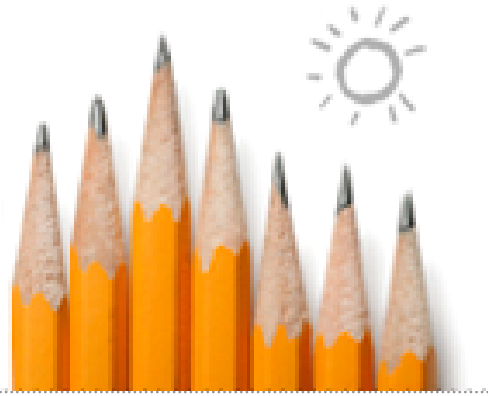


Facilities Assessment Subcommittee Meeting

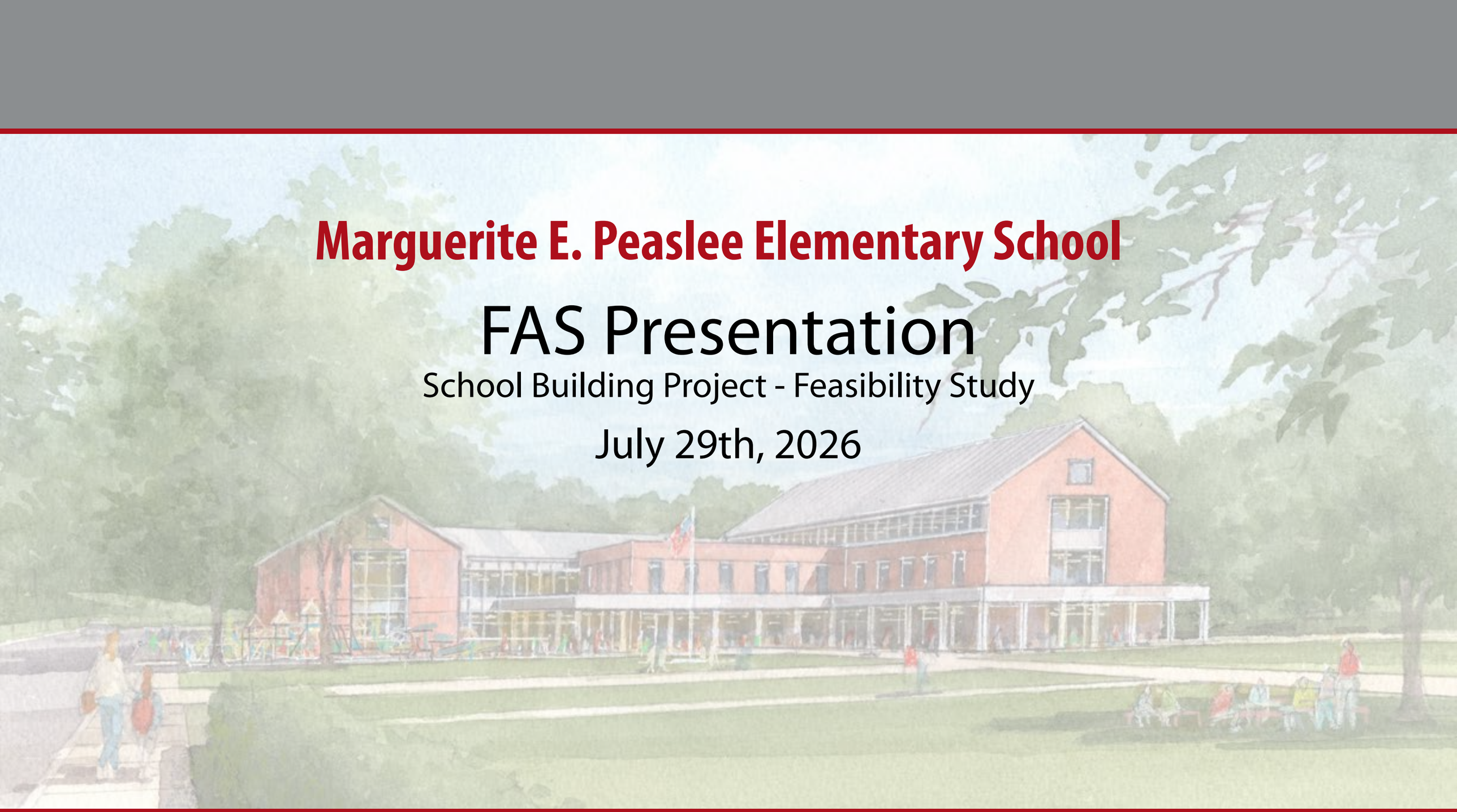
July 29, 2026

Marguerite E. Peaslee Elementary School

FAS Presentation

School Building Project - Feasibility Study

July 29th, 2026



NORTHBOROUGH'S NEIGHBORHOOD PUBLIC SCHOOLS

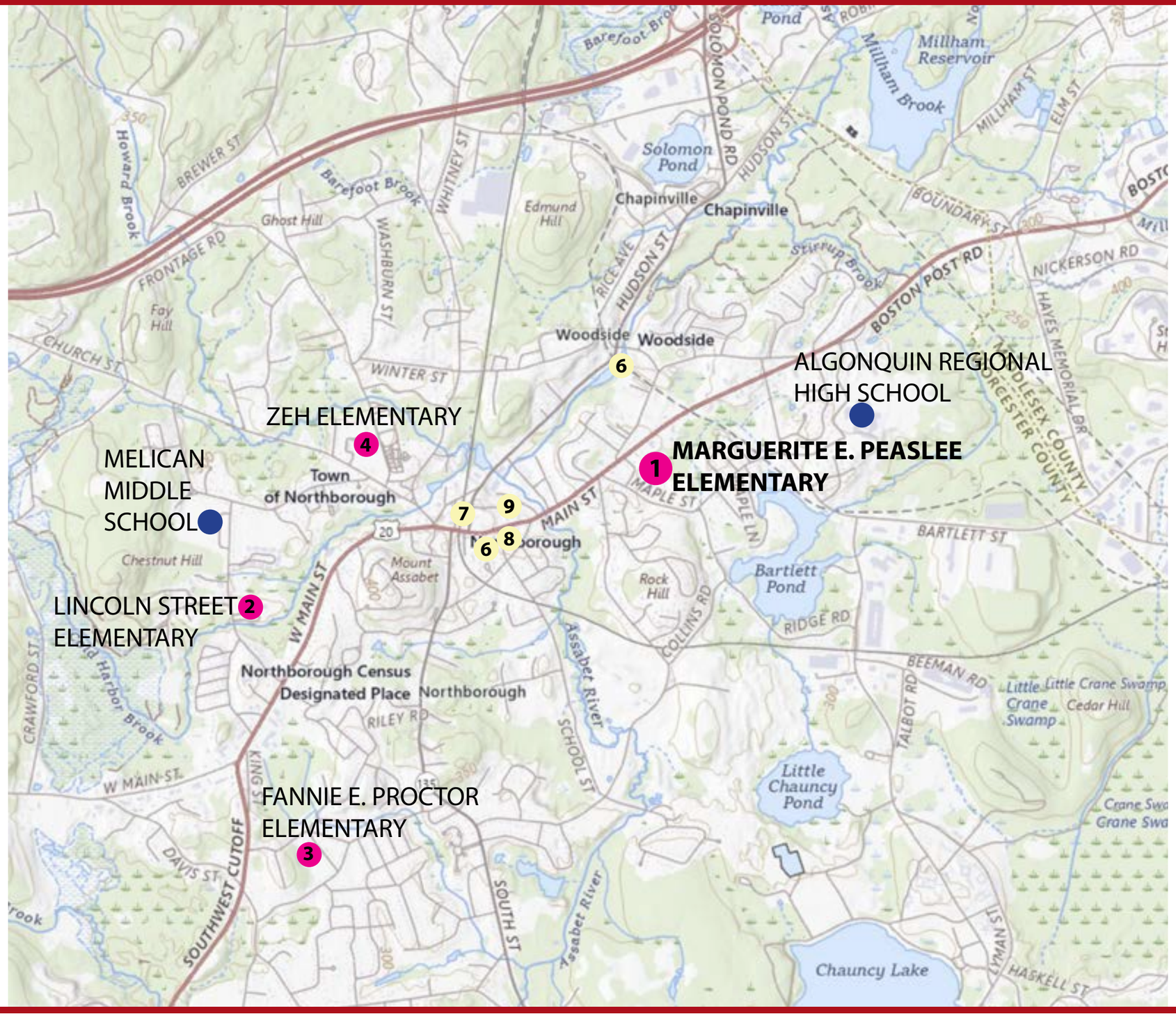




















NORTHBOROUGH'S EDUCATIONAL VISION

CORE ACADEMICS

- Learning Neighborhoods with dedicated resource hub.
- STE taught in versatile general classrooms with dual sinks.
- Flexible, adaptable spaces to support innovation in education
- Spaces that support equitable access and inclusivity through flexible modes of teaching and learning

SPECIAL EDUCATION

- Distributed between Learning Neighborhoods for access and inclusivity.
- Specialized support spaces needed more than SpED classrooms (CASTLE Program is exception)

ART & MUSIC

- Music: A spacious, adaptable area that is carpeted, with ceilings higher than standard to facilitate a range of activities.
- Stage to double as second music room / practice.
- Visual Art: A spacious, open area with a rug for whole-class discussions and activities.

HEALTH & PHYSICAL EDUCATION

- Gymnasium / OT / Adaptive PT in close proximity

OVERARCHING PROJECT GOALS & PRIORITIES

Sustainability

An academically, financially, and environmentally sustainable building. A logical and efficient building. Long-term adaptability.

Recreation, Play and Athletics

Age-appropriate
Playgrounds
Soccer
Basketball
Baseball

Inclusion + Community

Supporting a climate of belonging, community, connection, and well-being. Flexible, adaptable space to support equitable and active access.



Educating + Learning

Students and teachers are at the heart. Spaces and instructional practices that support innovation in education. Opportunities for outdoor and indoor connection.

Safety and Security

Central , one point access with designated bus and vehicular drop-off. Separate parking and entry for Pre-K. Mindful planting to enable 360 views of all grounds.

MEDIA CENTER

- Hub of creativity and innovation, offering a vast, flexible area designed for multifunctional use for students and faculty.
- Feature a collection of materials that mirrors a diverse society, supporting inclusive learning experiences.

DINING & FOOD SERVICE

- Cafeteria to double as Auditorium with stage, adjacent kitchen, etc.

ADMINISTRATION & GUIDANCE

- Flexible professional learning spaces for varying size groups

CUSTODIAL & MAINTENANCE

- Resilient materials to reduce long term maintenance.

OTHER / PRE-KINDERGARTEN

- Separate Learning Neighborhood for district-wide PK Program
- Separate drop-off / Entry
- Age-appropriate outdoor play area

VARIATIONS FROM MSBA SPACE SUMMARY

Throughout the PSR phase there has been a collaborative effort with the Academic Leadership Team, Northborough teachers and staff and the School Building Committee.

Core Academic: *Summary: There is an overall increase in this category by 770 nsf.*

A-1 | Kindergarten: Two kindergarten classrooms are required. This is a 1,200 sf reduction from the MSBA default template.

A-2 | General Classrooms: Twelve general classrooms are required. This is a 770 sf increase from the MSBA default template.

A-3 | ELD Classroom: This is a specific program required to satisfy program delivery. This is a 500 sf addition to the MSBA template. Refer to the educational program for rationale.

A-4 | Math Specialist: This is a specific program required to satisfy program delivery. This is a 200 sf addition to the MSBA template. Refer to the educational program for rationale.

A-5 | ELA / Reading Specialist: This is a specific program required to satisfy program delivery. This is a 500 sf addition to the MSBA template. Refer to the educational program for rationale.

Special Education: *Summary: The overall space allowance aligns with within the MSBA default template in this category.*

B-1 | Self-Contained Classroom: One classroom is required for the district's CASTLE program. This is a 1,915 sf reduction from the MSBA default template.

B-2 | Self-Contained Toilet: One toilet is required for the district's CASTLE program. This is a 120 sf reduction from the MSBA default template

B-3 | Resource Room: One resource room is required in lieu of two on the default template. This is a 500 sf reduction from the MSBA default template.

B-4 | Small Group Room: One classroom is required 250 sf are required. This is a 500 sf increase from the MSBA default template

B-5 | Occupational Therapy/ Adaptive PE: One space at 660 sf is required for the district's program. This is a 660 sf increase from the MSBA default template.

B-6 | Physical Therapy: One space at 675 sf is required for the district's program. This is a 675 sf increase from the MSBA default template.

B-7 | Speech and Language Pathologist: One space at 150 sf is required for the district's program. This is a 150 sf increase from the MSBA default template.

B-8 | Calming Space: One space at 100 sf is required for the district's program. This is a 100 sf increase from the MSBA default template. Refer to district's Educational Program for rationale.

B-9 | Team Chair: One space at 150 sf is required for the district's program. This is a 150 sf increase from the MSBA default template. Refer to district's Educational Program for rationale.

B-10 | School Psychologist: One space at 150 sf is required for the district's program. This is a 150 sf increase from the MSBA default template. Refer to district's Educational Program for rationale.

B-11 | Behavioral Analyst: One space at 150 sf is required for the district's program. This is a 150 sf increase from the MSBA default template.

Art & Music: *Summary: The overall space allowance aligns with within the MSBA default template in this category.*

C-1 | Music Practice: This space is not required to satisfy district's needs.

C-2 | Music Storage: One space at 150 sf is required for the music program.

Health and Physical Education / Media Center / Dining and Food Service / Administration and Guidance / Custodial and Maintenance: *Summary: The category aligns with within the MSBA default template.*

Other: *Summary: There is an overall increase in this category by 7500 nsf.*

D-1 | Pre-Kindergarten Classrooms: Five spaces at 1,200 sf is required for the district's program. This is a 6,000 sf increase from the MSBA default template.

D-2 | PK Office Suite: This space comprises of an office and nurse at 500 sf to satisfy district's requirements. This is a 500 sf increase from the MSBA default template.

D-3 | PK Food Service: One space at 500 sf is required for the district's program. This is a 500 sf increase from the MSBA default template. Refer to district's Educational Program for rationale.

D-4 | PK OT/PT: One space at 500 sf is required for the district's program. This is a 500 sf increase from the MSBA default template.

Total Building Net Floor Area: *Summary: There is an overall increase in this category by 8,270 nsf.*

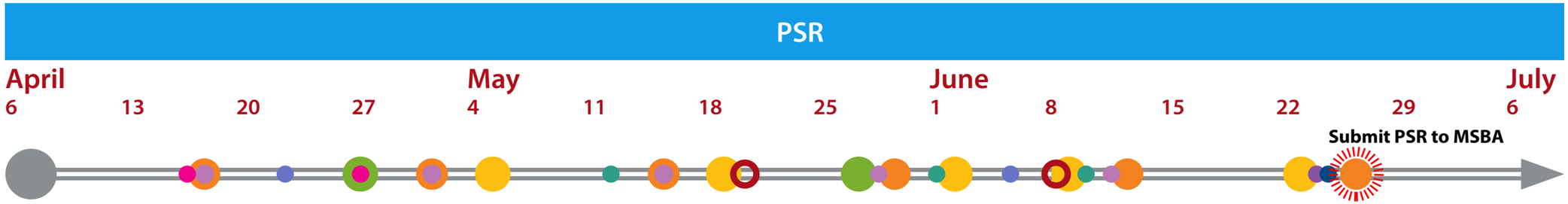
E-1 | Total Net Floor Area: The building is 47,598 nsf.

Non-Programmed Space

F-1 | Total Building Gross Area: The building has a total gross area of 71,000 gsf.

F-2 | Grossing Factor: A grossing factor of 1.49 is appropriate for an elementary school.

MEETINGS & COMMUNITY OUTREACH EVENTS



SBC Meetings

Leadership Meetings

Subcommittee Mtgs:

- **Communications**
- **Sustainability**
- **Design**
- **Finance**

Community Outreach:

- **Community Forums**
- **Targetted Outreach**

Other Mtgs:

- **DPW Review**

Costing:

- **Update to/from Estimators**

May 5:
1. Review feedback from Community Forum and set date for next forum
2. Review Options Matrix
3. PreK in/out decision for enrollment scenario
4. Update from Subcommittees

May 19:
1. Update from Subcommittees
2. Review Aggregate Evaluation Matrix results
3. Decision on enrollment - move forward with B-Series (PK-5 neighborhood school)
4. Planning for next community forum

June 2:
1. Update from Subcommittees
2. Review B-Series Options in more detail (floor plans, site plans) to narrow down.

June 9:
1. Open discussion to arrow down options to preferred scheme.
2. Vote to move forward with single option

June 23:
1. Update from all Subcommittees
2. Finalization of Preferred option put forward

Vote to Submit PSR

April 16:
1. Enrollment scenarios + community feedback strategy
2. Option Evaluation Matrix
3. Programming diagrams
4. Phasing impacts

April 30:
1. Recap of Community Forum feedback
2. PreK direction to present to SBC
3. Narrow down options to for each enrollment for presentation to SBC / Update from finance
4. Site factors - parking, new roadways (eg. DPW), playgrounds, other concerns

May 14:
1. Prep for SBC Meeting + Community Forum
2. Discuss enrollment factors and preliminary community feedback from survey

May 29:
1. Prep for SBC Meeting
2. discuss clarifications required to aid SBC in further narrowing down options.

June 12:
1. Review Ed Plan / Space Summary and verify alignment for PSR submission.
2. Update on binder sections and what remains
3. Review of MSBA Comments for District requirements

April 16:
1. Review material for community forum and polls
2. Recording strategy for community forum

April 30:
1. Review Community Forum #2 event

May 14:
1. Review strategy for Community Forum #3 event

May 28:
1. Recap of Community Forum.
2. Review material for next outreach events

June 11:
1. Review material for next community outreach.

June 23:
1. Vote to combine Subcommittee with Finance.

April 24:
1. Committee Kick-off
2. Review of site design factors vs. district preferences

June 5:
1. Review remaining options for fit with Ed Plan and site strategy and prepare to weigh in with SBC

June 23:
1. Vote to combine Subcommittee with Sustainability.

CF #2: April 27 (Highschool, before Town Hall):
1. Option presented at PDP (with narration available online afterwards)
2. Enrollment scenarios / Consolidation / PreK
3. Phasing impacts on student life
4. Overall evaluation of options

May 12 (Senior Center, before Town vote):
1. Posters Displayed (same as Comm. Forum #2)
2. SBC members and FAI available for information

CF #3: May 27 (High School):
1. Enrollment Scenarios
2. Evaluation of options still being considered.

June 1 (Library Outreach):
1. Posters Displayed
2. Question / answer period

June 10 (Dull Men's Club):
1. Short Presentation about MSBA & Peaslee project
2. Question / answer period

April 14:
1. Review options for sewer connection vs septic
2. Discuss construction access through DPW

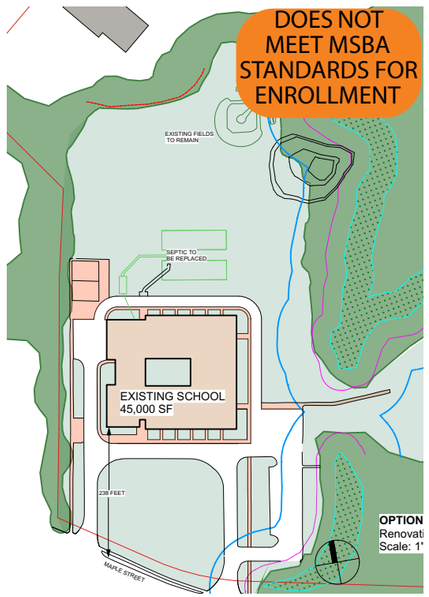
April 27:
1. Decision on new connection to town sewer vs. new septic

May 19:
1. Submit design update to estimators for PSR pricing

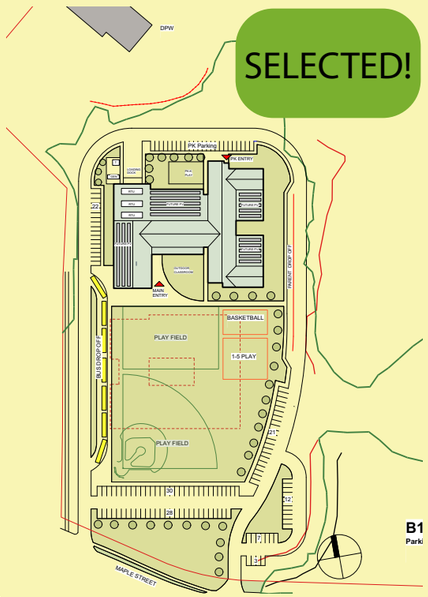
June 9:
1. Estimates due back.

ALTERNATIVES EVALUATED

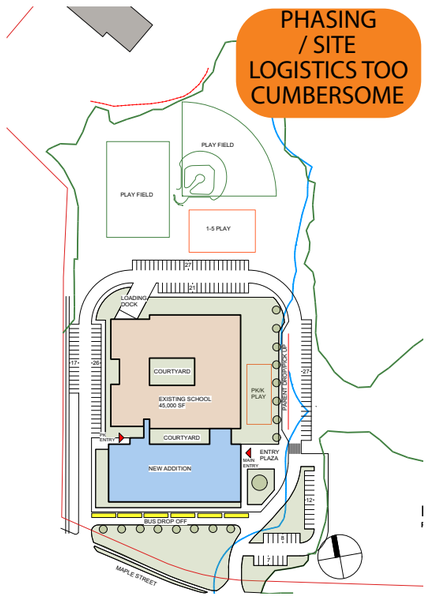
OPTION A:
CODE UPGRADE



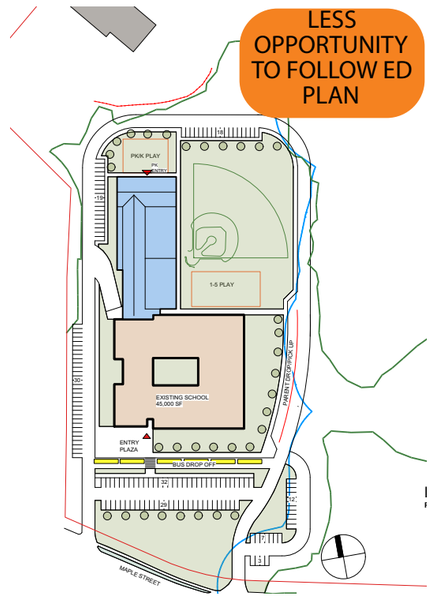
OPTION B1:
NEW CONSTRUCTION



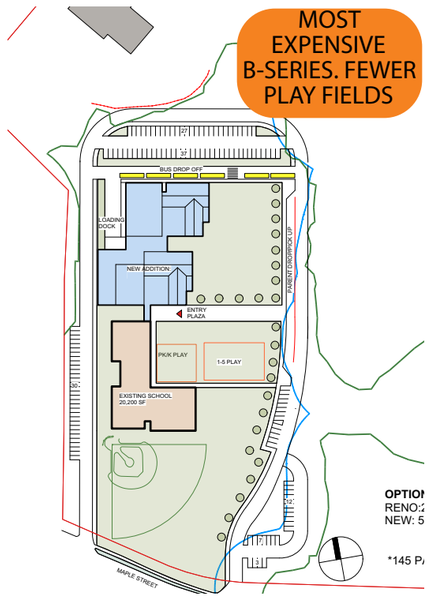
OPTION B2:
RENOVATION / ADDITION TO SOUTH



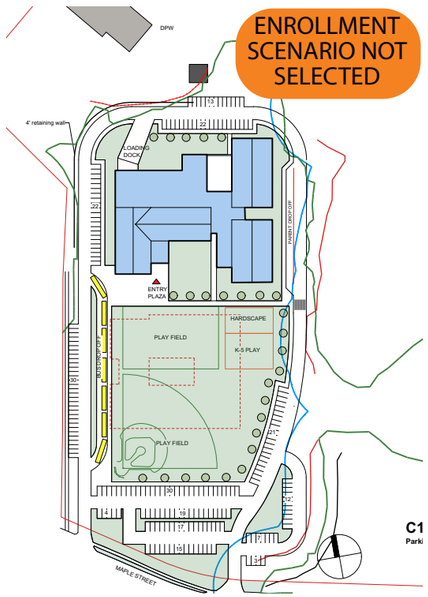
OPTION B3:
RENOVATION / ADDITION TO NORTH



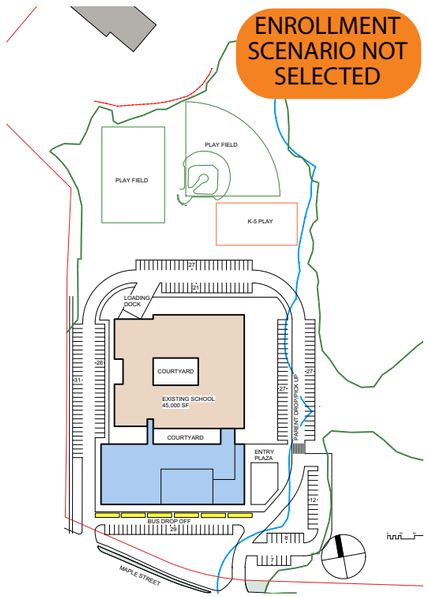
OPTION B4:
RENOVATION / DEMO / ADDITION



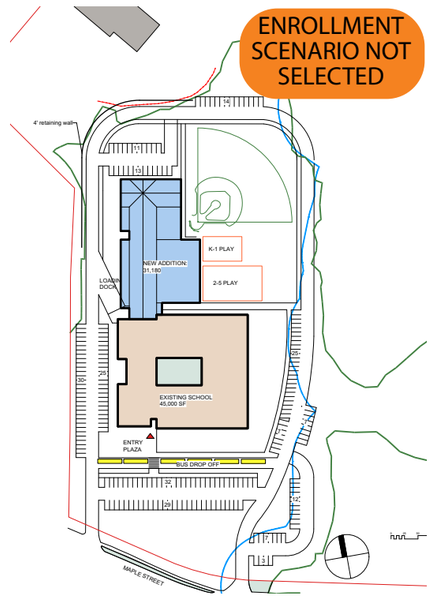
OPTION C1:
NEW CONSTRUCTION



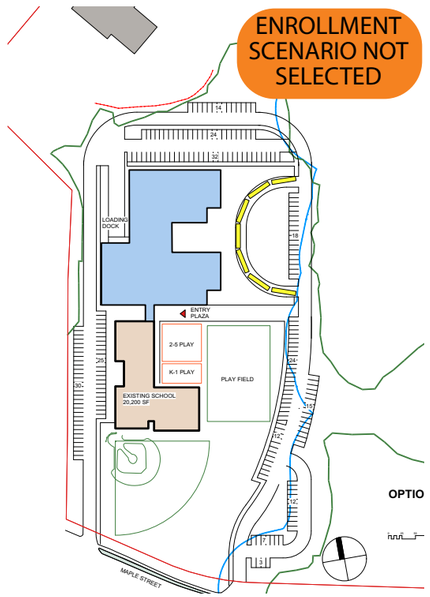
OPTION C2:
RENOVATION / ADDITION TO SOUTH



OPTION C3:
RENOVATION / ADDITION TO NORTH



OPTION C4:
RENOVATION / DEMO / ADDITION



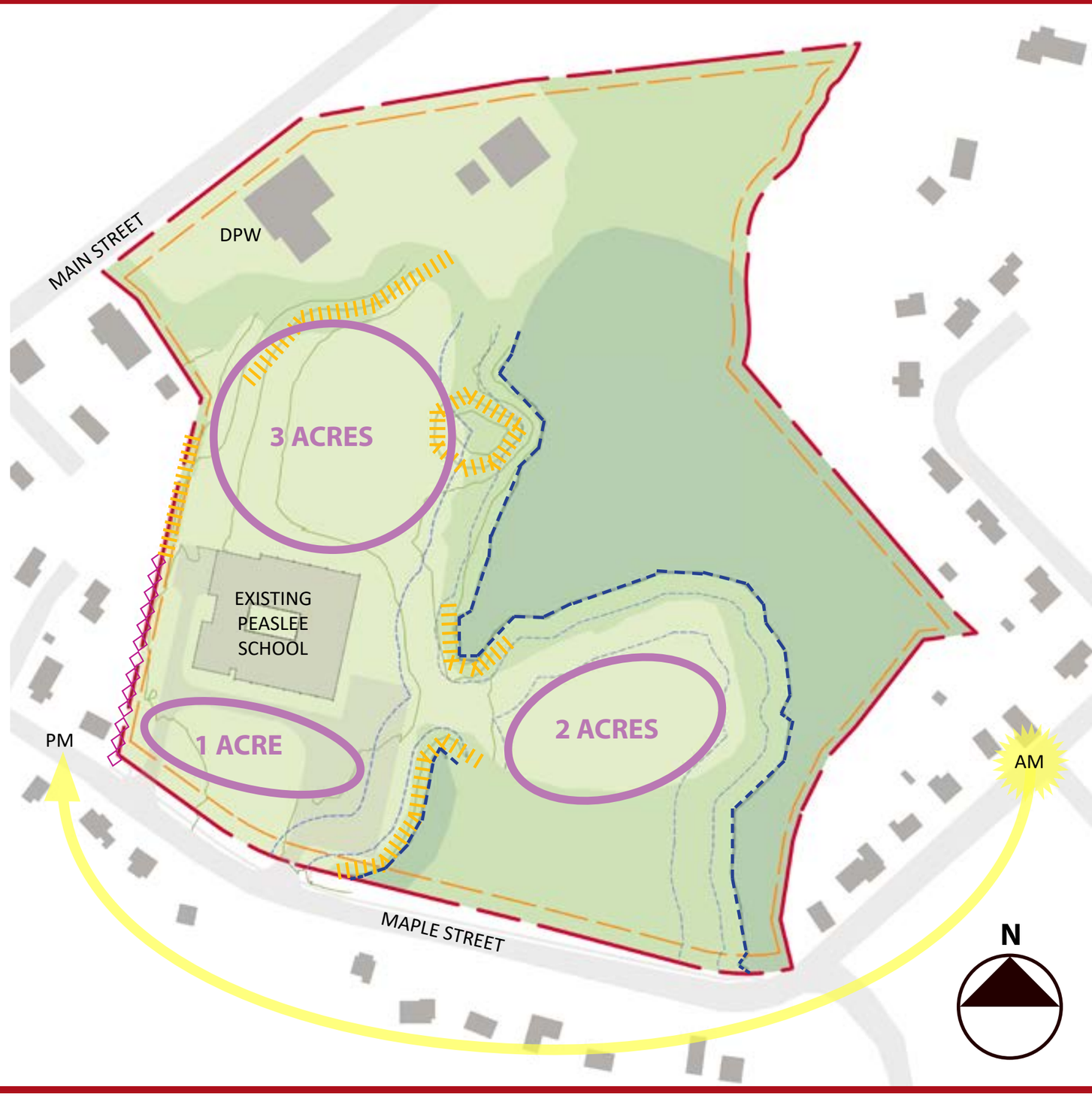
OPTION A:
CURRENT SCHOOL

B-SERIES:
NEIGHBORHOOD SCHOOL
ENROLLMENT = 310 STUDENTS (GRADES K-5) + PRE-K

C-SERIES:
CONSOLIDATED SCHOOL
ENROLLMENT = 625 STUDENTS (GRADES 3-5)

SITE FEATURES & BUILDABLE AREAS

- Site is an open field edged in by a deciduous mixed urban canopy.
- The western edge has a dry-stacked field stone wall running along the property line.
- Wetland to the east contains a mix of mature deciduous and evergreen trees.
- 3-Acre site selected:
- Largest open area / fits new footprint of new school outside of footprint of existing school
- Potential construction access from Main Street through DPW grounds (permission granted)
- Least disturbance to Students and Staff as allows existing school to remain operational during construction.



- STONE WALLS
- WETLANDS
- FORESTED
- OPEN / GRASS
- CONTOUR LINES
- STEEP SLOPE
- PROPERTY LINE
- PROPERTY SETBACKS
- WETLAND SETBACKS (35') (100')
- BUILDABLE AREAS

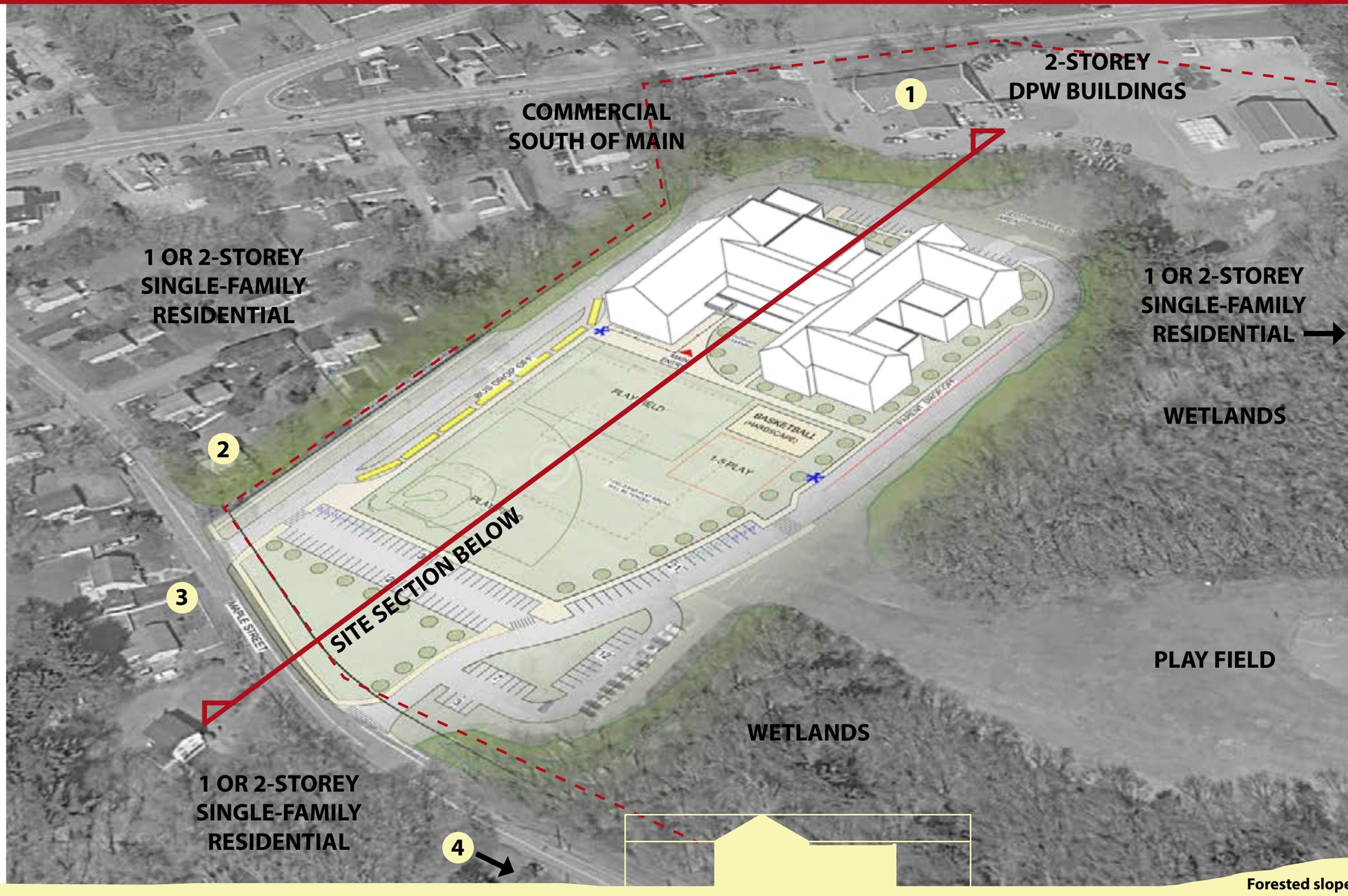
SITE SECTION - PREFERRED OPTION B1











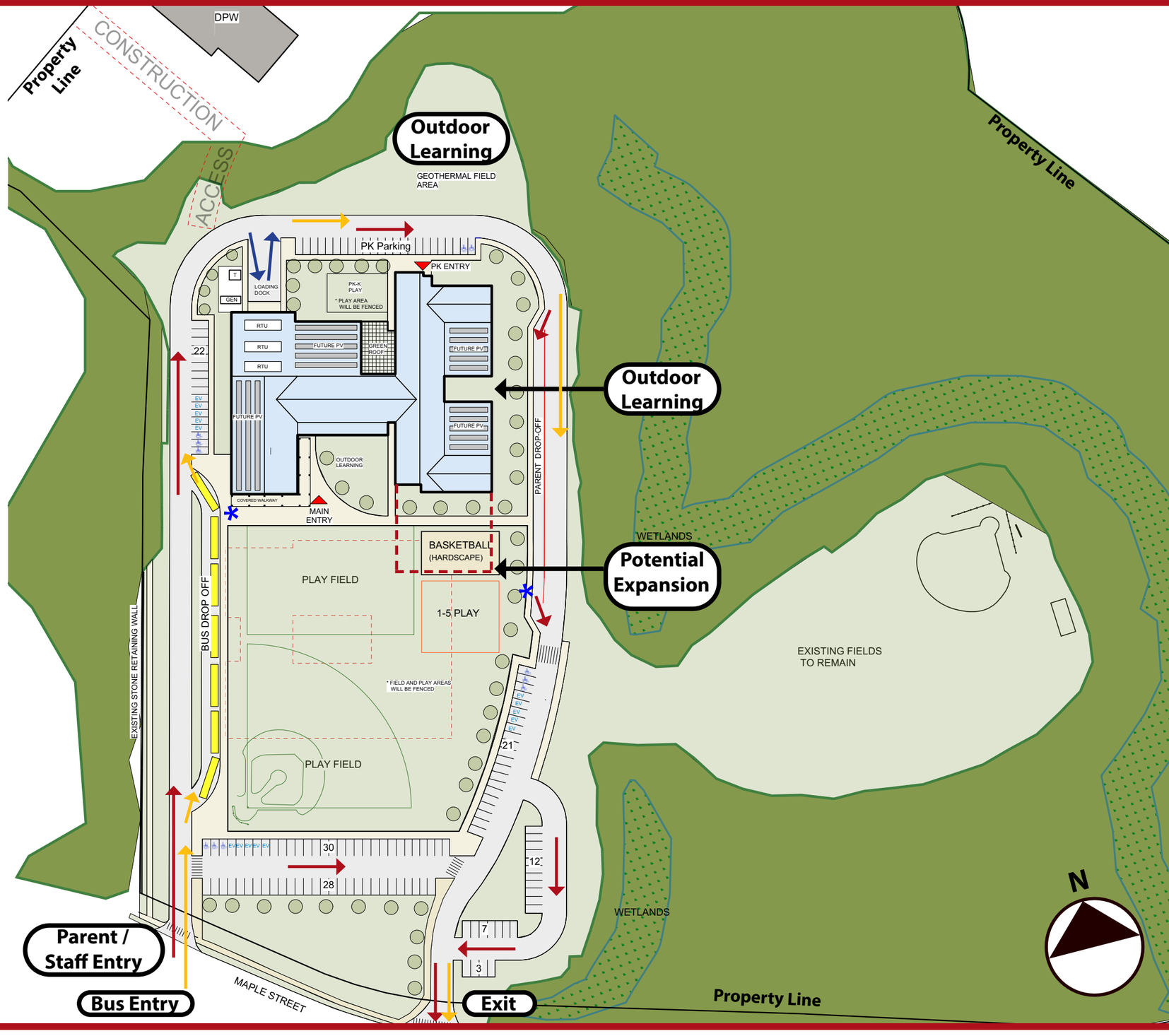
Marguerite E. Peaslee Elementary School

SITE PLAN - PREFERRED OPTION B1

OPTION B1: NEW BUILDING FOR 310 STUDENTS + PK

In this option a new two-story school is constructed to the north of the existing school and to the rear of the site (displacing an existing baseball field) while the existing school remains operational. Disruptions to the students at the existing school has been minimized by the placement of the new school at the north side of the site.

Associated parking for the new school has been located around the service road but concentrated more towards the south side of the site near Maple Street. Play areas for the new school have been located to the south of the school with the existing field to the east being maintained. The building is comprised of two academic pods and community spaces such as the gymnasium and cafeteria to the east with access to the play area.



Marguerite E. Peaslee Elementary School

ENVISIONED CHARACTER & INSPIRATION











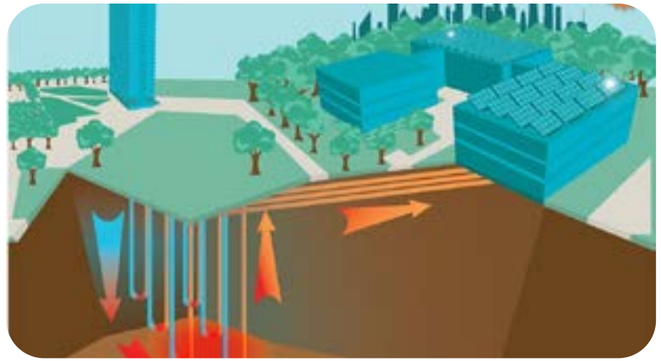




SUSTAINABILITY



Outdoor Learning

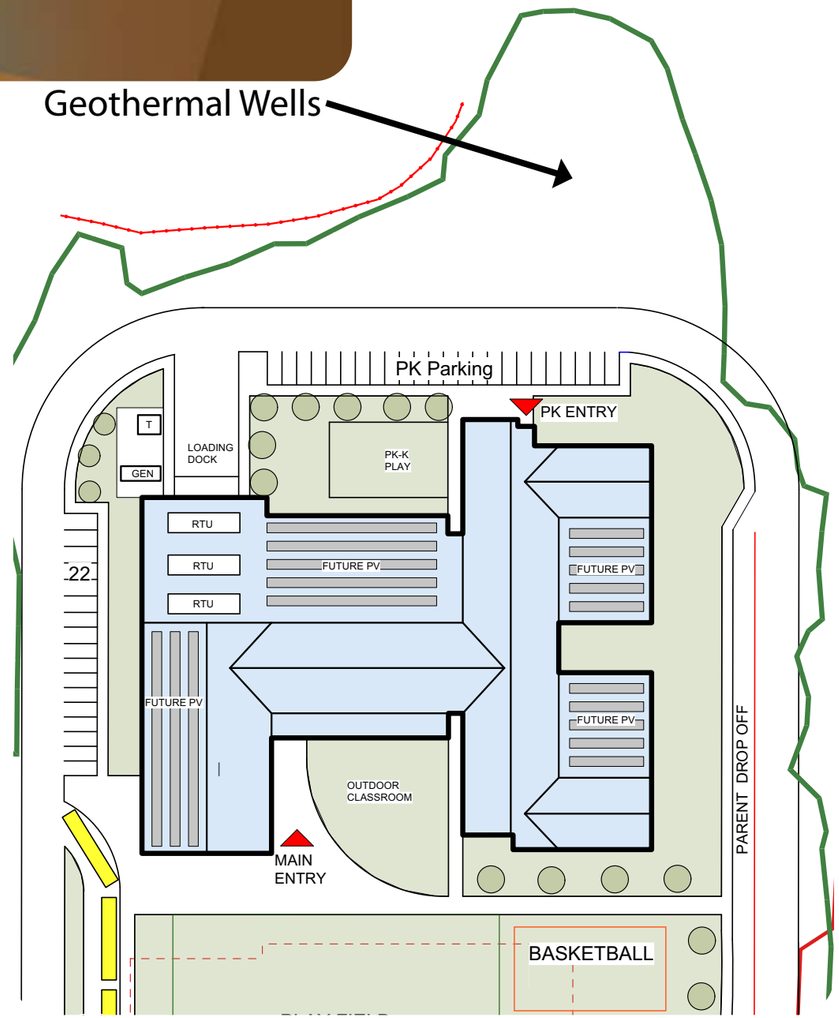

Geothermal Wells

- Neighborhood school fosters walkability
- Geothermal well field Northeast of proposed New School Building
- Future PV array on roofs
- No fossil fuels
- LED lighting and energy-saving equipment
- Triple-glazed, high-performance windows
- Resilient materials
- Outdoor learning opportunities at surrounding Wetlands




Resilient Materials (Brick, Metal Roof)


Windows



Future PV Arrays on Roofs

Preliminary Design Pricing Table

Marguerite E. Peaslee Elementary

= Formula do not edit

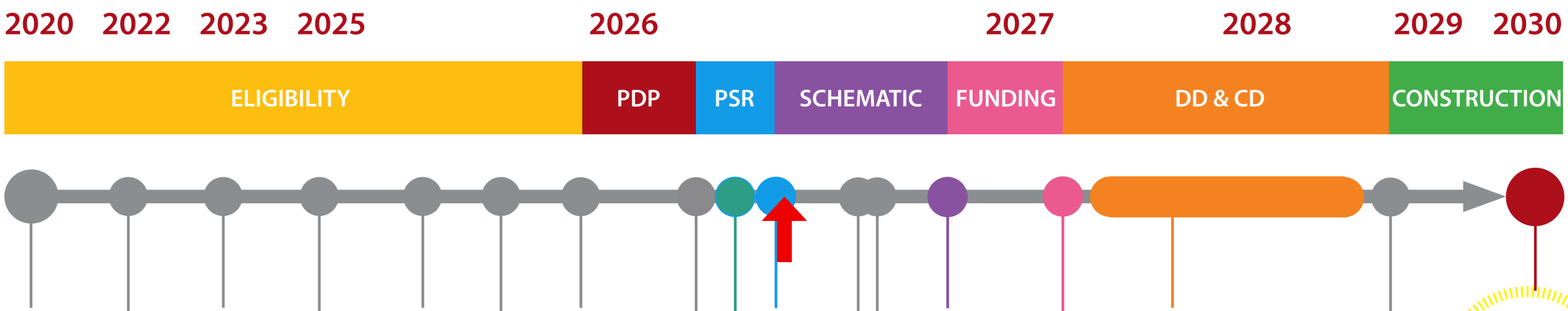
Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space ($*/SF)	Square Feet of New Construction ($*/SF)	Site, Building Takedown, Haz Mat Etc. ($*)	Estimated Total Construction** ($*)	Estimated Total Project Costs ($)
OPTION A Code Update	45,000 sf	45,000 sf $ 334.38 $/sf	- sf $ - $/sf	$ 4,461,329	$ 30,796,750 $ 684.37 $/sf	$ 43,776,984
SELECTED! OPTION B1 - New Construction 310 Students ***	71,000 sf	- sf $ - $/sf	71,000 sf $ 543.53 $/sf	$ 13,588,833	$ 52,179,332 $ 734.92 $/sf	$ 88,755,950
OPTION B2 - Addition + Renovation 310 Students	71,000 sf	45,000 sf $ 483.39 $/sf	26,000 sf $ 580.32 $/sf	$ 12,432,018	$ 49,273,149 $ 693.99 $/sf	$ 91,451,428
OPTION B3 - Addition + Renovation 310 Students	71,000 sf	45,000 sf $ 479.35 $/sf	26,000 sf $ 573.80 $/sf	$ 12,808,763	$ 49,298,519 $ 694.35 $/sf	$ 90,787,176
OPTION B4 - Addition + Renovation 310 Students	71,000 sf	20,200 sf $ 553.38 $/sf	50,800 sf $ 546.03 $/sf	$ 13,388,565	$ 52,305,224 $ 736.69 $/sf	$ 91,366,770
OPTION C1 - New Construction 625 Students	95,855 sf	- sf $ - $/sf	95,855 sf $ 523.25 $/sf	$ 14,226,795	$ 64,382,775 $ 671.67 $/sf	$ 107,360,451
OPTION C2 - Addition + Renovation 625 Students	95,855 sf	45,000 sf $ 472.53 $/sf	50,855 sf $ 523.66 $/sf	$ 13,130,751	$ 61,025,465 $ 636.64 $/sf	$ 106,019,442
OPTION C3 - Addition + Renovation 625 Students	95,855 sf	45,000 sf $ 476.63 $/sf	50,855 sf $ 535.79 $/sf	$ 14,017,941	$ 62,713,887 $ 654.26 $/sf	$ 108,660,758
OPTION C4 - Addition + Renovation 625 Students	95,855 sf	20,200 sf $ 553.87 $/sf	75,655 sf $ 504.31 $/sf	$ 13,682,239	$ 63,024,249 $ 657.50 $/sf	$ 109,146,277

* Marked Up Construction Costs

** Does not include Construction Contingency

*** **District's Preferred Schematic**

MSBA PROCESS - PROJECT SCHEDULE



Mosier Elementary School

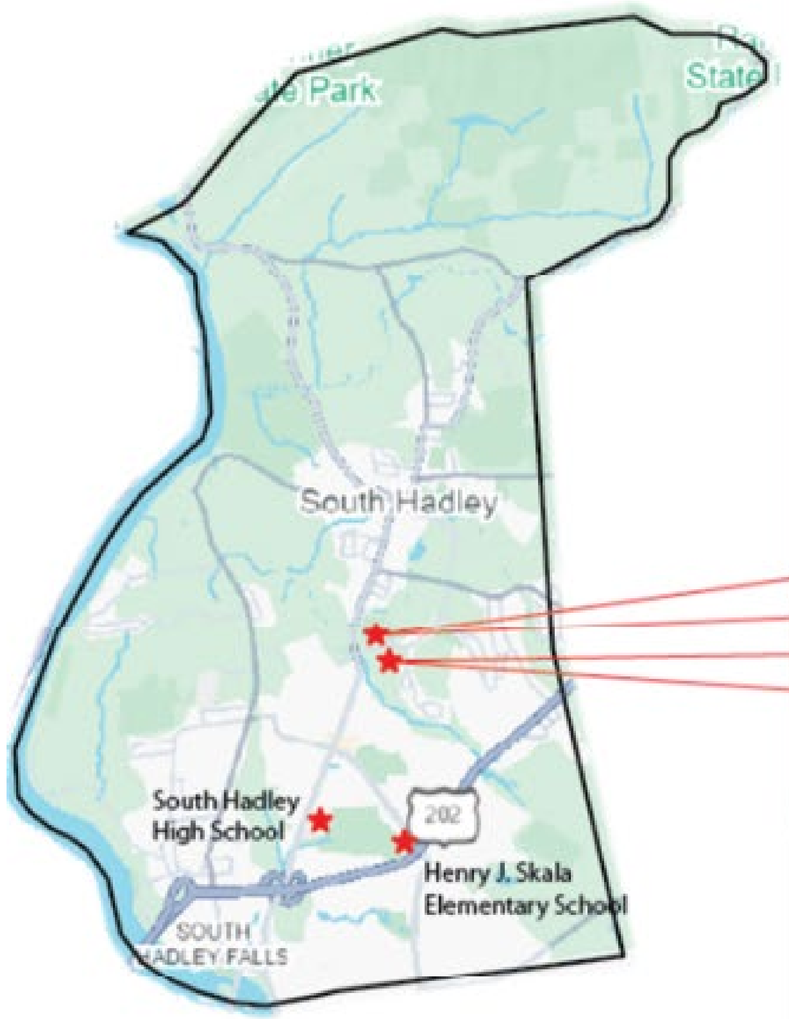
South Hadley, MA

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

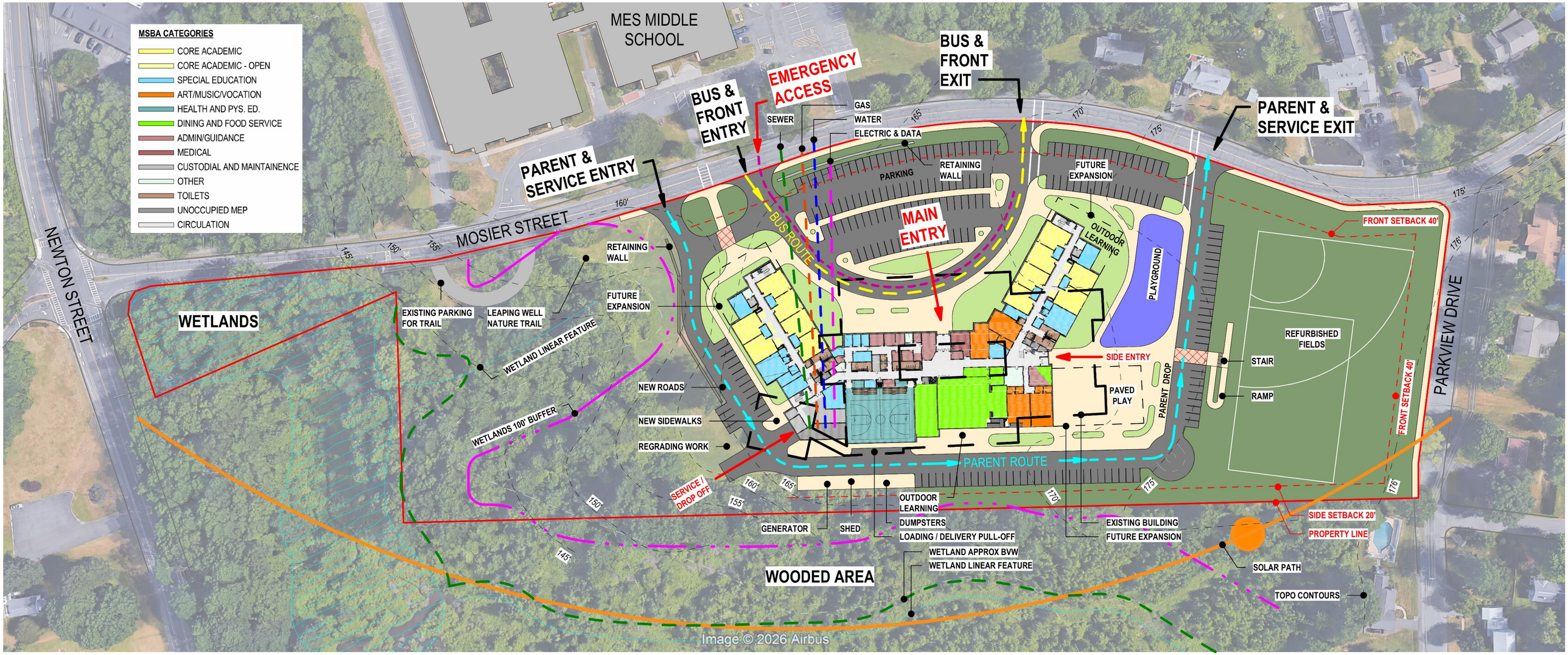
Community Forums

- 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

Project Meetings & Workshops



BUS QUEUE = 390', 8 FULL SIZE
PARENT QUEUE = 1100', 50 VEHICLES

0 125' 250' 500'
0 4"

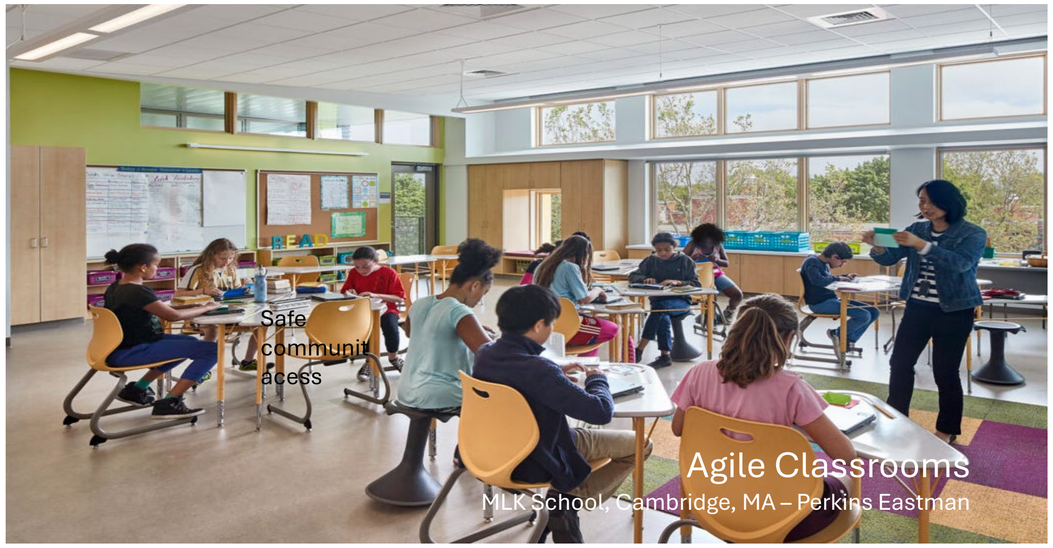
N

Overall Site Plan

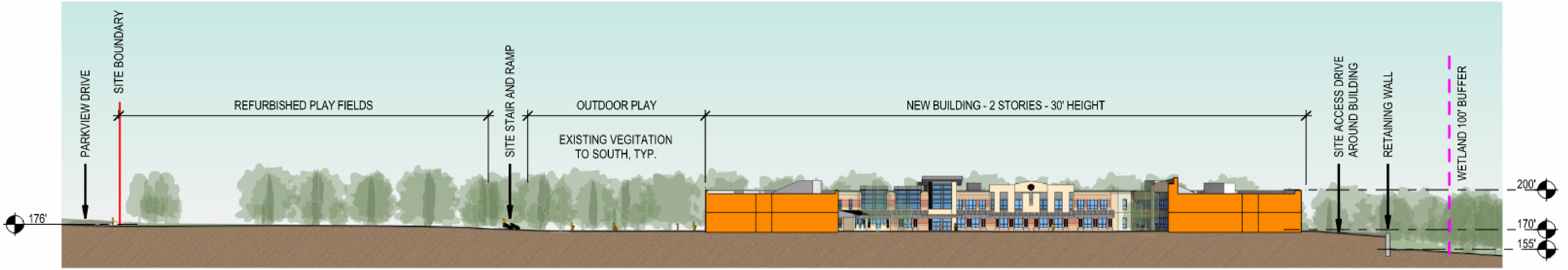








School Character



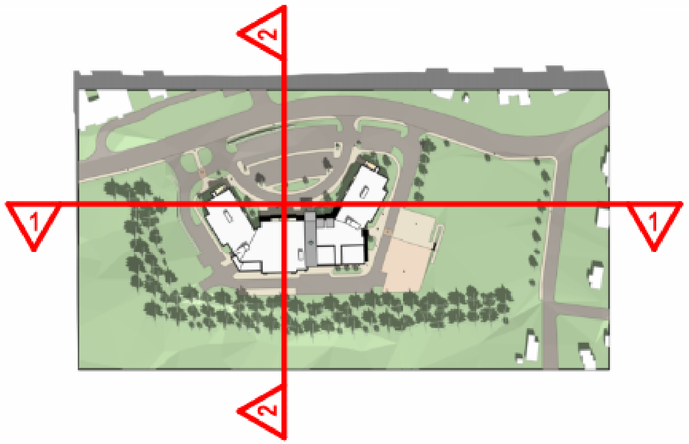
1 SITE SECTION - EAST TO WEST - LOOKING SOUTH

1 : 850



2 SITE SECTION - NORTH TO SOUTH - LOOKING WEST

1 : 850



3 KEY PLAN - SITE SECTIONS

Site Sections







Proposed Massing





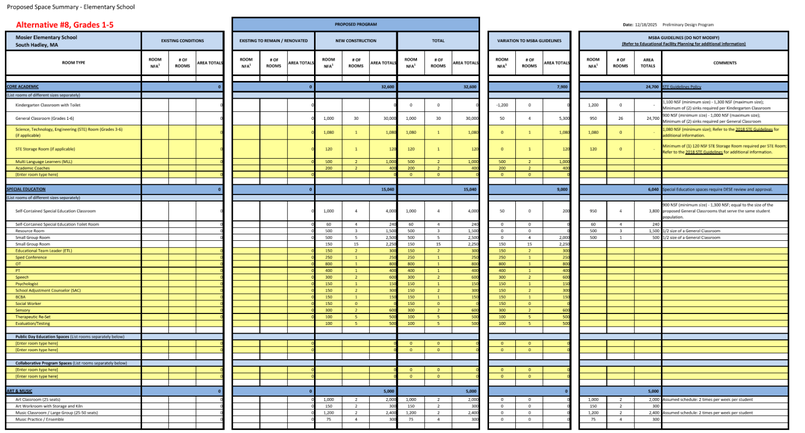
Outdoor Learning and Play Areas

	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**

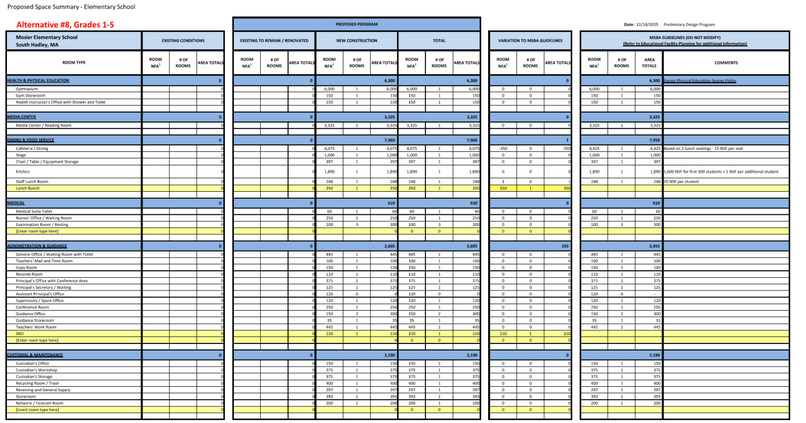

Proposed Space Summary - Elementary School

Alternative #8, Grades 1-5

Mosier Elementary School
South Hadley, MA

Date: 12/18/2025 Preliminary Design Program

ROOM TYPE	EXISTING CONDITIONS ROOM M²	EXISTING CONDITIONS # OF ROOMS	EXISTING CONDITIONS AREA TOTALS	PROPOSED PROGRAM: EXISTING TO REMAIN / RENOVATED ROOM M²	EXISTING TO REMAIN / RENOVATED # OF ROOMS	EXISTING TO REMAIN / RENOVATED AREA TOTALS	NEW CONSTRUCTION ROOM M²	NEW CONSTRUCTION # OF ROOMS	NEW CONSTRUCTION AREA TOTALS	TOTAL ROOM M²	TOTAL # OF ROOMS	TOTAL AREA TOTALS	VARIATION TO MSBA GUIDELINES ROOM M²	VARIATION TO MSBA GUIDELINES # OF ROOMS	VARIATION TO MSBA GUIDELINES AREA TOTALS	MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information) ROOM M²	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC		0	0		0	32,600			32,600			32,600			7,900			24,700	See Guidelines Online
List rooms of different sizes separately																			
Kindergarten Classroom with Toilet		0	0		0	0		0	0		0	0		-1,200	0	1,200	0	0	1,100 NSF (minimum size) - 1,300 NSF (maximum size) Minimum of (2) sinks required per Kindergarten Classroom
General Classroom (Grades 1-4)		0	1,000	30	30,000	1,000	30	30,000	1,000	30	30,000	50	4	5,300	950	26	24,700	900 NSF (minimum size) - 1,200 NSF (maximum size) Minimum of (2) sinks required per General Classroom
Science, Technology, Engineering (STE) Room (Grades 3-4) (if applicable)		0	1,080	1	1,080	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	120	1	120	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	500	2	1,000	500	2	1,000	500	2	1,000	500	2	1,000				
Academic Coaches		0	200	2	400	200	2	400	200	2	400	200	2	400				
[Enter room type here]		0			0			0			0	0	0	0				
SPECIAL EDUCATION		0			15,040			15,040			9,000			6,040			6,040	Special Education spaces require DESE review and approval.
List rooms of different sizes separately																		
Self-Contained Special Education Classroom		0	1,000	4	4,000	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 increased General Classrooms that serve the same student population.
Self-Contained Special Education Toilet Room		0	60	4	240	60	4	240	60	4	240	0	0	0	60	4	240	
Resource Room		0	500	3	1,500	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	500	5	2,500	500	5	2,500	500	5	2,500	500	4	2,000	500	5	500	1/2 size of a General Classroom
Small Group Room		0	150	15	2,250	150	15	2,250	150	15	2,250	150	15	2,250				
Educational Team Leader (ETL)		0	150	2	300	150	2	300	150	2	300	150	2	300				
Sped Conference		0	250	1	250	250	1	250	250	1	250	250	1	250				
OT		0	400	2	800	400	2	800	400	2	800	400	2	800				
PT		0	400	2	800	400	2	800	400	2	800	400	2	800				
Speech		0	500	2	1,000	500	2	1,000	500	2	1,000	500	2	1,000				
Psychologist		0	150	1	150	150	1	150	150	1	150	150	1	150				
School Adjustment Counselor (SAC)		0	150	1	150	150	1	150	150	1	150	150	1	150				
Nurse		0	150	1	150	150	1	150	150	1	150	150	1	150				
Social Worker		0	150	1	150	150	1	150	150	1	150	150	1	150				
Sensory		0	400	2	800	400	2	800	400	2	800	400	2	800				
Therapeutic Re-Set		0	100	5	500	100	5	500	100	5	500	100	5	500				
Evaluation/Testing		0	100	5	500	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			5,000			5,000			5,000			0			5,000	
Art Classroom (25 seats)		0	1,000	2	2,000	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	150	2	300	150	2	300	150	2	300	0	0	0	150	2	300	
Music Classroom / Large Group (25-50 seats)		0	1,200	2	2,400	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	75	4	300	75	4	300	75	4	300	0	0	0	75	4	300	

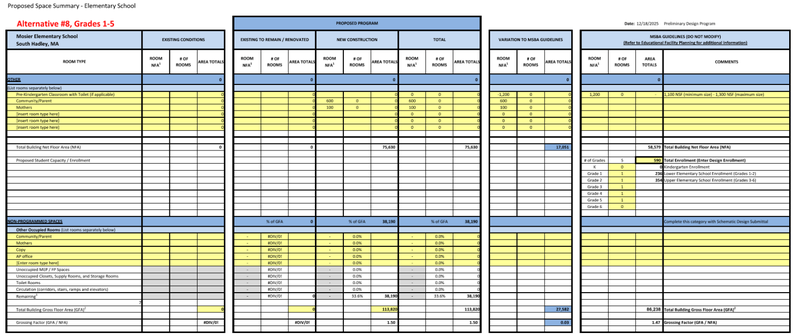

Proposed Space Summary - Elementary School

Alternative #8, Grades 1-5

Mosier Elementary School
South Hadley, MA

Date: 12/18/2025 Preliminary Design Program

ROOM TYPE	EXISTING CONDITIONS ROOM M²	EXISTING CONDITIONS # OF ROOMS	EXISTING CONDITIONS AREA TOTALS	PROPOSED PROGRAM: EXISTING TO REMAIN / RENOVATED ROOM M²	EXISTING TO REMAIN / RENOVATED # OF ROOMS	EXISTING TO REMAIN / RENOVATED AREA TOTALS	NEW CONSTRUCTION ROOM M²	NEW CONSTRUCTION # OF ROOMS	NEW CONSTRUCTION AREA TOTALS	TOTAL ROOM M²	TOTAL # OF ROOMS	TOTAL AREA TOTALS	VARIATION TO MSBA GUIDELINES ROOM M²	VARIATION TO MSBA GUIDELINES # OF ROOMS	VARIATION TO MSBA GUIDELINES AREA TOTALS	MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information) ROOM M²	# OF ROOMS	AREA TOTALS	COMMENTS
HEALTH & PHYSICAL EDUCATION		0			6,300			6,300			6,300			0			6,300	Public Physical Education Spaces Policy
Gymnasium		0			6,000	1	6,000	6,000	1	6,000	0	0	0	6,000	1	6,000		
Gym Storeroom		0			150	1	150	150	1	150	0	0	0	150	1	150		
Health Instructor's Office with Shower and Toilet		0			150	1	150	150	1	150	0	0	0	150	1	150		
MEDIA CENTER		0			3,325			3,325			3,325			0			3,325	
Media Center / Reading Room		0			3,325	1	3,325	3,325	1	3,325	0	0	0	3,325	1	3,325		
DINING & FOOD SERVICE		0			7,960			7,960			7,960			1			7,959	
Cafeteria / Dining		0			4,075	1	4,075	4,075	1	4,075	150	0	0	-75	1	4,425	1	4,425	Based on 2 lunch seatings - 15 NSF per seat
Stage		0			1,000	1	1,000	1,000	1	1,000	0	0	0	0	1	1,000	1	1,000	
Tray / Table / Equipment Storage		0			397	1	397	397	1	397	0	0	0	0	1	397	1	397	
Kitchen		0			1,890	1	1,890	1,890	1	1,890	0	0	0	0	1	1,890	1	1,890	1,600 NSF for first 500 students + 1 NSF per additional student
Staff Lunch Room		0			248	1	248	248	1	248	1	0	1	99	1	149	1	149	0.75 NSF per student
Lunch Bunch		0			350	1	350	350	1	350	350	1	350	350	1	0	1	0	
MEDICAL		0			610			610			610			0			610	
Medical Suite Toilet		0			60	1	60	60	1	60	0	0	0	60	1	60	1	60	
Nurse' Office / Waiting Room		0			250	1	250	250	1	250	0	0	0	250	1	250	1	250	
Examination Room / Resting		0			300	3	300	300	3	300	0	0	0	300	3	300	3	300	
[Enter room type here]		0			0			0	0	0	0	0	0	0				
ADMINISTRATION & GUIDANCE		0			2,605			2,605			2,455			150			2,455	
General Office / Waiting Room with Toilet		0			445	1	445	445	1	445	0	0	0	0	1	445	1	445	
Teachers' Mail and Time Room		0			150	1	150	150	1	150	0	0	0	0	1	150	1	150	
Copy Room		0			198	1	198	198	1	198	0	0	0	0	1	198	1	198	
Records Room		0			120	1	120	120	1	120	0	0	0	0	1	120	1	120	
Principal's Office with Conference Area		0			375	1	375	375	1	375	0	0	0	0	1	375	1	375	
Principal's Secretary / Waiting		0			175	1	175	175	1	175	0	0	0	0	1	175	1	175	
Assistant Principal's Office		0			120	0	0	120	0	0	0	0	0	0	0	120	0	0	
Supervisory / Spare Office		0			140	1	140	140	1	140	0	0	0	0	1	140	1	140	
Conference Room		0			250	1	250	250	1	250	0	0	0	0	1	250	1	250	
Guidance Office		0			300	1	300	300	1	300	0	0	0	0	1	300	1	300	
Guidance Storeroom		0			85	1	85	85	1	85	0	0	0	0	1	85	1	85	
Teachers' Work Room		0			197	1	197	197	1	197	0	0	0	0	1	197	1	197	
Storage		0			150	1	150	150	1	150	150	1	150	150	1	0	1	0	
[Enter room type here]		0			0			0	0	0	0	0	0	0				
CUSTODIAL & MAINTENANCE		0			2,190			2,190			2,190			0			2,190	
Custodian's Office		0			150	1	150	150	1	150	0	0	0	0	1	150	1	150	
Custodian's Workshop		0			375	1	375	375	1	375	0	0	0	0	1	375	1	375	
Custodian's Storage		0			375	1	375	375	1	375	0	0	0	0	1	375	1	375	
Recycling Room / Trash		0			300	1	300	300	1	300	0	0	0	0	1	300	1	300	
Janitorial and General Supply		0			150	1	150	150	1	150	0	0	0	0	1	150	1	150	
Receiving		0			393	1	393	393	1	393	0	0	0	0	1	393	1	393	
Network / Telcom Room		0			200	1	200	200	1	200	0	0	0	0	1	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

Mosier Elementary School
South Hadley, MA

Date: 12/18/2025 Preliminary Design Program

ROOM TYPE	EXISTING CONDITIONS ROOM M²	EXISTING CONDITIONS # OF ROOMS	EXISTING CONDITIONS AREA TOTALS	PROPOSED PROGRAM: EXISTING TO REMAIN / RENOVATED ROOM M²	EXISTING TO REMAIN / RENOVATED # OF ROOMS	EXISTING TO REMAIN / RENOVATED AREA TOTALS	NEW CONSTRUCTION ROOM M²	NEW CONSTRUCTION # OF ROOMS	NEW CONSTRUCTION AREA TOTALS	TOTAL ROOM M²	TOTAL # OF ROOMS	TOTAL AREA TOTALS	VARIATION TO MSBA GUIDELINES ROOM M²	VARIATION TO MSBA GUIDELINES # OF ROOMS	VARIATION TO MSBA GUIDELINES AREA TOTALS	MSBA GUIDELINES (DO NOT MODIFY) (Refer to Educational Facility Planning for additional information) ROOM M²	# 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			-1,100	0		1,100		1,100 NSF (minimum size) - 1,300 NSF (maximum size)
Community/Parent		0			0			0			0			-100	0		100		
Mothers		0			0			0			0			-100	0		100		
[Insert room type here]		0			0			0			0			0	0		0		
[Insert room type here]		0			0			0			0			0	0		0		
[Insert room type here]		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	525 Total Enrollment (Other Design Enrollment)
																		K 0	0 Kindergarten Enrollment
																		Grade 1 1	236 Lower Elementary School Enrollment (Grades 1-2)
																		Grade 2 1	264 Upper Elementary School Enrollment (Grades 3-5)
																		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										
Unassigned NASF / FF Spaces		#DIV/0!		-	0.0%		-	0.0%	0										
Toilet Rooms and Closets, Supply Rooms, and Storage Rooms		#DIV/0!		-	0.0%		-	0.0%	0										
Vestibules		#DIV/0!		-	0.0%		-	0.0%	0										
Circulation (corridors, stairs, ramps and elevators)		#DIV/0!		-	0.0%		-	0.0%	0										
Remaining		#DIV/0!	0	-	33.6%	38,190	-	33.6%	38,190										
Total Building Gross Floor Area (GFA)'			0			113,820			113,820			37,581						95,239	Total Building Gross Floor Area (GFA)'
Grossing Factor (GFA / NFA)			#DIV/0!			1.50			1.50			0.00						1.67	Grossing Factor (GFA / NFA)

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*

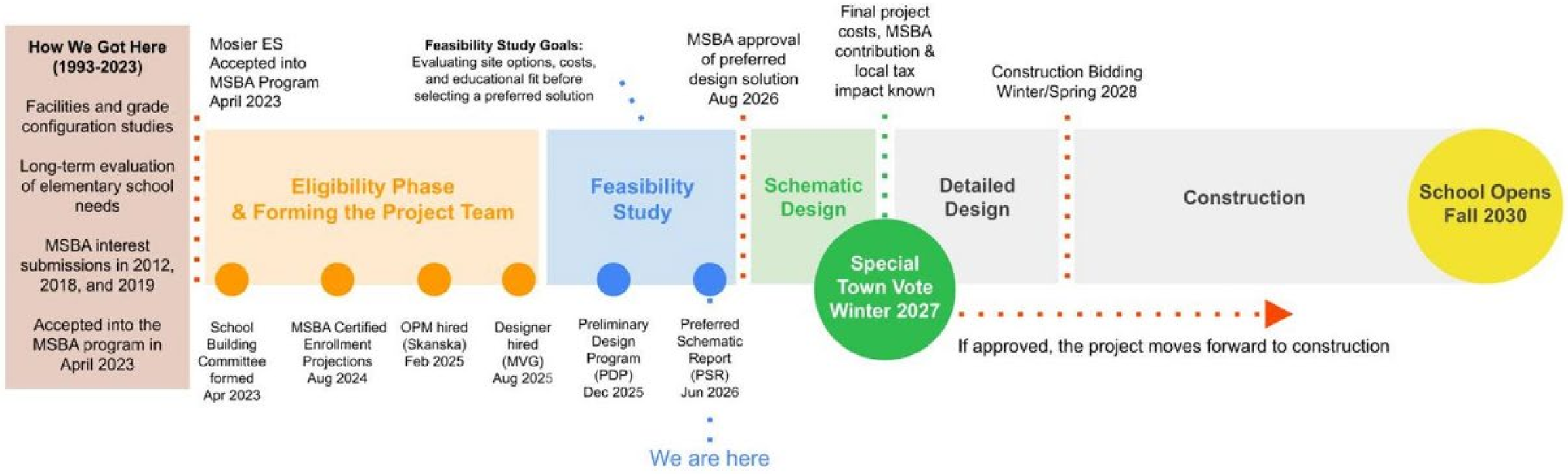
****** District's Preferred Solution***

PSR Pricing Summary

South Hadley Mosier Elementary School Building Project

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

Over 30 Years of Planning



Project Timeline

Thank You



MOUNT VERNON GROUP
ARCHITECTS

Pollard Middle School

NEEDHAM, MA

MSBA
Facilities Assessment Subcommittee Meeting

July 29, 2026

HMFH ARCHITECTS

Needham Public Schools

NEEDHAM 1711

LiRo-Hill

BOND

Massachusetts School Building Authority

Site Plan

Circulation Diagram

LEGEND

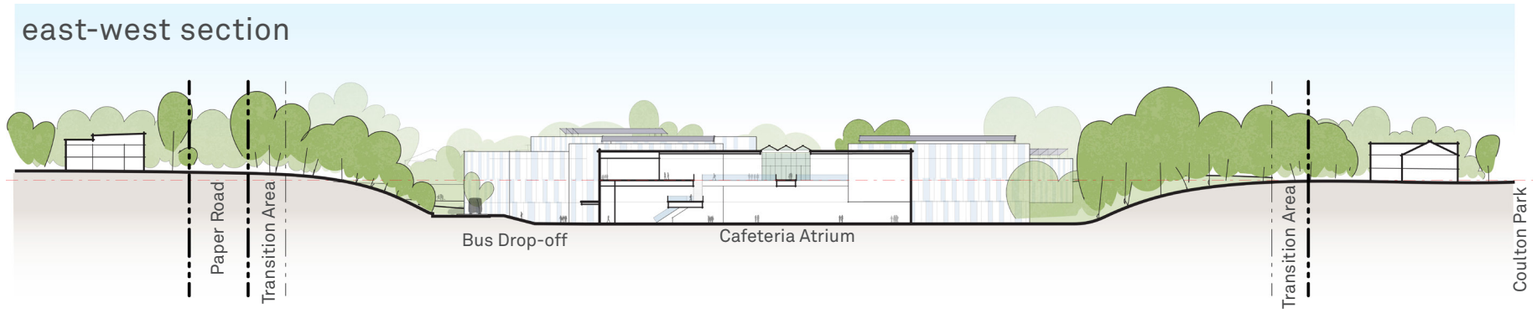
- BUSES
- CARS
- PEDESTRIANS & BIKES

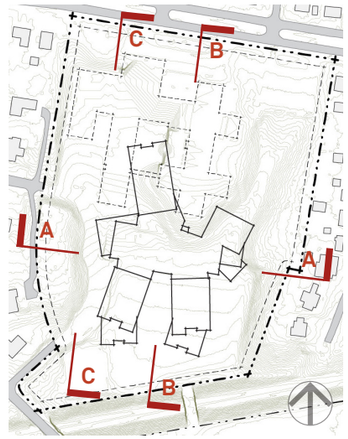


Site Sections

A-A

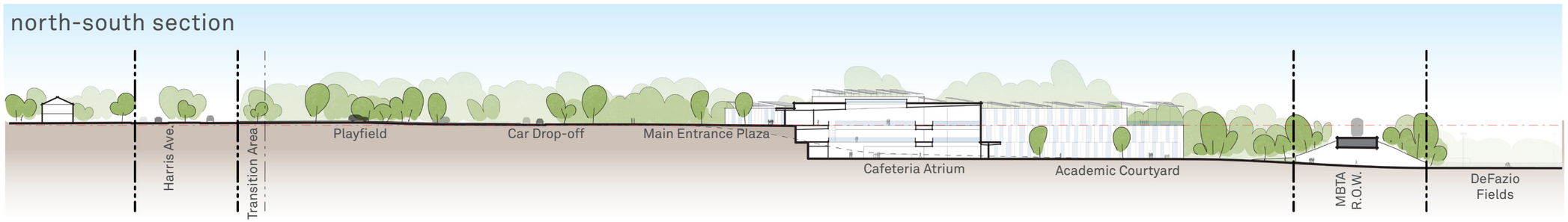
east-west section





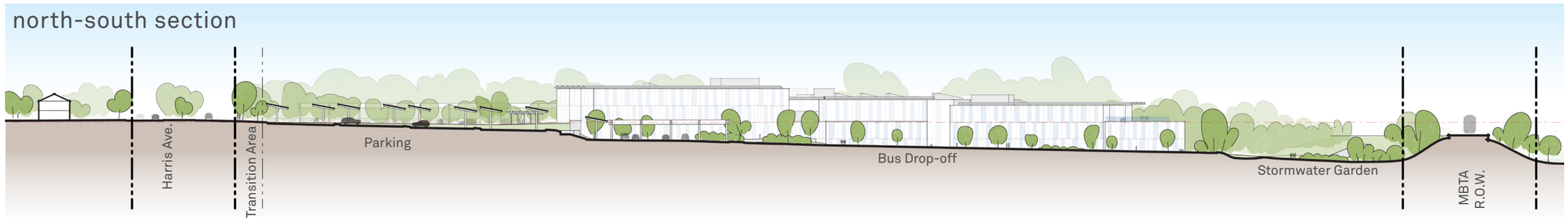
B-B

north-south section



C-C

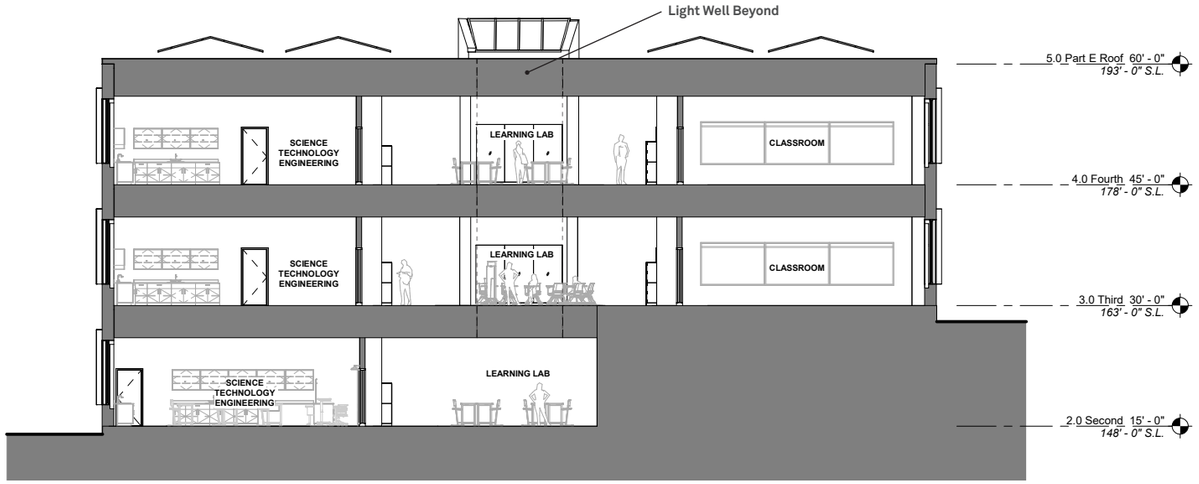
north-south section



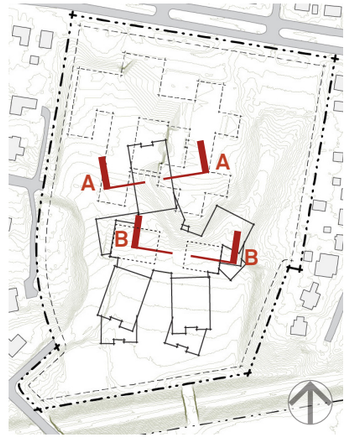
Bird’s Eye View

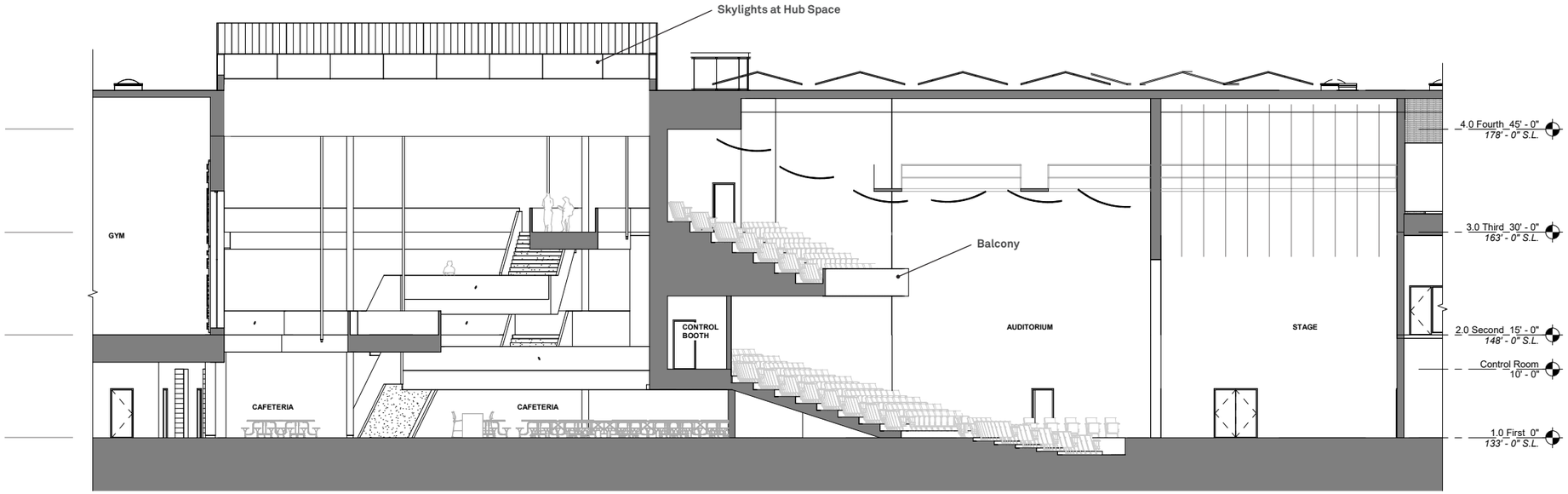


Sectional Relationships



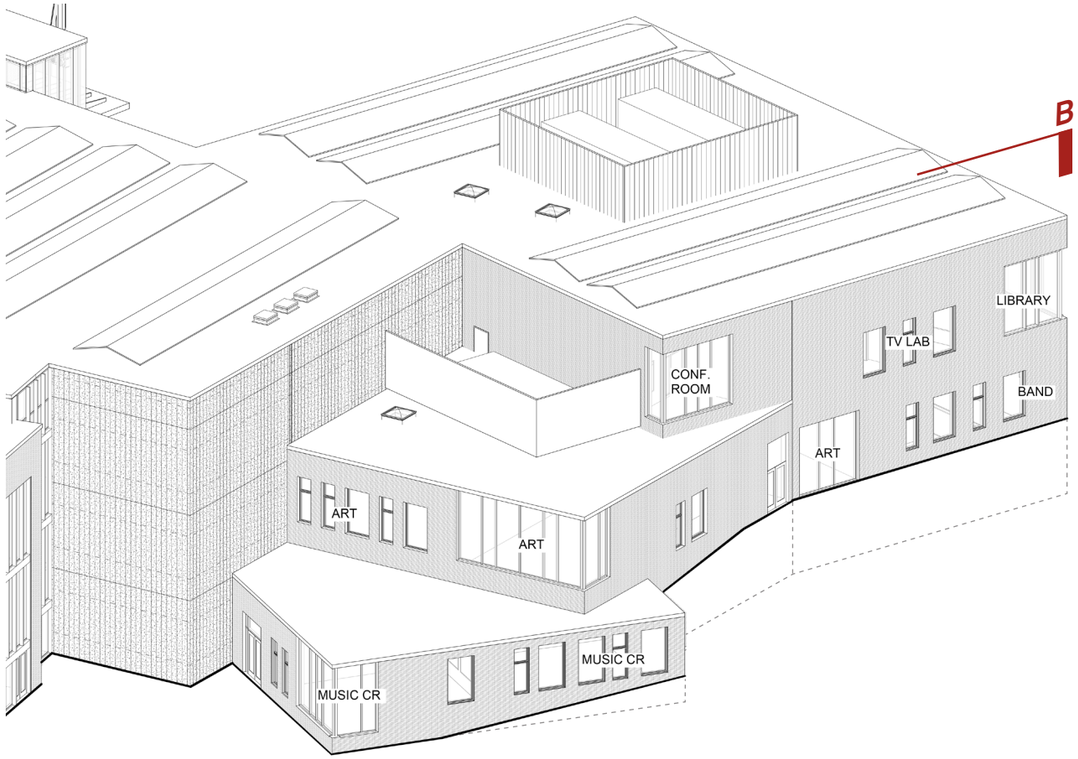
A. section at 6th Grade Wing



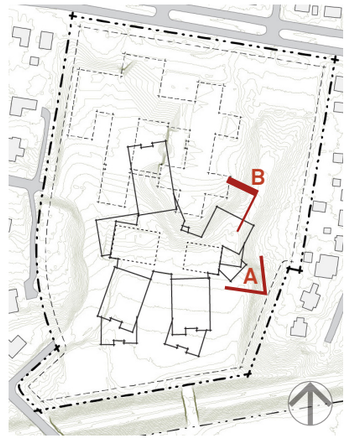


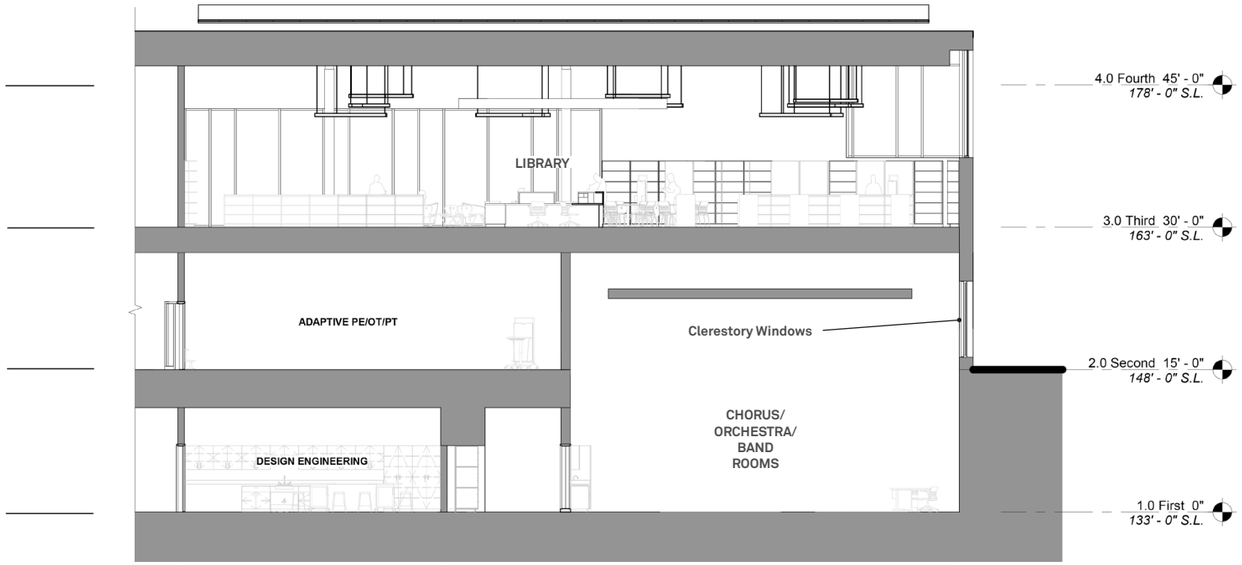
B. section at Cafeteria & Auditorium

Site Grading & Daylighting



A. isometric at Music & Arts Wing





B. section at Ensemble Rooms

Total Project Cost

	Preferred Schematic Report (PSR) (12/18/2025 - rev 1/8/2026)	Schematic Design (6/25/2026)
Square foot (sf)	257,872 sf	265,572 sf
Construction Cost Estimate	$258,693,479	$259,862,265 (with VE)
Construction Cost per sf	$1,003.19/sf	$978.50/sf
Total Project Cost Estimate	$336.3M	$325.4M (with VE) ($322.7M future funding)

Schematic Design Comments:

***Anticipated 20 – 25% MSBA reimbursement of Total Project Cost.**

***Includes Owners Construction Contingency of 7%**

Cost Drivers and Considerations

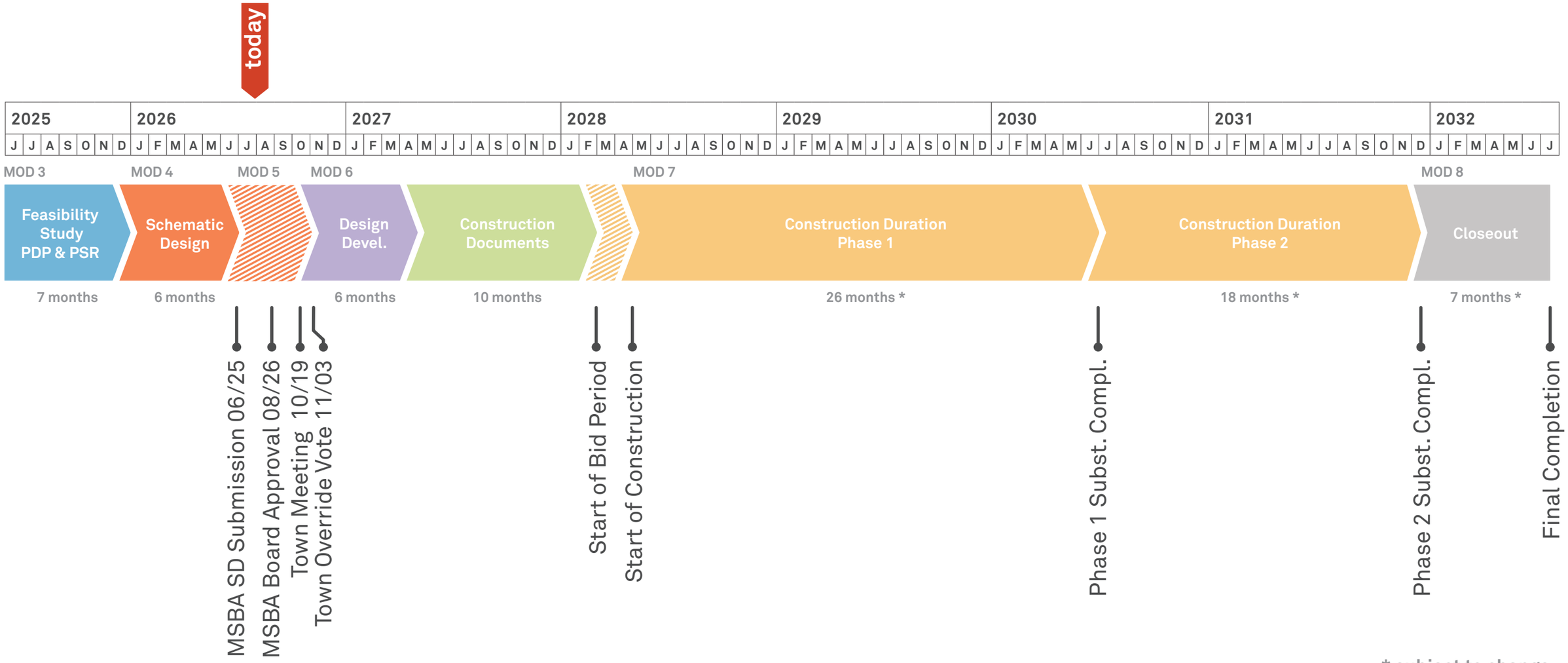
- Driving Cost Up
  - Two-phase construction sequencing (extended schedule, CM fees)
  - Geothermal system first cost (offset by lifecycle savings)
  - Contingencies: 7% construction

- Containing Cost
  - Including more of the building into Phase 1, leaving only 6th grade wing in Phase 2.
  - Building on existing Pollard site vs DeFazio (road and traffic light costs, replicate fields on Harris Ave parcel, no reimbursement for Pollard demo)
  - SD value engineering: reduced building SF, moved items to Add Alternates
  - Adjusted phasing schedule
  - Engaged CMR for logistics planning

- Open Cost Considerations (Add Alternates)
  - PV parking canopies
  - Battery energy storage
  - Purple roof
  - Cellular DAS
  - Rainwater re-use system

- Offsetting Funding (reduces local share, not total cost)
  - Additional MSBA reimbursement for energy code and IAQ
  - Rebate on GSHP and associated mechanical costs
  - State climate and MassSave incentives

Project Timeline



* subject to change