# Mosier Elementary School

South Hadley, MA

## Schematic Design
## School Building Committee

*October 7th, 2026*

MOUNT VERNON GROUP ARCHITECTS

SKANSKA



# Schematic Design Phase

- Upload Schematic Design Documents 10/07/26
- SD Submission to MSBA on 10/22/26
- Board Meeting for SD Approval on 12/09/26

# Project Budget Overview

| Budget Item | Cost |
|---|---|
| Soft Costs | $18,027,588 |
| Construction | $94,291,397 |
| Contingencies | $3,009,018 |
| Total Project Cost | $115,328,003 |
| Estimated District Share | $52,778,489 |

* Escalation carried to spring 2028 bid
** Estimated District share is based on ineligible space provided at PSR submission from MSBA and includes 4 points for “Green Schools” and 1.81 points for maintenance.
*** Construction contingency is 2% of construction costs and Owner contingency is 1% of total project costs.
**** The estimate cannot account for future unforeseen costs such as tariffs.

# Value Engineering Recommendations

1. Concrete curbs instead of granite curbs..... $283,230
2. Asphalt curbs throughout except direct perimeter of building.....$377,813
3. Removal of entrance curved canopy.....$524,926
4. Removal of student entrance canopy.....$63,626
5. Porcelain tile in main entrance in lieu of terrazzo.....$106,454
6. Reduce landscape scope by 50%.....Pending
7. Change feeder from copper to aluminum.....$194,860
8. Eliminate new chain link fence around playfields at street sides – keep existing..$33,615
9. Synthetic rubber mulch at play areas in lieu of poured surfacing.....$236,633
10. Reduce tile wainscotting to 4’ in height.....$113,164
11. Remove sidelights at classrooms and include vision panel in doors.....$133,988
12. Remove copy areas from neighborhoods.....$9,450

**Total Value Engineering: $2,077,264**

# 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.

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# 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: $1,075,043
- MSBA Pending Audit: $0.00
- Audit Complete Pending MSBA Payment: $156,746.80
- Ineligible Costs to Date: $954
- Reimbursement to Date: $501,885
- Effective Reimbursement Percentage: 61.24 (Reimbursement Rate 61.32%)
- Estimated savings of $500,000 in feasibility study.

# Communications Subcommittee Update

## Upcoming Community Engagement / Meetings

- SBC – Next Meeting on 10/14/26, 5:30 pm (virtual)
- Communications Subcommittee Meeting on 10/15/26, 9:00 AM
- Invoice Process Review Subcommittee Meeting on 10/15/26 (time TBD)
- Communications Subcommittee Meeting on 11/05/26, 9:00 AM
- Invoice Process Review Subcommittee Meeting on 11/16/26 (time TBD)
- SBC – Next Meeting on 11/18/26, 5:30 pm
- Communications Subcommittee Meeting on 11/19/26, 9:00 AM

## Tabling Opportunities at Community Events

Volunteers Needed:

- Fall 2026 Community Outreach Events
  - In Process of scheduling recurring “Mosier in 30 Minutes” events to coincide with Comms Subcommittee Meeting dates

## Update on ongoing outreach:

- 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 also met with seniors at SH COA on 09/08 and 09/26 and brought one pagers with her for distribution.
- Tax inserts have been included with mailings for Town of South Hadley Q2, 2027 tax bills.
  - Approximately 5814 Real Estate Bills were mailed on 10/01/26
  - Approximately 198 Personal Property Bills were mailed on 10/01/26
- 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

# Strategic Plan for Community Outreach

**Mosier in 30 Minutes**

- Building tours
- Community information sessions
- Lunch & Learns
- Open houses
- Project information tables
- Q & A Sessions
- Virtual presentations
- And **record presentations when possible** so someone who couldn't attend can watch it later. Add recordings to project website as a record.

**Reaching Different Generations**

- Cable-access programming
- Community bulletin boards displaying one pagers with QR code linked to project website at Coffee Shops, Housing Centers, Libraries, Local Colleges, SH Public Schools, Senior Center, Town Hall and other public spaces.
- Digital Opportunities:
  - Inclusion within already established newsletters distributed by SHPS, Town of South Hadley and community organizations, Facebook / Instagram posts with QR code linked to project website
- Local Newspaper
- Printed Fact Sheets and / or QR cards available at community events and sporting events.
- PTA / PTO presentations
- School – community and parent information sessions
- Senior Center presentations
- Young-adult / community organizations


MOSIER ELEMENTARY SCHOOL




MOSIER ELAMENTARY SCHOOL







# Thank You



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