Mosier Elementary School

South Hadley, MA



Community Meeting at South Hadley Senior Center

November 19, 2026

MOUNT VERNON GROUP ARCHITECTS

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From Vision to Reality: The Mosier Elementary School Building Project

- Two - Part Community Series: Mosier Elementary - Project Overview & Cost

- **October 8 — Part 1: The Project & the Vision**
  An Introduction and Overview of the Mosier Elementary School Building Project

- **November 19 — Part 2: Understanding the Investment**
  A Look at Project Costs, Funding & Financial Considerations

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Introductions

- **School Committee Members:**
- **Diane Mulvaney**, School Building Committee Chair, Community Member (experience in architecture, construction and/or engineering)
- **Jennifer Voyik**, Superintendent, South Hadley Public Schools
- **Lisa Wong**, Town Administrator, Town of South Hadley

- **Project Team Members:**
- **Nicholas Lobik,** Senior Program Manager, Skanska
- **Lynn Banach,** Assistant Program Manager, Skanska
- **Chris LeBlanc,** Senior Associate, Mount Vernon Group Architects
- **Doug Lake,** Architect, Mount Vernon Group Architects

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

South Hadley Mosier Elementary School Building Project

Project Timeline: How We Got Here & What's Next

Over 30 Years of Planning

How We Got Here (1993-2023)

Facilities and grade configuration studies

Long-term evaluation of elementary school needs

MSBA interest submissions in 2012, 2018, and 2019

Accepted into the MSBA program in April 2023



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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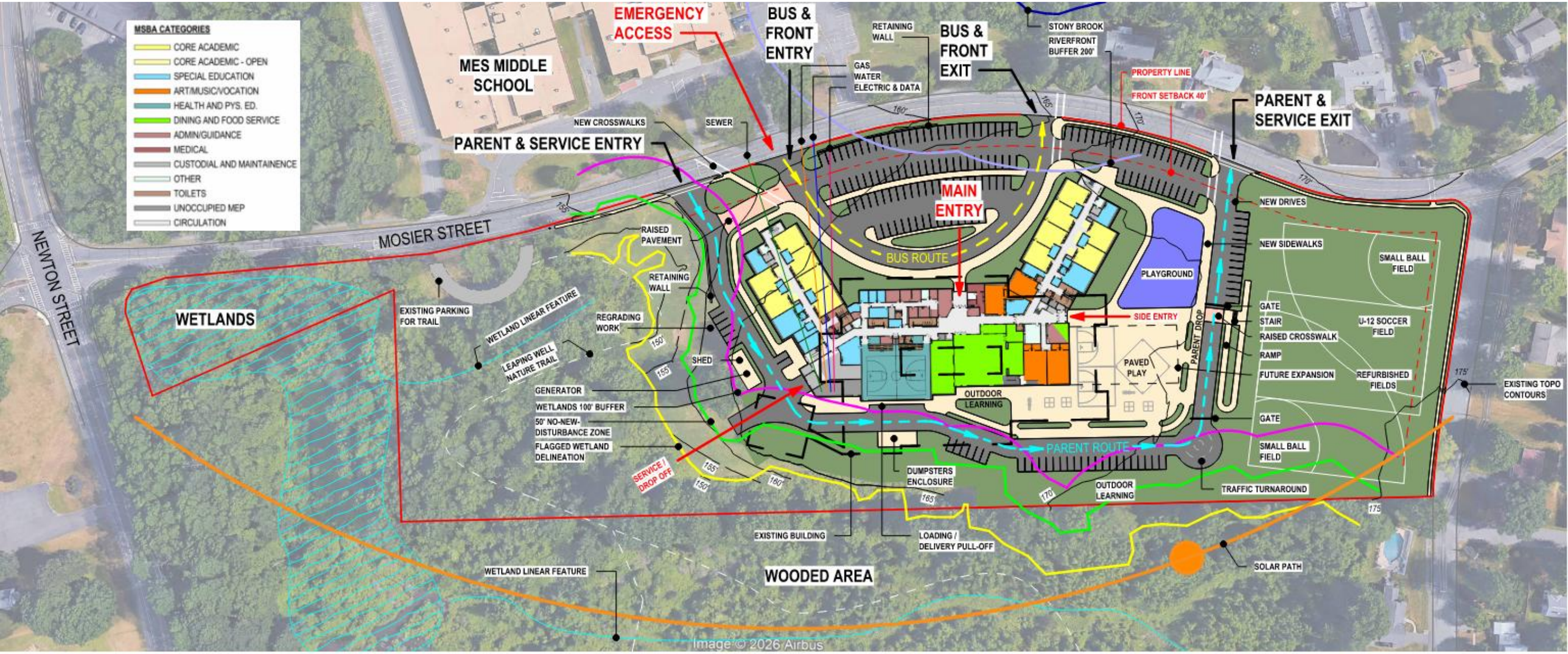

BUS QUEUE = APPROX. 390', 8 FULL SIZE
PARENT QUEUE = APPROX. 1100', 50 VEHICLES
PARKING = APPROX. 170 SPACES

0 125' 250' 500'

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Overall Site Plan

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Preferred Design #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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Preferred Design #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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Mosier Project Costs

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.

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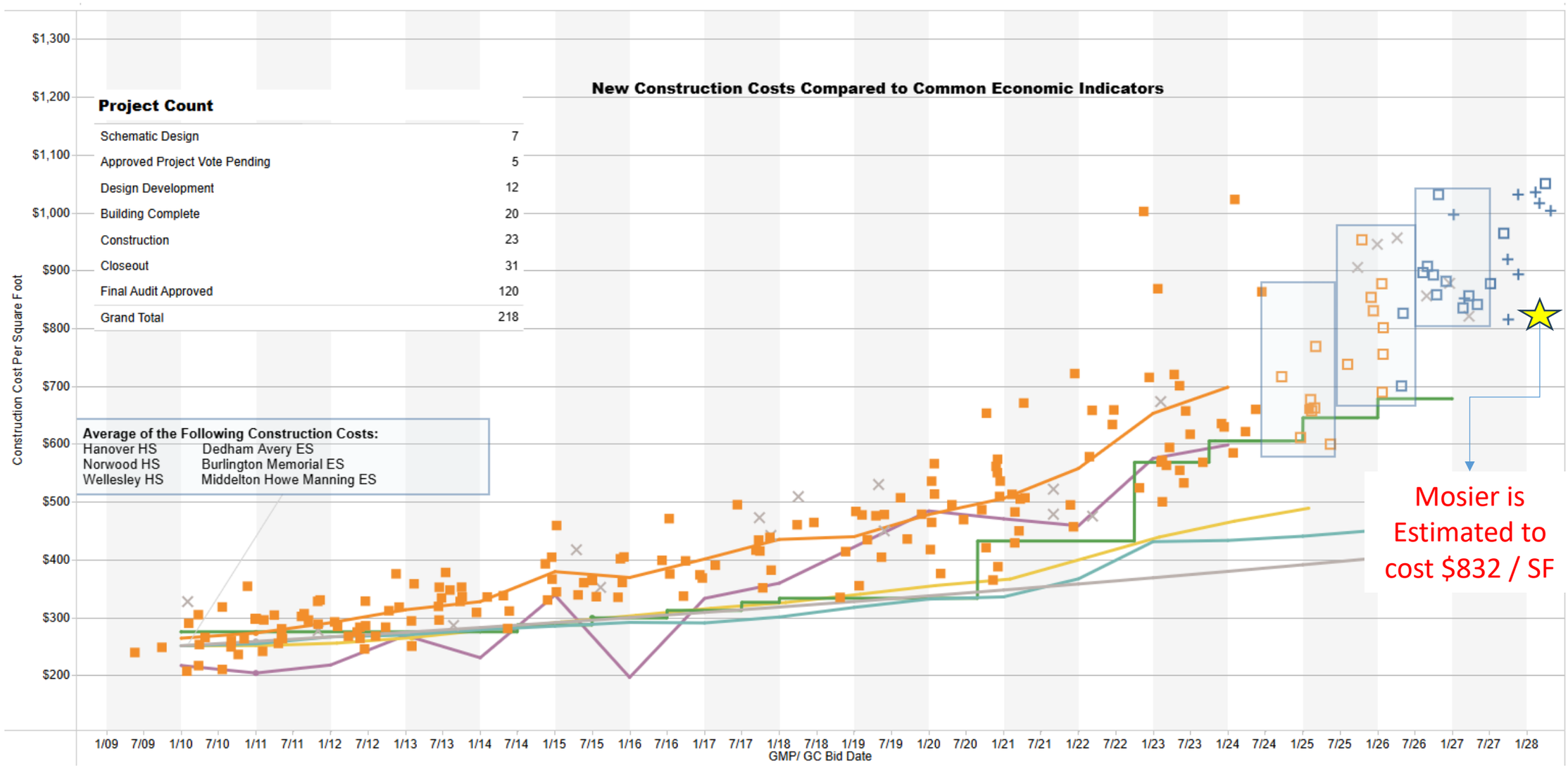
Mosier Cost Benchmarking



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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.

South Hadley Public Schools
Leader in Academic Excellence


MOSIER ELEMENTARY SCHOOL




MOSIER ELAMENTARY SCHOOL







Next Steps

- MSBA Board Meeting December 9th
- Vote Dates –
  - Special Town Meeting 2/23/27
  - Town Election 4/13/27

Stay Informed, Get Involved

- Together, we're building more than a new school, we're investing in the future of South Hadley. Thank you for being part of the journey!

- Sign up here for our Email Distribution to be notified of community meetings and school tours.
  - https://forms.office.com/e/CYd7CiW272

- Community members are encouraged to visit the project website for:
  - Project updates
  - Meeting materials
  - Community forum recordings
  - Upcoming events

Scan for Project Website

https://www.facebook.com/SouthHadleySchools

shbuilds@shschools.com

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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

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