

# Mosier Elementary School

South Hadley, MA

## Schematic Design

*September 23, 2026*



# Schematic Design Phase

- Pre-Estimate Meeting with Both Estimators
  - Estimates Due 9/30/26, Reconciliation on 10/2/26
  - VE developed throughout estimate process.
- Updating SD Documents and Narratives
- Upload Schematic Design Documents 10/07/26
- SD Submission to MSBA on 10/22/26



# Value Engineering Recommendations

1. Concrete curbs instead of granite curbs.
2. Asphalt curbs throughout except direct perimeter of building.
3. Removal of entrance curved canopy
4. Removal of student entrance canopy.
5. Porcelain tile in main entrance in lieu of terrazzo
6. Reduce landscape scope by 25%.
7. Change feeder from copper to aluminum.
8. Eliminate new chain link fence around playfields at street sides – keep existing.
9. Synthetic rubber mulch at play areas in lieu of poured surfacing.
10. Reduce tile wainscotting to 4' in height.
11. Remove sidelights at classrooms and include vision panel in doors
12. Remove copy areas from neighborhoods.



# Mosier Elementary | 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                                                    |
| Soft Costs (Architecture, Engineering, Contingency etc.) | \$12.1M                     | Estimated at 30% of construction costs                                                                             |
| Total Cost                                               | \$52.3M                     | Escalation is carried to 2027.                                                                                     |

**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.

# Finance Subcommittee Update

## BUDGET, COMMITTED, SPENT (BCS) REPORT

TOTAL: \$2,069,465 \$1,357,587 66% \$1,075,043 79%

| 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%         | \$205,950.00 | 61%     |
| [ 0002-0000 - A&E - Feasibility Study ] | Owner Cost     | Base_Contract      | \$800,000.00 | \$800,000.00         | 100%        | \$677,962.30 | 85%     |
| [ 0003-0000 - Environmental & Site ]    | Owner Cost     | Base_Contract      | \$400,000.00 | \$219,747.00         | 55%         | \$189,796.13 | 86%     |
| [ 0004-0000 - Other ]                   | Owner Cost     | Base_Contract      | \$519,465.00 | \$2,000.00           | 0%          | \$1,334.37   | 67%     |

- Submitted to MSBA: \$1,075,043
- MSBA Audited: \$819,422
- MSBA Pending Audit: \$255,621
- Audit Complete Pending MSBA Payment: \$20,131
- Ineligible Costs to Date: \$954
- Reimbursement to Date: \$489,672
- Effective Reimbursement Percentage: 61.24 (Reimbursement Rate 61.32%)

# Communications Subcommittee Update

## Upcoming Community Engagement / Meetings

- Communications Subcommittee Meeting on 09/23/26, 9:00 AM
- SBC – Next Meeting on 10/07/26, 5:15 pm
- SBC – Next Meeting on 10/14/26, 5:30 pm
- Communications Subcommittee Meeting on 10/15/26, 9:00 AM
- Invoice Process Review Subcommittee Meeting on (TBD for October)
- SBC – Next Meeting on 11/18/26, 5:30 pm

## Tabling Opportunities at Community Events (Volunteers Needed):

- Fall 2026 Community Outreach Events
- Back to School Open Houses:
  - SKALA on 09/24/26, 5:30 – 7:00 pm (Diane & Elizabeth)
  - MESMS on 09/29/26, 6:00 – 8:00 pm (Tracie)
  - MOSIER on 09/29/26, 4:30 – 6:00 pm (Rudie & Tracie)

## Update on ongoing outreach:

- Tax inserts have been approved logistics finalized with the Town of South Hadley to be included in Q2, 2027 tax bill.
  - Approximately 5814 Real Estate Bills to be mailed on 10/01/26
  - Approximately 198 Personal Property Bills to be mailed on 10/01/26
- Project update (Coffee, Cookies & Conversation) at Council on Aging, project team *is scheduled to present*:
  - Project Introduction / Overview on 10/08 at 1:00 PM
  - Revised Cost Overview on 11/19 at 1:00 PM
  - Lisa Wong to meet with seniors at SH COA on 09/26 and will bring one pagers with her for distribution. (attended on 09/08/26 also)
- Public Meetings & Outreach Tracker added to project website:
  - [Meetings Outreach Timeline update 09172026](#)
- Coordinating with South Hadley Community Television
  - Mosier Tour Video by Dan Pease and narrated by former SHPS students



# Mosier Elementary School Project



Revised formatting  
to 8.5 x 11 for  
printing purposes



## MSBA Partnership

- The Massachusetts School Building Authority (MSBA) helps communities build and renovate high-quality, cost-effective, and energy-efficient schools.
- South Hadley applied three times before Mosier Elementary School was accepted into the highly competitive MSBA Core Program.
- In 2023, Mosier Elementary School was selected as one of only 19 schools statewide from 63 applicants to enter the MSBA process.
- The MSBA is expected to reimburse approximately half of eligible project costs, helping to significantly reduce the local share for South Hadley taxpayers.
- Once a final project cost is determined, **the new school building project will need town approval through a ballot question, with a vote expected on April 13, 2027**



Stay Informed, Get Involved.

**Vote on April 13, 2027**

Visit our website to learn more about the Mosier Elementary School Building Project's "Why Now", "Existing Conditions", and "Educational Plan".

<https://www.southhadleyschools.org/our-schools/south-hadley-elementary-building-project/home>  
or Scan the QR



SCAN ME

Stay Connected

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SKANSKA



# Thank You



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