Tag currency		
o Placement in correct proximity to potential hazards per code (e.g. lighting/curtain areas)		
- Housing condition		
- Hose condition		
- Overall condition		

Gymnasium

The gymnasium is a multi-venue event center where heavy traffic can have a dramatic impact on the life expectancy of the equipment and area. With such extreme use, monthly preventive maintenance is critical. The Life Safety Code requires an annual inspection of bleachers by the school staff and a biennial inspection by a licensed engineer, architect, or individual certified by the manufacturer. *(Preventive maintenance for general features including **Lighting**, **Alarms Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to this area. Refer to the corresponding checklists. Also see **Locker Room** checklist.)*

Inspection Item:	Signature:	Date:
Fire safety		
- Electrical outlet load		
- Positioning of flammable materials away from heat sources		
- Accessible route		
- Emergency exit visibility		
Seating		
- Surface conditions for deficiencies such as excessive wear, rough areas, or protruding hardware		
- Track alignment		
- Overall stability		
- Overall integrity		
- Railing conditions (per code requirements)		

- Lubrication		
- Passageway clearance and markings		
- Overall condition		
Floors and mats		
- Surface integrity		
- Overall condition for deficiencies such as excessive wear, stains, tears, and tripping hazards		
Walls/ceiling		
- Paint condition		
- Plaster/drywall condition		
- Overall condition		
Bell system operation		
Scoreboard		
- Operation (audio and visual)		
- Bulb conditions		
- Overall condition		
Sound/speaker system		
- Operation		
- Clarity		
Lighting fixture protection conditions		
Gymnastic equipment		
- Positioning		
- Member integrity		
- Bar/rope conditions		
- Overall condition		
Team/coaches' benches		
- Stability		
- Condition of surfaces for deficiencies such as excessive wear, rough areas, or protruding hardware		
- Cleanliness		
- Positioning		
- Overall condition		
Staging equipment		
- Member integrity		
- Wheel conditions		
- Edge conditions		
- Overall condition		
Signage (See also Signage checklist)		
- Currency of message		

- Location		
- Overall condition		
Fire extinguishers (See also annual checklist for Fire Extinguishers)		
- Charge		
- Tag currency		
- Placement in correct proximity to potential hazards per code		
- Housing condition		
- Hose condition		
- Overall condition		
Trash receptacles		
- Location		
- Overall condition		
Clock operation		
Closets/equipment storage area		
- Door/lock operation		
- Appearance, interior and exterior		
- Overall condition for debris and safety hazards		
Refreshment stand/area (if applicable)		
- Cleanliness		
- Appliance operation and condition (See also Kitchen and Dining Areas checklist)		
- Utility connections (check for gas leaks) *(See also Gas Connections checklist)*		
- Furniture condition and cleanliness		
- Floor condition and cleanliness		
- Wall and ceiling conditions and cleanliness		
- Vent and trap cleanliness		
- Overall condition		

Monthly

Locker Rooms

The following monthly checklist applies to locker areas that house individual student lockers, as well as those that function as part of gymnasium areas that feature sport equipment, sport lockers, showers, and changing areas. *(Preventive maintenance for general features including **Restrooms**, **Lighting**, **Alarm Systems**, **Fire Extinguishers**, **Doors and Windows**, and **HVAC Systems** also applies to this area. Refer to the corresponding checklists.)*

Inspection Item:	Signature:	Date:
Fire safety		
- Electrical outlet load		
- Positioning of flammable materials away from heat sources		
- Accessible route		
- Emergency exit visibility		
Benches		
- Surface conditions for deficiencies such as excessive wear, rough areas, or protruding hardware		
- Stability		
- Overall condition		
Exercise/weight equipment		
- Bolt conditions		
- Fastener conditions		
- Cable conditions		
- Electrical connection conditions		
- Pad conditions		
- Runner conditions		
- Overall condition		
Bulletin board		
- Mounting condition/stability		
- Overall appearance		
- Overall condition		
Floors		
- Surface integrity		
- Overall condition for deficiencies such as excessive wear, stains, tears, and tripping hazards		
Lockers		
- Lock operation		
- Hinge conditions		
- Paint condition		
- Shelf stability and condition		
- Overall appearance		
- Overall condition of lockers (group appearance)		
Plumbing (See also Restrooms checklist)		
- Connection conditions for deficiencies such as leaks, corrosion, and failure potential		

- Overall appearance		
- Overall condition		
Showers		
- Fixture conditions		
- Surface/tile conditions		
- Overall condition		
Whirlpool function (if applicable)		
Sinks and faucets		
- Drainage function		
- Hardware conditions		
- Overall condition		
Timer function (if applicable)		
Trash receptacles		
- Location		
- Overall condition		
Walls/ceiling		
- Paint condition		
- Plaster/drywall condition		
- Ceramic tile condition		
- Overall condition		
Signage (See also Signage checklist)		
- Cleanliness		
- Message currency		
- General appearance		
- Overall condition		
Fire extinguishers (See also annual checklist for Fire Extinguishers)		
- Tag currency		
- Charge		
- Placement in correct proximity to potential hazards per code		
- Housing condition		
- Hose condition		
- Overall condition		

Monthly

Landscape

Due to the comprehensive nature of preventive maintenance, select critical areas within the landscape domain should be inspected monthly. Note: Make sure the actual number of drains and their locations correspond with those shown on the "as built" drawings. *(The **Irrigation Controllers** checklist also applies to this area.)*

Inspection Item:	Signature:	Date:
Drains		
- Proper water flow		
- Piping conditions		
- Cover conditions		
- Overall condition for obstructions		
Vegetation conditions for deficiencies such as root systems near buildings and walkways, shrubs and trees near buildings and power lines, vines on buildings (except as designed), and overgrown shrubs		
Irrigation systems (See also annual Irrigation Controllers checklist)		
- Sprinkler head operation and direction of water flow		
- Piping integrity		
- Runoff conditions		
Overall appearance		

Monthly

Asphalt

Asphalt surfaces at school facilities receive extensive wear and tear from contact with buses, cars, and pedestrians. Because such deficiencies as potholes, broken edges, and eroded areas can jeopardize life safety, it is essential for maintenance personnel to take monthly measures to promptly address and anticipate failing elements. The Americans with Disabilities Act also requires accessible parking spaces and pathways, slip-resistant surfaces, and curb cuts.

This checklist can be applied to all of the following areas.

1. Walkways
2. Parking lots
3. Driveways
4. Other athletic activity areas *(See also **Playgrounds** and **Tennis Courts**)*

Inspection Item:	Signature:	Date:
Parking bumper conditions and position		
Speed bump conditions		
Striping and pavement signage conditions		
ADA accessibility		
Signage (See also Signage checklist		
- Compliance with codes and standards		
- Message currency		

- Visibility		
- Overall condition		
Edge conditions		
Surface conditions for deficiencies such as buildup from salt, ice melting materials, motor oil, or gasoline		
Overall appearance		
Overall condition for deficiencies such as potholes, softening, erosion, weed and root encroachment, chalking, cracking, and tripping hazards		

Monthly

Signage

Signage is not only important for directing school occupants and visitors, but it is also a reflection of the facility's character. Dirty, damaged, or inaccurate signage can send the wrong message to the community by making the school as a whole appear neglected. It can also jeopardize the safety of users. Signage must comply with codes and standards, such as the ADA, and is important for alerting area users of potential hazards, recent changes, or other important messages. A critical eye is needed in the maintenance process to address and anticipate sign inadequacy. The following monthly checklist applies to wall-mounted and pole-mounted exterior signage, as well as interior signage.

Inspection Item:	Signature:	Date:
Compliance with codes and standards		
Cleanliness		
Accuracy of message		
Accuracy of lettering and numbering		
Adherence to surface or stabilizer		
Hardware conditions		
Illumination (if applicable)		
Location and visibility		
Paint condition		
Overall appearance		
Overall condition for deficiencies such as excessive wear, missing or broken parts, obstruction from view, or message inaccuracy		

Monthly (In Season)

Track and Field Areas

The following checklist refers to permanently installed equipment and materials within

track and field areas such as surfaces, bleacher/grandstand systems, goal posts (for sports such as football), water fountains, and surrounding fencing systems. Monthly preventive maintenance of these areas is crucial, as life safety can be jeopardized by something as small as a rusted fastener or missing part. *(The **Exterior Lighting** and **Fences** checklists also apply to this area.)* .

Inspection Item:	Signature:	Date:
Concrete, turf, dirt, and sand areas		
- Overall integrity		
- Overall condition for deficiencies such as tripping hazards, holes, cracks, and stray equipment		
Water fountains		
- Operation		
- Bolt, nut, and anchor conditions		
- Mounting security, if applicable		
- Cleanliness		
- Overall condition		
Bleacher systems		
- Structural stability, including railing, seating, and foundation		
- Bolt, nut, spring, and anchor conditions		
- Edge and surface conditions		
- Overall safety and code compliance		
- Overall condition for deficiencies such as rusted, missing, or broken components		
Equipment		
- Goal post stability		
- Overall integrity		
- Proper function, as intended		
- Overall safety and code compliance		
- Overall condition		
Fencing (See also semiannual Fences checklist)		
- Post stability		
- Overall condition for deficiencies such as gaps, root/weed encroachment, and failing areas		
Paint condition (of equipment, seating, etc.)		

Monthly (In Season)

Playgrounds

Playgrounds are areas of substantial liability and mandate frequent inspections and diligent maintenance. As playgrounds experience intense usage during the school day, after hours, and off-season, the wear of equipment and surfacing must be carefully monitored. Common equipment includes swing sets, climbing equipment and bars, slides, seesaws, sandboxes, merry-go-rounds, and skating areas, among other items.

Surfaced areas are of particular safety concern. Resilient surfaces, such as sand, mulch, and commercially prepared materials, shall be used beneath equipment to provide effective cushioning against falls. Child safety guidelines require a safe fall area extending around all equipment. Playground areas and equipment must be as accessible as possible to students with disabilities. Often special ramps, surfaces, and equipment height requirements may be needed. At the minimum, there must be an accessible route to and through the areas, and 50% of elevated play components must be accessible by ramp or transfer platform.

This checklist provides a general safety and maintenance protocol only, as playground areas, surfaces, and equipment vary widely. Schools should work with insurance companies for additional specific recommendations and should consult manufacturers' specifications. *(The Fences, Signage, and Asphalt checklists also apply to this area.).*

Inspection Item:	Signature:	Date:
General safety		
- Signage visibility and currency (See also monthly Signage checklist)		
- Safety/first aid equipment location near play areas		
- Fence conditions for deficiencies such as holes, weed encroachment, and trash buildup *(See also semiannual Fences checklist)*		
- Overall condition of grounds for deficiencies such as vandalism, debris buildup, trash, or tripping hazards		
Playground equipment		
- Performance as intended, as per manufacturers' specifications		
- Location of each piece of equipment (more than 30" high) at least 9' away from other items and away from curbs, rocks, or other hard surfaces		
- Stability (equipment must be securely anchored into the ground. Footings must be unexposed. Follow manufacturers' guidelines)		
- Surface conditions for deficiencies such as		

excess wear, rough or protruding edges, wood splintering, metal exposed to the sun (can cause burns), or rust		
- Hardware conditions for deficiencies such as open S-hooks, protruding bolt ends, and loose parts		
- Chain/cable conditions for integrity and durability		
- Paint conditions for deficiencies such as paint chips, cracks, chalking, or rust		
- Spring conditions for deficiencies such as improper compression, rust, or breakage		
- Lubrication of all adjacent moving parts		
- Railing stability and surface conditions		
- Drainage from surfaces (equipment should drain water properly to deter slippage)		
- Overall condition and durability for deficiencies such as excess wear, rot, rust, splintering, warping, cracking, insect infestation, or broken or missing parts		
Playground surfaces		
- Asphalt: See Asphalt checklist (Note: Asphalt surfacing should not be used under playground equipment.)		
- Concrete (Note: Concrete surfacing should not be used under playground equipment.)		
o Overall condition for deficiencies such as tripping hazards, alkali-aggregate expansion, cavitation, honeycombing, spalling, chipping, cracks, crazing, dusting, efflorescence, charred surfaces, stains, lifts, pock marks/pop-outs, scaling, slippery areas, unevenness, or voids		
- Loose material: sand, gravel, wood fiber, or shredded rubber		
o Layer depth/coverage of ground (consistent depth of at least 12") (Tip: Place depth marker nearby to ensure constant adequate depth.)		
o Boundary/containment conditions		

to ensure material stays where intended		
o Dispersion to ensure material evenly covers areas at least 6' in all directions from equipment		
o Material conditions for deficiencies such as clumping, rot, or fungus infiltration		
o Drainage		
o Overall condition for deficiencies such as foreign objects, trash, and contamination from oil, grasses, gravel, animal matter, or weeds		
- Compressed rubber matting		
o Overall integrity and durability		
o Adherence to surface		
o Overall condition for deficiencies such as excessive wear, holes, curling, tightness of seams, tears, stains, vandalism, debris buildup, or trash		
o Adjacent area conditions for objects that could harm material such as rocks, sticks, loose gravel, sand, or sprinkler overspray		
- Grass (Note: Grass should not be used under playground equipment.)		
o Overall condition for deficiencies such as overgrowth, exposed soil, excess fertilization (granules left on surface), contamination from foreign substances, rodent infestation (e.g., gopher holes), root encroachment, depressions, or other tripping hazards such as rocks, elevated sprinkler heads, hoses, field markers, exposed irrigation pipes, or base markers		
- Soil (Note: Soil should not be used under playground equipment.)		
o Overall condition for deficiencies such as eroded areas, pot holes, depressions, mud buildup, contamination from foreign substances, uneven surfaces, excess dust buildup, or tripping		

hazards such as root encroachment, base markers, or rocks		

Monthly (In Season)

Tennis Courts (Hard)

The safety of students and visitors is the focus of PM for tennis courts, which should be maintained monthly. Tennis courts are widely used by sporting teams and the general student population, as well as community members. Such use can lead to rapid wear and tear. *(The **Exterior Lighting** and **Fences** checklists also apply to this area.)*

Inspection Item:	Signature:	Date:
Deck		
- Coating condition		
- Overall condition for deficiencies such as ponding, cracks, holes, weed/root encroachment, tripping hazards, or excessive wear		
Fencing (See also semiannual Fences checklist)		
- Post stability		
- Alignment		
- Backdrop condition (where applicable)		
- Overall condition for deficiencies such as gaps, weed/root encroachment, and failing areas		
Gates		
- Lock function		
- Closure function		
- Hinge conditions		
- Alignment		
- Lubrication		
- Webbing condition		
- Overall condition		
Nets		
- Overall condition for deficiencies such as holes, slack areas, and sagging		
Posts		
- Alignment		
- Hardware conditions		
- Stability		
- Base integrity		
- Overall condition		
Overall condition		

Monthly

Exterior Stairs, Decks, and Landings

The following is a PM checklist for exterior stairways, decks, and landings. Maintenance personnel should carefully check the building materials, particularly concrete, on a monthly basis. *(The **Exterior Lighting** checklist is also applicable to these areas.)*

Inspection Item:	Signature:	Date:
Overall appearance		
Concrete		
- Expansion joint conditions		
- Metal spacer conditions		
- Overall condition for deficiencies such as alkali-aggregate expansion, cavitation (honeycombing, spalling around projections), chips, cracks, crazing, dusting, efflorescence, charred and spalled surfaces, stains, lifted areas, pock marks/pop-outs, scaling, tripping hazards, unevenness, or voids		
Railings		
- Stability		
- Hardware conditions		
- Overall condition		
Wood material (if applicable)		
- Stability		
- Overall condition for deficiencies such as dry rot, termites, instability, worn edges, cracks, holes, and splintering		
Coverings		
- Surface condition		
- Overall integrity		
- Overall condition		
Grade appearance		
Footings/foundation		
- Stability		
- Overall condition for deficiencies such as cracks and broken or missing components		

Monthly

Non-Power Gates

The operational integrity of gates on school grounds is crucial to ensure that the elements

of safety and controlled access are not compromised. Whereas automated gates should be inspected biweekly, non-power gates shall be examined monthly.

Inspection Item:	Signature:	Date:
Chains		
- Linkage conditions		
- Lubrication		
- Overall condition for deficiencies such as cracks and excess tension		
Emergency key boxes		
- Hinge conditions and operation		
- Lock conditions and operation		
- Key placement		
- Overall condition		
Hinge conditions and lubrication		
Weld joint conditions		
Bolt and screw conditions		
Locks		
- Overall operation		
- Lubrication		
- Security		
- Overall condition		
Painted surfaces		
- Overall condition for deficiencies such as rust, peeling, and abrasion		
Structural condition		
- Stability		
- Joint conditions		
- Overall condition for deficiencies such as weak spots, rust, or missing parts		
Tracks		
- Alignment		
- Lubrication		
- Adherence to surface		
Overall condition for deficiencies such as dents and rust		

Semiannual

Fences

Fences on school property are usually made of aluminum, steel, concrete block, or wood. Metal fences, such as chain link, require regular inspection of paint condition, rust and other corrosion, and vegetation and trash buildup. Wood fences are additionally susceptible to rot and loose components, such as pickets, planks, and braces. Perimeter and boundary fences shall be checked semiannually.

Inspection Item:	Signature:	Date:
Alignment		
Structural stability		
- Post integrity and alignment		
- Foundation integrity		
- Overall condition		
Paint condition		
Hardware condition and lubrication		
Gate and lock function and conditions		
Safety for deficiencies such as sharp edges, large gaps, and splintering		
Overall condition for deficiencies such as vegetation encroachment, debris buildup, holes, sagging areas, missing segments, rot, fungus, termites, and rust		

Quarterly

HVAC Systems

Regular preventive maintenance of HVAC (heating, ventilation, and air-conditioning) systems is crucial to the quality of air and comfort level within school facilities. HVAC systems should always sufficiently control temperature and humidity, distribute outside air uniformly, and isolate and remove odors and pollutants. Improper function and maintenance can cause indoor air pollution by allowing stale or contaminated air to remain in the building. As there are many areas within a school that house activities with unique ventilation requirements, such as art, shop, culinary, and laboratory classrooms, it is essential that the HVAC system has fully functional and regularly inspected pressure control, filtration, and exhaust equipment.

The following checklist shall be used for semiannual inspections of the HVAC system.

When performing any maintenance procedures, always refer to manufacturers' recommendations.

For all types of HVAC systems, change filters twice a year and post a sticker on the HVAC unit with the date of change and initials of the mechanic. Use only MERV 13 rated filters unless otherwise directed by the Maintenance Supervisor.

Inspection Item:	Signature:	Date:
General conditions		
- Overall cleanliness		
- Wall mount stability		
- System calibration		
- Condensation drain condition (A/C only)		
- Electrical connection conditions		
- Filter conditions (Use only MERV filters)		
- Motor		
o Lubrication		
o Housing stability		
o Connection conditions		
- Oil cup conditions		
- Unit operation and noise level		
- Coil conditions		
- Window seal and gasket conditions		
Central/ground or roof mounted		
- Air filter conditions		
- Burner assembly conditions		
- Circulation		
- Combustion chamber/smoke pipe conditions		
- Condensate drain conditions (A/C only)		
- Condenser/compressor function		
- Cooling coil conditions		
- Electrical disconnect function		
- Electrical heating unit function		
- General wiring and electrical control conditions		
- Guard, casing, hanger, support, platform, and mounting bolt conditions		
- Piping conditions		
- Liquid receiver conditions		
- Lubrication		
- Motor, driver, and assembly conditions		
- Platform stability		
- Pump unit function		
- Refrigerant dryer, strainer, valve, oil trap, and accessories conditions		

- Refrigeration lines/coil conditions for deficiencies such as frosting or icing		
- Registers and ducts for proper air distribution		
- Temperature and humidity control function		
- Thermal insulation and vapor barrier conditions		
- Water spray, weir, and similar device conditions		
- Overall cleanliness		
- Overall condition for deficiencies such as rust, corrosion, and mineral deposits		
Heat pumps (Check all items listed above under "central/ground/roof mounted")		
- Temperature setting		
- Noise and vibration levels		
Heating systems (See also annual checklist for Hot Water Heaters)		
- Amp draw per manufacturer's specs		
- Equipment cleanliness		
- Flow switch operation		
- Mechanical equipment function		
- Pull header conditions (on units more than 5 years in age)		
- Pumps		
o Function		
o Oil condition		
o Overall condition		
- Safety limit switch operation		
- Water temperature (in and out)		
- Overall condition for deficiencies such as corrosion, scale, and entrapped air		
Boilers (Note: Shall be performed by a licensed professional inspector/maintenance contractor to ensure compliance with state and federal regulations.)		
- Air heater function		
- Auxiliary equipment function		
- Back feed pumps function		
- Blow off and blow down lines function		
- Boiler room log condition		

- Burner and control conditions		
- Deaerator function		
- Energy efficiency		
- Electric power function		
- Feed water supply conditions		
- Feed water treatment/control		
- Firing rate control conditions		
- Fuel supply line conditions		
- Fuel system/control conditions		
- Heat recovery equipment conditions		
- Limit device conditions		
- Pressure gauge and relief valve function		
- Overall cleanliness		
- Overall condition		
Overall safety		
- Anchor stability		
- Deck areas for deficiencies such as moisture, grease, mold, and tripping hazards		
- Doors		
o Hinge conditions		
o Lock and knob function		
o Guard stability per code		
o Overall condition		
- Handrail stability		
- Harness		
o Fastener conditions		
o Strap conditions		
o Tie conditions		
o Overall condition		
- Ladders		
o Step conditions		
o Rail stability		
o Overall condition		
- Vibration limit switch function		
- Work area conditions		
- Top surface/fan deck conditions		
- Water distribution system		
o Distribution pipe condition		
o Eliminator conditions		
o Hot water distribution basin		

support member conditions		
o Internal strainer conditions (if applicable)		
o Lubrication of flow control valves		
o Spill flash bar conditions		
o Structural integrity		
o Bolted joint conditions		
o Nozzle conditions		
o Overall condition for deficiencies such as leads between joints, leaks, corrosion, buildup, breaks, and obstructions		
- Overall condition for deficiencies such as leaks, cracks, deterioration, end panel separation, corrosion, pitting, wood casing for signs of rot, brittleness or cracking of fiberglass		
- Safety limit and interlock function		
- Shutdown operation		
- Walkway/platform stability and condition		
Overall condition		

Semiannual

Asbestos

As required by federal law all identified asbestos containing materials (ACM) must be inspected every six months by a trained school staff member. Physically look at each area identified in the school's asbestos management plan to ensure that ACM have not been damaged or deteriorated so as to become friable. In the event any ACM must be removed, mark the area according to the plan and perform abatement as necessary.

Smoke Alarms

The following is a preventive maintenance checklist for individually installed smoke alarms that are not part of the larger automated alarm system. This check shall be performed semiannually. These smoke alarms may be battery-operated or hard-wired, and may be found in various areas of the facility, including out buildings. *(See **Alarm Systems** checklist for automated smoke alarms.)*

Inspection Item:	Signature:	Date:
Battery efficiency (if not hard wired)		
Connection conditions for proper wiring and		

deficiencies such as arcing or exposed wires		
Housing condition		
Mounting security		
Overall operation		
Overall condition		

Semiannual

Structural Members

Preventive maintenance entails a comprehensive visual inspection of each building material twice a year. Particular emphasis during this inspection process should be on load-bearing support areas that can be observed externally during a walking tour. The greatest cause of building demise is the penetration of water. Particular attention should be given at this time to evaluate the potential for access by water into building materials

Inspection Item:	Signature:	Date:
Beam integrity for deficiencies such as rot, termites, bowing, splitting, slippage, or fungus		
Foundation condition for deficiencies such as cracking, slippage, or water encroachment		
Joist conditions for deficiencies such as rot, termites, bowing, splitting, or fungus		
Overall building integrity for signs of structural failure		
Sill conditions for deficiencies such as rot, termites, or fungus		
Stud conditions for deficiencies such as rot, termites, bowing, splitting, or fungus		
Wall conditions		
- Masonry for deficiencies such as cracks, scaling, mortar, crumbling, or efflorescence		
- Wood for deficiencies such as termites, peeling paint, dry rot, popping, or fungus		
Overall condition		

Annual

Emergency Generators

The emergency generator in a school should be maintained annually. However, during the school year, the fuel level, battery charge, cleanliness, and wiring shall be checked monthly. PM shall also be performed after each use of the generators.

Inspection Item:	Signature:	Date:
Operation		
Fuel level		
Oil and engine air filter conditions		
Battery charger condition		
Battery conditions for proper charge and connection		
Gauge conditions		
Circuit breaker conditions		
Activation device conditions (starter, pull cord, switches, etc.)		
Spark plug conditions		
Terminal conditions		
Belt conditions for deficiencies such as wear and stress		
Wiring conditions		
Cleanliness		
Overall condition		

Annual

Backflow Devices

Backflow devices prevent the flow of water or other liquids, mixtures, or substances into the distributing pipes of a potable supply of water from any source other than intended. All backflow devices shall be tested annually by a certified contractor. Maintenance personnel shall monitor the contractor's performance and obtain written certification upon completion of work.

Inspection Item:	Signature:	Date:
Backflow devices (shall be tested only by a certified contractor)		

Annual

Electrical Systems

Electrical systems and closets shall be inspected annually. Maintenance personnel will be familiar with the locations of all electrical equipment, including circuit breakers, fuses, main feeders, sub-feeders, panel boards, and substations. All wiring shall be in compliance with the National Electric Code. The safety of workers is paramount; staff shall ensure that power is shut off and/or lines are de-energized where work is performed and that the LOCK-OUT TAG-OUT system is used. Electrical equipment will be serviced by outside contractors unless there is a licensed journeyman electrician among the in-house staff. .

Inspection Item:	Signature:	Date:
Equipment cleanliness		
Distribution system		
- Wire and cable conditions for deficiencies such as corrosion, dirt, moisture, and fire hazards		
- Connection conditions		
- Overall condition		
Circuit breakers		
- Oil level and potential leakage		
- Hardware conditions		
- Porcelain condition		
- Cotter pin conditions		
- Air supplier operation		
- Overall condition for deficiencies such as corrosion, noise, and excessive temperatures		
Fuses		
- Insulator conditions for deficiencies such as burns or cracks		
- Contact surface conditions for deficiencies such as burning, pressure, and misalignment		
- Fuse holder conditions		
- Hardware condition		
- Overall condition		
Lock security and lubrication		
Utility room cleanliness and safety		
Overall integrity		
Overall condition for deficiencies such as loose wires, debris, corrosion, potential power failure, and water encroachment		

Annual

Elevators

Elevators shall be serviced at a minimum bi-monthly by a licensed elevator contractor. Elevators shall be Inspected annually by the state Department of Labor.

Inspection Item:	Signature:	Date:
Elevators		

Annual

Fire Extinguishers

The following annual PM checklist is for fire extinguishers throughout the school facility. This inspection and certification must be conducted by a licensed specialty contractor and should be scheduled in advance to ensure that the date on extinguishers will not expire. *Monthly inspections of fire extinguishers' general condition, housing, and location per code shall be conducted as part of preventive maintenance procedures in areas of the school including* ***Business Offices****,* ***Kitchen and Dining Areas****,* ***Classrooms****,* ***Auditorium****,* ***Library****,* ***Gymnasium****,* ***Locker Rooms****,* ***Restrooms****, and* ***Swimming Pools****. (See corresponding checklists.)*

Inspection Item:	Signature:	Date:
Certification		
Charge		
Housing condition		
Hose condition		
Proper location per code		
Overall condition		

Annual

Hot Water Heaters

Preventive maintenance of hot water heaters shall be performed annually. *(See also* ***HVAC Systems*** *for other heating components.)*

Inspection Item:	Signature:	Date:
Circulation pump connections		
Gas flame color (gas pilot should be blue with yellow at tip)		
Burner conditions for deficiencies such as corrosion, inordinate flame pattern, and cinders		
Pilot function		

Tank plate and jacket conditions for deficiencies such as corrosion or rust		
Door and lock function		
Drain valve lubrication and function		
Earthquake strap and bolt conditions		
Gas shut-off valve lubrication and function		
Piping supply lines for leaks (Note: Use soap and water and/or hand-held gas detector)		
Pressure relief valve function		
Temperature setting (Note: Use commercial grade thermometer)		
Draft diverter conditions		
Flue and chimney conditions		
Vent condition		
Utility room for deficiencies such as dirt, debris, and storage of materials		
Overall condition for deficiencies such as rust in water, water and fuel leaks, and unusual sounds or odors		

Bi-annual

Roofing

The roof is the most costly and abused area of the facility, subject to a variety of weather conditions and temperature fluctuations. The early discovery and preventive maintenance of minor deficiencies extends its life and reduces the chance of premature failure and costly repairs.

Annual inspections of both membrane and building components shall be conducted for all roofs, including newly installed ones. Adequate time will be allotted to properly perform the many tasks involved in inspection. A roof will be surveyed completely, either by carefully walking it in its entirety where accessible (wearing soft shoes), or by visual inspection with binoculars where inaccessible. Visual inspection from the attic side is also important.

Attention should be paid to southern and northern exposures, weather-generated problems, horizontal lines, peak areas, and areas of sagging. Ventilation areas should also be examined for obstructions. *(For preventive maintenance of **Gutters/Roof Drains**, see corresponding annual checklist.)*

Inspection Item:	Signature:	Date:
Supporting structural integrity for deficiencies such as cracks, moisture stains, and potential failure		
Flashing conditions for deficiencies such as		

water penetration, displacement, oxidation, excessive stretching, delamination, and tearing		
Surface conditions for deficiencies such as contaminants such as exhaust or vegetation buildup		
Subsurface conditions (including insulation) for signs of moisture penetration		
Membrane conditions		
Chimney conditions		
Parapet integrity		
Plumbing stack vent and roof connection conditions		
Roof ventilation conditions		
Skylight conditions for deficiencies such as broken glass or frames and flashing corrosion or rust		
Structural conditions for deficiencies such as settling of the deck, membrane splits, or cracks in walls		
Roof edging conditions for deficiencies such as deterioration and loose fasteners		
Expansion joint conditions for punctures, splits, and insecure fasteners		
Shingle conditions		
Asphalt roof conditions for deficiencies such as brittle or missing shingles, cracking, curled edges, erosion, or exposed wood		
Flat roof conditions for evenness across the horizontal plane and deficiencies such as bare areas, blisters, cove areas abutting parapets, cracks, curling, exposed nail heads, or ponding		
Overall condition		

Monthly

Gutters/Roof Drains

Drainage devices are important in protecting buildings from water intrusion and damage. The following is an annual preventive maintenance checklist for gutters, downspouts, scuppers, and roof drains. Maintenance personnel shall ensure that these areas are free of debris such as leaves and branches, and that large debris has also been removed from the roof.

Inspection Item:	Signature:	Date:
Mounting stability		
Bolt, screw, and strap conditions		
Discharge area function for proper drainage away from building		
Joint conditions and stability		
Roof atrium drains		
- Cleanliness		
- Caulking condition		
- Mounting stability		
- Overall condition for deficiencies such as blockage and cracks		
Splash block location		
Seam and elbow conditions		
Caulking condition		
Gutter positioning toward downspouts		
Overall condition for deficiencies such as corrosion, rust, blockage, obstructions, and disconnection		

Annual

Sewer Laterals

All drain lines in the physical school facility connect to the main drain, which is referred to as the "sewer" beyond the foundation. All sewer lines outside of the foundation have clean-out points at various locations. Reaming from these points requires the use of a high-power hose, hydro-jet, or power equipment. Sewer laterals should be annually reamed from clean-out points by in-house personnel.

Inspection Item:	Signature:	Date:
Caulking condition adjacent to building exit point		
Plug conditions		
Pipe integrity		
Plaster condition adjacent to building exit point		
Overall condition for deficiencies such as soil erosion (if line exits ground)		

Annual

Irrigation Controllers

Annual inspection of each irrigation controller helps guarantee operational performance. This should be done jointly with a landscape contractor. *(See also monthly **Landscape** checklist.)*

Inspection Item:	Signature:	Date:
Timer accuracy		
Housing condition for deficiencies such as water encroachment		
Door and lock function and conditions		
Electrical connection conditions		
Security (stations should be locked)		
Overall condition		

Annual

Storm Drains

Storm drains or sewers are underground systems used to collect and dispose of surface water. They shall be cleaned and flushed annually to ensure blockages are removed and piping is functional.

Inspection Item:	Signature:	Date:
Grate conditions		
Cover conditions		
Adjacent concrete or asphalt conditions		
Drainage		
General safety conditions		
Overall condition for deficiencies such as dirt buildup around drain that might preclude proper directional flow		

Every Two Years

Outdoor Grandstands and Indoor Bleachers must be inspected by a professional engineer, registered architect, or individual certified by the manufacturer as required by the Life safety Code, NFPA 101-2003 Sections 13.7.9 and 13.7.10.

Every Three Years

Asbestos. Every three years an inspection of all asbestos containing materials (ACM) must be performed by a licensed asbestos contractor as required by federal law.

Annual

Fire Alarm System Inspection

Comprehensive servicing and certification of the entire fire suppression system should be done every five years in accordance with current local, state, and federal requirements, including NFPA-defined guidelines. A licensed state contractor must be used, and this work shall be validated by local fire authorities.

The following items should be inspected by the contractor during this process.

1. Signal initiation
2. Manual alarm operation
3. Water flow system components including valves, piping, pressure regulators, gauges, sprinkler heads, and shut-off operation
4. Smoke detection systems
5. Voice systems
6. Automatic extinguishing systems
7. Signage, visual notifications
8. Supervisory signals
9. Maintenance testing and protocol
10. Central station monitoring
11. Code compliance

Inspection Item:	Signature:	Date:
Fire system certification (should be tested only by a certified contractor)		

Winter pipe freeze protection-prior to every cold weather event

- Verify the building temperature is at an acceptable level in each section of the building (60 degrees is recommended).
- Ensure all windows and doors are firmly closed.
- Ensure low temperature alarms and sensors are working properly.
- Check univents to ensure outside dampers are closed. Even a small opening can allow enough cold air in to cause problems.
- Ensure that tops of heating units (a favorite gathering spot for books, plants, displays, etc.) are kept clear so that air/heat can circulate freely.
- Maintain freeze stat controls on univents.
- If anti-freeze solution is installed in your heating system, verify that appropriate levels and that the system is working properly.

WORK ORDER SYSTEM

Any school staff member may submit a work order for facility maintenance or an event support request using one of the following forms. The requestor shall complete section 1 of the appropriate form and submit the form to the maintenance department administrative assistant. In the event of an emergency such as a broken pipe, the requester shall notify the maintenance department by the fastest possible means. A work order for emergency work shall be completed after the fact by the maintenance department administrative assistant.

The maintenance department administrative assistant shall initiate work orders for preventive maintenance (PM) according to the PM schedule.

The maintenance department administrative assistant shall review all submitted forms for completeness, assign a work order number, enter the form in the work order log, and forward the form to the maintenance supervisor.

The maintenance supervisor shall review the request and assign one of the following priorities:

- IMMEDIATE – Work must be completed within 4 hours to prevent further damage to property or to correct an immediate safety risk.

- URGENT – Work must be completed within 48 hours to prevent an unacceptable interruption of school operations.

- ROUTINE – Work must be completed as soon as possible, but the problem is not expected to adversely affect school operations.

- DEFERRED – Work shall be completed at a future date when resources are available.

The maintenance supervisor shall assign the work to a technician and schedule the work for completion.

The technician shall complete the assigned work or indicate that parts need to be ordered. If parts need to be ordered the technician shall enter the necessary information on the work order and return it to the maintenance supervisor. If parts do not need to be ordered, the technician shall complete the work and indicate completion on the work order which shall then be returned to the maintenance supervisor.The maintenance supervisor shall log all completed work orders and notify the requestor that the work has been completed.

CONTRACTED SERVICES

Refuse Removal:

Name:	
Address:	
Phone Number	

Snow Removal:

Name:	
Address:	
Phone Number	

Cleaning Service:

Name:	
Address:	
Phone Number	

Elevator Service:

Name:	
Address:	
Phone Number	

Security Systems:

Name:	
Address:	
Phone Number	

Fire Protection:

Name:	
Address:	
Phone Number	

Electrician:

Name:	
Address:	
Phone Number	

Plumber:

Name:	
Address:	
Phone Number	

Telephone Systems:

Name:	
Address:	
Phone Number	

Cable TV:

Name:	
Address:	
Phone Number	

Hazardous Materials Disposal:

Name:	
Address:	
Phone Number	

Recycling:

Name:	
Address:	
Phone Number	

Sewer/Septic System:

Name:	
Address:	
Phone Number	

ENERGY MANAGEMENT

Energy Management Guidelines

Wise energy management is good for everyone. It contributes to the national goal of energy conservation, therefore extending the life of our available natural fuel reserves. It helps preserve our environment. Reducing the demand for electricity will reduce the amounts of emissions that power plants add to the air. This will also reduce the number of new power plants that will need to be built. Whatever we can do to modify our behavior and become more conscious of how electricity is used and wasted will benefit us all.

Energy Saving Strategies (Behavior Modification)

Keep the doors closed when A/C is running. Air conditioning is a wonderful thing, but it is very costly. We have the capability of monitoring and controlling most of our systems from a central point and of adjusting run-time schedules that will keep the buildings comfortable and clean and still be efficient.

Turn the lights off when the room is unoccupied, even for only a few minutes. As much as 40% of the energy consumed is for lighting. Some rooms have wall switches that allow for partial lighting. Some have occupancy sensors. Both of these strategies can help

reduce lighting costs. But, the biggest savings will be achieved by turning the lights OFF when the room is unoccupied. While it is true the life of a bulb can be shortened by turning it on and off, the balance point between turning a light on and off many times versus the energy savings gained by turning lights off when not needed is usually ten minutes or less. So, the rule of thumb should be: If a room is unoccupied for ten minutes or longer the lights should be turned off. This rule applies to either incandescent or fluorescent lights. Modern fluorescent lights use little starting energy contrary to the myth that operating fluorescent lights is cheaper than turning them on and off for brief periods. Turning them off helps them last longer and lowers energy costs.

Unplug appliances over the summer.
Appliances draw a small amount of power even when turned off. Although the savings on each appliance is small, the number of TVs and VCRs in the building magnifies it.

Energy Management Checklist

To reduce energy consumption for air conditioning:

- Reset or set back thermostats to maintain specified settings for cooling and heating.
- Minimize conditioning of seldom-used spaces, such as storerooms or unoccupied classrooms.
- Where possible, such as in portable classrooms, turn the air conditioning off on weekends, holidays and off-shift hours.

- Turn off ventilating and exhaust equipment when not in use, such as in bathrooms and storerooms.
- Check for good fitting doors and windows.
- Block out morning and afternoon sun from shining through windows.
- Be sure the thermostat is working and the fan is set in the “Auto” mode.

To reduce energy consumption for lighting:

- Turn lights off in areas when they are not occupied.
- Reduce lighting levels where safety and performance would not be adversely affected, for example in hallways.
- Check the level of outdoor security lighting and make sure is turned off during daylight hours.
- Turn off sport fields, parking lot and gymnasium lights when not in use.

To reduce energy consumption for equipment:

- Turn off computers, overhead projectors, TV’s and copiers when not in use.
- Turn off water coolers and vending machines during vacation periods.
- Disconnect AV equipment during vacation periods.
- If possible stagger the start times on major equipment, such as air handlers and exhaust fans.

Proposed Space Summary - Elementary School

Alternative #8, Grades 1-5

Date: 12/18/2025 Preliminary Design Program

Mosier Elementary School South Hadley, MA	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC			**0**			**0**			**32,600**			**32,600**			**7,900**			**24,700**	STE Guidelines Policy
(List rooms of different sizes separately)																			
Kindergarten Classroom with Toilet			0			0			0	0	0	0	-1,200	0	0	1,200	0	-	1,100 NSF (minimum size) - 1,300 NSF (maximum size); Minimum of (2) sinks required per Kindergarten Classroom
General Classroom (Grades 1-6)			0			0	1,000	30	30,000	1,000	30	30,000	50	4	5,300	950	26	24,700	900 NSF (minimum size) - 1,000 NSF (maximum size); Minimum of (2) sinks required per General Classroom
Science, Technology, Engineering (STE) Room (Grades 3-6) (if applicable)			0			0	1,080	1	1,080	1,080	1	1,080	0	1	1,080	1,080	0	-	1,080 NSF (minimum size); Refer to the 2018 STE Guidelines for additional information.
STE Storage Room (if applicable)			0			0	120	1	120	120	1	120	0	1	120	120	0	-	Minimum of (1) 120 NSF STE Storage Room required per STE Room; Refer to the 2018 STE Guidelines for additional information.
Multi Language Learners (MLL)			0			0	500	2	1,000	500	2	1,000	500	2	1,000				
Academic Coaches							200	2	400	200	2	400	200	2	400				
[Enter room type here]			0			0			0	0	0	0	0	0	0				
SPECIAL EDUCATION			**0**			**0**			**15,040**			**15,040**			**9,000**			**6,040**	Special Education spaces require DESE review and approval.
(List rooms of different sizes separately)																			
Self-Contained Special Education Classroom			0			0	1,000	4	4,000	1,000	4	4,000	50	0	200	950	4	3,800	900 NSF (minimum size) - 1,300 NSF; equal to the size of the proposed General Classrooms that serve the same student population.
Self-Contained Special Education Toilet Room			0			0	60	4	240	60	4	240	0	0	0	60	4	240	
Resource Room			0			0	500	3	1,500	500	3	1,500	0	0	0	500	3	1,500	1/2 size of a General Classroom
Small Group Room			0			0	500	5	2,500	500	5	2,500	0	4	2,000	500	1	500	1/2 size of a General Classroom
Small Group Room							150	15	2,250	150	15	2,250	150	15	2,250				
Educational Team Leader (ETL)			0			0	150	2	300	150	2	300	150	2	300				
Sped Conference			0			0	250	1	250	250	1	250	250	1	250				
OT			0			0	800	1	800	800	1	800	800	1	800				
PT			0			0	400	1	400	400	1	400	400	1	400				
Speech			0			0	300	2	600	300	2	600	300	2	600				
Psychologist			0			0	150	1	150	150	1	150	150	1	150				
School Adjustment Counselor (SAC)			0			0	150	2	300	150	2	300	150	2	300				
BCBA			0			0	150	1	150	150	1	150	150	1	150				
Social Worker			0			0	150	0	0	150	0	0	150	0	0				
Sensory			0			0	300	2	600	300	2	600	300	2	600				
Therapeutic Re-Set			0			0	100	5	500	100	5	500	100	5	500				
Evaluation/Testing							100	5	500	100	5	500	100	5	500				
Public Day Education Spaces (List rooms separately below)																			
[Enter room type here]			0			0			0	0	0	0	0	0	0				
[Enter room type here]			0			0			0	0	0	0	0	0	0				
Collaborative Program Spaces (List rooms separately below)																			
[Enter room type here]			0			0			0	0	0	0	0	0	0				
[Enter room type here]			0			0			0	0	0	0	0	0	0				
ART & MUSIC			**0**			**0**			**5,000**			**5,000**			**0**			**5,000**	
Art Classroom (25 seats)			0			0	1,000	2	2,000	1,000	2	2,000	0	0	0	1,000	2	2,000	Assumed schedule: 2 times per week per student
Art Workroom with Storage and Kiln			0			0	150	2	300	150	2	300	0	0	0	150	2	300	
Music Classroom / Large Group (25-50 seats)			0			0	1,200	2	2,400	1,200	2	2,400	0	0	0	1,200	2	2,400	Assumed schedule: 2 times per week per student
Music Practice / Ensemble			0			0	75	4	300	75	4	300	0	0	0	75	4	300	

Proposed Space Summary - Elementary School

Alternative #8, Grades 1-5

Date: 12/18/2025 Preliminary Design Program

Mosier Elementary School South Hadley, MA	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
HEALTH & PHYSICAL EDUCATION			**0**			**0**			**6,300**			**6,300**			**0**			**6,300**	Excess Physical Education Spaces Policy
Gymnasium			0			0	6,000	1	6,000	6,000	1	6,000	0	0	0	6,000	1	6,000	
Gym Storeroom			0			0	150	1	150	150	1	150	0	0	0	150	1	150	
Health Instructor's Office with Shower and Toilet			0			0	150	1	150	150	1	150	0	0	0	150	1	150	
MEDIA CENTER			**0**			**0**			**3,325**			**3,325**			**0**			**3,325**	
Media Center / Reading Room			0			0	3,325	1	3,325	3,325	1	3,325	0	0	0	3,325	1	3,325	
DINING & FOOD SERVICE			**0**			**0**			**7,960**			**7,960**			**1**			**7,959**	
Cafeteria / Dining			0			0	4,075	1	4,075	4,075	1	4,075	-350	0	-350	4,425	1	4,425	Based on 2 lunch seatings - 15 NSF per seat
Stage			0			0	1,000	1	1,000	1,000	1	1,000	0	0	0	1,000	1	1,000	
Chair / Table / Equipment Storage			0			0	397	1	397	397	1	397	0	0	0	397	1	397	
Kitchen			0			0	1,890	1	1,890	1,890	1	1,890	0	0	0	1,890	1	1,890	1,600 NSF for first 300 students + 1 NSF per additional student
Staff Lunch Room			0			0	248	1	248	248	1	248	1	0	1	248	1	248	20 NSF per student
Lunch Bunch			0			0	350	1	350	350	1	350	350	1	350				
MEDICAL			**0**			**0**			**610**			**610**			**0**			**610**	
Medical Suite Toilet			0			0	60	1	60	60	1	60	0	0	0	60	1	60	
Nurses' Office / Waiting Room			0			0	250	1	250	250	1	250	0	0	0	250	1	250	
Examination Room / Resting			0			0	100	3	300	100	3	300	0	0	0	100	3	300	
[Enter room type here]			0			0			0	0	0	0	0	0	0				
ADMINISTRATION & GUIDANCE			**0**			**0**			**2,605**			**2,605**			**150**			**2,455**	
General Office / Waiting Room with Toilet			0			0	445	1	445	445	1	445	0	0	0	445	1	445	
Teachers' Mail and Time Room			0			0	100	1	100	100	1	100	0	0	0	100	1	100	
Copy Room			0			0	150	1	150	150	1	150	0	0	0	150	1	150	
Records Room			0			0	110	1	110	110	1	110	0	0	0	110	1	110	
Principal's Office with Conference Area			0			0	375	1	375	375	1	375	0	0	0	375	1	375	
Principal's Secretary / Waiting			0			0	125	1	125	125	1	125	0	0	0	125	1	125	
Assistant Principal's Office			0			0	120	0	0	120	0	0	0	0	0	120	0	-	
Supervisory / Spare Office			0			0	120	1	120	120	1	120	0	0	0	120	1	120	
Conference Room			0			0	250	1	250	250	1	250	0	0	0	250	1	250	
Guidance Office			0			0	150	2	300	150	2	300	0	0	0	150	2	300	
Guidance Storeroom			0			0	35	1	35	35	1	35	0	0	0	35	1	35	
Teachers' Work Room			0			0	445	1	445	445	1	445	0	0	0	445	1	445	
SRO			0			0	150	1	150	150	1	150	150	1	150				
[Enter room type here]			0			0			0	0	0	0	0	0	0				
CUSTODIAL & MAINTENANCE			**0**			**0**			**2,190**			**2,190**			**0**			**2,190**	
Custodian's Office			0			0	150	1	150	150	1	150	0	0	0	150	1	150	
Custodian's Workshop			0			0	375	1	375	375	1	375	0	0	0	375	1	375	
Custodian's Storage			0			0	375	1	375	375	1	375	0	0	0	375	1	375	
Recycling Room / Trash			0			0	400	1	400	400	1	400	0	0	0	400	1	400	
Receiving and General Supply			0			0	297	1	297	297	1	297	0	0	0	297	1	297	
Storeroom			0			0	393	1	393	393	1	393	0	0	0	393	1	393	
Network / Telecom Room			0			0	200	1	200	200	1	200	0	0	0	200	1	200	
[insert room type here]			0			0			0	0	0	0	0	0	0				

Proposed Space Summary - Elementary School

Alternative #8, Grades 1-5

Date: 12/18/2025 Preliminary Design Program

Mosier Elementary School South Hadley, MA	EXISTING CONDITIONS			PROPOSED PROGRAM									VARIATION TO MSBA GUIDELINES			MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information)			
				EXISTING TO REMAIN / RENOVATED			NEW CONSTRUCTION			TOTAL									
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
OTHER			0			0			0			0			0			0	
(List rooms separately below)																			
Pre-Kindergarten Classroom with Toilet (if applicable)			0			0			0	0	0	0	-1,200	0	0	1,200	0	-	1,100 NSF (minimum size) - 1,300 NSF (maximum size)
Community/Parent			0			0	600	0	0	600	0	0	600	0	0				
Mothers			0			0	100	0	0	100	0	0	100	0	0				
[insert room type here]			0			0			0	0	0	0	0	0	0				
[insert room type here]			0			0			0	0	0	0	0	0	0				
[insert room type here]			0			0			0	0	0	0	0	0	0				
Total Building Net Floor Area (NFA)			**0**			**0**			**75,630**			**75,630**			**17,051**			**58,579**	**Total Building Net Floor Area (NFA)**
Proposed Student Capacity / Enrollment																# 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		
NON-PROGRAMMED SPACES				% of GFA		**0**	% of GFA		**38,190**	% of GFA		**38,190**							Complete this category with Schematic Design Submittal
Other Occupied Rooms (List rooms separately below)																			
Community/Parent				-	#DIV/0!		-	0.0%		-	0.0%	0							
Mothers				-	#DIV/0!		-	0.0%		-	0.0%	0							
Copy				-	#DIV/0!		-	0.0%		-	0.0%	0							
AP office				-	#DIV/0!		-	0.0%		-	0.0%	0							
[Enter room type here]				-	#DIV/0!		-	0.0%		-	0.0%	0							
Unoccupied MEP / FP Spaces				-	#DIV/0!		-	0.0%		-	0.0%	0							
Unoccupied Closets, Supply Rooms, and Storage Rooms				-	#DIV/0!		-	0.0%		-	0.0%	0							
Toilet Rooms				-	#DIV/0!		-	0.0%		-	0.0%	0							
Circulation (corridors, stairs, ramps and elevators)				-	#DIV/0!		-	0.0%		-	0.0%	0							
Remaining[3]				-	#DIV/0!	0	-	33.6%	**38,190**	-	33.6%	**38,190**							
7																			
Total Building Gross Floor Area (GFA)[2]			**0**			**0**			**113,820**			**113,820**			**27,582**			**86,238**	**Total Building Gross Floor Area (GFA)[2]**
Grossing Factor (GFA / NFA)			**#DIV/0!**			**#DIV/0!**			**1.50**			**1.50**			**0.03**			**1.47**	**Grossing Factor (GFA / NFA)**

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls.

[3] **Remaining** Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for above.

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architecture Firm: Mount Vernon Group Architects

Name of Principal Architect: Dennis Daly

Signature of Principal Architect:

Date: 28-May-26

MODULE 3.1.3 DESCRIPTION OF VARIANCES BETWEEN THE DISTRICTS PROPOSED PROGRAM AND MSBA GUIDELINES

To fulfill the existing Educational Program, there are several existing precedents as well as programmatic demands that a renovated and expanded or new Mosier Elementary School must contain in order to meet the requirements of the Districts Educational Program needs.

As part of the PDP, two grades configuration are being considered as noted below.

Grades 2-4, 360 Students
Grades 1-5, 590 Students

Of the options being considered in the PSR, Alternative #8 (new construction, grades 1-5, 590 students) was selected and is therefore solely addressed in this narrative.

The following table provides and overview of the variances by category based on the Space Summary for the preferred solution. Following the table is a more detailed narrative description of the variances by category.

	Total	MSBA Guideline	Variation
Core Academic Spaces	32,600	24,700	7,900
Special Education	15,040	6,040	9,000
Art and Music	5,000	5,000	0
Heath and Phys. Ed.	6,300	6,300	0
Media Center	3,325	3,325	0
Dining and Food Service	7,960	7,960	1
Medical	610	610	0
Administration and Guidance	2,605	2,455	150
Custodial and Maintenance	2,190	2,190	0
Other	0	0	0
Total			17,051

Core Academic Spaces

Among the most influential programmatic needs is the grade restructuring to provide all elementary grades included in one school.

Based on and even number of students per grade and 23 students in a General Classroom (per the MSBA guidelines), the number of proposed classrooms for each design enrollment is indicated in the charts below.

~~360 Students~~
~~16 General Classrooms per MSBA guidelines~~

~~Grade~~	~~Students per grade~~	~~Students per classroom~~	~~Number of classrooms required~~
~~2~~	~~120~~	~~23~~	~~6 (5.2)~~
~~3~~	~~120~~	~~23~~	~~6 (5.2)~~
~~4~~	~~120~~	~~23~~	~~6 (5.2)~~

~~This will increase the number of general classrooms by 2 for this design enrollment. The proposed total number of general classrooms is 18.~~

590 Students

25 General Classrooms per MSBA guidelines

Grade	Students per grade	Students per classroom	Number of classrooms required
1	118	23	6 (5.1)
2	118	23	6 (5.1)
3	118	23	6 (5.1)
4	118	23	6 (5.1)
5	118	23	6 (5.1)

This will increase the number of general classrooms by 4 for this design enrollment. The total number of classrooms is 30.

The district will utilize the high range of the allowable area per MSBA guidelines for General Classrooms. Some of the allowable area may be used to create break out areas. The district has proposed including space for team areas at each grade level as flexible and collaborative learning spaces for smaller groups of students away from the distraction of an active classroom setting.

The following narrative was included in the response the MSBA PDP review comments regarding the number of general classrooms:

Exceeding Quantity: The District is proposing additional classrooms to accommodate a "School -within-a-School" model and to provide essential flexibility for grade-level cohort variations. The primary reason we need six classrooms as opposed to five, is that with five classrooms, we are above the MSBA's recommended population. Based on enrollment figures provided by MSBA of 120 students, that would result in 24 students per classroom.
Additionally, while total enrollment may remain within projections, internal distributions often fluctuate. The proposed design must provide this modular capacity to accommodate these inevitable shifts in grade-level enrollment without compromising the learning environment. Furthermore, these spaces support flexible grouping strategies aimed at reducing achievement gaps. We acknowledge that any square footage or classroom counts exceeding MSBA guidelines will be considered ineligible for reimbursement.

For each enrollment option, 1 **STEAM** room will be included. ~~With more than 50% of student population in grades 3 or higher,~~ With 354 students in grades 3, 4 and 5, in the preferred option, a dedicated space with safe tool zones, robust power, display areas and capacity for robotics and projects showcases that are not available in a general classroom will be scheduled as a weekly special.

The following narrative was included in the response the MSBA PDP review comments regarding the number of STE classrooms:

- **Science, Technology, Engineering ("STE") Room** ***The proposed STE room is intended for high-intensity, "messy" project-based learning—such as robotics, large-scale modeling, and water-based experiments—that require specialized equipment and flooring not suitable for a standard carpeted classroom. This space will be scheduled for all grade levels on a rotating basis, supervised by a dedicated STE specialist and classroom teachers, providing a centralized hub for cross-***

disciplinary STEAM initiatives

- **Activities**: *The STE room will host curriculum-specific projects that require extended setup and specialized equipment, such as LEGO robotics assembly and coding, large-scale bridge engineering (structural testing), and biological "wet lab" explorations (hydroponics, terrarium maintenance, and water quality testing). Materials that accompany the Project Lead the Way (PLTW Program) that we have implemented at the middle school and will continue to move down into our elementary classrooms. These activities involve materials (liquids, soils, large-scale construction kits) that require specialized cleanup and storage not available in a standard classroom (STE Storage Room).*

- **Adjacencies & Scheduling**: *Centrally located to provide equitable access to all grade-level pods, the space will operate on a "Specialist" rotation similar to Art or Music. For Enrollment 2 (590 students), this ensures that every student cycles through high-intensity STEAM instruction weekly.*

- · **Staffing:** *The room will be staffed by a dedicated STEAM Specialist. During integrated project blocks, classroom teachers will co-teach in the space, allowing for a lower student-to-teacher ratio during complex technical builds.*

- · **Why a Separate Space?** *Unlike a General Classroom, the STE room features epoxy resin flooring for spill management, high-capacity electrical drops for digital fabrication tools, and deep-basin industrial sinks. A separate space allows projects to remain "in-progress" over multiple days without disrupting the daily instructional flow or safety of the primary General Classroom.*

Please note that the Space summary guidelines for this category do not include area for STE space or the allowable maximum for General Classrooms.

Currently, the district has two .5FTE **Academic Coaches** ~~which will remain if there is no change to the current grade configuration. If~~ When the Mosier school operates as grades 1-5 school, both positions will convert to full time positions.

Dedicated space is needed for Academic coaches to meet with teachers and students in a private setting.

The following narrative was included in the response the MSBA PDP review comments regarding Academic Coaches:

Function and Activities: ***Academic Coaches serve as the District's primary drivers for instructional excellence. Their core responsibilities include providing ongoing, job-embedded professional development to the faculty, leading the implementation of new High-Quality Instructional Materials (HQIM)—such as the current HMH 3D English pilot—and facilitating "Data Cycles." In these cycles, coaches work with teachers to analyze student performance metrics to differentiate and drive daily classroom instruction.***

Anticipated Adjacencies: ***As the project has developed, the District has strategically relocated these offices to the Administrative Wing. This placement ensures that Academic Coaches are in direct proximity to the Principal and Assistant Principal, fostering a unified instructional leadership team. This adjacency also places coaches near the main conference and professional development rooms, which serve as the primary locations for grade-level PLC (Professional Learning Community) meetings and sensitive data-review sessions.***

Staffing and Scheduling: ***These spaces will be staffed by licensed Instructional Coaches (Specialists in ELA, Math, or ESL). The scheduling of these spaces is dynamic; while coaches spend a significant portion of their day "in the field" modeling lessons and observing instruction in General Classrooms, the dedicated office space is required for high-concentration tasks. This includes the preparation of professional development modules, the aggregation of confidential student assessment data, and one-on-one "coaching cycles" with teachers that require a private environment for professional growth conversations.***

Currently, the district provides ~~**English Language Learner (ELL)**~~ **Multi Language Learners (MLL)** services in spaces that serve multiple instructional spaces that limit acoustical quality and instructional efficiency. In the proposed project, dedicated, acoustical separated spaces will be needed for instruction.

The following narrative was included in the response the MSBA PDP review comments regarding MLL classrooms:

Anticipated Adjacencies: ***To support a truly inclusive "push-in" and co- teaching model, the MLL spaces are strategically embedded directly within the grade-level academic wings. This placement is critical to minimize "travel time" for our MLL population—ensuring that students do not lose valuable instructional minutes transitioning across the building. Furthermore, this proximity facilitates real-time collaboration between MLL specialists and general education teachers, allowing for the seamless integration of language support into core content.***

Staffing & Utilization: ***These spaces will be staffed by licensed MLL specialists. While the District's primary instructional model is inclusive, these rooms serve as high-frequency intervention hubs required for mandated "Designated English Language Development" (ELD). This is specifically reinforced by the District's current pilot of the HMH 3D English curriculum— a High-Quality Instructional Material (HQIM). This curriculum requires specialized breakout environments where students can engage in intensive oral language practice, collaborative academic discussions, and digital recording tasks that are often too noise-intensive or distinct for a standard 25-student general education classroom.***

Function & Scheduling: ***Throughout the school day, these hubs will be utilized for small-group language intensive sessions (as required by DESE based on student English proficiency levels). By having dedicated MLL classrooms within the academic pods, the school can provide the "language-rich" environment necessary for the 3D English curriculum while maintaining the student's connection to their grade-level cohort. These rooms are not offices; they are active, scheduled learning environments that provide the specialized tools and acoustics needed for rapid language acquisition.***

For the PSR, this category excessed the MSBA guidelines by 7,900sf.

Special Education

To continue existing SPED programs, an increase to the MSBA guidelines will be required, including an additional full-size Self-Contained **Classroom** for a Grade 1-5 grade configuration, as well as additional **Resource and Small Group** rooms.

For each enrollment option, individual dedicated spaces are needed for ongoing programs including **OT, PT, Psychologist, Speech, ETL (Educational Team Leader), BCBA, and SAC (School Adjustment Counselors**). ~~However~~, In a Grades 1-5 grade configuration, one additional ETL, Speech, SAC, MLL Sensory as well as a space for a **Social Worker**, will be required to meet the needs of a larger population of students.

To better serve students with special needs, spaces that are lacking in the current Mosier school are needed, including **Conference** room for IEP meetings of 15-20 participants, and ~~**De-scalation**~~ Therapeutic Re-Set rooms for each grade level.

The following narrative was included in the response the MSBA PDP review comments regarding **Small Group** rooms:

These 500 nsf break-out spaces serve as the tactical hub for the district's inclusive education model. Positioned strategically within grade-level neighborhoods, they ensure that students receiving specialized support remain physically and socially connected to their peers while receiving high- intensity instruction.

Activities*: The versatility of these rooms allows for a high volume of diverse educational and therapeutic activities:*

- ***Intensive Tier 3 Interventions: Small groups (typically 2–5 students) working with a reading or math specialist on targeted skill deficits using evidence-based programs..***
- ***Testing & Accommodations: A quiet, distraction-free environment for students whose IEPs require separate setting accommodations for assessments.***
- ***Social-Emotional Learning (SEL): Counseling groups led by School Psychologists or Adjustment Counselors to build social skills and emotional regulation.***
- ***Collaborative Co-Teaching: A space where a general education teacher and a special education teacher can split a class to provide parallel instruction.***

Anticipated Adjacencies: *To maximize instructional time and minimize transition "drift," these rooms are placed with specific adjacencies in mind:*

- *Grade-Level Clusters: Located directly outside or between general education classrooms (2 per grade level) to ensure students spend less than 60 seconds transitioning from Tier 1 to Tier 3 instruction.*
- *Teacher Collaboration Suites: Proximal to special education teacher workspaces, allowing for quick access to specialized instructional materials and student files.*
- *Vision Panels: Adjacency to the main corridor/learning common with large glass partitions to maintain a sense of openness and "connectedness" to the rest of the school*

Scheduling and Utilization: *Utilization is designed to be constant throughout the school day (typically 8:30 AM – 3:00 PM):*

- *Master Scheduling: Use of these rooms is coordinated by Grade-Level Leads and the Special Education Department to prevent overlaps.*

- *Intervention Blocks: Scheduling is centered around the school's W.I.N. (What I Need) periods, ensuring that Tier 3 support does not conflict with core Tier 1 instruction.*
- *Flexible "Off-Peak" Use: During non-intervention times, these spaces serve as flexible areas for teacher-to-teacher consultation or student-led project collaboration.*

Supervision and Staffing: *Safety and high-quality instruction are maintained through a clear staffing and architectural oversight model:*

- *Staffing: These areas are primarily staffed by Licensed Special Education Teachers, Reading/Math Specialists, and Certified Paraprofessionals.*
- *Passive Supervision: The inclusion of large vision panels and glass doors allows for "passive supervision" by building*

administrators and neighboring classroom teachers, ensuring student safety without requiring a dedicated "hall monitor."

- ***Professional Oversight: Paraprofessionals working in these spaces are under the direct supervision and instructional guidance of the lead Special Education teacher for that grade level.***

Note on Inclusion: These rooms are not "isolated" spaces; they are an extension of the classroom. By having them 2 per grade level, we normalize the movement between different learning environments, reducing the stigma often associated with "pull-out" services.

The following narrative was included in the response the MSBA PDP review comments regarding **ETL, Psychologist and Social Worker** rooms:

The District confirms that these offices are essential for the delivery of Special Education services and confidential IEP meetings, If it is determined that the Social Worker staff members serves the general student population more than 50% of the time, we will relocate these categories to "Administration & Guidance" as requested.

During the PSR, the **social worker** has been removed from this category and will occupy the spare office space in the Administration and Guidance category.

The following narrative was included in the response the MSBA PDP review comments regarding **Therapeutic Re-Set rooms** (formerly De-escalation Rooms)

Therapeutic Re-Set Rooms: ***The transition from "De-escalation Rooms" to Therapeutic Re-Set Rooms represents a pedagogical shift toward trauma-informed care and student agency. These spaces are designed as proactive, therapeutic environments where students can voluntarily manage physiological and emotional dysregulati***

The Primary goal of the Therapeutic Re-Set Room is to provide a

"landing space" for students to practice self-regulation skills. Unlike traditional reactive models, the Re-Set Room is:

- *Voluntary and Empowering: Students are encouraged to recognize their own signs of dysregulation and "check-in" before a crisis occurs.*
- *Restorative: The focus is on a brief, purposeful departure from the general education environment to reset the nervous system, with the immediate goal of returning to instruction.*
- *Inclusion-Focused: By providing a safe space for temporary dysregulation, the district reduces the need for more restrictive out-of-district placements or long- term removals from the classroom.*

Examples of Therapeutic Activities: *These rooms are equipped with evidence-based tools to facilitate a rapid return to a "ready-to-learn" state:*

- *Sensory Integration: Access to low-stimulation environments, dimmable lighting, weighted blankets, or tactile "fidget" tools to address sensory processing needs.*
- *Guided Regulation: Staff-led breathing exercises, progressive muscle relaxation, or the use of "Zones of Regulation" curriculum to identify emotional states.*
- *Reflection & Problem Solving: For older elementary students, brief social stories or "Think Sheets" help students process the antecedent of their dysregulation and plan for a successful return to class.*
- *Data-Driven Check-ins: Students may use digital or visual scales to "rate" their readiness to return, providing valuable data for their Individualized Education Programs (IEPs).*

Staffing and Supervision: *To ensure the space remains therapeutic rather than punitive, staffing is managed with high intentionality:*

- *Staffing: These rooms are staffed by trained*

Paraprofessionals who specialize in behavioral health and emotional regulation.

- ***Supervision: Staff work under the direct clinical guidance of the Board Certified Behavior Analyst (BCBA), School Psychologist, or Special Education Lead.***
- ***Safety Protocols: All staff assigned to these areas are trained in de-escalation techniques (such as Safety-Care or CPI) to ensure student safety and emotional well-being throughout the reset process.***

Districtwide Alignment & Consistency: ***The inclusion of these rooms in the elementary project completes a K-12 Vertical Alignment strategy for South Hadley Public Schools:***

- ***Mirroring Success: This model is currently operational and successful at Michael E. Smith Middle School and South Hadley High School.***
- ***Predictability: Providing a consistent "Re-Set" vocabulary and environment as students transition from elementary to middle school reduces transition-related anxiety and ensures that support strategies remain stable throughout the student's educational career.***

Adjacencies:

- ***Location: Situated within the special education suite or near high-traffic grade- level clusters to allow for rapid, discreet access.***
- ***Environment: Designed with acoustic dampening to provide a "quiet zone" and high-durability, soft-surface finishes that prioritize student safety and comfort.***

Visibility: While providing privacy for the student, the design includes vision panels for safe, passive monitoring by staff.on in a dignified, supportive setting.

For the PSR, this category exceeds the MSBA guidelines by 9,000SF

Art and Music

There are no proposed changes to this category.

Health and Physical Education

There are no proposed changes to this category.

Media Center

There are no proposed changes to this category.

Dining and Food Service

There are no proposed changes to this category.

Medical

There are no proposed changes to this category.

Administration and Guidance

There are no proposed changes to this category.

During the PSR, this category exceeds the MSBA guidelines by 150sf, which is square footage associated with the SRO.

Custodial and Maintenance

There are no proposed changes to this category.

Other

Parent Rooms are an essential part of the fabric of the community. The vision for this space includes dedicated space for SEPAC, PTO and family engagement programming that will be used during the school day and after hours.

Mothers rooms are critical spaces to keep nursing mothers engaged and comfortable as they return to work.

The following narrative was included in the response the MSBA PDP review comments regarding the Community (formerly Parent) rooms:

- ***Other Community Room (formerly Parents' Room/Mother's Room***

The 600 nsf Community Room is designed as a multipurpose hub for family engagement and the delivery of essential wraparound services. Recognizing that student readiness to learn is inextricably linked to home-bound stability, this space serves as the primary site for the district's "Neighbors Helping Neighbors" program and other vital community partnerships.

The Community Room provides a dignified, accessible location for the Neighbors Helping Neighbors program. This initiative addresses chronic food insecurity by providing:

- ***Nutritional Continuity: An on-going distribution point for supplemental groceries and weekend "backpack" meals for students and families.***

This space will also function as a "donation and resource center" for collaborative efforts with municipal and non-profit partners, such as the South Hadley Electric Light Department (SHELD) and local civic organizations.

- ***Essential Goods Distribution: The room is outfitted to serve as a staging and distribution area for clothing drives, winter coat collections, and school supply donations.***
- ***Emergency Resource Hub: By centralizing these resources, the district can provide immediate relief to students in crisis, ensuring they have the physical resources (e.g., proper attire for inclement weather) necessary to attend school consistently.***

In alignment with Title I federal mandates, the Community Room serves as the "Front Door" for family-school professional partnerships.

- ***Family Literacy and Education: The space hosts small-scale workshops, Title I informational sessions, and "Parent University" style programming designed to empower caregivers as partners in their child's education.***
- ***Collaborative Bridge: It provides a neutral, welcoming ground for families who may otherwise feel disconnected from the formal school environment, fostering a sense of belonging and community ownership.***

District Justification for MSBA: While the district acknowledges that this 600 nsf area is ineligible for MSBA reimbursement, we view it as a critical investment in equity. By addressing the socio-economic barriers of food and clothing insecurity within the school building, we directly improve attendance, emotional well-being, and long-term academic outcomes for our most vulnerable student populations.

During the PSR, the Community Room and the Mothers room have been relocated to the Non Programmed category while maintaining a 1.5 grossing factor.

These modifications to the MSBA Guidelines will help fulfill the requirements of the Educational Program, will provide allowable and proposed spaces as identified in the Initial Space Summary, and will address Building Committee Project Goals.

MODULE 3.1.6 LEED COMPLIANCE STATEMENT

LEED-S v4.0 Compliance Statement

This is an acknowledgement that the South Hadley Public Schools has an Efficiency Green School Program. As their Designer, I submitted a completed LEED-S version 4.0 Scorecard showing all prerequisites and 63 attempted points, which will meet that goal.

The scope of work for this project will include the construction elements and performance tasks to achieve that goal, and all subsequent documents, including but not limited to, specifications, drawings, and cost estimates will match the scope of work indicated in the submitted scorecard.

The building envelope for the new Mosier Elementary School will be designed to meet the minimum energy efficiency requirements described in the MA DOER "Stretch Code Green Community" standards. The building envelope will improve thermal efficiency, reduce air infiltration rate, and reduce thermal bridging derating values.

- The building will be located and oriented to maximize southern exposure, with glass facing within south & north orientation to maximize controllable solar daylighting and avoiding east & west facing glass to minimize uncontrolled glare.

- The compact and simple form of the building will minimize environmental exposure of the exterior enclosure, reduce heat loss, increase airtightness, simplify construction detailing, and reduce construction costs.

- The Window-to-Wall Ratio ("WWR") of 22% or less on any single area of the building will reduce upfront construction costs and long-term operating costs.

- The air infiltration rate of the building envelope will be 0.20 cfm/sf @ 75 Pa or below.

- Improve thermal efficiency of building foundation, walls, and fenestrations.
- Reduce thermal bridging of fenestrations to meet derating calculations.

- The resilient design of the building will facilitate continuous building operation during and after emergency events such as flooding, high winds or interrupted power.

In addition to the minimum requirements described above, the buildings systems will meet the minimum energy efficiency requirements described in the MA DOER "Opt-in Specialized Code" standards. The building (MEP) systems will pursue the "mixed fuel" pathway. The Project's energy conservation measures will include, but are not limited to the following:

- Design energy efficient building systems to meet the heating and cooling TEDI limits.
- Design 250 kW Photovoltaic (PV) system or 1.5w/sf of 3 largest floors
- Design building systems with pre-wire for future electrification
- Design compatible HVAC systems for future retrofit
- Design larger mechanical and electrical rooms for future retrofit
- Design Electric Vehicle (EV) charging stations to 10% of total parking spaces.

  For an additional reimbursement of 1% of the Estimated Basis of Total Facilities Grant, and in addition to meeting the minimum requirements described in the MA DOER "Stretch Code Community" Standards, the Mosier Elementary School will achieve a minimum total of five points from low-emitting materials and indoor air quality assessment.
- Specify low-emitting materials for interior paints, coatings, adhesives, sealants, floorings, and ceilings.
- Perform building flush-out and air-testing before occupancy.

Arnel Catalan, AIA, CSI, LEED AP BD+C
Associate Principal

MOUNT VERNON GROUP ARCHITECTS, INC.
200 Harvard Mill Square, Suite 240
Wakefield, MA 01880

MODULE 3.3.4 NARRATIVE OF SUSTAINABLE DESIGN ELEMENTS

NARRATIVE OF SUSTAINABLE DESIGN ELEMENTS

The proposed Mosier Elementary School will include construction elements and performance tasks necessary to achieve goals described in the LEED-S version 4.0 Scorecard included in the 3.3.4 Preferred Schematic Report Submittal. The Scorecard is based on historical goals for elementary schools, and as necessary to comply with requirements of the MSBA High Efficiency Green School Program. The scope of Work for this project will include, but not be limited to sustainable design elements of the following:

1. Sensitive Land Protection
2. Surrounding Density and Diverse Uses
3. Heat Island Reduction
4. Light Pollution Reduction
5. Joint-Use of Facilities
6. Water Use Reduction
7. Commissioning
8. Energy Performance
9. Sustainable Materials
10. Construction Waste Management
11. Construction Indoor Air Quality Management
12. Acoustic Performance
13. Low-Emitting Materials
14. Quality Views
15. Photovoltaic (PV) system
16. Indoor air quality assessment

LEED v4 for BD+C: Schools
Project Checklist

Project Name: **MOSIER ELEMENTARY SCHOOL**
Date: September 12, 2025
Project Team:

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

D	C	N			
		N	Credit	Integrative Process	1

D	C	N			
4	0			**Location and Transportation**	**30**
		N	LTc1	LEED for Neighborhood Development Location	15
1			LTc2	Sensitive Land Protection	1
		N	LTc3	High Priority Site	2
1			LTc4	Surrounding Density and Diverse Uses	5
		N	LTc5	Access to Quality Transit	4
		N	LTc6	Bicycle Facilities	1
1			LTc7	Reduced Parking Footprint	1
1			LTc8	Green Vehicles	1
10	0			**Sustainable Sites**	**12**
	Y		SSp1	Construction Activity Pollution Prevention	Required
Y			SSp2	Environmental Site Assessment	Required
1			SSc1	Site Assessment	1
2			SSc2	Site Development, Protect or Restore Habitat	2
1			SSc3	Open Space	1
2			SSc4	Rainwater Management, Option 1, 95th Percentile	3
2			SSc5	Heat Island Reduction	2
1			SSc6	Light Pollution Reduction	1
		N	SSc7	Site Master Plan	1
1			SSc8	Joint Use of Facilities	1
6	0			**Water Efficiency**	**12**
Y			WEp1	Outdoor Water Use Reduction	Required
Y			WEp2	Indoor Water Use Reduction	Required
Y			WEp3	Building-Level Water Metering	Required
2			WEc1	Outdoor Water Use Reduction	2
3			WEc2	Indoor Water Use Reduction, 35%	7
		N	WEc3	Cooling Tower Water Use	2
1			WEc4	Water Metering	1
16	6			**Energy and Atmosphere**	**31**
	Y		EAp1	Fundamental Commissioning and Verification	Required
Y			EAp2	Minimum Energy Performance	Required
Y			EAp3	Building-Level Energy Metering	Required
Y			EAp4	Fundamental Refrigerant Management	Required
	6		EAc1	Enhanced Commissioning	6
14			EAc2	Optimize Energy Performance	16
		N	EAc3	Advanced Energy Metering	1
		N	EAc4	Demand Response	2
1			EAc5	Renewable Energy Production	3
1			EAc6	Enhanced Refrigerant Management	1
		N	EAc7	Green Power and Carbon Offsets	2

D	C	N			
0	7			**Materials and Resources**	**13**
Y			MRp1	Storage and Collection of Recyclables	Required
	Y		MRp2	Construction and Demolition Waste Management Planning	Required
		N	MRc1	Building Life-Cycle Impact Reduction	5
	2		MRc2	Environmental Product Declarations	2
	1		MRc3	Sourcing of Raw Materials	2
	2		MRc4	Material Ingredients	2
	2		MRc5	Construction and Demolition Waste Management	2
5	5			**Indoor Environmental Quality**	**16**
Y			EQp1	Minimum Indoor Air Quality Performance	Required
Y			EQp2	Environmental Tobacco Smoke Control	Required
Y			EQp3	Minimum Acoustic Performance	Required
2			EQc1	Enhanced Indoor Air Quality Strategies	2
	2		EQc2	Low-Emitting Materials	3
	1		EQc3	Construction Indoor Air Quality Management Plan	1
	2		EQc4	Indoor Air Quality Assessment	2
1			EQc5	Thermal Comfort	1
1			EQc6	Interior Lighting	2
		N	EQc7	Daylight	3
1			EQc8	Quality Views	1
		N	EQc9	Acoustic Performance	1
2	1			**Innovation**	**6**
1			INc1.1	Green Building Education	1
1			INc1.2	Community Outreach and Involvement	1
			INc1.3		1
			INc1.4		1
			INc1.5		1
	1		INc2	LEED Accredited Professional	1
1	0			**Regional Priority**	**4**
1			RPc1	Optimize Energy Performance	1
			RPc2		1
			RPc3		1
			RPc4		1

44	19	Certified: 40 to 49 points, **Silver: 50 to 59 points**, Gold: 60 to 79 points, Platinum: 80 to 110	
63		**TOTALS**	Possible Points: **125**



FIRST FLOOR PLAN

MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- CIRCULATION

ALTERNATIVE #8 - LEVEL 1
Grade Configuration - 1,2,3,4,5
New Construction

Level	Area
LEVEL 1	67,635 SF
LEVEL 2	46,100 SF
Building Total GSF:	113,730 SF



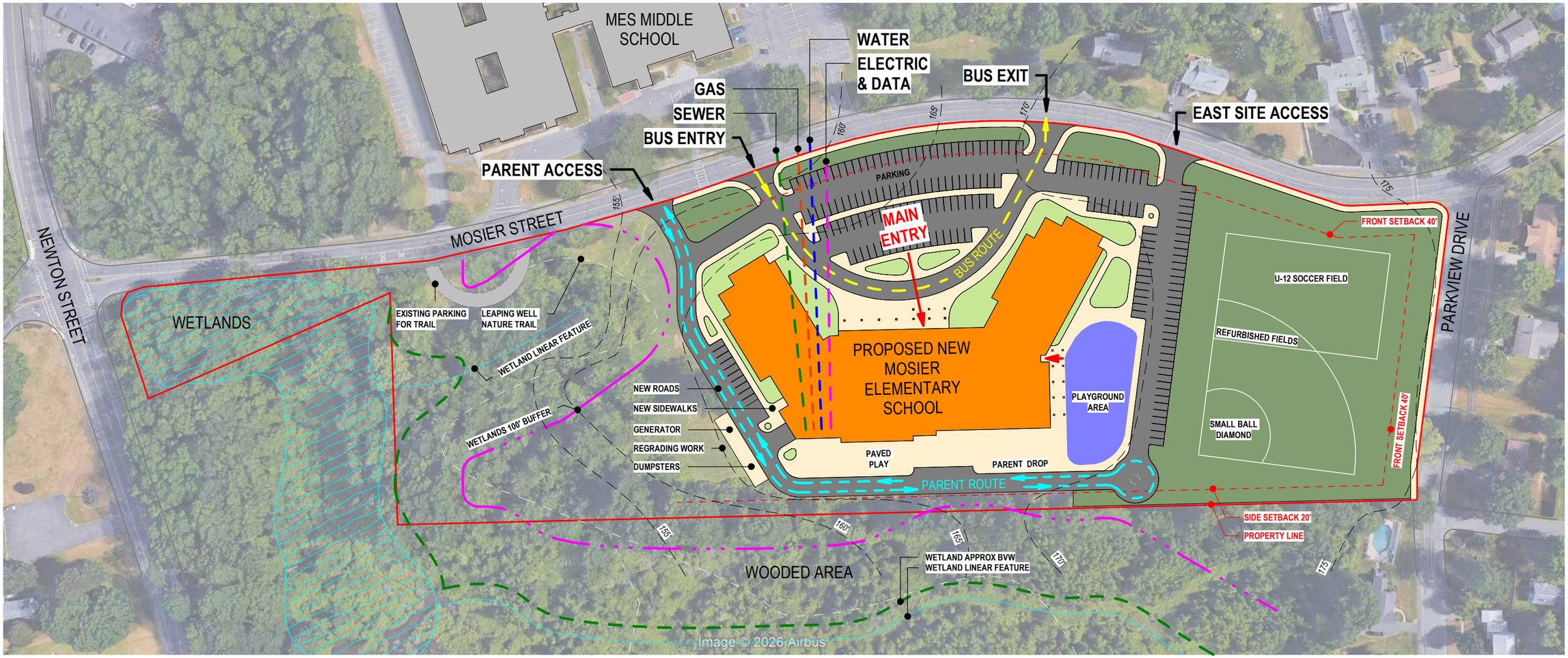
SECOND FLOOR PLAN

MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- MEDIA CENTER
- ADMIN/GUIDANCE
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

ALTERNATIVE #8 - LEVEL 2
Grade Configuration - 1,2,3,4,5
New Construction

Level	Area
LEVEL 1	67,635 SF
LEVEL 2	46,100 SF
Building Total GSF:	113,730 SF



Site Alternative #8

South Hadley Public Schools
Mosier Elementary School

DRAFT
PSR Submission

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	from the Estimated Basis of Maximum Facilities	Estimated Basis of Maximum Total Facilities	Estimated Maximum Total Facilities Grant[1]
		Enter Budget Values for all light yellow highlighted cells.	Enter Budget Values for Ineligible Costs in light yellow highlighted cells.	
Feasibility Study Agreement				
OPM Feasibility Study	$350,000	$0	$350,000	
A&E Feasibility Study	$800,000	$0	$800,000	
Environmental & Site	$400,000	$0	$400,000	
Other	$519,465	$0		
Feasibility Study Agreement Subtotal	**$2,069,465**	**$0**		**$1,331,080**
Administration				
Legal Fees	$0	$0	$0	**$0**
Owner's Project Manager				
Design Development	$2,912,384	$563,215	$2,349,169	
Construction Contract Documents	$0	$0	$0	
Bidding	$0	$0	$0	
Construction Contract Administration	$0	$0	$0	
Closeout	$0	$0	$0	
Extra Services	$0	$0	$0	
Reimbursable & Other Services	$0	$0	$0	
Cost Estimates	$0	$0	$0	
Advertising	$0	$0	$0	
Permitting	$0	$0	$0	
Owner's Insurance	$0	$0	$0	
Other Administrative Costs	$0	$0	$0	
Administration Subtotal	**$2,912,384**	**$563,215**	**$2,349,169**	**$1,510,986**
Architecture and Engineering				
Basic Services				
Design Development	$8,521,098	$1,609,187		
Construction Contract Documents	$0	$0	$0	
Bidding	$0	$0		
Construction Contract Administration	$0	$0		
Closeout	$0	$0		
Other Basic Services	$0	$0		
Basic Services Subtotal	**$8,521,098**	**$1,609,187**	**$6,911,911**	
Reimbursable Services				
Construction Testing	$250,000	$0	$250,000	
Printing (over minimum)	$10,000	$0	$10,000	
Other Reimbursable Costs	$150,000	$0	$150,000	
Hazardous Materials	$150,000	$0	$150,000	
Geotechnical & Geo-Environmental	$200,000	$0	$200,000	
Site Survey	$50,000	$0	$50,000	
Wetlands	$50,000	$0	$50,000	
Traffic Studies	$50,000	$0	$50,000	
Architectural / Engineering Subtotal	**$9,431,098**	**$1,609,187**	**$7,821,911**	**$5,031,053**
CM at Risk Pre-Construction Services				
Pre-Construction Services	$0	$0	**$0**	**$0**
Site Acquisition				
Land / Building Purchase	$0	$0	$0	
Appraisal Fees	$0	$0	$0	
Recording fees	$0	$0	$0	
Site Acquisition Subtotal	**$0**	**$0**	**$0**	**$0**
Construction Costs				
SUBSTRUCTURE				
Foundations	$4,793,625			
Basement Construction	$0			
SHELL				
Super Structure	$6,657,843			
Exterior Closure	$6,993,457			
Exterior Walls	$0			
Exterior Windows	$0			
Exterior Doors	$0			
Roofing	$2,577,042			
INTERIORS				
Interior Construction	$5,870,771			
Staircases	$460,250			
Interior Finishes	$4,100,807			
SERVICES				
Conveying Systems	$171,000			
Plumbing	$3,543,749			
HVAC	$10,437,723			
Fire Protection	$1,046,505			
Electrical	$7,352,064			
EQUIPMENT & FURNISHINGS				
Equipment	$1,215,426			
Furnishings	$1,816,426			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	$0	$0		
Existing Building Demolition	$886,877	$0		
In-Building Hazardous Material Abatement	$1,237,000	$0		
Asbestos Containing Floor Material / Ceiling Tile Abatement	$355,000			

Cell C10 - Legal Fees are ineligible for reimbursement.

Cell C15 - Costs beyond MSBA funding cap for OPM Basic Services (Cell K48)

Cell C28 - Scope excluded Designer Fees (Cell I41)

Cell C30 - Costs beyond MSBA funding cap for Designer Basic Services (Cell K52)

Enter Budget Values for Ineligible Costs in light yellow highlighted cells.

NOTE that ineligible costs can not exceed Estimated Budget Cost for any individual line item, distribute across multiple lines if needed.

Template Effective: January 1, 2026
Incorporates revisions to MSBA's project funding limits policy, which was approved at the August 27, 2025 MSBA Board of Directors Meeting.

Soft Cost Reimbursement

Category	Estimated Budget	Excluded Costs	Eligible Soft Costs
Administration:	$3,781,849	$563,215	$3,218,634
A/E Services:	$10,631,098	$1,609,187	$9,021,911
Site Acquisition:	Ineligible, therefore not included in calculation		
Miscellaneous Project Costs:	$2,150,000	$1,700,000	$450,000
FFE:	$2,056,150	$0	$2,056,150
Owners Contingency:	Not included in this calculation		
		Total Eligible Soft Costs =	$14,746,696

Cell C13 - Scope Excluded OPM Fees (Cell I40)

Construction Costs associated with Soft Cost Cap Calculation

Category	Estimated Budget
Services:	$0
ction Cost:	$93,210,982
Construction Contingency:	Not included in this calculation
Total Construction Cost:	$93,210,982
Soft Cost Allowance:	20%
Reimbursable Soft Cost:	$18,642,196
Eligible minus Reimbursable =	-$3,895,501 If >0 enter into Cell C116

If Eligible minus Reimbursable is negative; OK.
If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.

Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs

Scope Excluded Aud/PE (GSF):	0	(0.0000%)	
Total (GSF):	113,745		
	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	$3,262,384	0.0000%	$0
Designer Basic Services:	$9,321,098	0.0000%	$0

Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work

Scope Excluded Direct Construction Cost ($):	$0	(0.0000%)	
Total Direct Construction Costs ($):	$67,980,960		
	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	$3,262,384	0.0000%	$0
Designer Basic Services:	$9,321,098	0.0000%	$0
Total Scope Excluded OPM Fees ($):			$0 Enter in Cell C13
Total Scope Excluded Designer Fees ($):			$0 Enter in Cell C28

Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps

Upper Limit:		$77,119,110	113,745	$678 /sf	
Construction Budget:		$93,210,982			
Basis of OPM & Designer Fee Caps:		$77,119,110			
	OPM Services Estimated Budget	Ineligible Costs	Eligible Costs	OPM Value @ 3.50%	Value > 3.5%
Basic Services:	$3,262,384	$563,215	$2,699,169	$2,699,169	$0
Extra Services:	$519,465	$0	$519,465		If >0 enter into Cell C15
	Designer Services Estimated Budget	Ineligible Costs	Eligible Costs	Designer Value @ 10.00%	Value > 10%
Basic Services:	$9,321,098	$1,609,187	$7,711,911	$7,711,911	$0
Extra Services:	$1,310,000	$0	$1,310,000		If >0 enter into Cell C30

Ineligible Building Area	Ineligible NSF	Ineligible Aud/PE GSF	Other Ineligible GSF	Estimated District Cost
Core Academic:	7,900		11,850	$9,710,720
Special Education:			-	$0
Art & Music:			-	$0
Vocations & Technology:			-	$0
Chapter 74 CTE:			-	$0
Health & Physical Education:		-		$0
Media Center:			-	$0
Auditorium / Drama:		-		$0
Dining & Food Service:			-	$0
Medical:			-	$0
Administration & Guidance:			-	$0
Custodial & Maintenance			-	$0
Other:	700		1,050	$860,444
	Total:	**-**	**12,900**	**$10,571,164**
Grossing Factor:	1.50			

Mark Up Ratio

Construction Budget	$93,210,982	1.371133648	= Mark Up Ratio
Construction Trades Subtotal	$67,980,960		

Eligible Demolition and Abatement Costs

Total Demolition and Abatement Costs:	$2,478,877	0	Existing Building GSF
Ineligible Demolition and Abatement Costs:	$0	$42	**D&A Funding Level ($/sf) includes Markup**

Other Hazardous Material Abatement	$0	$0	
BUILDING SITE WORK			
Site Preparation	$1,980,135	$0	
Site Improvements	$4,258,526	$0	
Site Civil / Mechanical Utilities	$1,212,129	$0	
Site Electrical Utilities	$1,014,605	$0	
Scope Excluded Site Work	$0	$0	
Construction Trades Subtotal	$67,980,960	$0	
Contingencies (Design and Pricing)	$6,798,096	$0	
Sub-Contractor Bonds	$0	$0	
D/B/B Insurance	$2,043,724	$0	
General Conditions	$6,969,905	$0	
D/B/B Overhead & Profit	$2,513,781	$0	
GMP Insurance	$0	$0	
GMP Fee	$0	$0	
GMP Contingency	$0	$0	
Escalation to Mid-Point of Construction	$6,904,516	$0	
Construction Cost over Funding Cap		$24,838,072	
Construction Budget	**$93,210,982**	**$24,838,072**	**$43,977,456**
Alternates (See Alternates Tab)			
Ineligible Work Included in the Base Project	$0	$0	
Alternates Included in the Total Project Budget	$0	$0	
Alternates Excluded from the Total Project Budget	$0	$0	
Subtotal to be Included in Total Project Budget	**$0**	**$0**	**$0**
Miscellaneous Project Costs			
Utility Company Fees	$200,000	$0	
Testing Services	$250,000	$0	
Swing Space / Modulars	$1,500,000	$1,500,000	
Other Project Costs (Mailing & Moving)	$200,000	$200,000	
Miscellaneous Project Costs Subtotal	**$2,150,000**	**$1,700,000**	**$289,440**
Furnishings and Equipment			
Furniture, Fixtures, and Equipment	$1,129,850	$0	
Computer Equipment and Technology	$926,300	$0	
FF&E Subtotal	**$2,056,150**	**$0**	**$1,322,516**
Soft Costs that exceed 20% of Construction Cost		$0	
Project Budget	**$111,830,080**	**$28,710,474**	**$53,462,530**

Cell C86 - Scope Excluded Sitework Costs such as a stadium, out buildings, concession stand etc. (Enter Direct Construction Costs)

Cell C98 - Represents construction costs over MSBA funding limits (Cell H103)

Cell C108 - Costs associated with swing space / modulars are ineligible for reimbursement.

Cell C109 - Costs associated with mailing and moving are ineligible for reimbursement.

Cell C112 - Represents the amount exceeding the $1,915 per student allowance for FF&E (Cell J109)

Cell C113 - Represents the amount exceeding the $1,570 per student allowance for Computer Equipment and Technology (Cell J110)

Cell C116 - Soft costs that exceed 20% of the construction cost (Cell G21)

Board Authorization	
Design Enrollment	590
Total Building Gross Floor Area (GSF)	113,745
Total Project Budget (excluding Contingencies)	$111,830,080
Scope Items Excluded or Otherwise Ineligible	- $28,710,474
Third Party Funding (Ineligible)	- $0
Estimated Basis of Maximum Total Facilities Grant[1]	$83,119,606
Reimbursement Rate[1]	64.32%
Est. Max. Total Facilities Grant (before recovery)[1]	$53,462,531
Cx Costs associated with Ineligible Building Area[2]	- $14,964
Cost Recovery associated with Prior Projects[2]	- $0
Estimated Maximum Total Facilities Grant[1]	$53,447,567

Construction Contingency[3]	$1,864,220
Ineligible Construction Contingency[3]	$932,110
"Potentially Eligible" Construction Contingency[3]	$932,110
Owner's Contingency[3]	$1,100,000
Ineligible Owner's Contingency[3]	$633,945
"Potentially Eligible" Owner's Contingency[3]	$466,055
Total Potentially Eligible Contingency[3]	$1,398,165
Reimbursement Rate	64.32%
Potential Additional Contingency Grant Funds[3]	$899,300
Maximum Total Facilities Grant	$54,346,867
Total Project Budget	$114,794,300

61.32 Reimbursement Rate Before Incentive Points

3.00 Total Incentive Points

64.32% MSBA Reimbursement Rate

NOTES

This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible building area is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be $_____. The proposed demolition of the _____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in ____. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

Eligible Demolition and Abatement Costs:	$2,478,877	$0	D&A Funding Level includes Markup
Marked Up Eligible Demolition and Abatement Costs:		**$0**	

Eligible Site Work Cost

Total Direct Site Work Costs:	$8,465,395		
Ineligible Site Work Costs:	$0	100,845	Eligible Building GSF
Potentially Eligible Direct Site Work Costs:	$8,465,395	$73	**Site Work Cost Limit ($/sf) includes Mark Up**
Potentially Eligible Marked Up Site Work Costs:	$11,607,188	$7,361,685	Site Work Cost Allowance includes Mark Up
Marked Up Eligible Site Work Costs:		**$7,361,685**	

Construction Costs and Funding Cap		**Ineligible Cost Breakdown**	
Total Building Area (GSF):	113,745	Scope Excluded Site Work:	$0
Ineligible Excess Auditorium/PE Areas (GSF):	0	Site Work Cost beyond Funding Limit:	$4,245,503
Other Ineligible Building Areas (GSF):	-12,900	Ineligible Demo & Abatement:	$0
Eligible Building GSF:	100,845	Scope Excluded Aud/PE Areas:	$0
Building Cost Funding Limit ($/sf):	**$605**	Other Ineligible Building Areas:	$10,571,164
Eligible Building Costs:	$61,011,225	Construction Cost over Funding Cap:	$10,021,405
Eligible Site Work Costs:	$7,361,685		
Eligible Demolition & Abatement Costs:	$0		
Basis of Construction Costs:	**$68,372,910**	**Construction Cost Breakdown**	
Construction Budget:	$93,210,982	Total Construction Cost ($/sf):	$819
Basis of Construction Costs:	-$68,372,910	Reimbursable Construction Cost ($/sf):	$678
Ineligible Construction Costs:	$24,838,072	Marked Up Building Costs ($/sf):	$688
Construction Cost over Funding Cap:	$0	Marked Up Site, Building Takedown & Haz Mat ($/sf):	$132
If > 0 enter value into Cell C98		Direct Building Cost ($/sf):	$552

FF&E Reimbursement

Eligible Enrollment: 590 Enter Eligible Enrollment

	Funding Limit	Estimated Budget	Eligible Costs	Ineligible Costs
Furniture, Fixtures & Equipment:	$1,915/student	$1,129,850	$1,129,850	$0 If >0 enter in Cell C112
Computer Equipment & Technology:	$1,570/student	$926,300	$926,300	$0 If >0 enter in Cell C113

Incentive Points

0.00	(0-2) Maintenance		
0.00	(0-6) Newly Formed Regional School District		
0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places		
#DIV/0!	0 gsf Renovated or Existing to Remain		If Cell G117 > 0 enter value into Cell F116
	0 gsf Total at Conclusion of Project		
0.00	(0-1) Overly Zoning 40R and 40S		
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures		
3.00	(0-3) Energy Efficiency - "Green Schools"		
0.00	(0-1) Indoor Air Quality - "Green Schools"		Owner's Contingency Cap: 0.50%
3.00	**Total Incentive Points**		Construction Contingency Cap: 1.00%

Commissioning (Cx) Costs associated with Ineligible Building Area

Building GSF:	113,745	
Cx Fee per GSF:	$1.16	
Ineligible GSF:	12,900	
Ineligible Cx Costs:	$14,964	If >0 enter in Cell B128

Cost Recovery associated with Prior Projects

Prior Project ID Number:		
Prior Project Total Grant:		
Propose School Opens:		
Prior Project Substantial Completion:		
Beneficial use (years):	0.00	
Unused Years:	20.00	
Unused Years as % of 20:	100.00%	
Prior Project Cost Recovery:	$0	If >0 enter in Cell B128

Enter Date. Assume 15th of August if new school opens in September. For example if turnover is June, new school will not be used until September by students.

Enter Date. If only month is known, assume 15th of the month.

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

_____

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

_____

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_____

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

_____

Budget Statement for Preferred Schematic - Expenditures

As reported on the school district's most recent three end of year information, please updated to the 3 latest fiscal year periods and complete the fields below

Category	2022-2023 FY2023 Staff (FTE)	2022-2023 FY2023 Budget	2023-2024 FY2024 Staff (FTE)	2023-2024 FY2024 Budget	2024-2025 FY2025 Staff	2024-2025 FY2025 Budget	Change from Previous Year Staff (FTE)	Change from Previous Year Budget	Post-Constuction Budget Staff	Post-Constuction Budget Budget	New Facility vs. Current Staff (FTE)	New Facility vs. Current Budget
Salaries												
Administration												
Admin. Secretary	9.00	371,525	9.00	372,045	9.00	378,718	0.00	6,673	9.00	409,937	0.00	31,219
Assistant Principal	3.00	284,312	5.00	348,873	5.00	496,498	0.00	147,625	6.00	537,425	1.00	40,927
Business Office	4.00	298,229	4.00	282,129	4.00	306,586	0.00	24,457	4.00	331,859	0.00	25,273
Curriculum Director/Coord.	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Custodians/Maintenance Staff	14.00	601,568	14.00	607,605	14.00	560,201	0.00	(47,404)	15.00	649,677	1.00	89,476
Executive Secretary	1.00	59,464	1.00	61,404	1.00	65,137	0.00	3,733	1.00	70,506	0.00	5,369
Facilities Manager	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Guidance							0.00	-	0.00	-	0.00	-
Adjustment Counselor	6.00	431,963	6.00	409,890	7.00	517,554	1.00	107,664	7.00	560,217	0.00	42,663
Guidance Counselors	3.00	245,881	3.00	251,197	3.00	253,137	0.00	1,940	3.00	274,004	0.00	20,867
Guidance Director	1.00	90,725	1.00	94,852	1.00	94,852	0.00	-	1.00	102,671	0.00	7,819
Legal	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Nurse	7.00	499,407	7.00	458,006	7.00	489,527	0.00	31,521	7.00	529,880	0.00	40,353
Other	0.00		0.00		0.00	-	0.00	-	0.00	-	0.00	-
Principal	4.00	451,495	4.00	469,793	4.00	479,149	0.00	9,356	4.00	518,646	0.00	39,497
Special Education Admin	2.00	207,726	2.00	213,958	2.00	197,140	0.00	(16,818)	2.00	213,391	0.00	16,251
Superintendent/Asst. Superintendent	2.00	313,794	2.00	322,377	2.00	322,377	0.00	-	2.00	348,951	0.00	26,574
Transportation	1.00	13,502	1.00	12,863	1.00	13,645	0.00	782	2.00	101,364	1.00	87,719
Treasurer	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Total Administration	**57.00**	**3,869,591**	**59.00**	**3,904,992**	**60.00**	**4,174,521**	**1.00**	**269,529**	**63.00**	**4,648,527**	**3.00**	**474,007**
Instruction - Teaching Services												
Arts	4.00	265,203	4.00	291,367	4.00	295,421	0.00	4,054	4.00	319,773	0.00	24,352
Business	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Communications	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Coping Instructor	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Culinary Arts	2.00	152,533	2.00	160,768	2.00	159,068	0.00	(1,700)	2.00	172,180	0.00	13,112
ELL	3.80	273,905	3.40	250,540	34.00	260,195	30.60	9,655	34.00	281,643	0.00	21,448
English Language	10.80	841,403	14.00	1,050,951	14.00	1,149,147	0.00	98,196	14.00	1,243,874	0.00	94,727
Family Consumer Services	0.00	-	1.00	53,598	1.00	57,339	0.00	3,741	1.00	62,066	0.00	4,727
Foreign Language	4.00	267,644	4.00	306,035	5.00	359,126	1.00	53,091	5.00	388,730	0.00	29,604
Health Services	1.00	84,595	1.00	86,710	1.00	89,311	0.00	2,601	1.00	96,673	0.00	7,362
History & Social Science	13.00	907,717	12.00	928,858	11.00	893,866	-1.00	(34,992)	11.00	967,549	0.00	73,683
Instructional Assistant/Paraprofessionals	98.00	2,183,516	96.00	2,397,393	80.70	2,264,907	-15.30	(132,486)	80.70	2,451,608	0.00	186,701
Library/Media	2.00	133,848	2.00	149,945	2.00	159,699	0.00	9,754	2.00	172,863	0.00	13,164
Mathematics	15.00	1,144,176	17.00	1,217,385	16.00	1,285,205	-1.00	67,820	16.00	1,391,147	0.00	105,942
MCAS							0.00	-	0.00	-	0.00	-
Music	3.00	198,449	3.00	209,573	3.00	242,553	0.00	32,980	3.00	262,547	0.00	19,994
Other	26.00	1,751,459	23.00	1,545,732	23.00	1,748,859	0.00	203,127	23.00	1,893,021	0.00	144,162
Physical Education	6.00	422,167	7.80	502,301	6.80	518,341	-1.00	16,040	6.80	561,069	0.00	42,728
Reading	5.00	404,216	7.00	531,116	5.00	384,602	-2.00	(146,514)	5.00	416,306	0.00	31,704
School Adjustment Counselor	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Science										-		
Biology	11.00	794,217	11.00	838,432	11.00	889,711	0.00	51,279	11.00	963,052	0.00	73,341
Botany	0.00	-	0.00		0.00		0.00	-	0.00	-	0.00	-
Chemistry	0.00	-	0.00		0.00		0.00	-	0.00	-	0.00	-
Geology	0.00	-	0.00		0.00		0.00	-	0.00	-	0.00	-
Physics	1.00	62,711	1.00	66,542	1.00	70,894	0.00	4,352	1.00	76,738	0.00	5,844
Special Education	56.00	3,411,373	55.00	3,642,045	56.00	3,907,454	1.00	265,409	56.00	4,229,554	0.00	322,100
Substitute Teachers	0.00	233,303	0.00	274,589	0.00	245,580	0.00	(29,009)	0.00	265,824	0.00	20,244
Technology	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Vocational Tech.	6.00	407,472	6.00	448,155	6.00	458,899	0.00	10,744	6.00	496,727	0.00	37,828
Total Instruction - Teaching Services	**267.60**	**13,939,907**	**270.20**	**14,952,035**	**282.50**	**15,440,177**	**12.30**	**488,142**	**282.50**	**16,712,944**	**0.00**	**1,272,767**
Total Salaries Administration & Instruction	**324.60**	**17,809,498**	**329.20**	**18,857,027**	**342.50**	**19,614,698**	**13.30**	**757,671**	**345.50**	**21,361,471**	**3.00**	**1,746,774**
Employee Benefits												
All employee-related fringe (health insurance, retirement etc)		**4,493,769**		**4,819,989**		**5,338,185**		**518,196**		5,778,223		**440,038**
Materials & Services												
Materials												
Audio-Visual Materials		-		-		-		-		-		-
Culinary Arts Materials		-		-		-		-		-		-
General Office Supplies		47,935		50,952		42,890		(8,062)		46,426		3,536
Information technology		-		-		-		-		-		-
Hardware		181,740		10,249		8,216		(2,033)		8,893		677
Software		127,063		145,818		146,324		506		158,386		12,062
Library Materials		-		-		-		-		-		-
Non info-tech equipment		-		-		-		-		-		-

Budget Statement for Preferred Schematic - Expenditures

Category	2022-2023 FY2023 Staff (FTE)	2022-2023 FY2023 Budget	2023-2024 FY2024 Staff (FTE)	2023-2024 FY2024 Budget	2024-2025 FY2025 Staff	2024-2025 FY2025 Budget	Change from Previous Year Staff (FTE)	Change from Previous Year Budget	Post-Constuction Budget Staff	Post-Constuction Budget Budget	New Facility vs. Current Staff (FTE)	New Facility vs. Current Budget
Testing Materials & Supplies		12,213		6,525		12,585		6,060		13,622		1,037
Textbooks		10,506		14,247		29,897		15,650		32,361		2,464
Vocational Program Materials		-		-		-		-		-		-
Total Materials		**379,457**		**227,791**		**239,912**		**12,121**		**259,688**		**19,776**
Services												
Athletics		64,190		77,502		81,279		3,777		87,979		6,700
Attendance		-		-		-		-		-		-
Food Service		991,387		967,166		1,516,431		549,265		1,641,434		125,003
Health Services		5,000		5,000		5,000		-		-		(5,000)
Other Student Activities		6,966		7,827		7,800		(27)		8,443		643
Psychological Services		21,185		28,316		167,461		139,145		181,265		13,804
School Security		-		-		-		-		-		-
Student Transportation		2,326,731		2,503,729		2,773,083		269,354		3,001,674		228,591
Total Services		**3,415,459**		**3,589,540**		**4,551,054**		**688,383**		**4,920,795**		**369,741**
Total Material & Services		**3,794,916**		**3,817,331**		**4,790,966**		**700,504**		**5,180,484**		**389,518**
Facility Costs & Capital Improvements												
Facility Costs												
Custodial Supplies		39,762		36,160		29,828		(6,332)		32,287		2,459
Electricity		345,429		328,710		380,693		51,983		412,074		31,381
Heating Oil		-		-		-		-		-		-
Maintenance												
Building Security Maintenance						-		-		-		-
Elevator		-		-		-		-		-		-
Equipment Maintenance		3,903		5,527		4,773		(754)		5,166		393
Exterminating		4,445		3,776		4,092		316		4,429		337
Facility Maintenance		-		-		-		-		-		-
Fire Alarm		19,406		15,199		18,599		3,400		20,132		1,533
Fire Extinguisher Inspection		5,298		-		-		-		-		-
Generator		-		-		-		-		-		-
HVAC Maintenance		-		-		-		-		-		-
Other		-		-		-		-		-		-
Site Maintenance (Grouds)		363,448		666,622		738,122		71,500		798,967		60,845
Technology		-		-		-		-		-		-
Trash Removal		-		-		-		-		-		-
Natural Gas		143,980		185,458		255,688		70,230		276,765		21,077
Snow Removal		35,534		34,423		51,354		16,931		55,587		4,233
Telephone		13,991		13,752		14,727		975		15,941		1,214
Water/Sewer		17,953		18,680		21,848		3,169		23,649		1,801
Total Facility Costs		**993,148**		**1,308,306**		**1,519,723**		**211,417**		**1,644,997**		**125,274**
Capital Improvements												
Captial Improvements		**-**		**414,651**		**1,139,133**		**724,482**		1,233,034		**93,901**
Total Facility Costs & Capital Improvements		**993,148**		**1,722,957**		**2,658,856**		**935,899**		**2,878,032**		**219,175**
Debt Service												
Short-term		-		-		-		-		-		-
Long-term		1,321,765		1,297,130		1,175,611		(121,519)		1,272,519		96,908
Total Debt Service		**1,321,765**		**1,297,130**		**1,175,611**		**(121,519)**		**1,272,519**		**96,908**
Total Budget & Staff	**324.60**	**28,413,096**	**329.20**	**30,514,434**	**342.50**	**33,578,316**	**13**	**2,790,751**	**346**	**36,470,729**	**3**	**2,892,413**

SKANSKA

Nick Lobik
Senior Program Manager
Skanska USA Building Inc.
1350 Main Street,
Springfield, MA 01103

June 25th, 2026

Utsavi Gadani, Project Manager
Massachusetts School Building Authority
10 Post Office Square, Suite S400
Boston, MA 02109

Mosier Elementary School – Project Budget and Cost Estimate

Dear Utsavi Gadani,

The Mosier Elementary School Building Committee has selected new construction option 8 for the preferred design and is pursuing a design bid build project delivery method.

An overview of the Total Project Budget is below and a draft of the detailed budget has been included in the submission as well.. The construction and project costs are based upon Chapter 149 project delivery method.

Estimated Total Construction Cost… $93,210,982

Estimated Total Project Cost……..$114,800,000

It is important for the MSBA to have a complete understanding of the district's financial resources and ability to support a proposed school project. The Capital Budget Statement requests information regarding the District capital planning and resources and is included in the Appendix of this report.

Sincerely,

Skanska USA Building, Inc.
Nick Lobik
Senior Program Manager
617-275-6879

Debt Service

For the Fiscal Year ending June 30, 2025, the Town of South Hadley has a total of $26,349,332 in outstanding long-term debt. Of this total, $16,581,075 is considered to be inside the debt limit, with the balance of $9,768,257 outside the debt limit. This debt is comprised as follows:

- School Projects $ 9,574,009
- Town Buildings Projects $11,190,990
- Departmental Equipment $570,000
- Water Projects $ N/A
- Sewer Projects $ 749,333
- Other Projects (inside the debt limit) $ 2,980,000
- Other Projects (outside the debt limit) $ 1,285,000

Based upon the current debt schedule listed above, it is anticipated that a future borrowing for a new elementary school in 2031 is well within the Town's debt management capacity. The borrowing for a new elementary school through Chapter 70B would be contingent upon approval of the Town Meeting, and a ballot vote to support to exclude the debt from the limitations of Proposition 2 ½.

Capital Program

The Town of South Hadley has produced, funded and updated a multi-year capital plan for several years. The Town's last bond rating from Moody's was an (Aa2) rating. Based on the towns last completed audited financials (FY25), total governmental fund debt service was 37% of total governmental fund expenditures, and net direct debt was roughly 36% of total governmental fund revenue. Overall net debt is low at 1.1% of market value and approximately 33% of the direct debt is payable within 10 years. In FY2026, the Town approved the FY26 Capital Projects Plan ($1,738,000) of which $1,485,000 was funded from free cash, $233,000 was funded from Sewer Enterprise Funds, and $20,000 from other available funds.

Elementary School Project

At its meeting on May 11th, 2026, the Mosier School Building Committee voted to direct the Owner's design team to procced with Alternative 8. This design alterative is estimated to have a construction cost of $93.2M and total project cost of $114.8M. MSBA grant support is anticipated for this project at an estimated effective rate of approximately forty five percent (45%), which establishes a target budget range for the Owner's share of approximately $63M.

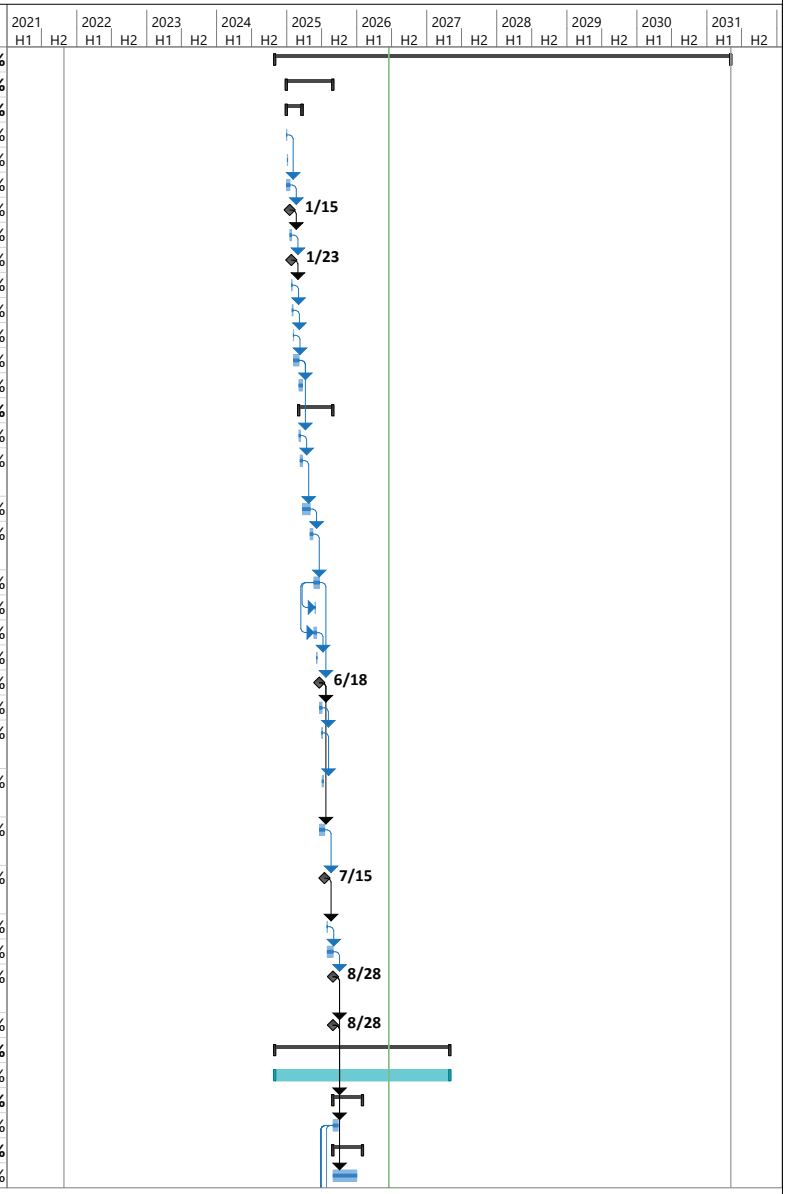
Local Project Approval Process

The project will be voted on at the Annual Town Election and at a Special Town Meeting. Results from both the ballot question and Annual Town Meeting will be provided to the MSBA promptly following the results of each.

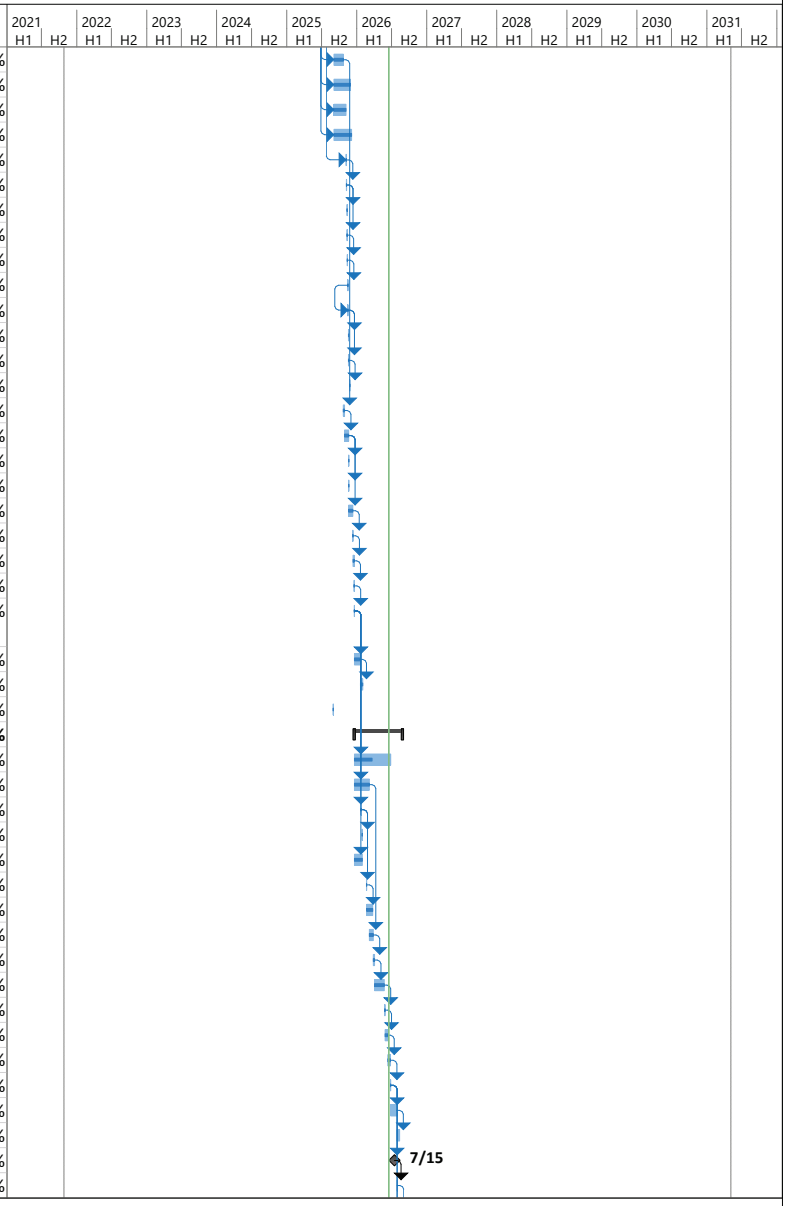
Local Tax Impact

The local tax impact is being calculated with bond counsel now that the total budget has been established.

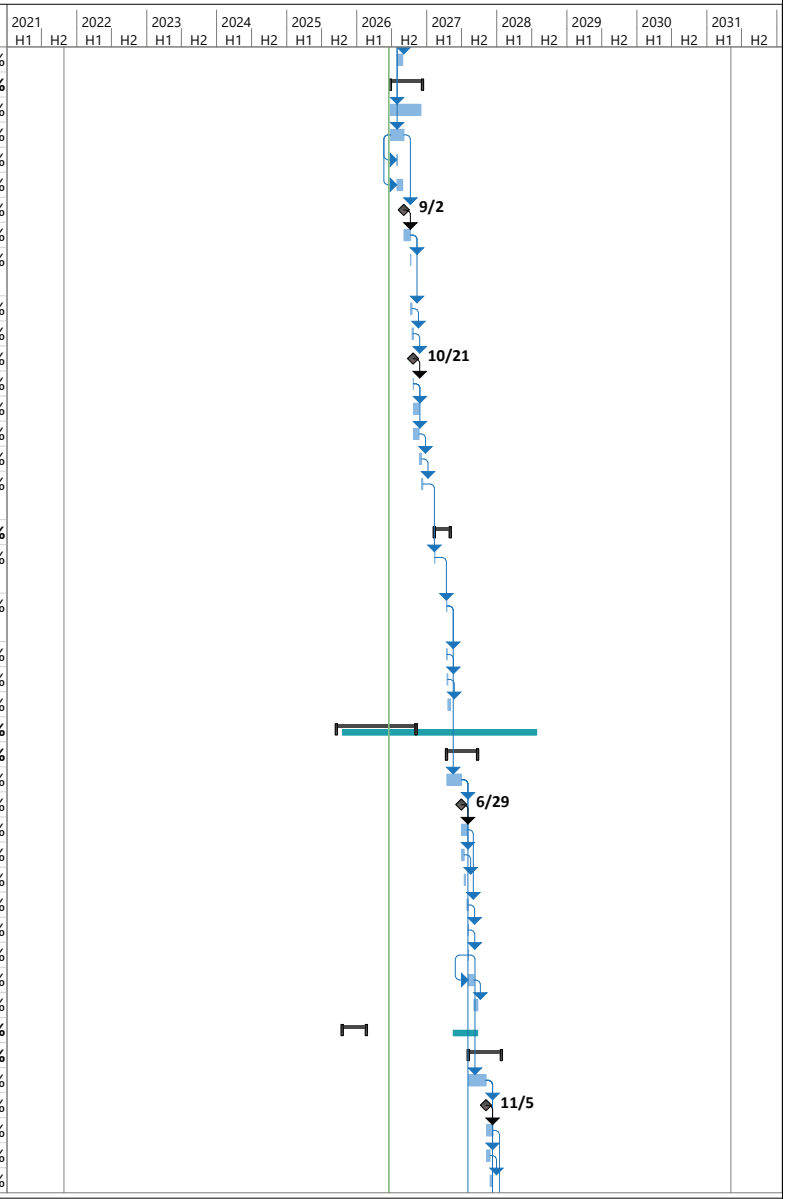
ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
1	**SHES Project**	**1700 days**	**Wed 10/30/24**	**Tue 5/6/31**		**25%**
2	**Module 2: Forming the Project Team**	**174 days**	**Mon 12/30/24**	**Thu 8/28/25**		**100%**
3	**OPM Selection Process**	**60 days**	**Mon 12/30/24**	**Fri 3/21/25**		**100%**
4	RFS Ad Appears	1 day	Mon 12/30/24	Mon 12/30/24		100%
5	Informational Site Visit	1 day	Fri 1/3/25	Fri 1/3/25		100%
6	Last Day for questions from Respondents	12 days	Tue 12/31/24	Wed 1/15/25	4	100%
7	Responses Due	0 days	Wed 1/15/25	Wed 1/15/25	6	100%
8	District Review Responses	6 days	Thu 1/16/25	Thu 1/23/25	7	100%
9	Respondents Shortlisted	0 days	Thu 1/23/25	Thu 1/23/25	8	100%
10	Interview Shortlisted Respondents	2 days	Fri 1/24/25	Mon 1/27/25	9	100%
11	Negotiate Contract w/ Selected Respondent	4 days	Tue 1/28/25	Fri 1/31/25	10	100%
12	Final Selection Submitted to the MSBA	1 day	Mon 2/3/25	Mon 2/3/25	11	100%
13	MSBA OPM Review Panel	20 days	Tue 2/4/25	Mon 3/3/25	12	100%
14	Execute OPM Contract	14 days	Tue 3/4/25	Fri 3/21/25	13	100%
15	**Designer Selection Process**	**128 days**	**Tue 3/4/25**	**Thu 8/28/25**		**100%**
16	Develop Designer RFS	5 days	Tue 3/4/25	Mon 3/10/25	13	100%
17	SBC Meeting- Review DSP Process and form Designer Selection Subcommittee	9 days	Tue 3/11/25	Fri 3/21/25	16	100%
18	Submit Redline Draft to MSBA for Review	29 days	Mon 3/24/25	Thu 5/1/25	17	100%
19	RFS Ad to Central Register, Hampshire Gazette, etc.	10 days	Fri 5/2/25	Thu 5/15/25	18	100%
20	RFS Ad Appears	21 days	Wed 5/21/25	Wed 6/18/25	19FS+3 days	100%
21	Informational Meeting & Site Visit	1 day	Wed 5/28/25	Wed 5/28/25	20SS+5 days	100%
22	Period for Questions from Respondents	10 days	Wed 5/21/25	Tue 6/3/25	20SS	100%
23	District Response to Questions	2 days	Wed 6/4/25	Thu 6/5/25	22	100%
24	RFS Responses Due	0 days	Wed 6/18/25	Wed 6/18/25	20	100%
25	OPM & District Review RFS Responses	9 days	Thu 6/19/25	Tue 7/1/25	24	100%
26	Designer Selection Team Meeting- Discuss Applications and Create Summary	1 day	Wed 7/2/25	Wed 7/2/25	25	100%
27	SBC Meeting- Review Designer Application Review Status	5 days	Thu 7/3/25	Wed 7/9/25	26	100%
28	Designer Applications to MSBA-4 weeks for MSBA Review	19 days	Thu 6/19/25	Tue 7/15/25	24	100%
29	DSP - Interview Shortlisted Respondents Meeting Date	0 days	Tue 7/15/25	Tue 7/15/25	28	100%
30	DSP Final Selection	1 day	Tue 7/29/25	Tue 7/29/25	29FS+9 days	100%
31	Designer Fee & Contract Negotiations	22 days	Wed 7/30/25	Thu 8/28/25	30	100%
32	District Approval of Designer Fee Proposal and Contract	0 days	Thu 8/28/25	Thu 8/28/25	31	100%
33	Designer Contract Executed	0 days	Thu 8/28/25	Thu 8/28/25	32	100%
34	**Module 3: Feasibility Study**	**653 days**	**Wed 10/30/24**	**Sat 5/1/27**		**38%**
35	Feasibility Study Agreement Expiration	654 days	Wed 10/30/24	Sat 5/1/27		0%
36	**Module 3.1: Preliminary Design Program**	**111 days**	**Fri 8/29/25**	**Fri 1/30/26**	**33**	**100%**
37	MSBA / Project Team Kick-off Meeting	18 days	Fri 8/29/25	Tue 9/23/25	33	100%
38	**PDP Submittal Development**	**111 days**	**Fri 8/29/25**	**Fri 1/30/26**		**100%**
39	PDP Development	88 days	Fri 8/29/25	Tue 12/30/25	32	100%



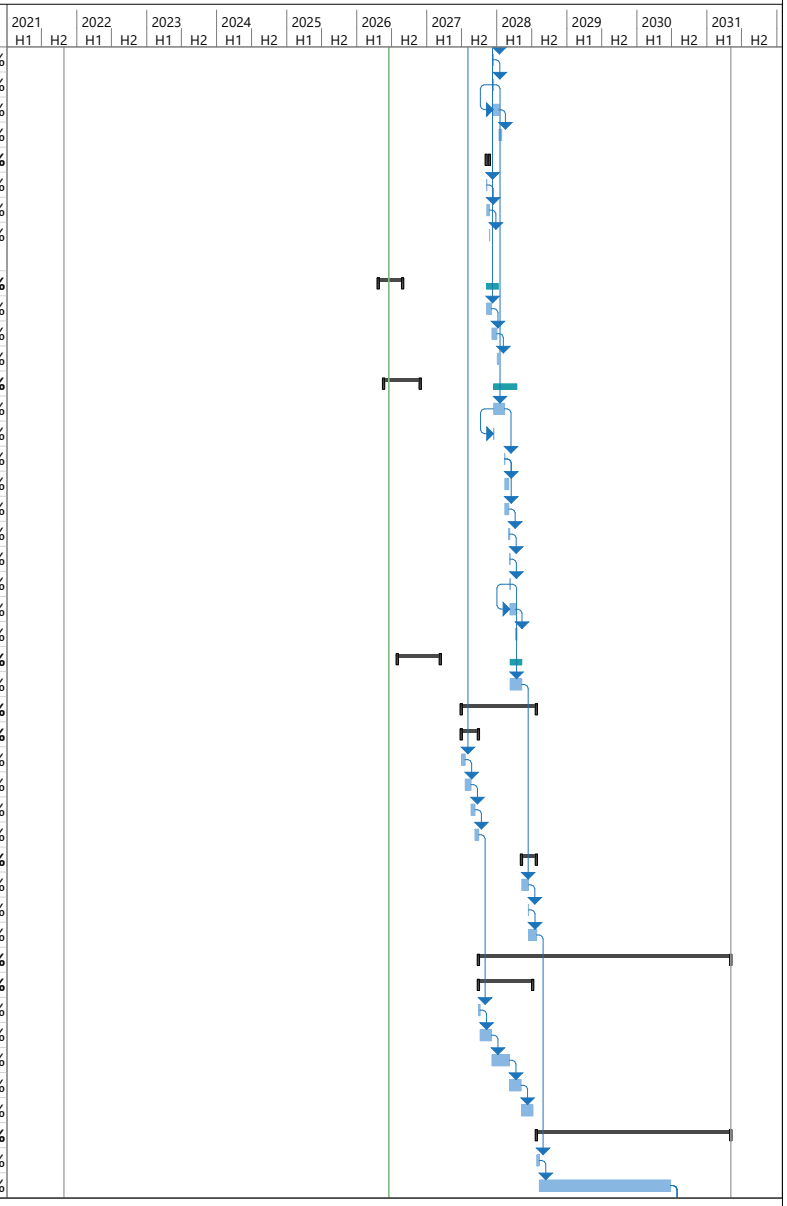
ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
40	Develop Space Summary	34 days	Wed 9/3/25	Mon 10/20/25	37SS+3 days	100%
41	Draft Ed. Plan Development	61 days	Wed 9/3/25	Wed 11/26/25	37SS+3 days	100%
42	Existing Conditions Survey	44 days	Wed 9/3/25	Mon 11/3/25	37SS+3 days	100%
43	Steering Committee Weekly Meeting	66 days	Wed 9/3/25	Wed 12/3/25	37SS+3 days	100%
44	School Tours	2 days	Wed 11/5/25	Thu 11/6/25	37SS+48 days	100%
45	Specials Visioning Session	1 day	Fri 11/7/25	Fri 11/7/25	44	100%
46	Medical Visioning Session	1 day	Mon 11/10/25	Mon 11/10/25	45	100%
47	Administration Visioning Session	1 day	Mon 11/10/25	Mon 11/10/25	45	100%
48	Facilities & Maintech Visioning Session	1 day	Tue 11/11/25	Tue 11/11/25	47	100%
49	Academic (Core Teachers) Visioning Session	1 day	Fri 11/14/25	Fri 11/14/25	48FS+2 days	100%
50	Special Education Visioning Session	1 day	Fri 11/14/25	Fri 11/14/25	49SS	100%
51	Food Services Visioning Session	1 day	Mon 11/17/25	Mon 11/17/25	50	100%
52	Town Officials, FD & PD Visioning Session	1 day	Mon 11/17/25	Mon 11/17/25	50	100%
53	Community Visioning Session	1 day	Mon 11/24/25	Mon 11/24/25	52FS+4 days	100%
54	Review Space Summary	5 days	Tue 10/21/25	Mon 10/27/25	40	100%
55	Options Development	16 days	Tue 10/28/25	Tue 11/18/25	54	100%
56	Preliminary Evaluation of Design Options	1 day	Wed 11/19/25	Wed 11/19/25	55	100%
57	SBC Meeting- General Update	1 day	Wed 11/19/25	Wed 11/19/25	55	100%
58	Cost Estimating	15 days	Wed 11/19/25	Tue 12/9/25	55	100%
59	SBC Approval of Draft PDP Report	1 day	Wed 12/10/25	Wed 12/10/25	58	100%
60	Finalize PDP Submission	4 days	Thu 12/11/25	Tue 12/16/25	59	100%
61	Vote to Submit PDP	1 day	Wed 12/17/25	Wed 12/17/25	60	100%
62	PDP Submittal to MSBA - Proposed Submission	1 day	Thu 12/18/25	Thu 12/18/25	61	100%
63	MSBA Review of PDP	21 days	Fri 12/19/25	Fri 1/16/26	62	100%
64	Address MSBA PDP Comments	10 days	Mon 1/19/26	Fri 1/30/26	63	100%
65	MSBA Deadline for PDP Submission	1 day	Fri 8/29/25	Fri 8/29/25		100%
66	**Module 3.2 Preferred Schematic Report**	**179 days**	**Fri 12/19/25**	**Wed 8/26/26**		**68%**
67	PSR Submittal Development	135 days	Fri 12/19/25	Thu 6/25/26	62	49%
68	Drawing Development	55 days	Fri 12/19/25	Thu 3/5/26	62	100%
69	Community Visioning #2 (Estimated Date)	1 day	Wed 1/21/26	Wed 1/21/26	62FS+23 days	100%
70	Design Team Charrette	1 day	Wed 1/28/26	Wed 1/28/26	69FS+4 days	100%
71	Existing Conditions Evaluation	29 days	Fri 12/19/25	Wed 1/28/26	62	100%
72	Community Visioning #3 (Estimated Date)	1 day	Thu 2/19/26	Thu 2/19/26	69FS+20 days	100%
73	Community Meetings for Preferred Option	22 days	Fri 2/20/26	Mon 3/23/26	72	100%
74	Cost Estimating	15 days	Fri 3/6/26	Thu 3/26/26	68	100%
75	Reconcile Cost Estimates	5 days	Fri 3/27/26	Thu 4/2/26	74	100%
76	Evaluating Additional Options	36 days	Fri 4/3/26	Fri 5/22/26	75	100%
77	Preferred Solution Voted by SBC	3 days	Mon 5/25/26	Wed 5/27/26	76	100%
78	Draft PSR for SBC Review	10 days	Thu 5/28/26	Wed 6/10/26	77	100%
79	SBC Vote to Submit to MSBA	10 days	Thu 6/11/26	Wed 6/24/26	78	100%
80	PSR Submittal to MSBA	1 day	Thu 6/25/26	Thu 6/25/26	79	100%
81	MSBA Review of PSR	22 days	Fri 6/26/26	Mon 7/27/26	80	0%
82	Address MSBA PSR Comments	10 days	Tue 7/28/26	Mon 8/10/26	81	0%
83	FAS Presentation Potential Meeting 1	0 days	Wed 7/15/26	Wed 7/15/26	80FS+14 days	0%
84	FAS Presentation Potential Meeting 2	1 day	Wed 7/29/26	Wed 7/29/26	83FS+9 days	0%



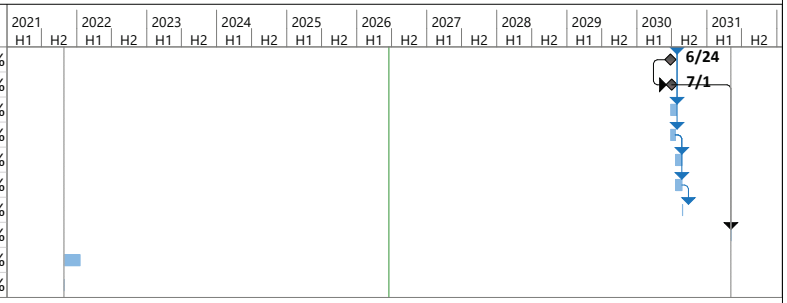
ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
85	MSBA Board Meeting - PSR Approval	20 days	Thu 7/30/26	Wed 8/26/26	84	0%
86	**Module 4: Schematic Design**	**119 days**	**Fri 6/26/26**	**Wed 12/9/26**		**0%**
87	SD Submittal Development	112 days	Fri 6/26/26	Mon 11/30/26	80	0%
88	SD Drawing Development	49 days	Fri 6/26/26	Wed 9/2/26	80	0%
89	Community Forum #4	1 day	Tue 7/28/26	Tue 7/28/26	88SS+22 days	0%
90	Submit Mass. Historic PNF	22 days	Tue 7/28/26	Wed 8/26/26	88SS+22 days	0%
91	SD Pricing Set to Estimators	0 days	Wed 9/2/26	Wed 9/2/26	88	0%
92	Cost Estimate & Reconciliation	25 days	Thu 9/3/26	Wed 10/7/26	91	0%
93	Notification to MSBA of SD Submission(2 weeks prior to submission)	1 day	Thu 10/8/26	Thu 10/8/26	92	0%
94	Finalize MSBA SD Submission	5 days	Thu 10/8/26	Wed 10/14/26	92	0%
95	SD Submission Draft to SBC for Review	5 days	Thu 10/15/26	Wed 10/21/26	94	0%
96	SBC Approval of SD Submission	0 days	Wed 10/21/26	Wed 10/21/26	95	0%
97	SD Submittal to MSBA	1 day	Thu 10/22/26	Thu 10/22/26	96	0%
98	DESE Special Education Review/Approval	21 days	Fri 10/23/26	Fri 11/20/26	97	0%
99	MSBA SD Review	21 days	Fri 10/23/26	Fri 11/20/26	97	0%
100	Address SD Comments	9 days	Mon 11/23/26	Thu 12/3/26	99	0%
101	MSBA Board Meeting - Project Scope & Budget PS&B Approval	4 days	Fri 12/4/26	Wed 12/9/26	100	0%
102	**Module 5: Funding the Project**	**59 days**	**Wed 2/10/27**	**Mon 5/3/27**		**0%**
103	Vote to Appropriate Full Project Cost Special Town Election (Tentative)	1 day	Wed 2/10/27	Wed 2/10/27	101FS+44 days	0%
104	Vote to Appropriate Full Project Cost Special Town Meeting (Tentative	1 day	Tue 4/13/27	Tue 4/13/27	103FS+43 days	0%
105	Certificate of Vote Sent to the MSBA	2 days	Wed 4/14/27	Thu 4/15/27	104	0%
106	PSBA sent to the MSBA	2 days	Fri 4/16/27	Mon 4/19/27	105	0%
107	PSBA Executed	10 days	Tue 4/20/27	Mon 5/3/27	106	0%
108	**Module 6: Detailed Design**	**298 days**	**Wed 9/17/25**	**Fri 11/6/26**		**0%**
109	**Design Development**	**116 days**	**Wed 4/14/27**	**Wed 9/22/27**		**0%**
110	100% DD Development	55 days	Wed 4/14/27	Tue 6/29/27	104	0%
111	Issue DD Documents to Estimators	0 days	Tue 6/29/27	Tue 6/29/27	110	0%
112	Estimate DD Documents	20 days	Wed 6/30/27	Tue 7/27/27	111	0%
113	Cx Agent Comments on 100% DD	10 days	Wed 6/30/27	Tue 7/13/27	110	0%
114	Team Responds to Cx Agent's Comments	4 days	Wed 7/14/27	Mon 7/19/27	113	0%
115	Reconcile DD Documents	5 days	Wed 7/28/27	Tue 8/3/27	112	0%
116	SBC Approval of 100% DD Submission to MSBA	1 day	Wed 8/4/27	Wed 8/4/27	115	0%
117	100% DD Submission to the MSBA	1 day	Thu 8/5/27	Thu 8/5/27	116	0%
118	MSBA DD Review	21 days	Thu 8/5/27	Thu 9/2/27	117SS	0%
119	Address DD Review Comments	14 days	Fri 9/3/27	Wed 9/22/27	118	0%
120	**CM @ Risk Procurement Process**	**91 days**	**Fri 10/17/25**	**Fri 2/20/26**		**0%**
128	**60% Construction Documents**	**123 days**	**Fri 8/6/27**	**Tue 1/25/28**		**0%**
129	60% CD Development	66 days	Fri 8/6/27	Fri 11/5/27	117	0%
130	60% CDs to Estimators	0 days	Fri 11/5/27	Fri 11/5/27	129	0%
131	Cost estimate/Reconciliation/VE if Required	25 days	Mon 11/8/27	Fri 12/10/27	130	0%
132	Cx Agent's Comments on 60% CD	14 days	Mon 11/8/27	Thu 11/25/27	129	0%
133	Teams Respond to Cx Agent's Comments	4 days	Fri 11/26/27	Wed 12/1/27	132	0%



ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
134	SBC Approval of 60% CD Submission to MSBA	1 day	Mon 12/13/27	Mon 12/13/27	131	0%
135	60% CD Submission to MSBA	1 day	Tue 12/14/27	Tue 12/14/27	134	0%
136	MSBA 60% CD Review	21 days	Tue 12/14/27	Tue 1/11/28	135SS	0%
137	Address 60% Review Comments	10 days	Wed 1/12/28	Tue 1/25/28	136	0%
138	**Structural Peer Review**	**12 days**	**Mon 11/8/27**	**Tue 11/23/27**		**0%**
139	Issue 60% Structural CDs to Peer Reviewer	1 day	Mon 11/8/27	Mon 11/8/27	129	0%
140	Structural Steel Peer Review on 60% CDs	10 days	Tue 11/9/27	Mon 11/22/27	139	0%
141	Review/Incorporate Peer Reviewer's Comments	1 day	Tue 11/23/27	Tue 11/23/27	140	0%
142	**Filed Sub Bid Process**	**92 days**	**Thu 4/23/26**	**Fri 8/28/26**		**0%**
143	Issue RFQ for Filed Sub Bids	20 days	Mon 11/8/27	Fri 12/3/27	129	0%
144	Prequalify Filed Subs	20 days	Mon 12/6/27	Fri 12/31/27	143	0%
145	Notify Prequalified Bidders	5 days	Mon 1/3/28	Fri 1/7/28	144	0%
146	**90% Construction Documents**	**137 days**	**Thu 5/21/26**	**Fri 11/27/26**		**0%**
147	90% CD Development	41 days	Wed 12/15/27	Wed 2/9/28	135	0%
148	NOI to Con Comm and DEP	1 day	Wed 12/15/27	Wed 12/15/27	147SS	0%
149	90% CDs to Estimators	1 day	Thu 2/10/28	Thu 2/10/28	147	0%
150	Cost Estimate/Reconciliation/VE if Required	14 days	Fri 2/11/28	Wed 3/1/28	149	0%
151	Cx Agent Comments on 90% CDs	14 days	Fri 2/11/28	Wed 3/1/28	149	0%
152	Team Responds to Cx Agent's Comments	4 days	Thu 3/2/28	Tue 3/7/28	151	0%
153	SBC Approval of 90% CD Submission to MSBA	1 day	Wed 3/8/28	Wed 3/8/28	152	0%
154	90% CD Submission to MSBA	1 day	Thu 3/9/28	Thu 3/9/28	153	0%
155	MSBA 90% CD Review Comments	21 days	Thu 3/9/28	Thu 4/6/28	154SS	0%
156	Address 90% Review Comments	5 days	Fri 4/7/28	Thu 4/13/28	155	0%
157	**100% Construction Documents**	**161 days**	**Fri 7/31/26**	**Fri 3/12/27**		**0%**
158	100% CD/ Bid Packages Development	42 days	Fri 3/10/28	Mon 5/8/28	154	0%
159	**Bidding**	**280 days**	**Wed 6/30/27**	**Tue 7/25/28**		**0%**
160	**Phase 1: Demo, Abtement & Site Prep**	**64 days**	**Wed 6/30/27**	**Mon 9/27/27**		**0%**
161	Bid Package Prep	14 days	Wed 6/30/27	Mon 7/19/27	110	0%
162	Bidding	22 days	Tue 7/20/27	Wed 8/18/27	161	0%
163	Descope Bids	14 days	Thu 8/19/27	Tue 9/7/27	162	0%
164	Finalize Contract	14 days	Wed 9/8/27	Mon 9/27/27	163	0%
165	**Phase 2: Full Building**	**56 days**	**Tue 5/9/28**	**Tue 7/25/28**		**0%**
166	Bid 100% CDs	25 days	Tue 5/9/28	Mon 6/12/28	158	0%
167	Bids Due	1 day	Tue 6/13/28	Tue 6/13/28	166	0%
168	Finalzie Contract	30 days	Wed 6/14/28	Tue 7/25/28	167	0%
169	**Module 7: Construction**	**941 days**	**Tue 9/28/27**	**Tue 5/6/31**		**0%**
170	**Phase 1: Demo, Abatement & Site Prep**	**203 days**	**Tue 9/28/27**	**Thu 7/6/28**		**0%**
171	Mobilize to Site	5 days	Tue 9/28/27	Mon 10/4/27	164	0%
172	Abatement	44 days	Tue 10/5/27	Fri 12/3/27	171	0%
173	Demo	66 days	Mon 12/6/27	Mon 3/6/28	172	0%
174	Soil Restoration	44 days	Tue 3/7/28	Fri 5/5/28	173	0%
175	Site Utility Work	44 days	Mon 5/8/28	Thu 7/6/28	174	0%
176	**Phase 2: Full Construction Package**	**725 days**	**Wed 7/26/28**	**Tue 5/6/31**		**0%**
177	Mobilize to Site	10 days	Wed 7/26/28	Tue 8/8/28	168	0%
178	Construction	489 days	Wed 8/9/28	Mon 6/24/30	177	0%



ID	Task Name	Duration	Start	Finish	Predecessors	% Complete
179	Substantial Completion	0 days	Mon 6/24/30	Mon 6/24/30	178	0%
180	Certificate of Occupancy	0 days	Mon 7/1/30	Mon 7/1/30	179SS+5 days	0%
181	Commissioning	22 days	Tue 6/25/30	Wed 7/24/30	178	0%
182	Complete Punch List	19 days	Tue 6/25/30	Fri 7/19/30	178	0%
183	Move-In	25 days	Mon 7/22/30	Fri 8/23/30	182	0%
184	FF&E Installation	25 days	Mon 7/22/30	Fri 8/23/30	182	0%
185	Full Occupancy	1 day	Mon 8/26/30	Mon 8/26/30	184	0%
186	Commisioning 10 Month Check In	1 day	Tue 5/6/31	Tue 5/6/31	180FS+220 days	0%
187	**Module 8: Completing the Project**	**60 days**	**Tue 10/26/21**	**Mon 1/17/22**		0%
188		1 day	Tue 10/26/21	Tue 10/26/21		0%



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Appendix 3C

Module 3 Local Actions and Approval Certification Template

Town of South Hadley

June 25, 2026

Mr. Michael McGurl
Director of Capital Planning
Massachusetts School Building Authority
10 Post Office Square, Suite S400
Boston, Massachusetts 02109

Dear Mr. McGurl:

The Town of South Hadley School Building Committee ("SBC") has completed its review of the Preferred Schematic Design for the Mosier Elementary School school project (the "Project"), and on June 24, 2026 the SBC voted to approve and authorize the Owner's Project Manager to submit the Preferred Schematic Design related materials to the MSBA for its consideration. A certified copy of the SBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

Since the MSBA's Board of Directors invited the District to conduct a Feasibility Study on October 30th, 2024, the SBC has held 28 meetings regarding the proposed project, in compliance with the state Open Meeting Law. These meetings include:

School Building Committee – November 12, 2024
Agenda – Project Update; MSBA Vote Invite to Feasibility; OPM Selection

School Building Committee – December 11, 2024
Agenda – Housekeeping; Project Update; OPM Review Panel Meetings; Next Meetings; Other Business

School Building Committee – January 15, 2025
Agenda – Project Update; OPM Review Panel; Next Meeting Dates; Committees/Boards/ Department Updates; Other New Business

School Building Committee – February 12, 2025
Agenda – Project Update; Next Meeting Dates; Committees/Boards/ Department Updates; Other New Business

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School Building Committee – March 12, 2025
Agenda – Project Update; Committees/Boards/ Department; Next Meeting Dates; Updates; Other New Business

School Building Committee – April 16, 2025
Agenda - Project Update; Correspondence; Committees/Boards/ Department Updates; Next Meeting Dates; Other New Business

School Building Committee – May 21, 2025
Agenda - Project Update; Subcommittee Updates; Correspondence; Committees/Boards/ Department Updates; Next Meeting Dates; Other New Business

School Building Committee – July 9, 2025
Agenda - Project Update; Subcommittee Updates; Correspondence; Committees/Boards/ Department Updates; Next Meeting Dates; Other New Business

School Building Committee – August 13, 2025
Agenda - Project Update; Subcommittee Updates; Correspondence; Committees/Boards/ Department Updates; Next Meeting Dates; Other New Business

School Building Committee – September 10, 2025
Agenda - Project Update; Subcommittee Updates; Correspondence; Committees/Boards/ Department Updates; Next Meeting Dates; Other New Business

School Building Committee – October 8, 2025
Agenda - Project Update; Subcommittee Updates; Correspondence; Committees/Boards/ Department Updates; Next Meeting Dates; Other New Business

School Building Committee – October 9, 2025
Agenda – Easthampton School Tour

School Building Committee – November 12, 2025
Agenda - Project Update; Correspondence; Committees/Boards/ Department Updates; Next Meeting Dates; Other New Business

School Building Committee – December 3, 2025
Agenda – Project Update (Design Options); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – December 10, 2025
Agenda – Project Update, PDP Submission Draft Review; Committees/Boards/ Department Updates; Correspondence; Next Meeting Dates; Other New Business

School Building Committee – December 17, 2025
Agenda – PDP Submission Approval

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School Building Committee – January 14, 2026
Agenda – PDP Submission results, Project Update (Design Options reviewed); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – January 28, 2026
Agenda –Project Update, Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – February 11, 2026
Agenda –Project Update (decision for preferred design solution and next steps); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – February 26, 2026
Agenda –Project Update (decision for preferred design solution and MSBA comments update, Preliminary cost implications review); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – March 18, 2026
Agenda –Project Update (decision process for preferred option and discuss traffic study, future borings and detailed site survey); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – March 31, 2026
Agenda –Project Update (review of options and MSBA timeline); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – April 15, 2026
Agenda –Project Update (review of options, traffic study, Local law enforcement and MSBA timeline); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – April 29, 2026
Agenda –Project Update (review of site options and MSBA timeline); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – May 11, 2026
Agenda –Project Update (review of site options, Voting on Preferred Option for further refinement & submission to MSBA in June and MSBA timeline); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – May 26, 2026
Agenda –Project Update (review of site options and MSBA timeline); Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

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School Building Committee – June 15, 2026
Agenda –Project Update; Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

School Building Committee – June 24, 2026
Agenda –Project Update; Committees/Boards/ Department Updates; Next Meeting Dates; Correspondence; Other New Business

In addition to the SBC meetings listed above, the District held 41 public meetings, which were posted in compliance with the state Open Meeting Law, at which the Project was discussed. These meetings include:

OPM Subcommittee – January 17, 2025
Agenda – Request for Services Review; Interview Questions

OPM Subcommittee – January 23, 2025
Agenda – Vendor Interviews; Next Steps

OPM Subcommittee – January 27, 2025
Agenda – Project Update; Committees/Boards/Departments Updates; Other New Business

Designer Subcommittee – April 23, 2025
Agenda – Designer Selection Process Timeline & Overview; Designer RFS Overview; Next Meeting

Communications Subcommittee – April 28, 2025
Agenda – Upcoming Engagement Opportunities; Content Development; New Business

Communications Subcommittee – May 12, 2025
Agenda – Review of Communications Materials; Community Outreach Schedule; Social Media Update; Website Update; Review of Communications Plan; New Business

Communications Subcommittee – May 27, 2025
Agenda – Community Outreach Schedule; Review of Communications Material; Website Update; Social Media update; New Business

Designer Selection Subcommittee – June 11, 2025
Agenda – Designer Evaluation Matrix; Schedule Next Meeting

Communications Subcommittee – June 20, 2025
Agenda – Community Outreach; Website Update; Social Media Update; Project Email; Designer Selection Press Release

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Designer Selection Subcommittee – June 25, 2025
Agenda – Designer Submission Review; Schedule Next Meeting

Communications Subcommittee – July 14, 2025
Agenda – Community Outreach; Website Update; Facebook Update; Project Email Review; Designer Selection Press Release; New Business

Communications Subcommittee – July 25, 2025
Agenda – Communications Plan Review; Community Outreach; Website Update; Facebook Update; New Business

Invoice Subcommittee – August 15, 2025
Agenda – Budget Tracking; Invoice Review; Meeting Schedule

Communications Subcommittee – September 5th, 2025
Agenda – Communications Plan Review; Community Outreach; Website Update; Facebook Update; Designer Selection Press Release

Invoice Subcommittee – September 15, 2025
Agenda – Budget Tracking; Invoice Review; Meeting Schedule

Communications Subcommittee – September 29, 2025
Agenda - Agenda – Communications Plan Review; Community Outreach; Website Update; Facebook Update; Designer Selection Press Release

Communications Subcommittee – October 6, 2025
Agenda - Communications Plan Review; Community Outreach; Website Update; Facebook Update

Invoice Subcommittee – October 15, 2025
Agenda - Budget Tracking; Invoice Review; Meeting Schedule

Communications Subcommittee – October 20, 2025
Agenda - Communications Plan Review; Community Outreach; Website Update; Facebook Update

Communications Subcommittee – November 3, 2025
Agenda – Community Outreach; Communications Materials; Meeting Schedule; New Business

Invoice Subcommittee – November 17, 2025
Agenda - Budget Tracking; Invoice Review; Meeting Schedule

Communications Subcommittee – November 17, 2025
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Docusign Envelope ID: BB1A9FFA-7F91-85A8-8124-3B06BAA7A64F

Communications Subcommittee – December 1, 2025
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Invoice Subcommittee – December 15, 2025
Agenda - Budget Tracking; Invoice Review; Meeting Schedule

Communications Subcommittee – December 15, 2025
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Communications Subcommittee – January 06, 2026
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

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Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Communications Subcommittee – February 02, 2026
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Communications Subcommittee – February 17, 2026
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Invoice Subcommittee – February 17, 2026
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Communications Subcommittee – March 03, 2026
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Invoice Subcommittee – March 11, 2026
Agenda – Budget Tracking; Invoice Review; Meeting Schedule

Communications Subcommittee – March 24, 2026
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Invoice Subcommittee – April 15, 2026
Agenda – Budget Tracking; Invoice Review; Meeting Schedule

Docusign Envelope ID: BB1A9FFA-7F91-85A8-8124-3B06BAA7A64F

Communications Subcommittee – April 28, 2026
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Communications Subcommittee – May 15, 2026
Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

Invoice Subcommittee – May 15, 2026
Agenda – Budget Tracking; Invoice Review; Meeting Schedule

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Agenda - Community Outreach; Communications Materials; Meeting Schedule; New Business

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The presentation materials for each meeting, meeting minutes, and summary materials related to the Project are available locally for public review at https://www.southhadley.org/agendacenter

To the best of my knowledge and belief, each of the meetings listed above complied with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq*.

If you have any questions or require any additional information, please contact Superintendent Jennifer Voyik (413) 538-5060 Ext: 2600 jvoyik@shschools.com

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

DocuSigned by:
Lisa Wong
C2D975B31D654BF...

By: Lisa Wong

Title: Chief Executive Officer

Date: June 16, 2026

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

Signed by:
Jennifer Voyik
5DB8E31B08224A8...

By: Jennifer Voyik

Title: Superintendent of Schools

Date: June 16, 2026

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

Signed by:
Eric Friesner
9063973D15AA4E7...

By: Eric Friesner

Title: Chair of the School Committee

Date: June 17, 2026

Docusign Envelope ID: B2F3C437-0DC0-8E3D-8139-4DA2B7F39BD4

TOWN OF SOUTH HADLEY
116 Main St.
S. Hadley, Ma. 01075

June 25, 2026

Mr. Michael McGurl
Director of Capital Planning
Massachusetts School Building Authority
10 Post Office Square, Suite S400
Boston, Massachusetts 02109

Dear Mr. Michael McGurl,

At its meeting on Wednesday, June 24th, 2026 the School Building Committee for the South Hadley Public Schools located in the Town of South Hadley voted the following:

The School Building Committee for the Town of South Hadley voted to approve the Preferred Schematic Design (PSR) and authorized Skanska USA Building as Owner Project Manager to submit to the Massachusetts School Building Authority on behalf of the district.

Motion by Kevin McAllister, seconded by Rudolph Hall.

Daine Mulvaney, Leonard Finkowski, Eric Freiesner, Rudolph Hall, Brian Kennedy, Kevin McAllister, Ryan Moore, Teresa Winters-Tobin, voted in the affirmative.

The motion passed unanimously.

Respectfully submitted by:

Signed by:
Eric Friesner
9063973D15AA4E7...

Eric Friesner
Chair of the School Committee

AGENDA: S.H. Elementary School Building Project Committee, 01/14/26

DATE: Wednesday, January 14, 2026

Location: FULLY REMOTE

Time: Promptly at 5:30 pm – 7:30 pm

Time: Jan 14, 2026 05:30 PM Eastern Time (US and Canada)
Join Zoom Meeting >> https://us02web.zoom.us/j/83388425173?pwd=7wl4bVVoXgHMR5hx6YX9CCU1wpHkbc.1
Meeting ID: 833 8842 5173

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

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   This 10-minute period is time set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/2023. Should comments be made during this time that warrant further discussions, a committee member can raise those thoughts during New Business. If comments are made concerning an agenda item, the committee will not be discussing it until further along in the meeting. As with any public meeting, the public is asked to state your name & address for the record before commenting.

2. Housekeeping – Minute Taker
3. Minutes Approval(s)
   a. 12/17/25
4. Project Update
   a. Submission Results
   b. Updated Spreadsheet for cost estimates – structure & detail
   c. Criteria Review – familiarize yourself with the options on the table – brief overview CM vs GC
   d. Moving towards our 1 or 2 preferred solutions, continued on January 28, 2026 (deadline)
5. Committees/Boards/Departments requesting updates
   a. Invoice Subcommittee review of Budget
   b. Communication Subcommittee – next community dates
   c. Budget Survey – initial summary available for 1/28/26 mtg
6. Next Meeting dates
   a. January 28, 2026 - virtual
   b. February 11, 2026 - virtual
   c. February 26, 2026 THURSDAY – virtual (Special town mtg on 2/25/26)
   d. Determine dates for March & April, leading up to the preferred submission
7. Correspondence
   a. Correspondence not associated with MSBA
8. Other New Business
   a. Those items not reasonably anticipated by the Chair, 48 hours in advance
9. Adjournment

Various Background Data

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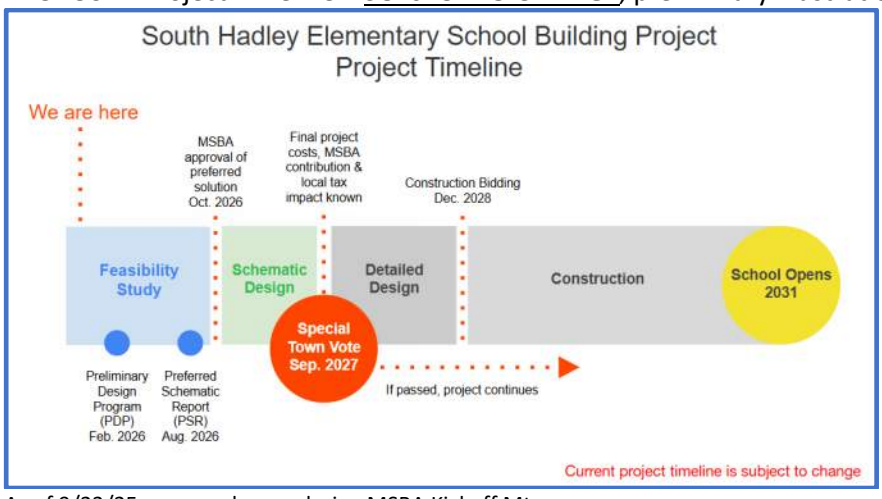
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~~Educational Visioning Workshops~~	~~Fall 2025~~
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Preliminary Design Program submission	Feb. 2026
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Special Town Vote:	Sept. 2027

SCHEDULES

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PROPOSED Project Timeline – **SUBJECT TO CHANGE**, preliminary illustration only



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4. Vote - December 2026

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Members: Jen Voyik, Eric Friesner, Chuck Romboletti, Teresa Winters-Tobin, Liz Wood (posting by Eric or Jen, V will make the agenda)
04/28/25; 05/12/25; 05/27/25; 06/09/25 cxl; 06/16/25 cxl; 06/20/25; 07/14/25; 07/25/25 cxl; 08/11/25 cxl; 08/22/25 cxl; 09/05/25; 09/29/25; 10/06/25; 10/20/265; 11/03/25; 11/17/25; 12/01/25; 12/15/25; 01/06/26

Subcommittee: Designer Selection Process (Projected April 2025)

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MSBA Site: Massachusetts School Building Authority

Our Project: South Hadley Public School District

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Science, Technology, Engineering (STE) Guidelines

High School Science Lab Guidelines

Module 3 – Feasibility Study

MSBA Space Summary Template – Updated June 2023

Facilities Assessment Subcommittee ("FAS") Guidance Memorandum – updated October 2023

Grade Reconfiguration and District Approval Certification Template – Provide as part of the District's PSR submittal

Module 4 – Schematic Design

Total Project Budget Template – Updated December 2023

Project Advisory 88 State Site Permit Tracking Worksheet

Feasibility Study Agreement Budget Revision Request – please provide a draft for review ahead of submitting.

Construction Cost Data

Module 9 – Post Occupancy Evaluation

Data Dashboard: info.massschoolbuildings.org/TabPub/POE.aspx

District **to note and acknowledge** the requirement to study the following minimum options for the existing site:

- A single Base Repair option of the SOI school (code upgrades)
- Two Add/Reno options:
  - 1 – 360 students in grades 2-4 at the Mosier ES
  - 2 - 590 students in grades 1-5 at the Mosier ES (relocates grade 1 from the MSBA funded Plains ES and grade 5 from the Smith ES)
- Two New Construction options:
  - 1 - 360 students in grades 2-4 at the Mosier ES
  - 2 - 590 students in grades 1-5 at the Mosier ES (relocates grade 1 from the MSBA funded Plains ES and grade 5 from the Smith ES)

South Hadley Elementary School Building Project Committee
Meeting Minutes (APPROVED)

January 28, 2026, 5:30pm **Mosier Elementary School Library, 101 Mosier St, South Hadley, MA 01075**			
ATTENDANCE			
Voting Members	**Present**	**Non-Voting Members**	**Present**
Diane Mulvaney (Chair)	Y	Brook Beaulieu, Teacher, SHPS	N
Jeff Cyr (Vice Chair)	Y	Elizabeth Cooke, Director of Student Services, SHPS	N
Leonard Finkowski	Y	Cindy Flynn, Mosier School Principal, SHPS	N
Eric Friesner	Y	Scott Moore, Director of Building Operations	N
Rudolph Hall	Y	Chuck Romboletti, Assistant Town Administrator/HR	N
Brian Kennedy	Y	Jennifer Voyik, Superintendent, SHPS	Y
Kevin McAllister	Y	Lisa Wong, Town Administrator	N
Ryan Moore	Y	Liz Wood, High School Principal, SHPS	N
Teresa Winters-Tobin	Y	Lyn Jacques, Assistant Superintendent, SHPS	Y
Tracie Kennedy	Y	***Others in Attendance*:**	
		Skanska (OPM): Nicholas Lobik; Lynn Banach; Craig Spice	
		Mt. Vernon Architects: Chris LeBlanc, Doug Lake	

Meeting Called to Order: Chair Diane Mulvaney called the meeting to order at 5:30 PM.

1. **Open Comment**
   None
2. **Housekeeping**
   a. Meeting Minutes: Eric to take meeting minutes
   b. Reminder: Diane spoke of the importance of all members attending meetings. Shared that 13 of 19 members sent in Alternatives Review Criteria responses.
3. **Minutes approval**
   a. 1/14/26 minutes are not yet available for review or approval
4. **Project Update**
   a. General
      - Still waiting on MSBA comments from PDP submission after receiving quick initial responses. No timeline given on when to expect those.
      - Skanska shared that MSBA wouldn't penalize South Hadley for moving grade 1 from Skala to a new Mosier if grades are reconfigured, as long as Skala remains primarily an educational facility. Jenn shared that Skala would remain an educational facility. MSBA email with those details to be shared with Diane for records keeping.

- Next steps after criteria review: updated educational programming info; updated existing conditions info; prepare updated narratives, floor and site plans; prepare updated preferred solution space summary; project budget and updated schedule; meetings with admin and staff

b. Criteria Review
   - Results of anonymous committee member ranks shared and comments reviewed
     1. Alternatives 5, 4, 7 and 6 ranked highest (in order highest to lowest)
     2. Alternatives 2 and 3 significantly lower than the above
     3. Alternative 1 ranked significantly lower than 2 and 3
   - Discussions: The committee discussed grade 1-5 reconfiguration options vs 2-4 grade options. Conversation around similarities/differences between learning styles and maturity levels of students of different grades. Committee also discussed Mosier site vs MESMS site for new building. Conversation around traffic flow, nearness to roads, playground safety. Discussion of new building vs add/renovation.
   - Kevin McAllister: Motion to eliminate options 1, 2 and 3 from consideration; Len Finkowski seconded. Motion passed unanimously.
   - Discussions: More discussion concerning Mosier vs MESMS site. Question regarding grade 5 at MESMS site being in the "basement". MVG assured it would be at ground level with outdoor access, windows, etc.
   - Eric Friesner: Motion to not focus on options 6 and 7 for moving forward. Jeff Cyr seconded. Further discussion about cost, whether or not committee is allowing for enough community input, impact of new construction on athletic fields, security. Motion passed unanimously.
   - Options 4 and 5 will move forward for the Feb 5 community presentation.

5. Communication Subcommittee

- Feb 5 community presentation: Communication subcommittee recommended using Mentimeter virtual survey along with hard copy surveys to gather community feedback at the presentation. Mentimeter cost is $300 for an annual subscription.
- Jeff Cyr: Motion to approve $300 for an annual Mentimeter subscription. Seconded by Leonard Finkowski. Motion passed unanimously.
- Communication is going out for the presentation. Superintendent newsletters; building newsletters; early education centers (outreach by Tracie)

6. Invoice Subcommittee

- Next meeting on 2/17

7. Budget Survey results

- Kevin shared preliminary results. Those results will be discussed at the 2/2 Budget Task Force meeting.

8. Next Meeting Dates

- February 11 - Mosier School, 5:30 PM (in person)
- February 26 - Mosier School, 5:30 PM (in person)
- March 18 - Mosier School, 5:30 PM (in person)

- April 16 - Mosier School, 5:30 PM (in person)
- April 29 - Mosier School, 5:30 PM (in person)

9. Correspondence

- No updates

10. Other new business

- None

11. Adjournment

- Jeff Cyr moved to adjourn; Kevin McAllister seconded. Motion passed unanimously. Meeting adjourned at 7:20 PM.

AGENDA: S.H. Elementary School Building Project Committee, 01/28/26

DATE: Wednesday, January 28, 2026

Location: Mosier Elementary School Library

Time: Promptly at 5:30 pm – 7:30 pm

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2. Housekeeping – Minute Taker
3. Minutes Approval(s)
   a. 01/14/26
4. Project Update
   a. Criteria Review – review results of anonymous submissions
      a. Ratings 1 – 5, 1 low and 5 high; rank each option to include #1 (formalizes our vote)
      b. Comments welcomed
   b. Analyze the results
   c. Additional information that could further inform the preferred alternative
5. Committees/Boards/Departments requesting updates
   a. Invoice Subcommittee review of Budget
   b. Communication Subcommittee – next community dates (TBD: Community forum date & online link for electronic 'post-it' notes)
   c. Budget Survey – initial summary available for 1/28/26 mtg
6. Next Meeting dates
   a. February 11, 2026 – virtual? – long-range weather forecast
   b. February 26, 2026 THURSDAY – virtual – long range weather forecast (Special town mtg on 2/25/26)
   c. March 18, 2026
   d. April 16 (Thursday) and 29, 2026
7. Correspondence
   a. Correspondence not associated with MSBA
8. Other New Business
   a. Those items not reasonably anticipated by the Chair, 48 hours in advance
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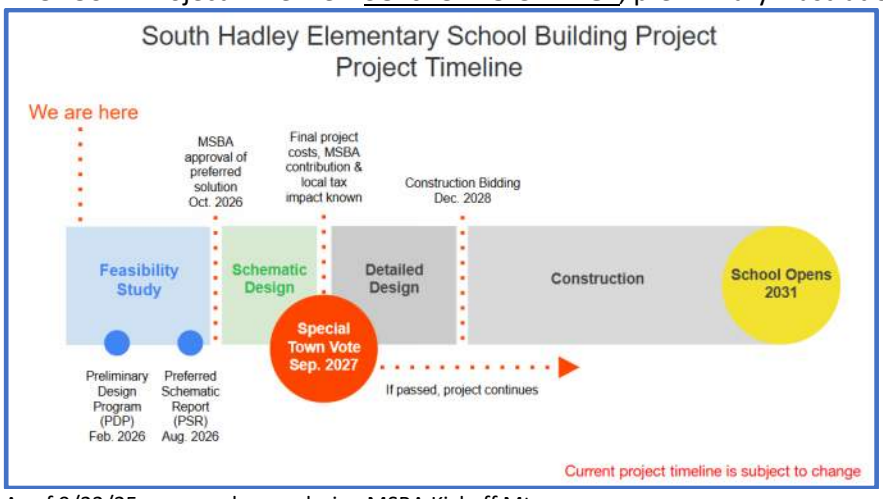
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AGENDA: S.H. Elementary School Building Project Committee, 02/11/26

DATE: Wednesday, February 11, 2026

Location: Mosier Elementary School Library

Time: Promptly at 5:30 pm – 7:30 pm

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

1. Open Comment

   This 10-minute period is time set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/2023. Should comments be made during this time that warrant further discussions, a committee member can raise those thoughts during New Business. If comments are made concerning an agenda item, the committee will not be discussing it until further along in the meeting. As with any public meeting, the public is asked to state your name & address for the record before commenting.

2. Housekeeping – Minute Taker
3. Minutes Approval(s)
   a. 01/14/26; 01/28/26
4. Project Update
   a. Decision: Preferred design solution
   b. Next Steps
5. Committees/Boards/Departments requesting updates
   a. Invoice Subcommittee review of Budget
   b. Communication Subcommittee
6. Next Meeting dates
   a. February 26, 2026 THURSDAY – IN PERSON (potential Special town mtg on 2/25/26, moved to Thursday 2/26)
   b. March 18, 2026
   c. April 16 (Thursday) and April 29, 2026
7. Correspondence
   a. Correspondence not associated with MSBA
8. Other New Business
   a. Those items not reasonably anticipated by the Chair, 48 hours in advance
9. Adjournment

Various Background Data

(Approved) Project Language in RFS

A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from ($80,000,000 to 120,000,000) depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

Typical Duration Schedule for OPM

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2.	Design Development/Construction Documents/Bidding Phase; and	***10-12*** months*
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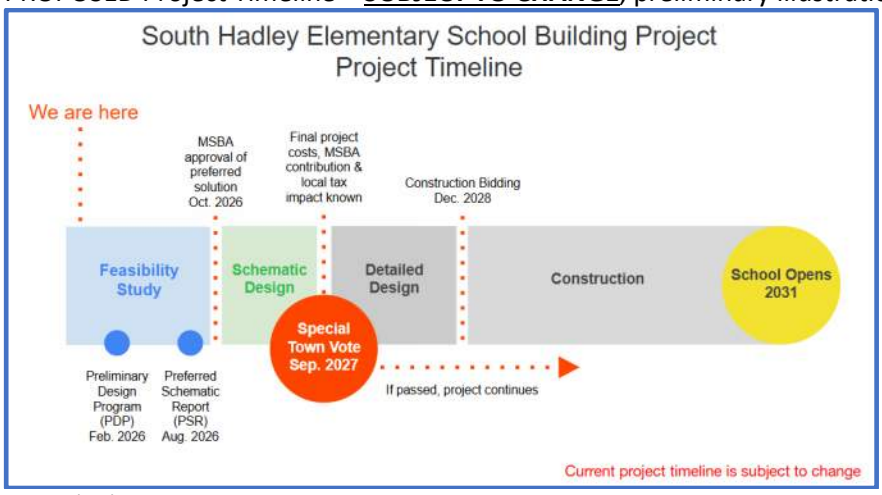
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~~Designer Selection~~	~~June 2025~~
~~Educational Visioning Workshops~~	~~Fall 2025~~
Community Forums	December 11, 2025, February 5, 2026
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MSBA approval of preferred solution	Oct. 2026
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SCHEDULES

Designer Selection Timeline – August update – in contract negotiation/completion stage w/MSBA approved firm

PROPOSED Project Timeline – **SUBJECT TO CHANGE**, preliminary illustration only



As of 9/23/25 as agreed upon during MSBA Kickoff Mtg
PDP Submission – 12/18/2025
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AGENDA: S.H. Elementary School Building Project Committee, 02/11/26 continued

QR CODE:

EMAIL & Facebook

shbuilds@shschools.com | Facebook: @SouthHadleySchools

MSBA Kickoff Meeting

Dates subject to change

1. Prelim Design Program - submit Dec 18, 2025
2. Preferred Schematic - submit April 30, 2026 (Facilities Assessment either May 13 or 20, MSBA Board meeting - June 24, 2026)
3. Schematic Design - submit August 27, 2026
4. Vote - December 2026

Informational Mtg Dates: 09/12/24; 5p – 6:30p
10/22/24; 5:30p – 7:00p

Building Committee, Dates

1. ~~Nov 11, 2024; Tuesday~~	14. ~~December 3, 2025~~	27.
~~2. Dec 11, 2024, Wednesday~~	15. ~~December 10, 2025~~	28.
~~3. Jan 15, 2025; Wednesday~~	16. ~~December 17, 2025 **VIRTUAL**~~	29.
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~~10. August 13, 2025~~	23. April 29, 2026	36.
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12. ~~October 8, 2025~~	25. May	38.
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Subcommittee: Communications

Members: Jen Voyik, Eric Friesner, Chuck Romboletti, Teresa Winters-Tobin, Liz Wood (posting by Eric or Jen, V will make the agenda)
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Subcommittee: Designer Selection Process (Projected April 2025)

Members: Jen or Eric will post; Rudi Phillips, Diane Mulvaney, Brook Beaulieu, Kevin McCallister, Brian Kennedy, Lisa Wong
April 23, 2025 >> 6pm (by zoom); June 11, 2025 >>6pm (by zoom); June 25, 2025 >> 6pm (in person); July 9 – combined w/whole committee mtg
July 14, 15, 29 – dates set by MSBA for panel of 3 to attend via zoom (Lisa/Chuck, Jen, Diane)

Subcommittee: Invoice Process

Members: D Mulvaney, Jennifer Voyik (or designee), Lisa Wong (or designee), Len Finkowski, Brian Kennedy
The committee discussed creating a group with the charge to approve invoices up to $75,000. Results of the process will be brought forward to the larger committee; Skanska will develop a tracking mechanism for all costs. Meetings by zoom on the 15th of the month starting in August 2025 at 12:30 pm. Scheduled for the next 24 months. When the 15th falls on a weekend day or holiday, it will be scheduled for the next business day.
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Members: Principals @ Skala & Middle Schools, Superintendent (or designee), Town Administrator (or designee), Chair (or designee), OPM & Architect Representatives
Meet biweekly to facilitate questions and process.

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Email used for member communications: shbuilds@shschools.com
*Please do **NOT** REPLY ALL when corresponding to the Chair, Vice Chair or the superintendent*

Town of SH Link for Calendar, Agendas, Meeting minutes: https://www.southhadley.org

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South Hadley Elementary School Building Project Committee
Meeting Minutes (APPROVED)

February 11, 2026, 5:30pm **Mosier Elementary School, Library, Mosier St, South Hadley, MA**			
ATTENDANCE			
Voting Members	**Present**	**Non-Voting Members**	**Present**
Diane Mulvaney (Chair)	Y	Brook Beaulieu, Teacher, SHPS	
Jeff Cyr (Vice Chair)	Y	Elizabeth Cooke, Director of Student Services, SHPS	
Leonard Finkowski	Y	Cindy Flynn, Mosier School Principal, SHPS	
Eric Friesner	Y	Scott Moore, Director of Building Operations	Y
Rudolph Hall	Y	Chuck Romboletti, Assistant Town Administrator/HR	Y
Brian Kennedy		Jennifer Voyik, Superintendent, SHPS	Y
Kevin McAllister	Y	Lisa Wong, Town Administrator	Y
Ryan Moore	Y	Liz Wood, High School Principal, SHPS	Y
Teresa Winters-Tobin	Y	***Others in Attendance*:**	
Tracie Kennedy	Y	Skanska (OPM): Nicholas Lobik	
		Mt. Vernon Architects: Chris LeBlanc	

Meeting Called to Order: Chair Diane Mulvaney called the meeting to order at 5:33PM.

1. **Open Comment**
   None.

2. **Housekeeping - Minute Taker**
   a. Diane stated that Lisa Wong would begin minutes taking, and Chuck Romboletti would continue once arrived.

3. **Minutes Approval**
   a. **January 14, 2026 and January 28, 2026 -** A motion was made by Kevin McAllister to approve the minutes. The motion was seconded by Jeff Cyr, and passed unanimously.

4. **Project Update**
   a. **Decision: Preferred Design Solution**

   Community Meeting recap: Nick Lobik (Skanska) reviewed the PowerPoint presentation from the recent community meeting and summarized survey results administered live at the community meeting:

   Enrollment configuration preference:

   - Grades 1–5: 7 votes

- Grades 2–4: 2 votes

Site Alternate preference:

- Alternate 5: 9 votes
- Alternate 4: 1 vote

Nick reported limited open-ended comments, with positive feedback regarding the Superintendent's presentation.

Discussion included public perception and communications strategy. The Committee discussed:

- Social media commentary and the importance of documenting the project's outreach history, including work prior to involvement with the Massachusetts School Building Authority (MSBA).
- Ensuring the project website links are functional (Nick to review).
- Developing consistent messaging, including a one-page handout with QR code directing residents to the project website.
- Adding a clear full project timeline and updating Frequently Asked Questions (FAQs).
- Continued community engagement opportunities, including summer events.

Narrowing of final Preferred Option Discussion: Nick and MVG reviewed cost comparisons and delivery methods (design-bid-build vs. CM at-risk), noting an approximate $15 million difference between Options 4 and 5, after the estimated 50% MSBA reimbursement.

Doug (MVG) noted that six studies dating back to 1993 consistently identified a Grades 1–5 configuration.

Ryan Moore, prior to departing, mentioned that he preferred Option 5 with the Grade 1-5 reconfiguration, stating that the option has the opportunity to affect more grades.

Student Listening Sessions: Liz reported on listening sessions conducted by High School students with Mosier students. Students in Grades 2–8 expressed support for a Grades 1–5 configuration, noting that Grade 5 benefits from having a defined place within the school community. Students also expressed interest in dedicated history and science classrooms and a larger library. Liz departed following her report but noted preference for Grade 1-5 option.

Financial Discussion: Lisa discussed upcoming debt schedule reductions and the potential to evaluate bonding capacity within tax limits, including maintaining debt service at approximately 5% of operations. She will coordinate with the Town Accountant and bond counsel to analyze affordability and report back. Doug noted there may be structuring options to align the project with financial capacity.

Programmatic Considerations: Discussion included expansion opportunities under Option 5, including early childhood and vocational programming, potential grant funding (including EEC capital grants), school choice considerations, and long-term strategic planning. Administration affirmed understanding of the financial implications associated with the decision.

Motion: Kevin McAllister moved to select Option 5 (New Build/Existing Site/Grade 1-5 reconfiguration) as the preferred design solution. Seconded by Len Finkowski.

Motion Discussion: Jeff stated for the record that he has strong confidence in the School Administration's leadership and believes they understand the Town's financial constraints and the long-term implications of this decision, and that their continued support of the project reflects a strategic, fiscally responsible approach that serves the Town's long-term interests.

Roll Call Vote:

Len – Yes
Rudy – Yes
Jeff – Yes
Kevin – Yes
Teresa – Yes
Tracy – Yes
Eric – Yes
Diane – Yes

Motion Vote: Unanimous in favor. Option 5 selected as the preferred design solution.

b. Next Steps

- OPM and MVG to proceed with updated estimates.
- Continued coordination regarding financing analysis.
- Preparation of updated outreach materials (timeline, FAQ, one-page summary).
- Increased community engagement during summer events.
- Nick noted he will be taking a leave of absence in the near future.

5. Committees/Boards/Departments Requesting Updates

a. Invoice Subcommittee Review of Budget

Nick reported that the Finance/Invoice Subcommittee will meet next week to review invoices. The overall project budget remains unchanged; no change orders were reported.

b. Communication Subcommittee

Discussion included strengthening communications through consistent messaging, website updates, FAQs, and a project timeline highlighting prior milestones.

6. **Next Meeting Dates**
   - **a.** February 26, 2026 (Thursday – in person)
   - **b.** March 18, 2026
   - **c.** April 16, 2026 (Thursday)
   - **d.** April 29, 2026

   All meetings scheduled for 5:30 PM.

7. **Correspondence**
   - **a. Correspondence not associated with MSBA** - none

8. **Other Business** *(Those items not reasonably anticipated by the Chair, 48 hours in advance)*

   None

9. **Adjournment**
   - **a.** At 7:06pm motion to adjourn was made by **Kevin McAllister**, and seconded by **Len Finkowski**. The motion passed unanimously.

AGENDA: S.H. Elementary School Building Project Committee, 02/26/26

DATE: **THURSDAY**, February 26, 2026

Location: Mosier Elementary School Library

Time: Promptly at 5:30 pm – 7:30 pm

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

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2. Housekeeping – Minute Taker
3. Minutes Approval(s)
   a. 2/11/26
4. Project Update
   a. Decision: Preferred design solution
      a. MSBA comments update
   b. Preliminary cost implications report back – (LW, DL, FT)
      a. Messaging Out
   c. Next Steps
5. Committees/Boards/Departments requesting updates
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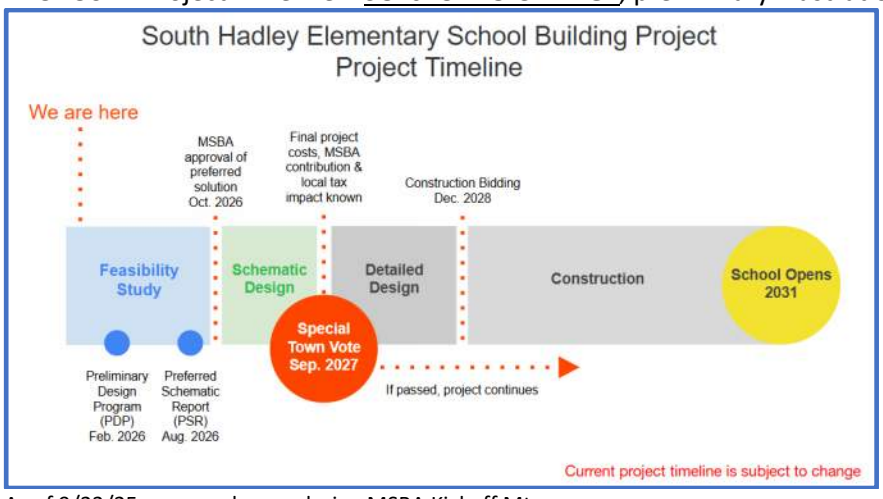
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Special Town Vote:	Sept. 2027

SCHEDULES

Designer Selection Timeline – August update – in contract negotiation/completion stage w/MSBA approved firm

PROPOSED Project Timeline – **SUBJECT TO CHANGE**, preliminary illustration only



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Schematic Design Submission – 8/27/26
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AGENDA: S.H. Elementary School Building Project Committee, 02/26/26 continued

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South Hadley Elementary School Building Project Committee
Meeting Minutes

THursday, February 26, 2026, 5:30pm **Mosier Elementary School, Library, Mosier St, South Hadley, MA**			
ATTENDANCE			
Voting Members	**Present**	**Non-Voting Members**	**Present**
Diane Mulvaney (Chair)	Y	Brook Beaulieu, Teacher, SHPS	N
Jeff Cyr (Vice Chair)	N	Elizabeth Cooke, Director of Student Services, SHPS	Y
Leonard Finkowski	Y	Cindy Flynn, Mosier School Principal, SHPS	N
Eric Friesner	Y	Scott Moore, Director of Building Operations	N
Rudolph Hall		Chuck Romboletti, Assistant Town Administrator/HR	Y
Brian Kennedy	Y	Jennifer Voyik, Superintendent, SHPS	Y
Kevin McAllister	Y	Lisa Wong, Town Administrator	N
Ryan Moore	Y	Liz Wood, High School Principal, SHPS	N
Teresa Winters-Tobin	N	***Others in Attendance*:**	
Tracie Kennedy	Y	Skanska (OPM): Nicholas Lobik; ?	
		Mt. Vernon Architects: Chris LeBlanc, Doug Lake, Craig Spicer	

Meeting Called to Order: Chair Diane Mulvaney called the meeting to order at 5:32 PM.

1. **Open Comment**
   None.

2. **Housekeeping - Minute Taker**
   a. Diane stated that Chuck Romboletti would be taking minutes.

3. **Minutes Approval**
   a. February 11, 2026 - A motion was made by Len Finkowski to approve the minutes. The motion was seconded by Eric Friesner, and passed unanimously.

4. **Project Update**
   a. Decision: Preferred Design Solution

Chris LeBlanc of Mount Vernon Group Architects (MVG) provided an update on progress toward submission of the Preferred Schematic Report (PSR) to the Massachusetts School Building Authority (MSBA).

Following the Committee's prior vote selecting Option 5 as the preferred design solution, the project team is updating the PSR submission materials, including site information and narratives specific to the selected option.

Doug Lake from MVG reviewed findings from prior studies of the Mosier Elementary School site dating from the 1990s through 2006 (STUDIES APPENDED TO MINUTES). He noted that the studies consistently identified similar facility issues and needs, which align with the conclusions informing the current project direction. The Committee discussed the importance of demonstrating that the selected option reflects more than 20 years of consistent planning and analysis. Documentation summarizing prior studies will be included as part of the PSR submission.

Chris explained that project estimators will continue refining cost estimates at this stage. The design team is preparing a four-page summary outlining anticipated construction systems and materials based on comparable school projects. The intent is to utilize cost-effective, durable finishes and efficient mechanical and lighting systems. Preliminary design concepts include an air displacement ventilation system with air conditioning in core areas, intended to support an efficient and maintainable building. Life-cycle cost analysis will be conducted during the next phase.

Updated plans are expected to be submitted to MSBA by March 6, 2026, after which the MSBA will have approximately three weeks for review. The Committee will later be asked to vote to accept the PSR following that review. Chris noted that the design team is actively working to refine the plans to increase efficiency and manage project costs.

Chair Diane Mulvaney asked whether the March 18 meeting would still be necessary given the submission timeline. Chris indicated it would likely not be needed.

VOTE: Tracie moved to forgo the March 18, 2026 meeting. Ryan Moore seconded the motion. The motion carried unanimously.

The April meeting is anticipated to include a vote related to the PSR submission.

Design Development and Staff Input

Chris outlined upcoming work during the schematic design phase, expected to occur from May through August. During this period, the design team will meet with Mosier administration, school staff, and facilities personnel to gather input.

Additional discussions will occur regarding district standards and preferred systems, including HVAC controls, door hardware, fire alarm systems, and other infrastructure. These standards can be incorporated into project specifications where appropriate.

Chris also suggested establishing subcommittees to review detailed design elements, potentially including:

1. Mechanical, Electrical, Plumbing, and Technology Systems
2. Finishes and Colors

These groups would allow interested committee members with relevant expertise to review details more closely. Meetings could be held virtually or in other formats as needed.

Chair Diane Mulvaney indicated she will email committee members to determine interest in participating in subcommittees. While membership would primarily consist of Building Committee members, subject matter experts from the district may be consulted as needed. It was noted that facilities staff and custodial personnel would be valuable participants for discussions on finishes and maintainability.

Superintendent Jen Voyik asked when DPW and public safety departments would be engaged in the process. Chris responded that those conversations will begin during the schematic design phase and continue into later phases as details are refined.

Chris also noted that site surveying and a traffic study will occur during this phase. The survey work may require some activity on or around the school site, and the district will be notified in advance if any coordination is needed.

Estimating Methodology

Chris addressed questions that had arisen regarding differences in earlier cost estimates between design options. He explained that early estimates rely on parametric estimating, which uses statistical modeling based on building massing, size, and layout assumptions. Because different design options have different footprints and building massing, estimates can vary depending on factors such as roof area, foundation size, and site conditions. These early estimates are intentionally conservative.

Now that a defined floor plan exists for Option 5, the estimators will be able to quantify materials and systems more accurately, which should result in a tighter and more precise estimate. Chris also noted that project documentation, including meeting discussions and decision-making rationale, will continue to be uploaded to the project file system for MSBA review to demonstrate the committee's methodical decision-making process.

Project Delivery Method

Nick from Skanska presented an overview of two potential project delivery methods:

A. Construction Manager at Risk (CM at Risk – M.G.L. c.149A):
    - Construction manager engaged during design phase
    - Provides logistics and estimating input throughout design
    - Guarantees a maximum price (GMP)
    - Typically used for complex projects
    - Often carries approximately a 5% cost premium
B. Design-Bid-Build (DBB):
    - Architect completes design documents before bidding
    - General contractors bid on the full project using subcontractor bids
    - Typically more cost-efficient for straightforward projects

Nick noted that while both approaches are commonly used, both MVG and Skanska believe Design-Bid-Build is the most appropriate method for this project given its relative simplicity compared with more complex renovation/addition projects.

Kevin asked whether Design-Bid-Build limits contractor input into the design. Nick explained that contractors are typically provided with completed plans and bid accordingly.

Brian asked about scheduling impacts. Nick noted that DBB can sometimes have a longer schedule, but procurement strategies under Chapter 30B can help manage the timeline.

VOTE: Kevin McAlister moved to proceed with the Design-Bid-Build delivery method. Brian Kennedy seconded. The motion passed unanimously.

5. Committees/Boards/Departments Requesting Updates

a. Invoice Subcommittee Review of Budget

Nick presented two additional service requests required under the MSBA contract:

- Site Survey: approximately $30,000
- Traffic Study: approximately $25,000

These services fall within the project's environmental and site investigation budget.

Kevin asked what other costs might be expected within the remaining environmental and site budget. Nick indicated that potential additional work could include items such as a geothermal test well, though the survey and traffic study represent the majority of anticipated work at this stage. Chris noted that the current study phase should capture the necessary site information. More detailed borings and foundation investigations would occur during later phases. Nick also noted that the project retains a separate $500,000 "other costs" line item that has not yet been used. Tracie asked whether the requested services were already accounted for in the project budget. Nick confirmed that they were included as standard services anticipated under the MSBA contract.

MOTION: Kevin McAllister moved to approve the additional services for the site survey and traffic study. Brian Kennedy seconded the motion. Discussion:

- Ryan asked whether the traffic study would account for the expanded grade configuration. Nick confirmed that it would. Tracie emphasized the importance of notifying parents when traffic study work occurs to avoid confusion during drop-off and pick-up. Chris noted that the traffic engineer will likely visit the site multiple times but does not anticipate significant disruption.

VOTE: The motion to approve the additional services for the site survey and traffic study passed unanimously.

b. Communication Subcommittee

Nick reported that previously identified broken links on the project website have been corrected. Victoria is developing a comprehensive project timeline that includes earlier planning efforts and a list of all meetings related to the project. The Communications Subcommittee is also discussing how project messaging aligns with broader Town financial discussions, including Budget Task Force and override conversations.

Eric noted that the group discussed coordinating communications between the Town and School District. Plans are underway to develop a video tour of the school to support community education efforts.

Nick reported that email inquiries about the project have been limited recently but are expected to increase as the project approaches a community vote. Website analytics show increased traffic during community meetings and a noticeable spike in activity from January into February.

Nick also noted that MSBA comments on the PSR submission are expected within the next week.

Chair Diane Mulvaney noted that questions from the public about the timing of a school project vote are beginning to increase.

6. Next Meeting Dates (estimated)

- **a.** April 16, 2026 (Thursday)
- **b.** April 29, 2026
- **c.** May 13, 2026
- **d.** May 27, 2026
- **e.** June 10, 2026
- **f.** June 24, 2026
- **g.** Next meeting look at summer scheduled in case we need quorum in July and August.
  All meetings scheduled for 5:30 PM.

7. Correspondence

- **a. Correspondence not associated with MSBA** - none

8. Other Business *(Those items not reasonably anticipated by the Chair, 48 hours in advance)*

Financial Projections

Lisa presented preliminary projections related to potential borrowing scenarios. A rough estimate presented indicated approximately $70 million in borrowing with roughly $60 million in interest over 30 years, resulting in approximately $4.5 million per year in debt exclusion costs, depending on final borrowing terms.

Strategic and Financial Discussion

Superintendent Jen Voyik raised a hypothetical scenario regarding contingency planning if portable classrooms were no longer permitted or usable in the future. She asked whether demolishing the existing building earlier in the process might create cost savings, emphasizing that the question was part of broader contingency planning.

Committee members discussed potential implications, including community perception, disruption to students, and the importance of maintaining public trust, particularly given ongoing financial discussions within the Town.

The discussion remained exploratory and no action was taken.

Community Outreach Opportunities

Tracie noted that the Buttery Brook Park Grand Opening event on May 16 (Saturday) will include a family-focused event with activities from approximately 12:00–3:00 PM, including a fun run and children's activities. She suggested the Building Committee consider having an information table at the event to share project information with residents. Volunteers will be needed to staff the table. Diane indicated she will send an email to the committee seeking volunteers.

9. Adjournment

a. At 6:40pm motion to adjourn was made by **Kevin McAllister**, and seconded by **Tracie**. The motion passed unanimously.

APPENDIX: "SUMMARY OF REVIEW OF STUDIES PERFORMED BY SOUTH HADLEY" (MVG)

SUMMARY OF REVIEW OF STUDIES PERFORMED BY SOUTH HADLEY

Described below is a summary of the review of multiple studies performed previously relevant to the decisions being considered by the current School Building Committee:

A. Core Findings

1. Elementary facilities have been fundamentally undersized and constrained, regardless of enrollment growth.
2. Renovation alone does not solve space, site, safety, or programmatic deficiencies.
3. Grade reconfiguration toward a unified elementary model (PK–5 or 1–5) is repeatedly identified as educationally preferable.
4. New construction—either on an existing or alternate site—offers superior long-term value, flexibility, and constructability.
5. Construction phasing and disruption are major risk drivers, strongly favoring solutions that minimize work in occupied buildings.

B. Previous Studies' Alignment with Selected Alternative #5

1. Renovation & Addition vs. New Elementary School
    a. Renovation options carry risk of unforeseen costs, prolonged phasing, and disruption to students and staff (2005 Conclusions)
    b. New construction allows for the following (2006 Feasibility Study):
        i. Full compliance with modern educational standards and Elimination of portables
        ii. Purpose-built SPED and shared program spaces
        iii. Simplified construction sequencing
2. Existing Site vs. New Site
    a. Traffic and adjacency concerns at Mosier and Middle School (2006 Feasibility Study)
    b. Shared athletic and community uses of fields and facilities increase disruption during construction (2005 Conclusions)
3. Maintain Current Grade Configuration vs. Reconfigure to One Grades 1–5 Elementary School
    a. Multiple committees (1996, 1999, 2001, 2005) explicitly identify grade fragmentation (PK–1 / 2–4 / 5–8) as educationally disruptive
    b. Previous parent surveys show a strong preference for moving Grade 5 out of the Middle School and into elementary settings (2005 Conclusions)
    c. Unified elementary models support modern “community school” concepts (2005 Conclusions)

C. Timeline summary of the town's progress toward improvement of elementary education and the related facilities:

1. 1993–2006: Studies define the problems and ideal model
2. 2015: Town delivers Phase 1 (new Plains School)
3. Now: Town completes Phase 2 (new Mosier School + grade realignment)

DRAFT

TOWN OF SOUTH HADLEY MASSACHUSETTS

AGENDA: S.H. Elementary School Building Project Committee, 03/18/26

DATE: **Wednesday**, March 18, 2026 RECONVENING

Location: Mosier Elementary School Library

Time: Promptly at 5:30 pm – 7:30 pm

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

1. Open Comment

   This 10-minute period is time set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/2023. As of 7/28/25, we have adopted the Town Meeting process of placing a time limit of 3 minutes. We thank you in advance for cooperating in this matter. Should comments be made during this time that warrant further discussions, a committee member can raise those thoughts during New Business. If comments are made concerning an agenda item, the committee will not be discussing it until further along in the meeting. As with any public meeting, the public is asked to state your name & address for the record before commenting. Participation by the public is during open comment period.

2. Housekeeping – Minute Taker
3. Correspondence
   a. Not associated with MSBA
4. Minutes Approval(s)
   a. 2/11/26; 2/26/26
5. Project Update
   a. Discuss process for preferred option
   b. Traffic Study (2/26/26 proposal); Borings (3/15,16/26), Detailed Site Survey
6. Committees/Boards/Departments requesting updates
   a. Invoice Subcommittee review of Budget
   b. Communication Subcommittee
7. Next Meeting dates
   a. April 16 (**Thursday**) and April 29, 2026
   b. May 13, 2026 and May 27, 2026
   c. June 10, 2026 and June 24,206
   d. Next Meetings
8. Other New Business
   a. Those items not reasonably anticipated by the Chair, 48 hours in advance
9. Adjournment

Various Background Data

(Approved) Project Language in RFS

A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from ($80,000,000 to 120,000,000) depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

Typical Duration Schedule for OPM

1.	Feasibility Study/Schematic Design Phase;	***20-24*** months*
2.	Design Development/Construction Documents/Bidding Phase; and	***10-12*** months*
3.	Construction Phase.	***24-36*** months*

(*These ranges for scheduling timeframes are provided as guidelines only and are based upon schedules established by other Owners.)

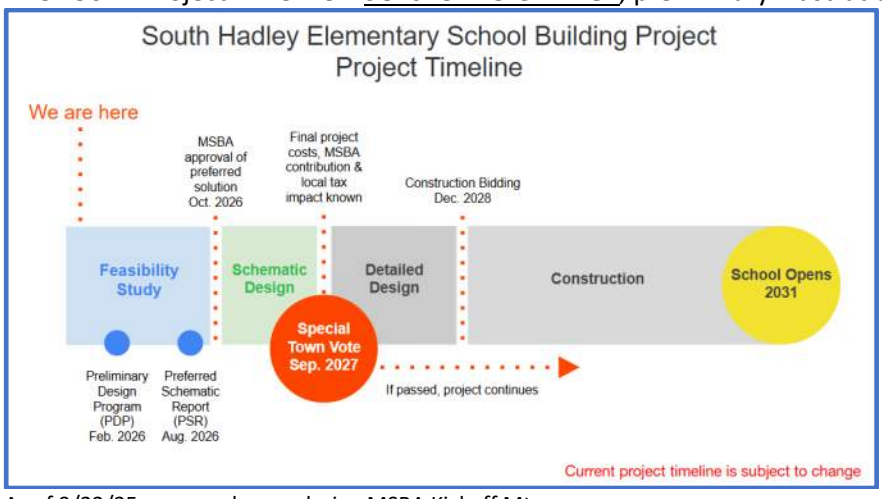
Key Milestones

~~Designer Selection~~	~~June 2025~~
~~Educational Visioning Workshops~~	~~Fall 2025~~
Community Forums	December 11, 2025, February 5, 2026
Preliminary Design Program submission	Feb. 2026
MSBA approval of preferred solution	Oct. 2026
Special Town Vote:	Sept. 2027

SCHEDULES

Designer Selection Timeline – August update – in contract negotiation/completion stage w/MSBA approved firm

PROPOSED Project Timeline – **SUBJECT TO CHANGE**, preliminary illustration only



As of 9/23/25 as agreed upon during MSBA Kickoff Mtg
PDP Submission – 12/18/2025
PDP Submission Deadline – 2/23/2026
PSR Submission – 4/20/2026
PSR Facilities Assessment Subcommittee (MSBA) – 5/13/26 or 5/20/2026
MSBA PSR Approval Board Meeting – 6/24/2026
Schematic Design Submission – 8/27/26
MSBA Project Scope & Budget Approval (Board Meeting) – 10/28/2026

AGENDA: S.H. Elementary School Building Project Committee, 03/18/26 continued

QR CODE:

EMAIL & Facebook

shbuilds@shschools.com | Facebook: @SouthHadleySchools

MSBA Kickoff Meeting

Dates subject to change

1. Prelim Design Program - submit Dec 18, 2025
2. Preferred Schematic - submit April 30, 2026 (Facilities Assessment either May 13 or 20, MSBA Board meeting - June 24, 2026)
3. Schematic Design - submit August 27, 2026
4. Vote - December 2026

Informational Mtg Dates: 09/12/24; 5p – 6:30p
10/22/24; 5:30p – 7:00p

Building Committee, Dates

1. ~~Nov 11, 2024; Tuesday~~	14. ~~December 3, 2025~~	27. June 24, 2026
~~2. Dec 11, 2024, Wednesday~~	15. ~~December 10, 2025~~	28.
~~3. Jan 15, 2025; Wednesday~~	16. ~~December 17, 2025 **VIRTUAL**~~	29.
~~4. February 12, 2025~~	~~17. January 14, 2026 **VIRTUAL**~~	30.
~~5. March 12, 2025~~	18. ~~January 28, 2026~~	31.
~~6. April 16, 2025~~	19. ~~February 11, 2026~~	32.
~~7. May 21, 2025~~	20. ~~February **26**, 2026 **THURSDAY**~~	33.
~~8. June 18, 2025 TBDN/A~~	21. March 18, 2026: cxld, reconvened,	34.
~~9. July 9, 2025~~	22. April 16, 2026 **THURSDAY**	35.
~~10. August 13, 2025~~	23. April 29, 2026	36.
~~11. September 10, 2025~~	24. May 13, 2026	37.
12. ~~October 8, 2025~~	25. May 27, 2026	38.
13. ~~November 12, 2025; **VIRTUAL**~~	26. June 10, 2026	39.

Subcommittee: Communications

Members: Jen Voyik, Eric Friesner, Chuck Romboletti, Teresa Winters-Tobin, Liz Wood (posting by Eric or Jen, V will make the agenda)
04/28/25; 05/12/25; 05/27/25; 06/09/25 cxl; 06/16/25 cxl; 06/20/25; 07/14/25; 07/25/25 cxl; 08/11/25 cxl; 08/22/25 cxl; 09/05/25; 09/29/25; 10/06/25; 10/20/265; 11/03/25; 11/17/25; 12/01/25; 12/15/25; 01/06/26

Subcommittee: Designer Selection Process (Projected April 2025)

Members: Jen or Eric will post; Rudi Phillips, Diane Mulvaney, Brook Beaulieu, Kevin McCallister, Brian Kennedy, Lisa Wong
April 23, 2025 >> 6pm (by zoom); June 11, 2025 >>6pm (by zoom); June 25, 2025 >> 6pm (in person); July 9 – combined w/whole committee mtg
July 14, 15, 29 – dates set by MSBA for panel of 3 to attend via zoom (Lisa/Chuck, Jen, Diane)

Subcommittee: Invoice Process

Members: D Mulvaney, Jennifer Voyik (or designee), Lisa Wong (or designee), Len Finkowski, Brian Kennedy
The committee discussed creating a group with the charge to approve invoices up to $75,000. Results of the process will be brought forward to the larger committee; Skanska will develop a tracking mechanism for all costs. Meetings by zoom on the 15th of the month starting in August 2025 at 12:30 pm. Scheduled for the next 24 months. When the 15th falls on a weekend day or holiday, it will be scheduled for the next business day.
Oct 15; **Nov 17 2025;** Dec 15, 2025
Jan 15 2026; **Feb 17 2026; Mar 11 2026;** April 15; May 15; June 15; July 15; **Aug 17 2026;** Sept 15; Oct 15; **Nov 16 2026;** Dec 15
Jan 15 2027; Feb 15; Mar 15; Apr 15; **May 17 2027;** Jun 15; July 15; **Aug 17 2027;** Sep 15; Oct 15; Nov 15; Dec 15 2027

AGENDA: S.H. Elementary School Building Project Committee, 03/18/26 continued

SubCommittee #1

SubCommiittee #2

Important Information

Websites - school

District Calendar: https://www.southhadleyschools.org/view-all-events?cal_date=2025-09-01

District Website: https://www.southhadleyschools.org/

School Building Pages: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/home

Email used for member communications: shbuilds@shschools.com

*Please do **NOT** REPLY ALL when corresponding to the Chair, Vice Chair or the superintendent*

Town of SH Link for Calendar, Agendas, Meeting minutes: https://www.southhadley.org

MSBA Site: Massachusetts School Building Authority

Our Project: South Hadley Public School District

Policies, Forms & Guidelines: Operational Links 'All you ever wanted to know'

Designer Selection Process: MSBA Link for DSP details

Information to use when developing the District's educational program: Educational Facility Planning

Educational Program Requirements – updated December 2023

Excess Auditorium and Gymnasium Spaces Policy

Science, Technology, Engineering (STE) Guidelines

High School Science Lab Guidelines

Module 3 – Feasibility Study

MSBA Space Summary Template – Updated June 2023

Facilities Assessment Subcommittee ("FAS") Guidance Memorandum – updated October 2023

Grade Reconfiguration and District Approval Certification Template – Provide as part of the District's PSR submittal

Module 4 – Schematic Design

Total Project Budget Template – Updated December 2023

Project Advisory 88 State Site Permit Tracking Worksheet

Feasibility Study Agreement Budget Revision Request – please provide a draft for review ahead of submitting.

Construction Cost Data

Module 9 – Post Occupancy Evaluation

Data Dashboard: info.massschoolbuildings.org/TabPub/POE.aspx

District **to note and acknowledge** the requirement to study the following minimum options for the existing site:

- A single Base Repair option of the SOI school (code upgrades)
- Two Add/Reno options:
  - 1 – 360 students in grades 2-4 at the Mosier ES
  - 2 - 590 students in grades 1-5 at the Mosier ES (relocates grade 1 from the MSBA funded Plains ES and grade 5 from the Smith ES)
- Two New Construction options:
  - 1 - 360 students in grades 2-4 at the Mosier ES
  - 2 - 590 students in grades 1-5 at the Mosier ES (relocates grade 1 from the MSBA funded Plains ES and grade 5 from the Smith ES)

South Hadley Elementary School Building Committee Meeting Minutes			
Wednesday, March 18, 2026, 5:30pm Mosier Elementary School, Library, Mosier St, South Hadley, MA			
ATTENDANCE			
Voting Members	**Present**	**Non-Voting Members**	**Present**
Diane Mulvaney (Chair)	Y	Brook Beaulieu, Teacher, SHPS	
Jeff Cyr (Vice Chair)	Y	Elizabeth Cooke, Director of Student Services, SHPS	Y
Leonard Finkowski	Y	Cindy Flynn, Mosier School Principal, SHPS	
Eric Friesner	Y	Scott Moore, Director of Building Operations	
Rudolph Hall	Y	Chuck Romboletti, Assistant Town Administrator/HR	
Brian Kennedy		Jennifer Voyik, Superintendent, SHPS	
Kevin McAllister	Y	Lisa Wong, Town Administrator	Y
Ryan Moore		Liz Wood, High School Principal, SHPS	
Teresa Winters-Tobin	Y	***Others in Attendance*:**	
Tracie Kennedy	Y	Skanska (OPM): Nicholas Lobik	
		Mt. Vernon Architects: Chris LeBlanc, Doug Lake, Craig Spicer	

Call to Order: The meeting was called to order at 5:40 PM. It was noted that the meeting would transition to an informational session if a quorum was no longer present.

Chair Diane Mulvaney explained that the Committee would open the floor to public comment. Each speaker was limited to 3 minutes, for the first 10 minutes. Diane also identified three common categories of community concern:1. Alternative layout options; 2. Impacts on property values; 3. Redundant infrastructure.

Attendees: 32 attendees were present outside of committee members

Public Comment

Oudette Turcotte (15 Ashton Lane)

- Expressed concerns regarding increased traffic and potential safety impacts, particularly for EMT access.
- Submitted a written letter (to be provided via email).
- Stated preference for Options 1, 2, 3, 4, and 7.

James Buckley (115 Mosier Street)

- Preferred Option 7 over Option 5, citing underutilization of an existing field.
- Stated Option 7 would have less traffic impact.

- Suggested that demolishing underutilized areas and converting to residential use could support growth and increase tax revenue.

Robert Chute

- Identified the traffic study as his primary concern.
- Noted that a study cannot begin until a preferred option is selected and will take several weeks.
- Raised safety concerns regarding increased traffic and neighborhood design (e.g., no-exit streets leading to turning maneuvers and potential accidents).
- Noted lack of current signage restricting traffic in certain areas.

Gina Hargrave (Parkview area)

- Expressed concern about privacy impacts, citing proximity of the proposed building to residential property lines.
- Noted that comparable schools are typically ~300 feet from homes.

Project Overview and MSBA Process

Chris LeBlanc (MVG) provided an overview of the Massachusetts School Building Authority (MSBA) process:

- The initial phase included study of both the Mosier and Middle School sites.
- A committee was formed, and site analysis (including borings) was completed in accordance with state requirements.
- Seven options were developed; Options 4 and 5 were identified as most viable.
- The Committee voted to advance Option 5. Key considerations included:
    - Minimizing disruption to students
    - Avoiding costly “swing space” (not reimbursable by MSBA)
    - Meeting district grade configuration needs
    - Ensuring a 50-year usable facility (MSBA requirement)
    - Academic and athletic impacts
- Current Project Phase (PSR – Preferred Schematic Report)
    - Site plans and drawings have been submitted to cost estimators; results expected in several weeks.
    - Additional soil borings are underway.
    - A traffic study is planned following selection of a preferred option (anticipated April), including:
        - Two-week analysis
        - Daytime and evening traffic patterns
    - MSBA will review submissions and provide feedback on:
        - Educational programming
        - Architectural/design elements
- Design and Site Planning
    - Plans have been refined in coordination with the Superintendent.
    - Color coding of plans:
        - Yellow – Classrooms

        - Blue – Special Education
        - Brown – Administration
        - Green – Common/Core Areas
        - Orange – Arts
    - Option 5 Highlights:
        - Consolidates Grades 1–5 into one building
        - Grade-level wings to reduce student crossover
    - Traffic & Site Features (in development):
        - Separate bus loop (front) and parent drop-off loop (rear)
        - One-way parent circulation
        - Centralized parking near fields to reduce neighborhood street parking
        - Improved traffic flow compared to current conditions
    - Zoning & Buffering:
        - Design meets or exceeds residential zoning setbacks
        - Planned landscaping/plantings to create visual and physical buffers

Loss of Quorum: At 6:18 PM, Jeff Cyr departed, resulting in loss of quorum. Diane Mulvaney announced that the meeting would continue as an informational session.

Adjournment: The meeting adjourned at 6:14 PM.

South Hadley Elementary School Building Project Committee
Meeting Minutes (APPROVED)

Tuesday, March 31, 2026, 5:30pm **Mosier Elementary School, Library, Mosier St, South Hadley, MA**			
ATTENDANCE			
Voting Members	**Present**	**Non-Voting Members**	**Present**
Diane Mulvaney (Chair)	Y	Brook Beaulieu, Teacher, SHPS	N
Jeff Cyr (Vice Chair)	Y	Elizabeth Cooke, Director of Student Services, SHPS	Y
Leonard Finkowski	Y	Cindy Flynn, Mosier School Principal, SHPS	Y
Eric Friesner	Y	Scott Moore, Director of Building Operations	N
Rudolph Hall	Y	Chuck Romboletti, Assistant Town Administrator/HR	Y
Brian Kennedy	N	Jennifer Voyik, Superintendent, SHPS	Y
Kevin McAllister	Y	Lisa Wong, Town Administrator	N
Ryan Moore	Y	Liz Wood, High School Principal, SHPS	N
Teresa Winters-Tobin	N	Lynn Jacques, Assistant Superintendent	Y
Tracie Kennedy	N	***Others in Attendance*:**	
		Skanska (OPM): Lynn Banach, John Benzinger	
		Mt. Vernon Group (MVG) Architects: Chris LeBlanc, Doug Lake, Craig Spicer, Frank Tedesco	

Meeting Called to Order: Chair Diane Mulvaney called the meeting to order at 5:35 PM.

1. Housekeeping - Minute Taker

Chair Diane Mulvaney called the meeting to order at 5:35 PM and noted that the meeting was being recorded by SHCTV. She stated that Chuck Romboletti would be taking minutes and asked attendees to assist with room setup following the meeting

2. Possible Open Meeting Law Violation

Diane explained that during the March 18, 2026 meeting, the Committee lost quorum partway through, at which point the formal meeting ended and an informational session continued. To properly incorporate those notes into the official record, the notes from the informational portion were read aloud and entered into the minutes of this meeting. Chuck Romboletti read aloud the notes from the March 18th informational session portion of that meeting as follows:

Traffic & Safety:

- Current traffic conditions on Mosier Street are challenging; police presence is required early in the school year.
- Proposed changes aim to improve safety and efficiency.

- Newton Street congestion and unsafe parking during events were noted.

Emergency & Safety Concerns:

- Concerns raised about evacuating ~1,000 students, particularly at the middle school site due to wooded areas.
- Rudi Hall: Noted that Option 5 was initially proposed as a three-story building, which the Committee rejected.
- Theresa noted that a community member previously raised concerns about using the middle school site:
    - Loss of future expansion space
    - Loss of athletic fields (critical for youth soccer)
    - Wetlands and protected areas requiring setbacks (~200 feet)

Financial Considerations

- MSBA reimbursement estimated at 40–50% of eligible costs.
- Swing space costs (not reimbursable) could reach ~$6.5 million.
- Middle school site development would require extensive site work, increasing local costs.
- If the project stops now, approximately $1.5 million in non-reimbursable costs would be lost.

Project Timeline & Funding:

- Cost estimates expected by end of August 2026
- Potential vote: January/February 2027
- Project funded via municipal bond (30 years; potential for 40 years pending legislation)
- If approved, first tax impact anticipated December following approval

Additional Public Concerns

- Residents concern about speeding; requested consideration of shifting the building farther from direct abutting property lines.
- Bob Loughrey
    - Asked about noise impacts.
    - Response: Acoustical analysis will be conducted; mitigation required.
    - Modern HVAC systems are quieter; loudspeaker use limited primarily to emergencies.
- Cathy Bourne raised concerns regarding:
    - Building proximity to her home
    - Traffic impacts on neighborhood access
    - Light pollution
    - Loss of views (Mt. Tom) and natural light
    - Potential decrease in property value
- Additional Questions & Responses
    - Traffic Study Adjustments: Design changes may be required based on results; could impact schedule and costs.
    - Option Changes: Switching from Option 5 to Option 4 would require MSBA approval and additional design costs.

- Student Relocation: Would require external study; potential impacts to playground space and additional costs.
- Program Expansion: Consolidation may allow expansion of vocational programming to retain students locally.
- School Closure Rumor (Mosier): Administration is exploring cost-saving measures; no final decision confirmed.

The Chair reported that correspondence had been received via email, including an inquiry regarding property value calculations. A response is being prepared.

3. Minutes Approval

Minutes from February 11, February 26, and March 18, 2026 were presented for approval. A motion was made by Jeff Cyr to approve all three sets of minutes, and Len Finkowski seconded.

Discussion: Eric asked for clarification if the February 11 minutes had had already been approved. Diane clarified that they had not.

Vote: Approved, with one abstention (Rudy, absent at meeting)

4. Open Comment

During the initial public comment period, Diane Mulvaney outlined the typical 10 minute time limit for open comment period, as well as limiting each member of the public to comments totalling 3 minutes each, and invited members of the public to speak.

Mark Rother, 32 Ashton Lane, spoke about property value assumptions, noting discrepancies between projected increases noted from an example in an Easthampton project at a prior meeting, and noting data he compiled from comparable properties did not align stated figures. Mr. Rother also stated that he had submitted an email asking for clarification of the stated examples from Easthampton and requested a response. Diane responded that the member of the committee who had previously addressed this question was unavailable at the time of the email and that a response would be forthcoming.

Nancy Lacey, Blueberry Bend, identifying herself as a teacher with experience in crisis response, asked whether a formal safety and emergency site assessment had been conducted on the current preferred site option, and raised concerns about emergency access, pedestrian safety, and traffic during peak times.

Odette Turcotte, Ashton Lane, described traffic and safety challenges along Parkview Drive, citing multiple driveways, intersections, and limited egress, and expressed concern about increased congestion and lack of school traffic supervision compared to existing school sites. Ms. Turcotte invited members of the committee to come observe current issues on Parkview Drive, and handed Diane a copy of a letter.

At that time, Diane noted that the allotted 10-minute public comment period had concluded and, given the length of the agenda, the Committee would proceed with scheduled business. Jeff Cyr asked for clarification on whether there would be an additional opportunity later in the meeting for public questions or comment, which Diane confirmed there would be.

5. Project Update

Chris LeBlanc of MVG provided a project update, explaining that the MSBA had provided minimal comments on the Preliminary Design Program (PDP), primarily focused on the educational plan, and that the project remains in good standing to move forward. He described ongoing refinements to both site layouts and floor plans and noted that additional geotechnical borings are underway, with results expected in the coming weeks, along with a comprehensive site survey to better understand existing conditions such as utilities, grading, wetlands, and accessibility constraints. Chris also reported that cost estimates for Alternative 5 from both the designer and Owner's Project Manager are closely aligned, within approximately $500,000, and that further reconciliation discussions were ongoing. He reviewed an updated project schedule, noting that additional analysis and potential MSBA extension could shift the Town Meeting vote from December 2026 to February 2027.

Chris then walked through updated site alternatives in greater detail:

1. **Alternative 5 at the current site**
   Chris presented revised versions of both Option A and Option B, explaining that the designs had been modified to improve internal traffic circulation and reduce impacts to Parkview Drive. He noted that earlier concepts included parent traffic exiting directly onto Parkview, but the updated designs instead prioritize on-site circulation, with parent vehicles entering and exiting internally where possible. Bus traffic would remain separated from parent drop-off areas, as required by MSBA, though buses would still need to access Parkview. Chris also described an option that includes a controlled or gated access point to discourage cut-through traffic and improve safety. He emphasized that the forthcoming traffic study would further evaluate these patterns and provide recommendations for adjustments.
2. **"Mosier-on-Mosier" test fit**
   This would involve constructing a new school on the existing Mosier site. Chris explained that this option would eliminate impacts to Parkview traffic patterns but would require a multi-year construction process, estimated at approximately three years, during which students would need to be relocated.
   - Diane asked Superintendent Jennifer Voyik to elaborate on the operational implications, and Jennifer explained that while the district could potentially accommodate students across other schools, it would require significant logistical adjustments. These could include repurposing spaces such as cafeterias and offices into classrooms, placing specialists on carts, relocating pre-kindergarten programming, and potentially identifying external swing space. She noted that while class sizes may not increase, the plan could limit the district's ability to reduce class sizes in early grades as hoped to do, and would require careful coordination of staffing, transportation, and programming.

3. **Add/Renovation option (Alternative 3)**

   Chris explained that the Committee asked MVG to re-evaluate Alternative 3. In doing so, he explained it could be phased to allow portions of the school to remain operational during construction. Jeff asked about the feasibility of phasing and the potential impact on the school environment, including noise and disruption. Chris responded that phasing strategies would be developed in coordination with the district to minimize impacts, while Frank added that extending construction timelines can help reduce day-to-day disruption but may prolong the overall construction period. The discussion also included consideration of how well an add/renovation approach would support the educational vision, including the creation of collaborative learning spaces and neighborhood groupings within the school.

During Committee discussion, Kevin expressed support for Alternative 5A, noting that the revised layout appeared to improve traffic flow and better organize parking and circulation on site. Eric asked whether traffic patterns were generally consistent across the Alternative 5 variations, and Chris confirmed that while layouts differ, the overall traffic concepts are similar. Jeff raised concerns about the potential need for a retaining wall along the rear of the site near wetlands and questioned long-term ownership and maintenance; Chris clarified that such a wall had not been formally proposed at this stage, and Frank noted that similar retaining wall designs have been successfully implemented in other projects.

Eric expressed concern about the impact of extending the project timeline, particularly in relation to maintaining and growing student enrollment in the district. Jeff reiterated interest in understanding how construction phasing and scheduling could minimize disruption, while other members discussed the trade-offs between new construction and add/renovation in terms of cost, timeline, and educational outcomes. The discussion also touched on grade reconfiguration and alignment with the district's long-term educational goals, with Jennifer noting that consolidation and expanded programming opportunities were key considerations in the project's development.

Diane Mulvaney asked the Committee whether there was interest in further evaluating additional options before advancing a preferred alternative. Rudy noted that given the number of unknowns and the significance of the decision, additional evaluation would support a more informed outcome, while Jeff emphasized the importance of maximizing the value of the Town's investment to date. Eric stated that he did not see a downside to extending the schedule to allow for further review, and Diane asked whether the project team could accommodate this approach; Frank confirmed that they could, provided the Committee continues to make timely decisions, and Superintendent Jennifer Voyik added that additional time would be beneficial to the overall process.

MOTION: Jeff made a motion to revisit all three alternatives (Alternative 5 with different traffic patterns; Mosier-on-Mosier test fit; Alternative 3 add/reno) before selecting a preferred option, seconded by Kevin. The motion passed unanimously.

MOTION: Kevin made a motion to request an extension from MSBA to allow additional evaluation time, seconded by Jeff, which also passed unanimously.

Jeff: wants to ask about MSBA comments on our last submission - john: very minimal. Jeff: do we have to address before? John- already have responded. Jen says Lynn did much of the work to responde to comments on MSBA.

6. Committees/Boards/Departments Requesting Updates

A. Invoice subcommittee

Lynn Banach, Skanska, presented invoices totaling approximately $66,000 (MVG) and $8,350 (Skanska), noting that the project remains within budget and that there were no concerns. Diane added that those would be reviewed and approved at the invoice subcommittee meeting.

Lynn presented the traffic study proposal that's before the Committee for their review and approval tonight if acceptable. Chris provided an overview of the proposed traffic study, explaining that it is required by MSBA and will analyze traffic volumes, queuing, and circulation based on projected school operations. Jennifer asked whether the study could result in significant design changes if issues were identified, and Frank responded that while studies typically result in adjustments, it is unlikely that a site would be deemed entirely unworkable.

MOTION: Jeff made a motion to proceed with the traffic study proposal at a cost of approximately $25,410, seconded by Kevin, and the motion passed unanimously.

Diane asked Chris to explain why the site survey is necessary and what it shows. Chris explained that the site survey will document existing conditions, including utilities, topography, and accessibility constraints, with results expected within approximately one month. Diane asked about emergency planning, and Jennifer confirmed that current plans identify St. Theresa's as a reunification site. Chris added that more detailed safety and security planning will occur during the schematic design phase in coordination with public safety officials.

b. Communication Subcommittee

Under the Communication Subcommittee report, Lynn Banach discussed upcoming outreach efforts, including a community event scheduled for May 16, and proposed funding for updated tax bill inserts ($450) and display boards ($100). Diane asked whether materials would be updated or newly created, and Jennifer clarified that existing materials would be updated and expanded, and approval would allow Victoria (Skanska) authorization to purchase materials.

Motion: Kevin made a motion to approve the funding, seconded by Jeff, and the motion passed unanimously.

7. Next Meeting Dates (estimated)

- **a.** Wednesday, April 15, 2026
- **b.** April 29, 2026 at 5pm (earlier to accommodate School Committee meeting)
- **c.** May 13, 2026
- **d.** May 27, 2026
- **e.** June 10, 2026
- **f.** June 24, 2026
- **g.** Next Meetings

8. Other Business *(Those items not reasonably anticipated by the Chair, 48 hours in advance)*

Diane opened the floor to additional public comment period, asking individuals to limit their time to 3 minutes per comment:

- Robert Schutt of Ashton Lane asked for clarification on the timing and scope of the traffic study, including whether it would evaluate only one preferred option and whether the public would have an opportunity to review the underlying data and assumptions. Chris LeBlanc explained that the traffic study is typically conducted once a preferred option is selected and would analyze traffic volumes, queuing, and circulation based on projected conditions, and Diane Mulvaney noted that the Committee had just voted to further evaluate all options, before selecting one preferred option which would be the focus of the traffic study. Robert emphasized his interest in reviewing and critiquing the traffic study data in detail, and Committee members indicated that findings would be shared once available.
- Teresa Mendoza of Ashton Lane asked how the traffic study would account for real-world conditions, including driver behavior such as cutting through parking lots or bypassing queuing systems. Frank responded that traffic studies rely on observed data and projected volumes to estimate queuing and circulation needs, though they may not fully capture all behavioral variables. Superintendent Jennifer Voyik acknowledged these concerns, noting that similar challenges currently exist at the site and would need to be addressed operationally regardless of the selected option.
- Gina Hargrave of Parkview Drive asked for clarification on the updated project timeline, including the anticipated timing of a Town Meeting vote, and expressed appreciation for the Committee's decision to revisit multiple options. She also raised concerns about potential construction impacts near her property, including proximity of the building and the need for screening or mitigation measures. Frank responded that mitigation strategies such as buffering and screening would be considered as part of the design process and that the project has not yet reached that level of detail.
- Kathy Moin of Parkview Drive raised concerns about bus traffic, including early arrival times and idling near residential properties, as well as potential noise and lighting impacts from the school. Chris LeBlanc responded that a noise and acoustical analysis would be conducted as part of the

design process, and that modern building systems, including HVAC and lighting, are designed to minimize off-site impacts. Committee members also noted that newer school designs allow for better control of lighting and sound compared to older facilities.

- Eileen Costello of Ashton Lane asked that the traffic study take into account nearby uses such as St. Theresa's Church, including funeral services and daycare operations there, which may affect traffic patterns at different times of day. Committee members acknowledged the importance of incorporating these factors into the study.
- Additional comments from the public reiterated concerns about traffic safety, pedestrian impacts, and neighborhood conditions, as well as a desire for continued transparency and opportunities for public input as the project advances.

9. Adjournment

a. Kevin made a motion to adjourn, seconded by Len, and the meeting adjourned at 7:32 PM.

APPENDIX: "SUMMARY OF REVIEW OF STUDIES PERFORMED BY SOUTH HADLEY" (MVG)

AGENDA: S.H. Elementary School Building Project Committee, 03/31/26

DATE: **TUESDAY**, March 31, 2026

Location: Mosier Elementary School Library

Time: Promptly at 5:30 pm – 7:30 pm

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

1. Housekeeping – Minute Taker
2. Possible Open meeting Law Violation
    a. Action: Repeat neighbors discussion by reading in captured dialogue (3/18/26)
3. Correspondence - Not associated with MSBA
4. Minutes Approval(s)
    a. 2/11/26; 2/26/26, 3/18/26
5. Open Comment

    This 10-minute period is time set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/2023. As of 7/28/25, we have adopted the Town Meeting process of placing a time limit of 3 minutes. We thank you in advance for cooperating in this matter. Should comments be made during this time that warrant further discussions, a committee member can raise those thoughts during New Business. If comments are made concerning an agenda item, the committee will not be discussing it until further along in the meeting. As with any public meeting, the public is asked to state your name & address for the record before commenting. Participation by the public is during open comment period.
6. Project Update
    a. Review of Options
    b. MSBA Timeline
7. Committees/Boards/Departments requesting updates
    a. Invoice Subcommittee review of Budget
    b. Communication Subcommittee
    c. Other
8. Next Meeting dates
    a. April 16 (**Thursday**) and April 29, 2026
    b. May 13, 2026 and May 27, 2026
    c. June 10, 2026 and June 24,206
    d. Next Meetings
9. Other New Business
    a. Those items not reasonably anticipated by the Chair, 48 hours in advance
10. Adjournment

Various Background Data

(Approved) Project Language in RFS

A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from ($80,000,000 to 120,000,000) depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

Typical Duration Schedule for OPM

1.	Feasibility Study/Schematic Design Phase;	***20-24*** months*
2.	Design Development/Construction Documents/Bidding Phase; and	***10-12*** months*
3.	Construction Phase.	***24-36*** months*

(*These ranges for scheduling timeframes are provided as guidelines only and are based upon schedules established by other Owners.)

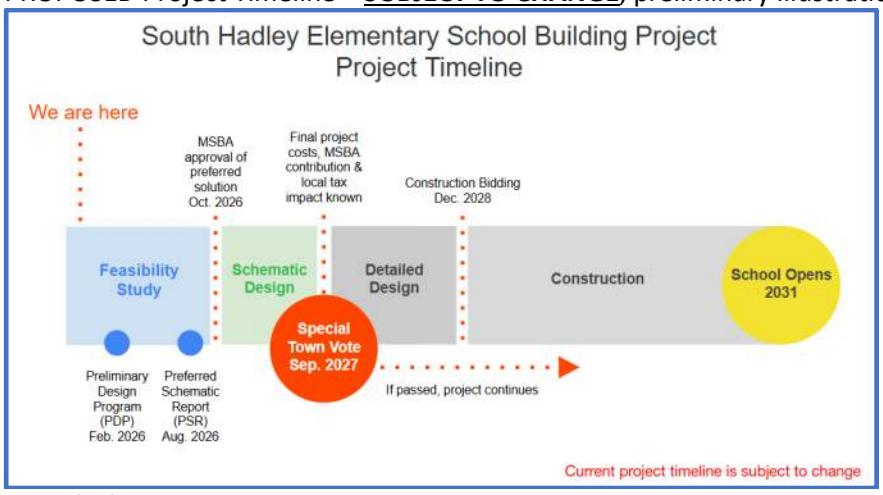
Key Milestones

~~Designer Selection~~	~~June 2025~~
~~Educational Visioning Workshops~~	~~Fall 2025~~
Community Forums	December 11, 2025, February 5, 2026
Preliminary Design Program submission	Feb. 2026
MSBA approval of preferred solution	Oct. 2026
Special Town Vote:	Sept. 2027

SCHEDULES

Designer Selection Timeline – August update – in contract negotiation/completion stage w/MSBA approved firm

PROPOSED Project Timeline – **SUBJECT TO CHANGE**, preliminary illustration only



As of 9/23/25 as agreed upon during MSBA Kickoff Mtg
PDP Submission – 12/18/2025
PDP Submission Deadline – 2/23/2026
PSR Submission – 4/20/2026
PSR Facilities Assessment Subcommittee (MSBA) – 5/13/26 or 5/20/2026
MSBA PSR Approval Board Meeting – 6/24/2026
Schematic Design Submission – 8/27/26
MSBA Project Scope & Budget Approval (Board Meeting) – 10/28/2026

AGENDA: S.H. Elementary School Building Project Committee, 03/31/26 continued

QR CODE:

EMAIL & Facebook

shbuilds@shschools.com | Facebook: @SouthHadleySchools

MSBA Kickoff Meeting

Dates subject to change

1. Prelim Design Program - submit Dec 18, 2025
2. Preferred Schematic - submit April 30, 2026 (Facilities Assessment either May 13 or 20, MSBA Board meeting - June 24, 2026)
3. Schematic Design - submit August 27, 2026
4. Vote - December 2026

Informational Mtg Dates: 09/12/24; 5p – 6:30p
10/22/24; 5:30p – 7:00p

Building Committee, Dates

1. ~~Nov 11, 2024; Tuesday~~	14. ~~December 3, 2025~~	27. June 10, 2026
~~2. Dec 11, 2024, Wednesday~~	15. ~~December 10, 2025~~	28. June 24, 2026
~~3. Jan 15, 2025; Wednesday~~	16. ~~December 17, 2025 **VIRTUAL**~~	29.
~~4. February 12, 2025~~	~~17. January 14, 2026 **VIRTUAL**~~	30.
~~5. March 12, 2025~~	18. ~~January 28, 2026~~	31.
~~6. April 16, 2025~~	19. ~~February 11, 2026~~	32.
~~7. May 21, 2025~~	20. ~~February **26**, 2026 **THURSDAY**~~	33.
~~8. June 18, 2025 TBDN/A~~	21. March 18, 2026: cxld, reconvened,	34.
~~9. July 9, 2025~~	22. March 31, 2026 **TUESDAY**	35.
~~10. August 13, 2025~~	23. April 16, 2026 **THURSDAY**	36.
~~11. September 10, 2025~~	24. April 29, 2026	37.
12. ~~October 8, 2025~~	25. May 13, 2026	38.
13. ~~November 12, 2025; **VIRTUAL**~~	26. May 27, 2026	39.

Subcommittee: Communications

Members: Jen Voyik, Eric Friesner, Chuck Romboletti, Teresa Winters-Tobin, Liz Wood (posting by Eric or Jen, V will make the agenda)
04/28/25; 05/12/25; 05/27/25; 06/09/25 cxl; 06/16/25 cxl; 06/20/25; 07/14/25; 07/25/25 cxl; 08/11/25 cxl; 08/22/25 cxl; 09/05/25; 09/29/25; 10/06/25; 10/20/265; 11/03/25; 11/17/25; 12/01/25; 12/15/25; 01/06/26

Subcommittee: Designer Selection Process (Projected April 2025)

Members: Jen or Eric will post; Rudi Phillips, Diane Mulvaney, Brook Beaulieu, Kevin McCallister, Brian Kennedy, Lisa Wong
April 23, 2025 >> 6pm (by zoom); June 11, 2025 >>6pm (by zoom); June 25, 2025 >> 6pm (in person); July 9 – combined w/whole committee mtg
July 14, 15, 29 – dates set by MSBA for panel of 3 to attend via zoom (Lisa/Chuck, Jen, Diane)

Subcommittee: Invoice Process

Members: D Mulvaney, Jennifer Voyik (or designee), Lisa Wong (or designee), Len Finkowski, Brian Kennedy
The committee discussed creating a group with the charge to approve invoices up to $75,000. Results of the process will be brought forward to the larger committee; Skanska will develop a tracking mechanism for all costs. Meetings by zoom on the 15th of the month starting in August 2025 at 12:30 pm. Scheduled for the next 24 months. When the 15th falls on a weekend day or holiday, it will be scheduled for the next business day.
Oct 15; **Nov 17 2025;** Dec 15, 2025
Jan 15 2026; **Feb 17 2026; Mar 11 2026;** April 15; May 15; June 15; July 15; **Aug 17 2026;** Sept 15; Oct 15; **Nov 16 2026;** Dec 15
Jan 15 2027; Feb 15; Mar 15; Apr 15; **May 17 2027;** Jun 15; July 15; **Aug 17 2027;** Sep 15; Oct 15; Nov 15; Dec 15 2027

SubCommittee #1

SubCommiittee #2

Important Information

Websites - school
District Calendar: https://www.southhadleyschools.org/view-all-events?cal_date=2025-09-01
District Website: https://www.southhadleyschools.org/
School Building Pages: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/home
Email used for member communications: shbuilds@shschools.com
*Please do **NOT** REPLY ALL when corresponding to the Chair, Vice Chair or the superintendent*

Town of SH Link for Calendar, Agendas, Meeting minutes: https://www.southhadley.org

MSBA Site: Massachusetts School Building Authority
Our Project: South Hadley Public School District
Policies, Forms & Guidelines: Operational Links 'All you ever wanted to know'
Designer Selection Process: MSBA Link for DSP details

Information to use when developing the District's educational program: Educational Facility Planning
Educational Program Requirements – updated December 2023
Excess Auditorium and Gymnasium Spaces Policy
Science, Technology, Engineering (STE) Guidelines
High School Science Lab Guidelines
Module 3 – Feasibility Study
MSBA Space Summary Template – Updated June 2023
Facilities Assessment Subcommittee ("FAS") Guidance Memorandum – updated October 2023
Grade Reconfiguration and District Approval Certification Template – Provide as part of the District's PSR submittal

Module 4 – Schematic Design

Total Project Budget Template – Updated December 2023
Project Advisory 88 State Site Permit Tracking Worksheet
Feasibility Study Agreement Budget Revision Request – please provide a draft for review ahead of submitting.
Construction Cost Data

Module 9 – Post Occupancy Evaluation
Data Dashboard: info.massschoolbuildings.org/TabPub/POE.aspx

District **to note and acknowledge** the requirement to study the following minimum options for the existing site:

- A single Base Repair option of the SOI school (code upgrades)
- Two Add/Reno options:
  - 1 – 360 students in grades 2-4 at the Mosier ES
  - 2 - 590 students in grades 1-5 at the Mosier ES (relocates grade 1 from the MSBA funded Plains ES and grade 5 from the Smith ES)
- Two New Construction options:
  - 1 - 360 students in grades 2-4 at the Mosier ES
  - 2 - 590 students in grades 1-5 at the Mosier ES (relocates grade 1 from the MSBA funded Plains ES and grade 5 from the Smith ES)

April 15, 2026, 5:00 pm Mosier Elementary School, Library, Mosier St, South Hadley, MA			
ATTENDANCE			
Voting Members	**Present**	**Non-Voting Members**	**Present**
Diane Mulvaney (Chair)	Y	Brook Beaulieu, Teacher, SHPS	N
Jeff Cyr (Vice Chair)	Y	Elizabeth Cooke, Director of Student Services, SHPS	N
Leonard Finkowski	Y	Cindy Flynn, Mosier School Principal, SHPS	Y
Eric Friesner	Y	Scott Moore, Director of Building Operations	Y
Rudolph Hall	Y	Chuck Romboletti, Assistant Town Administrator/HR	N
Brian Kennedy	Y	Jennifer Voyik, Superintendent, SHPS	Y
Kevin McAllister	Y	Lisa Wong, Town Administrator	Y
Ryan Moore	Y	Liz Wood, High School Principal, SHPS	Y
Teresa Winters-Tobin	Y	***Others in Attendance*:**	
Tracie Kennedy	Y	Skanska (OPM): Nicholas Lobik, Lynn Banach, Craig Spice	
		Mt. Vernon Architects: Frank Tedesco, Doug Lake	
		Fuss & O'Neil	

Meeting began at 5:04 PM

Guest Speakers, included 2 representatives from Fuss & O'Neill, Kenneth Cram & John Parenteau, were present to discuss how the traffic study would be conducted along with Police Chief Gundersen and School Resource Officer Ray Faginski

Lynn Banach from Skanska will be taking meeting minutes.

Email correspondence not associated with MSBA – The committee received an email today from a resident of Parkview Drive concerned about traffic along the street.

Minutes Approval from 3/31 – Motion made by – Jeff Cyr, Seconded by Leonard Finkowski

Vote: Approved, with one abstention (Teresa Winters-Tobin, absent at meeting)

Project Update – Nick Lobik from Skanska opened the meeting with the PSR Submission Progress reviewing the 3 options that are currently being considered, the additional borings that were performed and the site and traffic study that is underway.

Doug Lake discussed the 3 options that are currently on the table, Alt #3, Alt #5, and Mosier on Mosier.

- Add/Reno – Alt #3 – provided 2 different considerations, the original that was previously shown and a new one that would add wings on both sides of the existing school – There would still be many challenges to phasing out this option.
- Alt #8 – Mosier on Mosier – This is a new concept and Mount Vernon Group is currently still working through this design and trying to consolidate the space
- Alt #5 – Currently still the preferred choice but working through some more design updates in hopes of improving it

Revised MSBA timeline – The dates indicated are dates set by MSBA's schedule of predetermined board or committee meetings where these topics are reviewed or approved.
PSR submission moved from 4/30/26 to 6/25/26
Potential FAS meeting with MSBA - to meet with the committee and MSBA on 7/15/26
MSBA Board meeting set for 8/27/26
Submit Schematic Design to MSBA set for 10/22/26
MSBA Project scope and Budget approval 12/9/26

Fuss & O'Neill explained how they perform traffic studies.
We look at current conditions and future access points, and what traffic the school will generate additionally. They do a 7-year planning horizon consistent with state requirements. Horizon year will be adjusted based on when the expected school start year will be. We ensure the circulation of traffic works best for the selected design. If an intersection is inadequate, they will look for options to improve that level of service. If the school traffic is the breaking point, they will review that as well. They started their data collection today and that will go through the end of week.

Diane Mulvaney – Question - How do you integrate the current traffic patterns with the expected traffic patterns?

The SRO discussed the current challenges with the existing amount of traffic. Over 200 parents are dropping off their kids. Cars come in on one side and exit on the other. If it's not controlled, it very easily gets out of hand. There are 4 lanes of parent drop offs and due to back up, they have had to push the overflow into the middle school parking lot and a crossing guard escorts them over during a break in traffic. The high number of parent drop-offs is a current trend, and we need to consider the number of students crossing from or to the middle school. There are 5 vans with special needs kids that must do their drop off and pickups closer to the building and they are often waiting for the buses to go through. This school was not built to handle this type of capacity. It was originally built in farmland area and the new current cul-de-sac streets have all been added since the original building was built. How does a traffic study look at current and proposed traffic conditions?

F&O – Answer - Cars need to be separated from bus flow, and the vans add an additional challenge.

Chief Gundersen – Question - Will you provide suggestions regarding your analysis for current conditions?
F&O – Answer - That is not part of F&O's scope

Chief – Question - How do you look at bike lanes and pedestrian traffic in the study? Do you look at ways to calm traffic down with speed humps?
F&O – Answer - We look at those considerations as part of slowing the traffic down.

Kevin – Question - Based the 3 sites in consideration; can you review the currently outlined traffic flow and give us your thoughts?
F&O – Answer -

- Alt 5 – We have already given some suggestions on possible improvements to this option.
- Alt #3 – Would need to look at the top of the design near Mosier Street, there would need to be a mechanism that gives buses the right of way.
- Alt 8 – This option keeps all the traffic on Mosier Street, but this design is not fully flushed out so it's early for us to make judgements

There are 7 buses now and we would need to see what that would look like moving when adding grades 1 & 5 into the mix. It would likely mean a couple additional buses. This does not include the vans. There

are also afterschool vans that also come in for a total of 13-15 vans and buses per day per drop-off or pickup period.

Question - Is it within your scope to tell us which alternative is the best for traffic flow?
F&O – Answer - If we go with Alt #5, the only traffic going out to Parkview would be buses and vans, all other traffic will go out to Mosier. Due to the age of the students, each car drops off 1 by 1 slowing down the drop-off and pickup lines.

Question - During your study, can you take note of people parking in areas that are not allowed such as in other people's driveways or on streets marked with No Parking Signs?
F&O – Answer - We will have to look at that and take that into consideration.
SRO - The people who are choosing to park illegally do it regardless of warnings from officers and some have been warned repeatedly. Unfortunately, dealing with those individuals takes the Officer's attention away from child safety of kids currently following proper loading and unloading process.
Question - Will you be looking at the traffic lights at Newton and Mosier so see if the cycle can be changed by a few seconds?
F&O Answer That's a lot harder to alter since it is a state traffic signal. We can make suggestions to the State if issues are found but we cannot alter it.

Chief Gundersen - Question - When reviewing crashes in the area, where do you get your information? If you only get it from the state, you only receive information on crashes that have been reported. The Town handles many fender benders that are not reported. Can you get your information from both the state and from the Chief?
F&O – Answer - Yes, we can reach out to the Chief to get the information not reported to the state.

Baseline data should be collected by end of this week. However, this week may not have been an ideal week due to street closures that occurred due to drainage issues and a teacher planning morning on another day.
The goal F&O is working towards is to evaluate the traffic flow from the selected design. A final report could take up to 4-6 weeks for the results of the study. Seasonal adjustments are considered when looking at possible variations in flow. The new alternatives are still being considered before being able to really present the best options.

The Add/Reno was recently brought back in as an option and the Mosier and Mosier is in early concept design. MVG is looking at the preliminary traffic flow for those options should be ready to present more information at the next meeting.

A second option for the add/reno was presented which would split the classroom addition into two sections, a right and left section with a courtyard in between. Current schematic designs are still presenting challenges for the design team and are being reviewed. Having a courtyard I the middle of the wings allows for double loaded corridors with classrooms on both sides of the perimeter which maximizes the classroom space and provides natural light for each room.

The biggest concern with the Add reno option is phasing. With phasing comes safety, health, and noise concerns for the students and staff. There are lots of things that go into phasing with the largest being inconvenience. We also need to consider that construction vehicles need to be able to access site and that adds additional challenges.

Q. Currently, the fields are not well drained and are not used to the best of their abilities. Would field restoration be covered in the MSBA budget?

Skanska – A. There is a site cap of $73sf for eligible reimbursement from MSBA. Anything additional is not eligible.

The conversation moved on to discussing invoices received and finances. Nick from Skanska discussed invoices that were approved during this morning's finance committee meeting.

The Communications subcommittee is asking for volunteers for the Buttery Brook Park event on 5/16 from 12-4pm and discussing possible video tour and student interviews with the SH Community Television

Next meeting date is 4/29 – We need to start at 5 due to a school committee meeting later that evening. May 13th meeting needs to be moved to May 11th 5:30 due to a school committee meeting on the 13th. May 27th is Sr. Awards Night, need to move that meeting to May 26. The June 10th and 24th meetings are currently posing challenges with attendance. Will revisit those dates at the next meeting.

Open Comment Period:
Kelsy Dugan – Blueberry Bend – She works for a global education company and their legal team deals zoning issues. She requested they review Alt 5 and give their assessment of design. Parkview drive is protected by MA Subdivision Control Law – This law protects any street with over 50 residential homes that has only on ingress and egress. There are 76 homes currently on this neighborhood. Chapter 41 of the Subdivision Control Law deals with adequate access for emergency vehicles. Because of the dimensions of the road, there needs to be a designated permanent No Parking and Towing marking. As soon as you have any entrances going onto Parkview, you now need to have law enforcement present due to this law. It must be a law enforcement agent for both high traffic time periods and not anyone else according to the law. After 6 months, another traffic study needs to done to determine if traffic congestion is still an issue and if so, there are legal actions that need to be taken.

Fr.Tuhig - Concerned about the amount of traffic that would impact the street if traffic was to flow onto Parkview. There are about 20-25 cars There is preschool traffic from 8-5 M-F. There was an emergency where 911 needed to be called and he was grateful the call didn't happen during high traffic times as it would have delayed the EMT's from arriving as soon as they did. His concern is this is a cul-de-sac with only one access point and believes this is a significant safety problem that needs to be addressed.

Ray Rhondo – I travel from Newton to Mosier then to Parkview from 7:20 -7:45 daily – if you put an access or exit area on Parkview, it will increase the amount time it takes me to exit the street and increase the amount of noise to the neighborhood from the buses. Having buses exiting on Parkview is a mistake for the neighborhood. And why are so many people dropping off their kids instead of using buses? Is it because they have to pay to ride the bus? Superintendent Jenn Voyik said this is a trend that started with covid and even before the bus fees went into effect. The fees are a component of it, but it's a huge trend that occurred because of covid. If more children were bused it would eliminate the traffic problem.

Phil Turcott – Ashton Lane – Retired middle school teacher and has done bus duty during that tenure – worried about the amount of traffic that would be directed to residential streets and the safety of the residents in the neighborhood. The congestion would be a concern in emergency situations, and it scares him to think about the potential consequences.

Jim Lewis – 108 Mosier – live across the street of what would be alt 5 – school was built when it was farmland. Ashton Lane, Blueberry Bend, Parkview and Westview are all new developments built to fit around the existing school. Now you're asking that the school gets moved into those communities and hoping it can fit within those communities. Implore the committee to find an alternative to Alt 5 because it will not work. Also concerned about the amount of noise he'll have to endure during the 5 years of construction.

Gina Hargrave-Amodio– She live above the bus circle - Walks her dogs along the side streets and is often diverting cars and is concerned about safety or having the street even more congested than they already are. There is no crosswalk there so crossing the street can be tricky. Believes the traffic study was started a day or two too late because the other day there was a water main break which led to a gas leak which closed the street to traffic. Concerned that if this occurs again, the residents would not be able to get in or out. Also wanted to know if the 3 options would be posted online for the public to view and wondered if there would be an opportunity for the public to comment. Diane responded to the question letting her know that these are posted to the website for the public to view. This is the time where the public can comment and if something is stated that a building committee member would like to bring up for the next meeting, it would be brought up then. The Planning Board is another opportunity for the public to raise concerns. The Planning Board is concerned that zoning and special permits processes. Her next question revolves around phasing and relocation of students – wanted to understand which options that pertained to. Diane answered by saying it would be for the add/reno and Mosier on Mosier options.

Jerry Custo – Ashton Lane – With buses going out on Parkway, whether they go right or left out, there will still be congestion. Adding additional grades which would be about 240 additional student to a school that already has traffic problems will increase congestion. Suggested moving kids off-site. Superintendent Jenn Voyik is exploring all the options for moving students to spaces that are available but it is a challenge to accommodate all the students and their needs in the other schools. Emphasizes that the portable classrooms need to go.

Odette Turcott - 15 Ashton Lane – No matter how you design it, it is inevitable that parents will park on Parkview drive. Has the size of the street been considered? Did you measure the streets? Anyone who lives in that neighborhood knows you have to pull over to the side of the road to let others drive by. It is not wide enough for 2-way traffic and traffic veers off on lawns to allow traffic to go by. It's a safety nightmare with the amount of foot and bike traffic on the streets from neighbors living there.

Kathy Borne– There is a new black box on the phone pole in my front yard. How does the camera on the pole record? Is my privacy being invaded? A. The camera is not pointing at your home, it is getting pictures of cars driving by. It is not impacting residential privacy.

Motion to adjourn – Jeff Cyr, approved by Leonard Finkowski
All unanimously approved.
Meeting adjourned at 6:35

AGENDA: S.H. Elementary School Building Project Committee, 03/31/26

DATE: **Wednesday**, April 15, 2026

Location: Mosier Elementary School Library

Time: Promptly at 5:00 pm – 7:00 pm (earlier start, please note)

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

Meeting Purpose: *To conduct the business of the school building committee, following Massachusetts Open Meeting Law (G.L. c. 30A, §§ 18-25). We ask attendees to assist by abiding by this process which allows the committee members to conduct their business and by moving the open comment period nearer to the end. This period of time, Open Comment, can be used to bring forth new or additional concerns or questions. Should any questions come up, a committee member should feel comfortable with presenting those comments in the next agenda item titled 'New Business'.*

1. Housekeeping – Minute Taker
2. Correspondence - Not associated with MSBA
3. Minutes Approval(s)
    a. 3/31/26
4. Project Update
    a. Options, Traffic Study, Local law enforcement
    b. MSBA Timeline
5. Committees/Boards/Departments requesting updates
    a. Invoice Subcommittee review of Budget
    b. Communication Subcommittee
    c. Other
6. Next Meeting dates
    a. April April 29, 2026 – discuss 5pm start time
    b. May 13, 2026 and May 27, 2026
    c. June 10, 2026 and June 24,206
    d. Next Meetings
7. Open Comment

    This 30-minute period is time set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/2023. As of 7/28/25, we have adopted the Town Meeting process of placing a time limit of 3 minutes, please abide by this so other have an opportunity to speak as well. We thank you in advance for cooperating in this matter. Should comments be made during this time that warrant further discussions, a committee member can raise those thoughts during New Business. As with any public meeting, the public is asked to state your name & address for the record before commenting.
8. New Business
    a. Those items not reasonably anticipated by the Chair, 48 hours in advance
9. Adjournment

Various Background Data

(Approved) Project Language in RFS

A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from ($80,000,000 to 120,000,000) depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

Typical Duration Schedule for OPM

1.	Feasibility Study/Schematic Design Phase;	***20-24*** months*
2.	Design Development/Construction Documents/Bidding Phase; and	***10-12*** months*
3.	Construction Phase.	***24-36*** months*

(*These ranges for scheduling timeframes are provided as guidelines only and are based upon schedules established by other Owners.)

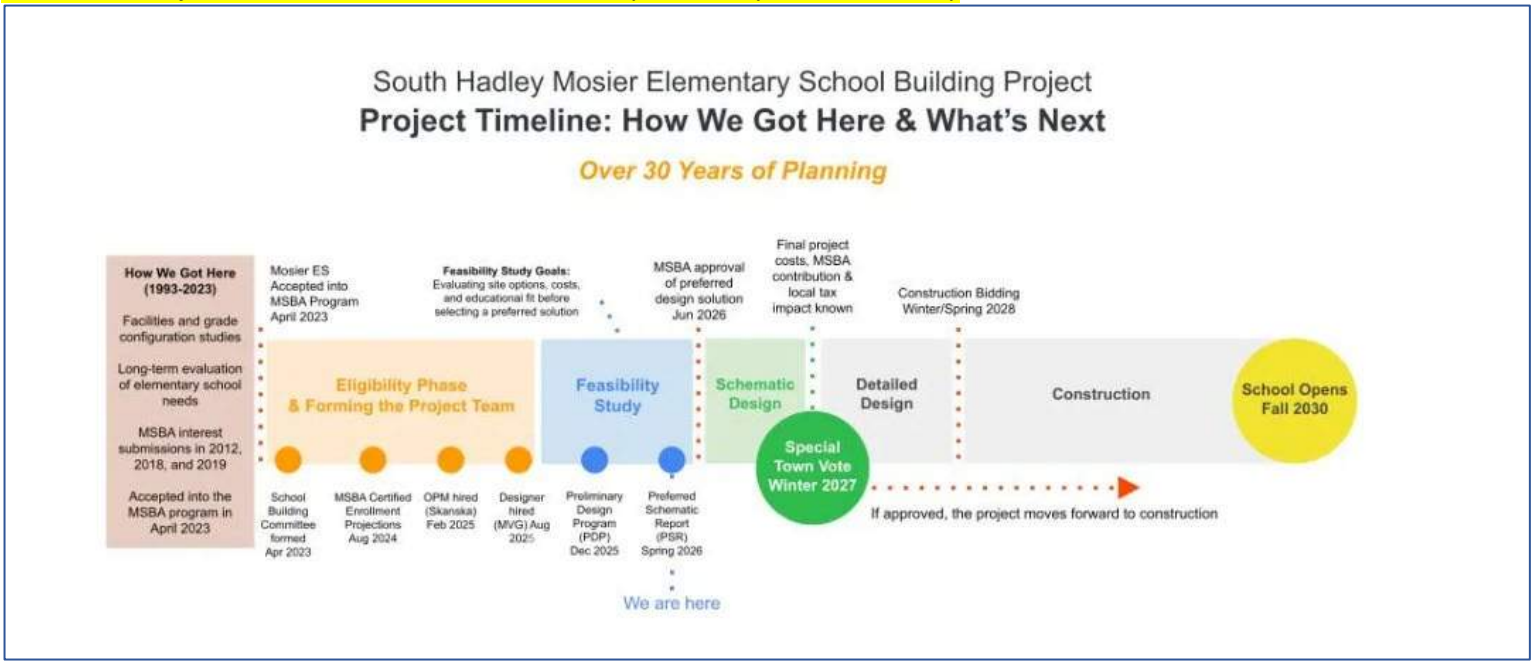
Key Milestones

~~Designer Selection~~	~~June 2025~~
~~Educational Visioning Workshops~~	~~Fall 2025~~
Community Forums	December 11, 2025, February 5, 2026
~~Preliminary Design Program submission~~	~~Feb. 2026~~
MSBA approval of preferred solution	Oct. 2026
Special Town Vote:	Sept. 2027

SCHEDULES

Designer Selection Timeline – August update – in contract negotiation/completion stage w/MSBA approved firm

PROPOSED Project Timeline – **SUBJECT TO CHANGE**, preliminary illustration only



As of 9/23/25 as agreed upon during MSBA Kickoff Mtg
PDP Submission – 12/18/2025
PDP Submission Deadline – 2/23/2026
PSR Submission – 4/20/2026
PSR Facilities Assessment Subcommittee (MSBA) – 5/13/26 or 5/20/2026
MSBA PSR Approval Board Meeting – 6/24/2026
Schematic Design Submission – 8/27/26
MSBA Project Scope & Budget Approval (Board Meeting) – 10/28/2026

QR CODE:



EMAIL & Facebook
shbuilds@shschools.com | Facebook: @SouthHadleySchools

MSBA Kickoff Meeting

Dates subject to change

1. Prelim Design Program - submit Dec 18, 2025
2. Preferred Schematic - submit April 30, 2026 (Facilities Assessment either May 13 or 20, MSBA Board meeting - June 24, 2026)
3. Schematic Design - submit August 27, 2026
4. Vote - December 2026

AGENDA: S.H. Elementary School Building Project Committee, 03/31/26 continued

Informational Mtg Dates: 09/12/24; 5p – 6:30p
10/22/24; 5:30p – 7:00p

Building Committee, Dates

1. ~~Nov 11, 2024; Tuesday~~	14. ~~December 3, 2025~~	27. June 10, 2026
2. ~~Dec 11, 2024, Wednesday~~	15. ~~December 10, 2025~~	28. June 24, 2026
3. ~~Jan 15, 2025; Wednesday~~	16. ~~December 17, 2025 **VIRTUAL**~~	29.
4. ~~February 12, 2025~~	17. ~~January 14, 2026 **VIRTUAL**~~	30.
5. ~~March 12, 2025~~	18. ~~January 28, 2026~~	31.
6. ~~April 16, 2025~~	19. ~~February 11, 2026~~	32.
7. ~~May 21, 2025~~	20. ~~February **26**, 2026 **THURSDAY**~~	33.
8. ~~June 18, 2025 TBDN/A~~	21. ~~March 18, 2026: cxld, reconvened,~~	34.
9. ~~July 9, 2025~~	22. ~~March 31, 2026 **TUESDAY**~~	35.
10. ~~August 13, 2025~~	23. ~~April 15, 2026 **5pm start**~~	36.
11. ~~September 10, 2025~~	24. April 29, 2026 **5pm? start**	37.
12. ~~October 8, 2025~~	25. May 13, 2026	38.
13. ~~November 12, 2025; **VIRTUAL**~~	26. May 27, 2026	39.

Subcommittee: Communications

Members: Jen Voyik, Eric Friesner, Chuck Romboletti, Teresa Winters-Tobin, Liz Wood (posting by Eric or Jen, V will make the agenda)
04/28/25; 05/12/25; 05/27/25; 06/09/25 cxl; 06/16/25 cxl; 06/20/25; 07/14/25; 07/25/25 cxl; 08/11/25 cxl; 08/22/25 cxl; 09/05/25; 09/29/25; 10/06/25; 10/20/265; 11/03/25; 11/17/25; 12/01/25; 12/15/25; 01/06/26

Subcommittee: Designer Selection Process (Projected April 2025)

Members: Jen or Eric will post; Rudi Phillips, Diane Mulvaney, Brook Beaulieu, Kevin McCallister, Brian Kennedy, Lisa Wong
April 23, 2025 >> 6pm (by zoom); June 11, 2025 >>6pm (by zoom); June 25, 2025 >> 6pm (in person); July 9 – combined w/whole committee mtg
July 14, 15, 29 – dates set by MSBA for panel of 3 to attend via zoom (Lisa/Chuck, Jen, Diane)

Subcommittee: Invoice Process

Members: D Mulvaney, Jennifer Voyik (or designee), Lisa Wong (or designee), Len Finkowski, Brian Kennedy
The committee discussed creating a group with the charge to approve invoices up to $75,000. Results of the process will be brought forward to the larger committee; Skanska will develop a tracking mechanism for all costs. Meetings by zoom on the 15th of the month starting in August 2025 at 12:30 pm. Scheduled for the next 24 months. When the 15th falls on a weekend day or holiday, it will be scheduled for the next business day.
Oct 15; **Nov 17 2025;** Dec 15, 2025
Jan 15 2026; **Feb 17 2026; Mar 11 2026;** April 15; May 15; June 15; July 15; **Aug 17 2026;** Sept 15; Oct 15; **Nov 16 2026;** Dec 15
Jan 15 2027; Feb 15; Mar 15; Apr 15; **May 17 2027;** Jun 15; July 15; **Aug 17 2027;** Sep 15; Oct 15; Nov 15; Dec 15 2027

SubCommittee #1

SubCommiittee #2

Important Information

Websites - school

District Calendar: https://www.southhadleyschools.org/view-all-events?cal_date=2025-09-01

District Website: https://www.southhadleyschools.org/

School Building Pages: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/home

Email used for member communications: shbuilds@shschools.com

*Please do **NOT** REPLY ALL when corresponding to the Chair, Vice Chair or the superintendent*

Town of SH Link for Calendar, Agendas, Meeting minutes: https://www.southhadley.org

MSBA Site: Massachusetts School Building Authority

Our Project: South Hadley Public School District

Policies, Forms & Guidelines: Operational Links 'All you ever wanted to know'

Designer Selection Process: MSBA Link for DSP details

Information to use when developing the District's educational program: Educational Facility Planning

Educational Program Requirements – updated December 2023

Excess Auditorium and Gymnasium Spaces Policy

Science, Technology, Engineering (STE) Guidelines

High School Science Lab Guidelines

Module 3 – Feasibility Study

MSBA Space Summary Template – Updated June 2023

Facilities Assessment Subcommittee ("FAS") Guidance Memorandum – updated October 2023

Grade Reconfiguration and District Approval Certification Template – Provide as part of the District's PSR submittal

Module 4 – Schematic Design

Total Project Budget Template – Updated December 2023

Project Advisory 88 State Site Permit Tracking Worksheet

Feasibility Study Agreement Budget Revision Request – please provide a draft for review ahead of submitting.

Construction Cost Data

Module 9 – Post Occupancy Evaluation

Data Dashboard: info.massschoolbuildings.org/TabPub/POE.aspx

District **to note and acknowledge** the requirement to study the following minimum options for the existing site:

- A single Base Repair option of the SOI school (code upgrades)
- Two Add/Reno options:
  - 1 – 360 students in grades 2-4 at the Mosier ES
  - 2 - 590 students in grades 1-5 at the Mosier ES (relocates grade 1 from the MSBA funded Plains ES and grade 5 from the Smith ES)
- Two New Construction options:
  - 1 - 360 students in grades 2-4 at the Mosier ES
  - 2 - 590 students in grades 1-5 at the Mosier ES (relocates grade 1 from the MSBA funded Plains ES and grade 5 from the Smith ES)

South Hadley Elementary School Building Project Committee
Meeting Minutes (APPROVED)

Wednesday, April 29, 2026, 5:30pm **Mosier Elementary School, Library, Mosier St, South Hadley, MA**			
ATTENDANCE			
Voting Members	**Present**	**Non-Voting Members**	**Present**
Diane Mulvaney (Chair)	Y	Brook Beaulieu, Teacher, SHPS	N
Jeff Cyr (Vice Chair)	N	Elizabeth Cooke, Director of Student Services, SHPS	Y
Leonard Finkowski	Y	Cindy Flynn, Mosier School Principal, SHPS	N
Eric Friesner	Y	Scott Moore, Director of Building Operations	N
Rudolph Hall	Y	Chuck Romboletti, Assistant Town Administrator/HR	Y
Brian Kennedy	N	Jennifer Voyik, Superintendent, SHPS	Y
Kevin McAllister	Y	Lisa Wong, Town Administrator	Y
Ryan Moore	N	Liz Wood, High School Principal, SHPS	N
Teresa Winters-Tobin	Y	Lynn Jacques, Assistant Superintendent	N
Tracie Kennedy	Y	***Others in Attendance*:**	
		Skanska (OPM): Lynn Banach, Nick Lobik	
		Mt. Vernon Group (MVG) Architects: Chris LeBlanc, Doug Lake, Craig Spicer	

Meeting Called to Order: Chair Diane Mulvaney called the meeting to order at 5:35 PM.

1. Housekeeping - Minute Taker

Chair Diane Mulvaney called the meeting to order at 5:05 PM and noted that the meeting was being recorded by SHCTV. She stated that Chuck Romboletti would be taking minutes and asked attendees to assist with room setup following the meeting.

2. Correspondence not from MSBA

Diane stated that she would read aloud, for the record, some of the various email correspondence received by the Committee email from members of the public for the period April 1 through 24:

- 4/6, 4/13, 4/18, 4/22 emails from Robert Schutte, requesting information regarding Committee email communication process for responses to email requests, along with online access to building proposals. Additionally, stating opposition to design option number 5, and inquiry regarding traffic study.
- 4/8 email from Gina Amedeo, 2 Parkview Drive, stating opposition to design option #5

- 4/13, 4/19 emails from Mark Crowther, Parkview neighbor concerning property values
- 4/15 email from Jeff Krystek, 8 Parkview Drive, stating opposition to design option #5, and encouraging committee to move forward with Mosier-on-Mosier design option
- 4/22 email from Ashley Crawley, requesting additional details regarding current and projected costs associated with school building project.

3. Minutes Approval

Minutes from April 15, 2026 were presented for approval. A motion was made by so moved Kevin to approve the minutes as presented, and Len seconded. The motion passed unanimously.

4. Project Update

a. Review of Site Options

Nick from Skanska presented the OPM and design team's continued evaluation of additional alternatives, as requested by the Committee. Doug, from Mount Vernon Group architects reviewed each option in detail, including updated cost estimates, site considerations, and risks.

Alternative 1 – Code Upgrades Only (Estimated Cost: $40.2M)

- Focuses on bringing the existing building into code compliance only (no programmatic improvements)
- Includes major systems upgrades such as roofing and potential sprinkler updates
- Roof replacement (~$4.3M) could trigger the "30% rule," requiring full building compliance with accessibility codes, significantly increasing total cost
- Structural analysis would be required to confirm the building can meet current snow load requirements
- Sprinkler system upgrades (approx. $1M) would be determined by the Authority Having Jurisdiction (Fire Chief/Building Commissioner)
- Does not meet MSBA educational program requirements, making it ineligible for reimbursement
- Discussion:
    - Rudi raised concerns about structural limitations of the existing building
    - Lisa asked about MSBA reimbursement; Nick confirmed this option would likely receive 0% reimbursement
    - Tracie suggested eliminating the option due to lack of educational value and reimbursement
    - Diane noted this option had previously been voted out but was revisited for completeness
    - Lisa noted that, when accounting for required upgrades, costs approach those of other more comprehensive options

Alternative 3 – Add/Renovation (Existing Site) (Estimated Cost: $95.9M)

- Includes renovation of the existing building with two additions and reconfiguration of interior spaces
- Design includes new two-story academic wings and interior courtyard spaces
- Maintains use of the existing structure, resulting in greater uncertainty and risk
- Higher exposure to cost escalation due to unknown existing conditions
- Requires phased construction and swing space for students during construction
- Discussion:
    - Diane referenced an unexpected discovery of a 250-gallon tank requiring unplanned abatement, highlighting risk
    - Nick estimated 5–10% contingency risk for add/reno vs. approx. 2% for new construction
    - Tracie emphasized concerns about:
        - Disruption to approximately 300 students during construction
        - Safety concerns with construction adjacent to occupied school space
        - Loss of playground space during phases
    - Committee discussed courtyard design:
        - Diane and Jen raised concerns about long-term maintenance capacity
        - Jen noted past issues with drainage and maintenance in existing schools
        - Tracie questioned whether courtyards are the best use of space
        - Rudi asked about classroom sizes; Doug noted they would be slightly smaller due to existing constraints

Alternative 5 – New Construction (Current Site, adjacent to current building) (Estimated Cost: $94.2M)

- New 1–5 grade school on the previously preferred site
- Maintains separation of bus and parent traffic
- No significant updates to site or building design since last review
- Design team continues to evaluate ways to address public concerns related to traffic and neighborhood impacts
- Discussion:
    - Doug noted that feedback from prior meetings is being incorporated
    - Design team will continue refining traffic flow and site sensitivity if this option advances

Alternative 8.1 – “Mosier on Mosier” (New Construction on Existing Site) (Estimated Cost: $94.1M)

- Constructs new school on or adjacent to the existing Mosier site
- Includes internal parent drop-off loop (cul-de-sac design) to keep traffic off surrounding streets
- Bus drop-off separated at front of building
- Access road relocated within site perimeter to improve pedestrian safety
- Discussion:
    - Tracie raised concerns about playground proximity to traffic and fencing requirements
    - Chris noted fencing and safety features would be refined during schematic design
    - Jen clarified staffing would not necessarily increase despite layout changes
    - Discussion on operational logistics and safety of student movement on site

- Jen described the layout positively as creating a more cohesive, campus-like environment
- Questions raised about gym access and community use; design allows controlled access through central core
- Requires swing space during construction, with associated (non-reimbursable) costs still being evaluated, to temporarily relocate students during demo/construction.
- Jen noted ongoing discussions with potential partners (e.g., Criterion) for temporary space
- Diane expressed concern about the impact of relocating students, even temporarily
- Tracie emphasized potential social/emotional impacts of moving students between schools

Alternative 8.2 – "Mosier on Mosier with Courtyard" (Estimated Cost: $94.1M)

- Similar to Alternative 8.1 with modified site layout
- Includes dual access points (east for parent loop, west for buses)
- Incorporates courtyard design elements
- Discussion:
    - Similar operational and cost considerations as Alternative 8.1
    - Continued concerns about courtyard maintenance and usability

Cost Summary (Presented by OPM):

- Alt 1: $40.2M (with likely 0% reimbursable from MSBA if doesn't meet education plan)
- Alt 3: $95.9M
- Alt 5: $94.2M
- Alt 8.1 / 8.2: $94.1M

Committee Discussion on Alternative Scenarios:

- Rudi suggested revisiting prior decisions regarding grade configuration given current budget considerations
- Jen explained that reconfiguring to a Grades 1–5 model has long term opportunities for the District that include:
    - Creation of a full Early Childhood Center at Skala School. Enables expansion of Pre-K programming for residents, and creates opportunities and space for additional revenue through offering Pre-K enrollment to out of town students
    - Supports vocational pathway development at middle and high school levels
    - Improves educational alignment and developmental transitions
    - Eric added that MSBA flexibility on grade configuration created new long-term opportunities for the district
    - Kevin asked about cost differences for Alternative 4 (grades 2-4) and Alternative 5 (grades 1-5); Lisa estimated approximately $600,000 annually
    - Committee discussed balancing educational benefits with financial considerations and voter approval risks

- Rudi acknowledged the educational value and emphasized the importance of clearly communicating these benefits to the public

5. Committees/Boards/Departments Requesting Updates

A. Invoice subcommittee

Nick reviewed the total project budget as presented on the slide, noting that there have been minimal changes since the last update. The only requested adjustment is an expansion of the traffic study to include the Mosier/Morgan intersection, at an additional cost of $5,500.

Kevin moved to approve the additional traffic study scope, and Len seconded the motion. During discussion, Jen asked whether the study currently extends to Newton and would now expand in the opposite direction as well; confirmation was provided that it would.

The motion passed unanimously.

b. Communication Subcommittee

Nick provided an update on the Communications Subcommittee's recent and upcoming activities. Upcoming meetings include May 16, with Rudi confirmed to attend; Lyn previously volunteered, and Len may also attend. The next community forum is proposed for June 4, with June 11 as an alternate date for full committee consideration. Committee members expressed support for the June 4 date.

Additional upcoming events include a possible Peck School tour, with a Doodle poll to be circulated next week regarding scheduling. Tracie also noted the Summer Concert Series for kids at Buttery Brook as a potential outreach opportunity.

The committee reviewed and approved a $175 expense for a new poster board print. Motion made by Rudi, seconded by Tracie; approved unanimously.

Lisa raised the idea of having a table at Town Meeting. Tracie volunteered to staff the table. Discussion included preparing a one-page handout and/or a QR code linking attendees to a one-page project summary.

6. Next Meeting Dates (estimated)

- **a.** May 11, 2026 (Monday)
- **b.** May 26, 2026 (Tuesday)
- **c.** June 9, 2026 (5:30pm
- **d.** June 24,206 (5:30pm) - vote to approve submission (brief meeting expected)

7. Open Comment

Teresa asked when the committee can expect to receive the traffic study results. Doug responded that the committee is expected to select a preferred option at the May 11 meeting, after which the traffic study process will continue.

Teresa also requested additional information regarding potential swing space costs and asked whether there are ways to accelerate the overall project timeline, including placing stricter time commitments on contractors. Nick noted that contracts can include provisions such as liquidated damages clauses; however, if the committee is considering an accelerated schedule, he would recommend evaluating a Construction Manager at Risk (CMAR) delivery method.

Teresa emphasized the importance of considering all available options and obtaining sufficient information, particularly regarding swing space costs, so the committee can make informed decisions. Chris added that using a CMAR approach could increase project costs by approximately 5–6%, and noted that procurement timelines for goods and services remain lengthy and should be factored into scheduling considerations. He also cautioned that liquidated damages clauses can be difficult to enforce, as contractors often challenge them.

Diane requested that any available cost information, even at a high level or as estimated ranges, be shared with the committee. Tracie asked whether materials related to all eight project options could be uploaded to the Google Drive for review prior to the next meeting, noting that they were not currently available there. Diane confirmed that the presentation materials would be uploaded for committee review.

Public Comment:

- James Buckley, 116 Mosier Street, stated that he would follow up with additional comments via email. He emphasized the importance of communicating total projected project costs to the public, including both construction and soft costs, rather than presenting construction costs alone. He expressed concern that presenting partial figures could create confusion when total costs are later disclosed.

  Regarding Alternative 8, Mr. Buckley acknowledged concerns about the project schedule but stated that locating the school on the Mosier site could improve construction efficiency by providing better space for contractor parking and laydown areas during construction. He recommended against pursuing Alternative 4, stating that the committee should prioritize long-term planning over short-term savings. He also commented that a shorter project timeline could reduce the risk of cost escalation. Additionally, he advised against using a Construction Manager at Risk (CMAR) approach, expressing concern that it could increase the likelihood of change orders on a contentious project.

- Jack Culp, 65 Woodbridge Terrace, discussed ideas related to remodeling the building and broader opportunities to attract students back to the district. He asked whether vocational education opportunities, including agriculture or horticulture-related programs, could be

considered. Jen responded that some districts do offer those types of programs and noted that the high school principal had previously expressed interest in horticulture programming. While such programs are not currently planned, she stated they could be explored in the future. Mr. Culp also advocated for bringing cursive writing instruction back into the curriculum.

- One resident (NAME NOT PROVIDED) asked whether approval had already been received to change the dates for the Preliminary Schematic Report (PSR) submission. Diane explained that the state allows districts to select submission dates, and Nick added that the PSR submission timeline had been moved to the end of June, with the next phase anticipated for approval in October.

  The same resident also asked how vocational programming at the middle school level could be funded. Jen responded that grant opportunities are available through DESE and other funding sources to support pathway and vocational-style programs. The resident additionally asked whether students could tuition into the district's Pre-K program and whether the program is open to all South Hadley students. Jen confirmed that South Hadley students are eligible and that tuition placements may be available if openings remain.

- Mark Growther, 32 Ashton Lane, asked for clarification regarding state reimbursement and what portion of early education costs would ultimately be borne by the town. Jen responded that the district's early education programming currently operates close to a break-even level financially.

8. Other Business *(Those items not reasonably anticipated by the Chair, 48 hours in advance)*

Rudi acknowledged all the effort MVG put in to review new scenarios.

9. Adjournment

a. Kevin made a motion to adjourn, seconded by Len, and the meeting adjourned at 6:47 PM.

AGENDA: S.H. Elementary School Building Project Committee, 04/29/26

DATE: **Wednesday**, April 29, 2026, the 24th meeting of the School Building Committee

Location: Mosier Elementary School Library

Time: Promptly at 5:00 pm – 7:00 pm (earlier start, please note)

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

Meeting Purpose: *To conduct the business of the school building committee, following Massachusetts Open Meeting Law (G.L. c. 30A, §§ 18-25). We ask attendees to assist by abiding by this process which allows the committee members to conduct their business. In addition, the open comment period is nearer to the end. This period of time, Open Comment, can be used to bring forth new or additional concerns or questions. Should any questions come up, a committee member should feel comfortable with bringing those comments in the next agenda item titled 'New Business' as the purpose of this period of time is to allow the public to exercise their right to provide public comment rather than an open debate.*

1. Housekeeping – Minute Taker
2. Correspondence - Not associated with MSBA
3. Minutes Approval(s)
    a. 4/15/26
4. Project Update
    a. Review of Site Options
    b. MSBA Timeline
5. Committees/Boards/Departments requesting updates
    a. Invoice Subcommittee review of Budget
    b. Communication Subcommittee
    c. Other
6. Next Meeting dates (Generally on Wednesday nights, 5:30pm, however we do work around other board meetings w/established meeting times.)
    a. May 11, 2026 (Monday) and May 26, 2026 (Tuesday)
    b. June 10, 2026 and June 24,206
    c. Next Meetings
7. Open Comment

    This 30-minute period is time set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/2023. As of 7/28/25, we have adopted the Town Meeting process of placing a time limit of 3 minutes, please abide by this so other have an opportunity to speak as well. We thank you in advance for cooperating in this matter. Should comments be made during this time that warrant further discussions, a committee member can raise those thoughts during New Business. As with any public meeting, the public is asked to state your name & address for the record before commenting.
8. New Business
    a. Those items not reasonably anticipated by the Chair, 48 hours in advance
9. Adjournment

Various Background Data

(Approved) Project Language in RFS

A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from ($80,000,000 to 120,000,000) depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

Typical Duration Schedule for OPM

1.	Feasibility Study/Schematic Design Phase;	***20-24*** months*
2.	Design Development/Construction Documents/Bidding Phase; and	***10-12*** months*
3.	Construction Phase.	***24-36*** months*

(*These ranges for scheduling timeframes are provided as guidelines only and are based upon schedules established by other Owners.)

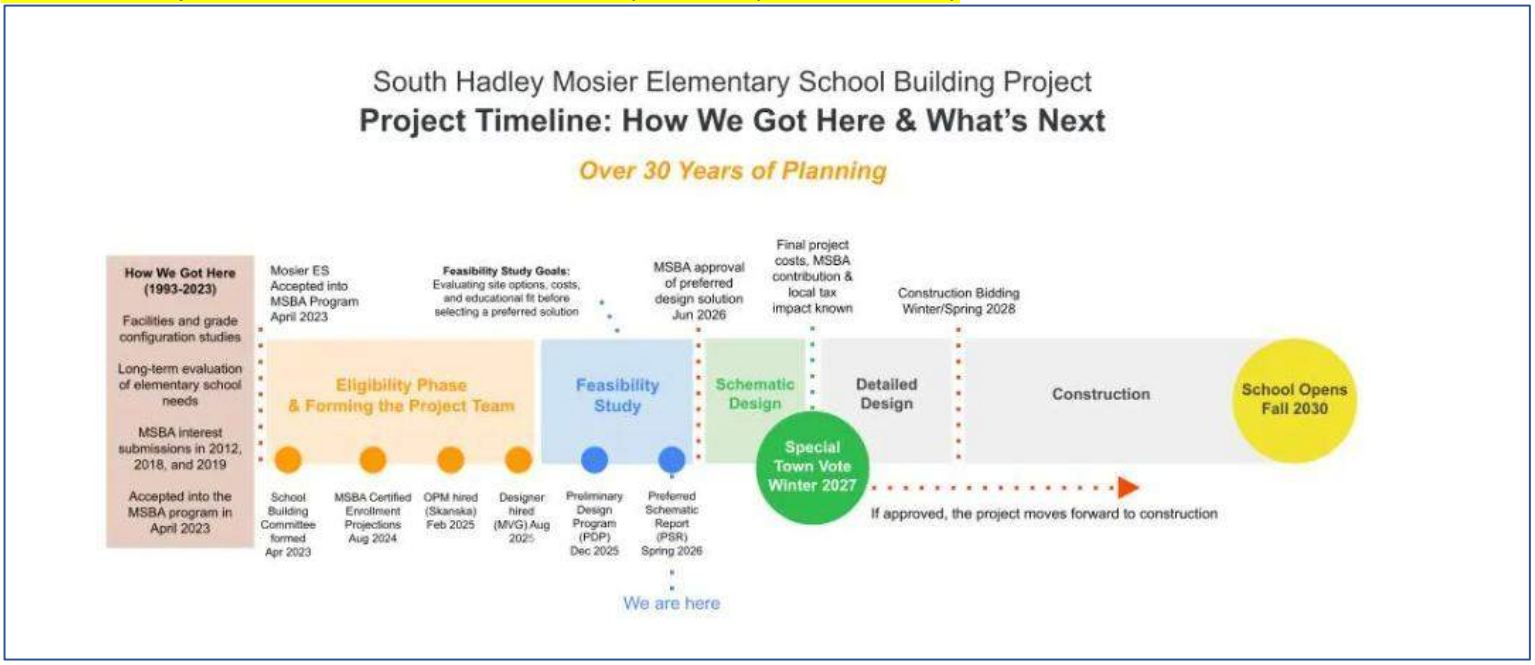
Key Milestones

~~Designer Selection~~	~~June 2025~~
~~Educational Visioning Workshops~~	~~Fall 2025~~
Community Forums	December 11, 2025, February 5, 2026
~~Preliminary Design Program submission~~	~~Feb. 2026~~
MSBA approval of preferred solution	Oct. 2026
Special Town Vote:	Sept. 2027

SCHEDULES

Designer Selection Timeline – August update – in contract negotiation/completion stage w/MSBA approved firm

PROPOSED Project Timeline – **SUBJECT TO CHANGE**, preliminary illustration only



As of 9/23/25 as agreed upon during MSBA Kickoff Mtg
PDP Submission – 12/18/2025
PDP Submission Deadline – 2/23/2026
PSR Submission – 4/20/2026
4/30/26 – Deadline to respond to MSBA email with new design options.
PSR Facilities Assessment Subcommittee (MSBA) – 5/13/26 or 5/20/2026
MSBA PSR Approval Board Meeting – 6/24/2026 or 6/25/26
Schematic Design Submission – 8/27/26
MSBA Project Scope & Budget Approval (Board Meeting) – 10/28/2026

QR CODE:

EMAIL & Facebook
shbuilds@shschools.com | Facebook: @SouthHadleySchools

MSBA Kickoff Meeting

Dates subject to change

1. Prelim Design Program - submit Dec 18, 2025
2. Preferred Schematic - submit April 30, 2026 (Facilities Assessment either May 13 or 20, MSBA Board meeting - June 24, 2026)
3. Schematic Design - submit August 27, 2026
4. Vote - winter 2027

AGENDA: S.H. Elementary School Building Project Committee, 04/29/26 continued

Informational Mtg Dates: 09/12/24; 5p – 6:30p
10/22/24; 5:30p – 7:00p

Building Committee, Dates

1. ~~Nov 11, 2024; Tuesday~~	14. ~~December 3, 2025~~	27. June 10, 2026
2. ~~Dec 11, 2024, Wednesday~~	15. ~~December 10, 2025~~	28. June 24, 2026
3. ~~Jan 15, 2025; Wednesday~~	16. ~~December 17, 2025 **VIRTUAL**~~	29.
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6. ~~April 16, 2025~~	19. ~~February 11, 2026~~	32.
7. ~~May 21, 2025~~	20. ~~February **26**, 2026 **THURSDAY**~~	33.
8. ~~June 18, 2025 TBDN/A~~	21. ~~March 18, 2026: cxld, reconvened,~~	34.
9. ~~July 9, 2025~~	22. ~~March 31, 2026 **TUESDAY**~~	35.
10. ~~August 13, 2025~~	23. ~~April 15, 2026 **5pm start**~~	36.
11. ~~September 10, 2025~~	24. April 29, 2026 **5pm start**	37.
12. ~~October 8, 2025~~	25. May 11, 2026	38.
13. ~~November 12, 2025; **VIRTUAL**~~	26. May 27, 2026	39.

Subcommittee: Communications

Members: Jen Voyik, Eric Friesner, Chuck Romboletti, Teresa Winters-Tobin, Liz Wood (posting by Eric or Jen, V will make the agenda)
04/28/25; 05/12/25; 05/27/25; 06/09/25 cxl; 06/16/25 cxl; 06/20/25; 07/14/25; 07/25/25 cxl; 08/11/25 cxl; 08/22/25 cxl; 09/05/25; 09/29/25; 10/06/25; 10/20/265; 11/03/25; 11/17/25; 12/01/25; 12/15/25; 01/06/26

Subcommittee: Designer Selection Process (Projected April 2025)

Members: Jen or Eric will post; Rudi Phillips, Diane Mulvaney, Brook Beaulieu, Kevin McCallister, Brian Kennedy, Lisa Wong
April 23, 2025 >> 6pm (by zoom); June 11, 2025 >>6pm (by zoom); June 25, 2025 >> 6pm (in person); July 9 – combined w/whole committee mtg
July 14, 15, 29 – dates set by MSBA for panel of 3 to attend via zoom (Lisa/Chuck, Jen, Diane)

Subcommittee: Invoice Process

Members: D Mulvaney, Jennifer Voyik (or designee), Lisa Wong (or designee), Len Finkowski, Brian Kennedy
The committee discussed creating a group with the charge to approve invoices up to $75,000. Results of the process will be brought forward to the larger committee; Skanska will develop a tracking mechanism for all costs. Meetings by zoom on the 15th of the month starting in August 2025 at 12:30 pm. Scheduled for the next 24 months. When the 15th falls on a weekend day or holiday, it will be scheduled for the next business day.
Oct 15; **Nov 17 2025;** Dec 15, 2025
Jan 15 2026; **Feb 17 2026; Mar 11 2026;** April 15; May 15; June 15; July 15; **Aug 17 2026;** Sept 15; Oct 15; **Nov 16 2026;** Dec 15
Jan 15 2027; Feb 15; Mar 15; Apr 15; **May 17 2027;** Jun 15; July 15; **Aug 17 2027;** Sep 15; Oct 15; Nov 15; Dec 15 2027

SubCommittee #1

SubCommiittee #2

Important Information

Websites - school

District Calendar: https://www.southhadleyschools.org/view-all-events?cal_date=2025-09-01

District Website: https://www.southhadleyschools.org/

School Building Pages: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/home

Email used for member communications: shbuilds@shschools.com

*Please do **NOT** REPLY ALL when corresponding to the Chair, Vice Chair or the superintendent*

Town of SH Link for Calendar, Agendas, Meeting minutes: https://www.southhadley.org

MSBA Site: Massachusetts School Building Authority

Our Project: South Hadley Public School District

Policies, Forms & Guidelines: Operational Links 'All you ever wanted to know'

Designer Selection Process: MSBA Link for DSP details

Information to use when developing the District's educational program: Educational Facility Planning

Educational Program Requirements – updated December 2023

Excess Auditorium and Gymnasium Spaces Policy

Science, Technology, Engineering (STE) Guidelines

High School Science Lab Guidelines

Module 3 – Feasibility Study

MSBA Space Summary Template – Updated June 2023

Facilities Assessment Subcommittee ("FAS") Guidance Memorandum – updated October 2023

Grade Reconfiguration and District Approval Certification Template – Provide as part of the District's PSR submittal

Module 4 – Schematic Design

Total Project Budget Template – Updated December 2023

Project Advisory 88 State Site Permit Tracking Worksheet

Feasibility Study Agreement Budget Revision Request – please provide a draft for review ahead of submitting.

Construction Cost Data

Module 9 – Post Occupancy Evaluation

Data Dashboard: info.massschoolbuildings.org/TabPub/POE.aspx

District **to note and acknowledge** the requirement to study the following minimum options for the existing site:

- A single Base Repair option of the SOI school (code upgrades)
- Two Add/Reno options:
  - 1 – 360 students in grades 2-4 at the Mosier ES
  - 2 - 590 students in grades 1-5 at the Mosier ES (relocates grade 1 from the MSBA funded Plains ES and grade 5 from the Smith ES)
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AGENDA: S.H. Elementary School Building Project Committee, 05/11/26

DATE: **Monday**, May 11, 2026, the 25th meeting of the School Building Committee

Location: Mosier Elementary School Library

Time: Promptly at 5:30 pm

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

Meeting Purpose: *To conduct the business of the school building committee, following Massachusetts Open Meeting Law (G.L. c. 30A, §§ 18-25). We ask attendees to assist by abiding by this process which allows the committee members to conduct their business. This period of time, Open Comment nearer to the end of the agenda, can be used to bring forth new or additional concerns/questions. The purpose of the open comment is to allow the public to exercise their right to provide public comment rather than an open debate. Should any topics arise that a committee member wants to discuss further, they are welcome to do so in agenda item: New Business.*

1. Housekeeping – Minute Taker
2. Correspondence - Not associated with MSBA

Note: Correspondence is handled as a package, summarized between meetings and posted. See website links at the end of this document. Should a committee member wish to bring up a topic from the package, they are welcome to do so during the agenda item: New Business

3. Approval of Minutes - 4/29/26
4. Project Update
    a. Review of Site Options **Voting on Preferred Option for further refinement & submission to MSBA in June**
    b. MSBA Timeline
5. Committees/Boards/Departments requesting updates
    a. Invoice, Communications

    June 5, 2026 5:30 pm Community Forum

    b. Other
6. Next Meeting dates (Generally Wed at 5:30pm, however, we work around other board meetings w/established times.)
    a. May 26, 2026 (Tuesday); June 9, 2026 (Tuesday) and June 24,2026
    b. Next Meetings for July, August & September
7. Open Comment

    This is time set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/2023. As of 7/28/25, we have adopted the Town Meeting process of placing a time limit of 3 minutes, please abide by this so other have an opportunity to speak as well. We thank you in advance for cooperating in this matter. Should comments be made during this time that warrant further discussions, a committee member can raise those thoughts during New Business. As with any public meeting, the public is asked to state your name & address for the record before commenting.
8. New Business – Those items not reasonably anticipated by the Chair, 48 hours in advance
9. Adjournment

Various Background Data

(Approved) Project Language in RFS

A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from ($80,000,000 to 120,000,000) depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

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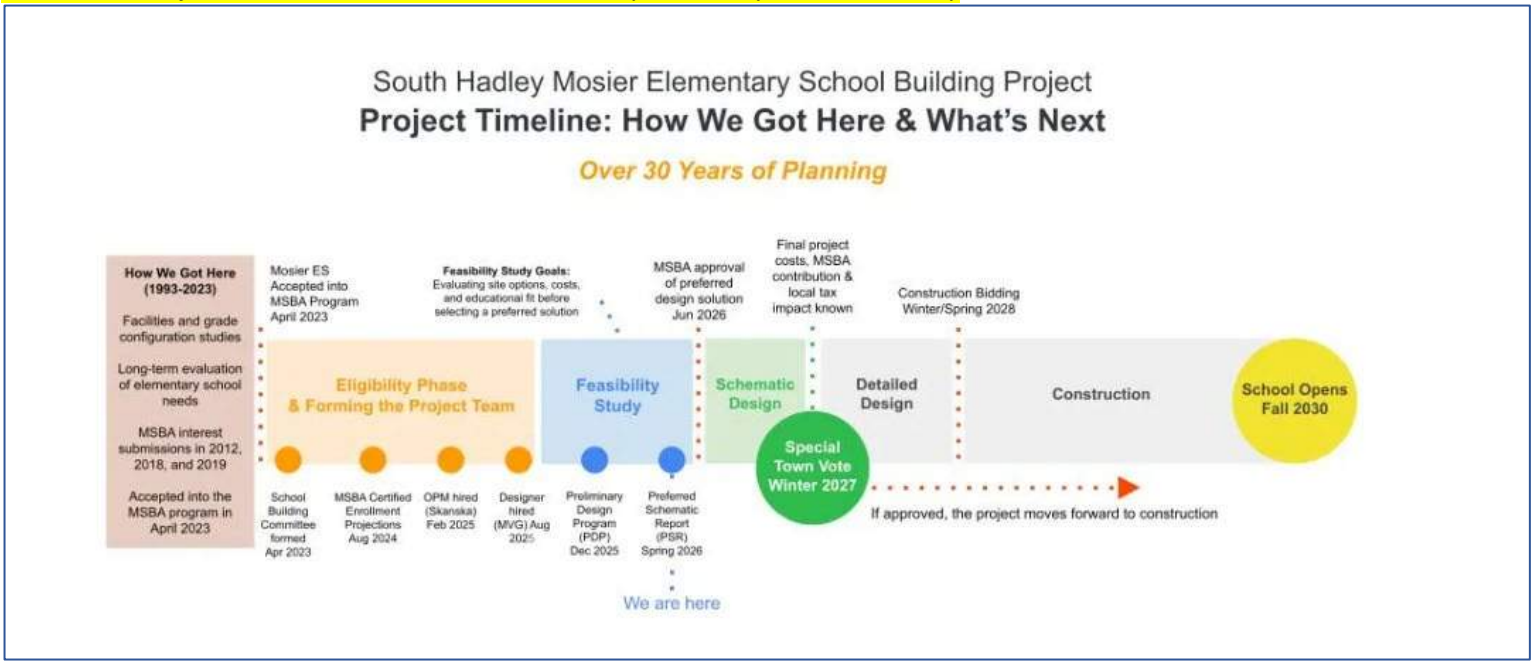
Key Milestones

~~Designer Selection~~	~~June 2025~~
~~Educational Visioning Workshops~~	~~Fall 2025~~
Community Forums	December 11, 2025, February 5, 2026, June 9, 2026
~~Preliminary Design Program submission~~	~~Feb. 2026~~
MSBA approval of preferred solution	Oct. 2026
Special Town Vote:	Winter 2027

SCHEDULES

Designer Selection Timeline – August update – in contract negotiation/completion stage w/MSBA approved firm

PROPOSED Project Timeline – **SUBJECT TO CHANGE**, preliminary illustration only



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PDP Submission Deadline – 2/23/2026
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Schematic Design Submission – 8/27/26
MSBA Project Scope & Budget Approval (Board Meeting) – 10/28/2026

QR CODE:

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MSBA Kickoff Meeting

Dates subject to change

1. Prelim Design Program - submit Dec 18, 2025
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3. Schematic Design - submit August 27, 2026
4. Vote - winter 2027

AGENDA: S.H. Elementary School Building Project Committee, 05/11/26 continued

Informational Mtg Dates: 09/12/24; 5p – 6:30p
10/22/24; 5:30p – 7:00p

Building Committee, Dates

1. ~~Nov 11, 2024; Tuesday~~	14. ~~December 3, 2025~~	27. June 09, 2026 (**Tuesday**)
2. ~~Dec 11, 2024, Wednesday~~	15. ~~December 10, 2025~~	28. June 24, 2026
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Members: Jen Voyik, Eric Friesner, Chuck Romboletti, Teresa Winters-Tobin, Liz Wood (posting by Eric or Jen, V will make the agenda)
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Subcommittee: Designer Selection Process (Projected April 2025)

Members: Jen or Eric will post; Rudi Phillips, Diane Mulvaney, Brook Beaulieu, Kevin McCallister, Brian Kennedy, Lisa Wong
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July 14, 15, 29 – dates set by MSBA for panel of 3 to attend via zoom (Lisa/Chuck, Jen, Diane)

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SubCommittee #1

SubCommiittee #2

Important Information and Links

District Calendar: https://www.southhadleyschools.org/view-all-events?cal_date=2025-09-01

District Website: https://www.southhadleyschools.org/

School Building Project Pages (see menu at left for Meeting Documents):
https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/home

Recorded community forum sessions:
Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and
Elementary School Building Project - Community Mtg: 12/11/2025 | Videos & Movies on Vimeo

Town of SH Link for Calendar, Agendas, Meeting minutes: Agenda Center • South Hadley, MA • CivicEngage

Local cable TV postings of meetings: SHCTV15 - Videographer, Livestreaming Producer & Video Editor

Email used for member communications: shbuilds@shschools.com

MSBA Site: Massachusetts School Building Authority
Our Project: South Hadley Public School District
Policies, Forms & Guidelines: Operational Links 'All you ever wanted to know'
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AGENDA: S.H. Elementary School Building Project Committee, 05/26/26

DATE: **Tuesday**, May 26, 2026, the 26th meeting of the School Building Committee

Location: Mosier Elementary School Library

Time: Promptly at 5:30 pm

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

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3. Approval of Minutes – 5/11/26
4. Project Update
    a. Review of Site Options
    b. MSBA Timeline
5. Committees/Boards/Departments requesting updates
    a. Invoice (review thresahold), Communications, Support Committees

       June 5, 2026 5:30 pm Community Forum
    b. Other
6. Next Meeting dates (Generally Wed at 5:30pm, however, we work around other board meetings w/established times.)
    a. June 9, 2026 (Tuesday) and June 24,2026, July 8, 2026
    b. Next Meetings for August & September
7. Open Comment

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8. New Business – Those items not reasonably anticipated by the Chair, 48 hours in advance
9. Adjournment

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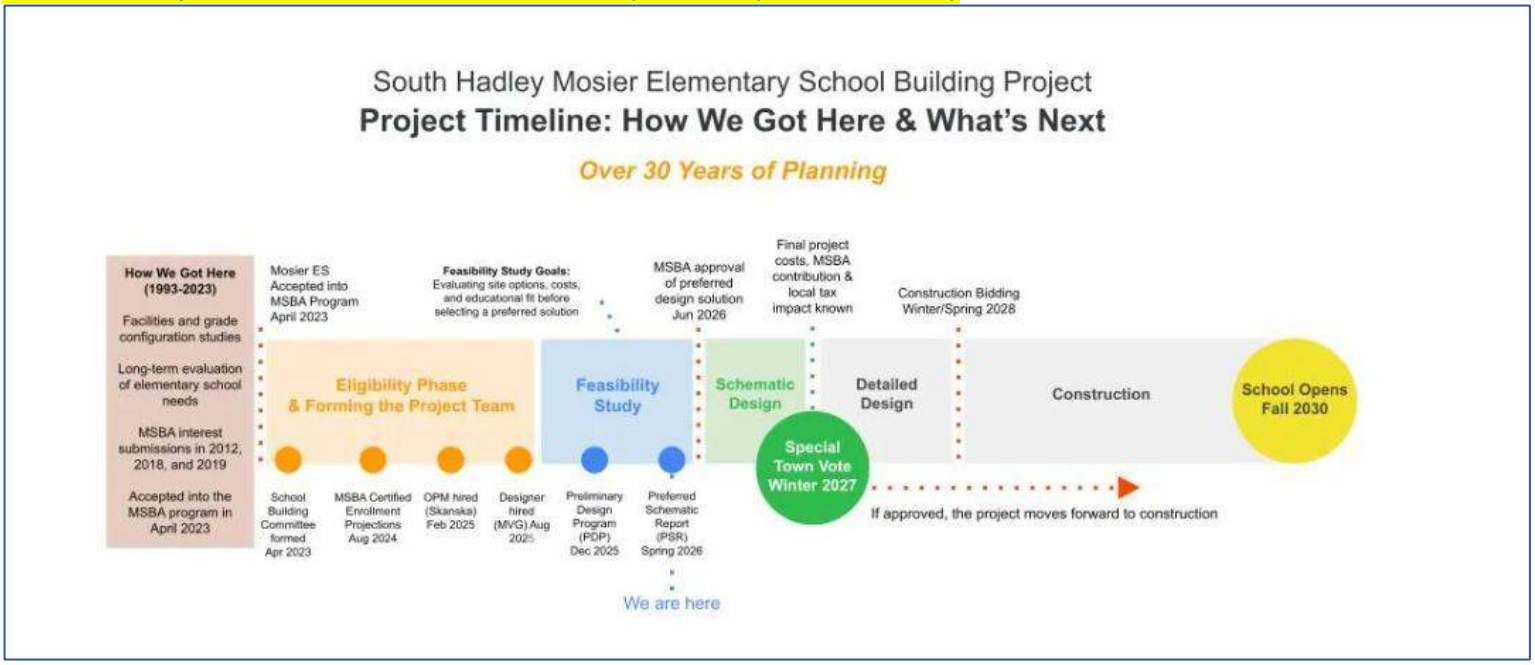
Key Milestones

~~Designer Selection~~	~~June 2025~~
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Special Town Vote:	Winter 2027

SCHEDULES

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MSBA PSR Approval Board Meeting – 6/24/2026 or 6/25/26
Schematic Design Submission – 8/27/26
MSBA Project Scope & Budget Approval (Board Meeting) – 10/28/2026

QR CODE:

EMAIL & Facebook
shbuilds@shschools.com | Facebook: @SouthHadleySchools

MSBA Kickoff Meeting

Dates subject to change

1. Prelim Design Program - submit Dec 18, 2025
2. Preferred Schematic - submit April 30, 2026 (Facilities Assessment either May 13 or 20, MSBA Board meeting - June 24, 2026)
3. Schematic Design - submit August 27, 2026
4. Vote - winter 2027

AGENDA: S.H. Elementary School Building Project Committee, 05/26/26 continued

Informational Mtg Dates: 09/12/24; 5p – 6:30p
10/22/24; 5:30p – 7:00p

Building Committee, Dates

1. ~~Nov 11, 2024; Tuesday~~	14. ~~December 3, 2025~~	27. June 09, 2026 (**Tuesday**)
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Subcommittee: Designer Selection Process (Projected April 2025)

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SubCommittee #1

SubCommiittee #2

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AGENDA: S.H. Elementary School Building Project Committee, 06/15/26

DATE: **Monday**, June 15, 2026, the 27th meeting of the School Building Committee

Location: Mosier Elementary School Library

Time: Promptly at 5:30 pm

Note: The topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. *Not all topics listed in this notice may actually be reached for discussion. Additionally, the listed topics are the only items the Chair is reasonably prepared to discuss.*

Meeting Purpose: *To conduct the business of the school building committee, following Massachusetts Open Meeting Law (G.L. c. 30A, §§ 18-25). We ask attendees to assist by abiding by this process which allows the committee members to conduct their business. This period of time, Open Comment nearer to the end of the agenda, can be used to bring forth new or additional concerns/questions. The purpose of the open comment is to allow the public to exercise their right to provide public comment rather than an open debate. Should any topics arise that a committee member wants to discuss further, they are welcome to do so in agenda item: New Business.*

1. Housekeeping – Minute Taker
2. Correspondence - Not associated with MSBA

Note: Correspondence is handled as a package, summarized between meetings and posted. See website links at the end of this document. Should a committee member wish to bring up a topic from the package, they are welcome to do so during the agenda item: New Business

3. Approval of Minutes – 5/26/26
4. Project Update
5. Committees/Boards/Departments requesting updates
    a. Invoice, Communications, Support Committees
6. Next Meeting dates (Generally Wed at 5:30pm, however, we work around other board meetings w/established times.)
    a. June 24,2026, July 8, 2026, August 12 & 26, 2026 << Suggest Virtual for the remainder of summer meetings
    b. Next Meetings for September
7. Open Comment

    This is time set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/2023. As of 7/28/25, we have adopted the Town Meeting process of placing a time limit of 3 minutes, please abide by this so other have an opportunity to speak as well. We thank you in advance for cooperating in this matter. Should comments be made during this time that warrant further discussions, a committee member can raise those thoughts during New Business. As with any public meeting, the public is asked to state your name & address for the record before commenting.
8. New Business – Those items not reasonably anticipated by the Chair, 48 hours in advance
9. Adjournment

Various Background Data

(Approved) Project Language in RFS

A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from ($80,000,000 to 120,000,000) depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

Typical Duration Schedule for OPM

1.	Feasibility Study/Schematic Design Phase;	***20-24*** months*
2.	Design Development/Construction Documents/Bidding Phase; and	***10-12*** months*
3.	Construction Phase.	***24-36*** months*

(*These ranges for scheduling timeframes are provided as guidelines only and are based upon schedules established by other Owners.)

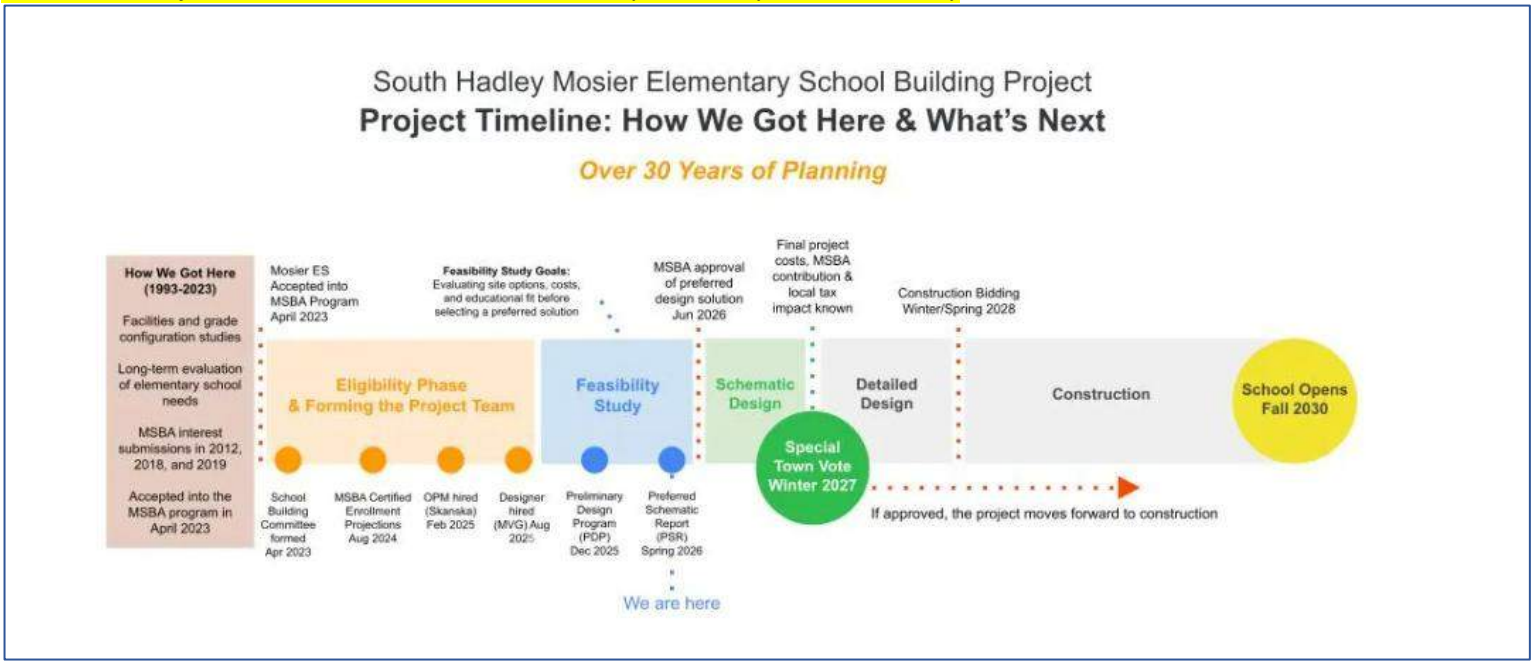
Key Milestones

~~Designer Selection~~	~~June 2025~~
~~Educational Visioning Workshops~~	~~Fall 2025~~
Community Forums	December 11, 2025, February 5, 2026, June 9, 2026
~~Preliminary Design Program submission~~	~~Feb. 2026~~
MSBA approval of preferred solution	Oct. 2026
Special Town Vote:	Winter 2027

SCHEDULES

Designer Selection Timeline – August update – in contract negotiation/completion stage w/MSBA approved firm

PROPOSED Project Timeline – **SUBJECT TO CHANGE**, preliminary illustration only



As of 9/23/25 as agreed upon during MSBA Kickoff Mtg
PDP Submission – 12/18/2025
PDP Submission Deadline – 2/23/2026
PSR Submission – 4/20/2026
4/30/26 – Deadline to respond to MSBA email with new design options.
PSR Facilities Assessment Subcommittee (MSBA) – 5/13/26 or 5/20/2026
MSBA PSR Approval Board Meeting – 6/24/2026 or 6/25/26
Schematic Design Submission – 8/27/26
MSBA Project Scope & Budget Approval (Board Meeting) – 10/28/2026

QR CODE:

EMAIL & Facebook
shbuilds@shschools.com | Facebook: @SouthHadleySchools

MSBA Kickoff Meeting

Dates subject to change

1. Prelim Design Program - submit Dec 18, 2025
2. Preferred Schematic - submit April 30, 2026 (Facilities Assessment either May 13 or 20, MSBA Board meeting - June 24, 2026)
3. Schematic Design - submit August 27, 2026
4. Vote - winter 2027

AGENDA: S.H. Elementary School Building Project Committee, 06/15/26 continued

Informational Mtg Dates: 09/12/24; 5p – 6:30p
10/22/24; 5:30p – 7:00p

Building Committee, Dates

1. ~~Nov 11, 2024; Tuesday~~	14. ~~December 3, 2025~~	27. June 15, 2026 (**Monday**)
2. ~~Dec 11, 2024, Wednesday~~	15. ~~December 10, 2025~~	28. June 24, 2026
3. ~~Jan 15, 2025; Wednesday~~	16. ~~December 17, 2025 **VIRTUAL**~~	29. July 8, 2026
4. ~~February 12, 2025~~	17. ~~January 14, 2026 **VIRTUAL**~~	30. August 12, 2026
5. ~~March 12, 2025~~	18. ~~January 28, 2026~~	31. August 26, 2026
6. ~~April 16, 2025~~	19. ~~February 11, 2026~~	32.
7. ~~May 21, 2025~~	20. ~~February **26**, 2026 **THURSDAY**~~	33.
8. ~~June 18, 2025 TBDN/A~~	21. ~~March 18, 2026: cxld, reconvened,~~	34.
9. ~~July 9, 2025~~	22. ~~March 31, 2026 **TUESDAY**~~	35.
10. ~~August 13, 2025~~	23. ~~April 15, 2026 **5pm start**~~	36.
11. ~~September 10, 2025~~	24. ~~April 29, 2026 **5pm start**~~	37.
12. ~~October 8, 2025~~	25. ~~May 11, 2026 **(Monday)**~~	38.
13. ~~November 12, 2025; **VIRTUAL**~~	26. ~~May 26, 2026 **(Tuesday)**~~	39.

Subcommittee: Communications

Members: Jen Voyik, Eric Friesner, Chuck Romboletti, Teresa Winters-Tobin, Liz Wood (posting by Eric or Jen, V will make the agenda)
04/28/25; 05/12/25; 05/27/25; 06/09/25 cxl; 06/16/25 cxl; 06/20/25; 07/14/25; 07/25/25 cxl; 08/11/25 cxl; 08/22/25 cxl; 09/05/25; 09/29/25; 10/06/25; 10/20/265; 11/03/25; 11/17/25; 12/01/25; 12/15/25; 01/06/26

Subcommittee: Designer Selection Process (Projected April 2025)

Members: Jen or Eric will post; Rudi Phillips, Diane Mulvaney, Brook Beaulieu, Kevin McCallister, Brian Kennedy, Lisa Wong
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Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

January 14, 2026

MOUNT VERNON GROUP
ARCHITECTS



Preliminary MSBA Review Comments

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

South Hadley Public Schools
Leader in Academic Excellence

MVG

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

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.

MVG

Alternatives Review Criteria

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

Alternatives Review Criteria

Mosier Elementary School South Hadley, MA Project - 02025.23	Alt #1 Code Upgrade & Repairs	Alt #2 Add/Reno Mosier Site	Alt #3 Add/Reno Mosier Site	Alt #4 New Const. Mosier Site	Alt #5 New Const. Mosier Site	Alt #6 New Const. Smith MS Site	Alt #7 New Const. Smith MS Site	Comments
MSBA Statement of Interest Priorities	1	2.5	3.25	4.5	4.5	4.5	5	
Eliminates overcrowding	1	2	3	5	4	5	5	
Long term solution to District needs	1	2	3	4	4	4	5	
Meets Program Needs	1	3	4	5	5	5	5	
Modernization of school building and systems	1	3	3	4	5	4	5	
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 Code Upgrade & Repairs	Alt #2 Add/Reno Mosier Site	Alt #3 Add/Reno Mosier Site	Alt #4 New Const. Mosier Site	Alt #5 New Const. Mosier Site	Alt #6 New Const. Smith MS Site	Alt #7 New Const. Smith MS Site
Category							
SOI Requirements							
Floor Plan Layout							
Site Plan Layout							
Construction Impact							
Cost Impact							
Overall Average Score							

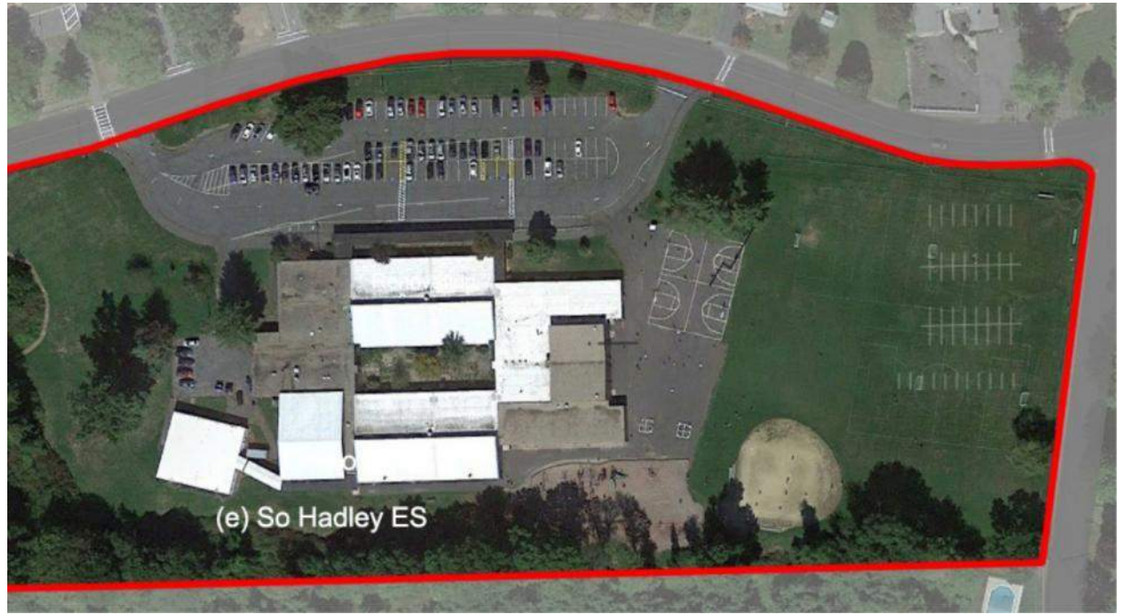
MOUNT VERNON GROUP ARCHITECTS

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)

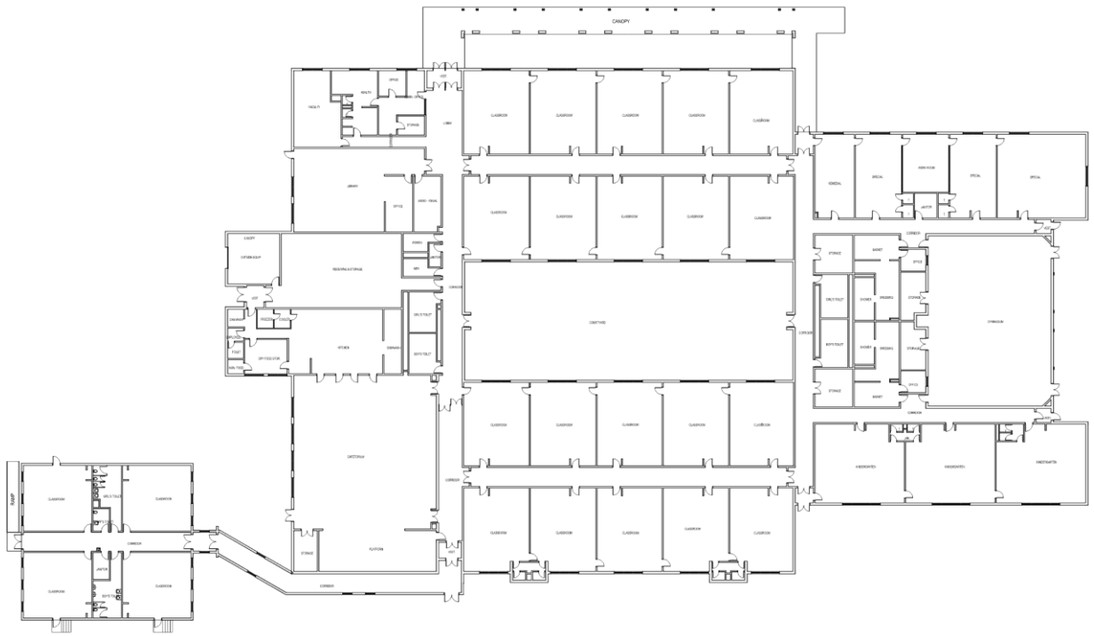


Mosier Elementary School Site Plan

- 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

MVG



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

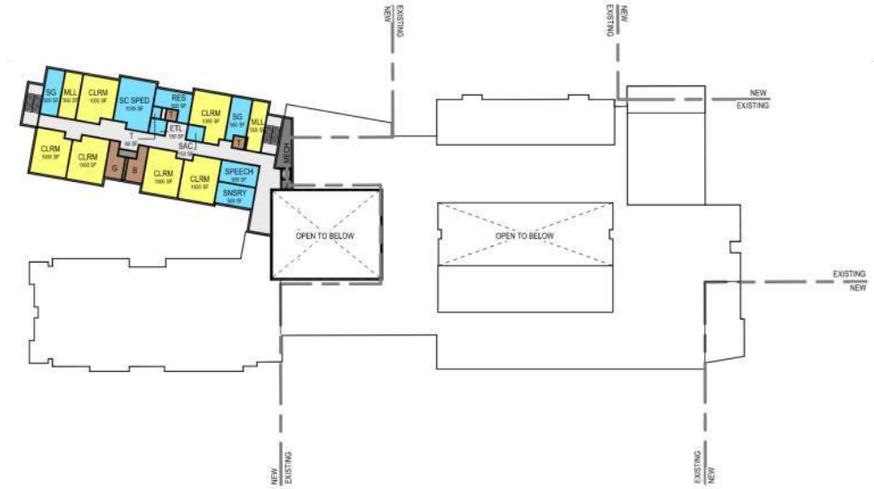
ALTERNATIVE #2

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

MVG







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

MVG



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

MVG



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

MVG



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		Estimated Cost/sf	Area (sf.)	Estimated Building Construction Cost	Estimated Site Cost	Escalation 10.1%	Estimated HazMat Cost	Construction Markup/Design Contingency	Estimated Construction	Soft Costs 20%	Total Project Costs	Approx. Minimum State Share (63.32%) approx.	Approx, South Hadley Share (36.68%)
Option #1	***Reno***	$367.64	62,237	$22,880,811									
Mosier Elementary School Site	***Add./New Const.***		0	$0.0									
Grades 2-4, 360 Students	***Demolition***	$0.00	0	$0.0						***Swing Space***	$1,766,000		
Code Upgrades & Repairs	***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	***Reno***	$433.11	50,025	$21,666,266						***CM @ Risk***	*$51,181,718*	*$32,408,264*	*$18,773,454*
Mosier Elementarty School Site	***Add./New Const.***	$480.26	26,000	$12,486,839									
Grades 2-4, 360 Students	***Demolition***	$15.00	12,212	$183,180						***Swing Space***	$1,766,000		
Full Renovation, Small Addition, Partial Demolition	***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*	***Reno***	$428.42	51,620	$22,115,605						***CM @ Risk***	*$86,129,830*	*$54,537,409*	*$31,592,422*
Mosier Elementary School Site	***Add./New Const.***	$494.12	66,005	$32,614,076									
Grades1-5, 590 Students	***Demolition***	$15.00	10,617	$159,255						***Swing Space***	$1,766,000		
Full Renovation, Large Addition, Partial Demolition	***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	***Reno***			$0						***CM @ Risk***	*$121,970,589*	*$77,231,777*	*$44,738,812*
Mosier Elementary School Site	***Add./New Const.***	$537.27	79,100	$42,498,057									
Grades 2-4, 360 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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	***Reno***		0	$0						***CM @ Risk***	*$100,845,737*	*$63,855,521*	*$36,990,216*
Mosier Elementary School SIte	***Add./New Const.***	$515.96	119,000	$61,399,240									
Grades1-5, 590 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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	***Reno***		0	$0						***CM @ Risk***	*$133,100,565*	*$84,279,278*	*$48,821,287*
Smith Middle School Site	***Add./New Const.***	$534.11	80,200	$42,835,622									
Grades 2-4, 360 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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	***Reno***		0	$0						***CM @ Risk***	*$99,087,547*	*$62,742,235*	*$36,345,312*
Smith Middle School Site	***Add./New Const.***	$493.63	119,000	$58,741,970									
Grades1-5, 590 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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*

MVG

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 - 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%	$264,000.00	33%
[0003-0000 - Environmental & Site]	Owner Cost	Base_Contract	$400,000.00	$103,037.00	26%	$52,013.50	50%
[0004-0000 - Other]	Owner Cost	Base_Contract	$519,465.00	$500.00	0%	$739.57	148%

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 9	[Skanska / 0001-0000] [0001-0000 - OPM - Feasibility Study]	9	1/7/2026	$5,280.00	$0.00	$5,280.00
Pay App 9	[Mount Vernon Group / 0003-0003] [0003-0000 - Environmental & Site]	5	12/15/2025	$7,150.00	$0.00	$7,150.00
Pay App 9	[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

South Hadley Elementary School Building Project Community Meeting Recap December 11, 2025 1

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

South Hadley Public Schools

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.

SKANSKA

South Hadley Elementary School Building Project Community Meeting Recap December 11, 2025 3

SHES Communications Subcommittee Updates

1/14/26 SBC Meeting

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.

39
subscribers

80%
Growth since October 26’

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Thank You



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MOUNT VERNON GROUP
ARCHITECTS

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

January 28, 2026

MOUNT VERNON GROUP
ARCHITECTS



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

Alternatives Review Criteria

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

Alternatives Review Criteria

Mosier Elementary School

South Hadley, MA

Project - 02025.23

	$ 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
	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	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

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MOUNT VERNON GROUP ARCHITECTS

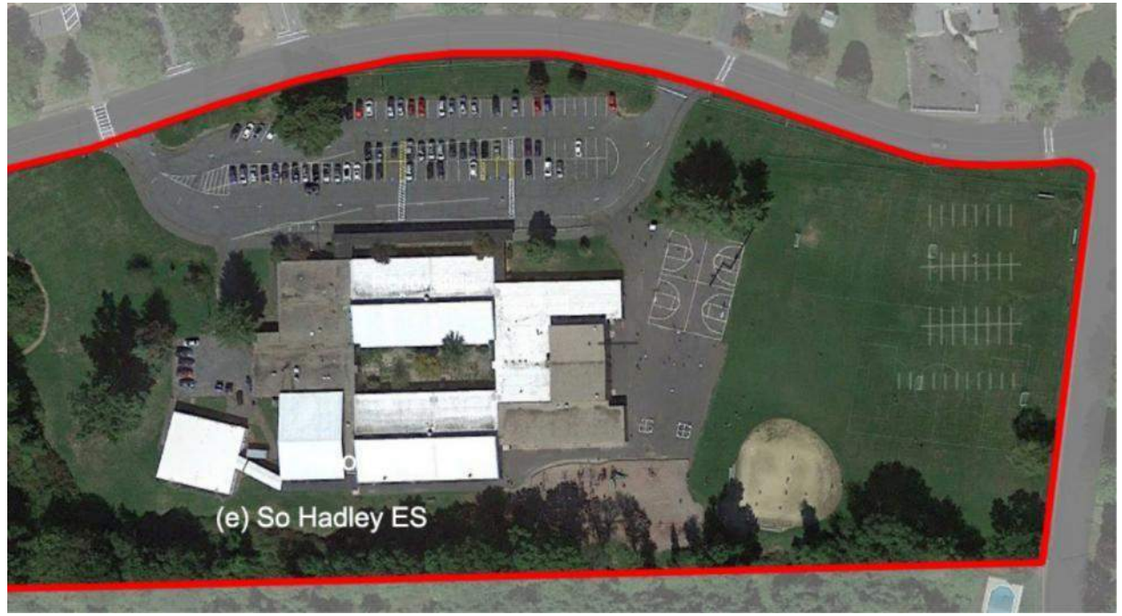
		Occurances	
1	Alts 4 & 6 (Grade Configuration 2-4) - do not meet long term needs of district	1	
2	Alt 7 - basement space is concerning	2	
3	Alts 6 & 7 - concerns with congestion (traffic/pedestrian/operations/parking/field-space,etc.) on Smith site	3	
4	Alts 6 & 7 - concern with impact to Middle School 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	

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

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)

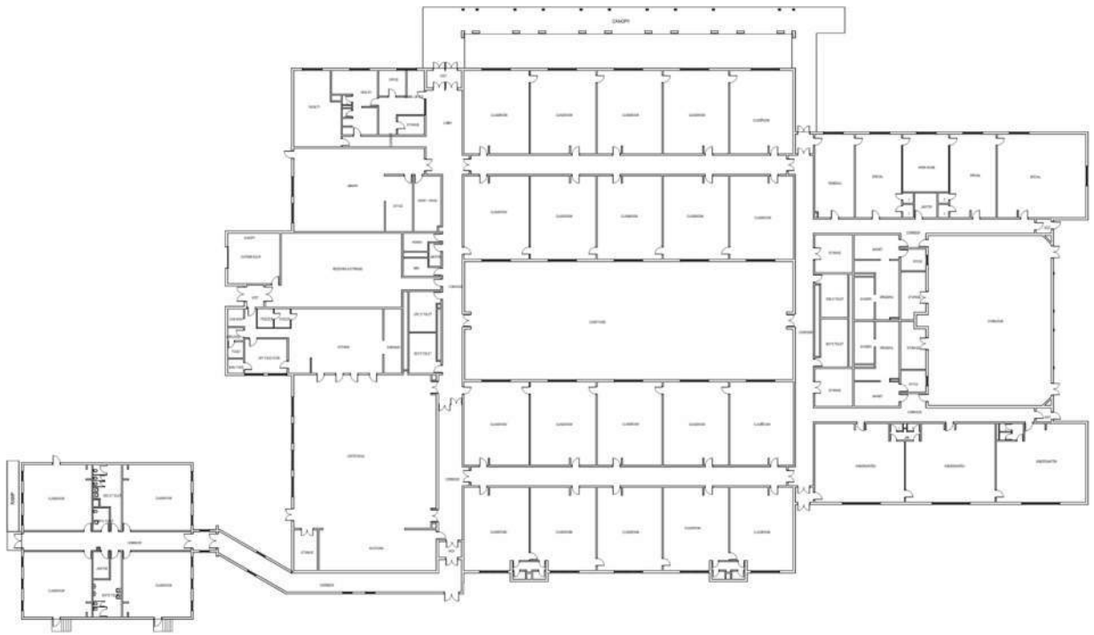


Mosier Elementary School Site Plan

- 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

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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 one 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

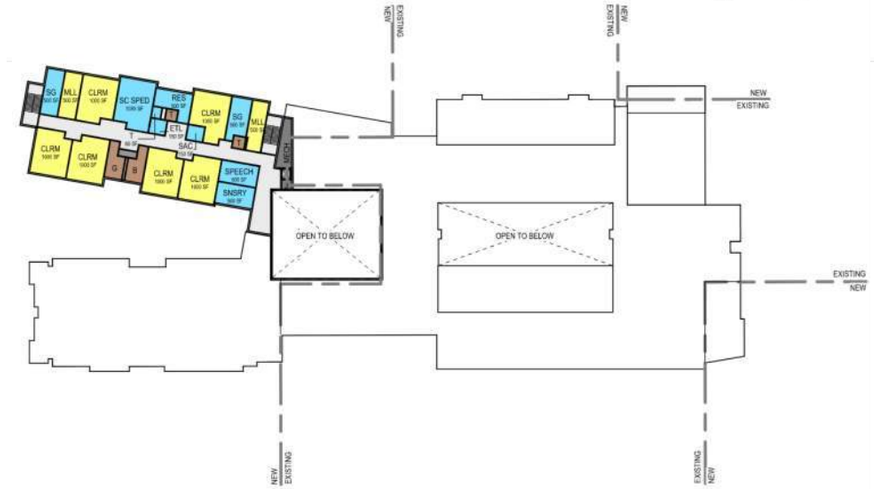
ALTERNATIVE #2

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

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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

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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

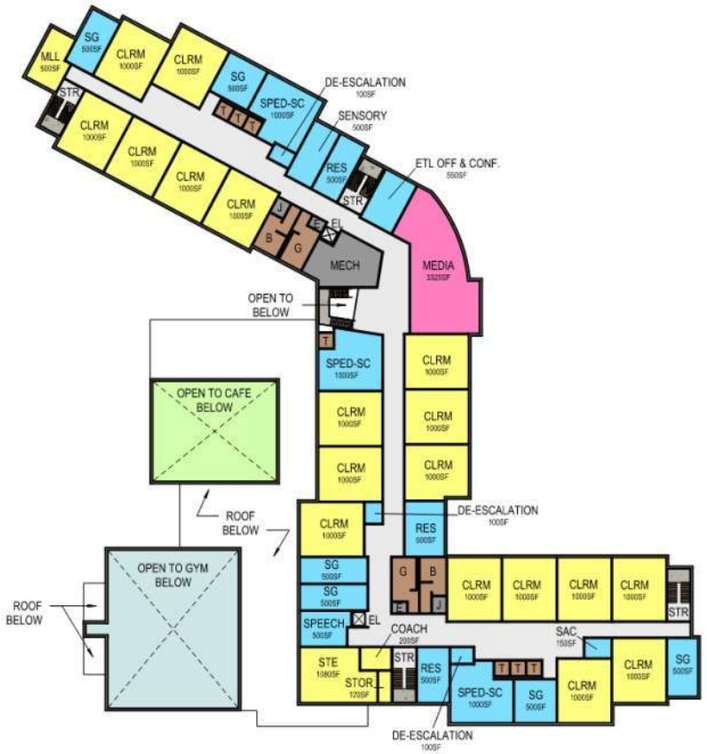
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Mosier Elementary School Site

- 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 #5

Grade Configuration - 1,2,3,4,5
New Construction
Building Total GSF - 119,000

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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		Estimated Cost/sf	Area (sf.)	Estimated Building Construction Cost	Estimated Site Cost	Escalation 10.1%	Estimated HazMat Cost	Construction Markup/Design Contingency	Estimated Construction	Soft Costs 20%	Total Project Costs	Approx. Minimum State Share (63.32%) approx.	Approx, South Hadley Share (36.68%)
Option #1	*Reno*	$367.64	62,237	$22,880,811									
Mosier Elementary School Site	*Add./New Const.*		0	$0.0									
Grades 2-4, 360 Students	*Demolition*	$0.00	0	$0.0						*Swing Space*	$1,766,000		
Code Upgrades & Repairs	*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	*Reno*	$433.11	50,025	$21,666,266						*CM @ Risk*	*$51,181,718*	*$32,408,264*	*$18,773,454*
Mosier Elementarty School Site	*Add./New Const.*	$480.26	26,000	$12,486,839									
Grades 2-4, 360 Students	*Demolition*	$15.00	12,212	$183,180						*Swing Space*	$1,766,000		
Full Renovation, Small Addition, Partial Demolition	*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*	*Reno*	$428.42	51,620	$22,115,605						*CM @ Risk*	*$86,129,830*	*$54,537,409*	*$31,592,422*
Mosier Elementary School Site	*Add./New Const.*	$494.12	66,005	$32,614,076									
Grades1-5, 590 Students	*Demolition*	$15.00	10,617	$159,255						*Swing Space*	$1,766,000		
Full Renovation, Large Addition, Partial Demolition	*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	*Reno*			$0						*CM @ Risk*	*$121,970,589*	*$77,231,777*	*$44,738,812*
Mosier Elementary School Site	*Add./New Const.*	$537.27	79,100	$42,498,057									
Grades 2-4, 360 Students	*Demolition*	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	*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	*Reno*		0	$0						*CM @ Risk*	*$100,845,737*	*$63,855,521*	*$36,990,216*
Mosier Elementary School SIte	*Add./New Const.*	$515.96	119,000	$61,399,240									
Grades1-5, 590 Students	*Demolition*	$12.00	62,237	$746,844									
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MVG

Finance Review

BUDGET, COMMITTED, SPENT (BCS) REPORT

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

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[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

MVG

SHES Communications Subcommittee Updates

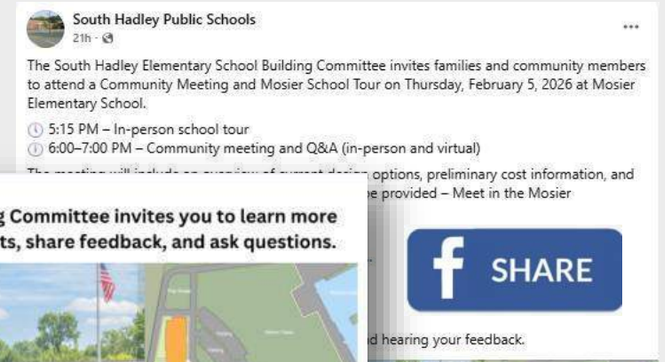
1/28/26 SBC Meeting

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**









Thank You



MOUNT VERNON GROUP
ARCHITECTS

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

February 11, 2026

MOUNT VERNON GROUP
ARCHITECTS

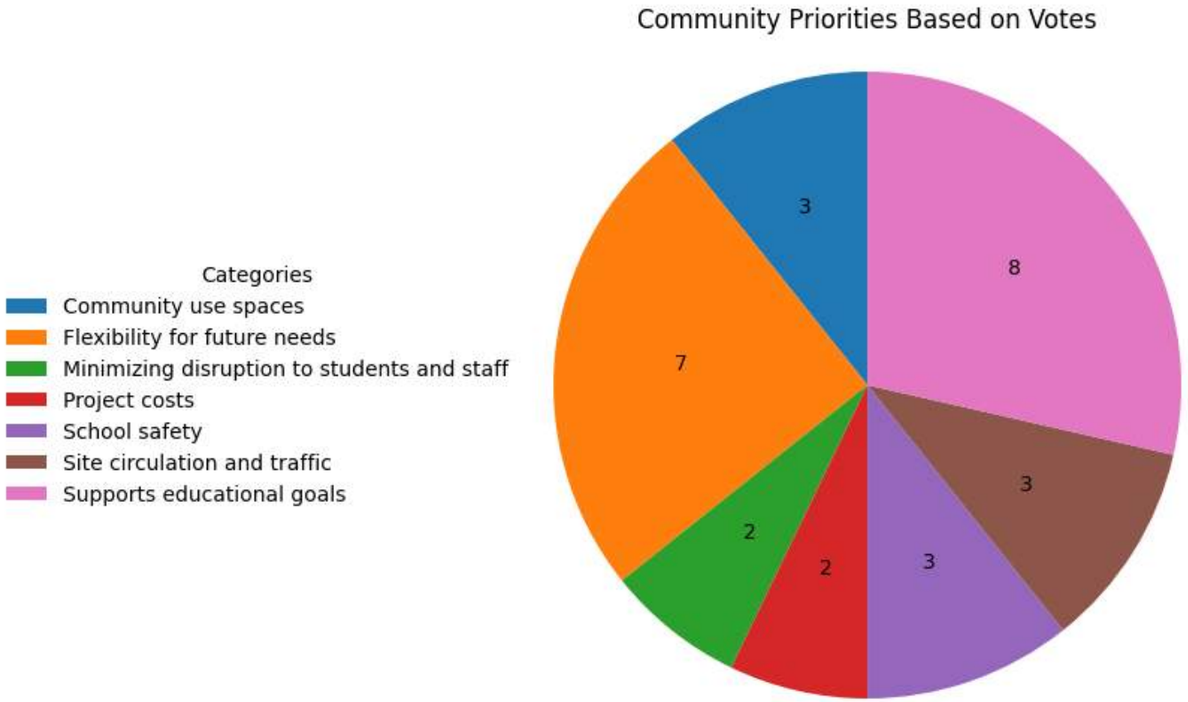


Community Meeting Feedback
Mentimeter Question 1:

Community Priorities for the Mosier Project

(Choose up to 3. List is alphabetical, not listed by importance)

- Community use spaces
- Flexibility for future needs
- Minimizing disruption to students and staff
- Project costs
- School safety
- Site circulation and traffic
- Supports educational goals
- Other

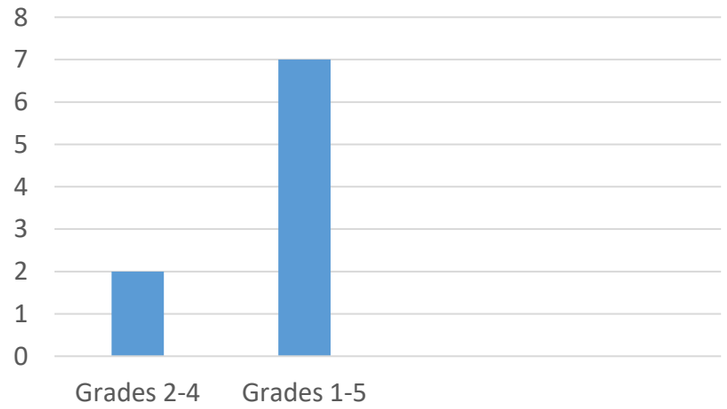


12 participants total (combination of in-person & online); not all participants voted on every option.

Community Meeting Feedback
Mentimeter Questions 2&3:

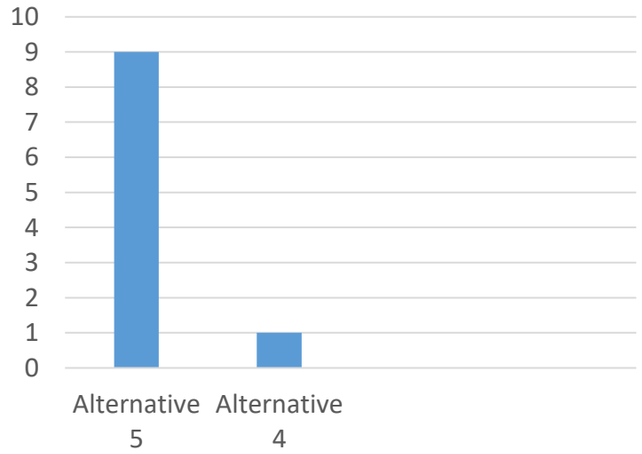
Which grade configuration do you currently prefer, based on what you've heard tonight?

- 1-5 (approx. 590 students) grade configuration (7 votes)
- 2-4 (approx. 360 students) current grade configuration (2 votes)



Which design solution do you feel is most advantageous for the community, based on what you've seen tonight?
(Alt. #4 & #5 are shortlisted by the SBC.:

- Alternative 5 – New Construction – Existing Site (Grades 1-5) approx. 590 students (9 votes)
- Alternative 4 - New Construction – Existing Site (Grades 2-4) approx. 360 students (1 vote)



12 participants total (combination of in-person & online); not all participants voted on every option

Community Feedback Highlights

Thank You for Participating in our Mentimeter Survey!

Visit our project website for latest updates and to sign up for our email distribution list.

Email: shbuilds@shschools.com
Facebook: @SouthHadleySchools

Community Desire for Unified Facilities

"It would be great to have 1-5 together. Thanks for all the information!"

Support for Reducing Student Movement

"Less movement for students having them housed in one building building and more supports in one one building."

Appreciation for Project Team

"Great job Jen and team!"

SKANSKA

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Meeting Summary and Next Steps

Key Priorities from Community Input

Educational support and future flexibility flexibility stand out as key priorities.

Preferred Grade Configuration

Majority preference for the Grades 1-5 configuration to enhance student experience.

Favored Design Solution

Alternative 5 is the favored design solution solution for new construction.

Next Steps

Next steps include continued communication of project milestones and engagement opportunities to maintain transparency and incorporate community feedback throughout the process.

SKANSKA

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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)

Alternatives Review Criteria

Mosier Elementary School

South Hadley, MA

Project - 02025.23

	$ 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
	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	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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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

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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 #5

Grade Configuration - 1,2,3,4,5
New Construction
Building Total GSF - 119,000

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MOSIER ELEMENTARY SCHOOL PRELIMINARY COMPARATIVE COSTS

Alternatives Comparison		Estimated Cost/sf	Area (sf.)	Estimated Building Construction Cost	Estimated Site Cost	Escalation 10.1%	Estimated HazMat Cost	Construction Markup/Design Contingency	Estimated Construction	Soft Costs 20%	Total Project Costs	Approx. Minimum State Share (63.32%) approx.	Approx, South Hadley Share (36.68%)
Option #1	***Reno***	$367.64	62,237	$22,880,811									
Mosier Elementary School Site	***Add./New Const.***		0	$0.0									
Grades 2-4, 360 Students	***Demolition***	$0.00	0	$0.0						***Swing Space***	$1,766,000		
Code Upgrades & Repairs	***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	***Reno***	$433.11	50,025	$21,666,266						***CM @ Risk***	*$51,181,718*	*$32,408,264*	*$18,773,454*
Mosier Elementarty School Site	***Add./New Const.***	$480.26	26,000	$12,486,839									
Grades 2-4, 360 Students	***Demolition***	$15.00	12,212	$183,180						***Swing Space***	$1,766,000		
Full Renovation, Small Addition, Partial Demolition	***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*	***Reno***	$428.42	51,620	$22,115,605						***CM @ Risk***	*$86,129,830*	*$54,537,409*	*$31,592,422*
Mosier Elementary School Site	***Add./New Const.***	$494.12	66,005	$32,614,076									
Grades1-5, 590 Students	***Demolition***	$15.00	10,617	$159,255						***Swing Space***	$1,766,000		
Full Renovation, Large Addition, Partial Demolition	***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	***Reno***			$0						***CM @ Risk***	*$121,970,589*	*$77,231,777*	*$44,738,812*
Mosier Elementary School Site	***Add./New Const.***	$537.27	79,100	$42,498,057									
Grades 2-4, 360 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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	***Reno***		0	$0						***CM @ Risk***	*$100,845,737*	*$63,855,521*	*$36,990,216*
Mosier Elementary School SIte	***Add./New Const.***	$515.96	119,000	$61,399,240									
Grades1-5, 590 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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	***Reno***		0	$0						***CM @ Risk***	*$133,100,565*	*$84,279,278*	*$48,821,287*
Smith Middle School Site	***Add./New Const.***	$534.11	80,200	$42,835,622									
Grades 2-4, 360 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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	***Reno***		0	$0						***CM @ Risk***	*$99,087,547*	*$62,742,235*	*$36,345,312*
Smith Middle School Site	***Add./New Const.***	$493.63	119,000	$58,741,970									
Grades1-5, 590 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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*

MVG

Finance Committee Update

BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL:	$2,069,465	$1,239,627	60%	$547,743	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%	$117,250.00	35%
[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	$547,743.07	$691,883.93

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	$117,250.00	$218,590.00
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

Thank You



MOUNT VERNON GROUP
ARCHITECTS

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

February 26, 2026

MOUNT VERNON GROUP
ARCHITECTS



PSR Submission Progress

- Confirm & Refine Floor Plan Layout & Adjacencies
- Advance and Refine the Site Plan Layout
- Prepare Site Section

- Update Various Accompanying Narratives
- Include Additional Information from Previous Studies
- Prepare Building and System Summary for Estimators
- Submit Updated Plans to Estimators (4/1 Reconciliation Mtg)

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Future Discussions

- Mosier Admin & Staff Meetings
  - Plan Review with Superintendent
  - Dept. Supervisors / Specialty Spaces
  - Facilities Personnel
- Proprietary Items Discussion
- Value Engineering Items
- Subcommittees
  - Mechanical/Electrical/Plumbing/Technology Systems
  - Finishes and Colors
- Site Survey & Traffic Studies

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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.

MVG

Financial Update

BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL:	$2,069,465	$1,239,627	60%	$613,743	50%	

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%	$117,250.00	35%
[0002-0000 - A&E - Feasibility Study]	Owner Cost	Base_Contract	$800,000.00	$800,000.00	100%	$396,000.00	50%
[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%

Additional Service Request: Land Surveying Mosier Site Proposal: 07-2025.34 - $30,910

Additional Service Request: Traffic Study Mosier Site Proposal: 08-2025.34 - $25,410

Environmental & Site Budget: $400,000

Committed: $103,037

Total Committed After Approval: $159,357

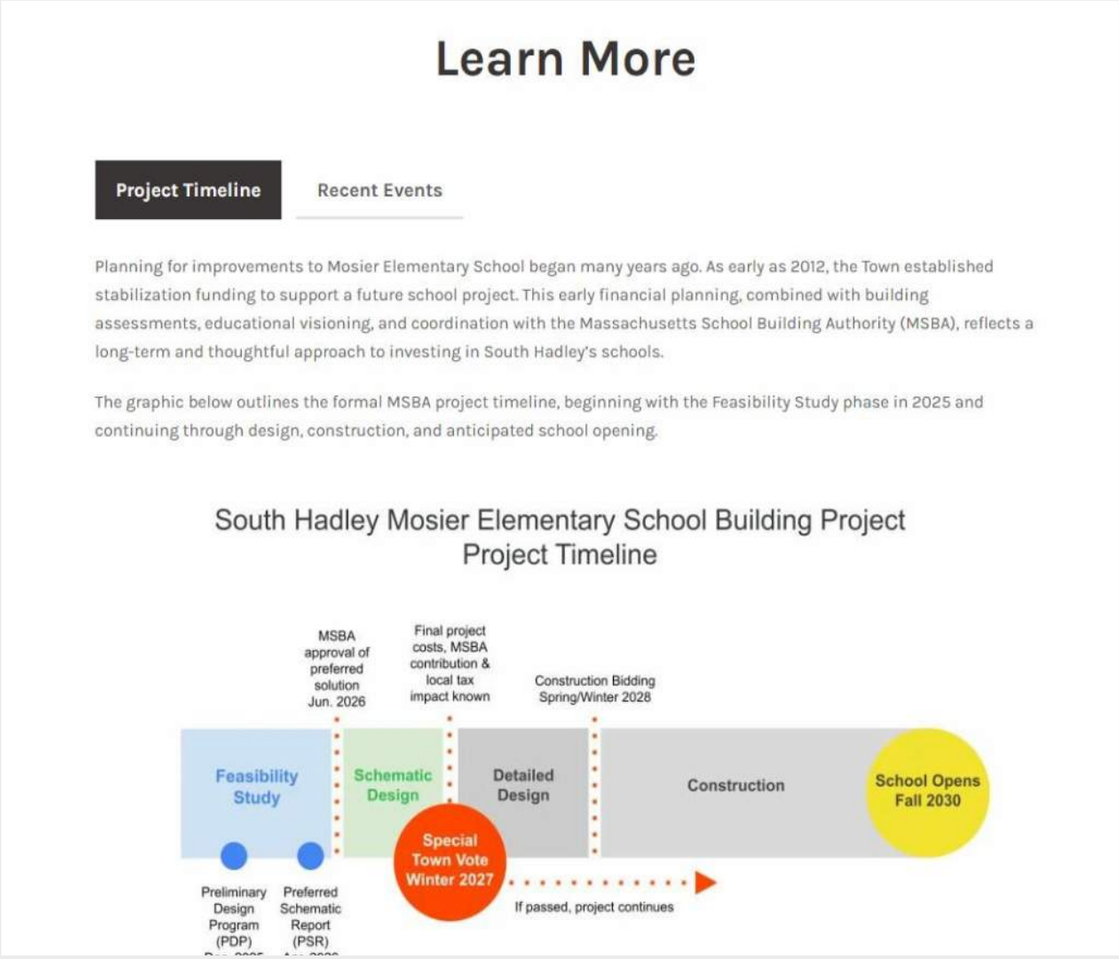
Remaining: $240,643

MVG

SHES Communications Subcommittee Updates

2/26/26 SBC Meeting

- Project timeline to include work that led up to the Feasibility Study (2012 – 2025) showing the full project scope
- Working with the Town/School to align on communications regarding the overall Town/School budget and Town debt override vote process
- February 5 Community Meeting & Mosier Tour Recap Sheet to be distributed
- School Tour Video to be produced with South Hadley Community Television
- Continuing to monitor and respond to community inquires via **shbuilds@shschools.com**



SHES Communications Subcommittee Updates 2/26/26 SBC Meeting

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 engagement dip
2025-10-01	2025-11-10	630	-52.90%	408	51.00%	Oct 21 – Nov 6	Spike during community meeting promotions and recap
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
2026-01-15	2026-02-25	661	55.90%	375	46.00%	Late Jan, Early–Mid Feb	Traffic up; top pages unchanged; engagement steady.

Website Analytics Summary:

- Website traffic increased this period, with 661 views recorded and a noticeable rise in overall visibility compared to the prior month.
- The Home and Meet the Team pages continue to receive the highest traffic, reflecting sustained community interest in general project information and leadership.
- Engagement remains steady, with users continuing to spend meaningful time on the site and actively accessing project materials.
- Traffic patterns suggest continued information-seeking behavior rather than one-time visits, indicating ongoing community awareness and interest.

Email Distribution Growth Summary:

40
subscribers

80%
Growth since October 26’

Thank You



MOUNT VERNON GROUP
ARCHITECTS

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

March 18, 2026

MOUNT VERNON GROUP ARCHITECTS



Preliminary Alternatives Review Recap

- Alternatives Evaluation Criteria and Discussion
- (7) Alternatives were Reduced to (2) for Further Consideration
- Responsive to SOI, Floor/Site Plans, Construction Impact
- Preferred Central Core Spaces, Neighborhood Grade Configurations
- Preferred Compact / Efficient Plans

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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

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PSR Submission Progress

- Updated Floor Plans
- Updated Site Plan

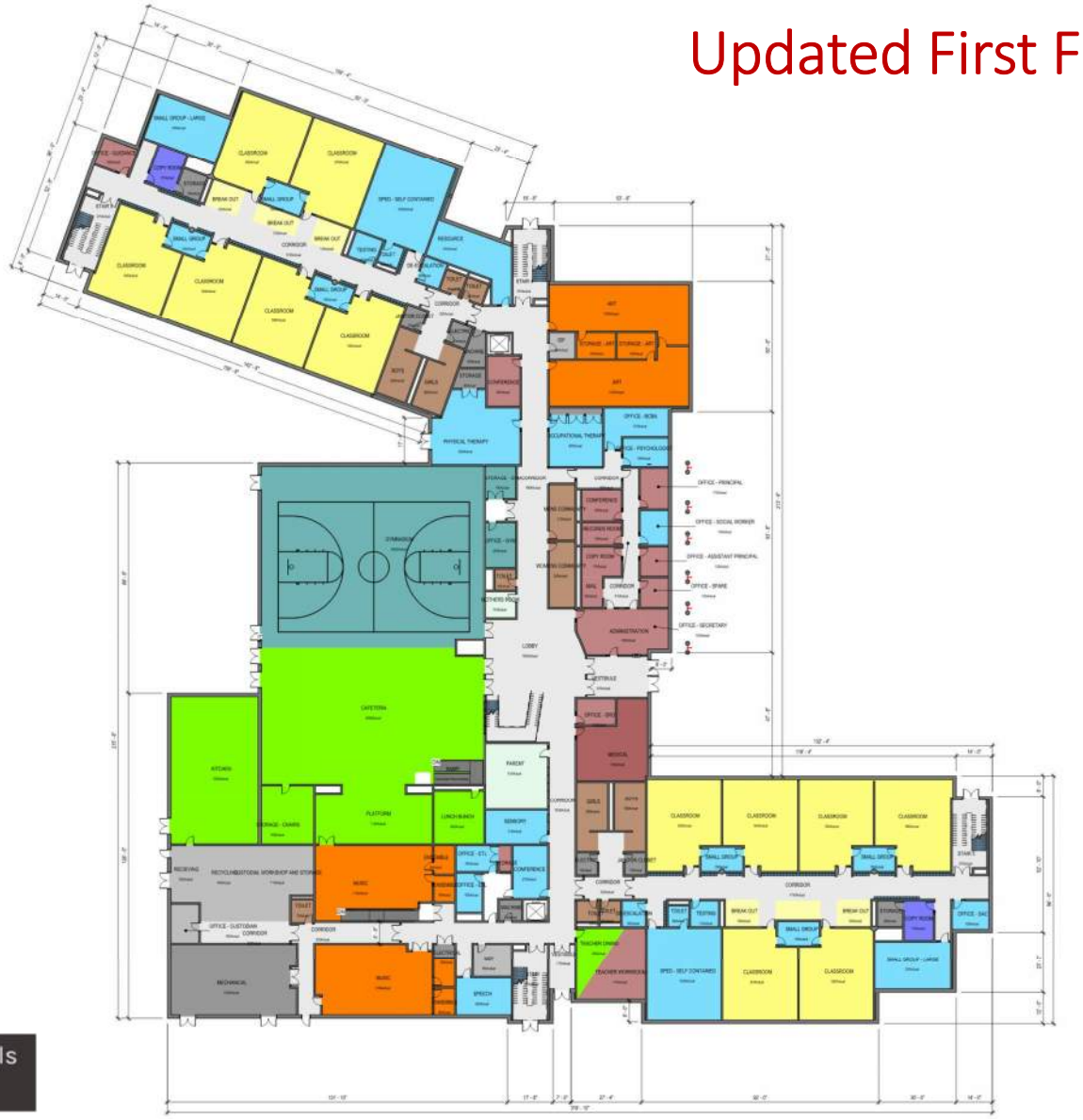
- Updated Plans, Summary and Reports Sent to Estimators
- Additional Borings
- Site Survey and Traffic Study

- Received the MSBA PDP Submission Review Comments

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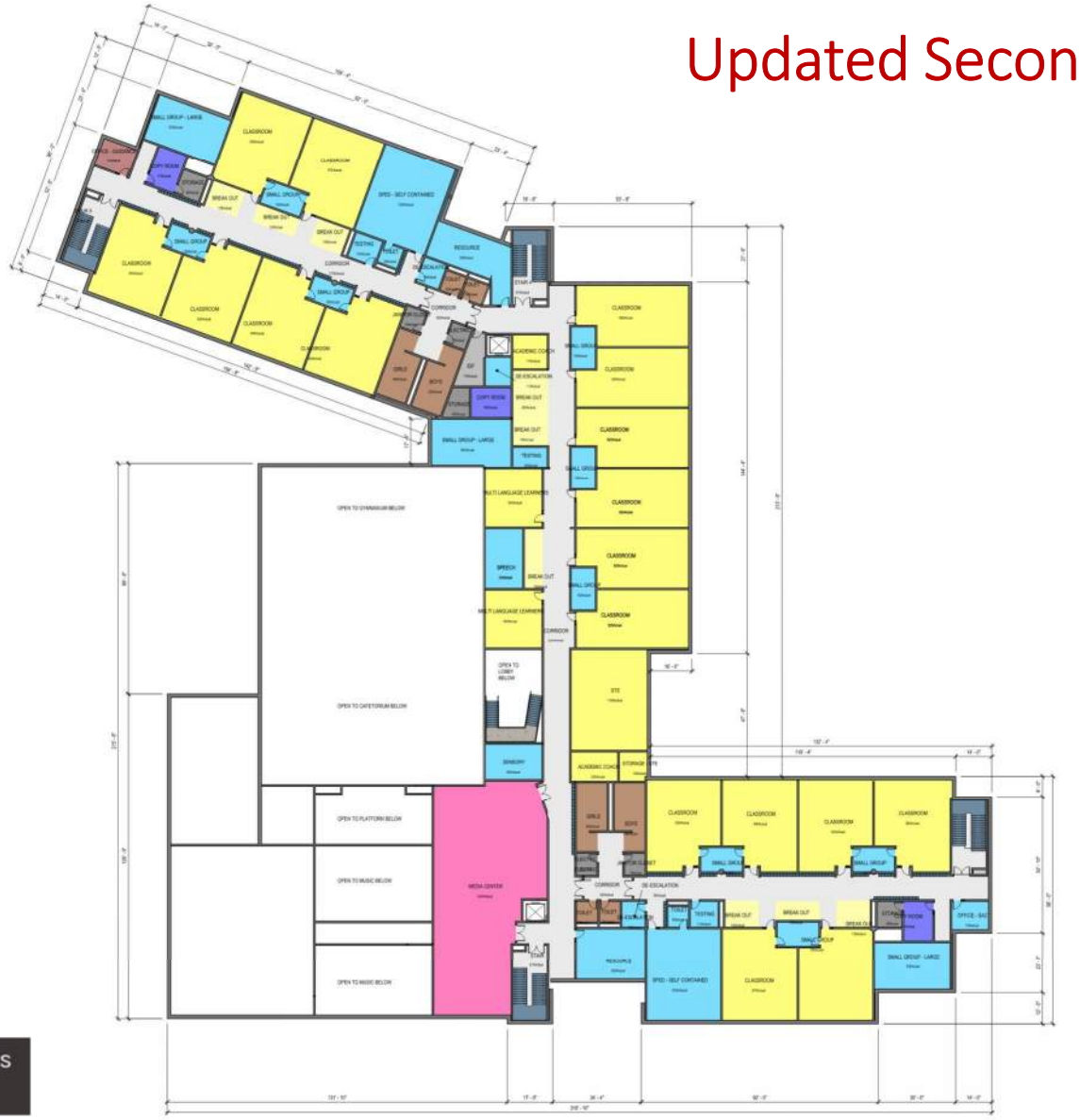
Updated First Floor Plan



South Hadley Public Schools
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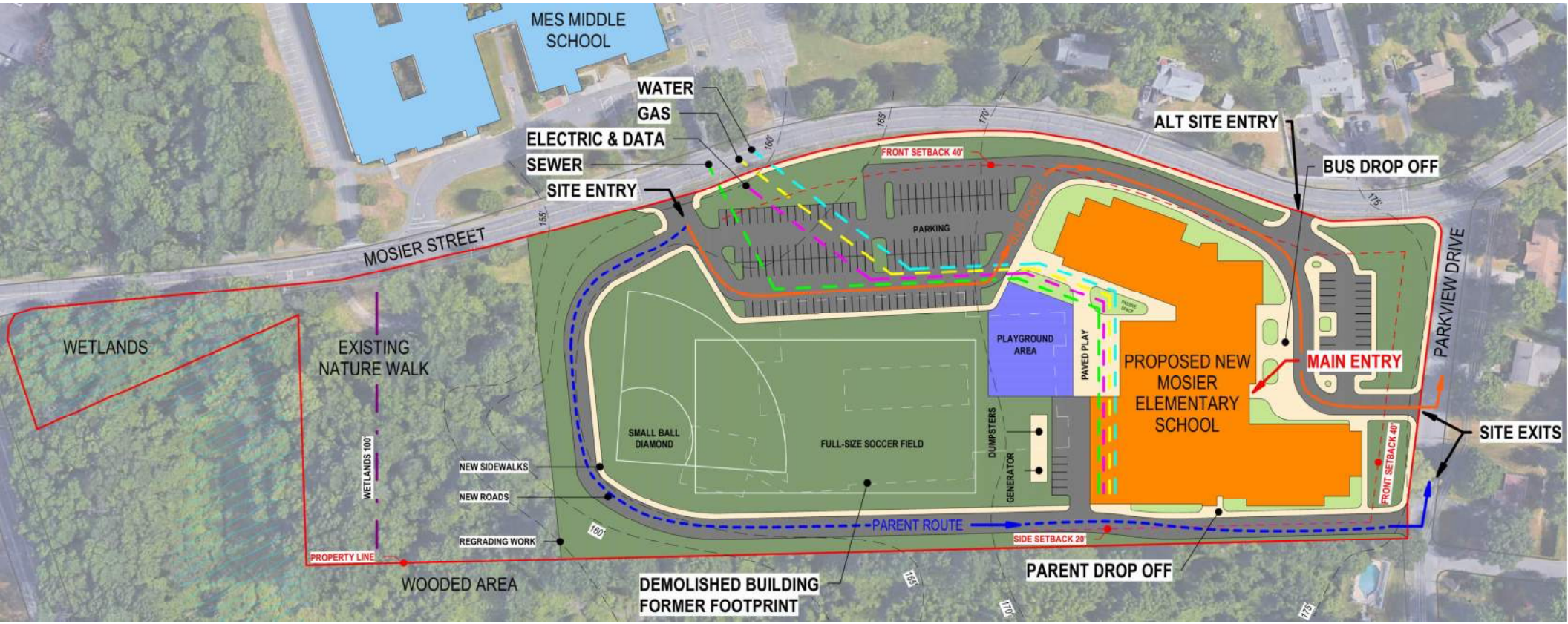
Updated Second Floor Plan



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Updated Site Plan



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- Residence A-1 Zoning District Parameters:
  - Minimum Setbacks – Front Yard -40’ & Side Yard - 20’
  - Maximum Building Height – (6) Stories / 60’

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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:

a. 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.

b. 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.

c. 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.

d. Minimum rear yard dimension shall be five feet for a one-story accessory building.

e. Maximum height of one-story accessory buildings shall be 17 feet.

f. Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.

g. Minimum side yard dimension shall be 10 feet for a utility shed of 50 square feet or less.

h. Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.

i. 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.

j. 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.

k. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.

l. Accessory dwelling units must conform with § 255-50.

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Thank You



MOUNT VERNON GROUP
ARCHITECTS

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

March 31, 2026

MOUNT VERNON GROUP ARCHITECTS



PSR Submission Progress

- Responded to MSBA PDP Review Comments
- Updated Site Plans - Traffic Flow Adjustments
- Review & Refine Floor Plans

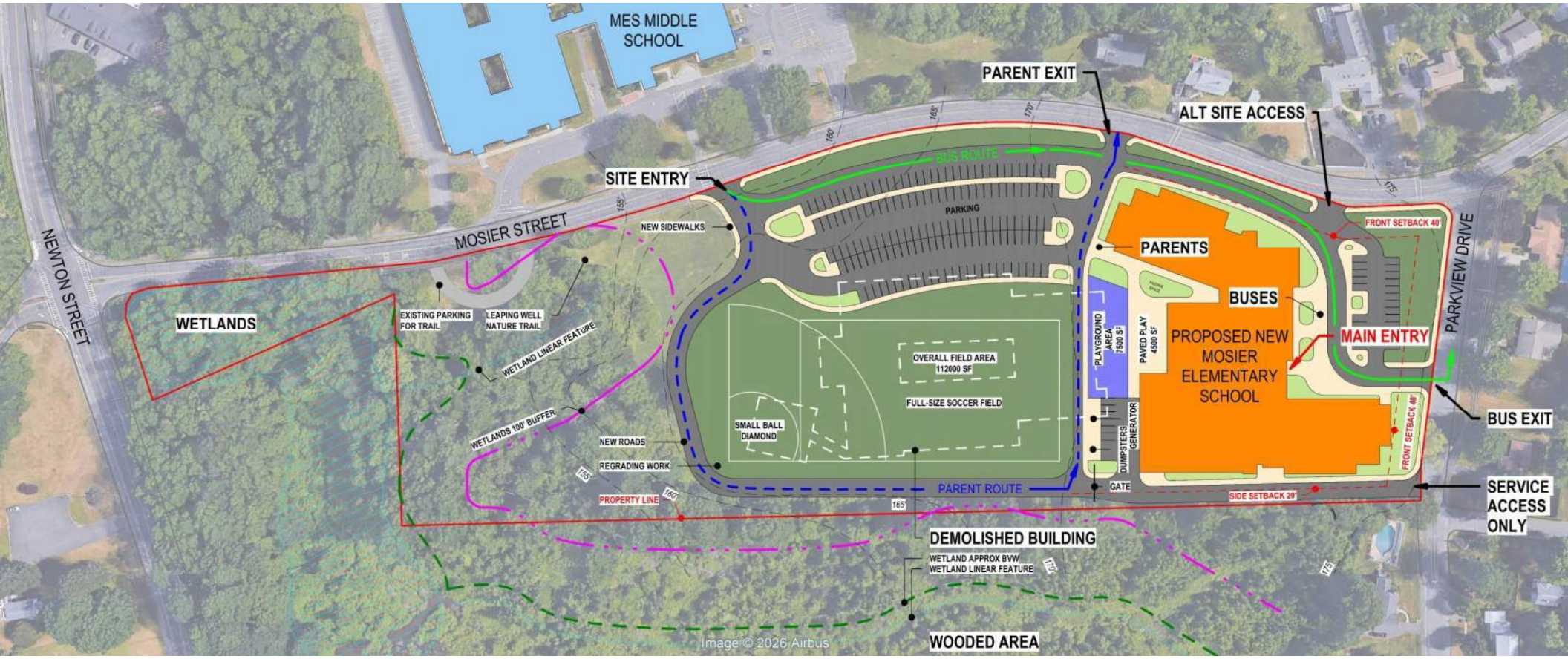
- Additional Borings
- Site Survey and Traffic Study

- Alt #5 Estimates

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Updated Alt #5 Site Plan (A)

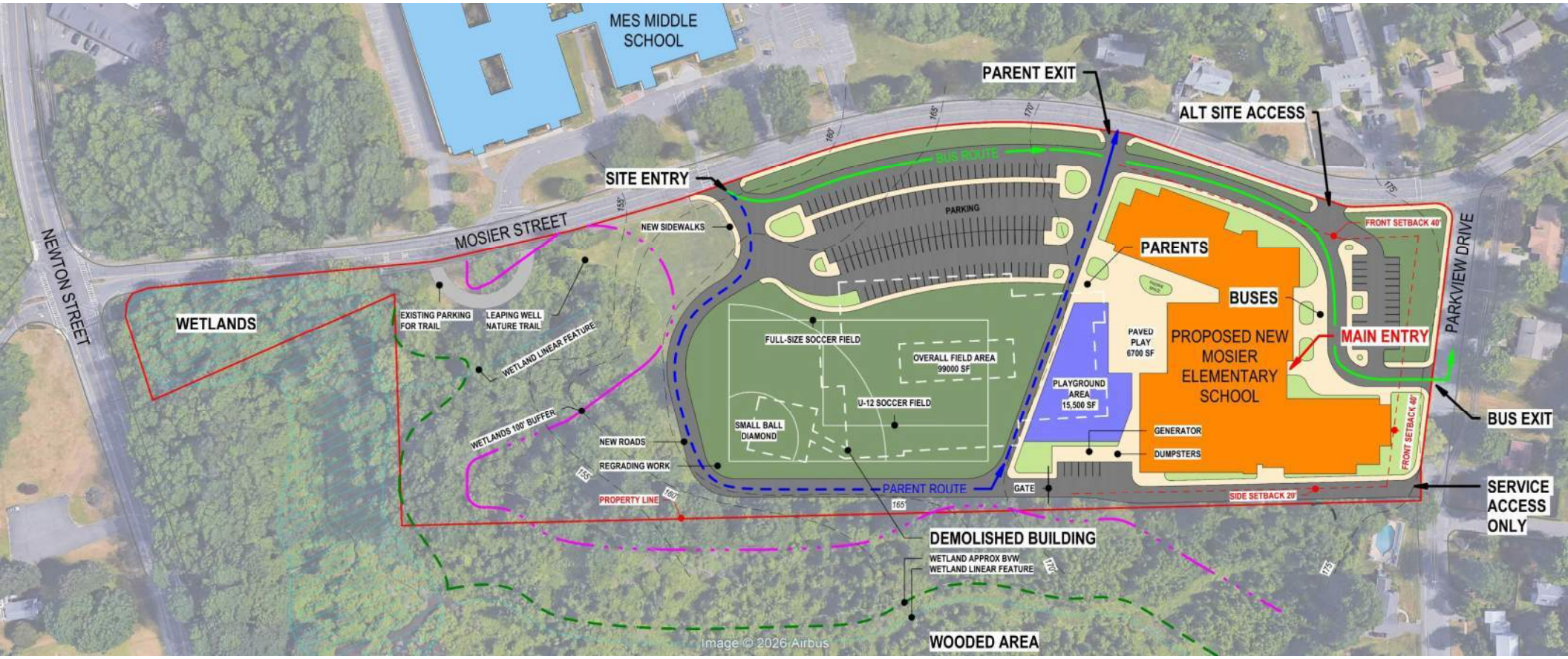


- Residence A-1 Zoning District Parameters:
  - Minimum Setbacks – Front Yard -40’ & Side Yard - 20’
  - Maximum Building Height – (6) Stories / 60’

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Updated Alt #5 Site Plan (B)

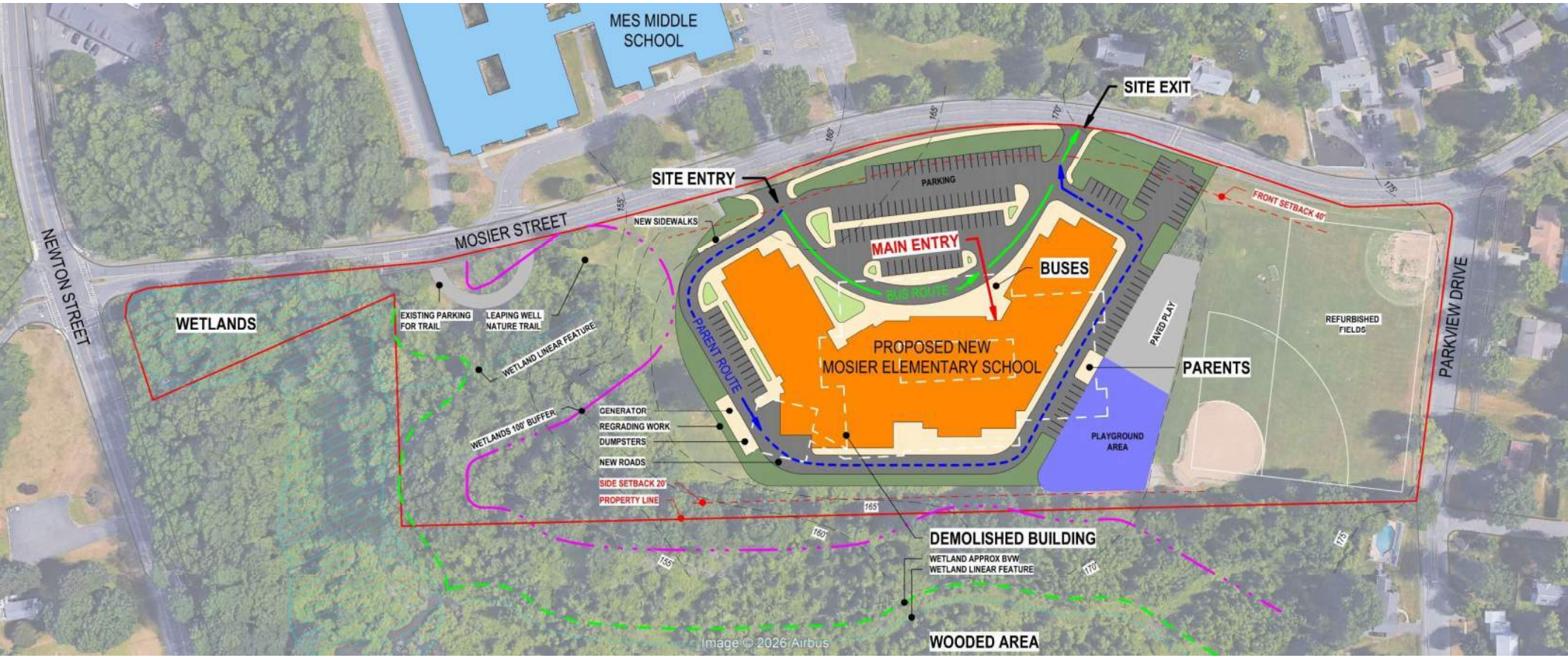


- Residence A-1 Zoning District Parameters:
  - Minimum Setbacks – Front Yard -40’ & Side Yard - 20’
  - Maximum Building Height – (6) Stories / 60’

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Mosier on Mosier Test Fit

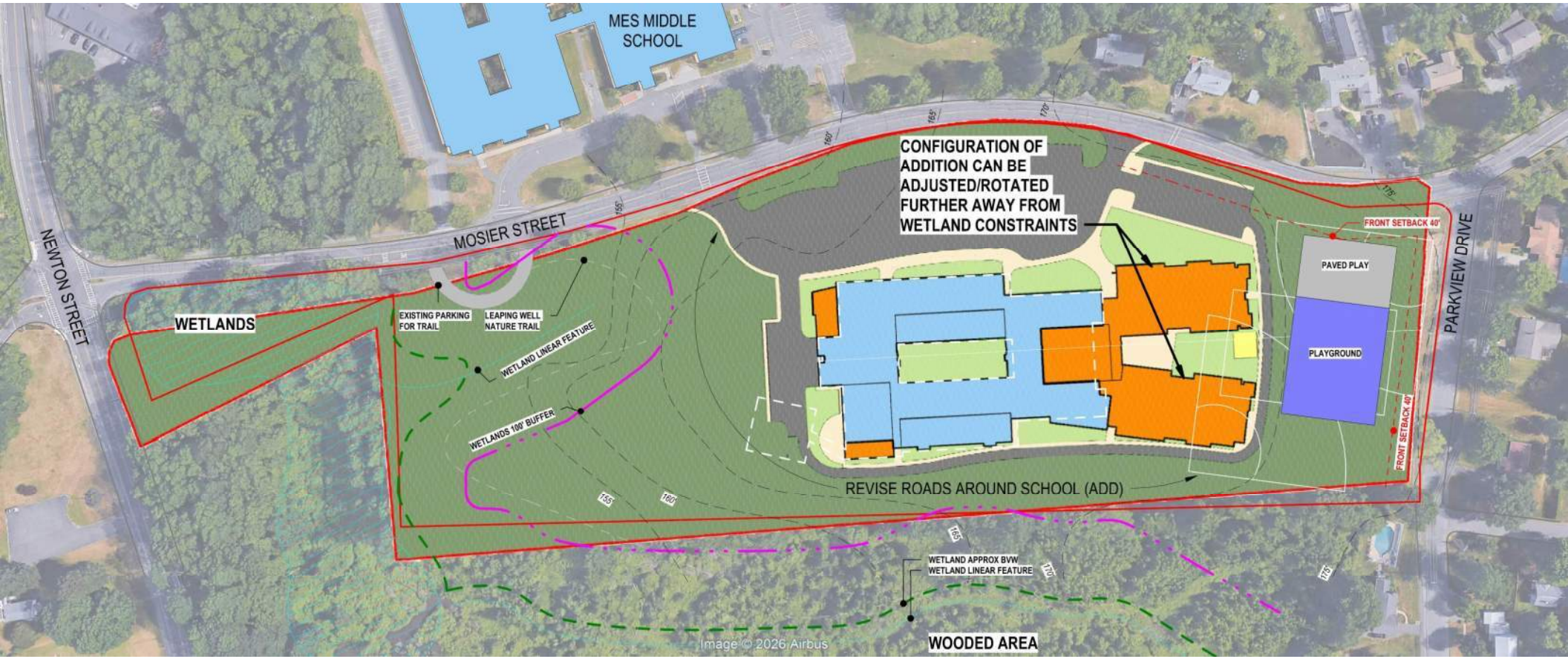


- Residence A-1 Zoning District Parameters:
  - Minimum Setbacks – Front Yard -40’ & Side Yard - 20’
  - Maximum Building Height – (6) Stories / 60’

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Alt #3 Site Plan



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Project Schedule Scenarios

Current Project Schedule

- Submit Preferred Schematic Report (PSR) on 4/30/26
- Potential MSBA Facilities Assessment Subcommittee (FAS) Meeting: 5/13/26
- MSBA Board Meeting for PSR Approval: 6/24/26
- Submit Schematic Design on 8/27/26
- MSBA Board Approval of Project Scope & Budget: 10/28/26
- Town Special Meeting for project funding approval: Tentative, December 2026

Alternative Schedule Scenario
(Extended PSR Submission)

- Submit Preferred Schematic Report (PSR) on 6/25/26
- Potential MSBA Facilities Assessment Subcommittee (FAS) Meeting: 7/15/26
- MSBA Board Meeting for PSR Approval: 8/27/26
- Submit Schematic Design on 10/29/26
- MSBA Board Approval of Project Scope & Budget: 12/9/26
- Town Special Meeting for project funding approval: Tentative, February 2027

Note: The Feasibility Study/Schematic Design phase must be completed by April 30, 2027, based on the MSBA's 913-day deadline from the October 30, 2024, Board vote.

Communications Subcommittee Update

Tonight's Actions:

- Volunteers needed for May 16 Buttery Brook Park Community Event (tabling support)
- Approve funding for June/July tax bill insert ($450)
- Approve funding for (2) FAQ display boards ($100)
  - Located at Senior Center and Town Hall / community events

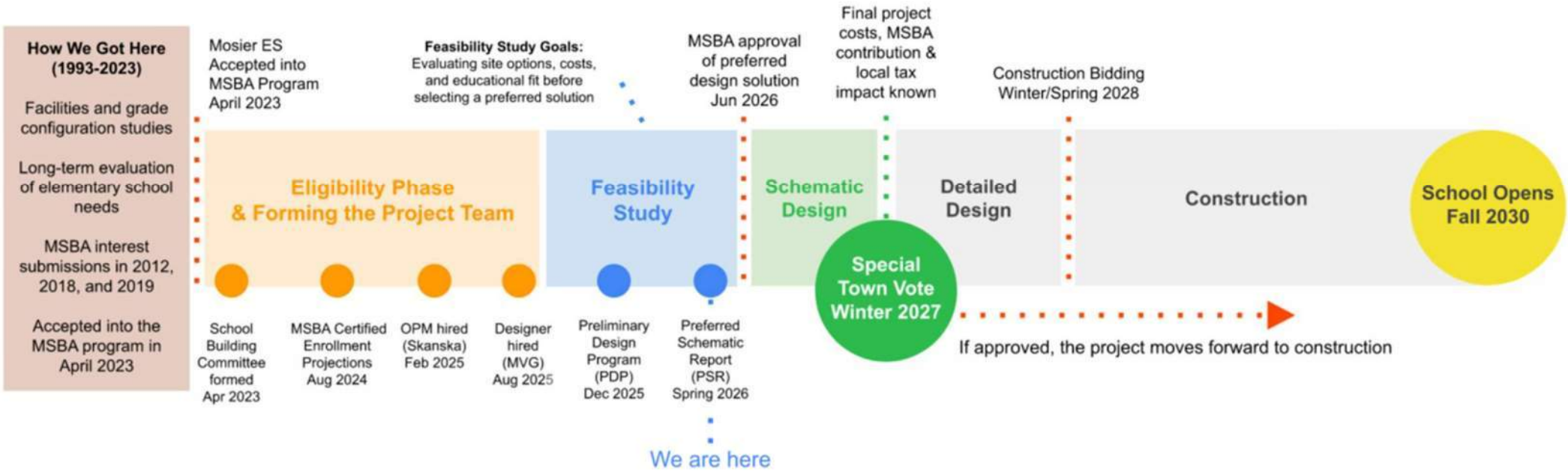
Update on ongoing work:

- Updated historical project timeline graphic
- Coordinating with South Hadley Community Television
  - Mosier tour video
  - Potential student interviews

South Hadley Mosier Elementary School Building Project

Project Timeline: How We Got Here & What's Next

Over 30 Years of Planning



Thank You



MOUNT VERNON GROUP
ARCHITECTS

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

April 15, 2026

MOUNT VERNON GROUP
ARCHITECTS



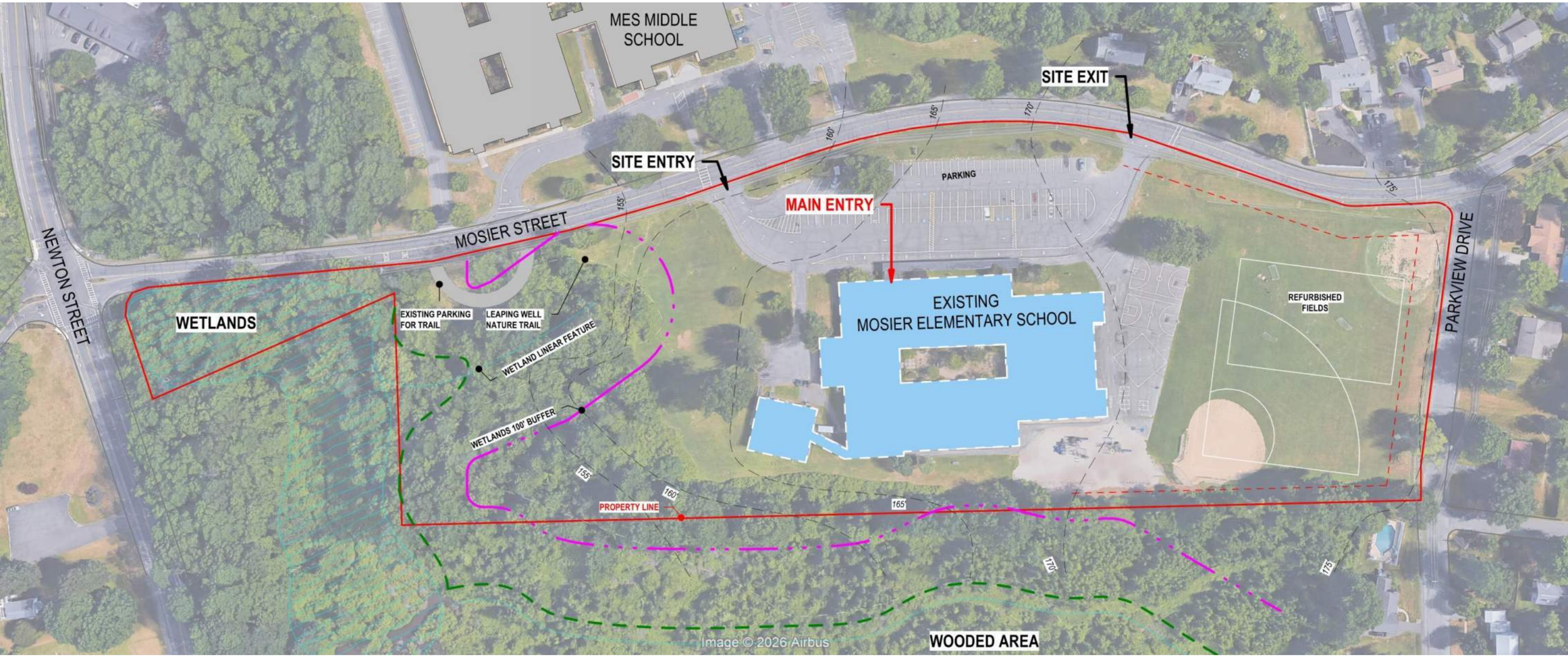
Project Update

- Design Options, Traffic Study, Local Law Enforcement
- MSBA Timeline

PSR Submission Progress

- Updated Alt #3 Add/Reno Test Fit Site Plans
- Alt #5 and Mosier-on-Mosier Site Plans
  - MVG continues to Review & Refine Floor Plans
- Additional Borings Performed – Report in review
- Site Survey and Traffic Study – Currently being performed

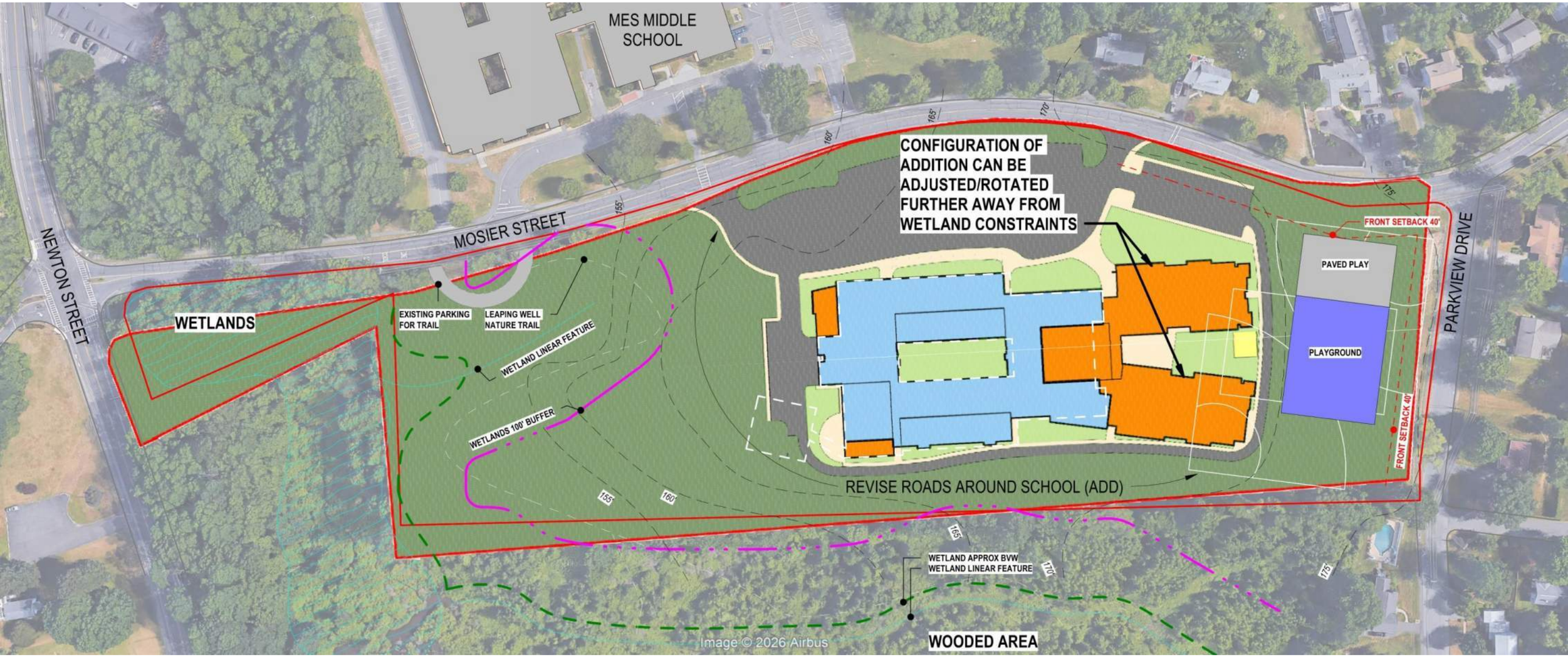
Existing Site Plan – For Reference



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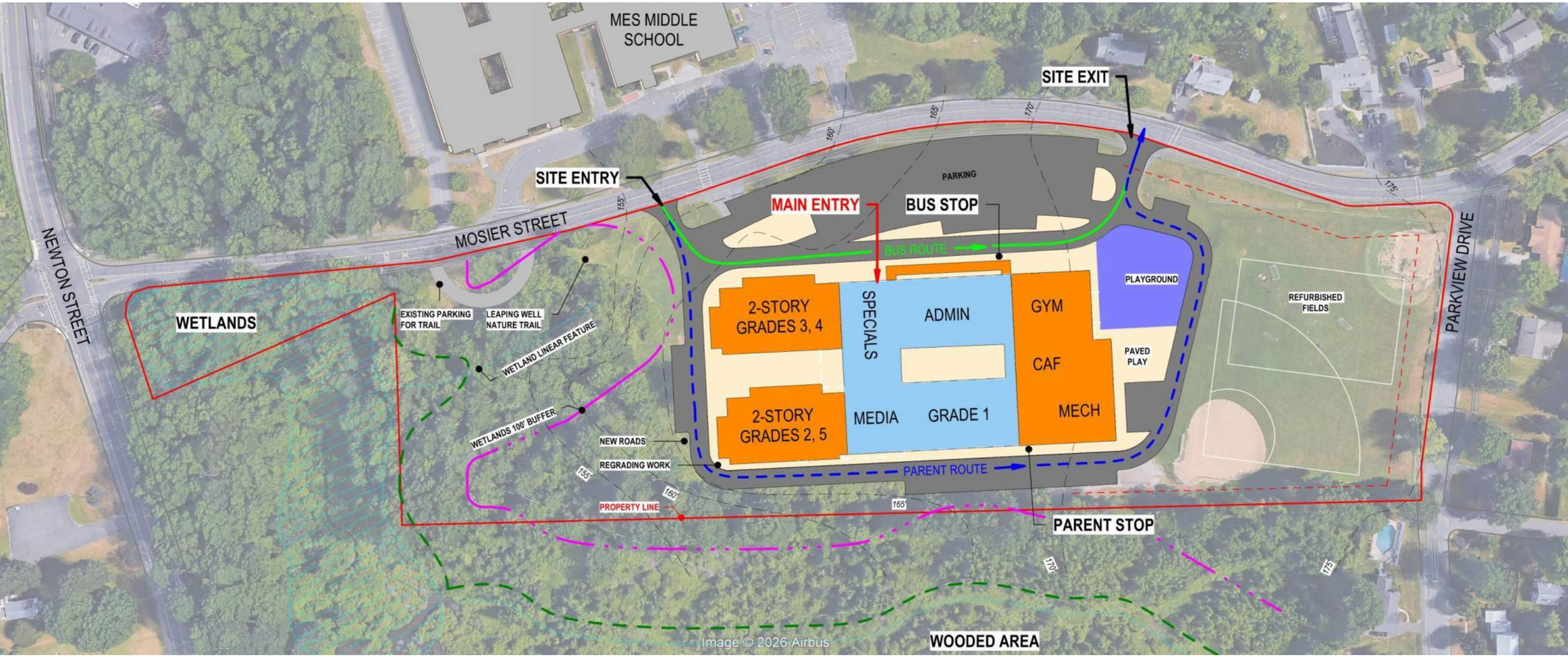
Alt #3 Site Plan



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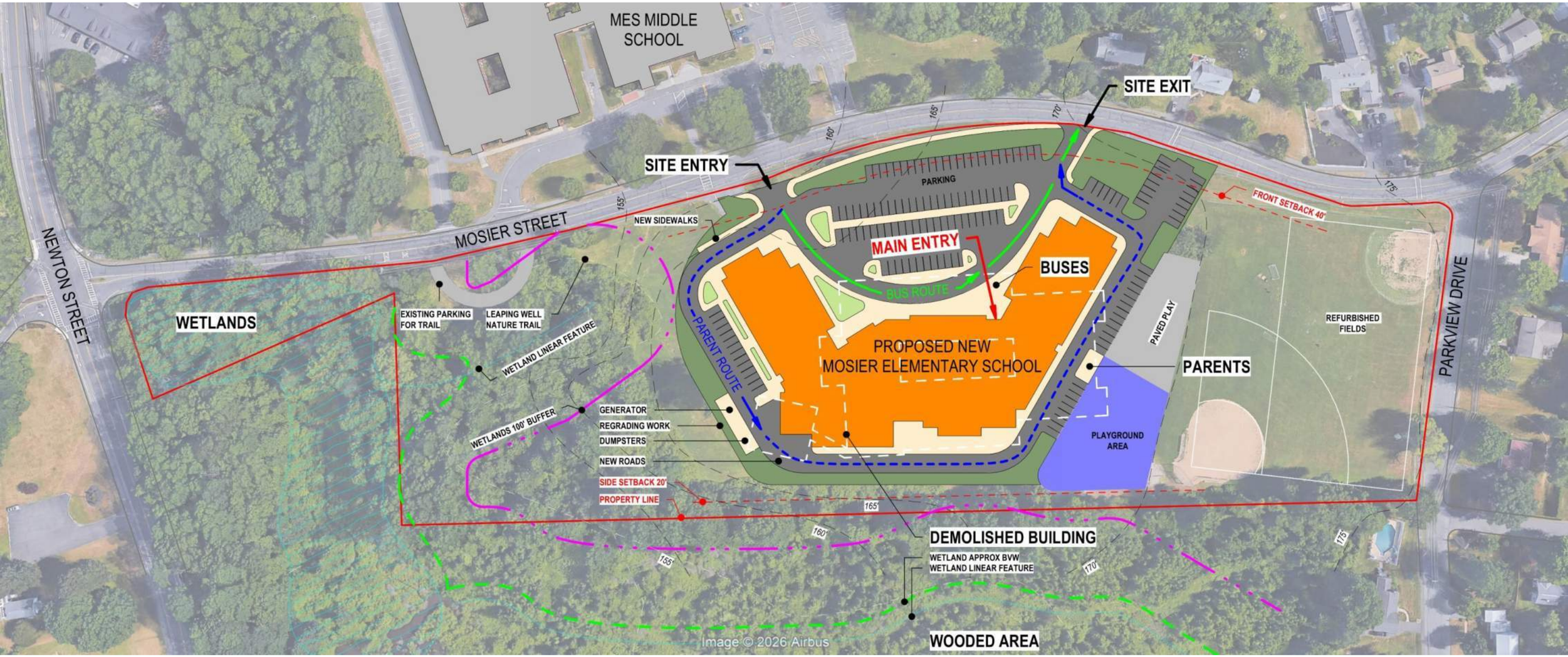
Alt #3.1 Site Plan



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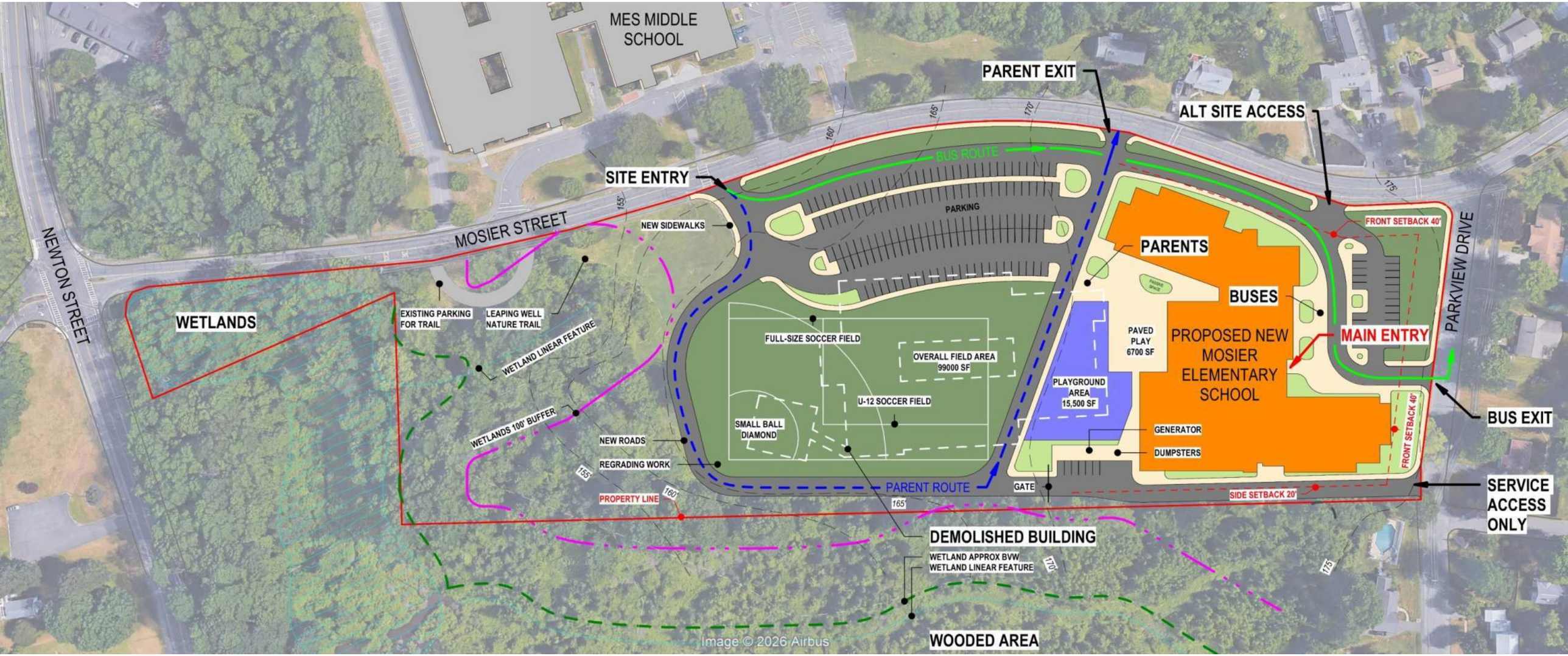
Alt #8 Mosier-on-Mosier Test Fit



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Alt #5 Site Plan



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MSBA Timeline

- Submit PSR to MSBA – 6/25/26
- Potential FAS Meeting MSBA – 7/15/26
- MSBA Board Meeting – 8/27/26
- Submit Schematic Design to MSBA – 10/22/26
- MSBA Project Scope and Budget Approval – 12/9/26

Committees, Boards, Departments

- Invoice Subcommittee review of budget
- Communications Subcommittee
- Other

Invoice Subcommittee - Budget

BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL:	$2,069,465	$1,318,255	64%	$697,313	53%	

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	$181,665.00	45%	$99,753.50	55%
[0004-0000 - Other]	Owner Cost	Base_Contract	$519,465.00	$750.00	0%	$739.57	99%

Communications Subcommittee

- Volunteers needed for May 16th Buttery Brook Park Community Event
- Coordination with South Hadley Community Television
  - Mosier Tour Video
  - Potential Student Interviews
- Next meeting to be scheduled for week of 4/20 or 4/27.

Thank You



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ARCHITECTS

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

April 29, 2026

MOUNT VERNON GROUP
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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.

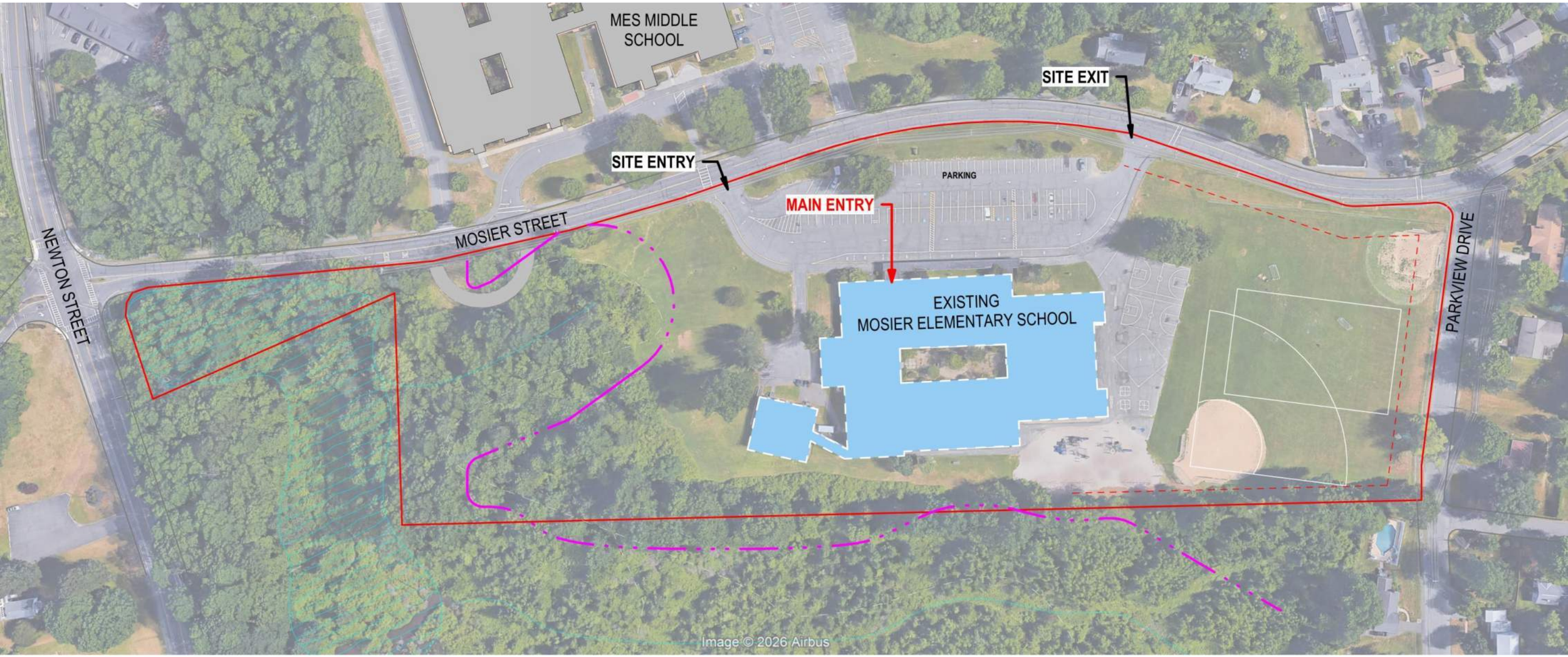
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PSR Submission Progress

- 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

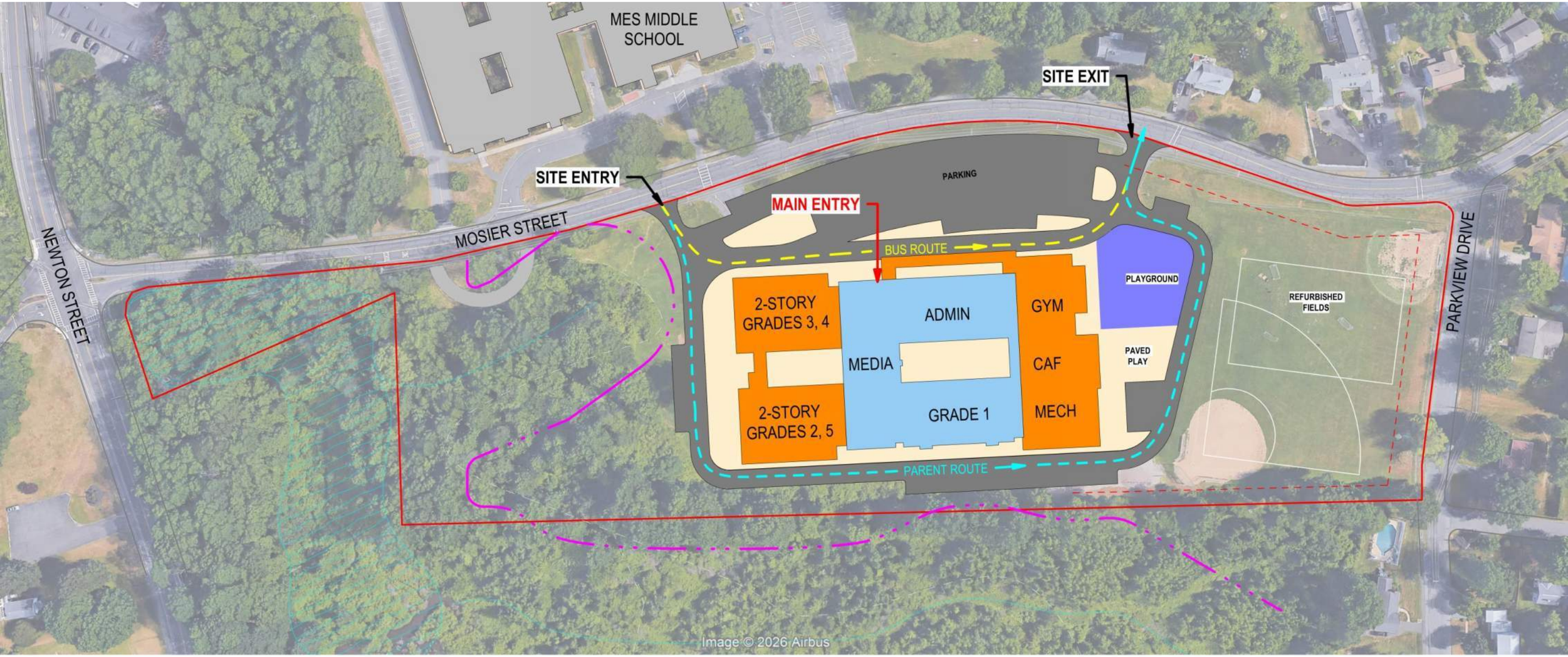




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Alt #3 Site Plan



N

0 125' 250' 500'

0 4"

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Alt #3 Construction Cost: $95.9M

MVG

Alt #3 Floor Plans



FIRST FLOOR



SECOND FLOOR

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Alt #3 Construction Cost: $95.9M

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Courtyard Examples





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Courtyard Examples



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Courtyard Examples

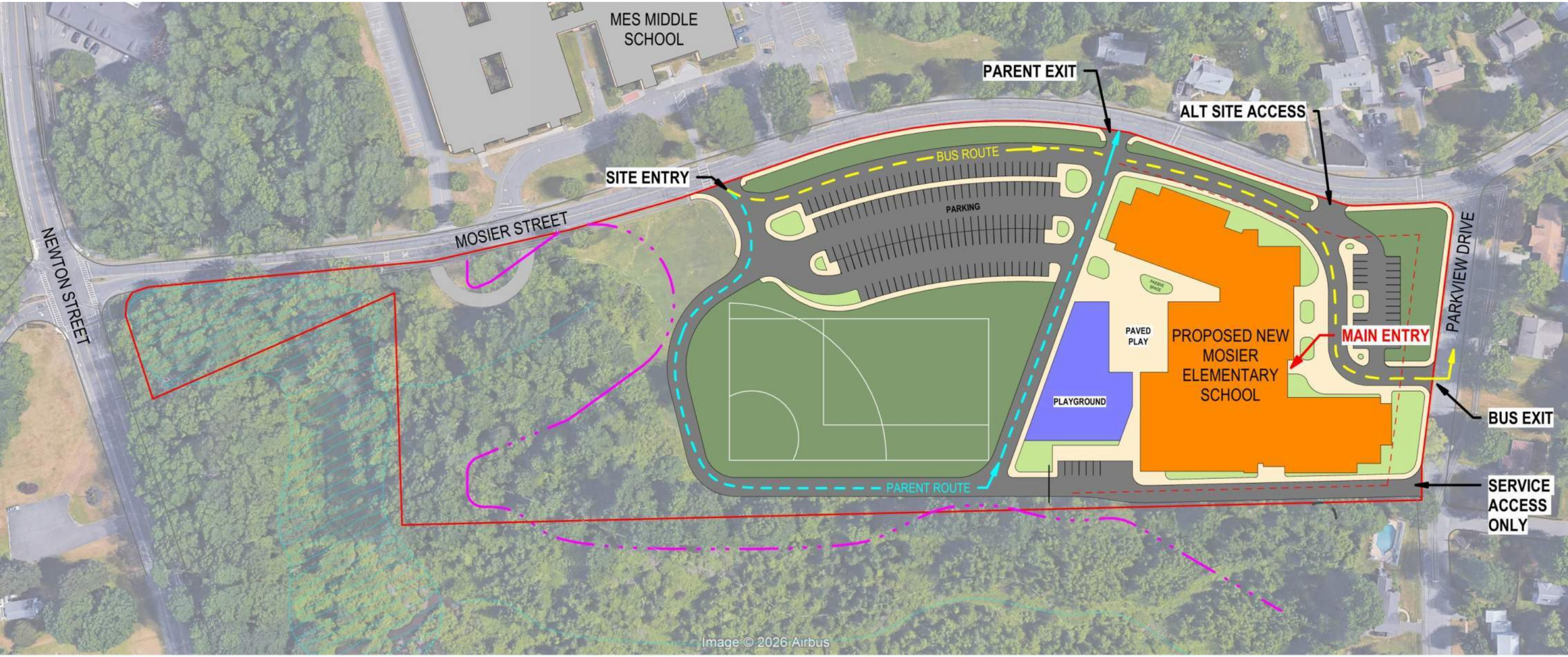


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Holyoke Peck Middle School

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Alt #5 Site Plan



0 125' 250' 500'
0 4"

N

South Hadley Public Schools
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Alt #5 Construction Cost: $94.2M

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Alt #5 Floor Plans

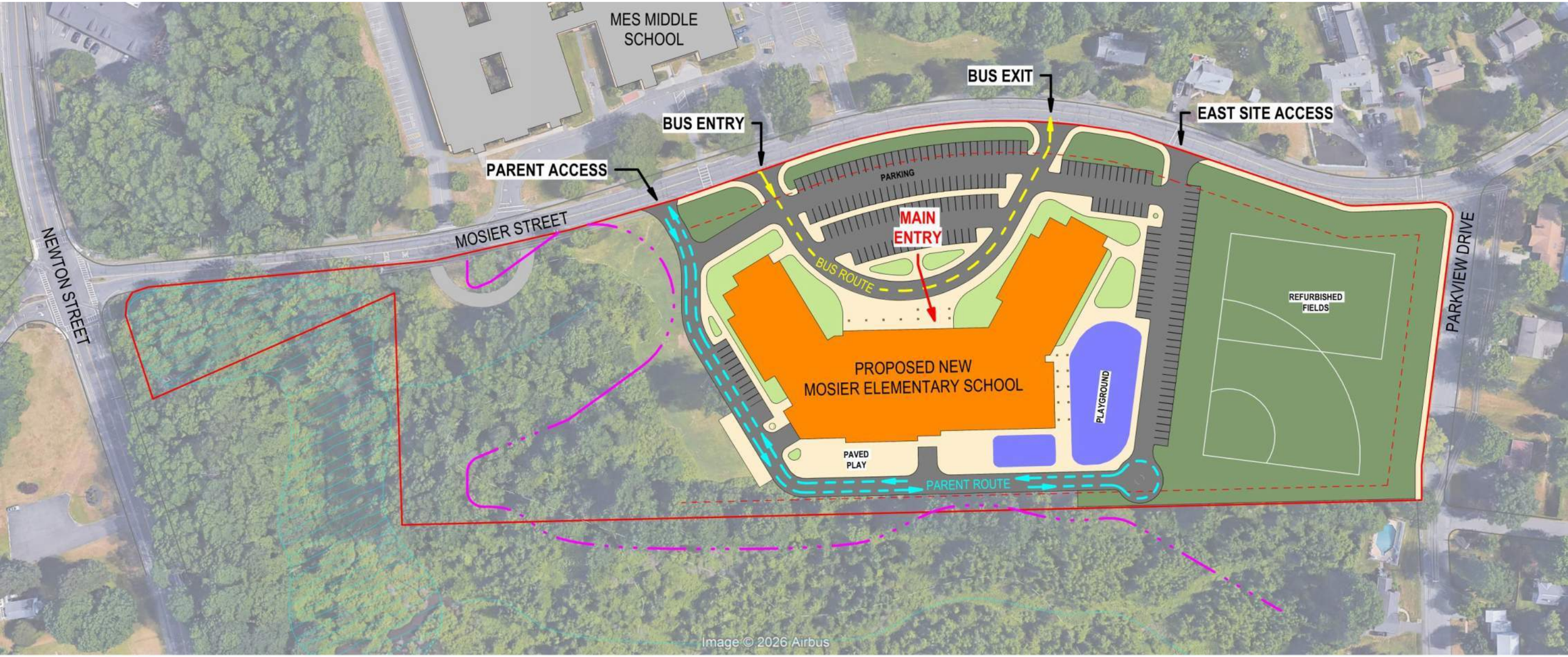




South Hadley Public Schools
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Alt #5 Construction Cost: $94.2M

Alt #8 Site Plan – Mosier on Mosier



N

0 125' 250' 500'

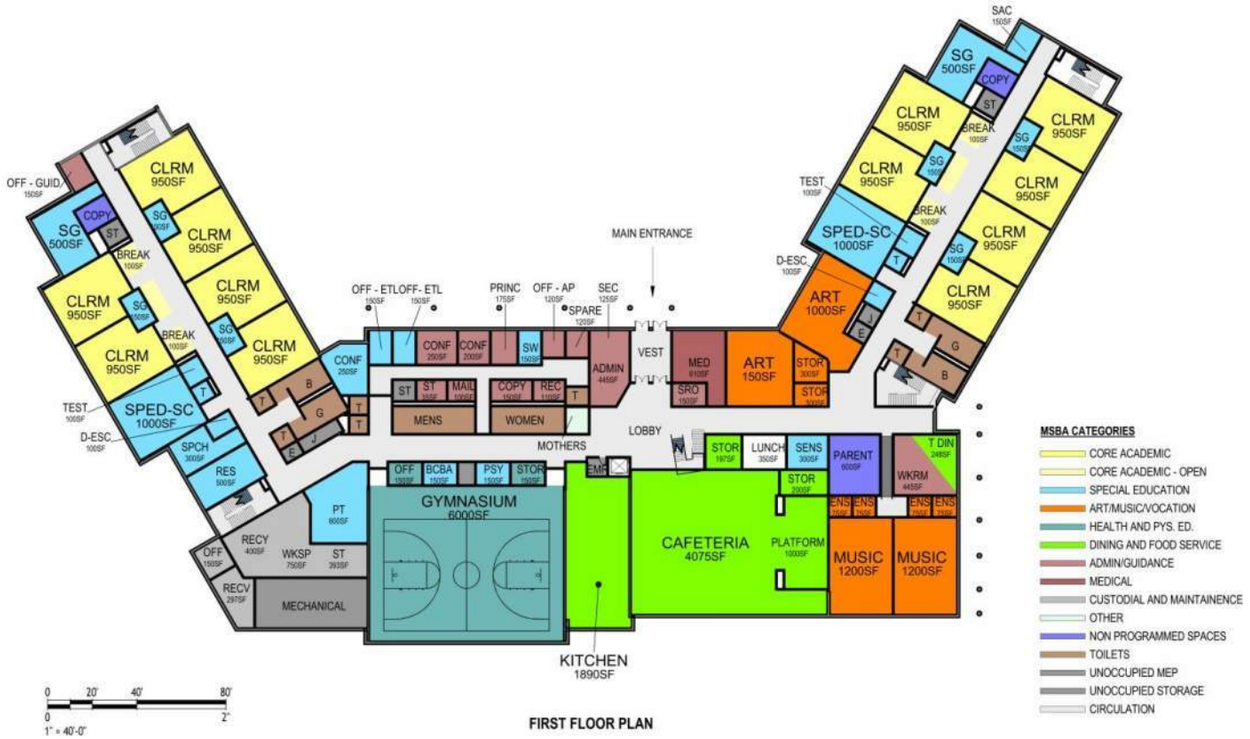
0 4"

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Alt #8 Construction Cost: $94.1M

MVG

Alt #8 Floor Plans – Mosier on Mosier



FIRST FLOOR PLAN

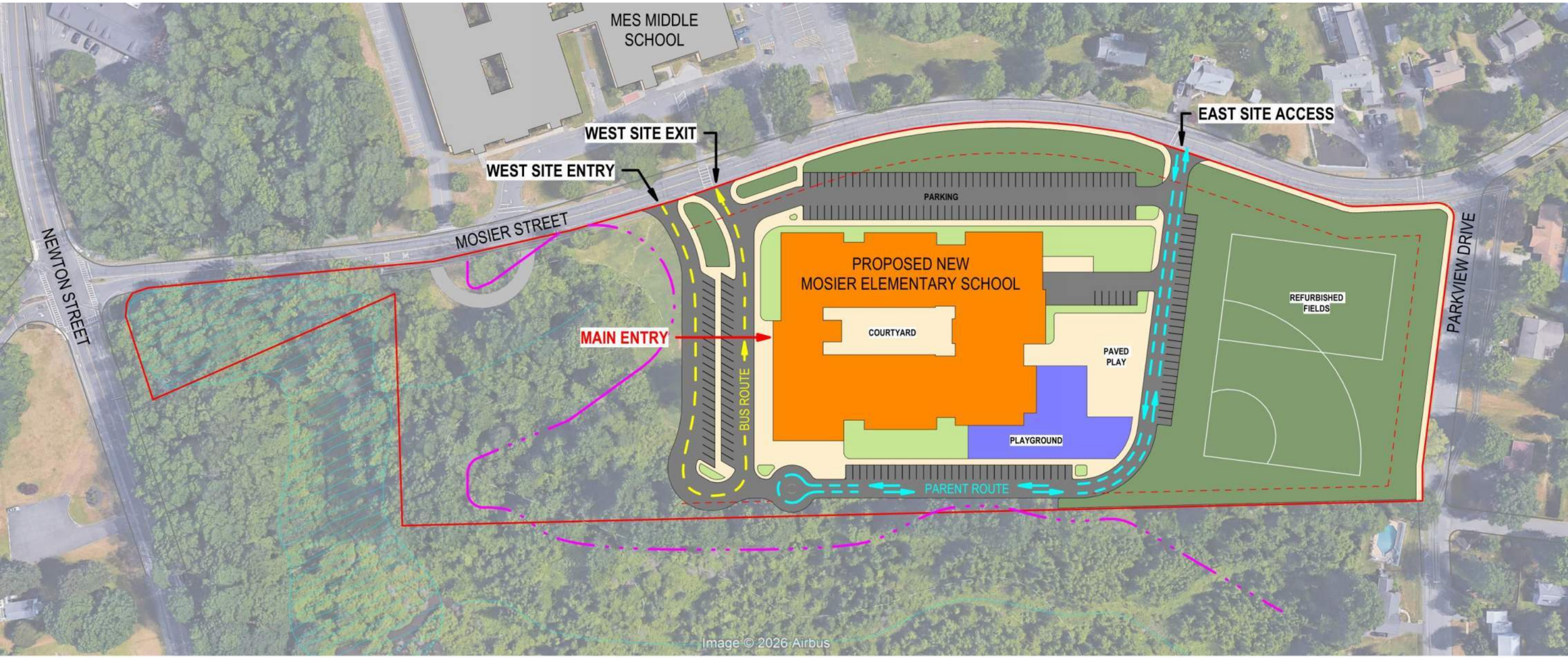


SECOND FLOOR PLAN

South Hadley Public Schools
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Alt #8 Construction Cost: $94.1M

Alt #8.1 Site Plan – Mosier on Mosier, Courtyard



N

0 125' 250' 500'

0 4"

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Alt #8 Construction Cost: $94.1M

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Alt #8.1 Floor Plans – Mosier on Mosier, Courtyard



FIRST FLOOR



SECOND FLOOR

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Alt #8 Construction Cost: $94.1M

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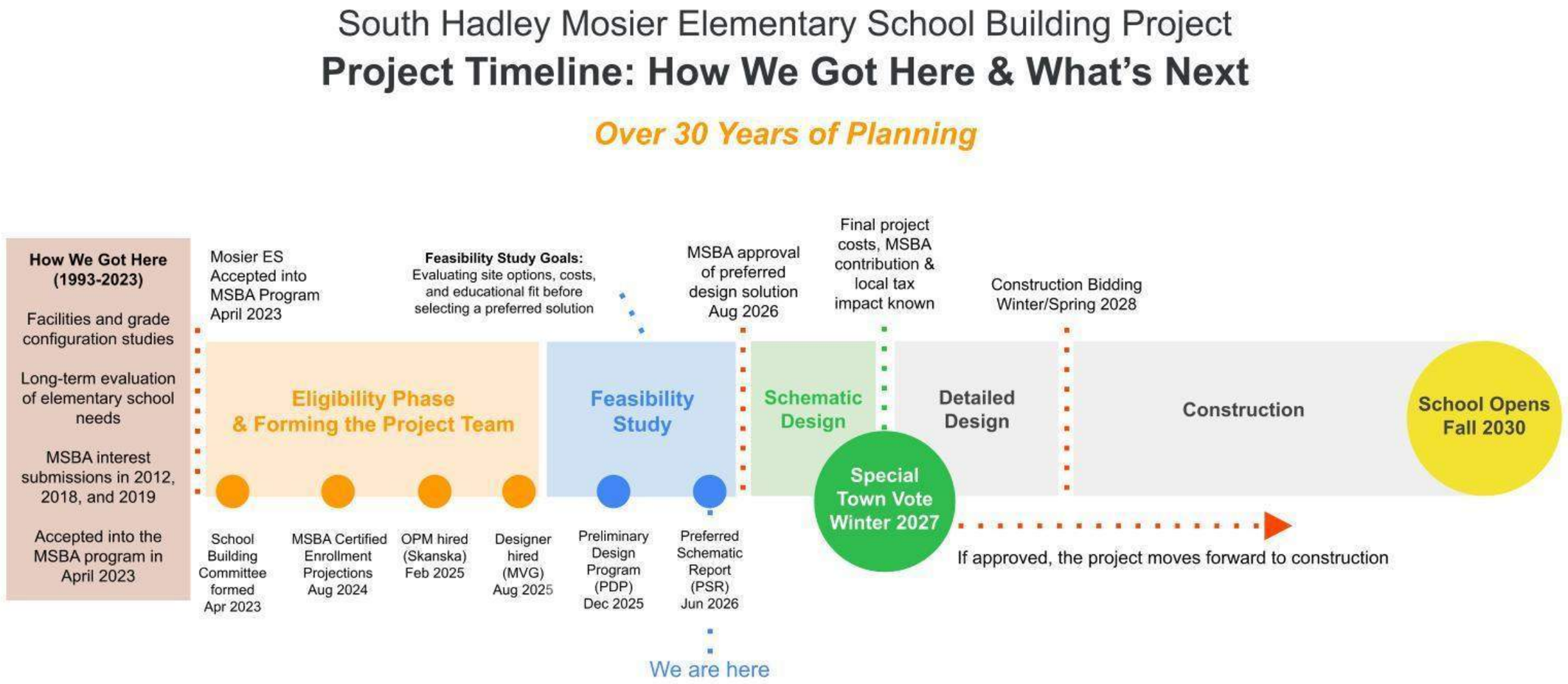
Construction Cost Summary

- 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

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MSBA Timeline



Invoice Subcommittee Update

BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL:	$2,069,465	$1,323,755	64%	$697,313	53%	

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 Buttery Brook Park Community Event (tabling support).
- Next SBC meeting is schedule 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



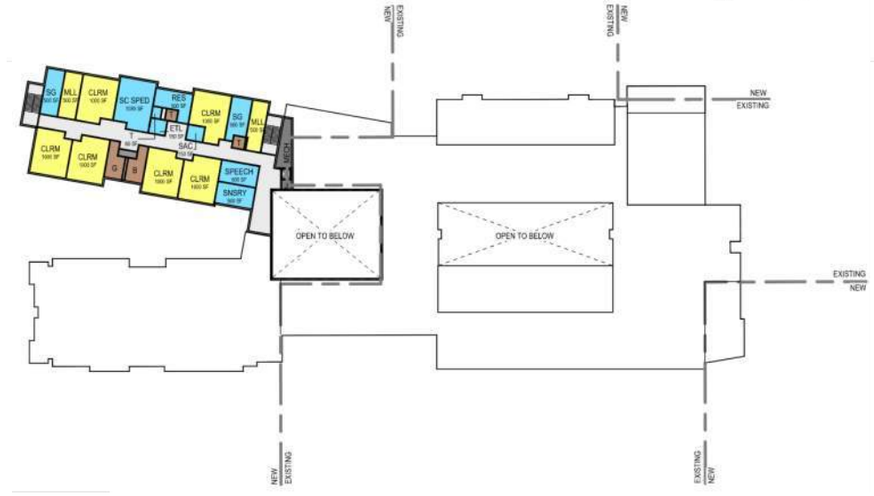
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MOUNT VERNON GROUP
ARCHITECTS



Mosier Elementary School Site Plan

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





Mosier Elementary School Floor Plan

- 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

MVG

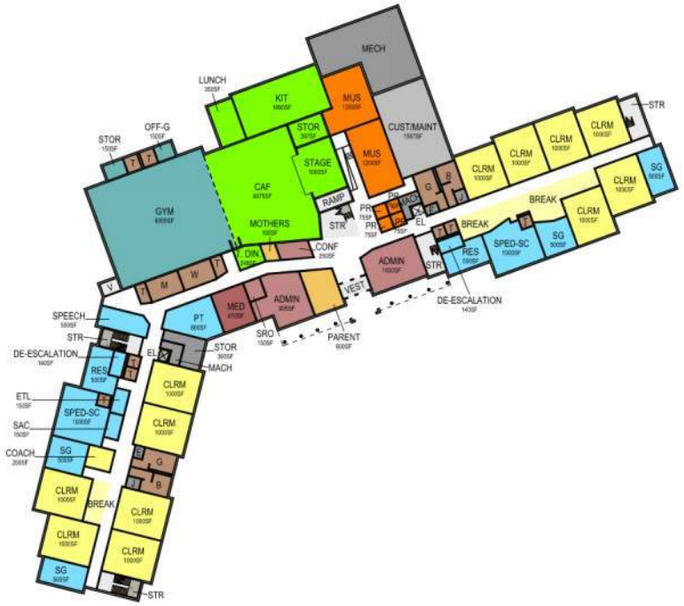


Smith Middle School Site

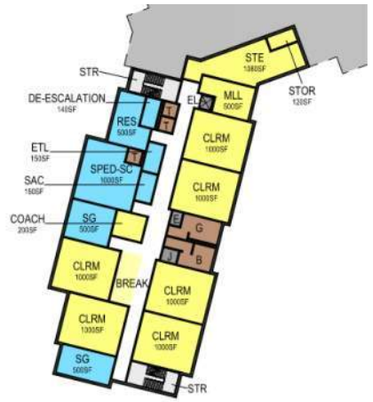
- Improved Parking & Pedestrian Access
- Improved Site Circulation
- Campus Environment
- Traffic/congestion concerns
- Concerns about addressing 2 sites

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

MVG

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

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:

a. 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.

b. 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.

c. 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.

d. Minimum rear yard dimension shall be five feet for a one-story accessory building.

e. Maximum height of one-story accessory buildings shall be 17 feet.

f. Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.

g. Minimum side yard dimension shall be 10 feet for a utility shed of 50 square feet or less.

h. Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.

i. 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.

j. 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.

k. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.

l. Accessory dwelling units must conform with § 255-50.

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Alternatives Review Criteria

Mosier Elementary School

South Hadley, MA

Project - 02025.23

	$ 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
	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	1.05	2.63	2.95	4.23	4.80	4.20	4.75
Floor Plan Layout	1.00	2.64	2.96	4.62	4.75	4.59	4.65
Site Layout	1.04	2.69	2.80	4.59	4.64	3.82	3.88
Construction Impact	1.38	1.43	1.43	4.58	4.70	4.31	4.38
Totals (Low = 4, High = 20)	**4.47**	**9.39**	**10.14**	**18.03**	***18.90***	**16.92**	**17.66**

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Alternatives - REVIEW COMMENTS

Mosier E.S.

South Hadley, MA

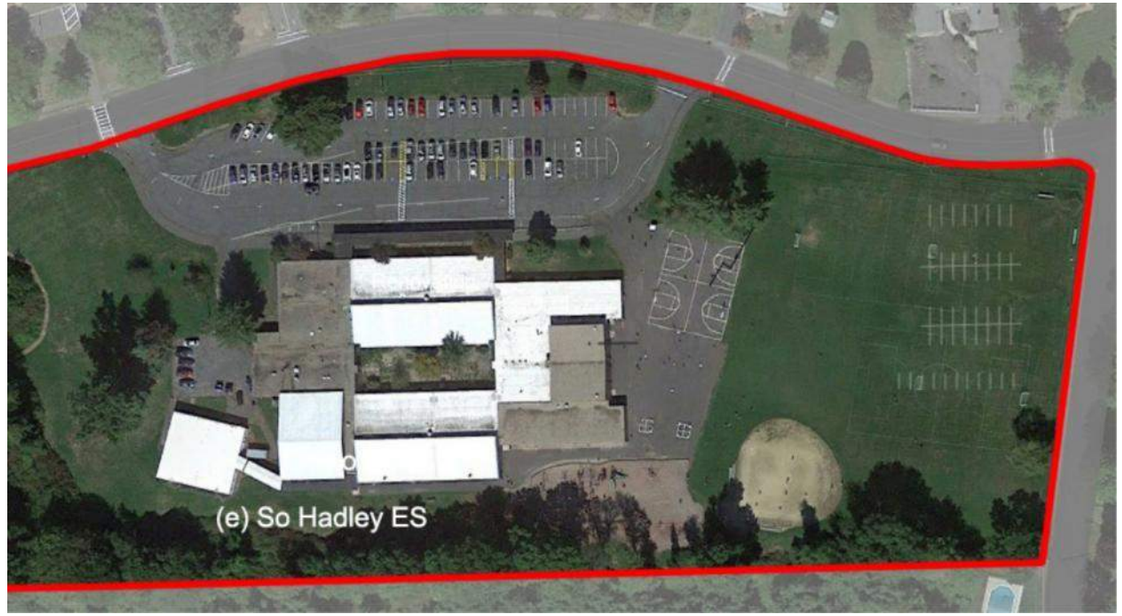
Project - 02025.23

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MOUNT VERNON GROUP ARCHITECTS

		Occurances	
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	

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)

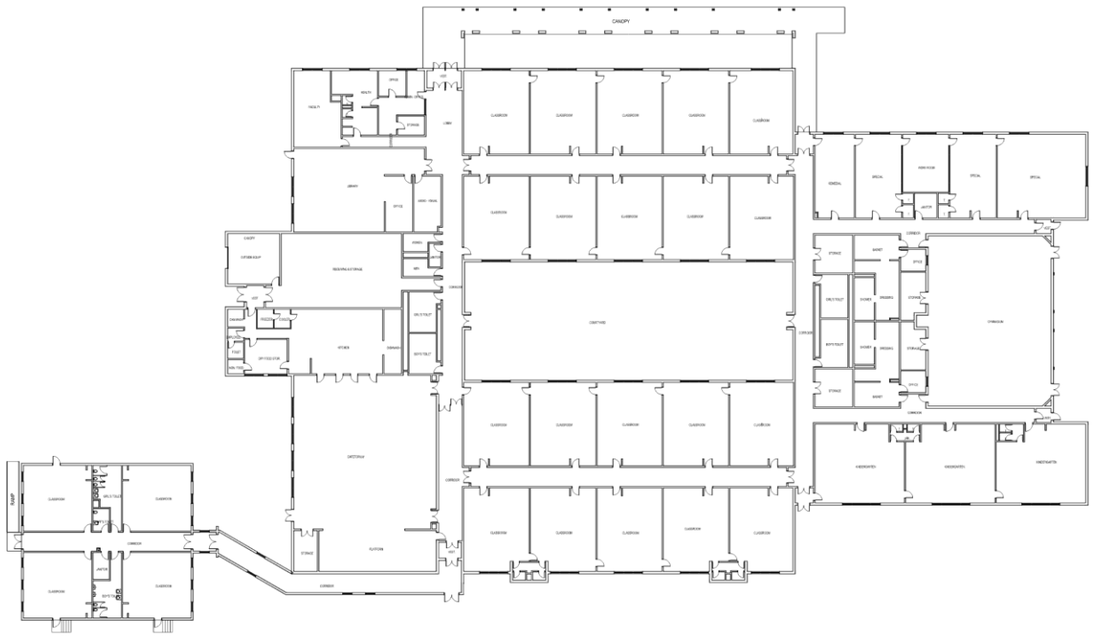


Mosier Elementary School Site Plan

- 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

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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 one 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 #2

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

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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

MVG



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 #5

Grade Configuration - 1,2,3,4,5
New Construction
Building Total GSF - 119,000

MVG



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		Estimated Cost/sf	Area (sf.)	Estimated Building Construction Cost	Estimated Site Cost	Escalation 10.1%	Estimated HazMat Cost	Construction Markup/Design Contingency	Estimated Construction	Soft Costs 20%	Total Project Costs	Approx. Minimum State Share (63.32%) approx.	Approx, South Hadley Share (36.68%)
Option #1	***Reno***	$367.64	62,237	$22,880,811									
Mosier Elementary School Site	***Add./New Const.***		0	$0.0									
Grades 2-4, 360 Students	***Demolition***	$0.00	0	$0.0						***Swing Space***	$1,766,000		
Code Upgrades & Repairs	***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	***Reno***	$433.11	50,025	$21,666,266						***CM @ Risk***	*$51,181,718*	*$32,408,264*	*$18,773,454*
Mosier Elementarty School Site	***Add./New Const.***	$480.26	26,000	$12,486,839									
Grades 2-4, 360 Students	***Demolition***	$15.00	12,212	$183,180						***Swing Space***	$1,766,000		
Full Renovation, Small Addition, Partial Demolition	***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*	***Reno***	$428.42	51,620	$22,115,605						***CM @ Risk***	*$86,129,830*	*$54,537,409*	*$31,592,422*
Mosier Elementary School Site	***Add./New Const.***	$494.12	66,005	$32,614,076									
Grades1-5, 590 Students	***Demolition***	$15.00	10,617	$159,255						***Swing Space***	$1,766,000		
Full Renovation, Large Addition, Partial Demolition	***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	***Reno***			$0						***CM @ Risk***	*$121,970,589*	*$77,231,777*	*$44,738,812*
Mosier Elementary School Site	***Add./New Const.***	$537.27	79,100	$42,498,057									
Grades 2-4, 360 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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	***Reno***		0	$0						***CM @ Risk***	*$100,845,737*	*$63,855,521*	*$36,990,216*
Mosier Elementary School SIte	***Add./New Const.***	$515.96	119,000	$61,399,240									
Grades1-5, 590 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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	***Reno***		0	$0						***CM @ Risk***	*$133,100,565*	*$84,279,278*	*$48,821,287*
Smith Middle School Site	***Add./New Const.***	$534.11	80,200	$42,835,622									
Grades 2-4, 360 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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	***Reno***		0	$0						***CM @ Risk***	*$99,087,547*	*$62,742,235*	*$36,345,312*
Smith Middle School Site	***Add./New Const.***	$493.63	119,000	$58,741,970									
Grades1-5, 590 Students	***Demolition***	$12.00	62,237	$746,844									
New Construcrion, Full Demolition	***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*

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Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

May 11, 2026

MOUNT VERNON GROUP ARCHITECTS



PSR Submission Progress

- Continued Alternative Analysis
- Site Survey – Documentation ongoing
- Traffic Study
  - Following MSBA Process for Traffic Study Integration
  - Expanded study area to include Morgan St
  - Preferred Solution integrated into final report
- User Group Meetings: Dates being coordinated
- Alternatives Recap & Vote Tonight for Preferred Solution

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Preliminary Design Alternatives – Not Pursued

- Alt #1 – Code Upgrade
  - Does not address Education Program, Overcrowding, Site Circulation
  - Likely continued maintenance and upgrade costs
  - Portables Remain
- Alt #2 – Gr. 2-4 Add/Reno
  - Does not align with District's preferred grade configuration
- Alt #4 – Gr. 2-4 New Const, Mosier
  - Does not align with District's preferred grade configuration
- Alt #6 – Gr. 2-4 New Const, MESMS
  - Does not align with District's preferred grade configuration
  - Concerns with constrained site
- Alt #7 – Gr. 1-5 New Const, MESMS
  - Concerns with constrained site
  - Reduction of play fields

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ALTERNATIVE #3

GRADES 1-5
ADD/RENO







Considerations

- Interruption of Education Delivery
- Swing Space Required
- Phasing & Logistic Complexity

Cars in Queue: **50**



ALTERNATIVE #5

GRADES 1-5
New Construction

<u>Considerations</u>

- No Interruption of Education Delivery
- Addresses District Goals & Overcrowding
- Tight Site Challenges
- Neighborhood Concerns

<u>Cars in Queue</u>: **55**







ALTERNATIVE #8

GRADES 1-5

New Construction

Considerations

- Addresses District Goals & Overcrowding
- Addresses Neighborhood Concerns
- Temporary District Reorganization
- Similar Site Configuration as Existing

Cars in Queue: **55**





Preliminary Cost Comparison

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

Alt #5 – Gr. 1-5 New Const, Mosier on Fields…..$94.2m Construction / $113.1m Total Project

Alt #8 – Gr. 1-5 New Const, Mosier-on-Mosier…$94.1m Construction / $113.0m Total Project

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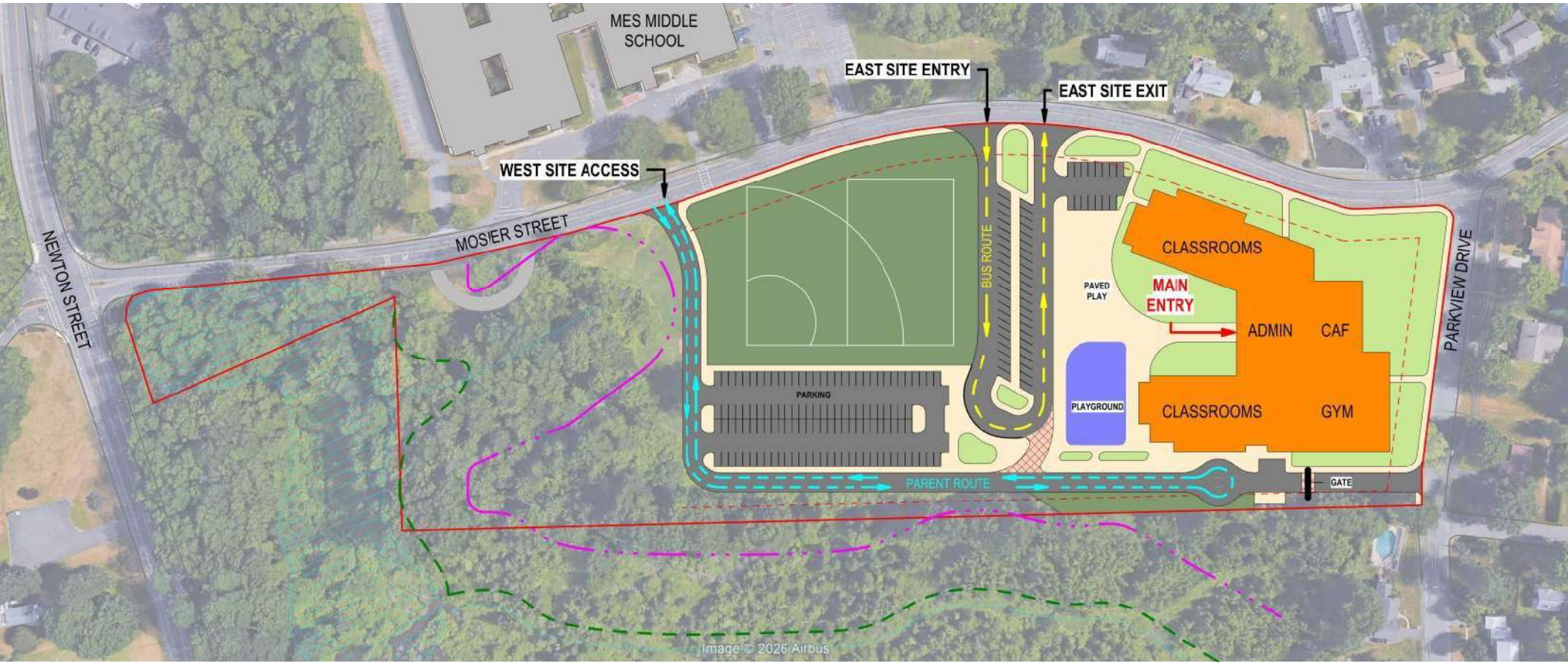
MVG

Thank You



MOUNT VERNON GROUP
ARCHITECTS

ALT #5A - POTENTIAL REVISED LAYOUT – SITE TEST FIT



0 125' 250' 500'

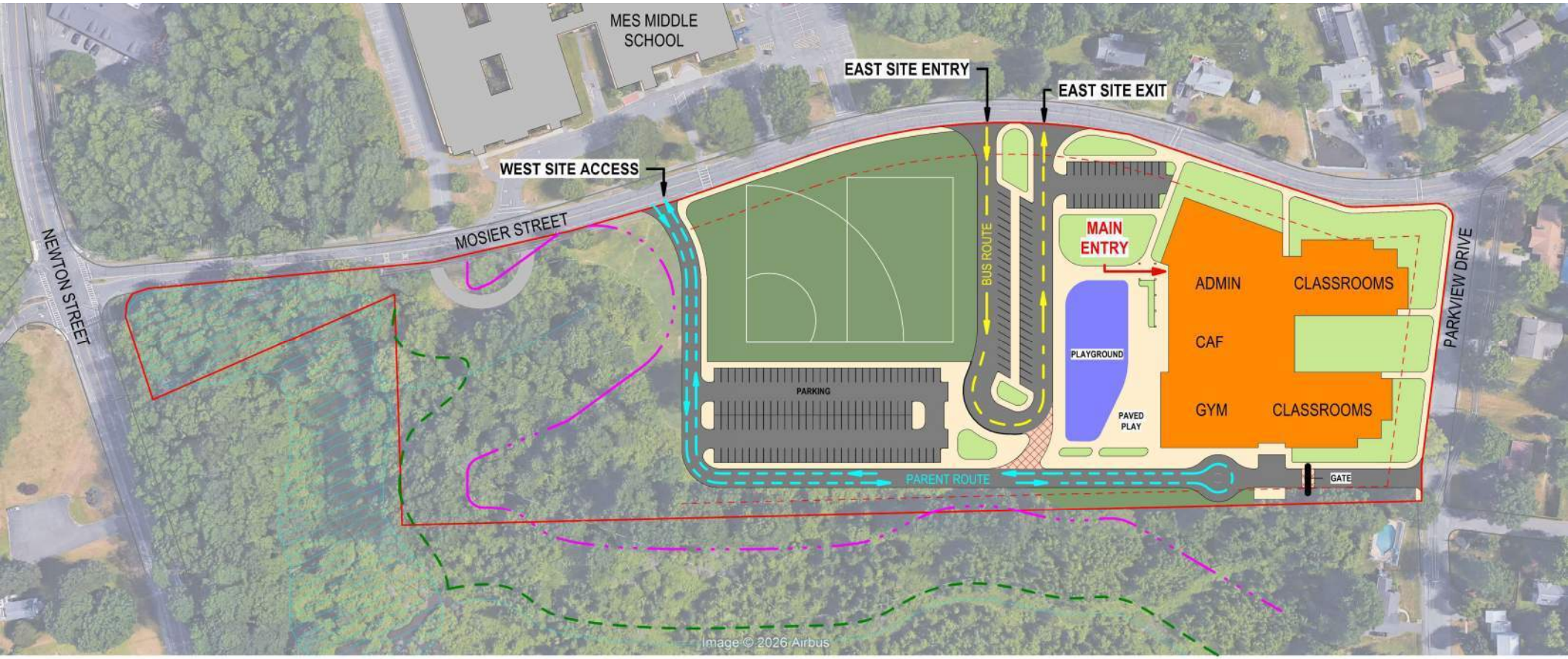
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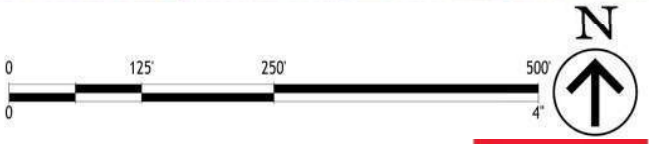
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Cars in Queue: **65**

MVG

ALT #5B - POTENTIAL REVISED LAYOUT – SITE TEST FIT





Cars in Queue: **65**

MVG

Courtyard Examples





South Hadley Public Schools
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Courtyard Examples



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Courtyard Examples

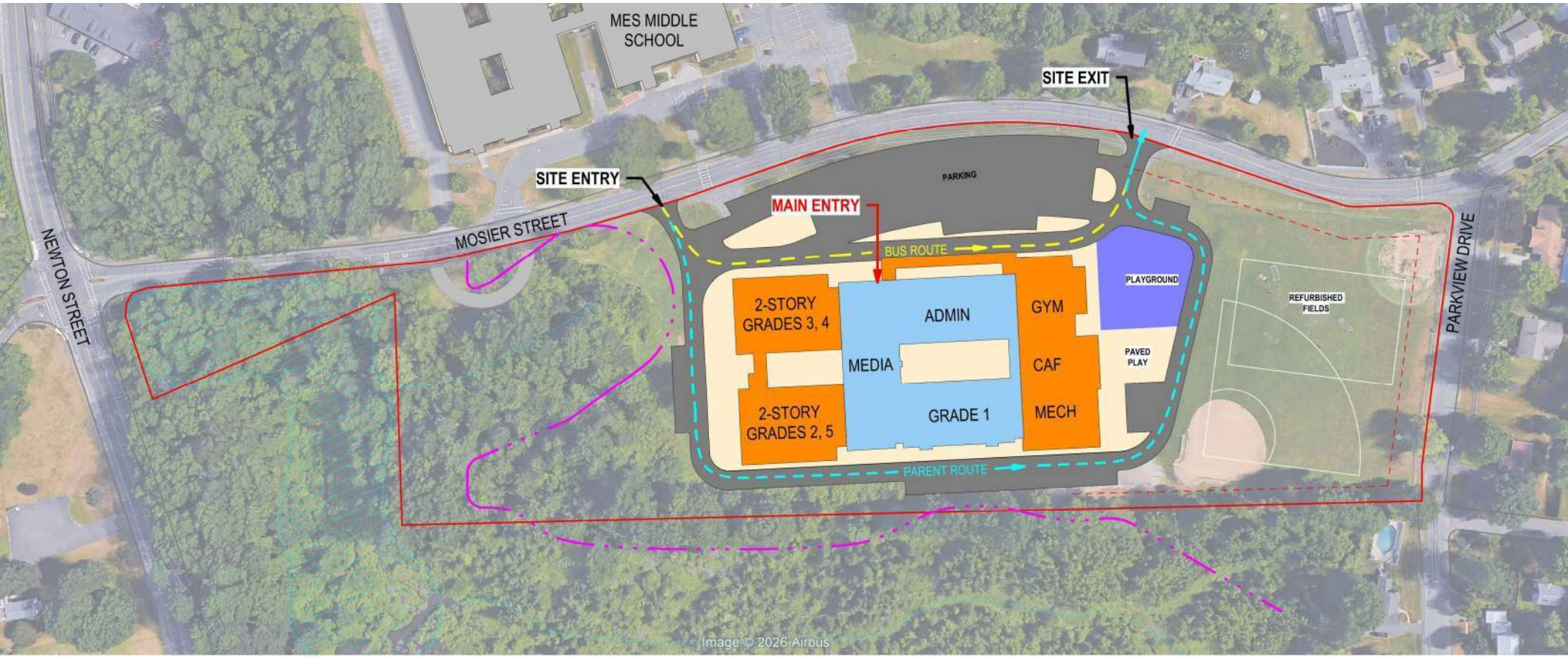


South Hadley Public Schools
Leader in Academic Excellence

Holyoke Peck Middle School

MVG

Alt #3 Site Plan



0 125' 250' 500'
0 4"

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South Hadley Public Schools
Leader in Academic Excellence

Alt #3 Construction Cost: $95.9M

MVG

Alt #3 Floor Plans



FIRST FLOOR



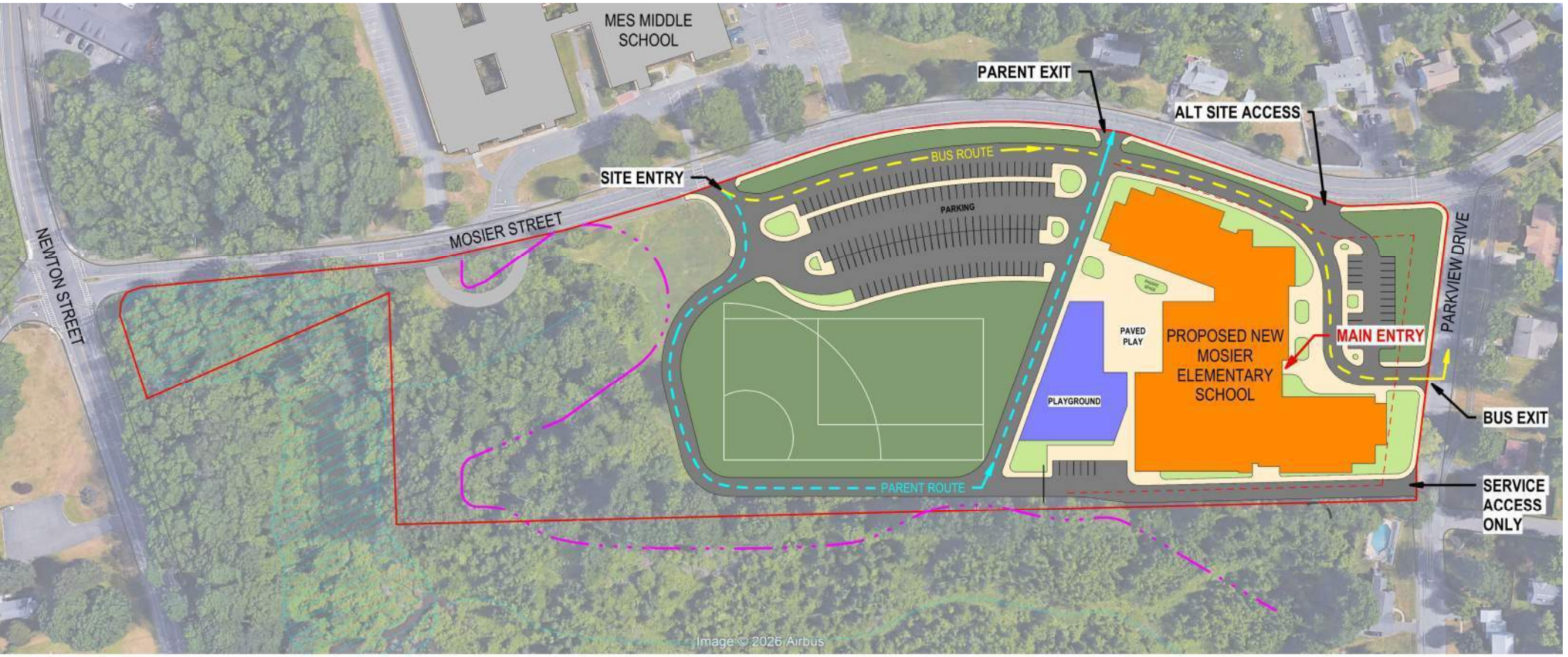
SECOND FLOOR

South Hadley Public Schools
Leader in Academic Excellence

Alt #3 Construction Cost: $95.9M

MVG

Alt #5 Site Plan



South Hadley Public Schools
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Alt #5 Construction Cost: $94.2M

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Alt #5 Floor Plans



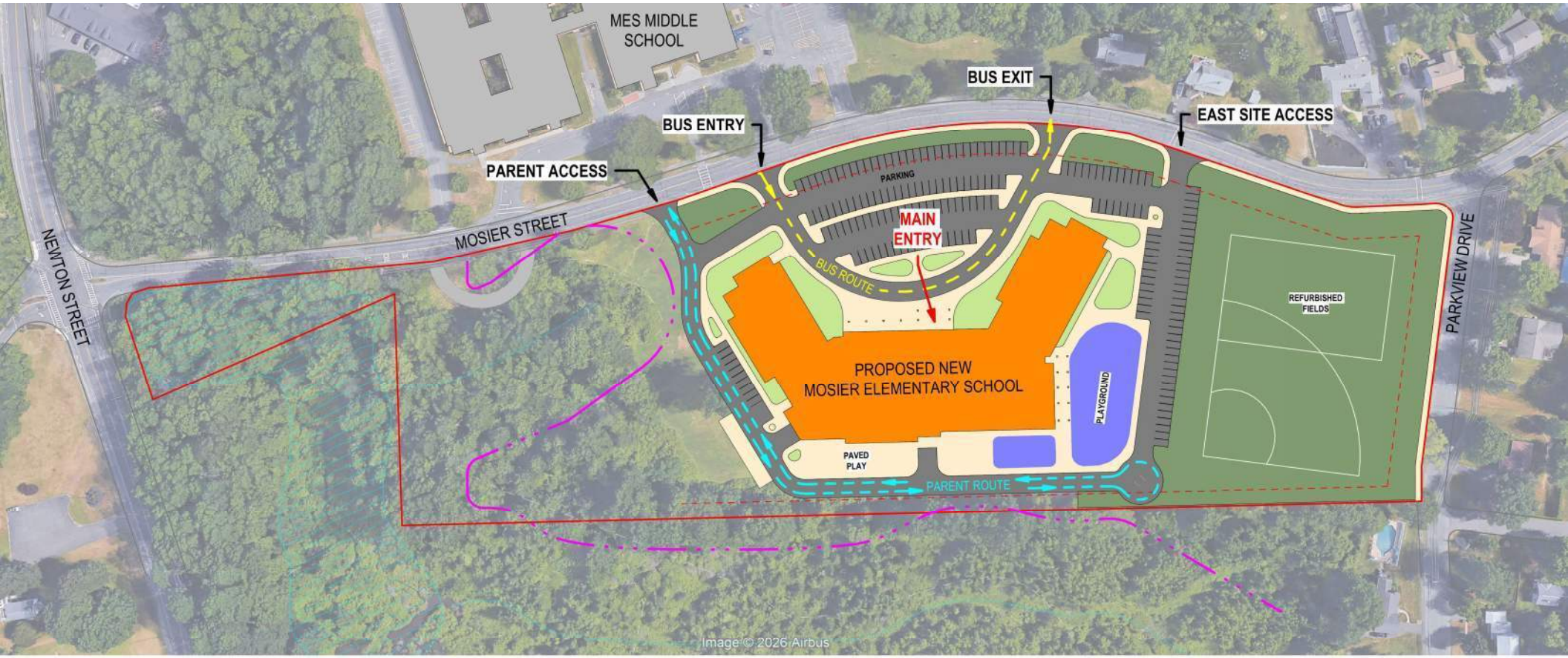


South Hadley Public Schools
Leader in Academic Excellence

Alt #5 Construction Cost: $94.2M

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Alt #8 Site Plan – Mosier on Mosier



South Hadley Public Schools
Leader in Academic Excellence

Alt #8 Construction Cost: $94.1M

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Alt #8 Floor Plans – Mosier on Mosier



FIRST FLOOR PLAN



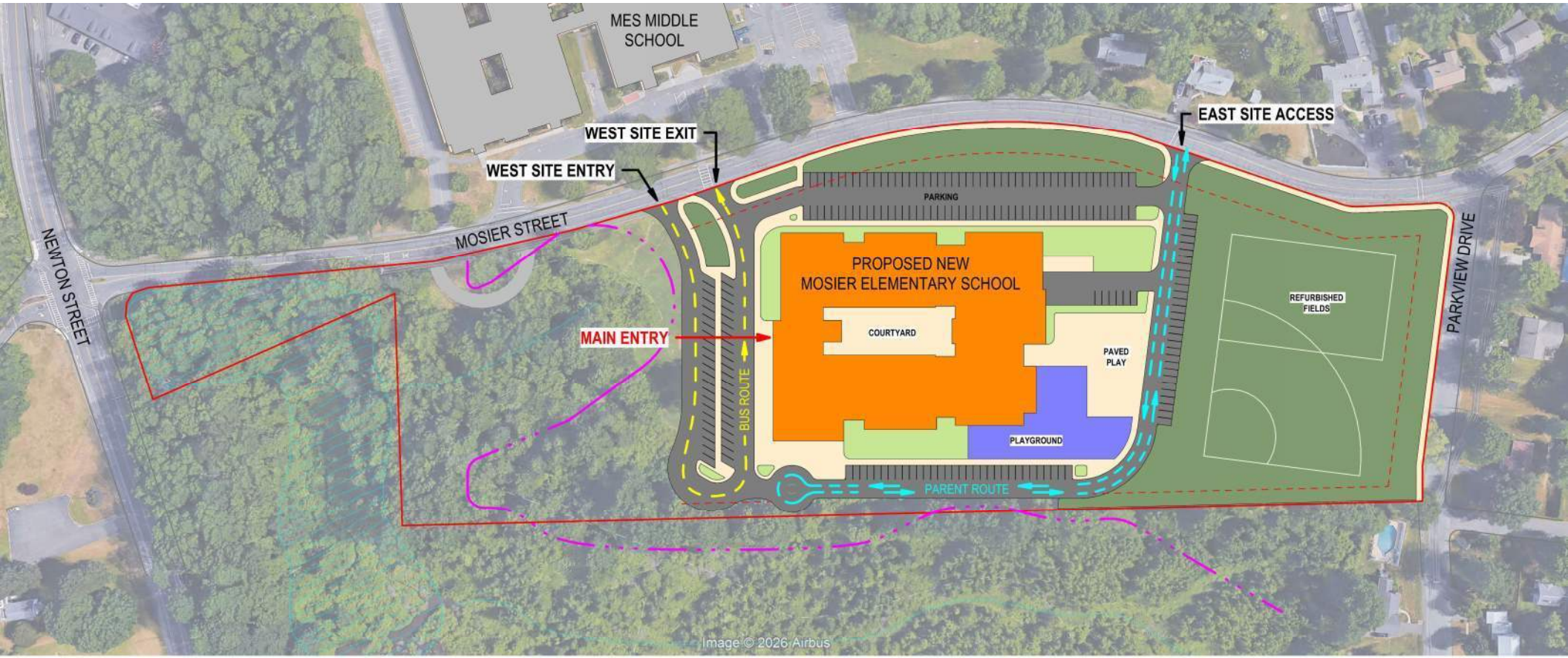
SECOND FLOOR PLAN

South Hadley Public Schools
Leader in Academic Excellence

Alt #8 Construction Cost: $94.1M

MVG

Alt #8.1 Site Plan – Mosier on Mosier, Courtyard



South Hadley Public Schools
Leader in Academic Excellence

Alt #8 Construction Cost: $94.1M

MVG

Alt #8.1 Floor Plans – Mosier on Mosier, Courtyard



FIRST FLOOR



SECOND FLOOR

South Hadley Public Schools
Leader in Academic Excellence

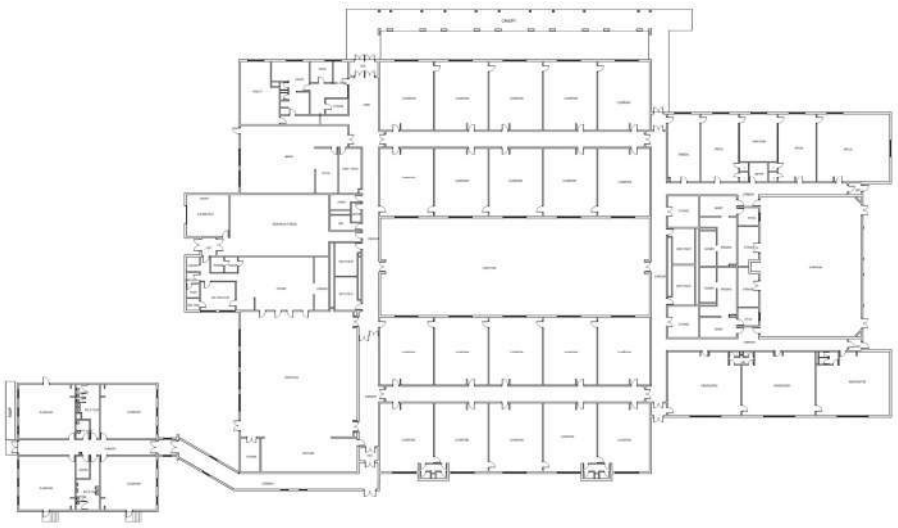
Alt #8 Construction Cost: $94.1M

MVG



Considerations

- Does Not Address District's Goals
- Does Not Address Existing Site Concerns
- Continued Maintenance & Repair Projects
- Portables Remain

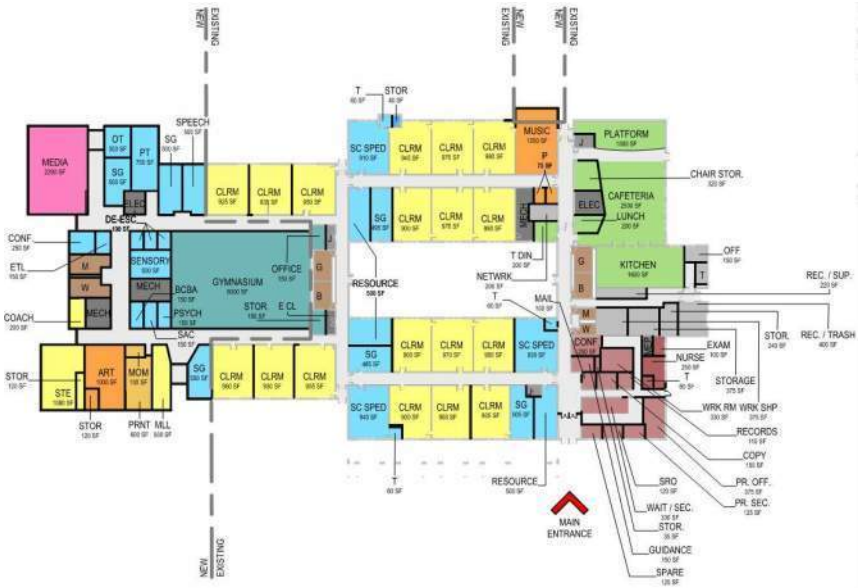


ALTERNATIVE #1 - 1ST FLOOR

Grade Configuration - 2,3,4
Code Upgrades / Base Repairs
Building Total GSF - 62,237 sf

MVG





Considerations

- Does not align with District's grade reconfiguration
- No Expansion of Pre-K or MS Vocational Programs
- Interruption of Education Delivery
- Swing Space Required
- High Phasing Complexity
- Escalation Exposure
- Inherent Uncertainty & Risk
- Logistical & Safety Challenges

ALTERNATIVE #2

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

MVG

ORIGINAL ALT #3







Considerations

- Does not align with District's grade reconfiguration
- No Expansion of Pre-K or MS Vocational Programs
- Tight Site Challenges
- Neighborhood Concerns





ALTERNATIVE #4

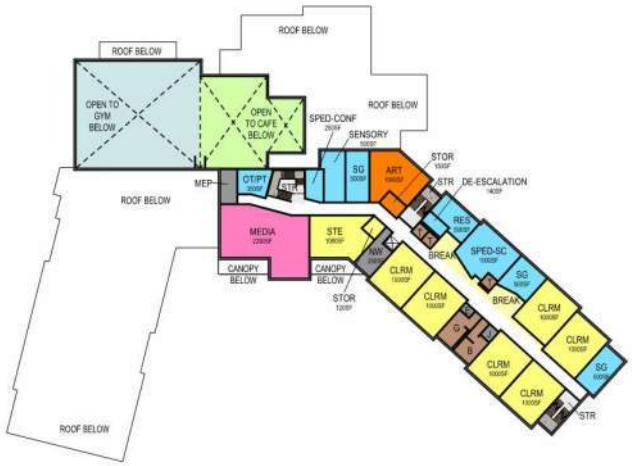
Grade Configuration - 2,3,4
New Construction
Building Total GSF - 79,100



Considerations

- Does not align with District's grade reconfiguration
- No Expansion of Pre-K or MS Vocational Programs
- Concerns with constrained site
- Reduction of play fields
- Disruption of Middle School





ALTERNATIVE #6

Grade Configuration - 2,3,4

New Construction

Building Total GSF - 80,200



Considerations

- Concerns with constrained site
- Reduction of play fields
- Disruption of Middle School



ALTERNATIVE #7

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

New Construction

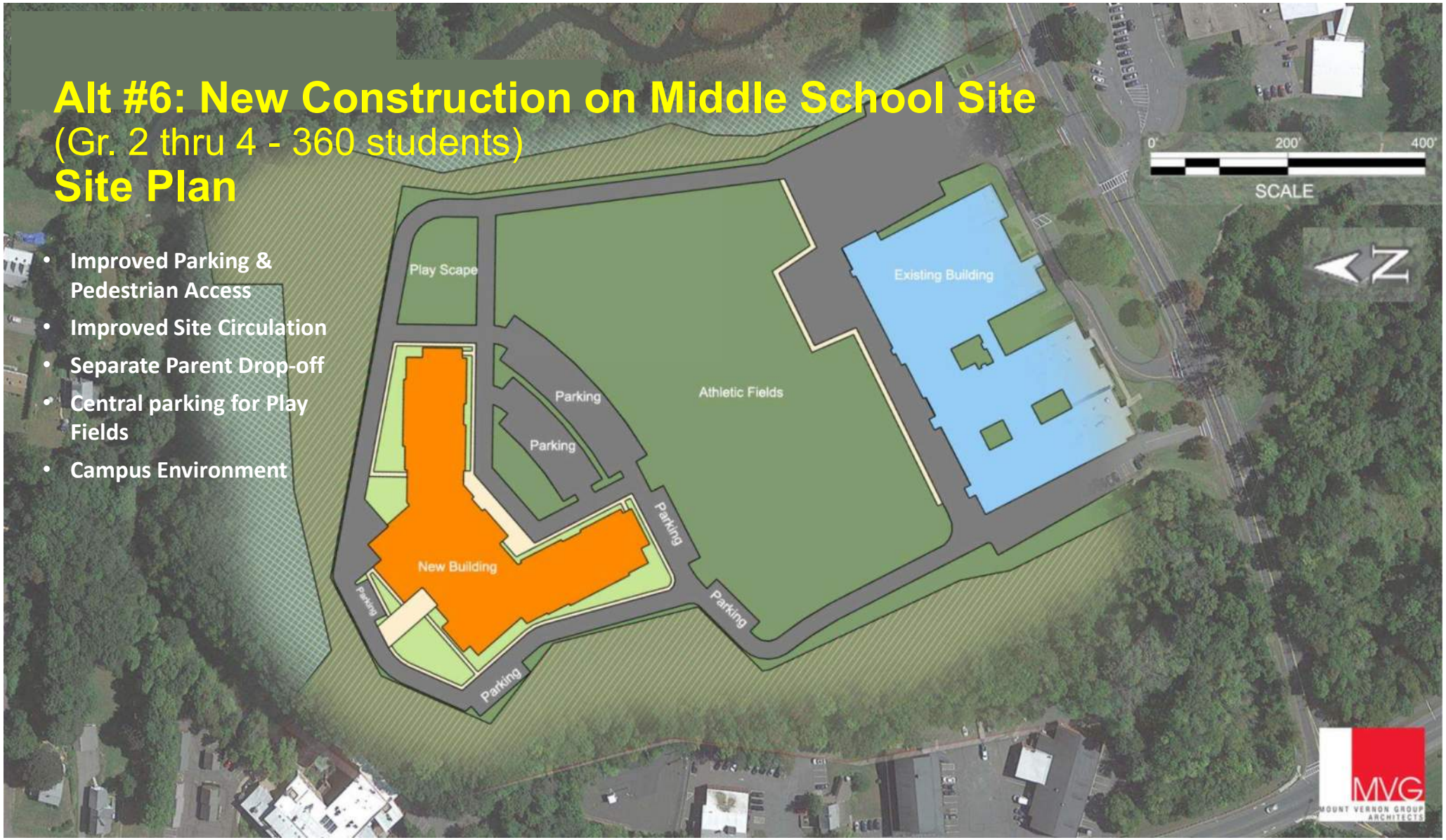
Building Total GSF - 119,000

Alt #6: New Construction on Middle School Site

(Gr. 2 thru 4 - 360 students)

Site Plan

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

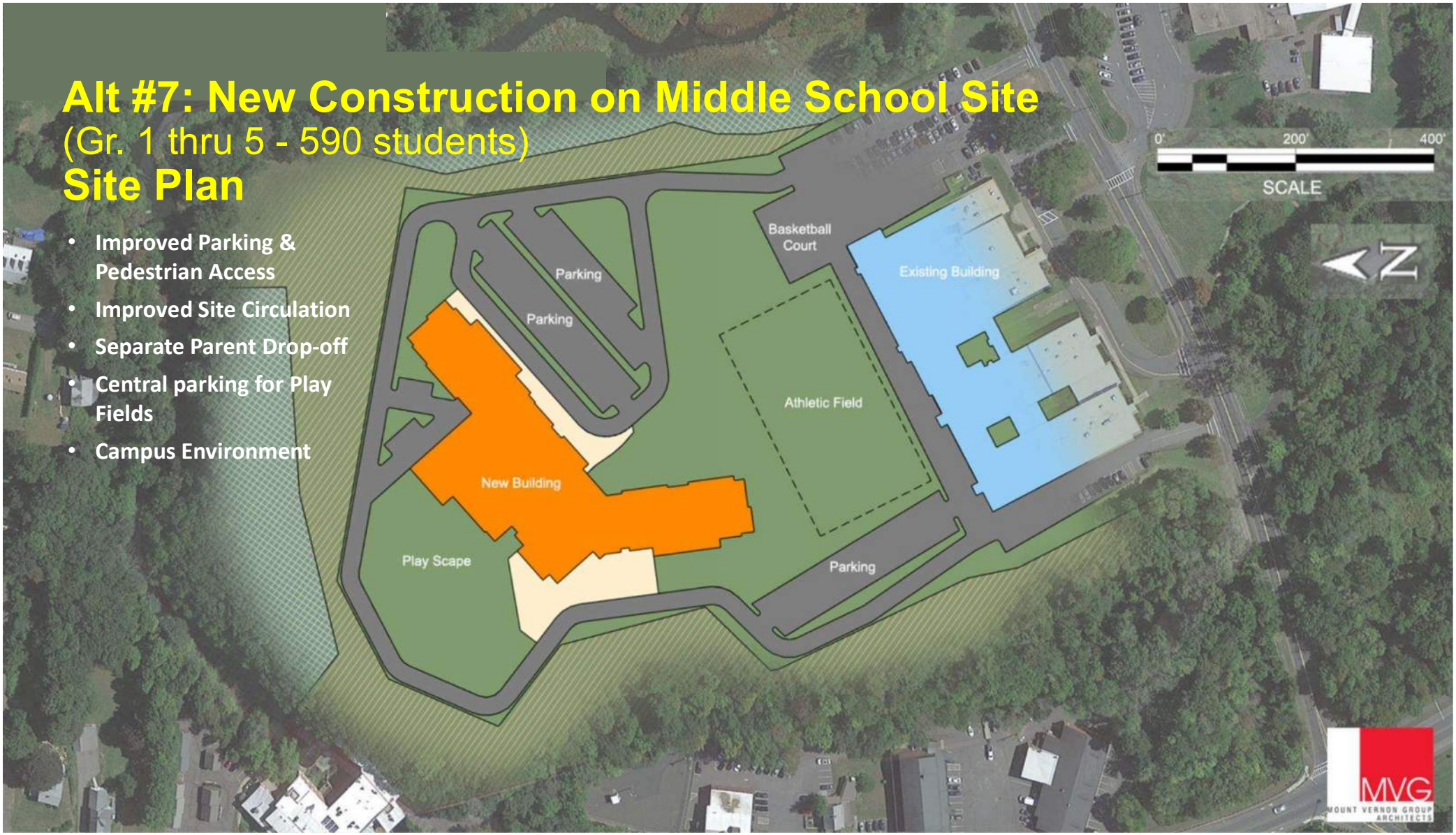


Alt #7: New Construction on Middle School Site

(Gr. 1 thru 5 - 590 students)

Site Plan

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



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.

South Hadley Public Schools
Leader in Academic Excellence

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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, Mosier.....$79.3m Construction / $95.2m Total Project

Alt #5 – Gr. 1-5 New Const, Mosier on Fields.....$94.2m Construction / $113.1m Total Project

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

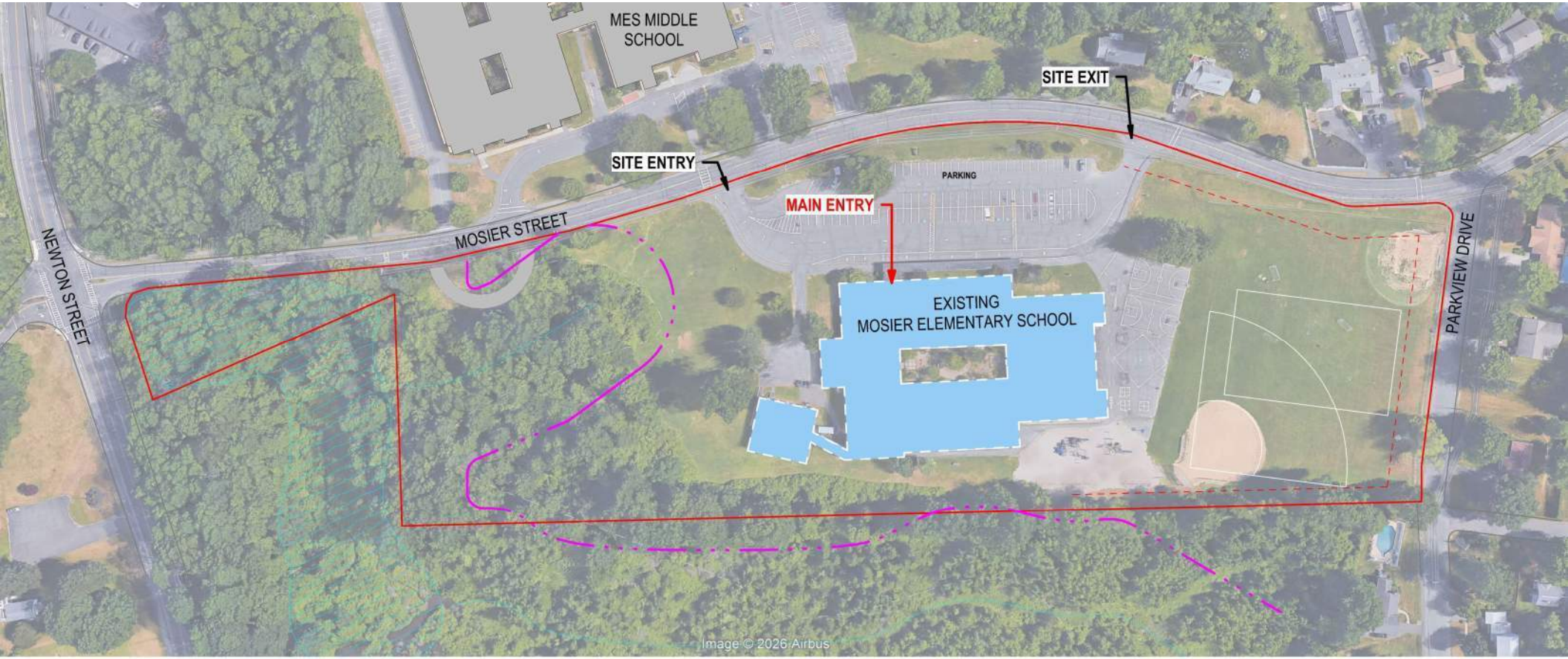
Alt #7 – Gr. 1-5 New Const, MESMS.....$101.4m Construction / $121.6 Total Project

Alt #8 – Gr. 1-5 New Const, Mosier-on-Mosier...$94.1m Construction / $113.0m Total Project

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Existing Site Plan – For Reference



South Hadley Public Schools
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N

0 125' 250' 500'
0 4"

MVG

SOUTH HADLEY PUBLIC SCHOOLS LIST OF EMAIL CORRESPONDENCES

May 11, 2026, School Building Committee

Emails received May 1 – May 7, 2026 (report end time at 5:30pm (24 hrs. prior to SBC meeting))

1 Email received March 13, 2026

Project Email (shbuilds@shschools.com)

- May 1 and May 6 emails (attached) from Lisa Cauley, requesting her email be formally included in the MSBA as a public record. Additionally requesting to remove Options 4 and 5 from the Preferred Schematic Report and listed questions and concerns within her email.
- May 5 email (attached) from Mark Crowther, requesting open comment to take place at the beginning of meeting and prior to the vote, opposed to the end.
- May 6 email (attached) from Odette Nunes-Turcotte, requesting confirmation of email receipt and enclosed a letter signed by Phil Turcotte and Odette Nunes-Turcotte. Letter indicated preference to select alternative plan #8, Mosier on Mosier Splayed, or alternative plan #8.1 Mosier on Mosier Courtyard. Additionally requesting public comments be scheduled before a formal vote is taken.
- May 6 email (attached) from Stella Sexton, Fuss & O'Neill. She acknowledges emails from Robert Shute and passed them along to project manager.
- May 6 (attached) from Robert Shute. Sent 3 emails with formal letters attached to: Skanska USA, Fuss & O'Neill, and Mt. Vernon Architects.
- May 6 and May 7 emails (attached) from Robert Shute, requesting information regarding the building project email correspondence process. Also requesting additional information for any questions that may not have been previously addressed.
- May 7 email (attached) from Nancy Lacey, proposing concerns with Alt options 4 & 5. Advocating for alternate #8 site plan. *Unable to open / read her formal letter due to access limitations. Email was sent to her requesting "viewing" access.
- May 7 email (attached) from Lauren Brewer, requesting public concerns be heard prior to final vote. Additionally, a list of questions included within the email body.
- May 7 email (attached) from Lori LaPierre, requesting public concerns be heard prior to final vote. Additionally, a list of questions included within the email body.

- May 7 email (attached) from Carol Parrish, requesting public concerns be heard prior to final vote. Additionally, a list of questions included within the email body.
- May 7 email (attached) from Winter Anderson, requesting public concerns be heard prior to final vote. Additionally, a list of questions included within the email body.
- May 7 email (attached) from Jill Kovalchik, requesting public concerns be heard prior to final vote. Additionally, a list of questions included within the email body.

** March 13 email received from Sarah Gmeiner with attached petition including 70 signatures. The petition is requesting the Selectboard call a Special Town Meeting.

Note: Certain sender identifying information may be redacted in order to protect personal privacy while maintaining the substance of the correspondence for public record purposes.

Building Project, SHPS <shbuilds@shschools.com>

Petition Submission Regarding School Building Project

2 messages

Sarah Gmeiner <sgmeiner@southhadleyma.gov> Fri, Mar 13, 2026 at 5:32 PM
To: shbuilds@shschools.com
Cc: Lisa Wong <lwong@southhadleyma.gov>, Lisa Mead <lisa@mtclawyers.com>, Lisa Wong <Selectboard@southhadleyma.gov>

Good evening,

Attached is a scan of a written petition including 70 signatures. The petition is requesting the Selectboard call a Special Town Meeting. It was submitted earlier today.

Per our bylaws, (72-2) The Selectboard shall call a Special Town Meeting upon receipt of a written petition with at least 200 certified registered voters signatures. Upon receipt the Selectboard must hold the Special Town Meeting within 45 days.

Thank you,

Sarah Gmeiner
Town Clerk
Pronouns: They, Them
116 Main Street Room M11
South Hadley, MA 01075
Phone: (413) 538-5030 x6115

When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record and is subject to requests under MGL c.66 §10.

⚠ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

Cauley Special Town Meeting Petition.pdf
17797K

Lisa Mead <lisa@mtclawyers.com> Sat, Mar 14, 2026 at 8:53 AM
To: Sarah Gmeiner <sgmeiner@southhadleyma.gov>, "shbuilds@shschools.com" <shbuilds@shschools.com>
Cc: Lisa Wong <lwong@southhadleyma.gov>, Lisa Wong <Selectboard@southhadleyma.gov>

I think these folks need to know that their warrant article is advisory only and will not control the building committee. Of course, ultimately the Town Meeting will approve or not, the funding for the school, and that of course is where the rubber meets the road.

Lisa

Lisa L. Mead

[she/her/hers]

Mead, Talerman & Costa LLC

30 Green St

Newburyport MA 01950

978 463 7700 ext 101

978 463 7747 (fax)

The information contained herein is confidential and may be protected by the attorney-client and/or other applicable privilege(s). It is intended only for the named recipient(s). If you are neither an intended recipient nor a person responsible for delivery to a recipient, you are hereby notified that any unauthorized use, dissemination, distribution or reproduction of the contents hereof is strictly prohibited and may be unlawful.

If you have received the above transmittal in error, please delete the message and any attachment(s) hereto from your e-mail system and notify us immediately.*Please consider the environment before printing this email.*

Think before you print.

[Quoted text hidden]

RECEIVED
TOWN OF SOUTH HADLEY
TOWN CLERK'S OFFICE
2026 MAR 13 PM 3:23

Date: March 13, 2026

Subject: Formal Petition along with Formal Abutter Testimony.

TO: South Hadley Elementary School Building Committee
CC: South Hadley Town Clerk; Town Administrator; Town Counsel; Selectboard; Massachusetts School Building Authority (MSBA)

FROM:
Lisa Cauley
9 Parkview View
South Hadley, MA 01075
413-335-2989

I am writing as the owner of 9 Parkview View and a "Party of Interest" (direct butter.) While I support modernizing our schools, I challenge the selection of **Options 4 and 5 on our town's behalf. I formally request for the record options 4 and 5 be removed from consideration** to the Massachusetts School Building Authority (MSBA)

Attached is a formal petition of intent that supports this request.

Lisa Cauley

RECEIVED
TOWN OF SOUTH HADLEY
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2026 MAR 13 PM 2:24

PETITION FOR SPECIAL TOWN MEETING ARTICLE: SOUTH HADLEY, MA

TO THE SELECTBOARD: We, the undersigned registered voters of South Hadley, petition to include the following Article in the Warrant for a Special Town Meeting:

ARTICLE: To see if the Town will vote to instruct the School Building Committee to immediately **remove Options 4 and 5** from the Preferred Schematic Report (PSR) and all future state submissions; and further, to require the Committee to prioritize and submit a PSR based on **Options 1, 2, 3, 6, or 7**.

STATEMENT OF INTENT: We believe the South Hadley School Board should either utilize the existing Mosier footprint (option 1, 2, & 3) or the Michael E Smith (Option 6 &7) to avoid high-cost environmental and legal risks. Options 4 and 5 threaten the long-term integrity of our residential neighborhood, leading to a depletion of home values, permanent light/noise pollution, and traffic safety risks. We formally request that the School Committee and Mount Vernon Group Architects re-evaluate previous options and provide an updated site plan reflecting respectful residential setbacks and traffic mitigation prior to the April MSBA submission. Taxpayers have the right to object to Options 4 and 5 in favor of a plan that fits our community before the **Winter 2027 Debt Exclusion Vote.** *Or take any other action relative thereto.*

#	SIGNATURE (As Registered)	PRINTED NAME	RESIDENTIAL ADDRESS	DATE
1	Judith Loughrey	Judith Loughrey	17 Blueberry Bends Hadley	3/12/26
2	Melissa Cooney	Melissa Cooney	3 Burnett Ave. S Hadley	3/12/26
3		Justin Latham	3 Burnett Ave	3/12
4	Sean Sears	Sean Sears	19 West Parkview Dr	3/12
5	Karen M Johnson	Karen M Johnson	23 West Parkview Dr	3/12
6	George E Johnson III	GEORGE E. JOHNSON III	23 WEST PARKVIEW DR.	3/12/26
7		Jill Kovalchik	20 W. Parkview Dr.	3/12/26
8		Winter Anderson	24 Parkview Dr.	3/12/26
9		Nickolas Anderson	24 Parkview Dr.	3/12/26
10	Tricia Squire	Tricia Squire	25 Parkview Dr.	3/12/26

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#	SIGNATURE (As Registered)	PRINTED NAME	RESIDENTIAL ADDRESS	DATE
1	Nancy Ingham	NANCY INGHAM	40 ASHTON LANE	3/12/26
2	John Kovalchik	John Kovalchik	20 West Parkview Dr.	3/12/26
3	Matthew Hayes	MATTHEW HAYES	25 WEST PARKVIEW DR	3/12/26
4	Teresa Mendoza	Teresa Mendoza	48 Ashton Ln	3/12/26
5	Joseph B. Fitzgerald	JOSEPH FITZGERALD	31 W. PARKVIEW DR	3/12/26
6	Theresa O'Brien-Bailly	Theresa O'Brien-Bailly	15 West Parkview Dr	3/12/26
7	Bruce Bailly	Bruce Bailly	15 W. Parkview Dr	3/12/26
8	Kathryn Fitzgerald	Kathryn Fitzgerald	31 W Parkview Dr	3/12/26
9	Steve Kolak	Steve Kolak	21 Parkview Dr	3/12/26
10	Phil Turgette	PHIL TURGETTE	15 ASHTON LN	3/12/26

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#	SIGNATURE (As Registered)	PRINTED NAME	RESIDENTIAL ADDRESS	DATE
1		JEFFREY SAVAGE	25 Parkview Dr	3/12/26
2		Kristen Gleason	11 Ashton Lane	3/12/26
3	Cynthia D Hogan	Cynthia D Hogan	10 Ashton	3/12/26
4	Dennis E Hogan	Dennis E Hogan	10 Ashton	3/12/26
5		Crystal Williams	24 Parkview Dr.	3/12/26
6		Ilene Tillman	26 Parkview Dr	3/12/26
7		Ryan Tucker	3 Blueberry Brnd	3/12/26
8	Amanda Neikirk	Amanda Neikirk	22 Ashton Ln	3/12/26
9		Lee Neikirk	22 Ashton Ln	3/12/26
10	Adette M. Scytkowski Adette M. Scytkowski	Adette M Scytkowski	22 Parkview Dr.	3/12/26

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#	SIGNATURE (As Registered)	PRINTED NAME	RESIDENTIAL ADDRESS	DATE
1	Cianna Gurek	Cianna Gurek	18 Ashton Lane	3/12
2	Jeffrey Greenwood	Jeffrey Greenwood	65 Hildreth AVE	3/12
3	Lisa Greenwood	LISA Greenwood	65 Hildreth	3/12
4	Emma McCurdy	Emma McCurdy	65 Hildreth Ave	3/12
5	Lenore Reilly	Lenore Reilly	12 Buttonfield Ln.	3.12.26
6	Odette Nunes-Turcotte	Odette Nunes-Turcotte	15 Ashton Lane	3/13/26
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#	SIGNATURE (As Registered)	PRINTED NAME	RESIDENTIAL ADDRESS	DATE
1		Krystle Jimmo	110 Mosier St.	3/12/2026
2	Shaina Tsang	Shaina Tsang	7 Ashton Ln	3/12/2026
3		Nancy Lacey	1 Blueberry Bend	3/12/2026
4		Alanna Scully	6 Parkview Dr.	3/13/2026
5		Gerard Gagne	21 Ashton Ln #e	3/13/26
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#	SIGNATURE (As Registered)	PRINTED NAME	RESIDENTIAL ADDRESS	DATE
1		Kristen Hargrave-Amodio	2 Parkview Drive	3/12/26
2		Gina Hargrave-Amodio	2 Parkview Drive	3/12/26
3		Paula Trasatti	114 Mosier st	3/12/26
4		JIM LEWIS	108 MOSIER	3/12/26
5		John H. Adams	104 MOSIER	3/12/26
6		Steven J. Jez	165 Mosier St.	3/12/26
7		JOHN LUCCY	210 MOSIER ST	3/12/26
8		Linda Zorlino	207 Mosier St.	3/12/26
9		Lance St. Jean	207 Mosier St.	3/12/26
10		Joe Jenkins	188 mosier ST	3/12/26

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#	SIGNATURE (As Registered)	PRINTED NAME	RESIDENTIAL ADDRESS	DATE
1		Mark Kendall Jr	28 Ashton Ln South Hadley	3/12/2026
2	Lori Kendall	Lori Kendall	28 Ashton Lane	3/12/2026
3		Shannon Gurek	18 Ashton Lane	3/12/2026
4	Christine Gurek	Christine Gurek	18 Ashton Lane	3/12/2026
5	Dale Gurek	DALE GUREK	18 ASHTON LANE	3/12/2026
6	Holly Rondeau	Holly Rondeau	57 Dartmouth St	3/12/26
7		Joshua Rondeau	57 Dartmouth St.	3/12/26
8	Lisa Cauley	Lisa Cauley	9 Parkview DR	3/12/26
9		WILLIAM INGHAM	40 ASHTON LN	3/12/26
10				

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#	SIGNATURE (As Registered)	PRINTED NAME	RESIDENTIAL ADDRESS	DATE
1	Jeffrey J Kristek	Jeffrey J. Kristek	8. Parkview Dr	3/12/26
2	Rachel Kristek	Rachel Kristek	8 Parkview Dr.	3/12/26
3	Kimberly S. Campbell	Kimberly S. Campbell	71 Hadley Village Rd.	3/12/26
4	Zoey Campbell	Zoey Campbell	71 Hadley Village Rd.	3/12/26
5		Robert Migliaccio	71 Hadley village road	3/12/26
6	Casey Bergeron	Casey Bergeron	101 Abbey st	3/12/26
7	William Padilla	William Padilla	26 North St.	3/13/26
8	Susan E. Padilla	Susan E. Padilla	26 North St.	3/13/26
9	Patricia L. Smith M.Ed.	Patricia L. Smith, M.Ed.	240 Lathrop St.	3.13.26
10	Margaret M Cadieux	Margaret Cadieux	401 Mount Pleasant Place	3/13/26

Outlook

Re: Committee to immediately remove Options 4 and 5 from the Preferred Schematic Report

From lisa cauley <cauleylisa123@gmail.com>
Date Wed 5/6/2026 5:34 PM
To Lisa Wong <lwong@southhadleyma.gov>; shbuilds@shschools.com <shbuilds@shschools.com>; townclerk@southhadleyma.gov <townclerk@southhadleyma.gov>; Sarah Gmeiner <sgmeiner@southhadleyma.gov>
Cc BBAILLY16@gmail.com <BBAILLY16@gmail.com>; gmamodio@gmail.com <gmamodio@gmail.com>; jkristek115@gmail.com <jkristek115@gmail.com>; bshute@comcast.net <bshute@comcast.net>; kelsa.duggan@gmail.com <kelsa.duggan@gmail.com>

We, the undersigned registered voters of the Town of South Hadley, pursuant to applicable provisions of the Massachusetts General Laws, hereby formally request that the following email to the South Hadley School Building Committee be included in the Massachusetts Association School Board Building Association (MSBA) as public record.

My name is Lisa Cauley, and I live at 9 Parkview View Drive in South Hadley. Please note that the Cauley family has owned this property since 1962—longer than Mosier Elementary School has been standing. I am writing to you again as a taxpayer and to continue to formally record my status as a direct abutter to the Mosier School Project alternative options 4/5. Please take note: There is more that could be shared. I was advised by counsel not to share further details at this time. Again, thank you for your time and consideration.

Urgent Questions Regarding the May 11th Meeting:

1. We formally request that Chair Diane Mulvaney create an agenda which includes a 3-minute public comment period, limited to two questions. This comment period is to be included in the public records for the Massachusetts Association School Board Building Association (MSBA) meeting minutes on May 11th, 2026, agenda. This comment period should occur before the Boards final vote on the preferred schematic report option on May 11th.
2. We formally request clear instructions on where to access the May 11th meeting agenda in advance.
3. We formally request that the May 11th meeting includes a Zoom/remote option to ensure maximum public awareness and participation. We question why this hasn't occurred when multiple tax payors have requested this and is it an option in other town meetings/forums?
4. Please confirm the final location and time of the May 11th meeting.
5. We formally ask why our submitted petition from March 13, 2026, that was sent to the school board building committee email with a record of receipt by the Town Clerk (32 pages, 248 signatures collected within 72 hours) has not yet been uploaded as public record, whereas other community members' emails have been included. I have formally requested this and have yet to receive a response.
6. Following input from James Buckley regarding construction vs. soft costs, we formally request to see the actual, total projected cost for the final three options prior to the May 11th vote, swing

space included.

Petition Position & Safety Concerns
The *Statement of Intent* on our petition was clear-
"We object to alternative options 4/5".

We believe that Options 4 and 5 present significant concerns related to public safety, including increased traffic congestion, impacts to residential roadways, and potential interference with reliable emergency vehicle access. These concerns are particularly acute given the reliance on limited points of ingress and egress serving surrounding neighborhoods. Such conditions may adversely affect safe and continuous access and raise concerns regarding compliance with established planning principles governing roadway capacity and public safety. Environmental and other impacts further compound these concerns.

We further believe the “Mosier on Mosier” Option 8 represents more appropriate alternatives that better align with existing neighborhood conditions, roadway capacity, educational needs and safety of students, overall infrastructure, and are more consistent with the intent of applicable zoning and land use standards.

We believe the "Mosier on Mosier" option 8 is the best preferred option to be selected for the preferred schematic report currently since this option is in accordance with the following:

- Compliance with local zoning bylaws and applicable planning board regulations
- Careful consideration of roadway capacity and the adequacy of access, including safe and reliable emergency vehicle access
- Comprehensive traffic mitigation strategies sufficient to prevent congestion and obstruction of residential access
- Appropriate residential setbacks
- Consistent with surrounding land use patterns
- Efficient industrial lay-down areas and safe lay down stage areas for construction requirements: Equipment, Contractor trailers, construction workers etc.
- Less educational disruption due to noise and safety risk to students near open construction.

We further assert that taxpayers and residents have the right to fully evaluate and provide input on site selection options prior to submission of the preferred schematic report to the Massachusetts School Building Authority (MSBA), and in advance of any future debt exclusion vote currently anticipated for Winter 2027. There still hasn't been a public release of the traffic study, nor the swing space cost. Or the total projected cost of each project.

We believe the construction plans for Options 4 and 5 contain unfunded liabilities and fiscal risks that this board cannot afford to ignore.

_____

I have a child currently attending Mosier and another who will attend in the coming years, I fully support the necessary safety updates required for our students. However, I am deeply concerned if this board chooses option 4/5 out of the three options currently on the ballot for 5/11/26.

I am concerned about the safety of my children personally. Along with the safety of the residents in the neighborhood.

If option 4/5 is selected children attending the school will have educational disruptions with the major construction and potential safety issues being so close to a construction site. Although swing space is required for the Mosier on Mosier this option is the least disruptive option to our students and community.

I believe if the Board selects options 4 and 5, the Committee will cause direct legal harm to my family. This design, which I believe shows "deficiency and neglect “creates a private nuisance through light and noise, risks of property damage, and decrease of value.

I had three quotes by realtor agents who stated “Yes” a building of this scale so close to my home will decrease our property along with my fellow neighbors.

These plans place substantial and unreasonable interferences on the enjoyment of our family’s property. The proposed new construction and a paved perimeter road directly against my property line is a safety risk. This is more than just a loss of privacy, which we feel like anyone can agree with us on as being unjust; Options 4 and 5 also cause budgetary and safety liability.

In the world of MSBA funding, delays = equal loss of millions, and the intrusive options of 4 and 5 are an invitation for litigation delays. Beyond the budget, we must consider the long-term integrity of our residential neighborhood.

Thank you for your time and for your hard work on this project. I appreciate the time the School Board Building Committee and the design team at Mount Vernon Group Architect took to re-evaluate the previous options. Mosier and Mosier is the site plan that doesn’t cause my family legal harm—That also reflects respectful residential setbacks and traffic mitigation. Options 4 and 5 are a radical departure from the character of our neighborhood. Options 4/5 threaten the residential feel of the community we value so much.
I believe the school board should utilize the existing Mosier footprint to avoid creating these high-cost environmental and legal risks. Choosing a high-risk path over a safer renovation path is a failure of the towns' legal and ethical obligations. Thank you

TABLE OF EXHIBITS ATTACHED

· EXHIBIT A: Aerial Photo of 9 Parkview View showing the existing natural green buffer.



· EXHIBIT B: Proposed Option 4/5 Overlay

limited points of ingress and egress serving surrounding neighborhoods.





Exhibit C of discussion with Town Clerk:

From: lisa cauley <cauleylisa123@gmail.com>
Sent: Friday, March 13, 2026 1:11 PM
To: SGMEINER@SOUTHHADLEYMA.GOV <SGMEINER@SOUTHHADLEYMA.GOV>; bbailly16@gmail.com <BBAILLY16@GMAIL.COM>; gmamodio@gmail.com <gmamodio@gmail.com>; jkristek115@gmail.com <jkristek115@gmail.com>
Subject: Committee to immediately remove Options 4 and 5 from the Preferred Schematic Report

Hello,

My Name is Lisa Cauley I live off 9 Parkview Drive in South Hadley a direct abutter to option 4 & 5. I spoke with Sara today on 3/13/2026 at 10AM to discuss what is the best course of action to ensure **Options 4 and 5** are removed from the School Building Committees submission that's taking place in April 2026 for the MSBA submission. In a very short amount of time since I started this petition on 3/12/2026 there is a significant clear objection to options 4&5. I want to ensure a formal record of objection to **Options 4 and 5**. I am looking to ensure that the truly "preferred" alternative solutions for submission are **option 6 or 7** that is submitted to the MSBA submission in April. We have clear intent that we are not objecting to the MSBA submission at this very moment in time, however we can *take any other action relative thereto*. We are wanting to ensure South Hadley School District and Town of South Hadley are provided the opportunity to work with the MSBA on behalf of the students and families of this community however only for the proposal to be **6, or 7.** We believe the South Hadley School Board could either utilize the following existing Mosier footprint (option 1, 2, & 3) to avoid high-cost environmental and legal risks. Options 4 and 5 threaten the long-term integrity of our residential neighborhood, leading to a depletion of home values, permanent light/noise pollution, and traffic safety

risks. We formally request that the School Committee and Mount Vernon Group Architects re-evaluate previous options and provide an updated site plan reflecting respectful residential setbacks and traffic mitigation prior to the April MSBA submission which is option 6 & 7. Taxpayers have the right to object to Options 4 and 5 in favor of a plan that fits our community before the **Winter 2027 Debt Exclusion Vote.** *Or take any other action relative thereto.*

That being said: as of now this is what I have written below. Your guidance is helpful during navigating the best course of action to ensure this circumstance is completed on our community's behalf.

PETITION FOR SPECIAL TOWN MEETING ARTICLE: SOUTH HADLEY, MA

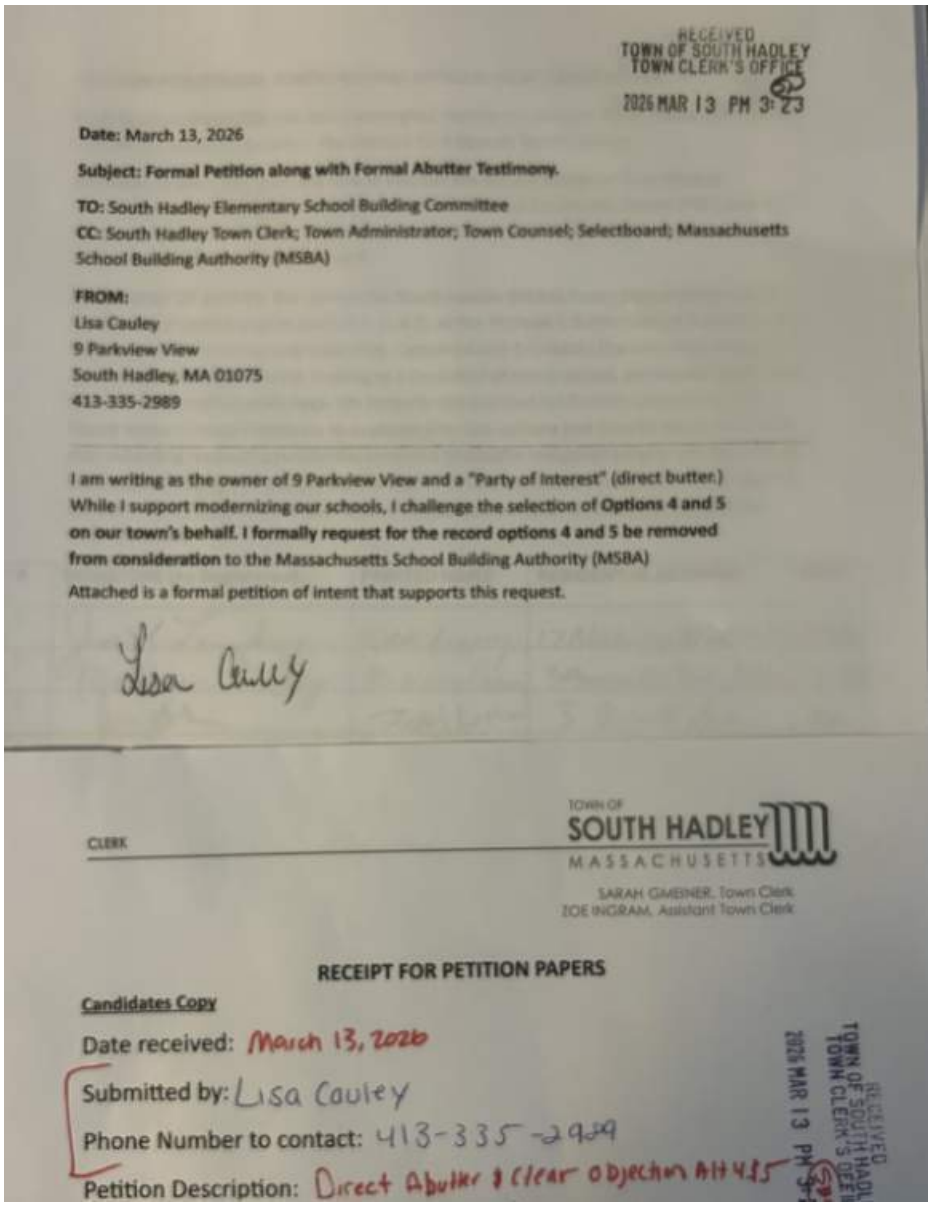
TO THE SELECTBOARD: We, the undersigned registered voters of South Hadley, petition to include the following Article in the Warrant for a Special Town Meeting:

ARTICLE: To see if the Town will vote to instruct the School Building Committee to immediately **remove Options 4 and 5** from the Preferred Schematic Report (PSR) and all future state submissions; and further, to require the Committee to prioritize and submit a PSR based on **Options 1, 2, 3, 6, or 7**.

STATEMENT OF INTENT: We believe the South Hadley School Board should utilize the existing Mosier footprint (option 1, 2, & 3) to avoid high-cost environmental and legal risks. Options 4 and 5 threaten the long-term integrity of our residential neighborhood, leading to a depletion of home values, permanent light/noise pollution, and traffic safety risks. We formally request that the School Committee and Mount Vernon Group Architects re-evaluate previous options and provide an updated site plan reflecting respectful residential setbacks and traffic mitigation prior to the April MSBA submission. Taxpayers have the right to object to Options 4 and 5 in favor of a plan that fits our community before the **Winter 2027 Debt Exclusion Vote.** *Or take any other action relative thereto.*

_____

Exhibit D & F Copy of town clerk receipt and one of the 32 pages.



RECEIVED
TOWN OF SOUTH HADLEY
TOWN CLERK'S OFFICE
2026 MAR 13 PM 3:23

Date: March 13, 2026

Subject: Formal Petition along with Formal Abutter Testimony.

TO: South Hadley Elementary School Building Committee
CC: South Hadley Town Clerk; Town Administrator; Town Counsel; Selectboard; Massachusetts School Building Authority (MSBA)

FROM:
Lisa Cauley
9 Parkview View
South Hadley, MA 01075
413-335-2989

I am writing as the owner of 9 Parkview View and a "Party of Interest" (direct butter.) While I support modernizing our schools, I challenge the selection of **Options 4 and 5 on our town's behalf. I formally request for the record options 4 and 5 be removed from consideration** to the Massachusetts School Building Authority (MSBA)

Attached is a formal petition of intent that supports this request.

Lisa Cauley

CLERK

TOWN OF
SOUTH HADLEY
MASSACHUSETTS

SARAH GAEBNER, Town Clerk
ZOE INGRAM, Assistant Town Clerk

RECEIPT FOR PETITION PAPERS

Candidates Copy

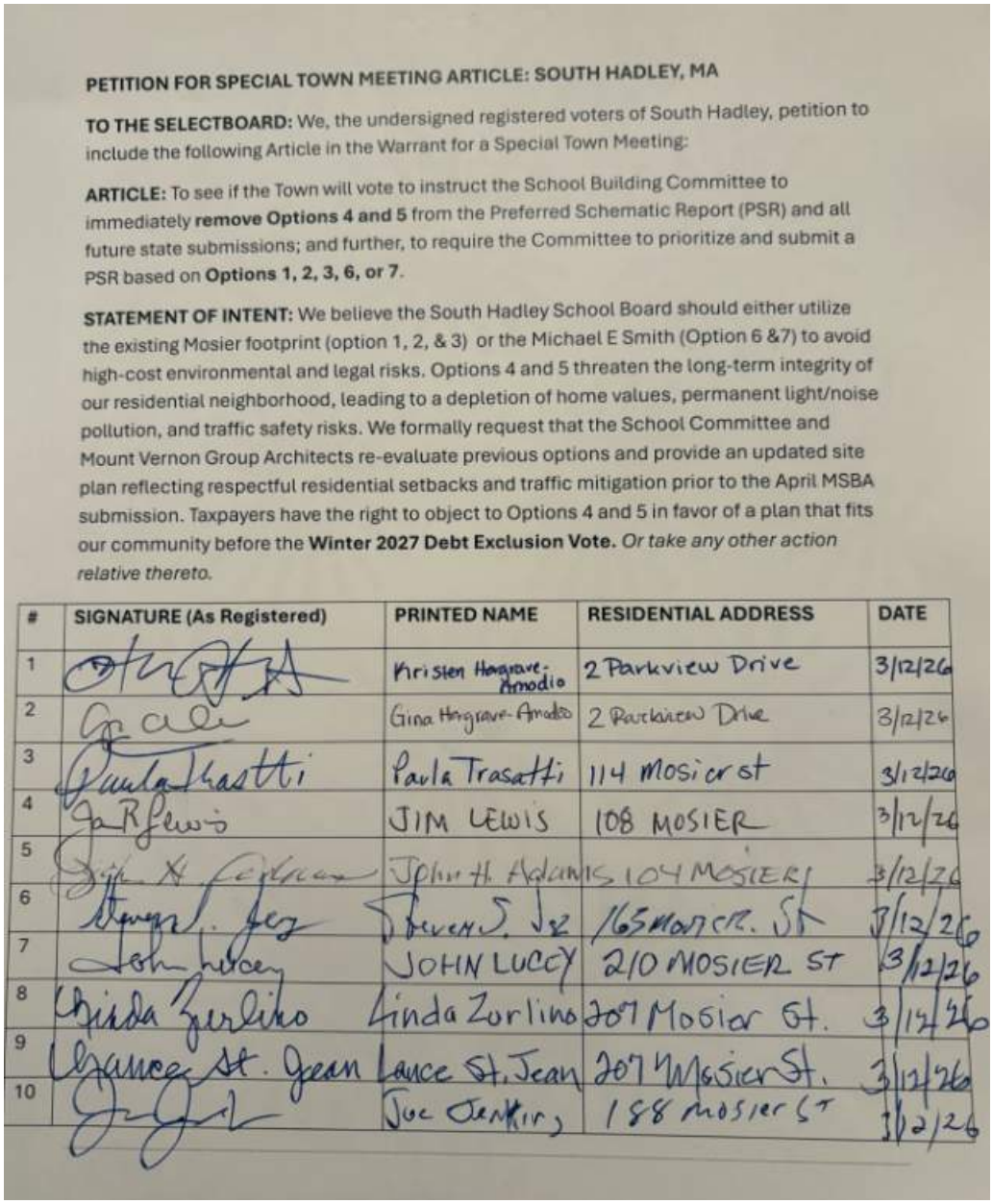
Date received: March 13, 2026

Submitted by: Lisa Cauley

Phone Number to contact: 413-335-2989

Petition Description: Direct Abutter & Clear Objection All 4&5

RECEIVED
TOWN OF SOUTH HADLEY
TOWN CLERK'S OFFICE
2026 MAR 13 PM



PETITION FOR SPECIAL TOWN MEETING ARTICLE: SOUTH HADLEY, MA

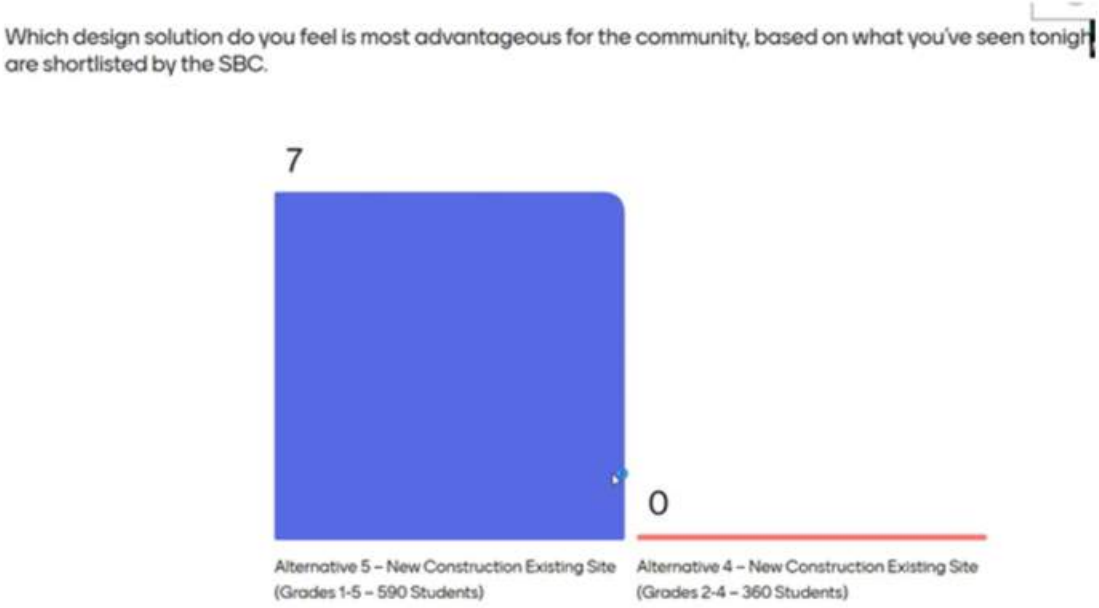
TO THE SELECTBOARD: We, the undersigned registered voters of South Hadley, petition to include the following Article in the Warrant for a Special Town Meeting:

ARTICLE: To see if the Town will vote to instruct the School Building Committee to immediately **remove Options 4 and 5** from the Preferred Schematic Report (PSR) and all future state submissions; and further, to require the Committee to prioritize and submit a PSR based on **Options 1, 2, 3, 6, or 7**.

STATEMENT OF INTENT: We believe the South Hadley School Board should either utilize the existing Mosier footprint (option 1, 2, & 3) or the Michael E Smith (Option 6 &7) to avoid high-cost environmental and legal risks. Options 4 and 5 threaten the long-term integrity of our residential neighborhood, leading to a depletion of home values, permanent light/noise pollution, and traffic safety risks. We formally request that the School Committee and Mount Vernon Group Architects re-evaluate previous options and provide an updated site plan reflecting respectful residential setbacks and traffic mitigation prior to the April MSBA submission. Taxpayers have the right to object to Options 4 and 5 in favor of a plan that fits our community before the **Winter 2027 Debt Exclusion Vote.** *Or take any other action relative thereto.*

#	SIGNATURE (As Registered)	PRINTED NAME	RESIDENTIAL ADDRESS	DATE
1		Kristen Hagrave-Amodio	2 Parkview Drive	3/12/26
2		Gina Hagrave-Amodio	2 Parkview Drive	3/12/26
3		Paula Trasatti	114 Mosier st	3/12/26
4		JIM LEWIS	108 MOSIER	3/12/26
5		John H. Adams	104 MOSIER	3/12/26
6		Steven S. Jr	165 Mosier St.	3/12/26
7		JOHN LUCCY	210 MOSIER ST	3/12/26
8		Linda Zorlino	207 Mosier St.	3/12/26
9		Lance St. Jean	207 Mosier St.	3/12/26
10		Joe Jenkins	188 Mosier ST	3/12/26

Exhibit G on February 4th, 2026 - The School Committee board short listed voters to only vote on options 4/5 which is the same site location. Only Options 4 and 5 were eligible for voting from the seven available choices. A member who was one of the 7 (Linda Young) signed the petition and was upset she didn't get to cast a vote on one through seven.



From: lisa cauley <cauleylisa123@gmail.com>
Sent: Friday, May 1, 2026 5:26 PM
To: Lisa Wong <lwong@southhadleyma.gov>; shbuilds@shschools.com <shbuilds@shschools.com>; townclerk@southhadleyma.gov <townclerk@southhadleyma.gov>; Sarah Gmeiner <sgmeiner@southhadleyma.gov>
Cc: BBAILLY16@gmail.com <BBAILLY16@gmail.com>; gmamodio@gmail.com <gmamodio@gmail.com>; jkristek115@gmail.com <jkristek115@gmail.com>; bshute@comcast.net <bshute@comcast.net>
Subject: Re: Committee to immediately remove Options 4 and 5 from the Preferred Schematic Report

Good afternoon,

I noticed that only a portion of the correspondence between residents and the School Board Building Committee has been uploaded to the project website.

To ensure the public record is complete, could you please ensure the following documents—which were previously sent to shbuilds@shschools.com, the Town Clerk's Office, and yourself—are attached and made available online:

- The signed petition documents
- The signed letter of receipt from the Town Clerk
- My direct abutter letter

Additionally, we are wondering if this petition is still open for more signatures. I believe Gina has already reached out to inquire about this matter, but we would appreciate a clarification.

Thank you for your assistance, and I hope you enjoy your weekend.

From: lisa cauley <cauleylisa123@gmail.com>
Sent: Wednesday, March 18, 2026 10:07 AM
To: Lisa Wong <lwong@southhadleyma.gov>; shbuilds@shschools.com <shbuilds@shschools.com>; townclerk@southhadleyma.gov <townclerk@southhadleyma.gov>
Cc: BBAILLY16@gmail.com <BBAILLY16@gmail.com>; gmamodio@gmail.com <gmamodio@gmail.com>; jkristek115@gmail.com <jkristek115@gmail.com>; Sarah Gmeiner <sgmeiner@southhadleyma.gov>
Subject: Re: Committee to immediately remove Options 4 and 5 from the Preferred Schematic Report

Lisa,
Thank you for your open communication since we started having conversations.

I can't speak for the stakeholders nor the people on this thread.

If they plan on speaking or doing anything further that is on them at this point in time.

I guess for me personally at this time.... all I am formally asking is that [redacted] be removed from what is posted online due to my mistake of sending this communication not from my personal email.

I am concerned about my personal matters being associated with where I work.

If that can please be resolved ASAP I appreciate it. I did call you twice to discuss this matter this morning and will await your call back which I hope is prior to 5:30pm tonight.

I know I shared my personal thoughts online with my you tube channel that I see is now tied to the school website.

I am fine to speak towards that video but only if asked. I am stating my intention to just sit and listen at tonight's meeting.

I just don't want [redacted] and myself associated publicly at this time.

I am also seeing that you have my tube video also online and I believe it might be a topic discussed today.

If tonight's agenda talks about me personally. I formally just ask that I have a chance to speak on

record prior to a new survey being sent out to the people who might show up in person at tonight's meeting.

I appreciate your open communication and all that has been discussed since I mentioned my opinions publicly.

Thank you for your time.

On Sat, Mar 14, 2026 at 10:20 AM Lisa Wong <lwong@southhadleyma.gov> wrote:

> Lisa,
>
> I confirmed with our town attorney that town meeting did not bind the building committee at all.
>
> If a Special Town Meeting is held, the actions are advisory in nature.
>
> Let me know if you have any questions.
>
> Lisa Wong
>
> ---------- Forwarded message ---------
> From: **lisa cauley** <cauleylisa123@gmail.com>
> Date: Fri, Mar 13, 2026 at 1:11 PM
> Subject: Committee to immediately remove Options 4 and 5 from the Preferred Schematic Report
> To: <SGMEINER@southhadleyma.gov>, bbailly16@gmail.com <BBAILLY16@gmail.com>, <gmamodio@gmail.com>, <jkristek115@gmail.com>
>
> Hello,
>
> My Name is Lisa Cauley I live off 9 Parkview Drive in South Hadley a direct abutter to option 4 & 5. I spoke with Sara today on 3/13/2026 at 10AM to discuss what is the best course of action to ensure **Options 4 and 5** are removed from the School Building Committees submission that's taking place in April 2026 for the MSBA submission. In a very short amount of time since I started this petition on 3/12/2026 there is a significant clear objection to options 4&5. I want to ensure a formal record of objection to **Options 4 and 5**. I am looking to ensure that the truly "preferred" alternative solutions for submission are **option 6 or 7** that is submitted to the MSBA submission in April. We have clear intent that we are not objecting to the MSBA submission at this very moment in time, however we can *take any other action relative thereto*. We are wanting to ensure South Hadley School District and Town of South Hadley are provided the opportunity to work with the MSBA on behalf of the students and families of this community however only for the proposal to be **6, or 7.** We believe the South Hadley School Board could either utilize the following existing Mosier footprint (option 1, 2, & 3) to avoid high-cost environmental and legal risks. Options 4 and 5 threaten the long-term integrity of our residential neighborhood, leading to a depletion of home values, permanent light/noise pollution, and traffic safety risks. We

formally request that the School Committee and Mount Vernon Group Architects re-evaluate previous options and provide an updated site plan reflecting respectful residential setbacks and traffic mitigation prior to the April MSBA submission which is option 6 & 7. Taxpayers have the right to object to Options 4 and 5 in favor of a plan that fits our community before the **Winter 2027 Debt Exclusion Vote.** *Or take any other action relative thereto.*

That being said: as of now this is what I have written below. Your guidance is helpful during navigating the best course of action to ensure this circumstance is completed on our community's behalf.

PETITION FOR SPECIAL TOWN MEETING ARTICLE: SOUTH HADLEY, MA

TO THE SELECTBOARD: We, the undersigned registered voters of South Hadley, petition to include the following Article in the Warrant for a Special Town Meeting:

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STATEMENT OF INTENT: We believe the South Hadley School Board should utilize the existing Mosier footprint (option 1, 2, & 3) to avoid high-cost environmental and legal risks. Options 4 and 5 threaten the long-term integrity of our residential neighborhood, leading to a depletion of home values, permanent light/noise pollution, and traffic safety risks. We formally request that the School Committee and Mount Vernon Group Architects re-evaluate previous options and provide an updated site plan reflecting respectful residential setbacks and traffic mitigation prior to the April MSBA submission. Taxpayers have the right to object to Options 4 and 5 in favor of a plan that fits our community before the **Winter 2027 Debt Exclusion Vote.** *Or take any other action relative thereto.*

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

Building Project, SHPS <shbuilds@shschools.com>

Open Comment

Mark Crowther <mark.l.crowther@gmail.com> Tue, May 5, 2026 at 7:55 PM
To: "Building Project, SHPS" <shbuilds@shschools.com>

Hello,

In reviewing recent past meeting agendas it's noted that Open Comment sometimes occurs toward the beginning of the meeting and other times toward the end. If I recall correctly I understand that the committee will be voting at the next meeting on what alternative will be submitted to the MSBA, with that vote in mind I respectfully request that open comment be placed prior to the vote so that town residents may have a last opportunity to express their views before the vote. Thank you for your consideration.

Mark Crowther
32 Ashton Lane

Building Project, SHPS <shbuilds@shschools.com>

Letter to the South Hadley Elementary Building Committee Dated 5/6/26

Odette Nunes-Turcotte <onunesturcotte@gmail.com> Wed, May 6, 2026 at 12:49 PM
To: "shbuilds@shschools.com" <shbuilds@shschools.com>
Cc: "lwong@southhadleyma.gov" <lwong@southhadleyma.gov>, "efriesner@shschools.com" <efriesner@shschools.com>

Attached is a letter to Diane Mulvaney, Chairperson, and Members of the South Hadley Elementary Building Committee. Please confirm that this email has been delivered when you received it and share accordingly.

May 6 2026 Letter to Mosier Building Committee.docx
15K

Building Project, SHPS <shbuilds@shschools.com>

Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

12 messages

Lisa Wong <lwong@southhadleyma.gov> Wed, Apr 8, 2026 at 2:19 PM
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Elementary into their program to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally had no committee meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the community's concerns regarding the design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. If you have not already signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the Mosier Elementary School Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the committee along with the pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overall safety of the students and staff, disruptions to community and student use of shared spaces such as fields and playgrounds, growth plans for the school district now and 10 years from now and how best plan ahead for that growth, construction challenges or advantages of each site, addressing current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtfully considered as being in the best interest of the district.
    a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been identified by the committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that includes the current number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The traffic engineer has done nothing with that information yet but will use it as a baseline when the study is conducted. Once authorized, the study will take 2 weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.
    b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.
    c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the documentation process for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by video in partnership with South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by the committee at the following scheduled meeting.
1. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first step followed by a traffic study. The School Building Committee convened for several months discussing and heavily debating the best alternative for the both the District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community feedback to date, we are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
2. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they take into account when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding the traffic study should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response. We appreciate you cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the project manager to provide answers to my questions involving the traffic safety study. My earlier questions are consolidated in this email so that you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some additional proposals now are being considered, but the questions about the traffic safety report still apply.
>
> Please, upon receipt of this email, let me know:
>
> a. that you received it; and,
> b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.
>
> The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:
>
> 1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:
>
> a.) review the traffic safety report; and,
> b.) submit written commentary regarding the traffic safety report; and,
> c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.
>
> 2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, the project directory you sent me does not have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute

On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute

> On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
>
> Try this link.
>
> https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk
>
> The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.
>
> Timeline is attached.
>
> On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
>
> > Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.
> >
> > SHES Project Directory_PDP_revised …
> >
> > On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> >
> > > Good afternoon Ms. Wong:
> > >
> > > I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.
> > >
> > > The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.
> > >
> > > Sincerely,
> > >
> > > Robert Shute
> > > 27 Ashton Lane
> > > South Hadley, MQ 01075
> > >
> > > > On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
> > > >
> > > > Received. Reached out to our project manager for some answers and will see if they have a timeline.
> > > >
> > > > Lisa
> > > >
> > > > On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> > > >
> > > > > Good afternoon Ms. Wong:
> > > > >
> > > > > Please, upon receipt of this email, let me know:
> > > > >
> > > > > a.) that you received my 3/24/26 email (forwarded below); and,
> > > > > b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.
> > > > >
> > > > > Robert Shute

27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School
Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

Lisa Wong <lwong@southhadleyma.gov> Fri, Apr 10, 2026 at 2:44 PM
To: [redacted]shbuilds@shschools.com" <shbuilds@shschools.com>, "Voyik, Jennifer" <jvoyik@shschools.com>, Diane Mulvaney <dsmulvaney@shadleyma.org>

Passing this along for input

---------- Forwarded message ---------
From: **BARBARA & ROBERT SHUTE** <bshute@comcast.net>
Date: Fri, Apr 10, 2026 at 2:12 PM
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong
To: Lisa Wong <lwong@southhadleyma.gov>

Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is partly for clarification of your specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic study to the Building Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and responding to incoming emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple housekeeping request applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those messages at the end of this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I understand the following portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct, please explain precisely when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it is sent to the state with the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the state (and thus too late for any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Committee which then would refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to review it and comment on it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather than being able to ask questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make comments accordingly, before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety studies are conducted, there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in injury if not accounted for and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an architect, contractor and/or traffic safety study company making an unsafe recommendation that

ignored a known safety risk, it would be important that there be proof that any such company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via correspondence directly to such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the relevant company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of the color illustrations you have on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them projected sequentially.

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.
[Quoted text hidden]
[Quoted text hidden]

Lisa Wong <lwong@southhadleyma.gov> Tue, Apr 14, 2026 at 2:09 PM
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Bcc: shbuilds@shschools.com

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications are properly tracked, coordinated, and responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designer and consultants, so routing questions through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Administration. There is an internal process for review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to respond within approximately one week when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting presentations. The most recent materials are available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be available at future meetings, as appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through the Building Committee so they can be reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communication process.

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30 minute open comment period at the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately two to three weeks to complete, with the full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due to the submission schedule with the state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
> that you have received it; and,
> when I may expect a substantive response.
>
> I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is partly for clarification of your specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic study to the Building Committee. The Building Committee would have no context for responding, hence this email to you.
>
> Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and responding to incoming emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple housekeeping request applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those messages at the end of this email so hopefully you can initiate a timely response from the appropriate person.
>
> Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I understand the following portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct, please explain precisely when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it is sent to the state with the PSR submission.*
>
> If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the state (and thus too late for any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Committee which then would refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to review it and comment on it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather than being able to ask questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make comments accordingly, before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety studies are conducted, there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in injury if not accounted for and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an architect, contractor and/or traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that there be proof that any such company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via correspondence directly to such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the relevant company/companies, but certainly with a copy to you.
>
> **Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM**
>
> Good evening:
>
> Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of the color illustrations you have on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them projected sequentially.
>
> I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.
>
> Please, upon receipt of this email let me know:
>
> a.) that you received it; and,
> b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
> c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.
[Quoted text hidden]
[Quoted text hidden]

BARBARA & ROBERT SHUTE <bshute@comcast.net> Wed, Apr 22, 2026 at 2:07 PM
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. I understand from your responses that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our discussion, the committee would have no context for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please though, Ms. Wong, upon receipt of this email, let me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b. to align with my itemized inquiries below.* If the response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of the individual sending committee responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at the close of the meeting for public attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific inquiries regarding opportunities for public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state, which I had put in italics for emphasis.

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075
[Quoted text hidden]

BARBARA & ROBERT SHUTE <bshute@comcast.net> Fri, May 1, 2026 at 7:32 AM
To: "shbuilds@shschools.com" <shbuilds@shschools.com>, "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining numbered items seek information that is readily available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with the information requested becomes all the more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason you cannot, then please, (both of you) upon receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
[Quoted text hidden]

Building Project, SHPS <shbuilds@shschools.com>
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Thank you for your email regarding the South Hadley Elementary School Building Project.
We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as w
representatives.
Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee in
In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Proje
  & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities ir
and school staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understandi
thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining numbe
available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with t
more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason you
receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. I
that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our discussion, the
for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please though, Ms.
me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b. to align with m*
response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of the
responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to commun
attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at the
attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific inq
public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state, v

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later pres
Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other wa
taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it
contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

*1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the sta
will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will ha
critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. R
yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.*

*2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction
Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made*

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question wa
Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

*3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mo
School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site
fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for p*

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at
committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or F
traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice tha
committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by rol
be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to eith
exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and n
ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the nu
accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic
maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measuremen intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site eval the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications are responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designer through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Administra review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to res when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting presentati available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be av appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through th reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communicatio

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 3 the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately tw full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due to t state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
> that you have received it; and,
> when I may expect a substantive response.
>
> I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is part specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic stud Committee. The Building Committee would have no context for responding, hence this email to you.
>
> Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple h applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those m this email so hopefully you can initiate a timely response from the appropriate person.
>
> Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Bui further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will bec been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that mean have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no op critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct*

when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it the PSR submission.

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the sta any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Commi refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to re it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather t questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make co before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in inj and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an arch traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that there be pro company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via cor such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the rele company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of th have on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Elem to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally h meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the community's design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. If y signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the M Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the committe pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overall students and staff, disruptions to community and student use of shared spaces such as fields and playgrounds, growth plans district now and 10 years from now and how best plan ahead for that growth, construction challenges or advantages of each current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtfull being in the best interest of the district.
    a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been id committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that inclu number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The t done nothing with that information yet but will use it as a baseline when the study is conducted. Once authorized, the st weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.
    b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Com review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or ot the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon in study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the F
    c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the docu for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by videc South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by the following scheduled meeting.
1. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first ste traffic study. The School Building Committee convened for several months discussing and heavily debating the best alternati District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community fee are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
2. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they tak when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding th should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response. cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the p manager to provide answers to my questions involving the traffic safety study. My earlier questions are consolidated in this e you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some ad proposals now are being considered, but the questions about the traffic safety report still apply.
>
> Please, upon receipt of this email, let me know:
>
> a. that you received it; and,
> b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.
>
> The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and o including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *toda* information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to s our email history the information at issue is:
>
> 1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its p building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet- conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:
>
> a.) review the traffic safety report; and,
> b.) submit written commentary regarding the traffic safety report; and,
> c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is ke understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or auth with the Elementary School Building Project.
>
> 2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?
>
> 3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, Committee meeting, the company name Fuss and O'Neill was mentioned.
>
> Sincerely,
> Robert Shute
> 27 Ashton Lane
> South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>

To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession a short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I resp need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So t don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selecte preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without be the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportuni

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic s study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, a March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, the project directory you sent me does not have any contact information for whatever company (Brennan Consulting? is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute

On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the

Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute

> On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
>
> Try this link.
>
> https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk
>
> The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.
>
> Timeline is attached.
>
> On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
>
> > Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.
> >
> > SHES Project Directory_PDP_revised
> >
> > 03252026.docx
> >
> > On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> >
> > > Good afternoon Ms. Wong:
> > >
> > > I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.
> > >
> > > The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.
> > >
> > > Sincerely,
> > >
> > > Robert Shute
> > > 27 Ashton Lane
> > > South Hadley, MQ 01075
> > >
> > > On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
> > >
> > > Received. Reached out to our project manager for some answers and will see if they have a timeline.
> > >
> > > Lisa
> > >
> > > On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> > >
> > > > Good afternoon Ms. Wong:
> > > >
> > > > Please, upon receipt of this email, let me know:
> > > >
> > > > a.) that you received my 3/24/26 email (forwarded below); and,
> > > > b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.
> > > >
> > > > Robert Shute
> > > > 27 Ashton Lane
> > > > South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and

what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

Building Project, SHPS <shbuilds@shschools.com>
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo.com/1188232893*

Any emails prior to that meeting, were addressed in the public meeting.

Sincerely, South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:

Thank you for your email regarding the South Hadley Elementary School Building Project.
We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as representatives.
Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee
In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Pro & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities and school staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understan thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining num available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason yo receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our discussion, t for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please though, Ms me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b. to align with* response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of th responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to commu attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at t attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific in public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state,

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later pr Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other v taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the s will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the constructio Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be mad

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question v
Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across M School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School si fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group o traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice t committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by r be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to e exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the r accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traf maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measureme intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traf conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site ev the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications a responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designe through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Adminis review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to r when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting present available on the Meetings and Events section of the project website:
https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communica

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately t full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due t state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is pa
specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic stu
Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring an
emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple
applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those
this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure
portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School B
further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other way
will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will b
been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that mea
have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no
critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not corre
when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before
the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the s
any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Comi
refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to
it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rathe
questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make
before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safe
there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in i
and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an ar
traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that there be p
company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via c
such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the re
company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of
have on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing the

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of t
proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciatec

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustratior
original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would
appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Ele to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the communit design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. I signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the commit pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overa students and staff, disruptions to community and student use of shared spaces such as fields and playgrounds, growth pla district now and 10 years from now and how best plan ahead for that growth, construction challenges or advantages of eac current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtf being in the best interest of the district.
    a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that in number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The done nothing with that information yet but will use it as a baseline when the study is conducted. Once authorized, the weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.
    b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Co review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the
    c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the doc for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by vid South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by th following scheduled meeting.
1. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first s traffic study. The School Building Committee convened for several months discussing and heavily debating the best alterna District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community fe are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
2. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they t when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding t should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the manager to provide answers to my questions involving the traffic safety study. My earlier questions are consolidated in this you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some a proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *too* information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the ye

conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is
understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or au
with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safe
name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 3
Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession
short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I re
need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So
don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has select
preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without
the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportu

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a reco
(which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other tow
authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffi
study. The name Brennan Consulting appears in the Project Team Directory but without contact information. Howeve
March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, t
project directory you sent me does not have any contact information for whatever company (Brennan Consultin
is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute

On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute

> On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
>
> Try this link.
>
> https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk
>
> The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.
>
> Timeline is attached.
>
> On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
>
> > Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.
> >
> > SHES Project Directory_PDP_revised
> >
> > 03252026.docx
> >
> > On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> >
> > > Good afternoon Ms. Wong:
> > >
> > > I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.
> > >
> > > The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.
> > >
> > > Sincerely,
> > >
> > > Robert Shute
> > > 27 Ashton Lane
> > > South Hadley, MQ 01075
> > >
> > > On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> Please, upon receipt of this email, let me know:
>
> a.) that you received my 3/24/26 email (forwarded below); and,
> b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.
>
> Robert Shute
> 27 Ashton Lane
> South Hadley, MA 01075
>
> ---------- Original Message ----------
> From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
> To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
> Date: 03/24/2026 8:18 PM EDT
> Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong
>
> Good evening Ms. Wong;
>
> I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:
>
> 1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:
>
> a.) review the traffic safety report; and,
> b.) submit written commentary regarding the traffic safety report; and,
> c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee

and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "Building Project, SHPS" <shbuilds@shschools.com>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good afternoon:

I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the answers to the quest watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to be a reasonable r plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving information that would a study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my questions to the Building It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as previously requested my 4/22/26 email in the chain below.

Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the name of the individ responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo.com/1188232*

Any emails prior to that meeting, were addressed in the public meeting.

Sincerely, South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:

Thank you for your email regarding the South Hadley Elementary School Building Project.
We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee lea
Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building C
In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Bu on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional resp staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understand

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The re available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely r

more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for a receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the buildir that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Plea me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b* response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In respo attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comme attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submissio

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of finding Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential conges taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will becom contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essenc

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been subı will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether t critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Buildinç yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with t Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my spec Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please l

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier Sc School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mo fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling th

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I rec committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Ve traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O' committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site p ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenanc maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed takin intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that co responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, inclu through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, an review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Com when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC r available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that dis appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be d reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's establis

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to question the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building C state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
> that you have received it; and,
> when I may expect a substantive response.
>
> I understand your request that I send any follow-up questions to the Building Committee's email address. However, this f specific message regarding the traffic study and partly regarding your specific request that I address any questions abou Committee. The Building Committee would have no context for responding, hence this email to you.
>
> Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an importa applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy an this email so hopefully you can initiate a timely response from the appropriate person.
>
> Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. Th been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand corre have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic the PSR submission.*
>
> If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is subr any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the E refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available fo it before submission of the study to the state. However, not providing the traffic study prior to submission to the state mea questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contai before the study results are publicly revealed. With that being the case and with my having a general understanding of ho there may be material safety considerations that will not be apparent to the traffic safety study company and that are likel and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a r traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important th company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on r such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent di company/companies, but certainly with a copy to you.
>
> **Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM**

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee m
have on posterboard depicting the various building options. This will facilitate comparison of the various options better tha

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locat

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; an
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy ill
proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatl

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and co
original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Mee
appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA appr
to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awarene
meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to addre
design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public
signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communicatio
Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented
   pros and cons of each. These discussions included overall disruptions and impacts on daily educational expe
   students and staff, disruptions to community and student use of shared spaces such as fields and playground
   district now and 10 years from now and how best plan ahead for that growth, construction challenges or adva
   current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection
   being in the best interest of the district.

a. The traffic study has not been conducted and is not expected to be conducted until a final design selecti committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school number of buses, vans and parent cars that come to the school for morning and afternoon pickups and done nothing with that information yet but will use it as a baseline when the study is conducted. Once au weeks to conduct, and the report will take approximately 8 weeks to complete following the observations
b. The traffic study will be sent to the Architect for initial review of findings and later presented to the Schoo review and discussion. Any suggestions the traffic study finds for making changes to improve potential c the traffic flow will be taken into account and the design selection will be modified accordingly based on study will become public once it has been reviewed and vetted by all contracted parties and sent to the
c. The building committee will continue to have an open comment period on all publicly posted meetings. T for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be re South Hadley Community Television. Meeting minutes are posted to the website once they have been a following scheduled meeting.

1. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the desig traffic study. The School Building Committee convened for several months discussing and heavily debating th District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
2. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the when presenting their findings. Mount Vernon Group holds their contract and any questions or communicatio should go through the School Building Committee who will then refer the question to the Mount Vernon Group cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you l manager to provide answers to my questions involving the traffic safety study. My earlier questions are conso you do not have to search through past messages. I understand that as of the March 31, 2026 Committee me proposals now are being considered, but the questions about the traffic safety report still apply.
>
> Please, upon receipt of this email, let me know:
>
> a. that you received it; and,
> b. when I may expect to receive a substantive response, enumerated to match my individual questions and su
>
> The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid su including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectf information you indicated you said you would obtain from the project manager and provide to me. So that you our email history the information at issue is:
>
> 1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already ha building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without be conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities
>
> a.) review the traffic safety report; and,
> b.) submit written commentary regarding the traffic safety report; and,
> c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of whic understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town with the Elementary School Building Project.
>
> 2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?
>
> 3. I also reiterate my request for the complete contact information for whatever company is going to perform th name Brennan Consulting appears in the Project Team Directory but without contact information. However, at Committee meeting, the company name Fuss and O'Neill was mentioned.
>
> Sincerely,
> Robert Shute
> 27 Ashton Lane
> South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

> Good afternoon Ms. Wong:
>
> The School Building Committee has been moving quickly, with meetings recently being scheduled in rap short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely need, *today,* the information you indicated you said you would obtain from the project manager and prov don't have to scroll through our email history the information at issue is:
>
> 1.) It was apparent from discussion at the meeting that the Elementary School Building Committee alrea preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplic the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will hav
>
> a.) review the traffic safety report; and,

b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings o
(which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or
authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for appro

3. I also reiterate my request for the complete contact information for whatever company is going to perf
study. The name Brennan Consulting appears in the Project Team Directory but without contact informa
March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I
project directory you sent me does not have any contact information for whatever company (Brenr
is going to perform the traffic safety study. Please provide me with the name and full contact inforn

Sincerely,
Robert Shute

On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, howe
have any contact information for whatever company (Brennan Consulting?) is going to
perform the traffic safety study. Please provide me with the name and full contact inforr

The timeline you attached is a general timeline which does not provide any of the spec
timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. P
therefore, confirm that the timeline you attached was not intended as a substitute for th
information you said in an email earlier today you had requested from your project mar
and please confirm that you will be responding again with the answers to those questic

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here

1.) It was apparent from discussion at the meeting that the Elementary School Building
Committee already has selected its preferred building option, that being #5. It also was
apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-b
conducted traffic safety report. Please let me know **if, when** and **where** the public will I
any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any o
meetings of which a record is kept (which I understand the 3/18/26 meeting was not) o
Elementary School Building Committee and/or any other town board or authority dealin
the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the
MSBA for approval?

Sincerely,
Robert Shute

On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit
usp=drivesdk

The School Building Committee oversees the project. The School Building Committee represents
school and town leadership, School Committee, Facilities Department, educators, architects,

residents, industry professionals, parents, town meeting members, and more. They are the body tha
makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:

> Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.
>
> SHES Project Directory_PDP_revised
>
> 03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.
>
> The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.
>
> Sincerely,
>
> Robert Shute
> 27 Ashton Lane
> South Hadley, MQ 01075
>
> > On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
> >
> > Received. Reached out to our project manager for some answers and will see if they have a timeline.
> >
> > Lisa
> >
> > On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> >
> > > Good afternoon Ms. Wong:
> > >
> > > Please, upon receipt of this email, let me know:
> > >
> > > a.) that you received my 3/24/26 email (forwarded below); and,
> > > b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.
> > >
> > > Robert Shute
> > > 27 Ashton Lane
> > > South Hadley, MA 01075
> > >
> > > > ---------- Original Message ----------
> > > > From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
> > > > To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
> > > > Date: 03/24/2026 8:18 PM EDT
> > > > Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong
> > > >
> > > > Good evening Ms. Wong;
> > > >
> > > > I attended the 3/18/26 Elementary School

Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity

d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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⚠ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for s

This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email created or receiv email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any re please contact the sender and delete all copies.

Building Project, SHPS <shbuilds@shschools.com>
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good afternoon,

The email is monitored throughout the week. Going forward emails to the shbuilding@shschools.com will be addressed only during the open School Buildi below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, mea the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic stu option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already

If the study area is to be expanded, additional data collection would begin shortly after approval of the proposal and be complete within 2 weeks. The study would then be available end of May / early June. This study is specifically shown out to be completed in Schematic Design submission with the MSBA. Ho will allow for additional comments during the Schematic Design phase when it is typically completed. Traffic flow onsite is not finilzed at this submission.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the other town purposes, or selling the property for private or non-profit use, etc.?

Yes, the building would be razed. Grass would be planted in place of the existing school.

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/3 Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study servic explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the comm

The Town of South Hadley contracts with Mount Vernon Group for all design services. Mount Vernon Group presented an additional service request to fac proposal from all subconsultants are included as backup documentation when either are submitted to the School Building Committee.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vo public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure a

Yes, as with all votes to date they have been take in an open session during a publicly advertised meeting.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate o separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

Scales have been included on the most recent presentations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurement site measurements and/or other site evaluation work at any other time as of the date of your response.

Fuss and ONeill was collecting measurements to evaluate existing conditions and use them for the traffic study of the solution selected by the School Build

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 1:11 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon:
>
> I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the answers to the que watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to be a reasonable plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving information that would study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my questions to the Buildin It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as previously request my 4/22/26 email in the chain below.
>
> Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.
>
> I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the name of the indiv responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.
>
> Sincerely,
> Robert Shute
> 27 Ashton Lane
> South Hadley, MA
>
> > On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:
> >
> > Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo.com/11882*
> >
> > Any emails prior to that meeting, were addressed in the public meeting.
> >
> > Sincerely, South Hadley Elementary School Building Committee
> >
> > On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:
> >
> > > Thank you for your email regarding the South Hadley Elementary School Building Project.
> > > We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee le
> > > Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building
> > > In the meantime, we encourage you to review the following resources for the most up-to-date information:
> > >
> > > - Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage

- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional res staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understar

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Dear Elementary School Project Building Committee and Town Manager Wong:
>
> I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.
>
> My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timel more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for receipt of this email:
>
> a.) Confirm that you received it; and,
> b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
> c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?
>
> Sincerely,
> Robert Shute
> 27 Ashton Lane
> South Hadley, MA
>
> ---------- Original Message ----------
> From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
> To: Lisa Wong <lwong@southhadleyma.gov>
> Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
> Date: 04/22/2026 2:07 PM EDT
> Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong
>
> Good afternoon Ms. Wong:
>
> Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the build that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to o for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Ple me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a* response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the nar responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.
>
> I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In resp attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comr attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not addres public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submiss
>
> To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findir Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential cong taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will becc contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in esser
>
> *1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been su will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Buildi yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.*
>
> *2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentar*
>
> I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my spe Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please
>
> *3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier S School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current M fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling*

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I r committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount V traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and C committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will t be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If t exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, a accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintena maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed tak intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (a conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/ the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, inc through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Co when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC available on the Meetings and Events section of the project website:
https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to b reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's estab

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questic the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to ta full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this specific message regarding the traffic study and partly regarding your specific request that I address any questions abc Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible fo
emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an impor
applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy a
this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I wa
portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented
further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congesti
will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. T
been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand co
have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the pub
critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct.
when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traff
the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is su
any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the
refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available f
it before submission of the study to the state. However, not providing the traffic study prior to submission to the state m
questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may cont
before the study results are publicly revealed. With that being the case and with my having a general understanding of
there may be material safety considerations that will not be apparent to the traffic safety study company and that are lik
and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a
traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important
company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies or
such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent
company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee
have on posterboard depicting the various building options. This will facilitate comparison of the various options better f

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to loca

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; a
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy
proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be grea

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and
original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Me
appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA ap to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's aware meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to add design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Pub signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communicat Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presente pros and cons of each. These discussions included overall disruptions and impacts on daily educational exp students and staff, disruptions to community and student use of shared spaces such as fields and playgrou district now and 10 years from now and how best plan ahead for that growth, construction challenges or adv current bus and parent drop off and traffic flow concerns as well as many other considerations. The selectio being in the best interest of the district.
    a. The traffic study has not been conducted and is not expected to be conducted until a final design sele committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the schoo number of buses, vans and parent cars that come to the school for morning and afternoon pickups an done nothing with that information yet but will use it as a baseline when the study is conducted. Once weeks to conduct, and the report will take approximately 8 weeks to complete following the observatio
    b. The traffic study will be sent to the Architect for initial review of findings and later presented to the Sch review and discussion. Any suggestions the traffic study finds for making changes to improve potentia the traffic flow will be taken into account and the design selection will be modified accordingly based o study will become public once it has been reviewed and vetted by all contracted parties and sent to th
    c. The building committee will continue to have an open comment period on all publicly posted meetings for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be South Hadley Community Television. Meeting minutes are posted to the website once they have been following scheduled meeting.
1. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the des traffic study. The School Building Committee convened for several months discussing and heavily debating District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based o are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
2. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and th when presenting their findings. Mount Vernon Group holds their contract and any questions or communicat should go through the School Building Committee who will then refer the question to the Mount Vernon Gro cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed me that yo manager to provide answers to my questions involving the traffic safety study. My earlier questions are cons you do not have to search through past messages. I understand that as of the March 31, 2026 Committee m proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual questions and

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid s including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respe information you indicated you said you would obtain from the project manager and provide to me. So that yo our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already h building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without t conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunitie

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of wh understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other to with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform
name Brennan Consulting appears in the Project Team Directory but without contact information. However,
Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in r
short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in time
need, *today,* the information you indicated you said you would obtain from the project manager and pr
don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee alr
preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexpl
the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will ha

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings
(which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/c
authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for appr

3. I also reiterate my request for the complete contact information for whatever company is going to pe
study. The name Brennan Consulting appears in the Project Team Directory but without contact inform
March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, a
project directory you sent me does not have any contact information for whatever company (Bre
is going to perform the traffic safety study. Please provide me with the name and full contact info

Sincerely,
Robert Shute

On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, ho
have any contact information for whatever company (Brennan Consulting?) is going t
perform the traffic safety study. Please provide me with the name and full contact info

The timeline you attached is a general timeline which does not provide any of the spe
timeline-related information requested in #1a-c and #2 from my 3/24/26 email below.
therefore, confirm that the timeline you attached was not intended as a substitute for
information you said in an email earlier today you had requested from your project m
and please confirm that you will be responding again with the answers to those ques

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email he

1.) It was apparent from discussion at the meeting that the Elementary School Buildir Committee already has selected its preferred building option, that being #5. It also wa apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to conducted traffic safety report. Please let me know **if, when** and **where** the public wi any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any meetings of which a record is kept (which I understand the 3/18/26 meeting was not) Elementary School Building Committee and/or any other town board or authority dea the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to th MSBA for approval?

Sincerely,
Robert Shute

> On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
>
> Try this link.
>
> https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/e usp=drivesdk
>
> The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body t makes the required votes.
>
> Timeline is attached.
>
> On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
>
> > Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.
> >
> > SHES Project Directory_PDP_revised
> >
> > 03252026.docx
> >
> > On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> >
> > > Good afternoon Ms. Wong:
> > >
> > > I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.
> > >
> > > The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.
> > >
> > > Sincerely,
> > >
> > > Robert Shute
> > > 27 Ashton Lane
> > > South Hadley, MQ 01075
> > >
> > > > On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
> > > >
> > > > Received. Reached out to our project manager for some answers and will see if they have a timeline.
> > > >
> > > > Lisa
> > > >
> > > > On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> > > >
> > > > > Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the

"preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you fo

This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email created or rece email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any please contact the sender and delete all copies.

BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "Building Project, SHPS" <shbuilds@shschools.com>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good afternoon:

I have received your 5/1/26 email below which answered some, but not all of my questions. I will revisit the unanswered questions later but, in the meantim I am sending letters to each via USPS, but I thought they may want to receive them via email as well for expediency.

Also, please let me know the name and affiliation of the individual at the Building Project email address who send your 5/1/26 email.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

On 05/01/2026 2:34 PM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good afternoon,

The email is monitored throughout the week. Going forward emails to the shbuilding@shschools.com will be addressed only during the open School

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study b chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of

If the study area is to be expanded, additional data collection would begin shortly after approval of the proposal and be complete within 2 weeks. The then be available end of May / early June. This study is specifically shown out to be completed in Schematic Design submission with the MSBA. Hov additional comments during the Schematic Design phase when it is typically completed. Traffic flow onsite is not finilzed at this submission.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction o where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosi (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the bu purposes, or selling the property for private or non-profit use, etc.?

Yes, the building would be razed. Grass would be planted in place of the existing school.

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at th O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, i be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

The Town of South Hadley contracts with Mount Vernon Group for all design services. Mount Vernon Group presented an additional service request from all subconsultants are included as backup documentation when either are submitted to the School Building Committee.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll c meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure ar

Yes, as with all votes to date they have been take in an open session during a publicly advertised meeting.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and mo on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

Scales have been included on the most recent presentations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements measurements and/or other site evaluation work at any other time as of the date of your response.

Fuss and ONeill was collecting measurements to evaluate existing conditions and use them for the traffic study of the solution selected by the School

Sincerely,

Diane Mulvaney – Chair

Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 1:11 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon:
>
> I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the answers t
> watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to be a r
> plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving information t
> study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my questions to th
> It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as previousl
> my 4/22/26 email in the chain below.
>
> Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain b
>
> I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the name o
> responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.
>
> Sincerely,
> Robert Shute
> 27 Ashton Lane
> South Hadley, MA
>
> On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:
>
> Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo*
>
> Any emails prior to that meeting, were addressed in the public meeting.
>
> Sincerely, South Hadley Elementary School Building Committee
>
> On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:
>
> > Thank you for your email regarding the South Hadley Elementary School Building Project.
> > We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Co
> > Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the Scho
> > In the meantime, we encourage you to review the following resources for the most up-to-date information:
> >
> > - Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
> > - Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
> > - The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Scho
> > - Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementar
> > on Vimeo
> >
> > *If your question has already been addressed during a public meeting, we may reference those materials in our response.*
> >
> > We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time profe
> > staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's
> >
> > Thank you again for your continued interest in the project.
> >
> > Sincerely,
> >
> > Diane Mulvaney – Chair
> > Jeff Cyr – Co-Chair
> > Lisa Wong – Town Administrator
> > Jenniffer Voyik – Superintendent of Schools
> >
> > South Hadley Elementary School Building Committee
> >
> > On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> >
> > > Dear Elementary School Project Building Committee and Town Manager Wong:
> > >
> > > I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive re
> > >
> > > My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 respo
> > > available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, y
> > > more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/
> > > receipt of this email:
> > >
> > > a.) Confirm that you received it; and,
> > > b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
> > > c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member o
that you prefer that building project questions be directed to the building committee. At this email contains follow-up ques
for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going for
me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c,
response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-o
responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanatior
attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute o
attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does r
public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial revie
Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve poter
taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study
contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restate

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it ha
will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm
critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by
yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state a
Building Committee, please explain precisely when and where the study could be reviewed and by what means public co

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking th
Since I have not received a response and since the issue is related generally to the Mosier School site and building proje

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new
School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the
fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, c

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Gr
committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it i
traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a F
committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approva
be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Televisi
exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* constru
ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up ve
accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from
maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was obs
intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and
conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurem
the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email acco responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the proje through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintende review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, tho when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed wit available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requ appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should co reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the pro

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respon the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is exp full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and t state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
> that you have received it; and,
> when I may expect a substantive response.
>
> I understand your request that I send any follow-up questions to the Building Committee's email address. Hov specific message regarding the traffic study and partly regarding your specific request that I address any ques Committee. The Building Committee would have no context for responding, hence this email to you.
>
> Regarding contact through the Building Committee's email address, how often is it monitored and who is resp emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I v this email so hopefully you can initiate a timely response from the appropriate person.
>
> Regarding the traffic study sequence, your enumerated responses did not align with my enumerated question portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later p further review and discussion. Any suggestions the traffic study finds for making changes to improve potential will be taken into account and the design selection will be modified accordingly based on agreed upon improv been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I under have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect tha critique the study until it is too late for any critique to be considered. Please let me know if my understanding i when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critiqu the PSR submission.*
>
> If my understanding is correct that the public will have no opportunity to review and critique the traffic study ur any critique to be considered,) that brings us to your request that questions regarding the traffic study be direc refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made a it before submission of the study to the state. However, not providing the traffic study prior to submission to th questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study before the study results are publicly revealed. With that being the case and with my having a general understa there may be material safety considerations that will not be apparent to the traffic safety study company and t and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the f traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put com such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it wil company/companies, but certainly with a copy to you.
>
> **Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOL**
>
> Good evening:
>
> Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building C have on posterboard depicting the various building options. This will facilitate comparison of the various optio

I also ask that if the illustrations of all options are not available online that you post them online and indicate h

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee m
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view a
proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it wou

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can
original building proposals, plus the three additional ones presented at the March 31,2026 Building Com
appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 wh
to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the commu
meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in
design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as req
signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and
Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were
   pros and cons of each. These discussions included overall disruptions and impacts on daily educa
   students and staff, disruptions to community and student use of shared spaces such as fields and
   district now and 10 years from now and how best plan ahead for that growth, construction challeng
   current bus and parent drop off and traffic flow concerns as well as many other considerations. Th
   being in the best interest of the district.
   a. The traffic study has not been conducted and is not expected to be conducted until a final de
      committee. As mentioned in the 3/31 meeting, baseline information has been gathered from
      number of buses, vans and parent cars that come to the school for morning and afternoon pi
      done nothing with that information yet but will use it as a baseline when the study is conduct
      weeks to conduct, and the report will take approximately 8 weeks to complete following the c

b. The traffic study will be sent to the Architect for initial review of findings and later presented t review and discussion. Any suggestions the traffic study finds for making changes to improve the traffic flow will be taken into account and the design selection will be modified accordingl study will become public once it has been reviewed and vetted by all contracted parties and
c. The building committee will continue to have an open comment period on all publicly posted for all SBC and SBC subcommittee meetings. Future community meetings, not yet schedule South Hadley Community Television. Meeting minutes are posted to the website once they h following scheduled meeting.

1. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection traffic study. The School Building Committee convened for several months discussing and heavily District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, bu are willing to reconsider other options as more concerns and opinions have been shared in recent
2. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their stu when presenting their findings. Mount Vernon Group holds their contract and any questions or co should go through the School Building Committee who will then refer the question to the Mount Ve cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed m manager to provide answers to my questions involving the traffic safety study. My earlier questions you do not have to search through past messages. I understand that as of the March 31, 2026 Co proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual ques

The School Building Committee has been moving quickly, with meetings recently being scheduled including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashio information you indicated you said you would obtain from the project manager and provide to me. our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably conducted traffic safety report. Please let me know **if, when** and **where** the public will have any op

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meeti understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or an with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for

3. I also reiterate my request for the complete contact information for whatever company is going t name Brennan Consulting appears in the Project Team Directory but without contact information. H Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being sche short notice- including this evening, 3/31/26. In order to address my concerns to the Commit need, *today,* the information you indicated you said you would obtain from the project manag don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Com preferred building option, that being #5. It also was apparent that the selection of #5 was ma the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the pul

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official (which I understand the 3/18/26 meeting was not) of the Elementary School Building Commi authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSB

3. I also reiterate my request for the complete contact information for whatever company is g
study. The name Brennan Consulting appears in the Project Team Directory but without cont
March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the me
project directory you sent me does not have any contact information for whatever comp
is going to perform the traffic safety study. Please provide me with the name and full co

Sincerely,
Robert Shute

On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It doe
have any contact information for whatever company (Brennan Consulting?)
perform the traffic safety study. Please provide me with the name and full co

The timeline you attached is a general timeline which does not provide any
timeline-related information requested in #1a-c and #2 from my 3/24/26 em
therefore, confirm that the timeline you attached was not intended as a subs
information you said in an email earlier today you had requested from your
and please confirm that you will be responding again with the answers to th

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26

1.) It was apparent from discussion at the meeting that the Elementary Sch
Committee already has selected its preferred building option, that being #5.
apparent that the selection of #5 was made, inexplicably, without benefit of
conducted traffic safety report. Please let me know **if, when** and **where** the
any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topi
meetings of which a record is kept (which I understand the 3/18/26 meeting
Elementary School Building Committee and/or any other town board or auth
the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is prese
MSBA for approval?

Sincerely,
Robert Shute

On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFf
usp=drivesdk

The School Building Committee oversees the project. The School Building Committee
school and town leadership, School Committee, Facilities Department, educators, arc
residents, industry professionals, parents, town meeting members, and more. They ar
makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:

Not sure what formal involvement the boards other than the Building Committe at the moment so would need the manager to weigh in. Selectboard and Scho Committee have representatives on the building committee. Here is the directo

SHES Project Directory_PDP_revised

03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.
>
> The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.
>
> Sincerely,
>
> Robert Shute
> 27 Ashton Lane
> South Hadley, MQ 01075
>
> > On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
> >
> > Received. Reached out to our project manager for some answers and will see if they have a timeline.
> >
> > Lisa
> >
> > On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> >
> > > Good afternoon Ms. Wong:
> > >
> > > Please, upon receipt of this email, let me know:
> > >
> > > a.) that you received my 3/24/26 email (forwarded below); and,
> > > b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.
> > >
> > > Robert Shute
> > > 27 Ashton Lane
> > > South Hadley, MA 01075
> > >
> > > > ---------- Original Message ----------
> > > > From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
> > > > To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
> > > > Date: 03/24/2026 8:18 PM EDT
> > > > Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong
> > > >
> > > > Good evening Ms. Wong;
> > > >
> > > > I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up

questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or

general administration of the Elementary School Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. T

This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email cre email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended re please contact the sender and delete all copies.

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Building Project, SHPS <shbuilds@shschools.com>
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good morning, Mr. Shute,

The general process is that a member of the Skanska OPM team sends approved email responses on behalf of the following SBC members:

- Lisa Wong – Town Administrator – SBC Member
- Jenniffer Voyik – Superintendent of Schools – SBC Member
- Eric Friesner – School Committee Chair – SBC Member
- Jeff Cyr – Co-Chair SBC - Selectboard
- Diane Mulvaney – Chair SBC

The contact information for the firms you have requested is listed below:

Skanska USA
101 Seaport Boulevard, Suite 200
Boston, MA 02210
Email: nicholas.lobik@skanska.com

Mount Vernon Group
1350 Main Street
Suite 1110
Springfield, MA 01103

Email: cleblanc@mvgarchitects.com

Fuss & O'Neill
1550 Main Street
Suite 400
Springfield, MA 01103
Email: cleblanc@mvgarchitects.com (communications will be forwarded to Fuss & O'Neill)

Sincerely,
Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Mon, May 4, 2026 at 12:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon:
>
> I have received your 5/1/26 email below which answered some, but not all of my questions. I will revisit the unanswered questions later but, in the meanti
> I am sending letters to each via USPS, but I thought they may want to receive them via email as well for expediency.
>
> Also, please let me know the name and affiliation of the individual at the Building Project email address who send your 5/1/26 email.
>
> Sincerely,
> Robert Shute
> 27 Ashton Lane
> South Hadley, MA
>
> > On 05/01/2026 2:34 PM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:
> >
> > Good afternoon,
> >
> > The email is monitored throughout the week. Going forward emails to the shbuilding@shschools.com will be addressed only during the open Schoc
> >
> > *1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the sta*
> > *until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study*
> > *chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part c*
> >
> > If the study area is to be expanded, additional data collection would begin shortly after approval of the proposal and be complete within 2 weeks. Th
> > then be available end of May / early June. This study is specifically shown out to be completed in Schematic Design submission with the MSBA. H
> > additional comments during the Schematic Design phase when it is typically completed. Traffic flow onsite is not finilzed at this submission.
> >
> > *2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction*
> > *where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)*
> >
> > I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question wa
> > is related generally to the Mosier School site and building project, please let me know:
> >
> > *3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mo*
> > *(whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the b*
> > *purposes, or selling the property for private or non-profit use, etc.?*
> >
> > Yes, the building would be razed. Grass would be planted in place of the existing school.
> >
> > 4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at
> > O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services
> > be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.
> >
> > The Town of South Hadley contracts with Mount Vernon Group for all design services. Mount Vernon Group presented an additional service reques
> > from all subconsultants are included as backup documentation when either are submitted to the School Building Committee.
> >
> > 5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by rol
> > meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure
> >
> > Yes, as with all votes to date they have been take in an open session during a publicly advertised meeting.
> >
> > 6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and n
> > on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on s
> > traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.
> >
> > Scales have been included on the most recent presentations.
> >
> > 7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measuremen
> > list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurement
> > measurements and/or other site evaluation work at any other time as of the date of your response.
> >
> > Fuss and ONeill was collecting measurements to evaluate existing conditions and use them for the traffic study of the solution selected by the Schc

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 1:11 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon:
>
> I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the answer watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to be a plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving information study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my questions to It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as previou my 4/22/26 email in the chain below.
>
> Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chair
>
> I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the name responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.
>
> Sincerely,
> Robert Shute
> 27 Ashton Lane
> South Hadley, MA
>
> > On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:
> >
> > Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vim*
> >
> > Any emails prior to that meeting, were addressed in the public meeting.
> >
> > Sincerely, South Hadley Elementary School Building Committee
> >
> > On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:
> >
> > > Thank you for your email regarding the South Hadley Elementary School Building Project.
> > > We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building C
> > > Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the Scl
> > > In the meantime, we encourage you to review the following resources for the most up-to-date information:
> > >
> > > - Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
> > > - Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
> > > - The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Sc
> > > - Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Element on Vimeo
> > >
> > > *If your question has already been addressed during a public meeting, we may reference those materials in our response.*
> > >
> > > We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time pro staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the communit
> > >
> > > Thank you again for your continued interest in the project.
> > >
> > > Sincerely,
> > >
> > > Diane Mulvaney – Chair
> > > Jeff Cyr – Co-Chair
> > > Lisa Wong – Town Administrator
> > > Jenniffer Voyik – Superintendent of Schools
> > >
> > > South Hadley Elementary School Building Committee
> > >
> > > On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
> > >
> > > > Dear Elementary School Project Building Committee and Town Manager Wong:
> > > >
> > > > I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive
> > > >
> > > > My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 resp available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5 receipt of this email:
> > > >
> > > > a.) Confirm that you received it; and,

b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member that you prefer that building project questions be directed to the building committee. At this email contains follow-up que for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going f *me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-* response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanati attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before***

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial rev Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve pot taken into account and the design selection will be modified accordingly based on agreed upon improvements. The stu contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restat

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it h will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confi critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen b yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state Building Committee, please explain precisely when and where the study could be reviewed and by what means public

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking Since I have not received a response and since the issue is related generally to the Mosier School site and building pro

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the ne School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of th fields, repurposing the building for other school department purposes, repurposing the building for other town purposes

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon C committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether i traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for appro be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Televi exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* cons ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic fror maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was ol intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss an conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measure the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email ac
responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the pro
through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superinten
review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time,
when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed
available on the Meetings and Events section of the project website:
https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also re
appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should
reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the p

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and resp
the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is e
full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, an
state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
> that you have received it; and,
> when I may expect a substantive response.
>
> I understand your request that I send any follow-up questions to the Building Committee's email address. H
> specific message regarding the traffic study and partly regarding your specific request that I address any qu
> Committee. The Building Committee would have no context for responding, hence this email to you.
>
> Regarding contact through the Building Committee's email address, how often is it monitored and who is res
> emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regardi
> applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response.
> this email so hopefully you can initiate a timely response from the appropriate person.
>
> Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questi
> portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later
> further review and discussion. Any suggestions the traffic study finds for making changes to improve potenti
> will be taken into account and the design selection will be modified accordingly based on agreed upon impr
> been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I und*
> *have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect t*
> *critique the study until it is too late for any critique to be considered. Please let me know if my understandin*
> *when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critic*
> *the PSR submission.*
>
> If my understanding is correct that the public will have no opportunity to review and critique the traffic study
> any critique to be considered,) that brings us to your request that questions regarding the traffic study be dir
> refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made
> it before submission of the study to the state. However, not providing the traffic study prior to submission to
> questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic stud
> before the study results are publicly revealed. With that being the case and with my having a general unders
> there may be material safety considerations that will not be apparent to the traffic safety study company and
> and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the
> traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would b
> company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put co
> such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it w
> company/companies, but certainly with a copy to you.
>
> **Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHO**
>
> Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building have on posterboard depicting the various building options. This will facilitate comparison of the various opt

I also ask that if the illustrations of all options are not available online that you post them online and indicate

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can viev proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it w

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I ca original building proposals, plus the three additional ones presented at the March 31,2026 Building Cc appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 v to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the comm meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings i design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as re signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions an Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that wer pros and cons of each. These discussions included overall disruptions and impacts on daily edu students and staff, disruptions to community and student use of shared spaces such as fields an district now and 10 years from now and how best plan ahead for that growth, construction challe current bus and parent drop off and traffic flow concerns as well as many other considerations. T being in the best interest of the district.
    a. The traffic study has not been conducted and is not expected to be conducted until a final committee. As mentioned in the 3/31 meeting, baseline information has been gathered fror number of buses, vans and parent cars that come to the school for morning and afternoon

done nothing with that information yet but will use it as a baseline when the study is condu
weeks to conduct, and the report will take approximately 8 weeks to complete following the
b. The traffic study will be sent to the Architect for initial review of findings and later presentec
review and discussion. Any suggestions the traffic study finds for making changes to impro
the traffic flow will be taken into account and the design selection will be modified accordin
study will become public once it has been reviewed and vetted by all contracted parties an
c. The building committee will continue to have an open comment period on all publicly poste
for all SBC and SBC subcommittee meetings. Future community meetings, not yet schedu
South Hadley Community Television. Meeting minutes are posted to the website once they
following scheduled meeting.

1. The MSBA process clearly outlines the order of the steps that need to be taken, and the selectio
traffic study. The School Building Committee convened for several months discussing and heavil
District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, I
are willing to reconsider other options as more concerns and opinions have been shared in rece
2. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their s
when presenting their findings. Mount Vernon Group holds their contract and any questions or c
should go through the School Building Committee who will then refer the question to the Mount V
cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed
manager to provide answers to my questions involving the traffic safety study. My earlier questio
you do not have to search through past messages. I understand that as of the March 31, 2026 C
proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual que

The School Building Committee has been moving quickly, with meetings recently being schedule
including this evening, 3/31/26. In order to address my concerns to the Committee in timely fash
information you indicated you said you would obtain from the project manager and provide to me
our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committe
building option, that being #5. It also was apparent that the selection of #5 was made, inexplicab
conducted traffic safety report. Please let me know **if, when** and **where** the public will have any

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official mee
understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or a
with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA fo

3. I also reiterate my request for the complete contact information for whatever company is going
name Brennan Consulting appears in the Project Team Directory but without contact information
Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being sch
short notice- including this evening, 3/31/26. In order to address my concerns to the Comm
need, *today,* the information you indicated you said you would obtain from the project mana
don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Co
preferred building option, that being #5. It also was apparent that the selection of #5 was m
the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the p

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any officia
(which I understand the 3/18/26 meeting was not) of the Elementary School Building Comr

authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MS

3. I also reiterate my request for the complete contact information for whatever company is study. The name Brennan Consulting appears in the Project Team Directory but without co March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the m project directory you sent me does not have any contact information for whatever cor is going to perform the traffic safety study. Please provide me with the name and full

Sincerely,
Robert Shute

On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote

Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It d have any contact information for whatever company (Brennan Consulting perform the traffic safety study. Please provide me with the name and full

The timeline you attached is a general timeline which does not provide an timeline-related information requested in #1a-c and #2 from my 3/24/26 e therefore, confirm that the timeline you attached was not intended as a su information you said in an email earlier today you had requested from you and please confirm that you will be responding again with the answers to

For your reference I have copied and pasted #1a-c and #2 from my 3/24/2

1.) It was apparent from discussion at the meeting that the Elementary Sc Committee already has selected its preferred building option, that being # apparent that the selection of #5 was made, inexplicably, without benefit c conducted traffic safety report. Please let me know **if, when** and **where** th any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other to meetings of which a record is kept (which I understand the 3/18/26 meetir Elementary School Building Committee and/or any other town board or au the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is pre MSBA for approval?

Sincerely,
Robert Shute

On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgb usp=drivesdk

The School Building Committee oversees the project. The School Building Committ school and town leadership, School Committee, Facilities Department, educators, a residents, industry professionals, parents, town meeting members, and more. They makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:

Not sure what formal involvement the boards other than the Building Commit at the moment so would need the manager to weigh in. Selectboard and Sc Committee have representatives on the building committee. Here is the direc

SHES Project Directory_PDP_revised

03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.

The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be grea appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MQ 01075

On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance.

I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning,

construction and/or general administration of the Elementary School Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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⚠ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, sto

⚠ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm.

This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email c email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended please contact the sender and delete all copies.

This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email created or rec subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution b

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BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "shbuilds@shschools.com" <shbuilds@shschools.com>, "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good afternoon:

I am following up on my 5/4/26 email as well as your 5/1/16 email that partially answered questions going to my 4/22/26 email (all in the email chain below.

Please let me know the name and affiliation of the individual at the Building Project email address who replies to this email and the individual and affiliation watch a 1-hour, 40-minute Committee meeting video to find the answers to my emailed questions. I watched the video where receipt of my email was noted and affiliation for accountability. Anonymity enables this kind of dismissive response which in turn permits the Committee to keep the public uninformed whi

As to your 5/1/26 comments in red font below, please see my follow-up in blue font in the email chain below.

Sincerely,
Robert Shute

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "Building Project, SHPS" <shbuilds@shschools.com>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 05/04/2026 12:31 PM EDT
Subject: Re: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon:

I have received your 5/1/26 email below which answered some, but not all of my questions. I will revisit the unanswered questions later but, in the me
I am sending letters to each via USPS, but I thought they may want to receive them via email as well for expediency.

Also, please let me know the name and affiliation of the individual at the Building Project email address who send your 5/1/26 email.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

On 05/01/2026 2:34 PM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good afternoon,

The email is monitored throughout the week. Going forward emails to the shbuilding@shschools.com will be addressed only during the open Sc

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic s chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as pa

If the study area is to be expanded, additional data collection would begin shortly after approval of the proposal and be complete within 2 weeks then be available end of May / early June. This study is specifically shown out to be completed in Schematic Design submission with the MSBA additional comments during the Schematic Design phase when it is typically completed. Traffic flow onsite is not finilzed at this submission.

Thank you for that information but also for clarity and per my original email, that question called for a simple yes or no response, the answer to *2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construc where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.) provided.*

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific questior is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing t purposes, or selling the property for private or non-profit use, etc.?

Yes, the building would be razed. Grass would be planted in place of the existing school.

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study servi be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that tim

The Town of South Hadley contracts with Mount Vernon Group for all design services. Mount Vernon Group presented an additional service rec from all subconsultants are included as backup documentation when either are submitted to the School Building Committee.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact proced

Yes, as with all votes to date they have been take in an open session during a publicly advertised meeting. I un
was an additional element to my question which was not addressed: "will a **roll call** vote be taken in open session..." (Emphasis added.) By rol votes yes, no, or abstain and the vote is recorded by individual name so everyone can see who voted which way. This would be as opposed to side sounds louder, or a show of hands or other method where no individual votes are recorded. or general consent where no individual votes a

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals ar on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate c traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

Scales have been included on the most recent presentations. I am
scales, but the illustrations don't seem to be consolidated in one place. Also, and I cannot locate any versions of the "behind MES Middle Schoc search like you sent me on regarding the answers to my emails supposedly being on the recording of a committee meeting.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurer list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measuren measurements and/or other site evaluation work at any other time as of the date of your response.

Fuss and ONeill was collecting measurements to evaluate existing conditions and use them for the traffic study of the solution selected by the S

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 1:11 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon:

I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the ans
watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to
plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving informa
study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my question
It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as pre
my 4/22/26 email in the chain below.

Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the c

I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the na
responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https:/*

Any emails prior to that meeting, were addressed in the public meeting.

Sincerely, South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:

Thank you for your email regarding the South Hadley Elementary School Building Project.
We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Build
Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of th
In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elem on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time
staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the comm

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substan

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26
available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the pro
more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business tod
receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a mem
that you prefer that building project questions be directed to the building committee. At this email contains follow-up
for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference goi
me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4,
response will be coming from the South Hadley Elementary School Building Committee, then please include in the
responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your expla
attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-mi
attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it
public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***bef***

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial
Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve
taken into account and the design selection will be modified accordingly based on agreed upon improvements. The
contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are re

1*.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until afte*
will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please c
critique the traffic study before the study is submitted to the state along with the construction option ultimately chos
yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2*.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the s*
Building Committee, please explain precisely when and where the study could be reviewed and by what means pul

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, think
Since I have not received a response and since the issue is related generally to the Mosier School site and building

3*.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate th*
School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made
fields, repurposing the building for other school department purposes, repurposing the building for other town purpo

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vern
committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify wheth
traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to
committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for ap
be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Te
exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* o
ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick
accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic
maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill wa
intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fus
conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site meas
the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

> On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:
>
> Hi Mr. Shute,
>
> Thank you for your continued engagement and for your recent follow-up.
>
> We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) ema
> responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with th
> through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superi
review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional ti
when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viev
available on the Meetings and Events section of the project website:
https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has als
appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments sh
reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and
the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itse
full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team
state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

> Good afternoon Ms. Wong:
>
> Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
> that you have received it; and,
> when I may expect a substantive response.
>
> I understand your request that I send any follow-up questions to the Building Committee's email address
> specific message regarding the traffic study and partly regarding your specific request that I address any
> Committee. The Building Committee would have no context for responding, hence this email to you.
>
> Regarding contact through the Building Committee's email address, how often is it monitored and who is
> emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 rega
> applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no respon
> this email so hopefully you can initiate a timely response from the appropriate person.
>
> Regarding the traffic study sequence, your enumerated responses did not align with my enumerated qu
> portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and I
> further review and discussion. Any suggestions the traffic study finds for making changes to improve pot
> will be taken into account and the design selection will be modified accordingly based on agreed upon in
> been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I*
> *have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effe*
> *critique the study until it is too late for any critique to be considered. Please let me know if my understan*
> *when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to c*
> *the PSR submission.*
>
> If my understanding is correct that the public will have no opportunity to review and critique the traffic stu
> any critique to be considered,) that brings us to your request that questions regarding the traffic study be
> refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were m
> it before submission of the study to the state. However, not providing the traffic study prior to submissior
> questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic
> before the study results are publicly revealed. With that being the case and with my having a general un
> there may be material safety considerations that will not be apparent to the traffic safety study company
> and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in
> traffic safety study company making an unsafe recommendation that ignored a known safety risk, it wou
> company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to pu
> such companies, and not through the Building Committee. Therefore, if such notice becomes necessary
> company/companies, but certainly with a copy to you.
>
> **Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSC**
>
> Good evening:
>
> Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Build
> have on posterboard depicting the various building options. This will facilitate comparison of the various
>
> I also ask that if the illustrations of all options are not available online that you post them online and indi
>
> Please, upon receipt of this email let me know:
>
> a.) that you received it; and,

b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Commit
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can
proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting,

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary)
original building proposals, plus the three additional ones presented at the March 31,2026 Building
appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 20
to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the c
meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meeti
design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance
signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future question
Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that
   pros and cons of each. These discussions included overall disruptions and impacts on daily
   students and staff, disruptions to community and student use of shared spaces such as fields
   district now and 10 years from now and how best plan ahead for that growth, construction ch
   current bus and parent drop off and traffic flow concerns as well as many other consideration
   being in the best interest of the district.
   a. The traffic study has not been conducted and is not expected to be conducted until a fi
      committee. As mentioned in the 3/31 meeting, baseline information has been gathered
      number of buses, vans and parent cars that come to the school for morning and afterno
      done nothing with that information yet but will use it as a baseline when the study is co
      weeks to conduct, and the report will take approximately 8 weeks to complete following
   b. The traffic study will be sent to the Architect for initial review of findings and later prese
      review and discussion. Any suggestions the traffic study finds for making changes to im
      the traffic flow will be taken into account and the design selection will be modified acco
      study will become public once it has been reviewed and vetted by all contracted parties
   c. The building committee will continue to have an open comment period on all publicly p
      for all SBC and SBC subcommittee meetings. Future community meetings, not yet sch

South Hadley Community Television. Meeting minutes are posted to the website once t
following scheduled meeting.

1. The MSBA process clearly outlines the order of the steps that need to be taken, and the sele
traffic study. The School Building Committee convened for several months discussing and he
District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the Distr
are willing to reconsider other options as more concerns and opinions have been shared in r
2. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct the
when presenting their findings. Mount Vernon Group holds their contract and any questions
should go through the School Building Committee who will then refer the question to the Mou
cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you inforr
manager to provide answers to my questions involving the traffic safety study. My earlier que
you do not have to search through past messages. I understand that as of the March 31, 202
proposals now are being considered, but the questions about the traffic safety report still app

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual

The School Building Committee has been moving quickly, with meetings recently being sche
including this evening, 3/31/26. In order to address my concerns to the Committee in timely f
information you indicated you said you would obtain from the project manager and provide to
our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Com
building option, that being #5. It also was apparent that the selection of #5 was made, inexpl
conducted traffic safety report. Please let me know **if, when** and **where** the public will have a

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official
understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/
with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSB

3. I also reiterate my request for the complete contact information for whatever company is g
name Brennan Consulting appears in the Project Team Directory but without contact informa
Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being
short notice- including this evening, 3/31/26. In order to address my concerns to the Co
need, *today,* the information you indicated you said you would obtain from the project n
don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building
preferred building option, that being #5. It also was apparent that the selection of #5 wa
the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** th

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any o
(which I understand the 3/18/26 meeting was not) of the Elementary School Building C
authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the

3. I also reiterate my request for the complete contact information for whatever compar
study. The name Brennan Consulting appears in the Project Team Directory but withou
March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentior

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In th
project directory you sent me does not have any contact information for whatever
is going to perform the traffic safety study. Please provide me with the name and

Sincerely,
Robert Shute

On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> v

Good evening Ms. Wong:

The link to the school building project directory does work- thank you.
have any contact information for whatever company (Brennan Consul
perform the traffic safety study. Please provide me with the name and

The timeline you attached is a general timeline which does not provid
timeline-related information requested in #1a-c and #2 from my 3/24/2
therefore, confirm that the timeline you attached was not intended as
information you said in an email earlier today you had requested from
and please confirm that you will be responding again with the answers

For your reference I have copied and pasted #1a-c and #2 from my 3/

1.) It was apparent from discussion at the meeting that the Elementary
Committee already has selected its preferred building option, that beir
apparent that the selection of #5 was made, inexplicably, without bene
conducted traffic safety report. Please let me know **if, when** and **whe**
any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and othe
meetings of which a record is kept (which I understand the 3/18/26 me
Elementary School Building Committee and/or any other town board c
the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is
MSBA for approval?

Sincerely,
Robert Shute

On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtF
usp=drivesdk

The School Building Committee oversees the project. The School Building Con
school and town leadership, School Committee, Facilities Department, educato
residents, industry professionals, parents, town meeting members, and more.
makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wr

Not sure what formal involvement the boards other than the Building Co
at the moment so would need the manager to weigh in. Selectboard an
Committee have representatives on the building committee. Here is the

SHES Project Directory_PDP_revised

03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

I appreciate your response indicating that you have contacted the project manager for a timeline and I lo forward to receiving that information.

The information requested in questions 3 and 4a-e o 3/24/26 email below, however, seems more within th purview of your office and should be readily available you would forward that information now, it would be g appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MQ 01075

On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting

that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School Building Project
e.) All South Hadley town entities listed in response

to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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Building Project, SHPS <shbuilds@shschools.com>

Mosier School Building Concerns

Nancy Lacey <nelacey1@gmail.com> Thu, May 7, 2026 at 1:01 PM
To: "shbuilds@shschools.com" <shbuilds@shschools.com>

Attached please find our concerns with the prospect of Alt options 4/5 Site Plan. We strongly advocate for the Alt #8 Site Plan

Mosier School Building Concerns

Sincerely,
Nancy and Patrick Lacey

Building Project, SHPS <shbuilds@shschools.com>

Mosier School

1 message

Lauren Brewer <lkbrewer121@gmail.com>
To: "shbuilds@shschools.com" <shbuilds@shschools.com>

Thu, May 7, 2026 at 1:03 PM

Subject: PUBLIC RECORD: Public Comment Request / Concerns - Mosier School Project (Options 4/5) - May 11 Meeting

Dear School Building Committee and Board Members,

My name is Lauren Brewer**,** and I am a resident of 46 Ashton Ln**,** South Hadley.

I am writing as a concerned taxpayer and abutter to the proposed Mosier School Project options 4/5. I urge the board to take public concerns seriously prior to the final vote.

We, the undersigned registered voters of the Town of South Hadley, pursuant to applicable provisions of the Massachusetts General Laws, formally request that this email be included in the Massachusetts School Board Building authority as public record and included as public meeting minutes / Committee record.

Urgent Questions Regarding the May 11th Meeting:

> We formally request that Chair Diane Mulvaney create an agenda that includes a 3-minute public comment period, limited to two questions which is included in the public records for MSBA meeting minutes on May 11th, 2026, agenda. This comment period should occur before the Boards final vote on the preferred schematic report option.
> We formally request that the May 11th meeting includes a Zoom/remote option to ensure maximum public awareness and participation.
> We formally ask why our submitted petition with a record of receipt by the Town Clerk (32 pages, 248 signatures collected within 72 hours) has not yet been uploaded as public record, whereas other community members' emails have been included.
> Following input from James Buckley regarding construction vs. soft costs,
> we request to see the actual, total projected cost for the final three options prior to the May 11th vote, swing space included.

Petition Position & Safety Concerns
The *Statement of Intent* on our petition was clear-
"We object to alternative options 4/5".

We believe that Options 4 and 5 present significant concerns related to public safety, including increased traffic congestion, impacts to residential roadways, and potential interference with reliable emergency vehicle access. These concerns are particularly acute given the reliance on limited points of ingress and egress serving surrounding neighborhoods. Such conditions may adversely affect safe and continuous access and raise concerns regarding compliance with established planning principles governing roadway capacity and public safety. Environmental and other impacts further compound these concerns.

We further believe the “Mosier on Mosier” Options represents more appropriate alternatives that better align with existing neighborhood conditions, roadway capacity, educational needs and safety of students, overall infrastructure, and are more consistent with the intent of applicable zoning and land use standards.

We believe the "Mosier on Mosier" options are the best preferred options since these options are in accordance with the following:

- Compliance with local zoning bylaws and applicable planning board regulations
- Careful consideration of roadway capacity and the adequacy of access, including safe and reliable emergency vehicle access
- Comprehensive traffic mitigation strategies sufficient to prevent congestion and obstruction of residential access
- Appropriate residential setbacks
- Consistent with surrounding land use patterns
- Efficient industrial lay-down areas and safe lay down stage areas for construction requirements: Equipment, Contractor trailers, construction workers etc.
  Less educational disruption due to noise and safety risk to students near open construction.

We further assert that taxpayers and residents have the right to fully evaluate and provide input on site selection options prior to submission to the Massachusetts School Building Authority (MSBA), and in advance of any future debt exclusion vote currently anticipated for Winter 2027. There still hasn't been a public release of the traffic study, nor the swing space cost. Or the total projected cost of each project.

Thank you for your time and for your hard work on this project. I appreciate the time the School Board Building Committee and the design team at Mount Vernon Group Architect took to re-evaluate the previous options. Mosier and Mosier reflect respectful residential setbacks. Options 4 and 5 are a radical departure from the character of our neighborhood. Options 4/5 threaten the residential feel of the community we value so much.

Thank you for your time and consideration.

I am a visual person, and this might be slightly off scale, but I believe it shows enough visual representation of our community’s concerns outlined in this email regarding options 4/5. Please note there are over 70 homes off of Parkview Dr, East & West Parkview Dr. Blueberry Bend, and Aston Lane.



Building Project, SHPS <shbuilds@shschools.com>

Mosier building

1 message

Lori LaPierre <goneglobal83@yahoo.com> Thu, May 7, 2026 at 2:48 PM
To: "shbuilds@shschools.com" <shbuilds@shschools.com>

Dear School Building Committee and Board Members,

My name is Lori Kendall**,** and I am a resident of 28 Ashton Lane**,** South Hadley.

I am writing as a concerned taxpayer and abutter to the proposed Mosier School Project options 4/5. I urge the board to take public concerns seriously prior to the final vote.

We, the undersigned registered voters of the Town of South Hadley, pursuant to

applicable provisions of the Massachusetts General Laws, formally request that this email be included in the Massachusetts School Building Authority (MSBA) as public record and included as public meeting minutes / Committee record.

Urgent Questions Regarding the May 11th Meeting:

1. We formally request that Chair Diane Mulvaney create an agenda that includes a 3-minute public comment period, limited to two questions which is included in the public records for Massachusetts School Building Authority (MSBA) meeting minutes on May 11th, 2026, agenda. This comment period should occur before the Boards final vote on the preferred schematic report option.
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3. We formally ask why our submitted petition with a record of receipt dated March 13, 2026 by the Town Clerk (32 pages, 248 signatures collected within 72 hours) has not yet been uploaded as public record, whereas other community members' emails have been included.
4. Following input from public comment in the previous building meeting regarding construction vs. soft costs, we request to see the actual, total projected cost for the final three options prior to the May 11th vote, swing space included.

Petition Position & Safety Concerns

The *Statement of Intent* on our petition was clear-
"We object to alternative options 4/5".

We believe that Options 4 and 5 present significant concerns related to public safety, including increased traffic congestion, impacts to residential roadways, and potential interference with reliable emergency vehicle access. These concerns are particularly acute given the reliance on limited points of ingress and egress serving surrounding neighborhoods. Such conditions may adversely affect safe and continuous access and raise concerns regarding compliance with established planning principles governing roadway capacity and public safety. Environmental and other impacts further compound these concerns.

We further believe the “Mosier on Mosier” Options represents more appropriate alternatives that better align with existing neighborhood conditions, roadway capacity, educational needs and safety of students, overall infrastructure, and are more consistent with the intent of applicable zoning and land use standards.

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- Less educational disruption due to noise and safety risk to students near open construction.

We further assert that taxpayers and residents have the right to fully evaluate and provide input on site selection options prior to submission to the Massachusetts School Building Authority (MSBA), and in advance of any future debt exclusion vote currently anticipated for Winter 2027. There still hasn't been a public release of the traffic study, nor the swing space cost. Or the total projected cost of each project.

Thank you for your time and for your hard work on this project. I appreciate the time the School Board Building Committee and the design team at Mount Vernon Group Architect took to re-evaluate the previous options. The “Mosier and Mosier” options reflect respectful residential setbacks. Options 4 and 5 are a radical departure from the character of our neighborhood. Options 4/5 threaten the residential feel of the community we value so much.

Thank you for your time

Lori Kendall

Building Project, SHPS <shbuilds@shschools.com>

PUBLIC RECORD: Public Comment Request/Concerns-Mosier School Project (Options 4-5) -May 11 Meeting

Comcast <dckmjp@comcast.net> Thu, May 7, 2026 at 3:34 PM
To: SHBuilds@shschools.com

Dear School Building Committee and Board Members,

My name is **Carol Parrish** and I am a resident of **44 Ashton Lane in** South Hadley.

I am writing as a concerned taxpayer and abutter to the proposed Mosier School Project options 4/5. I urge the board to take public concerns seriously prior to the final vote.

We, the undersigned registered voters of the Town of South Hadley, pursuant to applicable provisions of the Massachusetts General Laws, formally request that this email be included in the Massachusetts School Building Authority (MSBA) as public record and included as public meeting minutes / Committee record.

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Thank you for your time and consideration.

I am a visual person, and this might be slightly off scale. However I believe it shows enough visual representation of our community's concerns outlined in this email regarding options 4/5. Please note there are over 70 homes off of Parkview Dr, East & West Parkview Dr, Blueberry Bend, and Aston Lane.



Building Project, SHPS <shbuilds@shschools.com>

PUBLIC RECORD: Public Comment Request / Concerns - Mosier School Project (Options 4/5) - May 11 Meeting

Winter Fontaine <winterfo@gmail.com> Thu, May 7, 2026 at 3:49 PM
To: shbuilds@shschools.com

Dear School Building Committee and Board Members,

My name is Winter Anderson and I am a resident of 24 West Parkview Dr, South Hadley.

I am writing as a concerned taxpayer and abutter to the proposed Mosier School Project options 4/5. I urge the board to take public concerns seriously prior to the final vote.

We, the undersigned registered voters of the Town of South Hadley, pursuant to applicable provisions of the Massachusetts General Laws, formally request that this email be included in the Massachusetts School Building Authority (MSBA) as public record and included as public meeting minutes / Committee record.

Urgent Questions Regarding the May 11th Meeting:

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We believe the "Mosier on Mosier" options are the best preferred options since these options are in accordance with the following:

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- Careful consideration of roadway capacity and the adequacy of access, including safe and reliable emergency vehicle access
- Comprehensive traffic mitigation strategies sufficient to prevent congestion and obstruction of residential access
- Appropriate residential setbacks
- Consistent with surrounding land use patterns
- Efficient industrial lay-down areas and safe lay down stage areas for construction requirements: Equipment, Contractor trailers, construction workers etc.
- Less educational disruption due to noise and safety risk to students near open construction.

We further assert that taxpayers and residents have the right to fully evaluate and provide input on site selection options prior to submission to the Massachusetts School Building Authority (MSBA), and in advance of any future debt exclusion vote currently anticipated for Winter 2027. There still hasn't been a public release of the traffic study, nor the swing space cost. Or the total projected cost of each project.

Thank you for your time and for your hard work on this project. I appreciate the time the School Board Building Committee and the design team at Mount Vernon Group Architect took to re-evaluate the previous options. The “Mosier and Mosier” options reflect respectful residential setbacks. Options 4 and 5 are a radical departure from the character of our neighborhood. Options 4/5 threaten the residential feel of the community we value so much.

Thank you for your time and consideration.

-Winter

Building Project, SHPS <shbuilds@shschools.com>

New Mosier School Project Concerns

1 message

Jill Kovalchik <jill.kovalchik@gmail.com> Thu, May 7, 2026 at 5:17 PM
To: "shbuilds@shschools.com" <shbuilds@shschools.com>

Dear School Building Committee and Board Members,

My name is Jill Kovalchik and I am a resident of 20 West Parkview Drive in South Hadley.

I am writing as a concerned taxpayer and abutter to the proposed Mosier School Project options 4/5. I urge the board to take public concerns seriously prior to the final vote.

We, the undersigned registered voters of the Town of South Hadley, pursuant to applicable provisions of the Massachusetts General Laws, formally request that this email be included in the Massachusetts School Building Authority (MSBA) as public record and included as public meeting minutes / Committee record.

Urgent Questions Regarding the May 11th Meeting:

1. We formally request that Chair Diane Mulvaney create an agenda that includes a 3-minute public comment period, limited to two questions which is included in the public records for Massachusetts School Building Authority (MSBA) meeting minutes on May 11th, 2026, agenda. This comment period should occur before the Boards final vote on the preferred schematic report option.
2. We formally request that the May 11th meeting includes a Zoom/remote option to ensure maximum public awareness and participation.
3. We formally ask why our submitted petition with a record of receipt dated March 13, 2026 by the Town Clerk (32 pages, 248 signatures collected within 72 hours) has not yet been uploaded as public record, whereas other community members' emails have been included.
4. Following input from public comment in the previous building meeting regarding construction vs. soft costs, we request to see the actual, total projected cost for the final three options prior to the May 11th vote, swing space included.

Petition Position & Safety Concerns

The *Statement of Intent* on our petition was clear-
"We object to alternative options 4/5".

We believe that Options 4 and 5 present significant concerns related to public safety, including increased traffic congestion, impacts to residential roadways, and potential interference with reliable emergency vehicle access. These concerns are particularly acute given the reliance on limited points of ingress and egress serving surrounding neighborhoods. Such conditions may adversely affect safe and continuous access and raise concerns regarding compliance with established planning principles governing roadway capacity and public safety. Environmental and other impacts further compound these concerns.

We further believe the “Mosier on Mosier” Options represents more appropriate alternatives that better align with existing neighborhood conditions, roadway capacity, educational needs and safety of students, overall infrastructure, and are more consistent with the intent of applicable zoning and land use standards.

We believe the "Mosier on Mosier" options are the best preferred options since these options are in accordance with the following:

- Compliance with local zoning bylaws and applicable planning board regulations
- Careful consideration of roadway capacity and the adequacy of access, including safe and reliable emergency vehicle access
- Comprehensive traffic mitigation strategies sufficient to prevent congestion and obstruction of residential access
- Appropriate residential setbacks
- Consistent with surrounding land use patterns
- Efficient industrial lay-down areas and safe lay down stage areas for construction requirements: Equipment, Contractor trailers, construction workers etc.
- Less educational disruption due to noise and safety risk to students near open construction.

We further assert that taxpayers and residents have the right to fully evaluate and provide input on site selection options prior to submission to the Massachusetts School Building Authority (MSBA), and in advance of any future debt exclusion vote currently anticipated for Winter 2027. There still hasn't been a public release of the traffic study, nor the swing space cost. Or the total projected cost of each project.

Thank you for your time and for your hard work on this project. I appreciate the time the School Board Building Committee and the design team at Mount Vernon Group Architect took to re-evaluate the previous options. The “Mosier and Mosier” options reflect respectful residential setbacks. Options 4 and 5 are a radical departure from the character of our neighborhood. Options 4/5 threaten the residential feel of the community we value so much. There are 70 residences that have no other street outlet in this neighborhood.

Thank you for your time and consideration.

~Jill

Robert W. Shute
27 Ashton Lane
South Hadley, MA 01075
May 5, 2026

Fuss & O'Neill
1550 Main St. Suite 400
Springfield, MA 01103
Via USPS Certified #7017 3040 0000 6021 7224 and
Via email: cleblanc@mvgarchitects.com and stella.sexton@fando.com

Dear South Hadley Elementary School Building Team at Fuss & O'Neill:

It is my understanding that Mt Vernon Group, Skanska USA Building, Inc. (Owner's Project Manager) and Fuss & O'Neill, Inc. (Traffic Consultant) are working in conjunction on behalf of the South Hadley Massachusetts Elementary School Building Committee (hereinafter, "the Committee") regarding the South Hadley Mosier Elementary School Building Project. I am sending companion letters to the other two companies with copies to the Committee.

I have been unable to obtain from the Committee a clear time schedule or even a clear chronology of particular upcoming events in the planning process. Among my concerns is the traffic safety study. I have been asking the Committee, with little clarity in response, as to whether the public will have the opportunity to review and critique the traffic study before the Committee formally selects its preferred schematic option and sends it to MSBA for approval. I am referring to an opportunity to read the study in its entirety with reasonable time to send comments to the Committee or to you, before any final decision is made on which option will be sent to MSBA for ultimate approval. I am not referring to an opportunity merely to attend a summary presented at a Committee meeting. As of its March 31, 2026 meeting, the Committee still considered #5 as its preferred option. At that meeting the Committee also authorized funding to hire Fuss & O'Neill to conduct a traffic study, apparently regarding option #5. If I understand correctly, at the April 29, 2026 meeting the Committee inexplicably decided to vote on its preferred construction option at its upcoming May 11, 2026 meeting, without benefit of the completed traffic study. It appears, therefore, that the Committee intends for the traffic study to conform to its preferred design rather than for the design choice to be based on the findings of a completed traffic study.

With the above in mind, this letter is to put Fuss & O'Neill on notice of documented safety issues that need to be considered but are unlikely to be discovered and remediated by a typical traffic safety study. *These safety issues are inherent in several of the construction options offered to the Committee and, crucially, the dangers cannot be mitigated to a reasonable degree. The construction options that create non-mitigable danger include* Options 4 and 5, and any similar options that have curb cuts onto Parkview Drive for buses or other vehicular traffic, options that have a service road curb cut onto Parkview Drive (whether or not the service road has the proposed traffic-control type of gate to prevent parent use), options that move the school ingress/egress doors and the parent vehicle queue closer to Parkview Drive than currently, and options that face the front of the building toward Parkview Drive. The reason that options with a gate on a service road that leads to Parkview Drive are not acceptable is that it is foreseeable that

parents will complain about the length of the drop-off and pick-up queue and it is foreseeable that school officials will respond by opening the gate as a pressure-relieve valve and permit half of the queue to proceed to a second student egress door and then onto Parkview Drive in an attempt to increase the number of vehicles passing in a given amount of time.

The Mosier School is situated at the corner of Mosier St. and Parkview Drive. Mosier St. is a through-route with a yellow center line that is designed to carry cross-town traffic. By contrast, Parkview Drive is residential cul-de-sac that serves seventy-six residential homes plus St. Theresa Parish church which includes a rectory and pre-school.

During the public Committee meetings, proponents of option #5 and other options with similar characteristics described above have based their support in part on purported increased student safety at drop-off and pick-up times. As a baseline fact, I note that the South Hadley School Superintendent has confirmed in writing that there is no documented history of pedestrian v. motor vehicle injuries on Mosier School property. While that history may not, by itself, prove the current system is perfectly safe it does establish a baseline that any new design must meet-meaning it must not introduce conditions that increase the likelihood of injury. Proposed designs such as #5 and similar options will create new and greater dangers.

Currently, Mosier School ingress and egress for bus transportation and parent drop-off and pick-up are via curb cuts onto Mosier Street. Option #5 (and similar options) create curb cuts onto Parkview Drive for bus and/or parent vehicle egress. Residents of Mosier St. and the Parkview Drive neighborhood have expressed their views clearly at Committee meetings explaining why their residential cul-de-sac cannot safely accommodate bus and/or parent drop-off and pick-up for a 360-student school (current Mosier School capacity) much less the proposed 590-student school. Those reasons included major congestion created by heavy parent and/or bus traffic exiting school property by turning left onto Parkview Drive and then coming to a stop sign at the intersection of Parkview Drive and Mosier St. They also noted parent vehicles blocking driveways and encroaching on private property while also partially blocking the travel lanes, often for 30-45 minutes before drop-off and pick-up times. The reason (acknowledged generally and by the Committee chair specifically, on 4/15/26) is that parents who do not want to wait in the on-site parent vehicle queue simply “cut” the line by avoiding it altogether and parking on the street where their child is dropped off and finds the parent at pick-up time.

At the April 15, 2026 Committee meeting, a representative of Fuss & O’Neill spoke generally about how its traffic study was being conducted. On the specific topic of illegal parking, his only proposed remedy was that the town implement a no-parking ordinance. *This is where the whole notion of safely moving curb cuts and traffic onto Parkview Dr. (especially while also increasing enrollment from 360 to 590 students) collapses.* At the same Committee meeting, the South Hadley police school resource officer to both Mosier School and the MES Middle School across the street, confirmed the daily vehicle congestion, stating that any town resident who knows the schools and hours of operation probably knows to steer clear of this area between 7:30 and 8:30 a.m. Notably, he explained that more than 200 parent vehicles drop off and pick up each day. When the Mosier School parent vehicle queue gets to the point of backing up off-site and down Mosier St. to Newton St./Rt 116, he has routed Mosier School parent vehicles to queue on the paved driveway around the back of the MES Middle School to keep them off Mosier Street.

Even though his remark was incidental, it nevertheless demonstrated that options #6 and #7 (behind the existing MES Middle School) are inherently safer for the reason that the lot on which the current MES Middle School is sited runs deep enough perpendicular to Mosier St. to accommodate not only the new Mosier School building but also to accommodate a new paved perimeter driveway for a vehicle queue long enough to avoid lengthy back-ups onto Mosier St.

Even more notably, the South Hadley Police Chief also spoke at the April 15, 2026 Committee meeting, revealing highly relevant information. *Notwithstanding existing signs, she acknowledged the long-standing illegal parking problem with the example of her department confronting the same community member three days in a row on Mosier St. and candidly admitted, "they don't care and at some point, you just don't have the resources to fight that battle."*

As noted above, the Mosier School property abuts Parkview Drive beginning at the intersection of Parkview Drive and Mosier Street. That intersection is the beginning of the large cul-de-sac that serves seventy-six homes on Parkview Drive, West Parkview Drive, Blueberry Bend and Ashton Lane, plus St. Theresa Parish and its daycare facility. As also noted above, my neighbors have pointed out to the Committee the danger of increasing the number of buses and parent vehicles that are discharged onto a street with a single means of ingress and egress. *My primary focus here is on the danger created by that traffic pattern, compounded by the additional, non-mitigable danger posed by illegal parking*. The overall negative effect on Parkview Drive will be exacerbated by options such as #5 or other similar options defined above. To provide context to this discussion, proponents of #5 have asserted that with the proposed on-site queuing system, parents will not "need" to park or live park illegally. The problem with that assertion is that historically at these locations, "need" has never been the determining factor. For example, approximately ten years ago, no parking signs were installed on both sides of Parkview Drive, the reason being that during youth sports events on the grass field abutted by Parkview Drive on one side and the Mosier School on the other side, parents' vehicles lined the street, parallel parked on both sides. Being in a cul-de-sac, those vehicles were making three-point turns in the street, turning in private driveways and maneuvering in and out of parallel parking position, with young children walking among them. The parked vehicles blocked the sight line for vehicles entering Parkview Drive and they narrowed the road to the point that emergency vehicles would have difficulty passing if they could pass at all. Consistent with what the police chief said about not having sufficient resources now, parking enforcement ceased after approximately two weeks.

The pertinent point is that the no parking signs were never effective and the illegal parking took place notwithstanding available parking in the school parking lot immediately adjacent to the outfield. There was no "need" to park illegally but the slight inconvenience of walking a short distance across a youth-sized field drove the decision-making. The same convenience-driven mindset that drives the current illegal parking on both Mosier St. and Parkview Drive during school drop-off and pick-up, and seasonally on Parkview Drive as well, will foreseeably be shared by hundreds of new drivers, exponentially increasing the dangers on Parkview Drive if option #5 or another option is selected that has curb cuts onto Parkview Drive and/or student ingress/egress doors closer to Parkview Drive than the current Mosier School location. The decade-plus pattern is that parents will park illegally in large enough numbers to unreasonably increase the physical danger of vehicle v. pedestrian accidents, vehicle v. vehicle accidents and

the corresponding danger of blocking emergency-vehicle access from the seventy-six homes and the parish church and daycare center in the cul-de-sac.

Hopefully the above considerations will cause you to revise your recommendations to the Committee, eliminating # 4 and #5 from contention and switching ideally to options #6 or #7 behind MES Middle School or (if the Committee insists on the current Mosier School site) switching to # 2, #3 or Alt #8 Site Plan- Mosier on Mosier.

If somehow you do not find the above safety considerations compelling enough to reconsider your recommendations to the Committee, then please consider the following. It certainly is your prerogative to advise as you see fit even if it means continuing to offer the Committee an unreasonably dangerous design option to satisfy the Committee's current preference. Doing so, however, comes with potential legal exposure. As discussed above, the only remedy offered by any of the three companies receiving this letter was offered by Fuss & O'Neill, which suggested no parking zones. *Given the acknowledged safety issue due to ongoing illegal parking and the acknowledged lack of police resources to enforce the no-parking zones, there is no available method of mitigating the dangers created by site designs such as #4, #5 and similar.* As you may be aware, tort actions for damages may be brought if harm arises out of any deficiency or neglect in the design, planning, construction or general administration of an improvement to real property. See MGL c.260 §2B. You may feel that if illegal parking causes injury and creates a liability issue, your company would be absolved of any assertion of negligent design, planning or construction. Consider though that a key component of negligence is foreseeability of harm resulting from an action or inaction. You now are on notice of the following: that the no-parking zones on the two roads that abut the school property have been violated continuously for many years; that the police do not have the resources to enforce the no-parking zones; that the violations create pedestrian danger zones and block emergency vehicles from a large cul-de-sac neighborhood; that the Committee's current preferred new design will increase enrollment by approximately sixty percent; that traffic volume, already 200+ per the SRO, will increase commensurately; and that the new design, with more vehicles in queue, will make illegal parking more attractive as a way to "cut" the line. These safety issues cannot be wished away. Consider a situation in which you proceed with a design that depends on compliance with parking regulations, while knowing those regulations will be neither followed nor enforced. How certain can you be that continuing to recommend Option #5 or similar—whose safety risks cannot be mitigated and for which safer alternatives exist—will not expose Fuss & O'Neill to future legal liability?

I remain hopeful that, with your guidance, the Committee's final design decision will reflect the safety concerns raised above. If not, I trust you will keep this correspondence on file, as I will be doing the same, so that the record is clear should any liability questions arise in the future.

Sincerely,

Robert W. Shute

cc: South Hadley Elementary School Building Committee, via email: shbuilds@shschools.com

Robert W. Shute
27 Ashton Lane
South Hadley, MA 01075
May 5, 2026

Mt. Vernon Group Architects, Inc.
178 Albion St. Suite 240
Wakefield, MA 01880
Via USPS Certified #7017 3040 0000 6021 7217 and
Via email: cleblanc@mvgarchitects.com and ftedesco@mvarchitects.com

Dear South Hadley Elementary School Building Team at Mt. Vernon Architects:

It is my understanding that Mt Vernon Group, Skanska USA Building, Inc. (Owner's Project Manager) and Fuss & O'Neill, Inc. (Traffic Consultant) are working in conjunction on behalf of the South Hadley Massachusetts Elementary School Building Committee (hereinafter, "the Committee") regarding the South Hadley Mosier Elementary School Building Project. I am sending companion letters to the other two companies with copies to the Committee.

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With the above in mind, this letter is to put Mt. Vernon Group Architects, Inc. on notice of documented safety issues that need to be considered but are unlikely to be discovered and remediated by a typical traffic safety study. *These safety issues are inherent in several of the construction options you have offered to the Committee and, crucially, the dangers cannot be mitigated to a reasonable degree. The construction options that create non-mitigable danger include* Options 4 and 5, and any similar options that have curb cuts onto Parkview Drive for buses or other vehicular traffic, options that have a service road curb cut onto Parkview Drive (whether or not the service road has the proposed traffic-control type of gate to prevent parent use), options that move the school ingress/egress doors and the parent vehicle queue closer to Parkview Drive than currently, and options that face the front of the building toward Parkview Drive. The reason that options with a gate on a service road that leads to Parkview Drive are not

acceptable is that it is foreseeable that parents will complain about the length of the drop-off and pick-up queue and it is foreseeable that school officials will respond by opening the gate as a pressure-relieve valve and permit half of the queue to proceed to a second student egress door and then onto Parkview Drive in an attempt to increase the number of vehicles passing in a given amount of time.

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increase the physical danger of vehicle v. pedestrian accidents, vehicle v. vehicle accidents and the corresponding danger of blocking emergency-vehicle access from the seventy-six homes and the parish church and daycare center in the cul-de-sac.

Hopefully the above considerations will cause you to revise your recommendations to the Committee, eliminating # 4 and #5 from contention and switching ideally to options #6 or #7 behind MES Middle School or (if the Committee insists on the current Mosier School site) switching to # 2, #3 or Alt #8 Site Plan- Mosier on Mosier.

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I remain hopeful that, with your guidance, the Committee's final design decision will reflect the safety concerns raised above. If not, I trust you will keep this correspondence on file, as I will be doing the same, so that the record is clear should any liability questions arise in the future.

Sincerely,

Robert W. Shute

cc: South Hadley Elementary School Building Committee, via email: shbuilds@shschools.com

Robert W. Shute
27 Ashton Lane
South Hadley, MA 01075
May 5, 2026

Skanska, USA
101 Seaport Blvd, Suite 200
Boston, MA 02210
Via USPS Certified # 7017 3040 0000 6021 7248 and
Via email: nicholas.lobik@skanska.com

Dear South Hadley Elementary School Building Team at Skanska USA:

It is my understanding that Mt Vernon Group, Skanska USA Building, Inc. (Owner's Project Manager) and Fuss & O'Neill, Inc. (Traffic Consultant) are working in conjunction on behalf of the South Hadley Massachusetts Elementary School Building Committee (hereinafter, "the Committee") regarding the South Hadley Mosier Elementary School Building Project. I am sending companion letters to the other two companies with copies to the Committee.

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With the above in mind, this letter is to put Skanska USA on notice of documented safety issues that need to be considered but are unlikely to be discovered and remediated by a typical traffic safety study. *These safety issues are inherent in several of the construction options offered to the Committee and, crucially, the dangers cannot be mitigated to a reasonable degree. The construction options that create non-mitigable danger include* Options 4 and 5, and any similar options that have curb cuts onto Parkview Drive for buses or other vehicular traffic, options that have a service road curb cut onto Parkview Drive (whether or not the service road has the proposed traffic-control type of gate to prevent parent use), options that move the school ingress/egress doors and the parent vehicle queue closer to Parkview Drive than currently, and options that face the front of the building toward Parkview Drive. The reason that options with a gate on a service road that leads to Parkview Drive are not acceptable is that it is foreseeable that

parents will complain about the length of the drop-off and pick-up queue and it is foreseeable that school officials will respond by opening the gate as a pressure-relieve valve and permit half of the queue to proceed to a second student egress door and then onto Parkview Drive in an attempt to increase the number of vehicles passing in a given amount of time.

The Mosier School is situated at the corner of Mosier St. and Parkview Drive. Mosier St. is a through-route with a yellow center line that is designed to carry cross-town traffic. By contrast, Parkview Drive is residential cul-de-sac that serves seventy-six residential homes plus St. Theresa Parish church which includes a rectory and pre-school.

During the public Committee meetings, proponents of option #5 and other options with similar characteristics described above have based their support in part on purported increased student safety at drop-off and pick-up times. As a baseline fact, I note that the South Hadley School Superintendent has confirmed in writing that there is no documented history of pedestrian v. motor vehicle injuries on Mosier School property. While that history may not, by itself, prove the current system is perfectly safe it does establish a baseline that any new design must meet-meaning it must not introduce conditions that increase the likelihood of injury. Proposed designs such as #5 and similar options will create new and greater dangers.

Currently, Mosier School ingress and egress for bus transportation and parent drop-off and pick-up are via curb cuts onto Mosier Street. Option #5 (and similar options) create curb cuts onto Parkview Drive for bus and/or parent vehicle egress. Residents of Mosier St. and the Parkview Drive neighborhood have expressed their views clearly at Committee meetings explaining why their residential cul-de-sac cannot safely accommodate bus and/or parent drop-off and pick-up for a 360-student school (current Mosier School capacity) much less the proposed 590-student school. Those reasons included major congestion created by heavy parent and/or bus traffic exiting school property by turning left onto Parkview Drive and then coming to a stop sign at the intersection of Parkview Drive and Mosier St. They also noted parent vehicles blocking driveways and encroaching on private property while also partially blocking the travel lanes, often for 30-45 minutes before drop-off and pick-up times. The reason (acknowledged generally and by the Committee chair specifically, on 4/15/26) is that parents who do not want to wait in the on-site parent vehicle queue simply “cut” the line by avoiding it altogether and parking on the street where their child is dropped off and finds the parent at pick-up time.

At the April 15, 2026 Committee meeting, a representative of Fuss & O’Neill spoke generally about how its traffic study was being conducted. On the specific topic of illegal parking, his only proposed remedy was that the town implement a no-parking ordinance. *This is where the whole notion of safely moving curb cuts and traffic onto Parkview Dr. (especially while also increasing enrollment from 360 to 590 students) collapses.* At the same Committee meeting, the South Hadley police school resource officer to both Mosier School and the MES Middle School across the street, confirmed the daily vehicle congestion, stating that any town resident who knows the schools and hours of operation probably knows to steer clear of this area between 7:30 and 8:30 a.m. Notably, he explained that more than 200 parent vehicles drop off and pick up each day. When the Mosier School parent vehicle queue gets to the point of backing up off-site and down Mosier St. to Newton St./Rt 116, he has routed Mosier School parent vehicles to queue on the paved driveway around the back of the MES Middle School to keep them off Mosier Street.

Even though his remark was incidental, it nevertheless demonstrated that options #6 and #7 (behind the existing MES Middle School) are inherently safer for the reason that the lot on which the current MES Middle School is sited runs deep enough perpendicular to Mosier St. to accommodate not only the new Mosier School building but also to accommodate a new paved perimeter driveway for a vehicle queue long enough to avoid lengthy back-ups onto Mosier St.

Even more notably, the South Hadley Police Chief also spoke at the April 15, 2026 Committee meeting, revealing highly relevant information. *Notwithstanding existing signs, she acknowledged the long-standing illegal parking problem with the example of her department confronting the same community member three days in a row on Mosier St. and candidly admitted, "they don't care and at some point, you just don't have the resources to fight that battle."*

As noted above, the Mosier School property abuts Parkview Drive beginning at the intersection of Parkview Drive and Mosier Street. That intersection is the beginning of the large cul-de-sac that serves seventy-six homes on Parkview Drive, West Parkview Drive, Blueberry Bend and Ashton Lane, plus St. Theresa Parish and its daycare facility. As also noted above, my neighbors have pointed out to the Committee the danger of increasing the number of buses and parent vehicles that are discharged onto a street with a single means of ingress and egress. *My primary focus here is on the danger created by that traffic pattern, compounded by the additional, non-mitigable danger posed by illegal parking*. The overall negative effect on Parkview Drive will be exacerbated by options such as #5 or other similar options defined above. To provide context to this discussion, proponents of #5 have asserted that with the proposed on-site queuing system, parents will not "need" to park or live park illegally. The problem with that assertion is that historically at these locations, "need" has never been the determining factor. For example, approximately ten years ago, no parking signs were installed on both sides of Parkview Drive, the reason being that during youth sports events on the grass field abutted by Parkview Drive on one side and the Mosier School on the other side, parents' vehicles lined the street, parallel parked on both sides. Being in a cul-de-sac, those vehicles were making three-point turns in the street, turning in private driveways and maneuvering in and out of parallel parking position, with young children walking among them. The parked vehicles blocked the sight line for vehicles entering Parkview Drive and they narrowed the road to the point that emergency vehicles would have difficulty passing if they could pass at all. Consistent with what the police chief said about not having sufficient resources now, parking enforcement ceased after approximately two weeks.

The pertinent point is that the no parking signs were never effective and the illegal parking took place notwithstanding available parking in the school parking lot immediately adjacent to the outfield. There was no "need" to park illegally but the slight inconvenience of walking a short distance across a youth-sized field drove the decision-making. The same convenience-driven mindset that drives the current illegal parking on both Mosier St. and Parkview Drive during school drop-off and pick-up, and seasonally on Parkview Drive as well, will foreseeably be shared by hundreds of new drivers, exponentially increasing the dangers on Parkview Drive if option #5 or another option is selected that has curb cuts onto Parkview Drive and/or student ingress/egress doors closer to Parkview Drive than the current Mosier School location. The decade-plus pattern is that parents will park illegally in large enough numbers to unreasonably increase the physical danger of vehicle v. pedestrian accidents, vehicle v. vehicle accidents and

the corresponding danger of blocking emergency-vehicle access from the seventy-six homes and the parish church and daycare center in the cul-de-sac.

Hopefully the above considerations will cause you to revise your recommendations to the Committee, eliminating # 4 and #5 from contention and switching ideally to options #6 or #7 behind MES Middle School or (if the Committee insists on the current Mosier School site) switching to # 2, #3 or Alt #8 Site Plan- Mosier on Mosier.

If somehow you do not find the above safety considerations compelling enough to reconsider your recommendations to the Committee, then please consider the following. It certainly is your prerogative to advise as you see fit even if it means continuing to offer the Committee an unreasonably dangerous design option to satisfy the Committee's current preference. Doing so, however, comes with potential legal exposure. As discussed above, the only remedy offered by any of the three companies receiving this letter was offered by Fuss & O'Neill, which suggested no parking zones. *Given the acknowledged safety issue due to ongoing illegal parking and the acknowledged lack of police resources to enforce the no-parking zones, there is no available method of mitigating the dangers created by site designs such as #4, #5 and similar.* As you may be aware, tort actions for damages may be brought if harm arises out of any deficiency or neglect in the design, planning, construction or general administration of an improvement to real property. See MGL c.260 §2B. You may feel that if illegal parking causes injury and creates a liability issue, your company would be absolved of any assertion of negligent design, planning or construction. Consider though that a key component of negligence is foreseeability of harm resulting from an action or inaction. You now are on notice of the following: that the no-parking zones on the two roads that abut the school property have been violated continuously for many years; that the police do not have the resources to enforce the no-parking zones; that the violations create pedestrian danger zones and block emergency vehicles from a large cul-de-sac neighborhood; that the Committee's current preferred new design will increase enrollment by approximately sixty percent; that traffic volume, already 200+ per the SRO, will increase commensurately; and that the new design, with more vehicles in queue, will make illegal parking more attractive as a way to "cut" the line. These safety issues cannot be wished away. Consider a situation in which you proceed with a design that depends on compliance with parking regulations, while knowing those regulations will be neither followed nor enforced. How certain can you be that continuing to recommend Option #5 or similar—whose safety risks cannot be mitigated and for which safer alternatives exist—will not expose Skanska USA to future legal liability?

I remain hopeful that, with your guidance, the Committee's final design decision will reflect the safety concerns raised above. If not, I trust you will keep this correspondence on file, as I will be doing the same, so that the record is clear should any liability questions arise in the future.

Sincerely,

Robert W. Shute

cc: South Hadley Elementary School Building Committee, via email: shbuilds@shschools.com

May 6, 2026

Dear Diane Mulvaney, Chairperson, and Members of the South Hadley Elementary School Building Project Committee,

As concerned South Hadley residents and career educators, we took special interest in the building committee meetings conducted in March and April. We appreciated the opportunity to hear directly from the architects, to view slide presentations, and to listen as others shared their thoughts. At the April 29th meeting, we heard two committee members refer to the Mosier on Mosier plan as a welcoming hug and nodded in agreement, knowing that the best design for the children of South Hadley had been identified.

Building the new elementary school on the same site as the current aging school provides many benefits:

- The main entrance of plans #8 and #8.1 are clearly visible from Mosier Street and eliminate any confusion for visitors who primarily enter from Newton Street.
- The playgrounds are located securely away from all streets and are accessible from the athletic fields so they can be used by town residents after hours.
- Building the new Mosier School near MESMS provides additional parking lots in close proximity for special events at either school and allows for plenty of off-street parking for community functions, as well.
- Positioning the new elementary school across the street from the middle school also allows for shared resources and eliminates travel time for specialists and maintenance personnel that might work in both locations.
- Building on the current site rather than on Parkview Drive respects the need for unimpeded traffic flow and timely emergency services for attendees at St Theresa's Church, parents, staff, and children at The Academy of the Little Flower day care center, and approximately 200- 250 residents that live on Parkview Drive, West Parkview Drive, East Parkview Drive, Ashton Lane, and Blueberry Bend in a neighborhood that has no other egress.

A construction zone within 40 feet is a major safety hazard for children, especially for those who are 7, 8, and 9 year olds. Staging construction vehicles and building materials nearby will peak curiosity and require multiple barriers to protect the children from harm. The noise of such a major undertaking will distract attention from the educational process for two to potentially three years and have a lasting impact on the progress made by those children in grades 2, 3 and 4. Moving the children off site will alleviate these concerns. The superintendent has already developed a plan and we applaud her for doing so thoughtfully.

Relocating students away from the building site will allow the construction crew to work unimpeded. It will eliminate the need for additional kid-proof safety barriers and should shorten the time frame needed to complete the project. With children and staff safely off the property, there will be sufficient space to stage building materials and construction vehicles on the athletic fields and no need to clog surrounding roadways or use space on or around the middle school grounds.

We'd like to encourage all members of the Elementary Building Committee to select either alternative plan #8, Mosier on Mosier Splayed, or alternative plan # 8.1, Mosier on Mosier Courtyard, as the committee's preferred plan to be submitted to the Massachusetts School Building Authority.

We also respectfully ask that public comment be scheduled before a formal vote is taken.

Sincerely,

Phil Turcotte and Odette Nunes-Turcotte

15 Ashton Lane, South Hadley, Massachusetts

SOUTH HADLEY PUBLIC SCHOOLS LIST OF EMAIL CORRESPONDENCES

May 11, 2026, School Building Committee

Emails received April 15 – April 30, 2026

Project Email (shbuilds@shschools.com)

- April 19 email (attached) from Mark Crowther requesting information about property values.
- April 22 email (attached) from Robet Shute, addressed to Lisa Wong requesting additional information about SH project emails process and responses to any open questions previously submitted to SBC but not responded to as of yet.
- April 23 email (attached) from Jeff Kristek opposing option #5 and requesting his email be shared prior to 04/29/206 SBC meeting.
- April 23 email (attached) from Gina Amodio opposing option #5
- April 22, April 29 (2) and April 30 emails (attached) from Ashley Crawley requesting live virtual participation via zoom, meetings be livestreamed on SHTV15 and

Note: Certain sender identifying information may be redacted in order to protect personal privacy while maintaining the substance of the correspondence for public record purposes.

Building Project, SHPS <shbuilds@shschools.com>

property values

5 messages

Mark Crowther <mark.l.crowther@gmail.com> Mon, Mar 23, 2026 at 11:48 AM
To: shbuilds@shschools.com

Hello,

During the March 18th meeting, in response to a question concerning property values in the Parkview neighborhood, committee member Rudi Hall mentioned that in the 10 years since completion of the Eastampton High School building project, property values have increased by 120%. On its own, 120 is a lonely number, so curious as to what sources he was quoting from and is that number limited to properties in close proximity to the school or the entire town of Easthampton. Please respond so that I may get a better understanding of the situation.

Thanks

Mark Crowther
32 Ashton Lane
South Hadley

Mark Crowther <mark.l.crowther@gmail.com> Mon, Apr 13, 2026 at 5:21 PM
To: shbuilds@shschools.com

Hello,

It's been three weeks since my initial email concerning property values, and almost two weeks since the last committee meeting ,where I was assured that my question would be addressed but I have not yet received a response. While I understand that committee membership is a voluntary position and not a full time position, I would have reasonably expected an answer by this juncture, especially when the committee member was able to seemingly quote property values relating to the Easthampton High School quite readily on March 18th and that his research appeared to have already been completed. I don't believe that I am asking for any additional research on the subject, just a review of his notes in greater detail. I plan on attending the April 15th meeting and hope that my simple question will be addressed prior to, or at the meeting.

Thank You

Mark Crowther

[Quoted text hidden]

Building Project, SHPS <shbuilds@shschools.com> Tue, Apr 14, 2026 at 10:36 AM
To: Mark Crowther <mark.l.crowther@gmail.com>

Hi Mark,

Thank you for your question regarding property values, and for your patience as we prepared a response.

As discussed at the March 18 School Building Committee meeting, one Committee member shared general observations based on prior project experience. That information was intended to provide context only and was not presented as a formal analysis or prediction. The example referenced was a high school project in Easthampton, with home values monitored on Trulia and Zillow, which was discussed in a general sense at the meeting.

Property values are influenced by a wide range of factors, including broader market conditions, neighborhood characteristics, and local economic trends. The School Building Committee does not conduct formal analysis related to

property values as part of its scope, and therefore is not in a position to make specific projections regarding how this project may impact individual properties.

More broadly, investment in public school facilities is often associated with maintaining and enhancing the overall quality of a community, which can be one of many factors considered by homebuyers.

The Committee's focus remains on evaluating the project options comprehensively, including educational, site, traffic, and community considerations. Public input, including questions such as yours, continues to be an important part of that process.

Thank you again for your engagement.

Sincerely,
South Hadley Elementary School Building Committee
[Quoted text hidden]

Mark Crowther <mark.l.crowther@gmail.com> Sun, Apr 19, 2026 at 10:57 AM
To: "Building Project, SHPS" <shbuilds@shschools.com>

Hello,

I can certainly agree with your assessment, if the committee member had spoken in general terms, but he offered a very specific scenario with very specific details including a very specific property value increase, and when asked by the committee chair to verify his information, he doubled down and repeated the same details, so it did nor appear that he was offering a general observation. Is it fair to say that he misspoke?

Thank you

Mark Crowther

[Quoted text hidden]

> [Quoted text hidden]
>
> This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email created or received by an employee of South Hadley Public Schools is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

Building Project, SHPS <shbuilds@shschools.com> Mon, Apr 27, 2026 at 3:03 PM
To: Mark Crowther <mark.l.crowther@gmail.com>

Hi Mark,

Thank you for your follow-up.

To clarify, the comment shared at the March 18 meeting was intended as a general, anecdotal observation based on personal experience and was not presented as verified data or as a formal finding of the School Building Committee. The Committee has not independently reviewed or validated the specific figures referenced, and they should not be interpreted as an official analysis or projection.

As noted previously, the Committee does not conduct formal property value analysis as part of its scope. Property values are influenced by a range of factors beyond a single project, and the Committee is not in a position to confirm or quantify specific impacts.

The Committee's focus remains on evaluating the project options based on educational needs, site considerations, traffic, and overall community benefit. We appreciate your engagement and your participation

in the process.

Sincerely,
South Hadley Elementary School Building Committee
[Quoted text hidden]

Building Project, SHPS <shbuilds@shschools.com>

Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

BARBARA & ROBERT SHUTE <bshute@comcast.net> Wed, Apr 22, 2026 at 2:07 PM
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. I understand from your responses that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our discussion, the committee would have no context for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please though, Ms. Wong, upon receipt of this email, let me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b. to align with my itemized inquiries below.* If the response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of the individual sending committee responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at the close of the meeting for public attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific inquiries regarding opportunities for public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state, which I had put in italics for emphasis.

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site

queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.
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Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075
[Quoted text hidden]

BARBARA & ROBERT SHUTE <bshute@comcast.net> Fri, May 1, 2026 at 7:32 AM
To: "shbuilds@shschools.com" <shbuilds@shschools.com>, "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining numbered items seek information that is readily available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with the information requested becomes all the more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason you cannot, then please, (both of you) upon receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
[Quoted text hidden]

Building Project, SHPS <shbuilds@shschools.com> Fri, May 1, 2026 at 8:13 AM
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Thank you for your email regarding the South Hadley Elementary School Building Project. We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as well as Town and School District representatives.

Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee in the public forum.

In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Project - Community Mtg: 12/11/2025 | Videos & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities in addition to their work on this project. Town and school staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understanding as we work to respond thoughtfully and thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator

Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
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Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

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2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane

South Hadley, MA 01075
On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications are properly tracked, coordinated, and responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designer and consultants, so routing questions through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Administration. There is an internal process for review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to respond within approximately one week when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting presentations. The most recent materials are available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be available at future meetings, as appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through the Building Committee so they can be reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communication process.

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30 minute open comment period at the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately two to three weeks to complete, with the full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due to the submission schedule with the state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is partly for clarification of your specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic study to the Building Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and responding to incoming emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple housekeeping request applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those messages at the end of this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I understand the following portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account

and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct, please explain precisely when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it is sent to the state with the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the state (and thus too late for any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Committee which then would refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to review it and comment on it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather than being able to ask questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make comments accordingly, before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety studies are conducted, there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in injury if not accounted for and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an architect, contractor and/or traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that there be proof that any such company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via correspondence directly to such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the relevant company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of the color illustrations you have on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them projected sequentially.

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE
<bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Elementary into their program to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally had no committee meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the community's concerns regarding the design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. If you have not already signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the Mosier Elementary School Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the committee along with the pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overall safety of the students and staff, disruptions to community and student use of shared spaces such as fields and playgrounds, growth plans for the school district now and 10 years from now and how best plan ahead for that growth, construction challenges or advantages of each site, addressing current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtfully considered as being in the best interest of the district.
    a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been identified by the committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that includes the current number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The traffic engineer has done nothing

with that information yet but will use it as a baseline when the study is conducted. Once authorized, the study will take 2 weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.

b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.
c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the documentation process for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by video in partnership with South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by the committee at the following scheduled meeting.

2. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first step followed by a traffic study. The School Building Committee convened for several months discussing and heavily debating the best alternative for the both the District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community feedback to date, we are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
3. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they take into account when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding the traffic study should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response. We appreciate you cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the project manager to provide answers to my questions involving the traffic safety study. My earlier questions are consolidated in this email so that you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some additional proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, the project directory you sent me does not have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute
On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute
On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk

The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.



SHES Project Directory_PDP_revised 03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.

The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MQ 01075
On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School
Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

Building Project, SHPS <shbuilds@shschools.com> Fri, May 1, 2026 at 9:56 AM
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo.com/1188232893*

Any emails prior to that meeting, were addressed in the public meeting.

Sincerely, South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:

Thank you for your email regarding the South Hadley Elementary School Building Project. We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as well as Town and School District representatives.

Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee in the public forum.

In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Project - Community Mtg: 12/11/2025 | Videos & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities in addition to their

work on this project. Town and school staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understanding as we work to respond thoughtfully and thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining numbered items seek information that is readily available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with the information requested becomes all the more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason you cannot, then please, (both of you) upon receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. I understand from your responses that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our discussion, the committee would have no context for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please though, Ms. Wong, upon receipt of this email, let me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b. to align with my itemized inquiries below.* If the response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of the individual sending committee responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at the close of the meeting for public attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific inquiries regarding opportunities for public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state, which I had put in italics for emphasis.

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along

Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075
On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications are properly tracked, coordinated, and responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designer and consultants, so routing questions through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Administration. There is an internal process for review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to respond within approximately one week when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting presentations. The most recent materials are available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be available at future meetings, as appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through the Building Committee so they can be reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communication process.

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30 minute open comment period at the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately two to three weeks to complete, with the full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due to the submission schedule with the state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is partly for clarification of your specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic study to the Building Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and responding to incoming emails?

The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple housekeeping request applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those messages at the end of this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I understand the following portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct, please explain precisely when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it is sent to the state with the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the state (and thus too late for any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Committee which then would refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to review it and comment on it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather than being able to ask questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make comments accordingly, before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety studies are conducted, there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in injury if not accounted for and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an architect, contractor and/or traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that there be proof that any such company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via correspondence directly to such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the relevant company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of the color illustrations you have on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them projected sequentially.

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE
<bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Elementary into their program to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally had no committee meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the community's concerns regarding the design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. If you have not already signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the Mosier Elementary School Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the committee along with the pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overall safety of the students and staff, disruptions to

community and student use of shared spaces such as fields and playgrounds, growth plans for the school district now and 10 years from now and how best plan ahead for that growth, construction challenges or advantages of each site, addressing current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtfully considered as being in the best interest of the district.

a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been identified by the committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that includes the current number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The traffic engineer has done nothing with that information yet but will use it as a baseline when the study is conducted. Once authorized, the study will take 2 weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.
b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.
c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the documentation process for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by video in partnership with South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by the committee at the following scheduled meeting.

2. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first step followed by a traffic study. The School Building Committee convened for several months discussing and heavily debating the best alternative for the both the District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community feedback to date, we are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
3. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they take into account when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding the traffic study should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response. We appreciate you cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the project manager to provide answers to my questions involving the traffic safety study. My earlier questions are consolidated in this email so that you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some additional proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane

South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, the project directory you sent me does not have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute
On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of

the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute

On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk

The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.

SHES Project Directory_PDP_revised 03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.

The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MQ 01075
On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,

b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School
Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

BARBARA & ROBERT SHUTE <bshute@comcast.net> Fri, May 1, 2026 at 1:11 PM

To: "Building Project, SHPS" <shbuilds@shschools.com>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good afternoon:

I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the answers to the questions contained in those emails nor do I consider the suggestion that I watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to be a reasonable response. I have contacted the MSBA regarding my concern that your plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving information that would allow me to thoroughly review and comment on the results of the traffic study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my questions to the Building Committee with instructions to reply to me directly and with a cc to MSBA. It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the name of the individual (and his/her affiliation) who sent that email and who, specifically, responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo.com/1188232893*

Any emails prior to that meeting, were addressed in the public meeting.

Sincerely, South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:
Thank you for your email regarding the South Hadley Elementary School Building Project. We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as well as Town and School District representatives.
Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee in the public forum.
In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Project - Community Mtg: 12/11/2025 | Videos & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities in addition to their work on this project. Town and school staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understanding as we work to respond thoughtfully and thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining numbered items seek information that is readily available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with the information requested becomes all the more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason you cannot, then please, (both of you) upon receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane

South Hadley, MA
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. I understand from your responses that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our discussion, the committee would have no context for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please though, Ms. Wong, upon receipt of this email, let me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b. to align with my itemized inquiries below.* If the response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of the individual sending committee responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at the close of the meeting for public attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific inquiries regarding opportunities for public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state, which I had put in italics for emphasis.

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect

that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For

the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075
On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications are properly tracked, coordinated, and responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designer and consultants, so routing questions through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Administration. There is an internal process for review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to respond within approximately one week when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting presentations. The most recent materials are available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be available at future meetings, as appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through the Building Committee so they can be reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communication process.

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30 minute open comment period at the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately two to three weeks to complete, with the full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due to the submission schedule with the state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is partly for clarification of your

specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic study to the Building Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and responding to incoming emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple housekeeping request applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those messages at the end of this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I understand the following portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct, please explain precisely when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it is sent to the state with the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the state (and thus too late for any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Committee which then would refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to review it and comment on it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather than being able to ask questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make comments accordingly, before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety studies are conducted, there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in injury if not accounted for and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an architect, contractor and/or traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that

there be proof that any such company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via correspondence directly to such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the relevant company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of the color illustrations you have on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them projected sequentially.

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------

From: BARBARA & ROBERT SHUTE
<bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Elementary into their program to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally had no committee meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the community's concerns regarding the design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. If you have not already signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the Mosier Elementary School Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the committee along with the pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overall safety of the students and staff, disruptions to community and student use of shared spaces such as fields and playgrounds, growth plans for the school district now and 10 years from now and how best plan ahead for that growth, construction challenges or advantages of each site, addressing current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtfully considered as being in the best interest of the district.
    a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been identified by the committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that includes the current number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The traffic engineer has done nothing with that information yet but will use it as a baseline when the study is conducted. Once authorized, the study will take 2 weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.
    b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.
    c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the documentation process for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by video in partnership with South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by the committee at the following scheduled meeting.
2. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first step followed by a traffic study. The School Building Committee convened for several months discussing and heavily debating the best alternative for the both the District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community feedback to date, we are willing to

reconsider other options as more concerns and opinions have been shared in recent weeks.

3. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they take into account when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding the traffic study should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response. We appreciate you cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the project manager to provide answers to my questions involving the traffic safety study. My earlier questions are consolidated in this email so that you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some additional proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, the project directory you sent me does not have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute
On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested

from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute
On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk

The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.



SHES Project Directory_PDP_revised 03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.

The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MQ 01075
On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email created or received by an employee of South Hadley Public Schools is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

Building Project, SHPS <shbuilds@shschools.com> Fri, May 1, 2026 at 2:34 PM
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good afternoon,

The email is monitored throughout the week. Going forward emails to the shbuilding@shschools.com will be addressed only during the open School Building Committee Meeting. Please see our responses to your previous email below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

If the study area is to be expanded, additional data collection would begin shortly after approval of the proposal and be complete within 2 weeks. The study will be conducted on the preferred solution selected on 5/11. The final study would then be available end of May / early June. This study is specifically shown out to be completed in Schematic Design submission with the MSBA. However because it is being expedited and done with the PSR submission this will allow for additional comments during the Schematic Design phase when it is typically completed. Traffic flow onsite is not finilzed at this submission.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

Yes, the building would be razed. Grass would be planted in place of the existing school.

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

The Town of South Hadley contracts with Mount Vernon Group for all design services. Mount Vernon Group presented an additional service request to facilitate the traffic study by their subconsultant Fuss & O'Neill. Invoices and proposal from all subconsultants are included as backup documentation when either are submitted to the School Building Committee.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

Yes, as with all votes to date they have been take in an open session during a publicly advertised meeting.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

Scales have been included on the most recent presentations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.

Fuss and ONeill was collecting measurements to evaluate existing conditions and use them for the traffic study of the solution selected by the School Building Committee.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 1:11 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon:

I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the answers to the questions contained in those emails nor do I consider the suggestion that I watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to be a reasonable response. I have contacted the MSBA regarding my concern that your plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving information that would allow me to thoroughly review and comment on the results of the traffic study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my questions to the Building Committee with instructions to reply to me directly and with a cc to MSBA. It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the name of the individual (and his/her affiliation) who sent that email and who, specifically, responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.

Sincerely,
Robert Shute

27 Ashton Lane
South Hadley, MA
On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo.com/1188232893*

Any emails prior to that meeting, were addressed in the public meeting.

Sincerely, South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:
Thank you for your email regarding the South Hadley Elementary School Building Project. We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as well as Town and School District representatives.
Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee in the public forum.
In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Project - Community Mtg: 12/11/2025 | Videos & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities in addition to their work on this project. Town and school staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understanding as we work to respond thoughtfully and thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair

Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining numbered items seek information that is readily available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with the information requested becomes all the more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason you cannot, then please, (both of you) upon receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. I understand from your responses that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our discussion, the committee would have no context for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please*

though, Ms. Wong, upon receipt of this email, let me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b. to align with my itemized inquiries below. If the response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of the individual sending committee responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at the close of the meeting for public attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific inquiries regarding opportunities for public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state, which I had put in italics for emphasis.

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that

board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075
On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications are properly tracked, coordinated, and responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designer and consultants, so routing questions through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Administration. There is an internal process for review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to respond within approximately one week when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting presentations. The most recent materials are available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be available at future meetings, as appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through the Building Committee so they can be reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communication process.

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30 minute open comment period at the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately two to three weeks to complete, with the full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due to the submission schedule with the state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is partly for clarification of your specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic study to the Building Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and responding to incoming emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple housekeeping request applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those messages at the end of this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I understand the following portion of

your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct, please explain precisely when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it is sent to the state with the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the state (and thus too late for any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Committee which then would refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to review it and comment on it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather than being able to ask questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make comments accordingly, before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety studies are conducted, there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in injury if not accounted for and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an architect, contractor and/or traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that there be proof that any such company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via correspondence directly to such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the relevant company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of the color illustrations you have

on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them projected sequentially.

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE
<bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Elementary into their program to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally had no committee meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the community's concerns regarding the design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. If you have not already signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the Mosier Elementary School Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the committee along with the pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overall safety of the students and staff, disruptions to community and student use of shared spaces such as fields and playgrounds, growth plans for the school district now and 10 years from now and how best plan ahead for that growth, construction challenges or advantages of each site, addressing current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtfully considered as being in the best interest of the district.

a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been identified by the committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that includes the current number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The traffic engineer has done nothing with that information yet but will use it as a baseline when the study is conducted. Once authorized, the study will take 2 weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.
b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.
c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the documentation process for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by video in partnership with South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by the committee at the following scheduled meeting.

2. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first step followed by a traffic study. The School Building Committee convened for several months discussing and heavily debating the best alternative for the both the District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community feedback to date, we are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
3. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they take into account when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding the traffic study should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response. We appreciate you cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the project manager to provide answers to my

questions involving the traffic safety study. My earlier questions are consolidated in this email so that you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some additional proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------

From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, the project directory you sent me does not have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute
On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting

was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute
On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk

The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.



SHES Project Directory_PDP_revised 03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.

The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MQ 01075
On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School
Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email created or received by an employee of South Hadley Public Schools is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

BARBARA & ROBERT SHUTE <bshute@comcast.net> Mon, May 4, 2026 at 12:31 PM

To: "Building Project, SHPS" <shbuilds@shschools.com>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good afternoon:

I have received your 5/1/26 email below which answered some, but not all of my questions. I will revisit the unanswered questions later but, in the meantime, please let me know the email addresses for Mt. Vernon Group, Skanska and Fuss and O'Neill. I am sending letters to each via USPS, but I thought they may want to receive them via email as well for expediency.

Also, please let me know the name and affiliation of the individual at the Building Project email address who send your 5/1/26 email.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

On 05/01/2026 2:34 PM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good afternoon,

The email is monitored throughout the week. Going forward emails to the shbuilding@shschools.com will be addressed only during the open School Building Committee Meeting. Please see our responses to your previous email below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

If the study area is to be expanded, additional data collection would begin shortly after approval of the proposal and be complete within 2 weeks. The study will be conducted on the preferred solution selected on 5/11. The final study would then be available end of May / early June. This study is specifically shown out to be completed in Schematic Design submission with the MSBA. However because it is being expedited and done with the PSR submission this will allow for additional comments during the Schematic Design phase when it is typically completed. Traffic flow onsite is not finilzed at this submission.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

Yes, the building would be razed. Grass would be planted in place of the existing school.

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

The Town of South Hadley contracts with Mount Vernon Group for all design services. Mount Vernon Group presented an additional service request to facilitate the traffic study by their subconsultant Fuss & O'Neill. Invoices and proposal from all subconsultants are included as backup documentation when either are submitted to the School Building Committee.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

Yes, as with all votes to date they have been take in an open session during a publicly advertised meeting.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

Scales have been included on the most recent presentations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.

Fuss and ONeill was collecting measurements to evaluate existing conditions and use them for the traffic study of the solution selected by the School Building Committee.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 1:11 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon:

I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the answers to the questions contained in those emails nor do I consider the suggestion that I watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to be a reasonable response. I have contacted the MSBA regarding my concern that your plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving information that would allow me to thoroughly review and comment on the results of the traffic study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my questions to the Building Committee with instructions to reply to me directly and with a cc to MSBA. It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the name of the individual (and his/her affiliation) who sent that email and who, specifically, responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo.com/1188232893*

Any emails prior to that meeting, were addressed in the public meeting.

Sincerely, South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:
Thank you for your email regarding the South Hadley Elementary School Building Project. We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as well as Town and School District representatives.
Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee in the public forum.
In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Project - Community Mtg: 12/11/2025 | Videos & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities in addition to their work on this project. Town and school staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understanding as we work to respond thoughtfully and thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining numbered items seek information that is readily available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with the information requested becomes all the more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason you cannot, then please, (both of you) upon receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. I understand from your responses that you prefer that building project questions be directed to the building

committee. At this email contains follow-up questions to our discussion, the committee would have no context for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please though, Ms. Wong, upon receipt of this email, let me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b. to align with my itemized inquiries below.* If the response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of the individual sending committee responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at the close of the meeting for public attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific inquiries regarding opportunities for public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state, which I had put in italics for emphasis.

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075
On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications are properly tracked, coordinated, and responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designer and consultants, so routing questions through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Administration. There is an internal process for review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to respond within approximately one week when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting presentations. The most recent materials are available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be available at future meetings, as appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through the Building Committee so they can be reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communication process.

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30 minute open comment period at the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately two to three weeks to complete, with the full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due to the submission schedule with the state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is partly for clarification of your specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic study to the Building Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and responding to incoming emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple housekeeping request applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those messages at the end of this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I understand the following portion of

your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct, please explain precisely when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it is sent to the state with the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the state (and thus too late for any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Committee which then would refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to review it and comment on it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather than being able to ask questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make comments accordingly, before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety studies are conducted, there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in injury if not accounted for and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an architect, contractor and/or traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that there be proof that any such company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via correspondence directly to such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the relevant company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of the color illustrations you have

on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them projected sequentially.

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE
<bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Elementary into their program to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally had no committee meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the community's concerns regarding the design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. If you have not already signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the Mosier Elementary School Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the committee along with the pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overall safety of the students and staff, disruptions to community and student use of shared spaces such as fields and playgrounds, growth plans for the school district now and 10 years from now and how best plan ahead for that growth, construction challenges or advantages of each site, addressing current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtfully considered as being in the best interest of the district.

a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been identified by the committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that includes the current number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The traffic engineer has done nothing with that information yet but will use it as a baseline when the study is conducted. Once authorized, the study will take 2 weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.
b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.
c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the documentation process for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by video in partnership with South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by the committee at the following scheduled meeting.

2. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first step followed by a traffic study. The School Building Committee convened for several months discussing and heavily debating the best alternative for the both the District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community feedback to date, we are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
3. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they take into account when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding the traffic study should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response. We appreciate you cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the project manager to provide answers to my

questions involving the traffic safety study. My earlier questions are consolidated in this email so that you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some additional proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------

From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, the project directory you sent me does not have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute
On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting

was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute
On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk

The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.



SHES Project Directory_PDP_revised 03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.

The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MQ 01075
On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School
Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email created or received by an employee of South Hadley Public Schools is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

Building Project, SHPS <shbuilds@shschools.com> Tue, May 5, 2026 at 7:53 AM
To: BARBARA & ROBERT SHUTE <bshute@comcast.net>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good morning, Mr. Shute,

The general process is that a member of the Skanska OPM team sends approved email responses on behalf of the following SBC members:

- Lisa Wong – Town Administrator – SBC Member
- Jenniffer Voyik – Superintendent of Schools – SBC Member
- Eric Friesner – School Committee Chair – SBC Member
- Jeff Cyr – Co-Chair SBC - Selectboard
- Diane Mulvaney – Chair SBC

The contact information for the firms you have requested is listed below:

Skanska USA
101 Seaport Boulevard, Suite 200
Boston, MA 02210
Email: nicholas.lobik@skanska.com

Mount Vernon Group
1350 Main Street
Suite 1110
Springfield, MA 01103
Email: cleblanc@mvgarchitects.com

Fuss & O'Neill
1550 Main Street
Suite 400
Springfield, MA 01103
Email: cleblanc@mvgarchitects.com (communications will be forwarded to Fuss & O'Neill)

Sincerely,
Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Mon, May 4, 2026 at 12:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon:

I have received your 5/1/26 email below which answered some, but not all of my questions. I will revisit the unanswered questions later but, in the meantime, please let me know the email addresses for Mt. Vernon Group, Skanska and Fuss and O'Neill. I am sending letters to each via USPS, but I thought they may want to receive them via email as well for expediency.

Also, please let me know the name and affiliation of the individual at the Building Project email address who send your 5/1/26 email.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

On 05/01/2026 2:34 PM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good afternoon,

The email is monitored throughout the week. Going forward emails to the shbuilding@shschools.com will be addressed only during the open School

Building Committee Meeting. Please see our responses to your previous email below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

If the study area is to be expanded, additional data collection would begin shortly after approval of the proposal and be complete within 2 weeks. The study will be conducted on the preferred solution selected on 5/11. The final study would then be available end of May / early June. This study is specifically shown out to be completed in Schematic Design submission with the MSBA. However because it is being expedited and done with the PSR submission this will allow for additional comments during the Schematic Design phase when it is typically completed. Traffic flow onsite is not finilzed at this submission.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

Yes, the building would be razed. Grass would be planted in place of the existing school.

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

The Town of South Hadley contracts with Mount Vernon Group for all design services. Mount Vernon Group presented an additional service request to facilitate the traffic study by their subconsultant Fuss & O'Neill. Invoices and proposal from all subconsultants are included as backup documentation when either are submitted to the School Building Committee.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

Yes, as with all votes to date they have been take in an open session during a publicly advertised meeting.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

Scales have been included on the most recent presentations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.

Fuss and ONeill was collecting measurements to evaluate existing conditions and use them for the traffic study of the solution selected by the School Building Committee.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 1:11 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon:

I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the answers to the questions contained in those emails nor do I consider the suggestion that I watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to be a reasonable response. I have contacted the MSBA regarding my concern that your plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving information that would allow me to thoroughly review and comment on the results of the traffic study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my questions to the Building Committee with instructions to reply to me directly and with a cc to MSBA. It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the name of the individual (and his/her affiliation) who sent that email and who, specifically, responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo.com/1188232893*

Any emails prior to that meeting, were addressed in the public meeting.

Sincerely, South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:

Thank you for your email regarding the South Hadley Elementary School Building Project. We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as well as Town and School District representatives.

Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee in the public forum.

In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Project - Community Mtg: 12/11/2025 | Videos & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities in addition to their work on this project. Town and school staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understanding as we work to respond thoughtfully and thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator

Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining numbered items seek information that is readily available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with the information requested becomes all the more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason you cannot, then please, (both of you) upon receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. I understand from your responses that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our discussion, the committee would have no context for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please though, Ms. Wong, upon receipt of this email, let me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6*

and 7a-b. to align with my itemized inquiries below. If the response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of the individual sending committee responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at the close of the meeting for public attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific inquiries regarding opportunities for public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state, which I had put in italics for emphasis.

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane

South Hadley, MA 01075
On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications are properly tracked, coordinated, and responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designer and consultants, so routing questions through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Administration. There is an internal process for review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to respond within approximately one week when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting presentations. The most recent materials are available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be available at future meetings, as appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through the Building Committee so they can be reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communication process.

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30 minute open comment period at the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately two to three weeks to complete, with the full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due to the submission schedule with the state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is partly for clarification of your specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic study to the Building Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and responding to incoming emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple housekeeping request applicable to the approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those messages at the end of this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I understand the following portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account

and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct, please explain precisely when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it is sent to the state with the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the state (and thus too late for any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Committee which then would refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to review it and comment on it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather than being able to ask questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make comments accordingly, before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety studies are conducted, there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in injury if not accounted for and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an architect, contractor and/or traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that there be proof that any such company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via correspondence directly to such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the relevant company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of the color illustrations you have on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them projected sequentially.

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE
<bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Elementary into their program to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally had no committee meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the community's concerns regarding the design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. If you have not already signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the Mosier Elementary School Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the committee along with the pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overall safety of the students and staff, disruptions to community and student use of shared spaces such as fields and playgrounds, growth plans for the school district now and 10 years from now and how best plan ahead for that growth, construction challenges or advantages of each site, addressing current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtfully considered as being in the best interest of the district.
    a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been identified by the committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that includes the current number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The traffic engineer has done nothing

with that information yet but will use it as a baseline when the study is conducted. Once authorized, the study will take 2 weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.

b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.
c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the documentation process for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by video in partnership with South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by the committee at the following scheduled meeting.

2. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first step followed by a traffic study. The School Building Committee convened for several months discussing and heavily debating the best alternative for the both the District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community feedback to date, we are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
3. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they take into account when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding the traffic study should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response. We appreciate you cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the project manager to provide answers to my questions involving the traffic safety study. My earlier questions are consolidated in this email so that you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some additional proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, the project directory you sent me does not have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute
On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute
On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk

The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.



SHES Project Directory_PDP_revised 03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.

The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MQ 01075
On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School
Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

⚠️ **Fraud Alert – Payment Requests** Scammers often impersonate colleagues, vendors, or executives with urgent payment demands.

Always verify by calling the sender using a known number (never reply to the email or click links). When in doubt, stop and confirm. Thank you for staying vigilant!

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This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email created or received by an employee of South Hadley Public Schools is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

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BARBARA & ROBERT SHUTE <bshute@comcast.net> Thu, May 7, 2026 at 12:45 PM

To: "shbuilds@shschools.com" <shbuilds@shschools.com>, "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>

Good afternoon:

I am following up on my 5/4/26 email as well as your 5/1/16 email that partially answered questions going to my 4/22/26 email (all in the email chain below.)

Please let me know the name and affiliation of the individual at the Building Project email address who replies to this email and the individual and affiliation of whoever who send your 5/1/26 email. Someone answering anonymously for the Committee told me to watch a 1-hour, 40-minute Committee meeting video to find the answers to my emailed questions. I watched the video where receipt of my email was noted, but with no response whatsoever. Standard professional courtesy is to sign communications with a name and affiliation for accountability. Anonymity enables this kind of dismissive response which in turn permits the Committee to keep the public uninformed while pushing forward to its 5/11/26 vote.

As to your 5/1/26 comments in red font below, please see my follow-up in blue font in the email chain below.

Sincerely,
Robert Shute

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "Building Project, SHPS" <shbuilds@shschools.com>
Cc: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 05/04/2026 12:31 PM EDT
Subject: Re: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon:

I have received your 5/1/26 email below which answered some, but not all of my questions. I will revisit the unanswered questions later but, in the meantime, please let me know the email addresses for Mt. Vernon Group, Skanska and Fuss and O'Neill. I am sending letters to each via USPS, but I thought they may want to receive them via email as well for expediency.

Also, please let me know the name and affiliation of the individual at the Building Project email address who send your 5/1/26 email.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA

On 05/01/2026 2:34 PM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good afternoon,

The email is monitored throughout the week. Going forward emails to the shbuilding@shschools.com will be addressed only during the open School Building Committee Meeting. Please see our responses to your previous email below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

If the study area is to be expanded, additional data collection would begin shortly after approval of the proposal and be complete within 2 weeks. The study will be conducted on the preferred solution selected on 5/11. The final study would then be available end of May / early June. This study is specifically shown out to be completed in Schematic Design submission with the MSBA. However because it is being expedited and done with the PSR submission this will allow for additional comments during the Schematic Design phase when it is typically completed. Traffic flow onsite is not finilzed at this submission.

Thank you for that information but also for clarity and per my original email, that question called for a simple yes or no response, the answer to which necessarily exists as pert of the town's planned procedure

2.) *If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)* *Please answer this question (every part) as no answer was provided.*

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) *If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?*

Yes, the building would be razed. Grass would be planted in place of the existing school.

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

The Town of South Hadley contracts with Mount Vernon Group for all design services. Mount Vernon Group presented an additional service request to facilitate the traffic study by their subconsultant Fuss & O'Neill. Invoices and proposal from all subconsultants are included as backup documentation when either are submitted to the School Building Committee.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

Yes, as with all votes to date they have been take in an open session during a publicly advertised meeting. I understand that votes will be taken in open session during a public noticed meeting. However, ther was an additional element to my question which was not addressed: "will a **roll call** vote be taken in open session..." (Emphasis added.) By roll call vote I mean where each committee member's name is called one by one. Each member votes yes, no, or abstain and the vote is recorded by individual name so everyone can see who voted which way. This would be as opposed to a voice vote where all members vote aye or nay at the same time and the chair decides which side sounds louder, or a show of hands or other method where no individual votes are recorded. or general consent where no individual votes are recorded. Please clarify.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

Scales have been included on the most recent presentations.

I am respectfully re-asking this question. You suggested that the most recent versions have maps scales, but the illustrations don't seem to be consolidated in one place. Also, and I cannot locate any versions of the "behind MES Middle School" proposals that have map scales and I don't want to have another time-consuming fruitless search like you sent me on regarding the answers to my emails supposedly being on the recording of a committee meeting.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please

list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.

Fuss and ONeill was collecting measurements to evaluate existing conditions and use them for the traffic study of the solution selected by the School Building Committee.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 1:11 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon:

I saw on the video of the 4/29/26 meeting that my emails prior to that date were noted and summarized. I cannot locate, however, the answers to the questions contained in those emails nor do I consider the suggestion that I watch a one hour and forty-minute video of the whole Building Committee meeting in the hope of hearing the answers to my questions to be a reasonable response. I have contacted the MSBA regarding my concern that your plans (especially but not limited to obtaining and submitting the traffic study) seem to be moving forward faster than I am receiving information that would allow me to thoroughly review and comment on the results of the traffic study among other things. The MSBA told me that, if necessary, I could send my questions to them. They would then forward my questions to the Building Committee with instructions to reply to me directly and with a cc to MSBA. It should not be necessary to involve MSBA for this type of administrative matter but that will be my next step if you do not respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

Please respond as previously requested, with itemized emailed responses to the itemized requests contained in my 4/22/26 email in the chain below.

I notice that your email came from the building project committee's email address, via sanska@shschools.com. Please let me know the name of the individual (and

his/her affiliation) who sent that email and who, specifically, responds to this email. Please also let me know the email addresses for the Mount Vernon Group and Fuss and O'Neill.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
On 05/01/2026 9:56 AM EDT Building Project, SHPS <shbuilds@shschools.com> wrote:

Good morning. The recording from 04/29/2026 SBC meeting has been published publicly. You can watch the video posted online, via the project website. *https://vimeo.com/1188232893*

Any emails prior to that meeting, were addressed in the public meeting.

Sincerely, South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 8:13 AM Building Project, SHPS <shbuilds@shschools.com> wrote:
Thank you for your email regarding the South Hadley Elementary School Building Project. We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as well as Town and School District representatives.
Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee in the public forum.
In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Project - Community Mtg: 12/11/2025 | Videos & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities in addition to their work on this project. Town and school staff involved likewise manage full-time roles while

participating in meetings that often extend into the evening. We appreciate the community's understanding as we work to respond thoughtfully and thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee

On Fri, May 1, 2026 at 7:32 AM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Dear Elementary School Project Building Committee and Town Manager Wong:

I am following up on my 4/22/26 email (forwarded below) to which I have received neither acknowledgement nor substantive response.

My questions 1 and 2 go back to my 4/10/26 email, with my 4/22/26 email requesting clarification of Ms. Wong's 4/14/26 response. The remaining numbered items seek information that is readily available to the Committee. With the Committee moving forward rapidly with the traffic study and other aspects of the project, your timely response with the information requested becomes all the more urgent. Now nine days after my 4/22/26 email, I ask that you email a substantive reply by the close of business today, 5/1/26. If for any reason you cannot, then please, (both of you) upon receipt of this email:

a.) Confirm that you received it; and,
b.) Let me know when and from whom I may expect to receive a timely substantive emailed response.
c.) How frequently is the shbuilds@shschools.com email checked and who is responsible for responding?

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Cc: "shbuilds@shschools.com" <shbuilds@shschools.com>
Date: 04/22/2026 2:07 PM EDT
Subject: Re: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

Further to our recent email exchange discussed below, I have been contacting you as town manager and as a member of the building committee. I understand from your responses that you prefer that building project questions be directed to the building committee. At this email contains follow-up questions to our discussion, the committee would have no context for addressing my questions. I have, nevertheless, included the building committee on the CC line for reference going forward. *Please though, Ms. Wong, upon receipt of this email, let me know the specific individual from whom I should expect a substantive emailed reply, itemized 1, 2, 3a and b, 4, 5 a-c, 6 and 7a-b. to align with my itemized inquiries below.* If the response will be coming from the South Hadley Elementary School Building Committee, then please include in the sign-off the name and title of the individual sending committee responses, rather than only the collective sign-off, so tthe communication is attributable to an identifiable official.

I have reviewed your 4/14/26 response to my 4/10/26 email regarding the upcoming traffic safety study. Your explanation: "In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30-minute open comment period at the close of the meeting for public attendees to raise their questions/concerns" is fine as far as it goes regarding *pre* traffic safety study events, but it does not address my specific inquiries regarding opportunities for public review of, and commentary on the traffic study findings and conclusions ***after*** completion of the study but ***before*** its submission to the state, which I had put in italics for emphasis.

To recap, your 4/8/26 email included the following statement: "The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission." My 4/10/26 inquiries about that statement are restated in essence below:

1.) If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please confirm whether the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee. Respectfully, that calls for a simple yes or no response, the answer to which necessarily exists already as part of the town's planned procedure.

2.) If the public will have the opportunity to review and critique the traffic study before the study is submitted to the state along with the construction option ultimately chosen by the Building Committee, please explain precisely when and where the study could be reviewed and by what means public commentary could be made (in writing, at a public meeting, etc.)

I now have additional questions, the first of which I had submitted on 4/1/26 to the Selectboard email address, thinking that my specific question was more within that board's purview. Since I have not received a response and since the issue is related generally to the Mosier School site and building project, please let me know:

3.) If the Building Committee were to vote to move forward with one of the architect's proposals that would locate the new Mosier School across Mosier St. and behind the Middle School, a.) will the current Mosier School be razed, and b.) (whether it will be razed or not) what use will be made of the current Mosier School site, e.g., school related parking and/or fields, repurposing the building for other school department purposes, repurposing the building for other town purposes, or selling the property for private or non-profit use, etc.?

4.) Your 4/14/26 email states that "Regarding the traffic study, the contract for these services is held by Mount Vernon Group." If I recall correctly, at the 3/31/26 meeting of the building committee, the committee approved payment to Fuss and O'Neill for traffic study services. If you could clarify whether it is Mount Vernon Group or Fuss and O'Neill that is contracted for traffic study services, it would be greatly appreciated. If it is not Fuss and O'Neill, please explain what appeared to be a Fuss and O'Neill invoice that was shown at the 3/31/26 building committee meeting and approved for payment by the committee at that time.

5.) When the time comes for the building committee to vote on which building option it will submit to the state for approval: a.) will the vote be by roll call vote and b.) will a roll call vote be taken in open session during a duly noticed public meeting that will be recorded by South Hadley Community Television? c.) If the answer to either 5a or 5b is no, please explain the exact procedure and setting for the project approval vote.

6.) As the publicly available site illustrations do not seem to include map scales, please provide a ranked list of *all* construction-site proposals and modified proposals prepared to date, ordered from highest to lowest based on the amount of on-site queuing space available for parent drop-off and pick-up vehicles, and include the number of vehicles each proposal can accommodate on site at the same time. For the site options that include a "gate" intended to separate parent traffic from maintenance/service traffic, please do not include the maintenance/service portion of paved area in the calculations.

7. On April 15, 2026, prior to the Building Committee meeting later that day, a representative of Fuss and O'Neill was observed taking measurements along Parkview Drive and at the intersection of Parkview Drive and Mosier Street. Please

list the construction options (name/number) for which Fuss and O'Neill (and/or other traffic study companies): a.) was conducting site measurements and/or other site evaluation work on April 15, 2026; and, b. has conducted site measurements and/or other site evaluation work at any other time as of the date of your response.
.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075
On 04/14/2026 2:09 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Hi Mr. Shute,

Thank you for your continued engagement and for your recent follow-up.

We ask that all project-related correspondence be directed through the School Building Committee (shbuilds@shschools.com) email account so that communications are properly tracked, coordinated, and responded to with input from the full project team. The Committee is responsible for overseeing the project and coordinating with the project team, including the designer and consultants, so routing questions through this channel helps ensure consistency and completeness in responses.

The Building Committee email account is monitored by representatives of the project management team, the SBC Chair, the Superintendent's office, and Town Administration. There is an internal process for review and coordination prior to issuing responses. Due to the volume and complexity of inquiries, responses may take additional time, though the Committee aims to respond within approximately one week when feasible. Please note that the inbox is not monitored on weekends or holidays.

With respect to your April 6 emails, responses were issued on April 13. As noted in that correspondence, design options can be viewed within the SBC meeting presentations. The most recent materials are available on the Meetings and Events section of the project website: https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/meetings-events. The Committee has also requested that display boards be available at future meetings, as appropriate to the agenda.

Regarding the traffic study, the contract for these services is held by Mount Vernon Group. As such, all questions and comments should continue to be directed through the Building Committee so they can be reviewed and coordinated with the appropriate parties. This approach ensures that all input is documented and addressed through the project's established communication process.

In response to community feedback, the traffic engineer will attend the April 15 SBC meeting to explain the study methodology and respond to questions. There will be a 30 minute open comment period at the close of the meeting for public attendees to raise their questions/concerns.

The traffic study is anticipated to begin during the week of April 13, with the exact start date currently being finalized. The study itself is expected to take approximately two to three weeks to complete, with the full report anticipated in mid to late May. Following completion, the report will be reviewed by Mount Vernon Group, the project team, and the Building Committee. Due to the submission schedule with the state the study will be included as part of the submission to the state shortly after the Building Committee review.

Thank you again for your questions and patience as we work on responses to emails inquires regarding the project.

Best regards,
Lisa Wong

On Fri, Apr 10, 2026 at 2:12 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

Thank you for your 4/8/26 email below. Please, upon receipt of this email let me know:
that you have received it; and,
when I may expect a substantive response.

I understand your request that I send any follow-up questions to the Building Committee's email address. However, this follow-up is partly for clarification of your specific message regarding the traffic study and partly regarding your specific request that I address any questions about the traffic study to the Building Committee. The Building Committee would have no context for responding, hence this email to you.

Regarding contact through the Building Committee's email address, how often is it monitored and who is responsible for monitoring and responding to incoming emails? The reason I ask is that I sent two companion emails to that email address on April 6, 2026 regarding an important but simple housekeeping request applicable to the

approaching April 15, 2026 Building Committee meeting. To date I have had no response. I will copy and paste those messages at the end of this email so hopefully you can initiate a timely response from the appropriate person.

Regarding the traffic study sequence, your enumerated responses did not align with my enumerated questions so I want to make sure I understand the following portion of your response: ("The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.") *If I understand correctly, that means that the public will not have the opportunity to see the traffic study until after it has been submitted to the state, meaning in effect that the public will have no opportunity to review and critique the study until it is too late for any critique to be considered. Please let me know if my understanding is correct. If it is not correct, please explain precisely when and by what means (in writing, at a public meeting, etc.) the public would have the opportunity to critique the traffic study before it is sent to the state with the PSR submission.*

If my understanding is correct that the public will have no opportunity to review and critique the traffic study until it is submitted to the state (and thus too late for any critique to be considered,) that brings us to your request that questions regarding the traffic study be directed to the Building Committee which then would refer the questions to Mount Vernon Group. Your request would be reasonable if the traffic study were made available for the public to review it and comment on it before submission of the study to the state. However, not providing the traffic study prior to submission to the state means that rather than being able to ask questions about the traffic study results, the public has to hypothesize as to what deficiencies the traffic study may contain, and make comments accordingly, before the study results are publicly revealed. With that being the case and with my having a general understanding of how traffic safety studies are conducted, there may be material safety considerations that will not be apparent to the traffic safety study company and that are likely to result in injury if not accounted for and effectively addressed by the traffic study, architect or contractor. If a liability situation were to arise in the future as a result of an architect, contractor and/or traffic safety study company making an unsafe recommendation that ignored a known safety risk, it would be important that there be proof that any such company had been on prior notice of the safety risk that it failed to mitigate. The only effective way to put companies on notice is via correspondence directly to such companies, and not through the Building Committee. Therefore, if such notice becomes necessary, it will be sent directly to the relevant company/companies, but certainly with a copy to you.

Per paragraph three above: Copies of two 4/6/26 emails from Robert Shute to SHBUILDS@SHSCHOOLS.COM

Good evening:

Further to my email below from earlier today, 4/6/26, I also meant to ask that you bring to all future Building Committee meetings all of the color illustrations you have on posterboard depicting the various building options. This will facilitate comparison of the various options better than seeing them projected sequentially.

I also ask that if the illustrations of all options are not available online that you post them online and indicate how to locate them.

Please, upon receipt of this email let me know:

a.) that you received it; and,
b.) whether you agree to bring whatever posterboard illustrations you have to all future Building Committee meetings; and,
c. whether you agree to post online the illustrations of all building options.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE
<bshute@comcast.net>To: shbuilds@shschools.com
Date: 04/06/2026 12:41 PM EDT
Subject: Mosier School Building Project: proposal illustrations

Good afternoon:

If you could let me know as soon as possible where (preferably online, but in person if necessary) I can view and copy illustrations of the seven original building proposals, plus the three additional ones presented at the March 31,2026 Building Committee Meeting, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Thank you Ms. Wong, and I look forward to your timely response.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

On 04/08/2026 2:19 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Please respond to SHBUILDS@SHSCHOOLS.COM with any followup questions or comments.

Thank you for your questions and comments. The School Building Committee has been meeting monthly since July of 2025 when MSBA approved Mosier Elementary into their program to identify the best path forward. The meeting agendas have been posted on the Town of South Hadley Website for the community's awareness . We originally had no committee meetings planned for the month of March due to where we were in the estimation process but added 2 emergency meetings in order to address the community's concerns regarding the design selection the School Building Committee has made and traffic flow. Those meetings were also posted in advance as required by Public Meeting Law. If you have not already signed up for the email distribution list to stay informed on all upcoming events, you may sign up here. All future questions and communications regarding the Mosier Elementary School Project should be directed to shbuilds@shschools.com.

Responding to your questions below:

1. The School Building Committee had extensive discussions regarding all the alternatives that were presented to the committee along with the pros and cons of each. These discussions included overall disruptions and impacts on daily educational experiences, overall safety of the students and staff, disruptions to community and student use of shared spaces such as fields and playgrounds, growth plans for the school district now and 10 years from now and how best

plan ahead for that growth, construction challenges or advantages of each site, addressing current bus and parent drop off and traffic flow concerns as well as many other considerations. The selection was thoughtfully considered as being in the best interest of the district.

a. The traffic study has not been conducted and is not expected to be conducted until a final design selection had been identified by the committee. As mentioned in the 3/31 meeting, baseline information has been gathered from the school district that includes the current number of buses, vans and parent cars that come to the school for morning and afternoon pickups and drop offs. The traffic engineer has done nothing with that information yet but will use it as a baseline when the study is conducted. Once authorized, the study will take 2 weeks to conduct, and the report will take approximately 8 weeks to complete following the observations and study.
b. The traffic study will be sent to the Architect for initial review of findings and later presented to the School Building Committee for further review and discussion. Any suggestions the traffic study finds for making changes to improve potential congestion or other ways to redirect the traffic flow will be taken into account and the design selection will be modified accordingly based on agreed upon improvements. The study will become public once it has been reviewed and vetted by all contracted parties and sent to the State with the PSR submission.
c. The building committee will continue to have an open comment period on all publicly posted meetings. This is the documentation process for all SBC and SBC subcommittee meetings. Future community meetings, not yet scheduled, will be recorded by video in partnership with South Hadley Community Television. Meeting minutes are posted to the website once they have been approved by the committee at the following scheduled meeting.

2. The MSBA process clearly outlines the order of the steps that need to be taken, and the selection of the design is the first step followed by a traffic study. The School Building Committee convened for several months discussing and heavily debating the best alternative for the both the District and the Town. After a thorough evaluation, we believe Alt. #5 will best serve the District, but based on community feedback to date, we are willing to reconsider other options as more concerns and opinions have been shared in recent weeks.
3. The traffic engineer will attend the 4/15 SBC meeting to greater explain how they conduct their study and the factors they take into account when presenting their findings. Mount Vernon Group holds their contract and any questions or communications regarding the traffic study should go through the School Building Committee who will then refer the question to the Mount Vernon Group for response. We appreciate you cooperation in directing all questions or comments to the School Building Committee.

On Mon, Apr 6, 2026 at 1:06 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:

Good afternoon Ms. Wong:

I am following up on our emails below. Respectfully, it has been eleven days since you informed me that you had asked the project manager to provide answers to my questions involving the traffic safety study. My earlier questions are consolidated in this email so that you do not have to search through past messages. I understand that as of the March 31, 2026 Committee meeting, some additional proposals now are being considered, but the questions about the traffic safety report still apply.

Please, upon receipt of this email, let me know:

a. that you received it; and,
b. when I may expect to receive a substantive response, enumerated to match my individual questions and sub-questions.

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute

27 Ashton Lane
South Hadley, MA 01075

---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/31/2026 2:01 PM EDT
Subject: Fwd: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good afternoon Ms. Wong:

The School Building Committee has been moving quickly, with meetings recently being scheduled in rapid succession and on short notice- including this evening, 3/31/26. In order to address my concerns to the Committee in timely fashion, I respectfully need, *today,* the information you indicated you said you would obtain from the project manager and provide to me. So that you don't have to scroll through our email history the information at issue is:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3. I also reiterate my request for the complete contact information for whatever company is going to perform the traffic safety study. The name Brennan Consulting appears in the Project Team Directory but without contact information. However, at the March 31, 2026 Committee meeting, the company name Fuss and O'Neill was mentioned.

Sincerely,
Robert Shute
27 Ashton Lane
South Hadley, MA 01075

----- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: Lisa Wong <lwong@southhadleyma.gov>
Date: 03/27/2026 11:19 AM EDT
Subject: Re: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Hello Ms. Wong:

Thank you for confirming that the project manager is working on a response. In the meantime, as I mentioned, the project directory you sent me does not have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

Sincerely,
Robert Shute
On 03/26/2026 10:05 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Correct the project manager is developing a response.

On Thu, Mar 26, 2026 at 10:01 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good evening Ms. Wong:

The link to the school building project directory does work- thank you. It does not, however have any contact information for whatever company (Brennan Consulting?) is going to perform the traffic safety study. Please provide me with the name and full contact information.

The timeline you attached is a general timeline which does not provide any of the specific timeline-related information requested in #1a-c and #2 from my 3/24/26 email below. Please, therefore, confirm that the timeline you attached was not intended as a substitute for the information you said in an email earlier today you had requested from your project manager and please confirm that you will be responding again with the answers to those questions.

For your reference I have copied and pasted #1a-c and #2 from my 3/24/26 email here:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know **if, when** and **where** the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

Sincerely,
Robert Shute
On 03/26/2026 8:29 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Try this link.

https://docs.google.com/document/d/1R6eQCV53PMXABqumCKe-vFIoJrZIbtPRgbFfaP8DYSg/edit?usp=drivesdk

The School Building Committee oversees the project. The School Building Committee represents school and town leadership, School Committee, Facilities Department, educators, architects, residents, industry professionals, parents, town meeting members, and more. They are the body that makes the required votes.

Timeline is attached.

On Thu, Mar 26, 2026 at 4:32 PM Lisa Wong <lwong@southhadleyma.gov> wrote:
Not sure what formal involvement the boards other than the Building Committee need at the moment so would need the manager to weigh in. Selectboard and School Committee have representatives on the building committee. Here is the directory.

SHES Project Directory_PDP_revised 03252026.docx

On Thu, Mar 26, 2026 at 4:16 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

I appreciate your response indicating that you have contacted the project manager for a timeline and I look forward to receiving that information.

The information requested in questions 3 and 4a-e of my 3/24/26 email below, however, seems more within the purview of your office and should be readily available. If you would forward that information now, it would be greatly appreciated.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MQ 01075
On 03/26/2026 3:25 PM EDT Lisa Wong <lwong@southhadleyma.gov> wrote:

Received. Reached out to our project manager for some answers and will see if they have a timeline.

Lisa

On Thu, Mar 26, 2026 at 1:31 PM BARBARA & ROBERT SHUTE <bshute@comcast.net> wrote:
Good afternoon Ms. Wong:

Please, upon receipt of this email, let me know:

a.) that you received my 3/24/26 email (forwarded below); and,
b.) when I may expect to receive a substantive, emailed response to the questions contained in that email.

Robert Shute
27 Ashton Lane
South Hadley, MA 01075
---------- Original Message ----------
From: BARBARA & ROBERT SHUTE <bshute@comcast.net>
To: "LWong@southhadleyma.gov" <LWong@southhadleyma.gov>
Date: 03/24/2026 8:18 PM EDT
Subject: S.H. Elementary School Building Project questions to town administrator Lisa Wong

Good evening Ms. Wong;

I attended the 3/18/26 Elementary School Building Committee meeting at which you also were in attendance. I have some follow-up questions with which I hope you can assist me:

1.) It was apparent from discussion at the meeting that the Elementary School Building Committee already has selected its preferred building option, that being #5. It also was apparent that the selection of #5 was made, inexplicably, without benefit of the yet-to-be-conducted traffic safety report. Please let me know if, when and where the public will have any opportunities to:

a.) review the traffic safety report; and,
b.) submit written commentary regarding the traffic safety report; and,
c.) be heard publicly regarding the traffic safety study results and other topics, at any official meetings of which a record is kept (which I understand the 3/18/26 meeting was not) of the Elementary School Building Committee and/or any other town board or authority dealing with the Elementary School Building Project.

2. Will the events 1a-c above occur before the "preferred" option #5 is presented to the MSBA for approval?

3.) What South Hadley town entities (e.g., Elementary School Building Committee, Selectboard, School Committee, etc.) have any role in the Elementary School Building Project, and what, in chronological order, is the role of each?

4. Please confirm the entity names, USPS mailing addresses, email addresses, phone numbers and contact persons for the following:

a.) The project architect entity (Mount Vernon Group?)
b.) The project management entity (Skanska?)
c.) The traffic safety study entity
d.) All business entities involved in any way with the design, planning, construction and/or general administration of the Elementary School Building Project
e.) All South Hadley town entities listed in response to #3, above.

If you could reply to these inquiries via email, it would be greatly appreciated. Thank you.

Sincerely,

Robert Shute
27 Ashton Lane
South Hadley, MA 01075

Support the "Mosier on Mosier" Option Reject Option 5

Building Project, SHPS <shbuilds@shschools.com> Thu, Apr 23, 2026 at 11:59 AM
To: jkristek115@gmail.com, SHPS Building Project <shbuilds@shschools.com>

Jeff,

Thank you for your continued engagement and for sharing your perspective.

The School Building Committee appreciates hearing from abutters and community members, and your comments regarding Option #5, as well as the alternatives you noted, have been received and will be shared with the full Committee for consideration prior to our 4/29/2026 SBC meeting.

As discussed at our most recent meeting, the Committee has extended its timeline to allow for further evaluation of the options, including additional analysis related to site layout, traffic, and overall impacts. Community input, including feedback such as yours, is an important part of that process.

Thank you,
South Hadley Elementary School Building Committee
[Quoted text hidden]

Building Project, SHPS <shbuilds@shschools.com>

Questions for the committee regarding Mosier School design selection

gina amodio <gmamodio@gmail.com> Tue, Apr 28, 2026 at 9:15 AM
To: "shbuilds@shschools.com" <shbuilds@shschools.com>

Good morning,

My name is Gina Hargrave-Amodio and I live at 2 Parkview Drive, and am an abutter to Mosier School. I've written before stating my opposition to design option #5, which would place the new school building and bus traffic directly on Parkview Drive. Again, I thank the committee for continuing to hear resident's feedback and concerns. Today I am writing with some questions based on reviewing the posted minutes from school building committee meetings, and the recordings of the December and February community forums:

- Most of the neighbors I've spoken to (myself included) were unaware of the community forums before they occurred in December and February. The December 3rd committee meeting minutes stated there would be "targeted outreach to key stakeholders" in advance of the December forum. Why didn't "key stakeholders" include abutters or residents of the neighborhood adjacent to Mosier?

- In the recording of the December 11th community forum, the Superintendent stated "we are going to have many more community forums coming up." As far as I can tell, there was only one other community forum in February. Were there additional community forums presenting the design options to residents?

- I'm curious about the actual amount of community input that went into the school building committee's initial decision to focus on options #4 and #5. I see in meeting minutes that 28 individuals attended the December community forum (18 in person, 10 via Zoom). How many were residents of the neighborhood most impacted (Parkview Dr., W. Parkview Dr., Ashton Ln., Blueberry Bend, Mosier Street)? How many community members were present at the February community forum, and how many of those attendees were residents of the impacted neighborhood?

In the recording of the December community forum, six community members made comments or asked questions, and none (based on their stated address) live in the impacted neighborhood. Based on the meeting recording of the February community forum, the committee had already decided to focus solely on options #4 and #5 prior to the February community forum. Does that mean that the committee made that decision after collecting input from **only the 28 community members** present at the December community forum, and with minimal or no input from abutters or residents of the most impacted neighborhood?

The number of community members opposed to the selected option #5 – including the 26 residents who attended the March 18th school building committee meeting, the 28 residents who attended the March 31st meeting, the 27 residents at the April 15th meeting, and the 248 community members who signed the petition, most of whom are from the neighborhood that will be most impacted – far exceed the number of residents who were aware of and able to participate in the two community forums. Attendees of the February forum were only given options to vote on #4 and #5 – not the full set of design options, meaning they effectively had no say in the site location (current site vs. middle school) and really only got to vote on the grades 1-5 vs. 2-4 configuration. Furthermore, the recording shows only 7 people voted in that poll and only three offered questions or comments.

It appears that minimal community input went into the committee's decision, with little to no feedback

from the nearby neighbors who will be most impacted by the selected design. I urge the committee to listen to the input of the neighbors most impacted by the design decision – to us, the selected design and whether the school building and traffic remain in the current location, or are moved to Parkview Drive, matters very much and I hope our input informs the committee's final decision. Of the options currently on the table, it is clear residents of the impacted neighborhood would prefer design option #3 or the new Mosier on Mosier option.

Thank you,
Gina

Building Project, SHPS <shbuilds@shschools.com>

Request for Cost Information – Elementary School Project

2 messages

Ashley Crawley <ashleydcrawley@gmail.com> Wed, Apr 22, 2026 at 9:30 AM
To: jvoyik@shschools.com, LWong@southhadleyma.gov, shbuilds@shschools.com

Good morning Superintendent Voyik, Town Administrator Wong, and the South Hadley Elementary School Building Committee (SBC),

I'm writing to request some additional detail regarding the current and projected costs associated with the elementary school building project.

Specifically, I'm hoping to better understand:

1. The total amount spent to date on the project, including feasibility, design, Owner's Project Manager (OPM), and any other consulting or contractual costs.
2. The anticipated total project spending between now and the expected debt exclusion vote in Winter 2027, broken down by major category where possible (e.g., design development, engineering, OPM, etc.).
3. Any contractual obligations the Town currently holds that would result in additional costs if the project were paused or discontinued at this stage (for example, termination costs or payments for work already authorized but not yet completed).
4. Of the projected spending over the next year, how much would be eligible for reimbursement through the MSBA, and how much would be borne entirely by the Town if the project does not proceed.

If this information is available in an existing report or presentation, I would appreciate being directed to it. Otherwise, even a high-level estimate would be very helpful.

Thank you for your time and for any information you can provide.

--
Ashley D. Crawley

Ashley Crawley <ashleydcrawley@gmail.com> Wed, Apr 29, 2026 at 8:34 AM
To: jvoyik@shschools.com, LWong@southhadleyma.gov, shbuilds@shschools.com

Good morning Superintendent Voyik, Town Administrator Wong, and the South Hadley Elementary School Building Committee (SBC),

I'm writing to follow up on my email from last week requesting additional detail on the current and projected costs associated with the elementary school building project.

As tonight's School Building Committee meeting is scheduled to take place without a virtual participation option (Zoom link), I am unable to attend or ask questions in real time. Given that limitation, I respectfully request that the information outlined in my previous email be addressed or presented during tonight's meeting so that it is available to the public.

To reiterate, I am seeking:

- Total spending to date on the project
- Anticipated spending through the expected debt exclusion vote
- Any contractual obligations that would result in costs if the project were paused or discontinued
- The breakdown of reimbursable vs. non-reimbursable costs to the Town

Even a high-level summary would be helpful for residents trying to understand the current financial position and future commitments related to this project.

I appreciate your time and consideration, and I hope this information can be shared publicly this evening.

Thank you,
Ashley

[Quoted text hidden]

--

Ashley D. Crawley



Building Project, SHPS <shbuilds@shschools.com>

Zoom for Today's Meeting

4 messages

Ashley Crawley <ashleydcrawley@gmail.com> Wed, Apr 29, 2026 at 8:13 AM
To: shbuilds@shschools.com

Hello, is there an option to have tonight's Mosier School building committee meeting available on Zoom? I did not see a link listed on the agenda.

Thank you,

--
Ashley D. Crawley

Building Project, SHPS <shbuilds@shschools.com> Wed, Apr 29, 2026 at 10:26 AM
To: Ashley Crawley <ashleydcrawley@gmail.com>

Hello Ashley,

Thank you for your email regarding the South Hadley Elementary School Building Project.

We appreciate your interest and engagement. This inbox is monitored by project management team in coordination with School Building Committee leadership and Town and School District representatives.

Unfortunately, there is not a live zoom option for this meeting. It is held in person only. However, the local cable organization does record the meeting. I am unsure if it is a live recording, or just posted publicly a few days later. In the meantime, we encourage you to visit the project website for the latest updates, meeting materials, and information. Once a copy of tonight's recording is shared with us, we will post to the project website.

If your question has been previously addressed during a public meeting, we may reference those materials in our response.

Thank you again for your interest in the project.

Sincerely,
South Hadley Elementary School Building Committee
[Quoted text hidden]

Ashley Crawley <ashleydcrawley@gmail.com> Thu, Apr 30, 2026 at 1:21 PM
To: "Building Project, SHPS" <shbuilds@shschools.com>

I would like to officially request that all future School Building Committee meetings be accessible to residents via live virtual participation on Zoom, and that meetings be livestreamed on SHTV15, to ensure full public access and transparency.

[Quoted text hidden]

> [Quoted text hidden]
> This email is intended for educational use only and must comply with the South Hadley Public Schools' Acceptable Use Policy. Under Massachusetts Law, any email created or received by an employee of South Hadley Public Schools is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

--
Ashley D. Crawley

Building Project, SHPS <shbuilds@shschools.com> Fri, May 1, 2026 at 8:13 AM
To: Ashley Crawley <ashleydcrawley@gmail.com>

Thank you for your email regarding the South Hadley Elementary School Building Project.
We appreciate your interest and engagement. This inbox is monitored by the project management team in coordination with School Building Committee leadership, as well as Town and School District representatives.
Please note that the email correspondence will be presented at the School Building Committee Meeting and addressed by members of the School Building Committee in the public forum.
In the meantime, we encourage you to review the following resources for the most up-to-date information:

- Town meeting agendas and minutes Agenda Center • South Hadley, MA • CivicEngage
- Local cable TV postings of meetings SHCTV15 - Videographer, Livestreaming Producer & Video Editor
- The project webpage (including meeting documents and materials, accessible via the left-side menu) Home - South Hadley Public Schools
- Recorded community forum sessions Elementary School Community Mtg: 02/05/2026 | Videos & Movies on Vimeo and Elementary School Building Project - Community Mtg: 12/11/2025 | Videos & Movies on Vimeo

If your question has already been addressed during a public meeting, we may reference those materials in our response.

We also want to acknowledge that members of the School Building Committee are appointed volunteers, many of whom balance full-time professional responsibilities in addition to their work on this project. Town and school staff involved likewise manage full-time roles while participating in meetings that often extend into the evening. We appreciate the community's understanding as we work to respond thoughtfully and thoroughly.

Thank you again for your continued interest in the project.

Sincerely,

Diane Mulvaney – Chair
Jeff Cyr – Co-Chair
Lisa Wong – Town Administrator
Jenniffer Voyik – Superintendent of Schools

South Hadley Elementary School Building Committee
[Quoted text hidden]

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

May 26, 2026

MOUNT VERNON GROUP
ARCHITECTS



PSR Progress

- Narrative & Summaries Updates
  - Existing Conditions
  - Alternative #8 Design Narrative / Evaluation
  - Swing Space Objectives and Arrangements
- Alternative #8 Plan Refinements
  - Floor Plan Space Layout and Adjacencies
  - Site Layout & Circulation
  - Exterior Building Massing and Aesthetics
- Prepare Alternative #8 Space Summary
  - Address Program Variances

South Hadley Public Schools
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PSR Progress (con’t)

- Schedule Review & Update
- Updated Cost Estimate(s)
- Traffic and Survey Reports
- Additional Geotech Borings

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PSR Submission Documents

- Updated Narratives and Evaluations of Alternatives
- Preferred Alternative Floor Plans
  - Entrance / Building Access
  - Classroom, Special Education, & Support Spaces and Adjacencies
- Preferred Solution Site Plan
  - Vehicular and Pedestrian Access Routes
  - Designated Outdoor Play & Learning Areas
  - Existing Topography & Proposed Utilities
  - Zoning Setbacks and Conservation Areas
- Preliminary Building Massing, Site Section and Solar Relationship

PSR Submission Documents (con't)

- Preliminary Building Massing, Site Section and Solar Relationship
- Permitting Overview
- Updated Budgets
- Sustainability Intent
- Project Funding and Estimated Tax Impact

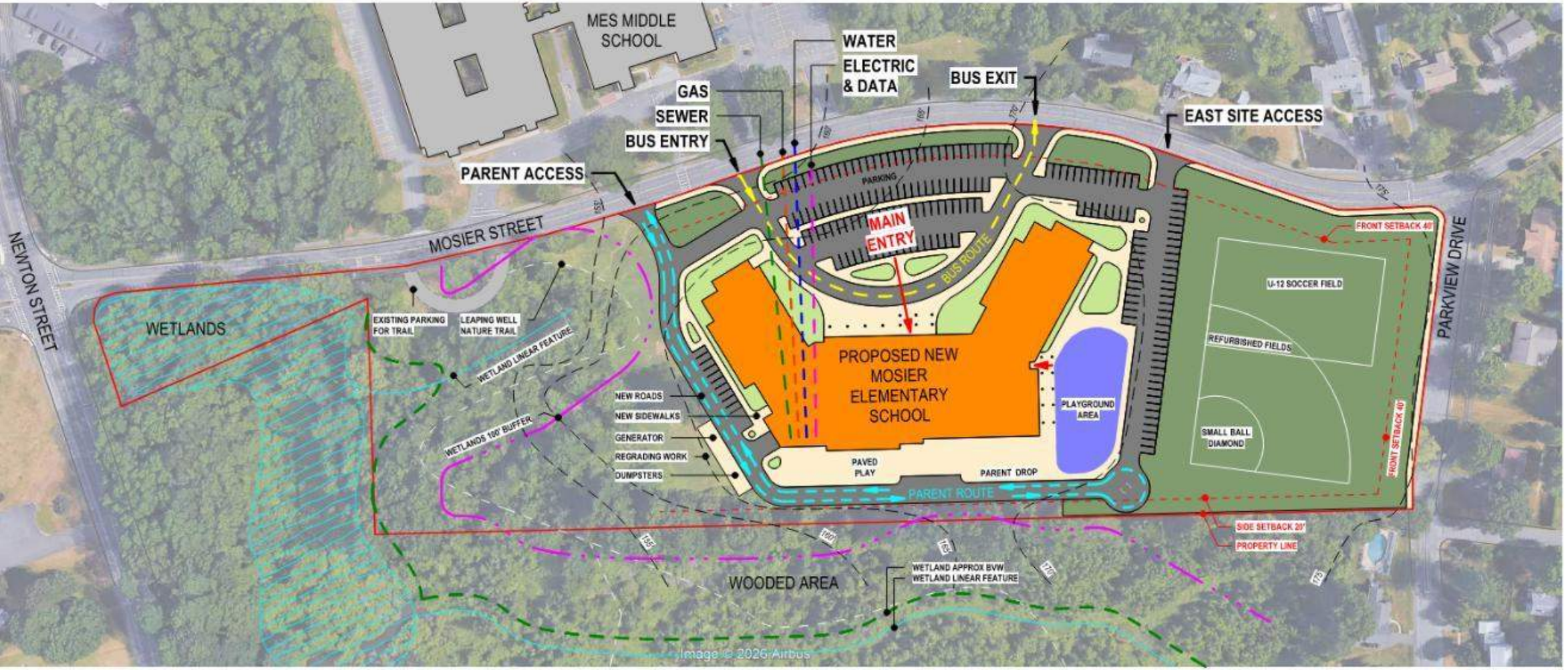
South Hadley Public Schools
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MVG

ALTERNATIVE #8

GRADES 1-5

New Construction



ALTERNATIVE #8

GRADES 1-5

New Construction



0 20' 40' 80'

0 2"

1" = 40'-0"

FIRST FLOOR PLAN

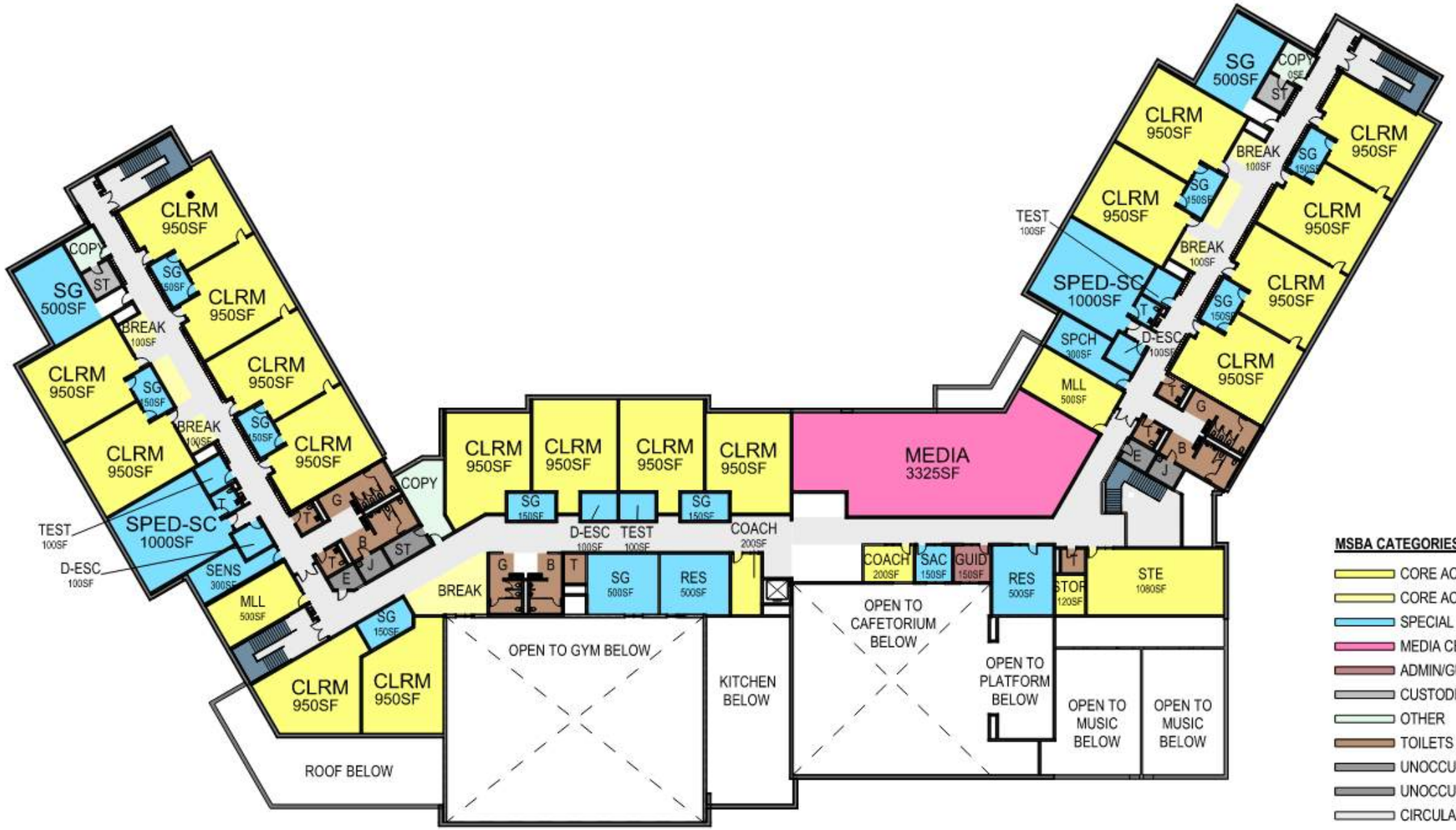
Level	Area
LEVEL 1	67,600 SF
LEVEL 2	46,145 SF
Building Total GSF:	113,745 SF

MVG

ALTERNATIVE #8

GRADES 1-5

New Construction



0 20' 40' 80'

0 2"

1" = 40'-0"

SECOND FLOOR PLAN

MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- MEDIA CENTER
- ADMIN/GUIDANCE
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

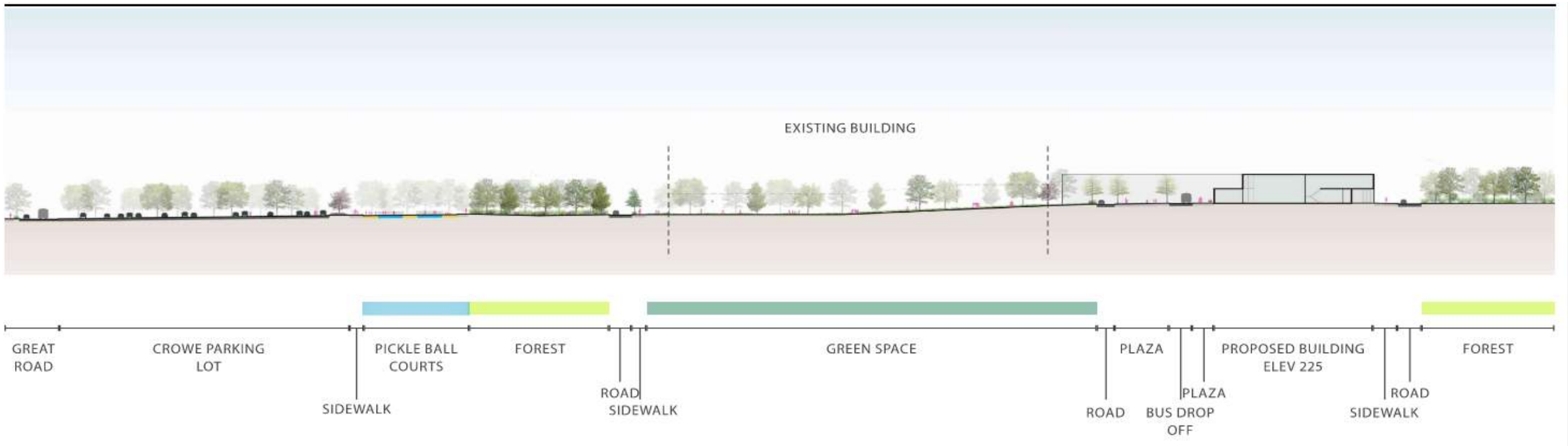
Level	Area
LEVEL 1	67,600 SF
LEVEL 2	46,145 SF
Building Total GSF:	113,745 SF

MVG

ALTERNATIVE #8

GRADES 1-5

New Construction

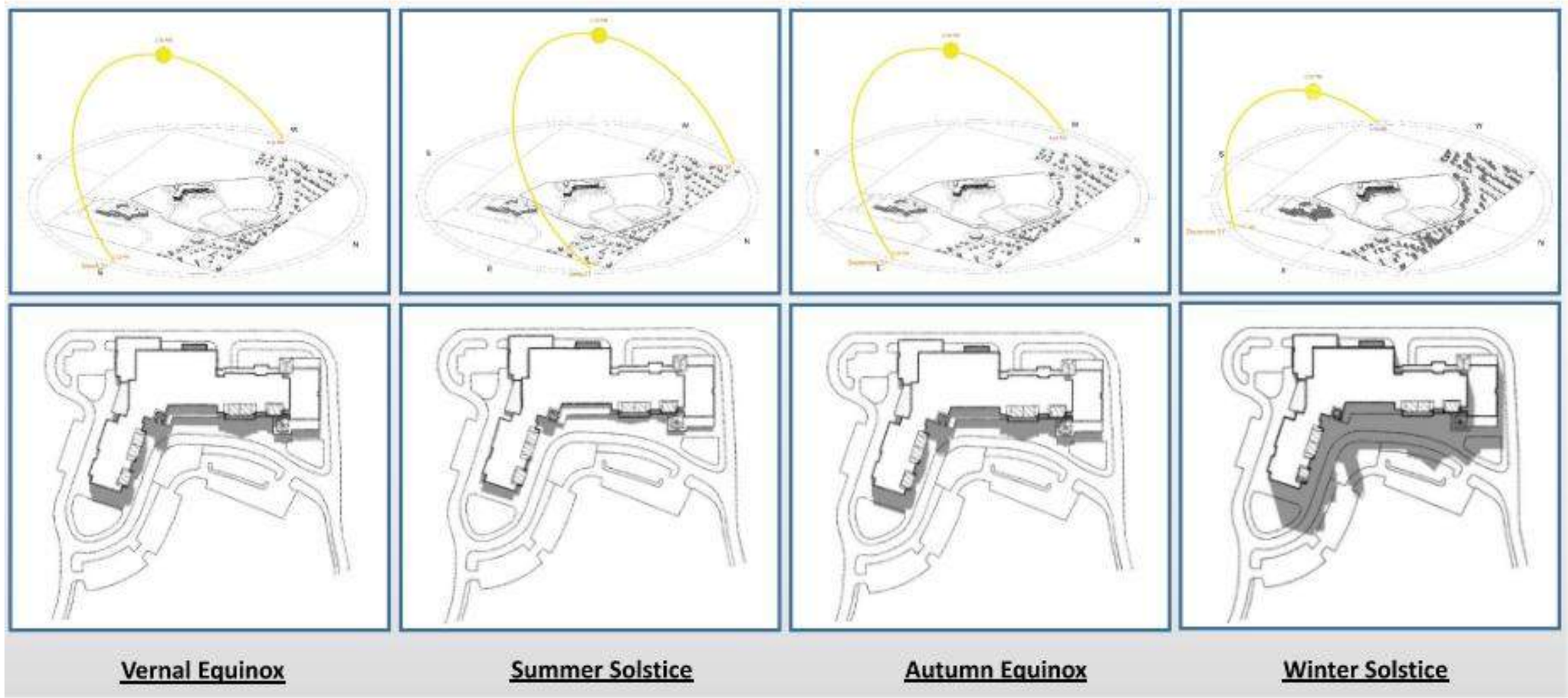


Sample Site Section

ALTERNATIVE #8

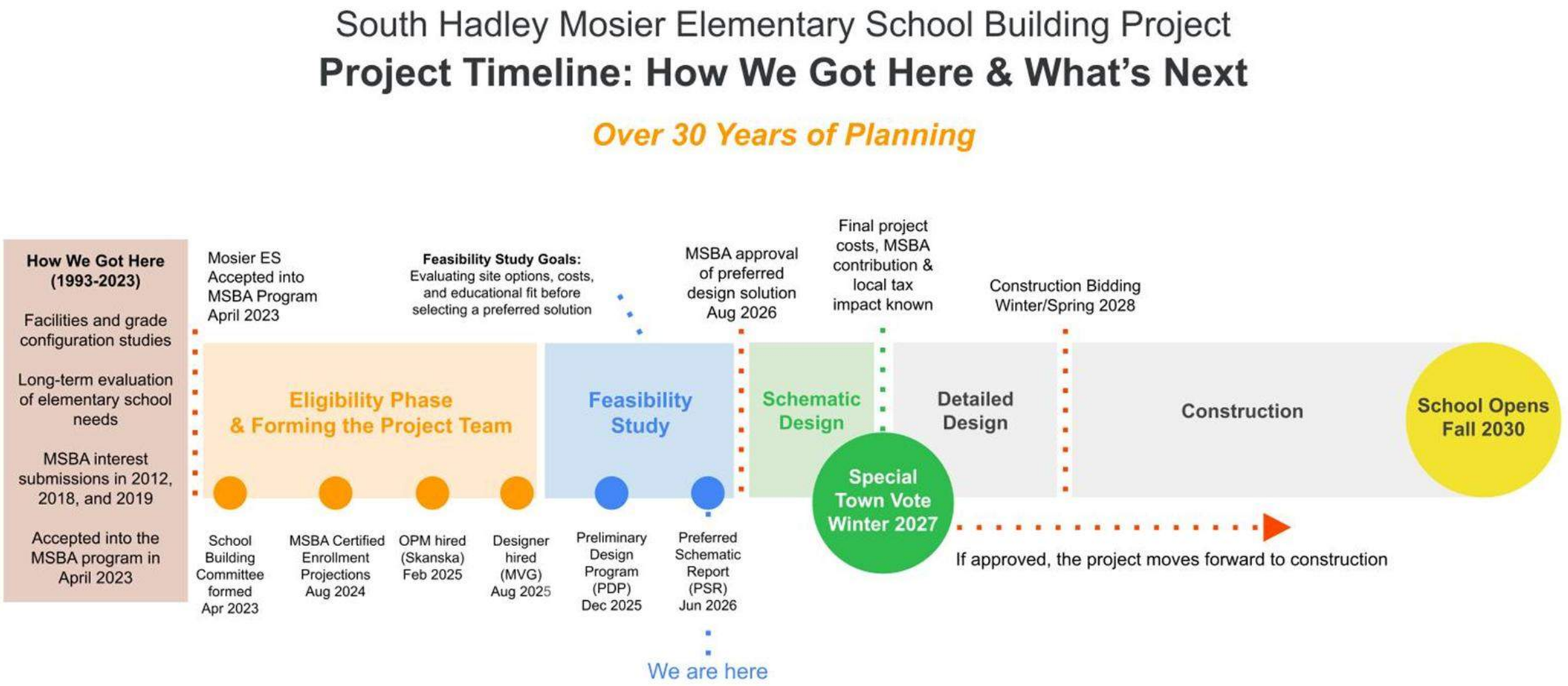
GRADES 1-5

New Construction



Sample Solar Study

MSBA Timeline



Finance Subcommittee Update

BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL:	$2,069,465	$1,363,755	66%	$799,291	59%	

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%	$148,490.00	44%
[0002-0000 - A&E - Feasibility Study]	Owner Cost	Base_Contract	$800,000.00	$800,000.00	100%	$528,000.00	66%
[0003-0000 - Environmental & Site]	Owner Cost	Base_Contract	$400,000.00	$227,165.00	57%	$122,061.50	54%
[0004-0000 - Other]	Owner Cost	Base_Contract	$519,465.00	$750.00	0%	$739.57	99%

- Approval of additional borings not to exceed $40,000
- Submitted to MSBA: $697,313
- MSBA Pending Audit: $0.00
- Audit Complete Pending MSBA Payment: $45,591
- Ineligible Costs to Date: $739
- Pending Submission to MSBA: $101,978
- MSBA Reimbursement to Date: $381,548

MVG

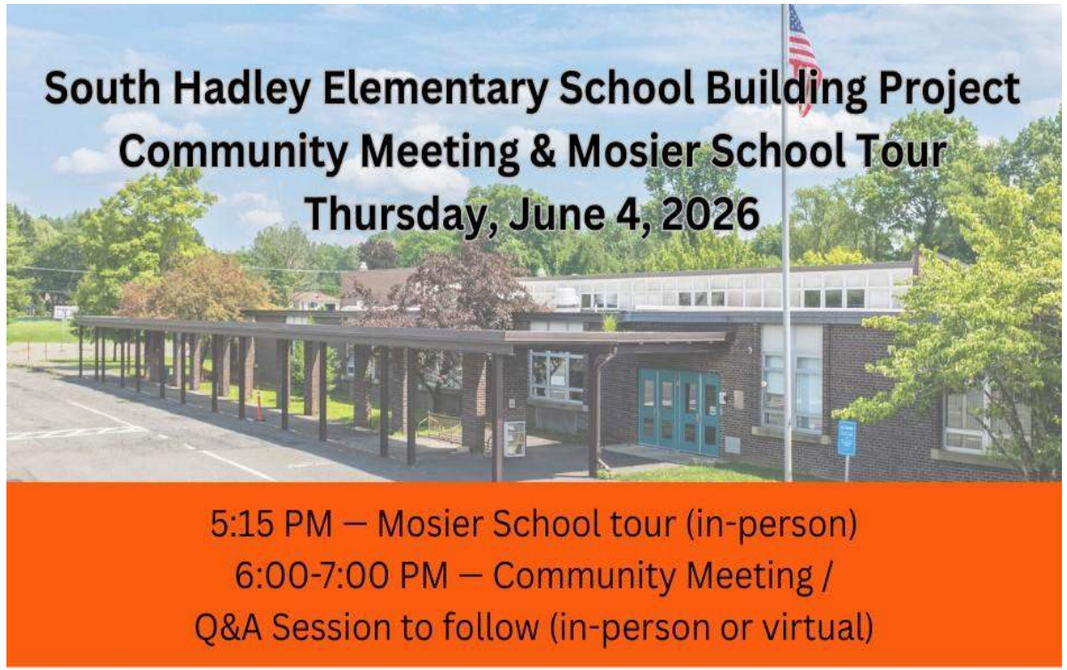
Communications Subcommittee Update

Upcoming Community Engagement / Meetings:

- SBC Meeting on 6/TBD/26, 5:30 pm
- SHES Building Project Community Meeting & Mosier Tour on 6/4/26
- Upcoming Communications Subcommittee Meetings:
  – 5/28/26

Tabeling Opportunities at Community Events (Volunteers Needed):

- SH Fireworks, 7/3/26 (5pm – 9:30pm)
- Big Rig Day, 07/16/26 (10am – 12pm)
- Concerts on the Common, Thursdays starting 6/18/26 (6:30pm – 8pm)
- Summer at the Park: Kids Summer Fun Remix, 07/01, 07/08, 07/15, and 07/24 (time TBD)
- Stay tuned for more information regarding Public Safety Day and other events at Buttery Brook: Buttery Brook Park | South Hadley, MA - Official Website



Communications Subcommittee Update (Continued)

Update on ongoing outreach:

- **MVG Architects to update poster boards to reflect Design Alternate #8**
- Project Update (Lunch & Learn or Coffee & Conversation) at Council on Aging, *to be scheduled*
- Project website continues to be updated with all meeting materials / communications
- Social Media plan includes routine Facebook posts, Town News Flash (Press Releases) and Superintendent's Newsletter updates, Flyers/Pamphlets available at Town Offices, Library & Senior Center
- Coordinating with South Hadley Community Television
  - Mosier Tour Video
  - Potential student interviews

Recent Outreach Includes:

Town News Flash (Press Release on 05/20/26) included image of Design Alternate #8. It was also emailed to recipients of SH Project email signup distribution list.



3 posts to South Hadley Public School's Facebook page and Superintendent's newsletter. FB posts included recaps of 04/29/26 and 05/11/26 SBC meetings. Additional FB post included invitation to Community Forum on 06/04/26.

Thank You



MOUNT VERNON GROUP
ARCHITECTS

Mosier Elementary School

South Hadley, MA

FEASIBILITY STUDY

June 15, 2026

MOUNT VERNON GROUP
ARCHITECTS



PSR Progress

- Narrative & Summaries Updates
- Alternative #8 Plan Refinements
- Update Space Summary and Program Variations

South Hadley Public Schools
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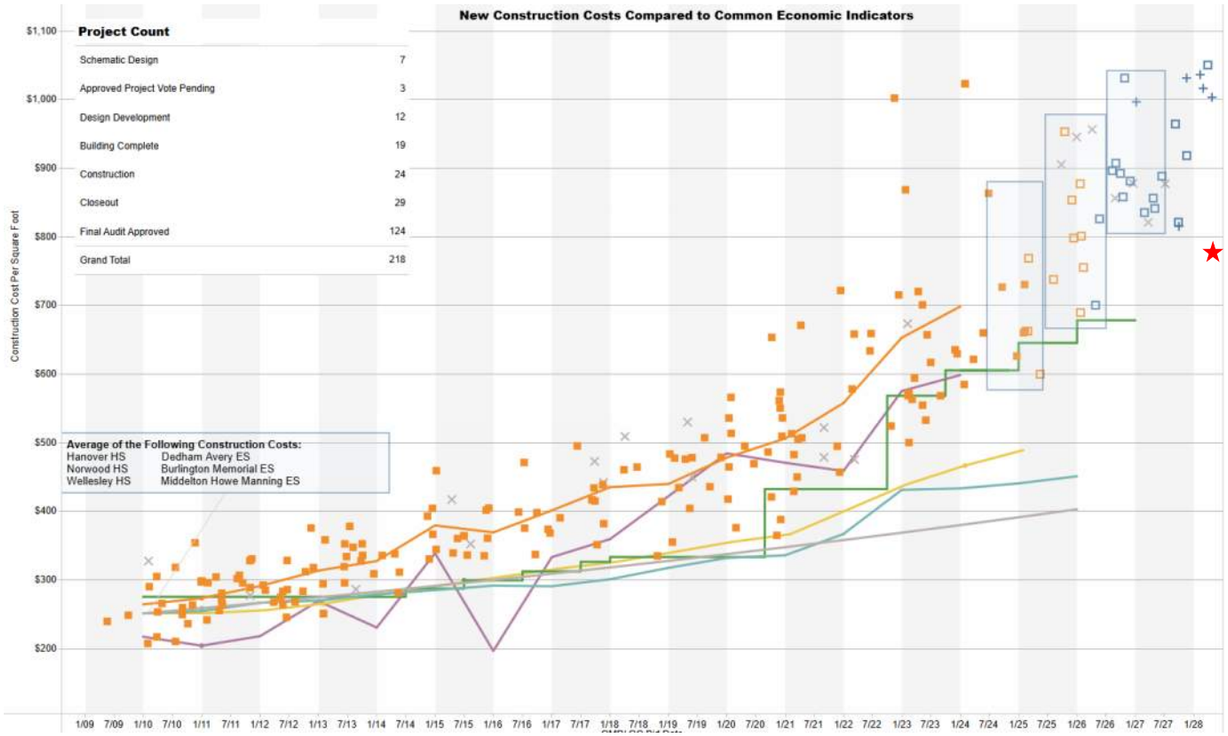
MVG

TABLE OF CONTENTS

MODULE	DESCRIPTION
3.3.1	**INTRODUCTION / EXECUTIVE SUMMARY** Preferred Schematic Process Overview Summary of Updated Project Schedule Summary of Final Evaluation of Existing Conditions Summary of Final Evaluations of Alternatives Summary of District Preferred Alternative Solution Copy of MSBA PDP Review Comments and District Responses Updated Project Directory
3.3.2	**EVALUATION OF EXISTING CONDITIONS** Evaluations of Existing Conditions
3.3.3	**FINAL EVALUATION OF ALTERNATIVES** Summary of Preferred Schematic Pricing – Table 1 Designer Estimate Construction Schedule Permitting Overview
3.3.4	**PREFERRED SOLUTION** Summary of District's Preferred Alternative Education Program and Grade Configuration Preferred Solution Space Summary Space Summary Variations Sustainability Documents Floor Plans Site Plan Layout Project Budget Estimated Funding Capacity Process of Proposed Project Funding Estimated Impact on Local Property Tax Updated Project Schedule
3.3.5	**LOCAL ACTIONS AND APPROVALS** Local Actions and Approvals Certification Building Committee Agendas, Meeting Minutes and Presentations

Estimate Update

- $93.2M Construction Costs
- $20.1M Soft Costs
- Total Project Budget of $113.3M
- Swing Space Costs of $1.5M
- Total PSR Budget w/ swing space $114.8M

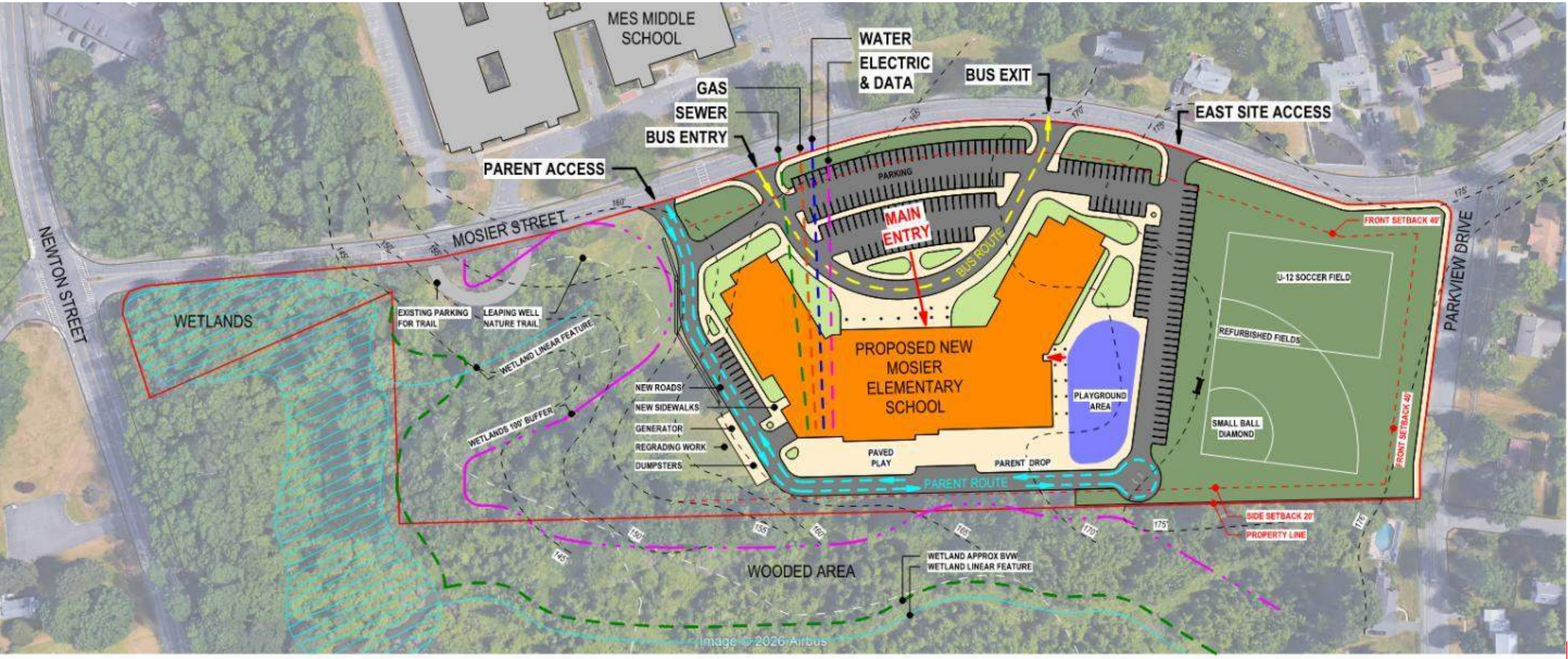


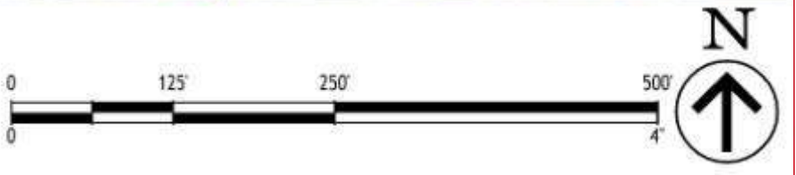
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ALTERNATIVE #8

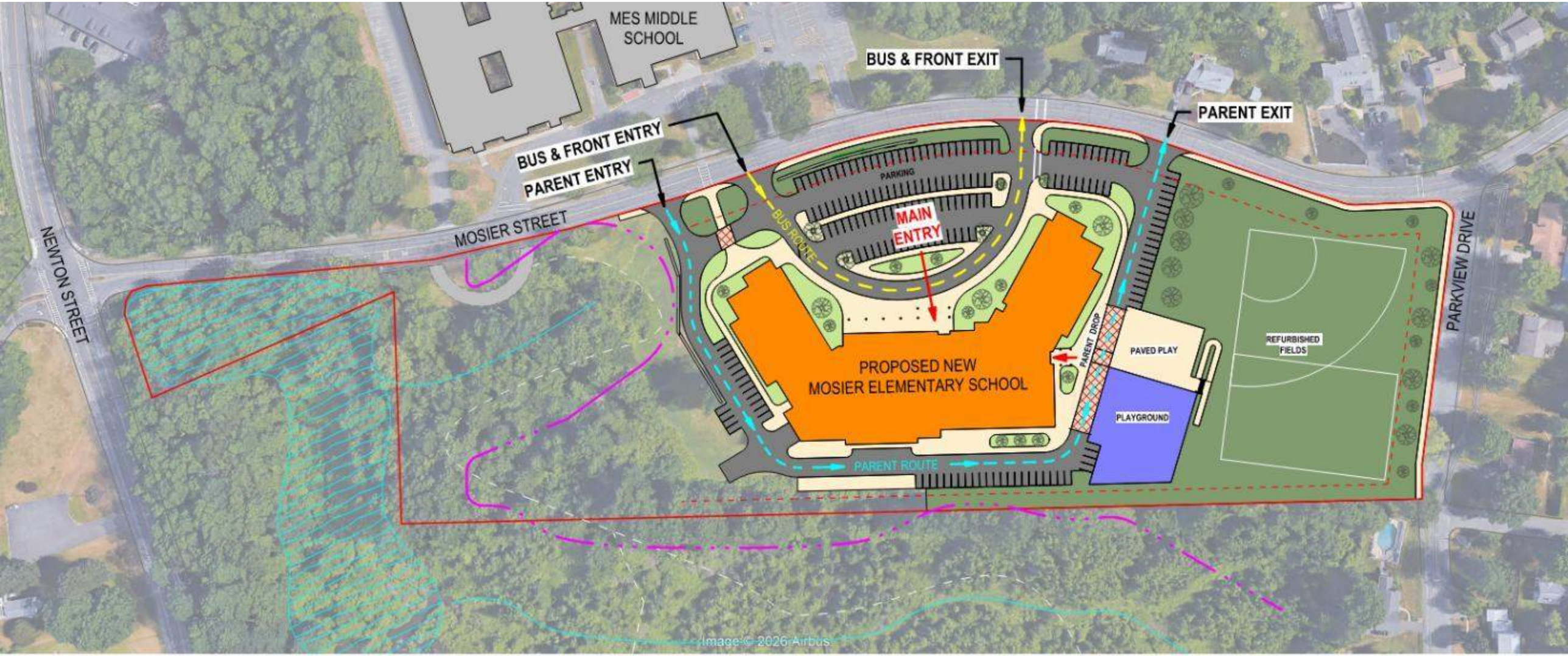
SITE PLAN – ORIGINAL





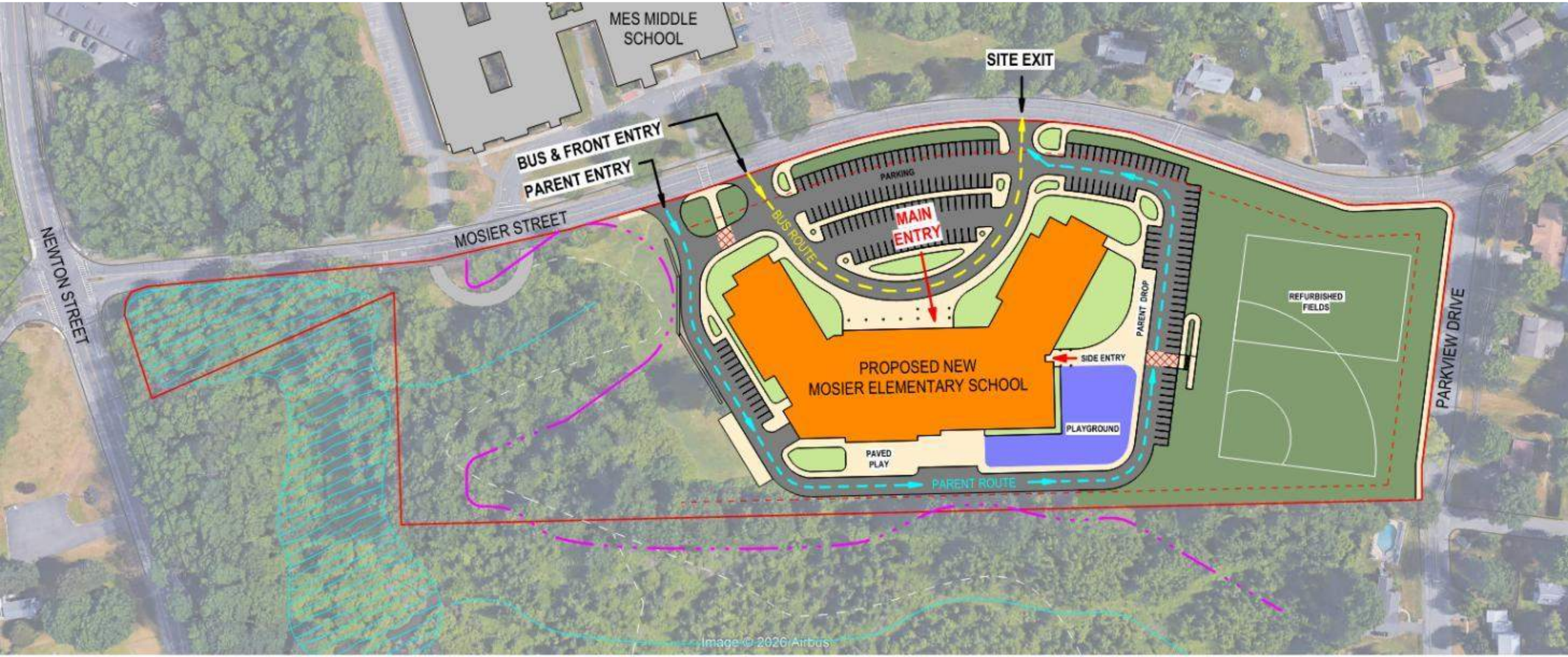
ALTERNATIVE #8

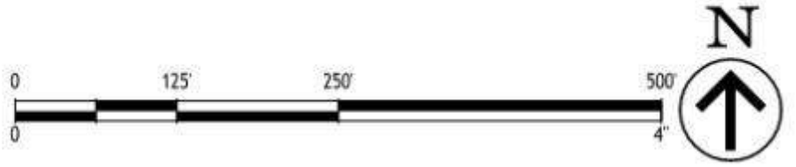
SITE PLAN OPTION – PLAY AT FIELDS



ALTERNATIVE #8

SITE PLAN OPTION – PLAY IN LOOP, NO EAST ACCESS





ALTERNATIVE #8

GRADES 1-5

New Construction



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- CIRCULATION

0 20' 40' 80'

0 2"

1" = 40'-0"

FIRST FLOOR PLAN

Level	Area
LEVEL 1	67,600 SF
LEVEL 2	46,145 SF
Building Total GSF:	113,745 SF

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ALTERNATIVE #8

GRADES 1-5

New Construction



MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- MEDIA CENTER
- ADMIN/GUIDANCE
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

Level	Area
LEVEL 1	67,600 SF
LEVEL 2	46,145 SF
Building Total GSF:	113,745 SF

0 20' 40' 80'

0 2"

1" = 40'-0"

SECOND FLOOR PLAN

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3D – Birds Eye View – Looking South



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3D – Birds Eye View – Looking Northeast



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3D – Birds Eye View – Looking Northwest



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Site Perspective – Looking South from Middle School



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Site Perspective – Site Entry



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Site Perspective – Front Looking Southwest



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Schedule Options

Option 1

- Students move out summer 2027
- School open summer 2030

Option 2

- Students move out winter 2027/2028
- School opens summer 2030

Option 3

- Students move out summer 2028
- School opens winter 2030 / 2031

Finance Subcommittee Update

BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL:	$2,069,465	$1,363,755	66%	$820,311	60%	

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%	$159,650.00	48%
[0002-0000 - A&E - Feasibility Study]	Owner Cost	Base_Contract	$800,000.00	$800,000.00	100%	$528,000.00	66%
[0003-0000 - Environmental & Site]	Owner Cost	Base_Contract	$400,000.00	$227,165.00	57%	$131,921.82	58%
[0004-0000 - Other]	Owner Cost	Base_Contract	$519,465.00	$750.00	0%	$739.57	99%

- Submitted to MSBA: $799,291
- MSBA Audited: $697,313
- MSBA Pending Audit: $101,978
- Audit Complete Pending MSBA Payment: $0.00
- Ineligible Costs to Date: $739
- Reimbursement to Date: $427,139
- Effective Reimbursement Percentage: 61.25 (Reimbursement Rate 61.32%)

Communications Subcommittee Update

Upcoming Community Engagement / Meetings

- SBC Meeting on 6/24/26, 5:30 pm
- Upcoming Communications Subcommittee Meetings:
  - TBD (06/26 or 06/29)

Tabeling Opportunities at Community Events (Volunteers Needed):

- SH Fireworks, 7/3/26 (5pm – 9:30pm)
- Big Rig Day, 07/16/26 (10am – 12pm)
- Concerts on the Common, Thursdays starting 6/18/26 (6:30pm – 8pm)
- Summer at the Park: Kids Summer Fun Remix, 07/01, 07/08, 07/15, and 07/24 (time TBD)
- Stay tuned for more information regarding Public Safety Day and other events at Buttery Brook: Buttery Brook Park | South Hadley, MA - Official Website

Update on ongoing outreach:

- MVG Architects updated poster boards to reflect Preferred Design #8, Mosier –on-Mosier
- Tri-Fold pamphlets to be updated. Will include Preferred Design #8, Mosier – on – Mosier and potentially a rendering.
- Project Update (Lunch & Learn or Coffee & Conversation) at Council on Aging, *to be scheduled*
- Project website continues to be updated with all meeting materials / communications
- Social Media plan includes routine Facebook posts, Town News Flash (Press Releases) and Superintendent's Newsletter updates, Flyers/Pamphlets available at Town Offices, Library & Senior Center
- Coordinating with South Hadley Community Television
  - Mosier Tour Video
  - Potential student interviews

Thank You



MOUNT VERNON GROUP
ARCHITECTS

Mosier Elementary School

South Hadley, MA

Community Meeting & Mosier Tour

February 05, 2025

MOUNT VERNON GROUP ARCHITECTS

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Welcome and Mentimeter Survey

- Please share your honest feedback, questions, and comments through this anonymous survey. We ask that all responses remain respectful and constructive.
- This survey is intended to gather community input and feedback. It is not a vote, and no decision will be made tonight.

How to Participate

- Scan the QR code or visit **menti.com** and enter the code **4440 3203**
- The survey will remain open during the meeting, with a short window afterward.
- **Technical issues:** Contact Victoria Clifford, Skanska, victoria.clifford@skanska.com
- Additional written comments and questions may be emailed to SHElemBuildProject@shschools.com

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Introductions

South Hadley Elementary School Building Committee

Jeff Cyr, Vice Chair
Elizabeth Cooke, South Hadley Public Schools
Cynthia Flynn, Mosier Principal
Leonard Finkowski, Community Member
Eric Friesner, School Committee Chair
Rudi Hall, Community Member
Lyn Jacques, Assistant Superintendent
Brian Kennedy, South Hadley Facilities
Tracie Kennedy, School Committee Member
Kevin McAllister, Community Member
Ryan Moore, Fire Chief
Scott Moore, Director of Building Operations, Town of South Hadley Facilities
Diane Mulvaney, Chair
Chuck Romboletti, Assistant Town Administrator/HR Director
Jennifer Voyik, Superintendent, South Hadley Public Schools
Teresa Winters-Tobin, Community Member
Lisa Wong, Town Administrator
Elizabeth Wood, High School Principal

Architect – Mount Vernon Group

Owner's Project Manager – Skanska

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Working with the MSBA



MSBA
Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

- The Massachusetts School Building Authority (MSBA) is the state agency that helps cities and towns design and build modern, cost-effective, and energy-efficient public schools. The MSBA funds a significant portion of school construction through the state sales tax.

- In 2023, Mosier Elementary School was **one of only 19 schools statewide** invited into the MSBA program, recognizing its urgent building needs.

- Partnering with the MSBA provides South Hadley access to **substantial state reimbursement** and a proven, collaborative design process.

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Schedule Overview



Current project timeline is subject to change

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Project Goals | What is important to us?



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Mentimeter Slide

Question: Community Priorities for the Mosier Project (Choose up to 3. List is alphabetical, not listed by importance)

Answers:

1. Community use spaces
2. Flexibility for future needs
3. Minimizing disruption to students and staff
4. Project costs
5. School safety
6. Site circulation and traffic
7. Supports educational goals
8. Other

Mentimeter Slide

Question: If you selected “Other,” please briefly describe your priority.

Answer: Open Response

Educational Program

Who We Serve & What We Offer

Mosier Elementary School
Leader in Academic Excellence

- Serving grades 2–4 (or 1–5 if studying reconfiguration), with diverse and growing student needs
- Strong foundation in literacy, math, science, and integrated arts
- Emphasis on social-emotional learning and whole child supports
- Programming includes special education services, counseling, OT/PT, ELL, and intervention supports
- Need for spaces that match program delivery: small-group rooms, specialized spaces, sensory supports
- Increased demand for STEM/STEAM, maker experiences, and hands-on learning

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Educational Visioning

What Our Community Envisions for the Future



- Vision built from faculty, family, student, and community workshops (Sept–Nov 2025)
- Priorities include student-centered learning, flexibility, creativity, and hands-on exploration
- Strong themes: inclusion, accessibility, sensory-friendly design, and whole child wellness
- Desire for flexible classrooms, breakout spaces, and outdoor learning environments
- Need for future-ready spaces supporting
- STEM/STEAM, arts, and interdisciplinary learning
- **Guiding Principles: safe, inclusive, flexible, connected to nature, community hub, sustainable**



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Proposed Grade Reconfiguration (Grades 1-5)

- Proposed realignment is part of a broader PK-12 educational vision
  - Skala Early Childhood Center: Grades PK-K
    - Stronger foundations, family supports, and increased access to preschool
  - Unified Mosier Elementary Campus: Grades 1-5
    - Vertical Alignment and consistent interventions and expectations
    - Transition year for 5th grade to prepare expectations for middle school
  - Traditional Middle School Model: Grades 6-8
    - Expanded pre-vocational pathways and clear transition to HS
  - South Hadley High School: Grades 9-12
    - Improved preparation and enhanced vocational programming

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Early Childhood Learning Center - Skala

- Early Childhood Center serving Pre-K and Kindergarten
  - Stronger focus on pre-reading, pre-writing, and early math skills
  - Full-day Pre-K for four-year-olds entering kindergarten and for students requiring it per their IEP
  - Half-day Pre-K for three-year-olds and younger four-year-olds.
  - On-site extended-day care partnership with YMCA
  - A parent resource center supporting family needs
  - Expanded sensory calm-down, and indoor play spaces
  - Increased opportunities for Pre-K and Kindergarten instructional alignment
  - Greater capacity to expand Pre-K enrollment and Kindergarten flexibility
  - Pre-vocational and vocational Early Childhood pathways for middle and high school students

Unified Grades 1-5 Mosier Elementary School

- Systemwide alignment of curriculum and intervention structures
- Unified Professional Learning Communities (PLCs, learning walks, and coaching cycles)
- Common routines and instructional expectations across all elementary grades
- Expands early intervention, MTSS coherence, and consistent tiered supports
- Better aligns Grade 5 students' developmental and SEL profiles with an elementary setting
- Greater scheduling flexibility and equitable access to STEAM, intervention, and special education services

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Benefits for Grade 5 Students

- A two- or three-teacher team model to introduce deeper subject specialization
- Increase readiness for middle school through mirrored structures that can be introduced throughout the 5th grade year
- SEL support aligned with elementary development stages
- Grade 5 students would begin with Chromebooks only at school at the start of the year gradually transitioning to taking them home and building that responsibility

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Middle School Reconfiguration to 6th-8th

- Additional space for pre-vocational programs (aligned to SHHS pathways)
  - Culinary, Carpentry, Criminal Justice, proposed Early Childhood and Proposed Technology programs
- Increased administrator and counselor oversight in a middle school setting with fewer grades served
- Strengthened advisory programs, executive functioning education, and SEL supports
- A schedule already shifting toward deeper academic blocks including world language access, Family and Consumer Science, and expanded STEM/STEAM opportunities

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South Hadley High School

- High School Alignment and Expanded Pathways
  - Enabling SHHS to expand vocational programming including the introduction of Early Childhood Education supported by on-site fieldwork at Skala Early Childhood Center
  - Creating a coherent sequence of academic and vocational opportunities in Grades 6 through graduation
  - Developing a Technology Vocational program that leverages new digital tools and infrastructure within the proposed Mosier facility to provide students with hands-on experience

Existing Conditions Review

- Existing Building and Systems Review
- Site Access, Circulation and Play Areas
- Hazardous Materials Survey Update / Testing
- Geotech Explorations
- Phase I Environmental Site Assessment





Mentimeter Slide

Question: Which grade configuration do you currently prefer, based on what you've heard tonight?

Answer:

1-5 (approx. 590 students) grade configuration

2-4 (approx. 360 students) current grade configuration

Alternatives Discussion / Review

- 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

- Mosier ES vs. Smith MS Site
    1. Disruption of Site Activities
    2. Developing One Site vs. Two

South Hadley Public Schools
Leader in Academic Excellence

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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)

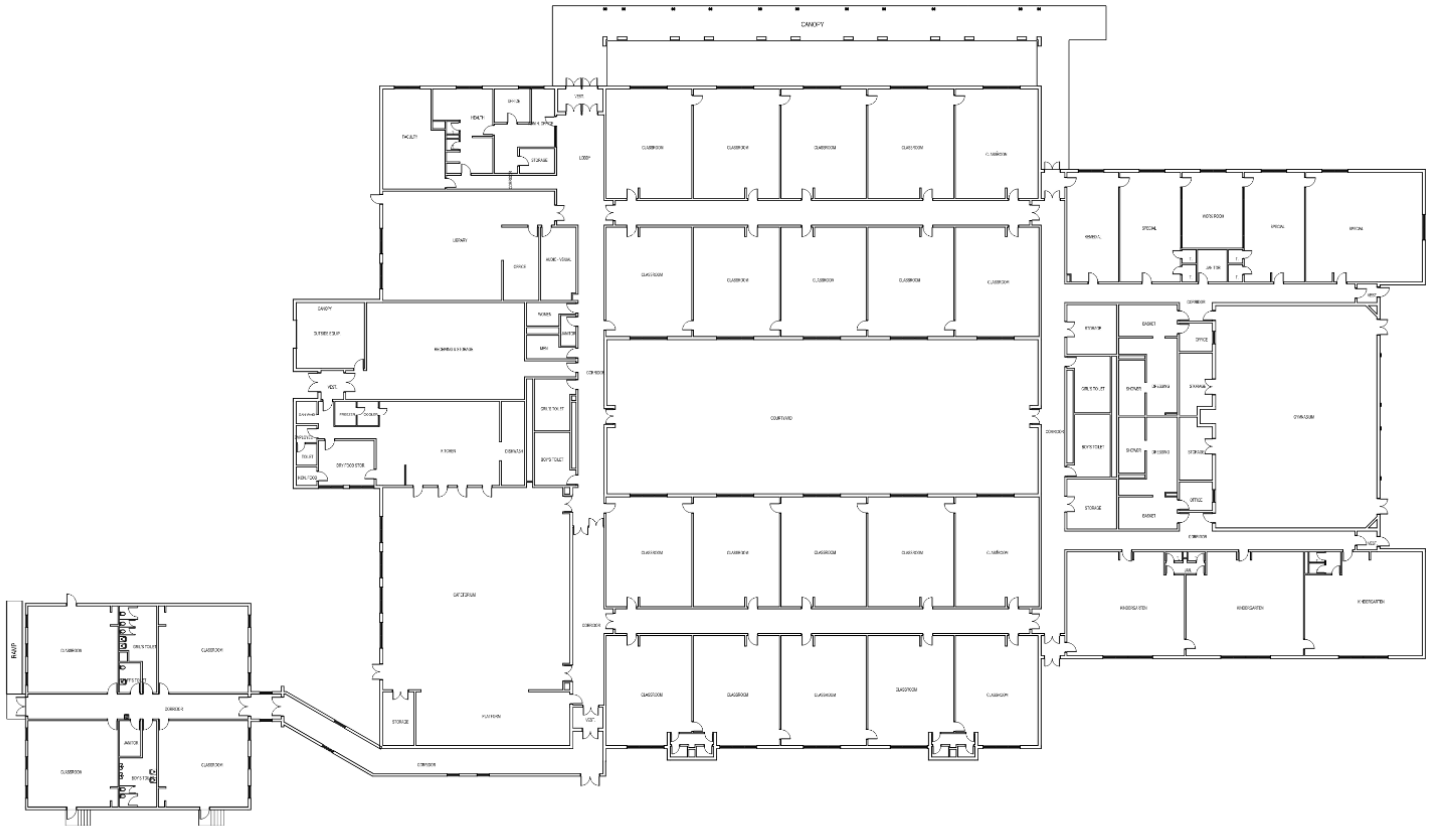
Alt #1: Code Upgrades and Repairs



Alt #1: Code Upgrades and Repairs

Alternative #1

Code Upgrades / Repairs
Grade Configuration – 2 thru 4
Total Building S.F. – 62,237



Existing First Floor Plan

Alt #2: Small Addition/Renovation



Alt #2: Small Addition/Renovation

Alternative #2

Addition / Renovation
Grade Configuration – 2 thru 4
Total Building S.F. – 76,025

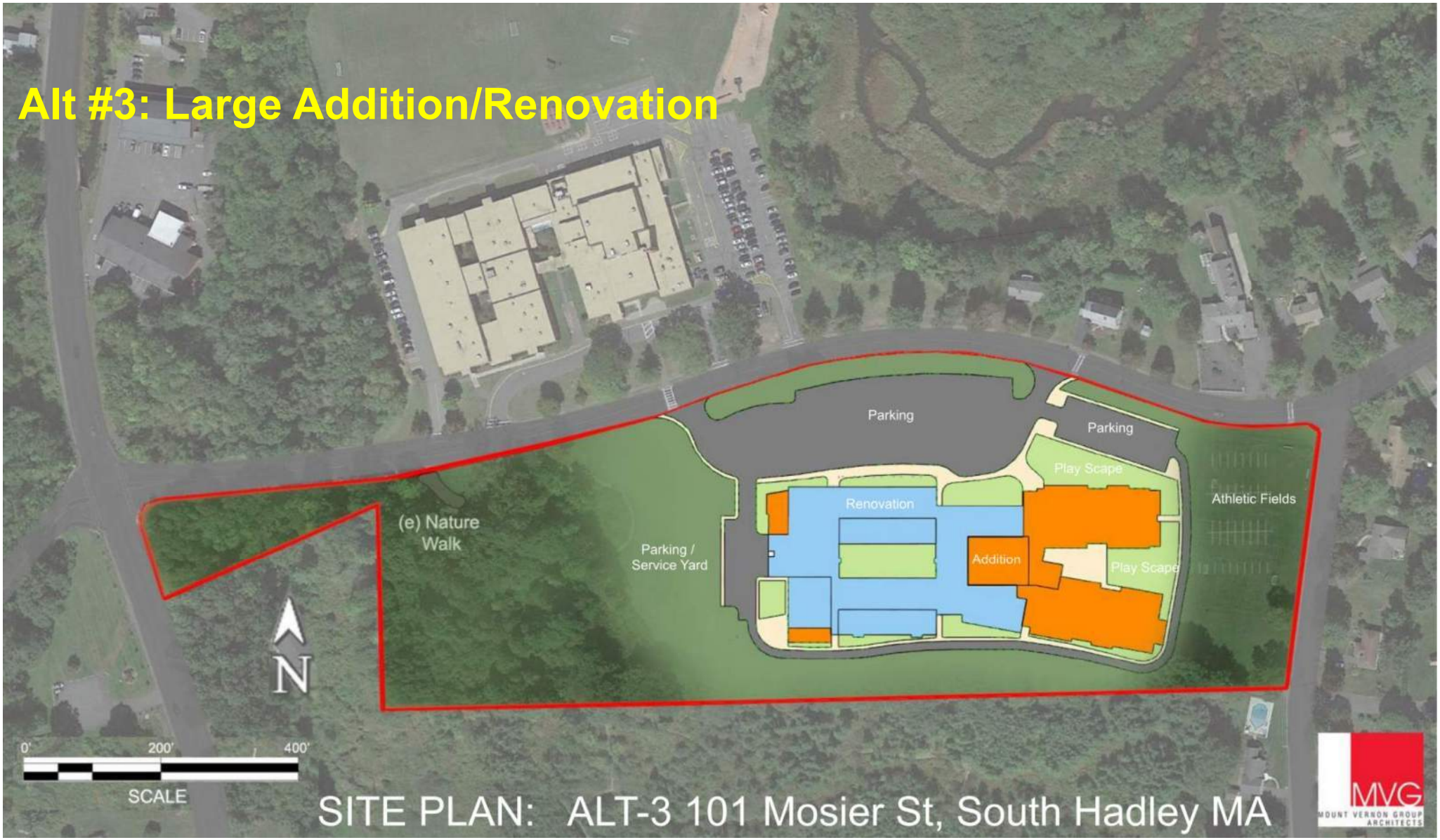


First Floor Plan

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

Alt #3: Large Addition/Renovation



Alt #3: Large Addition/Renovation

Alternative #3

Addition / Renovation
Grade Configuration – 1 thru 5
Total Building S.F. – 117,625



First Floor Plan

MSBA CATEGORIES

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
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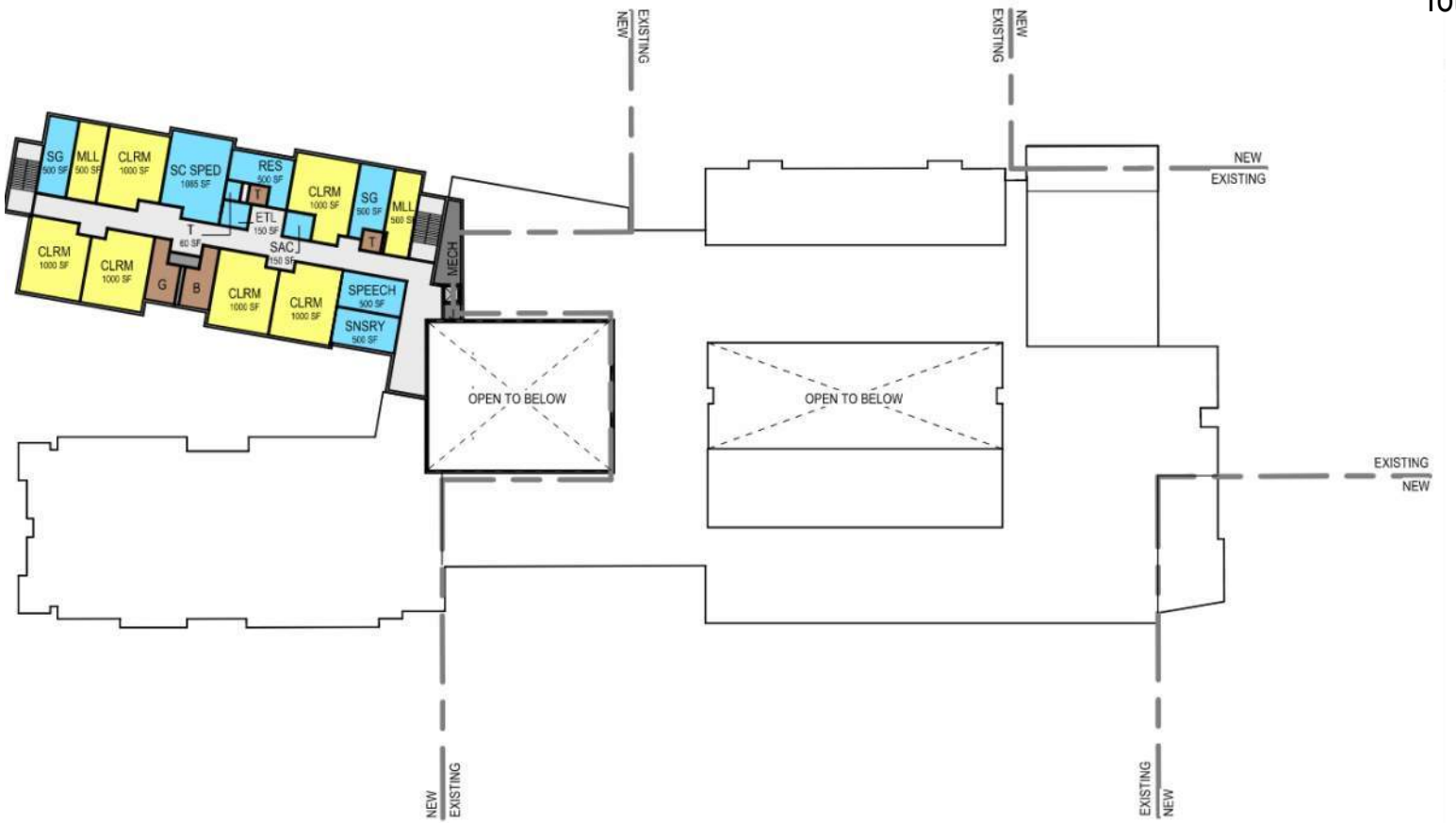
Alt #3: Large Addition/Renovation

Alternative #3

Addition / Renovation

Grade Configuration – 1 thru 5

Total Building S.F. – 117,625



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

Second Floor Plan

Alt #6: New Construction Site Plan



Alt #6: New Construction

Alternative #6

New Construction
Grade Configuration – 2 thru 4
Total Building S.F. – 80,200



First Floor Plan

MSBA CATEGORIES

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

Alt #6: New Construction

Alternative #6

New Construction
Grade Configuration – 2 thru 4
Total Building S.F. – 80,200



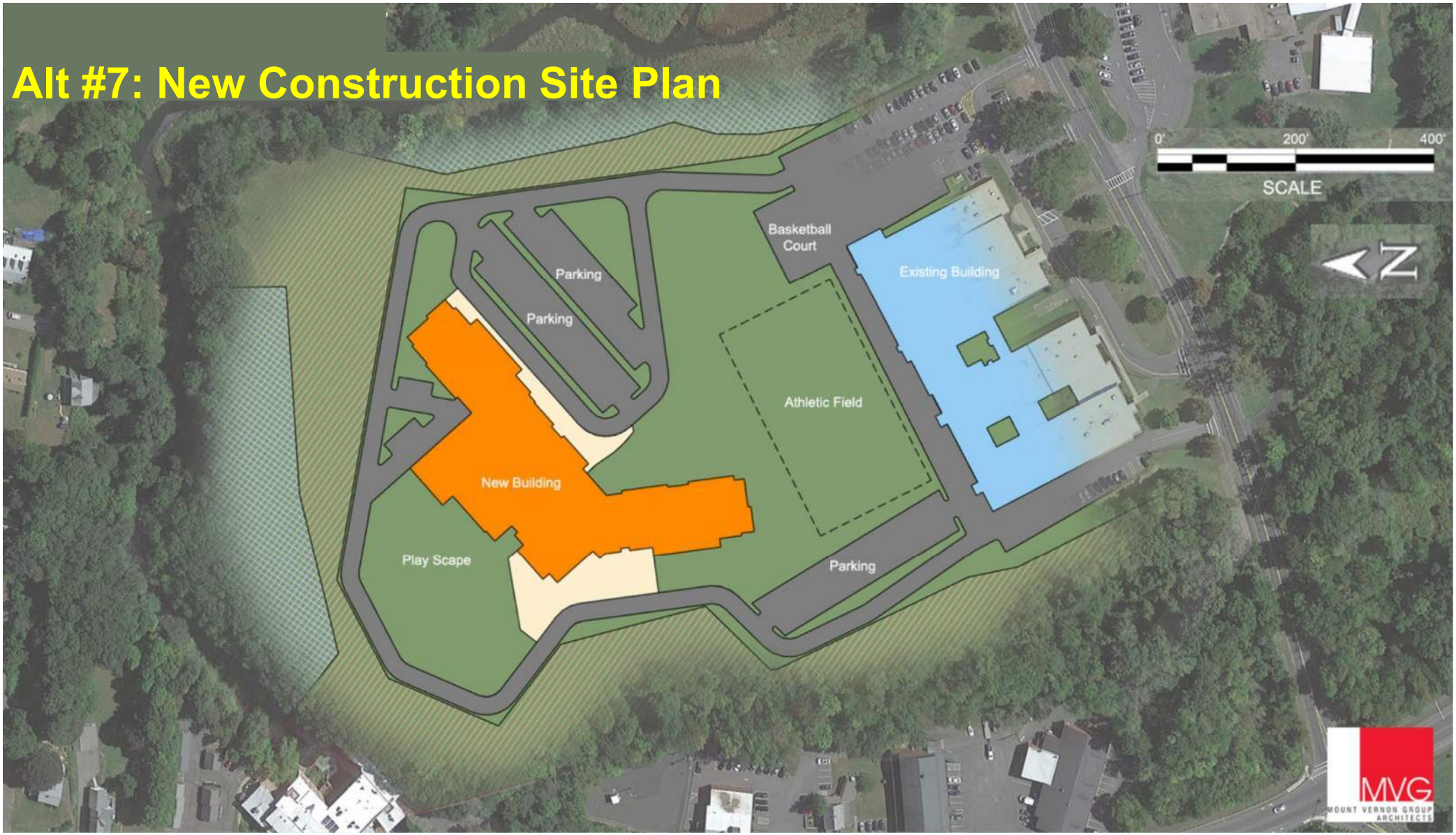
Second Floor Plan

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

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Alt #7: New Construction Site Plan



Alt #7: New Construction

Alternative #7

New Construction
Grade Configuration – 1 thru 5
Total Building S.F. – 119,000



First Floor Plan

MSBA CATEGORIES

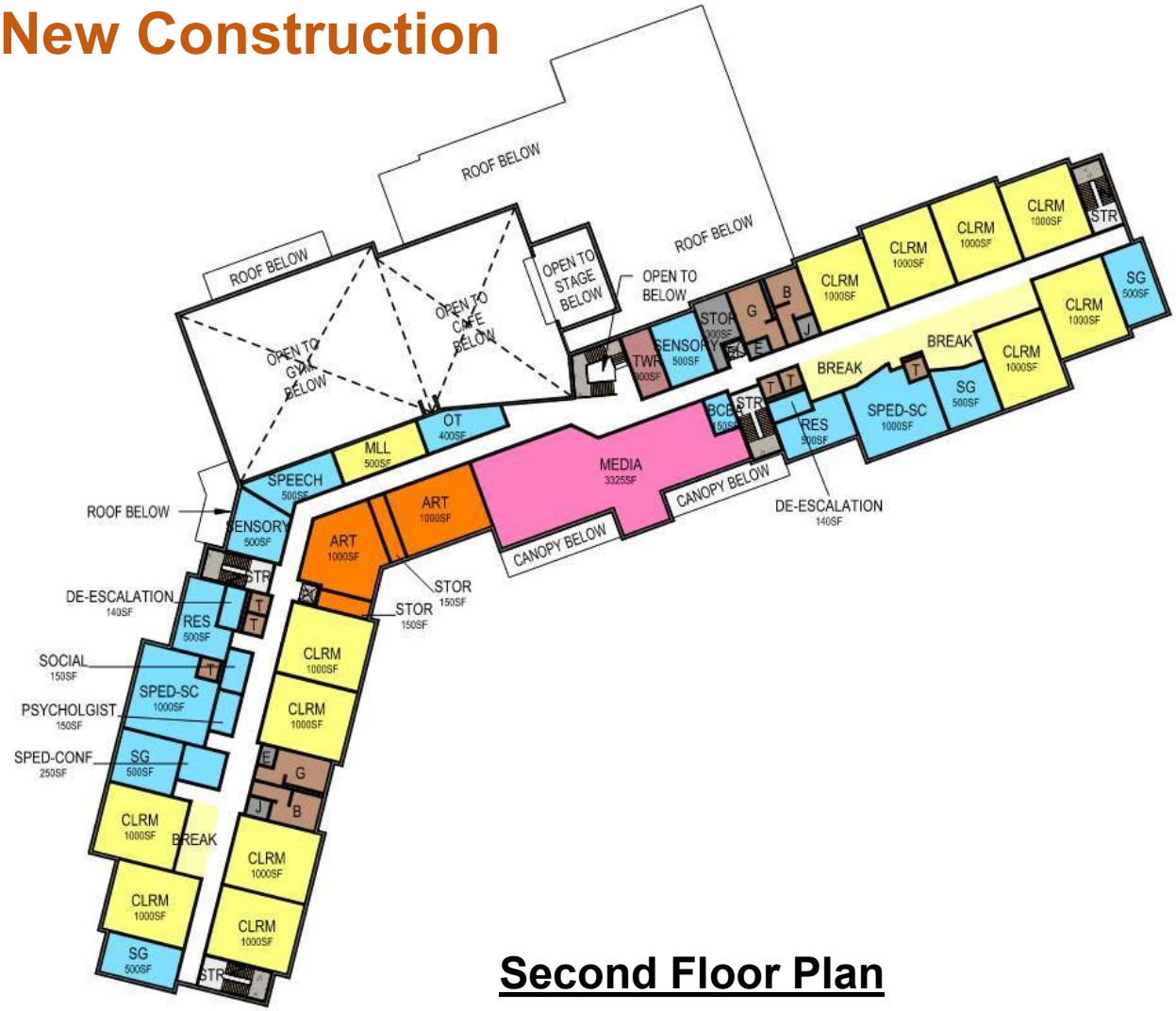
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- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

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Alt #7: New Construction

Alternative #7

New Construction
Grade Configuration – 1 thru 5
Total Building S.F. – 119,000



Second Floor Plan

MSBA CATEGORIES

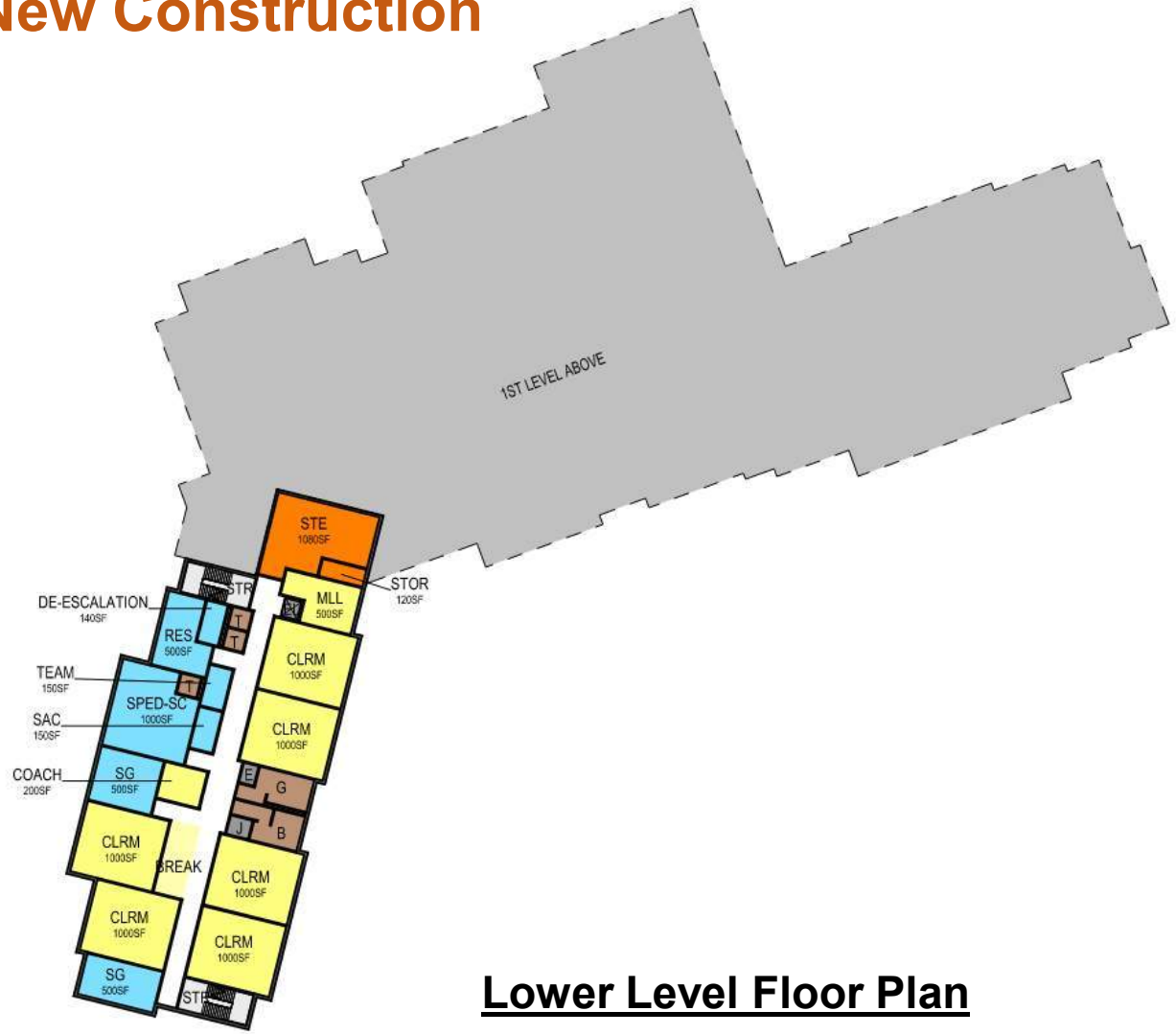
- CORE ACADEMIC
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- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- NON PROGRAMMED SPACES
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

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Alt #7: New Construction

Alternative #7

New Construction
Grade Configuration – 1 thru 5
Total Building S.F. – 119,000



Lower Level Floor Plan

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

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Alt #4: New Construction



Alt #4: New Construction

Alternative #4

New Construction
Grade Configuration – 2 thru 4
Total Building S.F. – 79,100



First Floor Plan

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

Alt #4: New Construction

Alternative #4

New Construction
Grade Configuration – 2 thru 4
Total Building S.F. – 79,100



Second Floor Plan

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

Alt #5: New Construction



Alt #5: New Construction

Alternative #5

New Construction
Grade Configuration – 1 thru 5
Total Building S.F. – 119,000



First Floor Plan

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

Alt #5: New Construction

Alternative #5

New Construction
Grade Configuration – 1 thru 5
Total Building S.F. – 119,000



Second Floor Plan

MSBA CATEGORIES

- CORE ACADEMIC
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- MEDIA CENTER
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
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- CIRCULATION

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)

Mentimeter Slide

Question: Which design solution do you feel is most advantageous for the community, based on what you've seen tonight? (*Alt. #4 & #5 are shortlisted by the SBC.)*

Answers:

Alternative 5 – New Construction Existing Site (Grades 1-5 – 590 Students)

Alternative 4 – New Construction Existing Site (Grades 2-4 – 360 Students)

Mentimeter Slide

Question: Please provide feedback to the building committee on you're ranking of alternatives 4 & 5.

Answer: Open Response

Preliminary Cost Range

Options	Approx. Total Project Costs
• Code Upgrades and Basic Repairs	$50 - $55 Million
• Addition/Renovations (Mosier ES Site)	$80 - $115 Million
• New Construction (Mosier ES Site)	$90 - $124 Million
• New Construction (Smith MS Site)	$92 - $120 Million

Based on December 2025, Preliminary Design Program Cost Estimates. Subject to change.

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Next Steps

- Select One Preferred Design Option
- Develop and Refine Selected Design Option with Updated Cost Estimates.
- Summarize, Substantiate and Document District's Selection.
- Submit Preferred Schematic Report (PSR) to MSBA in April 2026.



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Thank you!
Q&A

Visit our project website the latest updates and to sign up for our email distribution list



Email: shbuilds@shschools.com | Facebook: @SouthHadleySchools

South Hadley Public Schools
Leader in Academic Excellence

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Mosier Elementary School

South Hadley, MA

Community Meeting & Mosier Tour

June 04, 2026

MOUNT VERNON GROUP ARCHITECTS

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Introductions

South Hadley Elementary School Building Committee

Jeff Cyr, School Building Committee Vice Chair, Selectboard
Elizabeth Cooke, Director of Student Services South Hadley Public Schools
Leonard Finkowski, Appropriations Committee
Eric Friesner, School Committee
Rudi Hall, Community Member (experience in architecture, construction and/or engineering)
Lyn Jacques, Assistant Superintendent
Brian Kennedy, Community Member (South Hadley Public School Parent)
Tracie Kennedy, School Committee
Kevin McAllister, Capital Planning Committee
Ryan Moore, Community Member (experience in architecture, construction and/or engineering)
Scott Moore, Director of Building Operations, Town of South Hadley Facilities
Diane Mulvaney, School Building Committee Chair, Community Member Community Member (experience in architecture, construction and/or engineering)
Chuck Romboletti, Assistant Town Administrator/HR Director, Town of South Hadley
Jennifer Voyik, Superintendent, South Hadley Public Schools
Teresa Winters-Tobin, Community Member (South Hadley Public School Parent)
Lisa Wong, Town Administrator, Town of South Hadley
Elizabeth Wood, South Hadley Public School Employee (SHHS Principal)

Working with the MSBA



MSBA
Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

- The Massachusetts School Building Authority (MSBA) is the state agency that helps cities and towns design and build modern, cost-effective, and energy-efficient public schools. The MSBA funds a significant portion of school construction through the state sales tax.

- In 2023, Mosier Elementary School was **one of only 19 schools statewide** invited into the MSBA program. 63 School submitted for MSBA Core Program in this period.

- Partnering with the MSBA provides South Hadley access to **substantial state reimbursement** and a proven, collaborative design process.

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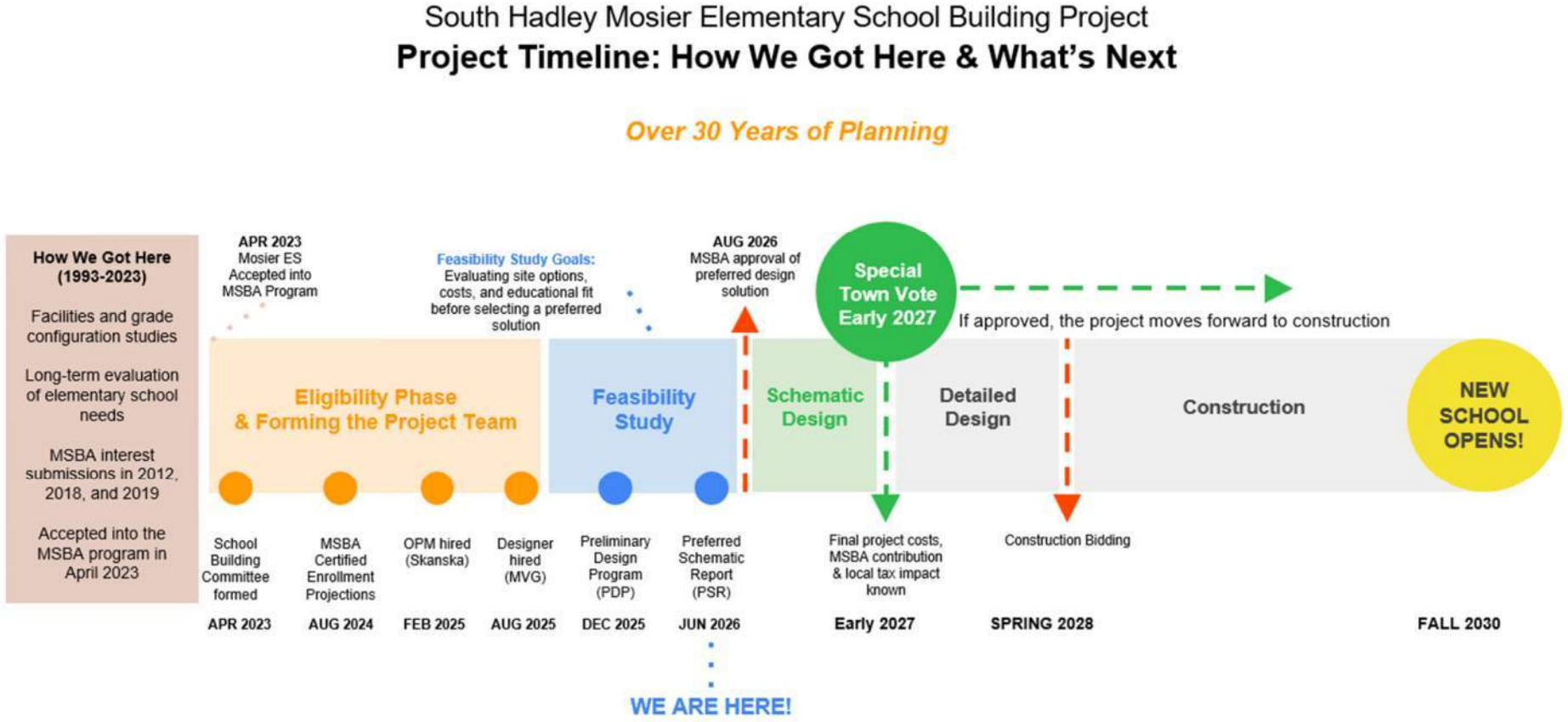
MSBA Core Program Acceptance

Submission Year	Total Core Program Submissions	Submissions Accepted into MSBA Core Program
2019	61	11
2020	71	15
2021	58	17
2022	54	10
2023	**63**	**19**
2024	47	22
2025	27	15

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Schedule Overview



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Existing Conditions Review

- Existing Building and Systems Review
- Site Access, Circulation and Play Areas
- Hazardous Materials Survey Update / Testing
- Geotech Explorations
- Phase I Environmental Site Assessment





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.

Educational Program

Who We Serve & What We Offer

Mosier Elementary School
Leader in Academic Excellence

- Serving grades 1–5 with diverse and growing student needs
- Strong foundation in literacy, math, science, and integrated arts
- Emphasis on social-emotional learning and whole child supports
- Programming includes special education services, counseling, OT/PT, ELL, and intervention supports
- Need for spaces that match program delivery: small-group rooms, specialized spaces, sensory supports
- Increased demand for STEM/STEAM, maker experiences, and hands-on learning

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Educational Visioning

What Our Community Envisions for the Future



- Vision built from faculty, family, student, and community workshops (Sept–Nov 2025)
- Priorities include student-centered learning, flexibility, creativity, and hands-on exploration
- Strong themes: inclusion, accessibility, sensory-friendly design, and whole child wellness
- Desire for flexible classrooms, breakout spaces, and outdoor learning environments
- Need for future-ready spaces supporting
- STEM/STEAM, arts, and interdisciplinary learning
- **Guiding Principles: safe, inclusive, flexible, connected to nature, community hub, sustainable**



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Grade Reconfiguration (Grades 1-5)

- Proposed realignment is part of a broader PK-12 educational vision
  - Skala Early Childhood Center: Grades PK-K
    - Stronger foundations, family supports, and increased access to preschool
  - Unified Mosier Elementary Campus: Grades 1-5
    - Vertical Alignment and consistent interventions and expectations
    - Transition year for 5th grade to prepare expectations for middle school
  - Traditional Middle School Model: Grades 6-8
    - Expanded pre-vocational pathways and clear transition to HS
  - South Hadley High School: Grades 9-12
    - Improved preparation and enhanced vocational programming

The School Committee discussed reconfiguration at the 10/11/23, 10/19/23, 2/4/26 and 5/20/26. The School Committee voted on and unanimously approved both studying the reconfiguration and approving the reconfiguration.

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Early Childhood Learning Center - Skala

- Early Childhood Center serving Pre-K and Kindergarten
  - Stronger focus on pre-reading, pre-writing, and early math skills
  - Full-day Pre-K for four-year-olds entering kindergarten and for students requiring it per their IEP
  - Half-day Pre-K for three-year-olds and younger four-year-olds.
  - On-site extended-day care partnership with YMCA
  - A parent resource center supporting family needs
  - Expanded sensory calm-down, and indoor play spaces
  - Increased opportunities for Pre-K and Kindergarten instructional alignment
  - Greater capacity to expand Pre-K enrollment and Kindergarten flexibility
  - Pre-vocational and vocational Early Childhood pathways for middle and high school students

Unified Grades 1-5 Mosier Elementary School

- Systemwide alignment of curriculum and intervention structures
- Unified Professional Learning Communities (PLCs, learning walks, and coaching cycles)
- Common routines and instructional expectations across all elementary grades
- Expands early intervention, MTSS coherence, and consistent tiered supports
- Better aligns Grade 5 students' developmental and SEL profiles with an elementary setting
- Greater scheduling flexibility and equitable access to STEAM, intervention, and special education services

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Benefits for Grade 5 Students

- A two- or three-teacher team model to introduce deeper subject specialization
- Increase readiness for middle school through mirrored structures that can be introduced throughout the 5th grade year
- SEL support aligned with elementary development stages
- Grade 5 students would begin with Chromebooks only at school at the start of the year gradually transitioning to taking them home and building that responsibility

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Middle School Reconfiguration to 6th-8th

- Additional space for pre-vocational programs (aligned to SHHS pathways)
  - Culinary, Carpentry, Criminal Justice, proposed Early Childhood and Proposed Technology programs
- Increased administrator and counselor oversight in a middle school setting with fewer grades served
- Strengthened advisory programs, executive functioning education, and SEL supports
- A schedule already shifting toward deeper academic blocks including world language access, Family and Consumer Science, and expanded STEM/STEAM opportunities

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South Hadley High School

- High School Alignment and Expanded Pathways
  - Enabling SHHS to expand vocational programming including the introduction of Early Childhood Education supported by on-site fieldwork at Skala Early Childhood Center
  - Creating a coherent sequence of academic and vocational opportunities in Grades 6 through graduation
  - Developing a Technology Vocational program that leverages new digital tools and infrastructure within the proposed Mosier facility to provide students with hands-on experience

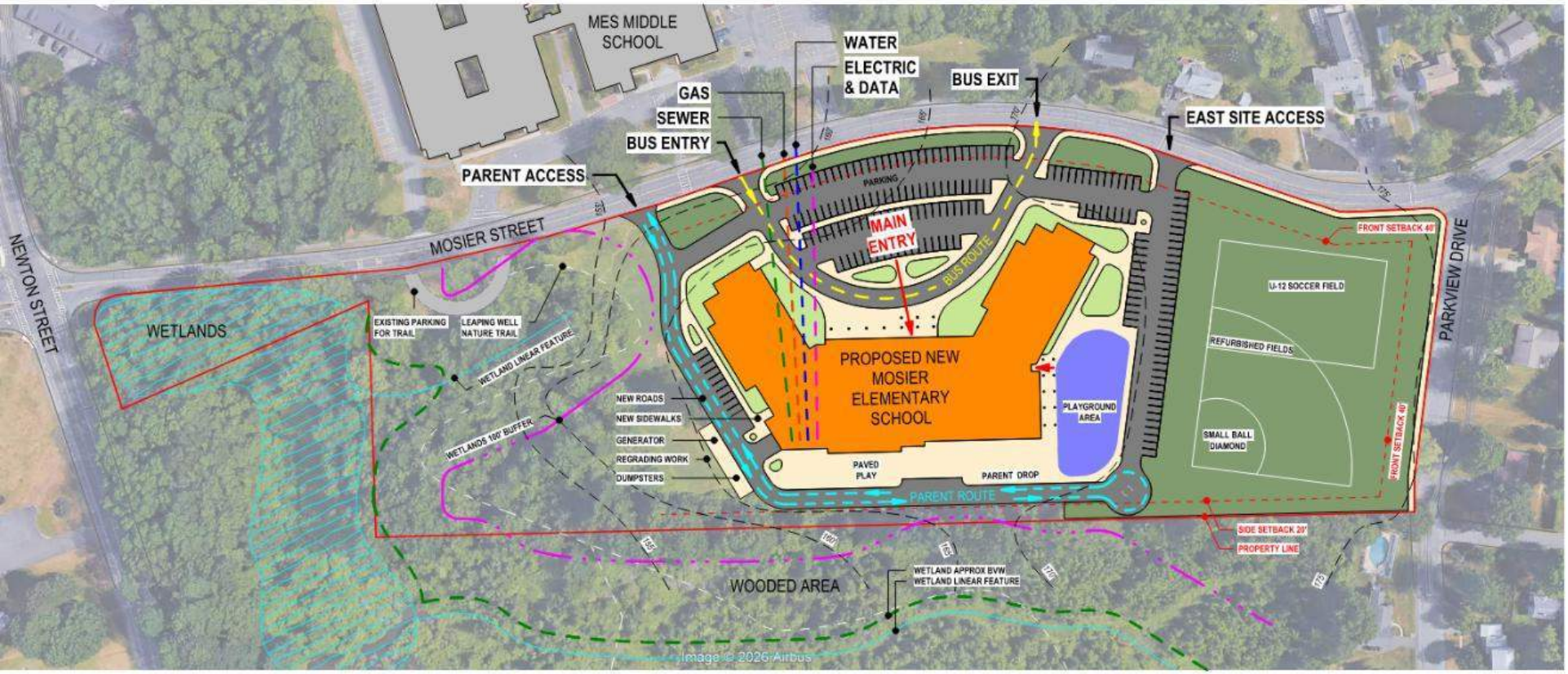
Preliminary Design Alternatives

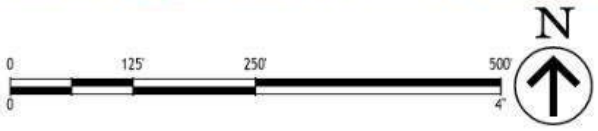
1. Code Upgrades and Repairs
2. Addition/Renovation on Existing Site (Gr. 2 thru 4 – 360 students)
3. Addition/ Renovation on Existing Site (Gr. 1 thru 5 – 590 students)
4. New Construction on Existing Site (Gr. 2 thru 4 – 360 students)
5. New Construction on Existing Site (Gr. 1 thru 5 – 590 students)
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)
8. New Construction on Existing Site “Mosier-on-Mosier” (Gr. 1 thru 5 – 590 students)

ALTERNATIVE #8

GRADES 1-5

New Construction





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ALTERNATIVE #8

GRADES 1-5

New Construction



FIRST FLOOR PLAN

MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- ART/MUSIC/VOCATION
- HEALTH AND PYS. ED.
- DINING AND FOOD SERVICE
- ADMIN/GUIDANCE
- MEDICAL
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- CIRCULATION

Level	Area
LEVEL 1	67,600 SF
LEVEL 2	46,145 SF
Building Total GSF:	113,745 SF

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ALTERNATIVE #8

GRADES 1-5

New Construction



0 20' 40' 80'

0 2"

1" = 40'-0"

SECOND FLOOR PLAN

MSBA CATEGORIES

- CORE ACADEMIC
- CORE ACADEMIC - OPEN
- SPECIAL EDUCATION
- MEDIA CENTER
- ADMIN/GUIDANCE
- CUSTODIAL AND MAINTAINENCE
- OTHER
- TOILETS
- UNOCCUPIED MEP
- UNOCCUPIED STORAGE
- CIRCULATION

Level	Area
LEVEL 1	67,600 SF
LEVEL 2	46,145 SF
Building Total GSF:	113,745 SF

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Total Project Costs

Alterative #8 – Gr. 1-5, Mosier-on-Mosier

Construction Costs - $94.1m

Soft Costs - $18.9m

- Archtectural & Engineering Fees
- OPM Fees
- Furniture and Technology
- Testing
- Moving
- Utility Fees

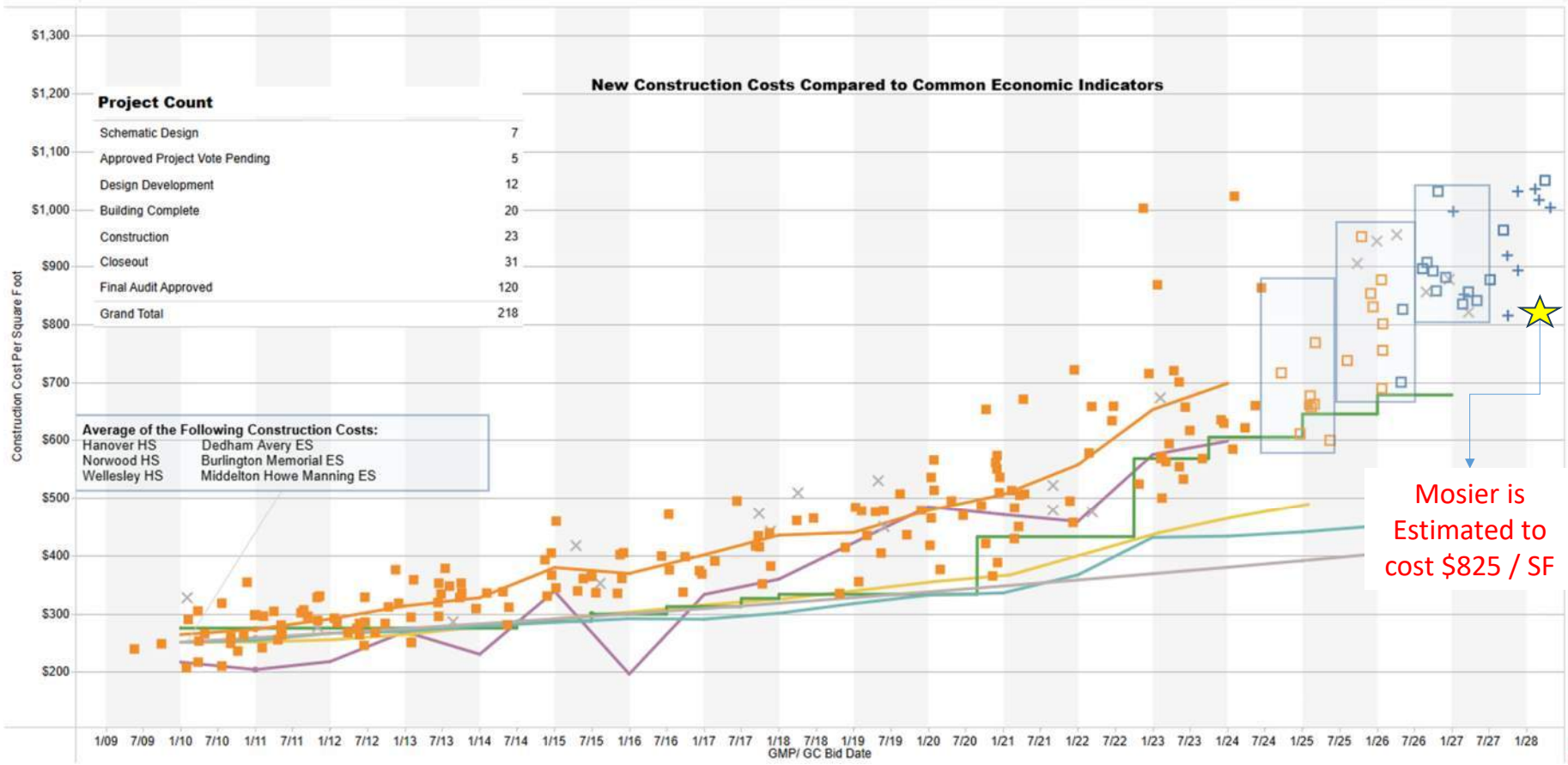
Total Project - $113.0m

The MSBA reimbursement rate is 61.32% of eligible costs. The effective reimbursement rate is typically 15% less than the set rate. Eligible and ineligible costs will be set with MSBA during the Project Scope and Budget Agreement following Schematic Design.

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Mosier Cost Benchmarking



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Feasibility Study Costs

Feasibility Study Cost Update

- Budget: $2,069,465
- Contracts to Date: $1,363,755

Feasibility Study Reimbursement Overview

- Submitted: $697,313
- MSBA Audited: $697,313
- Pending Submission: $101,978
- Ineligible Costs to Date: $739
- Effective Reimbursement Rate: 61.2%
- Reimbursements to Date: $381,548

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Next Steps

- Submit Preferred Schematic Report (PSR) to MSBA in June 2026.
- Updated Cost Estimates for PSR Submission.
- Working Group Sessions with Local Officials and School Departments.
- Procced to Schematic Design with Design Alternative 8.
- Submit Schematic Design to MSBA in October 2026.
- Winter of 2027 Potential Vote to Approve Project Funding.

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Thank you!
Q&A

Visit our project website the latest updates and to sign up for our email distribution list



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Mosier Elementary School

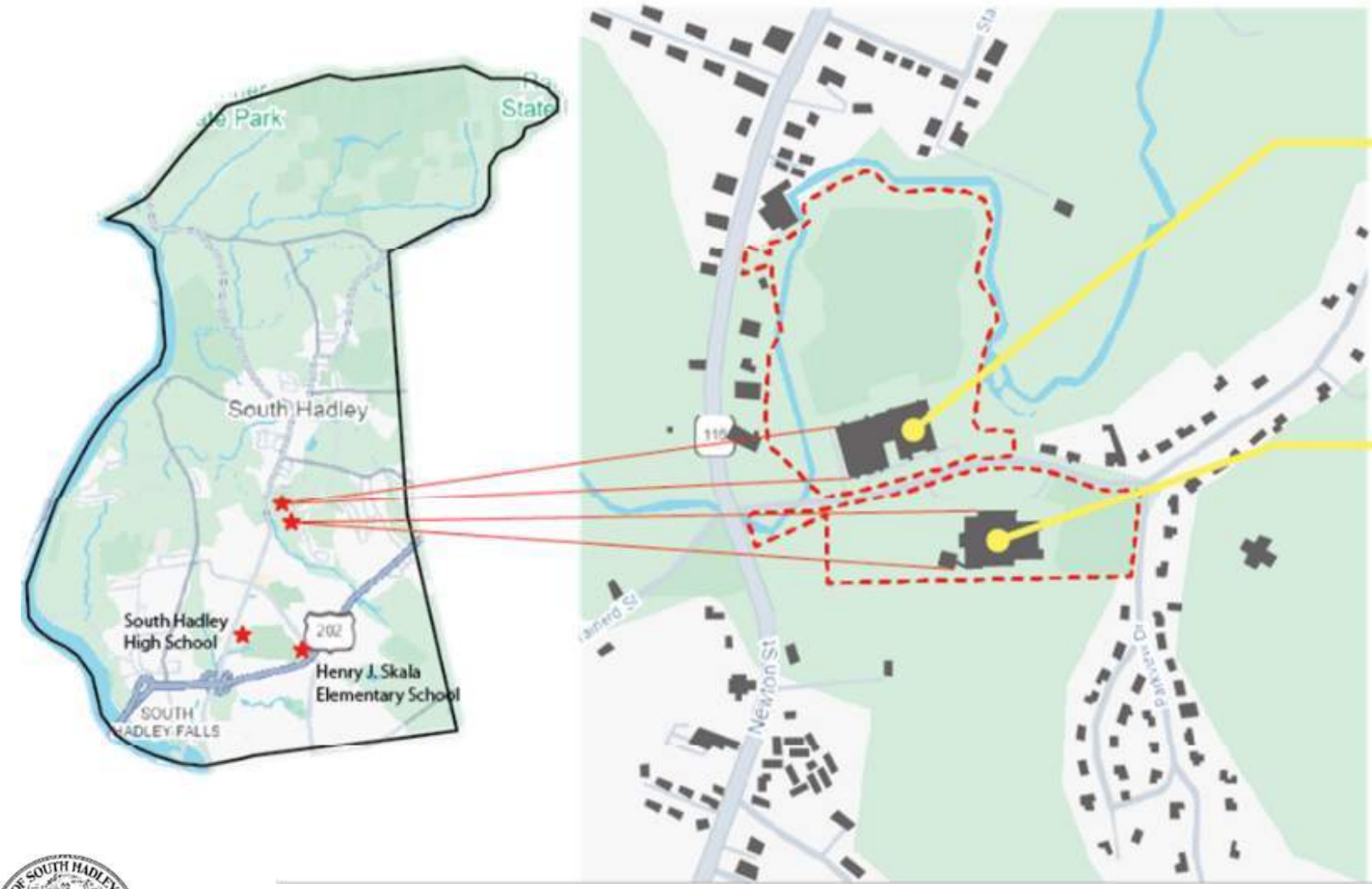
South Hadley, MA

MSBA Facilities Assessment Subcommittee

July 29, 2026



MOUNT VERNON GROUP ARCHITECTS





Michael E. Smith Middle School



Mosier Elementary School

District Map

Elementary Educational Vision: *District's Vision*

Mosier Public Schools Vision Statement

The South Hadley Public Schools is committed to empowering every student through inclusive, flexible, and future-ready learning environments that support the whole child.

We believe & value:

- All students deserve equitable access to rigorous and engaging learning experiences.
- Relationships and belonging are foundational to academic and personal growth.
- Learning should be relevant, interdisciplinary, and adaptable to student needs.

Next Generation Learning Environments

- Flexible classroom and small group spaces that support differentiated instruction and collaboration.
- Grade 1-5 continuity that reduces transitions and fosters consistent support for all learners.
- STEAM integration and project-based learning environments that nurture curiosity and innovation.
- Environments that support the whole child – academically, socially, and emotionally, with spaces for movement, quiet reflection, and creative expression.

Elementary Educational Program:

We believe that students can be provided experiences and opportunities to prepare them for a lifetime of success and happiness.

Educational Needs

- Inclusive, developmentally aligned learning from Grades 1-5 with minimal transitions.
- Space and time for interventions, testing and small-group instruction throughout the day.
- Integration of technology, hands-on STEAM, and pre-vocational exploration.
- Environments that promote the whole child development.
- Opportunities for visible learning, student voice, and authentic work.

Design Responses

- Grade-level learning neighborhoods with break-out rooms for small group support.
- Dedicated STEAM/makerspace and art students connected to outdoor learning areas.
- Flexible classrooms with modern power, lighting and display infrastructure.
- Acoustically appropriate and accessible special spaces.
- Calm zones, sensory rooms and adjacencies that support wellness and inclusion.

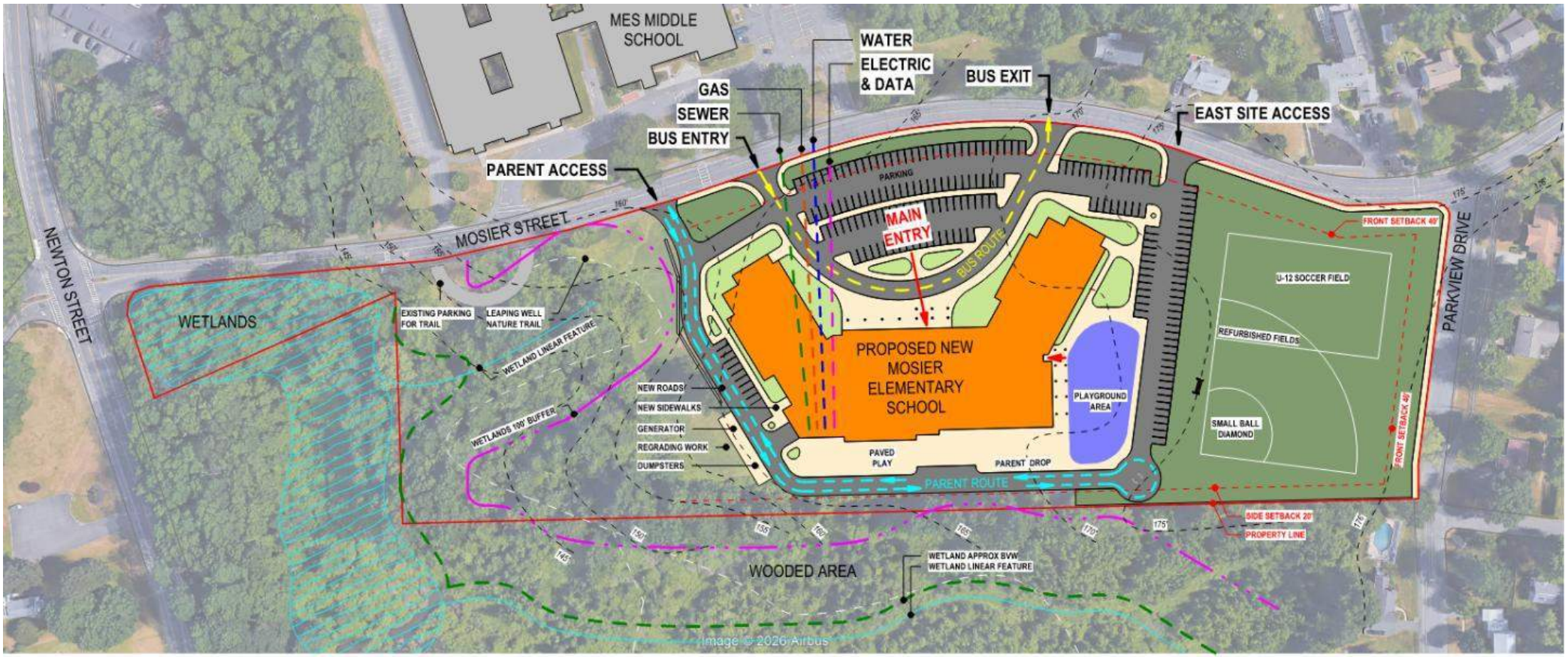
Mosier PSR School Building Committee Meetings
January 14, 2026
January 28, 2026
February 11, 2026
February 26, 2026
March 18, 2026
March 31, 2026
April 15, 2026
April 29,2026
May 11, 2026
May 26, 2026
June 15, 2026
June 24, 2026

Weekly Working Group Meetings
Thursday of Every Week

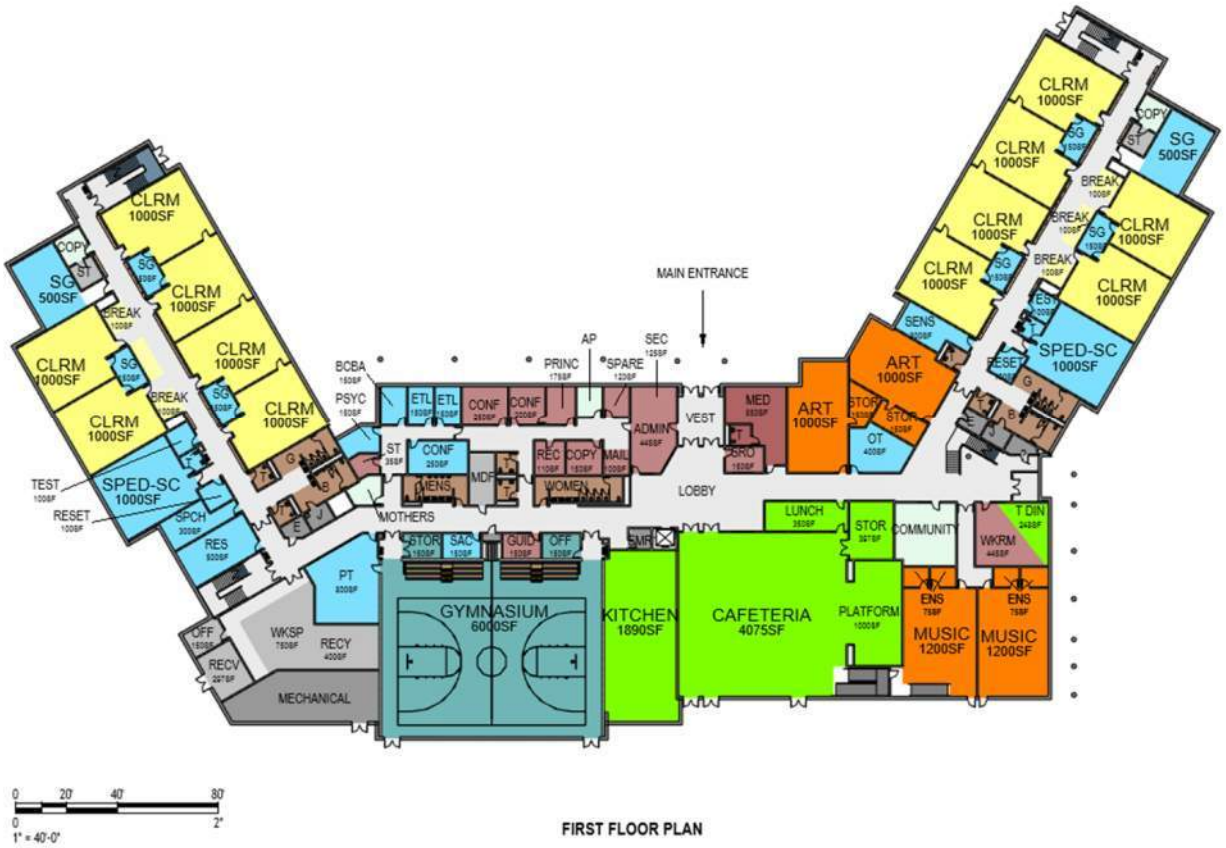
Visioning Workshops
- August 22, 2025
- September 17, 2025
- September 29, 2026
- October 09, 2026
- October 15, 2026
- November 06, 2026

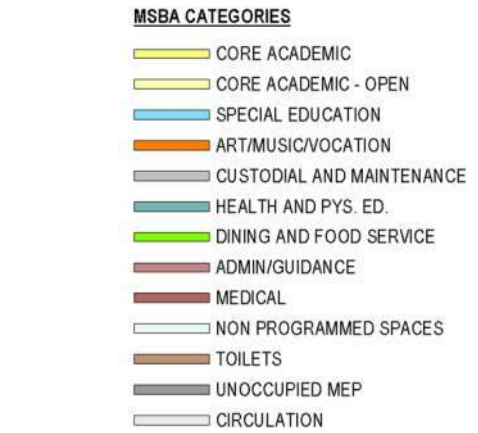
Community Forums
- February 05, 2026
- June 04, 2026

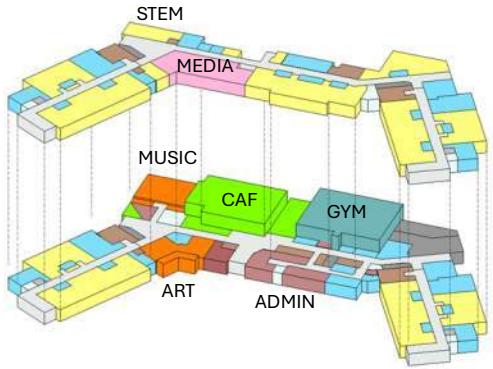
Other Presentations / Outreach
- May 16, 2026 (Buttery Brook Community Event)
- May 18, 2026 (Concert on the Common)
- July 03, 2026 (SH Fireworks)
- July 16, 2026 (Big Rig Day)
- Project Website
- Project Facebook Page
- Flyers at Community Events



Overall Site Plan





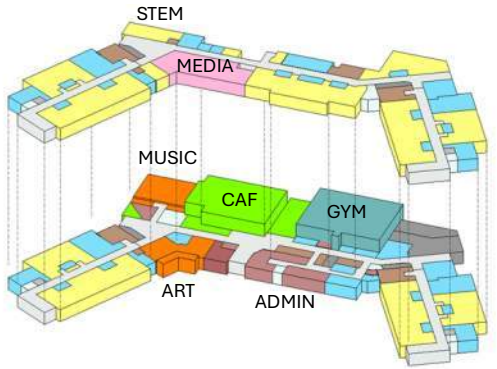


Level 1 Floor Plan

First Floor Plan







Level 2 Floor Plan

Second Floor Plan

Upper Level (Grades 3, 4, 5, Media Center, STEM)

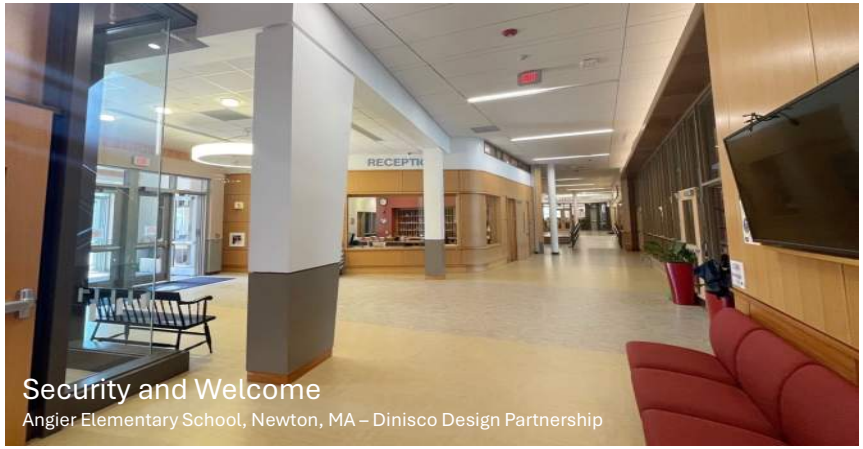
Lower Level (Grades 1, 2, Administration Cafeteria, Gym, Art)



Key Adjacencies

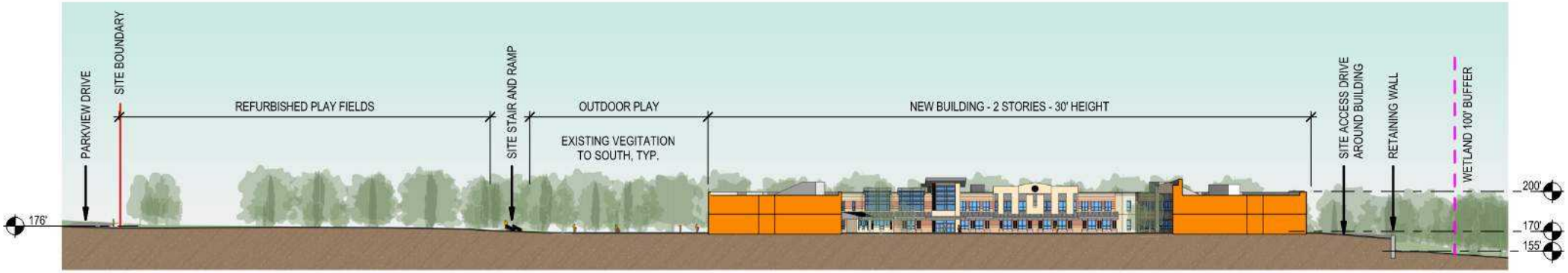








School Character



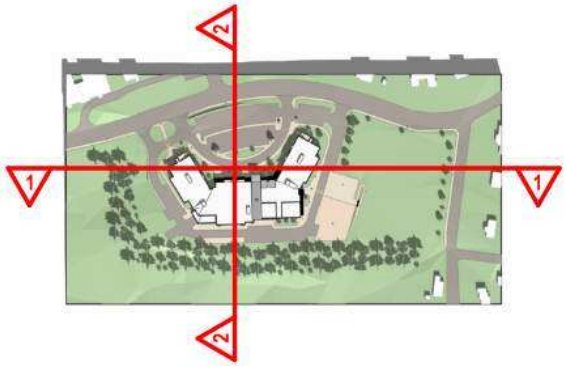
1 SITE SECTION - EAST TO WEST - LOOKING SOUTH

1 : 850



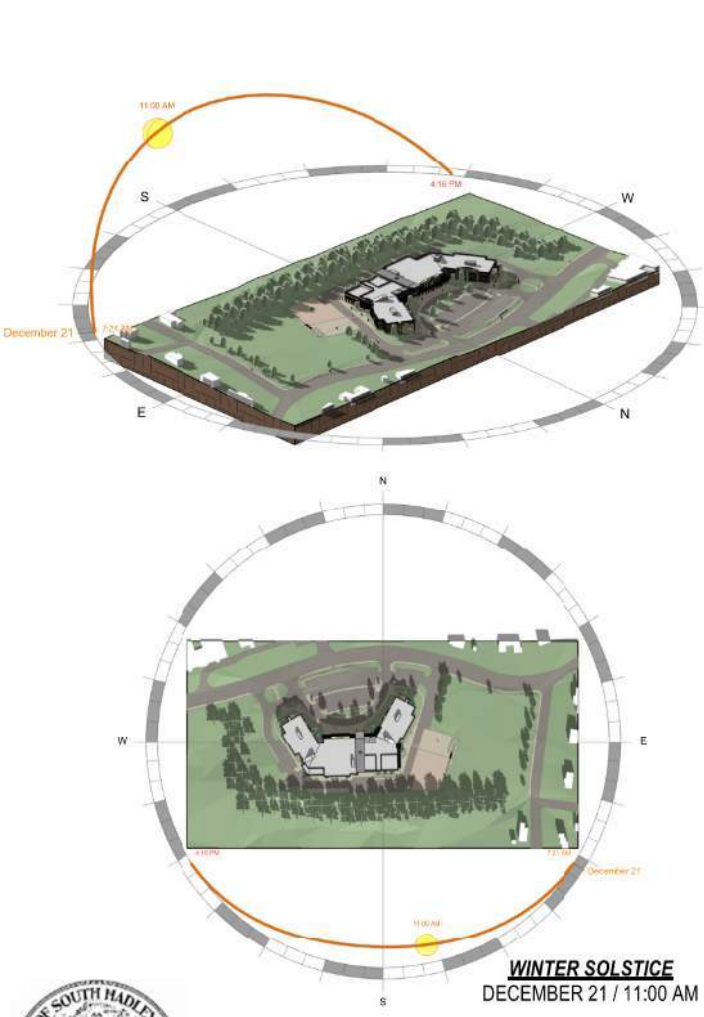
2 SITE SECTION - NORTH TO SOUTH - LOOKING WEST

1 : 850

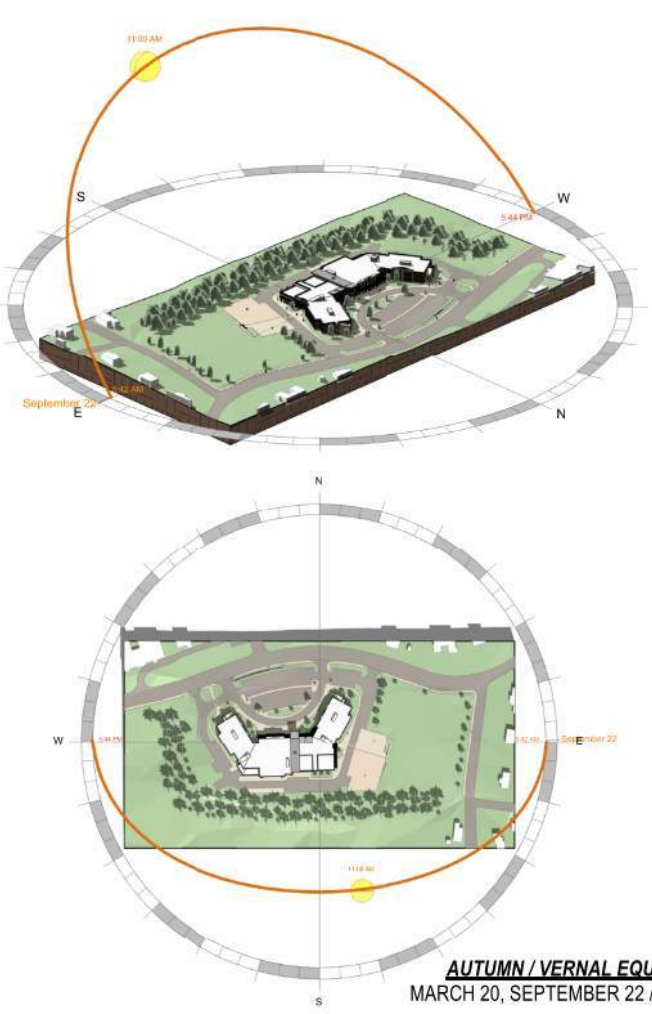


3 KEY PLAN - SITE SECTIONS

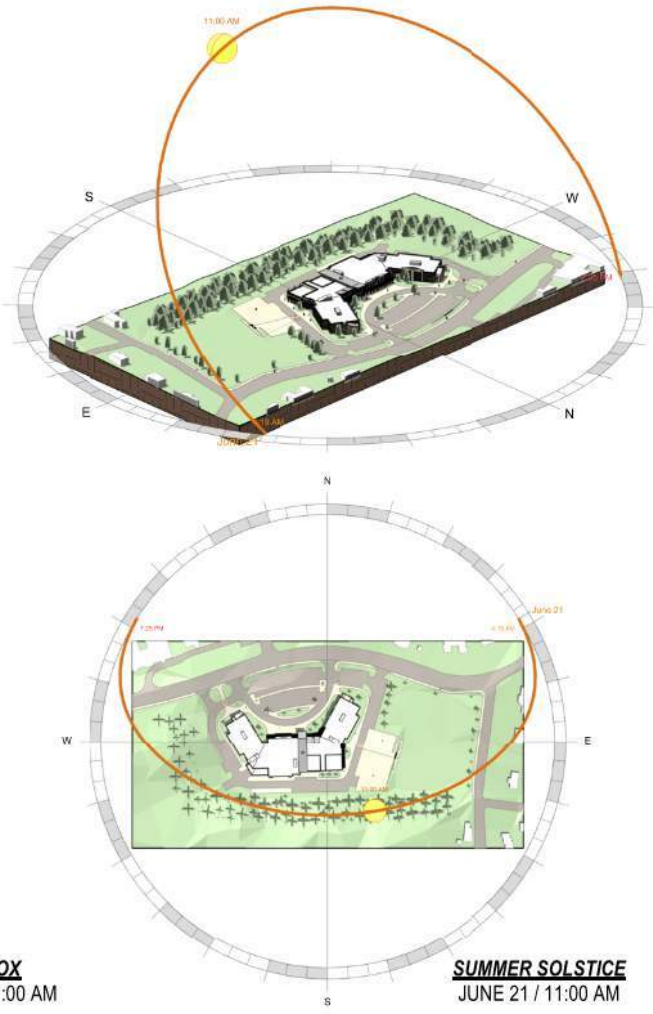
Site Sections



WINTER SOLSTICE
DECEMBER 21 / 11:00 AM



AUTUMN / VERNAL EQUINOX
MARCH 20, SEPTEMBER 22 / 11:00 AM



SUMMER SOLSTICE
JUNE 21 / 11:00 AM

Solar Studies

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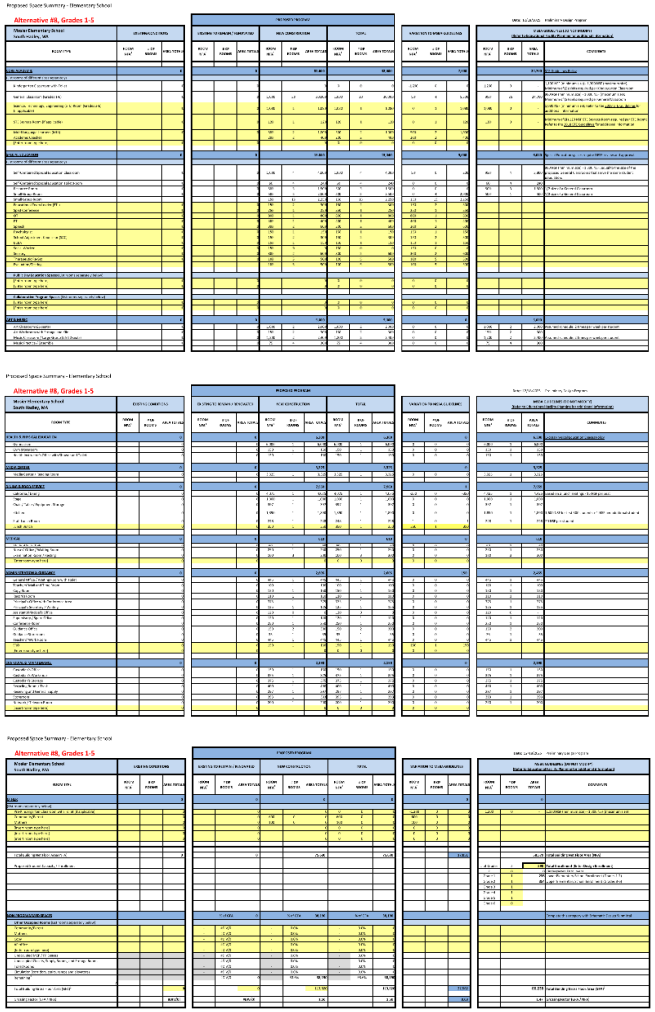
Proposed Massing





Outdoor Learning and Play Areas

	Total	MSBA Guideline	Variation
Core Academic Spaces	32,600	24,700	7,900
Special Education	15,040	6,040	9,000
Art and Music	5,000	5,000	0
Heath and Phys. Ed.	6,300	6,300	0
Media Center	3,325	3,325	0
Dining and Food Service	7,960	7,960	1
Medical	610	610	0
Administration and Guidance	2,605	2,455	150
Custodial and Maintenance	2,190	2,190	0
Other	0	0	0
Total			17,051



Total Net Floor Area: **75,630 sf**

Total Gross Floor Area: **113,820 sf**

Grossing Factor (GFA/NFA) **1.5**

Space Summary Variations

Sustainability

- LEED v4.0 Compliance
- Site / Envelope / MEP Systems & Features
- Durable / Resilient / Low-Maintenance Materials
- Solar Ready Roof

Summary of Preferred Schematic Pricing

= 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 ($)
1 ~ Mosier E.S. Site	62,237 sf	62,237 sf	- sf	$ 24,832,745	$ 47,857,323	$ 59,821,654
(Code Upgrades / Base Repairs)		$ 369.95 $/sf	$ - $/sf		$ 768.95 $/sf	
2 ~ Mosier Site (Gr. 2-4 / 360 Students)	76,025 sf	50,025 sf	26,000 sf	$ 31,525,824	$ 63,694,289	$ 79,617,861
(Small Addition / Full Renovation)		$ 351.38 $/sf	$ 561.18 $/sf		$ 837.81 $/sf	
3 ~ Mosier Site (Gr. 1-5 / 590 Students)	115,775 sf	38,766 sf	77,009 sf	$ 39,892,731	$ 94,298,932	$ 117,873,666
(Small Addition / Full Renovation)		$ 342.04 $/sf	$ 534.31 $/sf		$ 814.50 $/sf	
4 ~ Mosier Site (Gr. 2-4 / 360 Students)	73,494 sf	sf	73,494 sf	$ 31,063,292	$ 71,455,594	$ 89,319,493
(New Construction / Full Demolition)		$/sf	$ 549.60 $/sf		$ 972.26 $/sf	
5 ~ Mosier Site (Gr. 1-5 / 590 Students)	116,790 sf	sf	116,790 sf	$ 36,882,001	$ 95,187,073	$ 118,983,841
(New Construction / Full demolition)		$/sf	$ 499.23 $/sf		$ 815.03 $/sf	
6 ~ Smith Site (Gr. 2-4 / 360 Students)	80,200 sf	sf	80,200 sf	$ 37,456,731	$ 80,947,587	$ 101,184,484
(New Construction / Full demolition)		$/sf	$ 542.28 $/sf		$ 1,009.32 $/sf	
7 ~ Smith Site (Gr. 1-5 / 590 Students)	119,000 sf	sf	119,000 sf	$ 43,783,928	$ 104,796,418	$ 130,995,523
(New Construction / Full demolition)		$/sf	$ 512.71 $/sf		$ 880.64 $/sf	
8 ~ Mosier Site (Gr. 1-5 / 590 Students)	**113,745**		**113,745**	**$ 36,174,295**	**$ 93,210,588**	**$ 114,800,000**
(New Construction/Full demolition)			**$ 501.44**		**$ 819.47**	

** Marked Up Construction Costs*

*** No Construction Contingency*

****** District's Preferred Solution***



PSR Pricing Summary

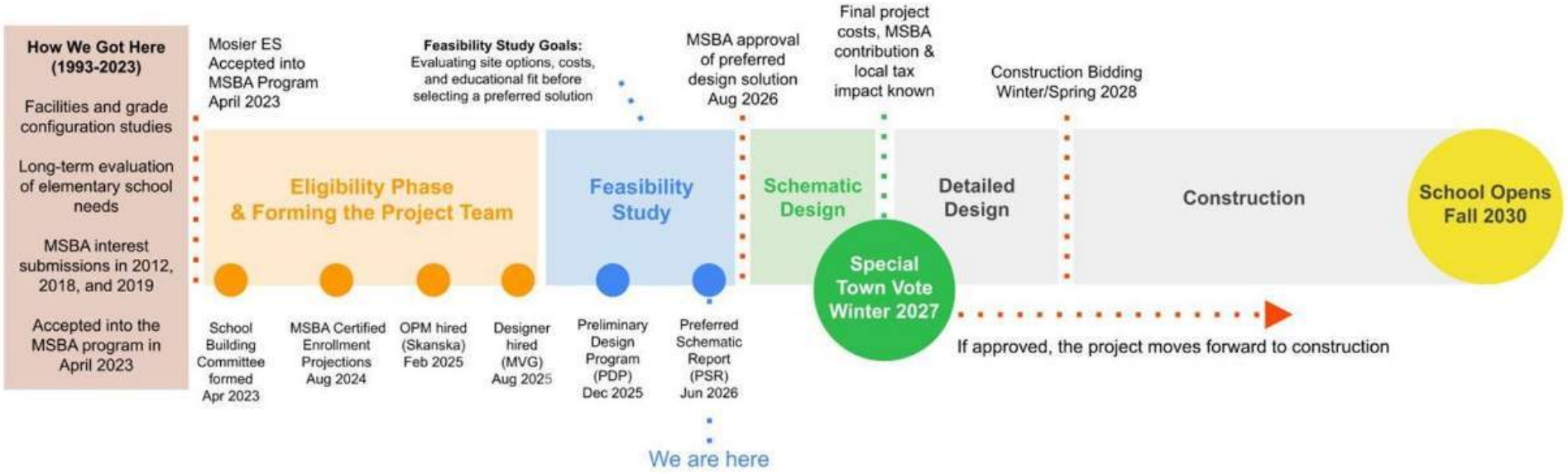
SKANSKA

MVG

South Hadley Mosier Elementary School Building Project

Project Timeline: How We Got Here & What's Next

Over 30 Years of Planning



Thank You



MOUNT VERNON GROUP
ARCHITECTS