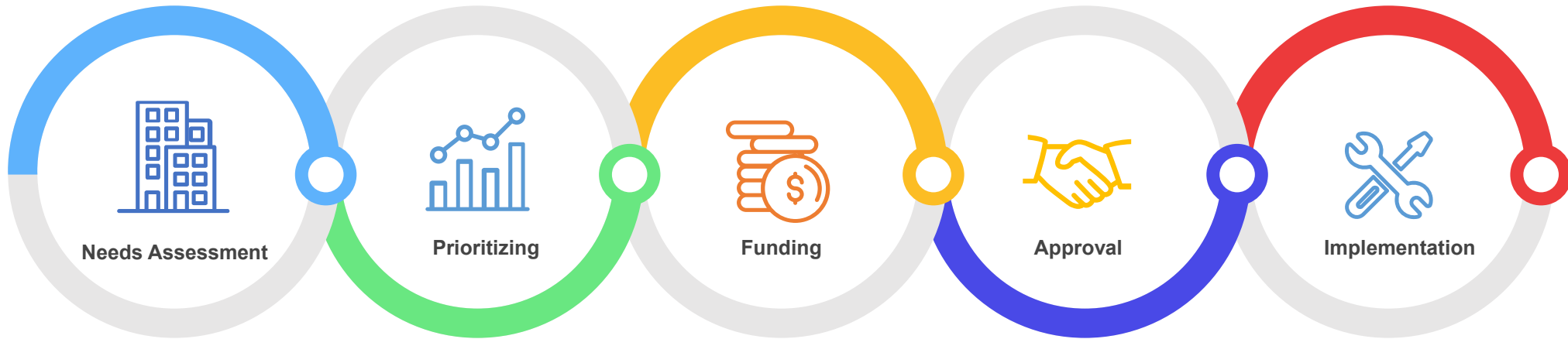


Monomoy Regional School District FY26 Capital Plan

Select board Presentation

December 2024

Capital Budget Process



Facilities Review

- Buildings are in good condition however major components (boilers, roofs, generators, windows, doors, siding etc.) nearing the end of useful life.
- Middle School and Chatham Elementary School have the most immediate needs.
- Indoor air quality challenges at the Middle School.



Capital planning is an area that benefits from a multi-year plan. Monomoy RSD expects a number of significant capital projects in the coming 5+ years.

Item	Expected Useful Life	CES	HES	MRMS	MRHS
Boilers	20 years	28	1 is 22 y.o. 2 are 34 y.o.	28	12
Generators	20 years	29	22	29	12
Roof	20 years	29	22	28	12
Windows	20 years	29	22	28	12
Doors	20 years	29	22	28	12
Elevator	20 years	N/A	22	28	12
Hot water tank	15 years	4	22	7	12
Pumps	20 years	28	22	9, 14 and 7 y.o.	12
Auditorium	10 years	N/A	N/A	28	12
Turf Field	15-20 years	N/A	N/A	N/A	12
Track	15-20 years	N/A	N/A	N/A	12

FY25 Capital Projects

COMPLETED

- MRMS & CES Flooring.
- MRHS Camera System.
- MRMS classroom displays.
- CES Courtyard.
- MRHS Phone System.
- MRHS communal furniture.

Ongoing

- MRHS Press Box
- MRMS Siding Project
- HES Roof Top Unit Installation
- ... and now MRMS roof.

Major Projects

Red: Projects that will require borrowing.

⇒ : Projects that will be assessed to one town 100%.

• FY26

- MRMS Siding
- ⇒ • CES Flooring
- MRMS Flooring
- District Facilities truck
- ⇒ • HES Smoke Alarms

• FY27

- MRMS Roof
- MRMS Flooring
- Network switches
- ⇒ • CES/HES Wireless Access
- ⇒ • HES Roof Top HVAC unit

• FY28

- MRMS Boilers
- Classroom furniture
- ⇒ • HES Roof Top HVAC unit

• FY29

- ⇒ • CES Roof & Siding
- ⇒ • CES Generator
- MRMS Generator
- Classroom furniture

• FY30

- MRHS Field and Track
- ⇒ • CES Pumps
- ⇒ • CES Generator
- MRMS Generator

• FY31 and beyond

- ⇒ • CES boilers
- ⇒ • HES Boilers

The FY26 draft budget includes several items to continue the district's capital and maintenance plan.

School	Project	Cost	Notes
Chatham Elementary School	Carpet/flooring replacement	\$40,000	Ongoing project to replace carpet with tile. Helps to improve air quality and reduces maintenance costs.
Middle School	Carpet/flooring replacement	\$60,000	
Middle School	Service and repair of exhaust fans	\$25,000	Ongoing project to service and repair exhaust fans on the middle school roof. This is critical to maintain air quality in the classrooms.
District	Replace HS/HES Facilities vehicle	\$70,000	Both the Harwich ES and MRHS vehicles are past their useful life, maintenance costs have increased and keeping them road worthy is becoming difficult.
District	Contribution to capital stabilization fund	\$50,000	The district has a capital stabilization fund that can be used in the case of an emergency. The current balance is \$299,214. Continuing to fund this will protect the district from unforeseen needs.
Harwich Elementary School	Replace existing smoke alarms	\$40,000	The smoke alarms at Harwich Elementary school are obsolete and parts/replacements are no longer available.

FY26 - Chatham Elementary School Flooring

- The district has an ongoing project to replace carpet with rubber/PVC tiles at Chatham Elementary School.
- The tiles are more hygienic and easier to clean.
- In some instances there is asbestos containing materials encapsulated by the carpet which has to be abated before the new flooring can be installed.
- In FY26, the district plans to replace the flooring at one classroom at Chatham Elementary school.



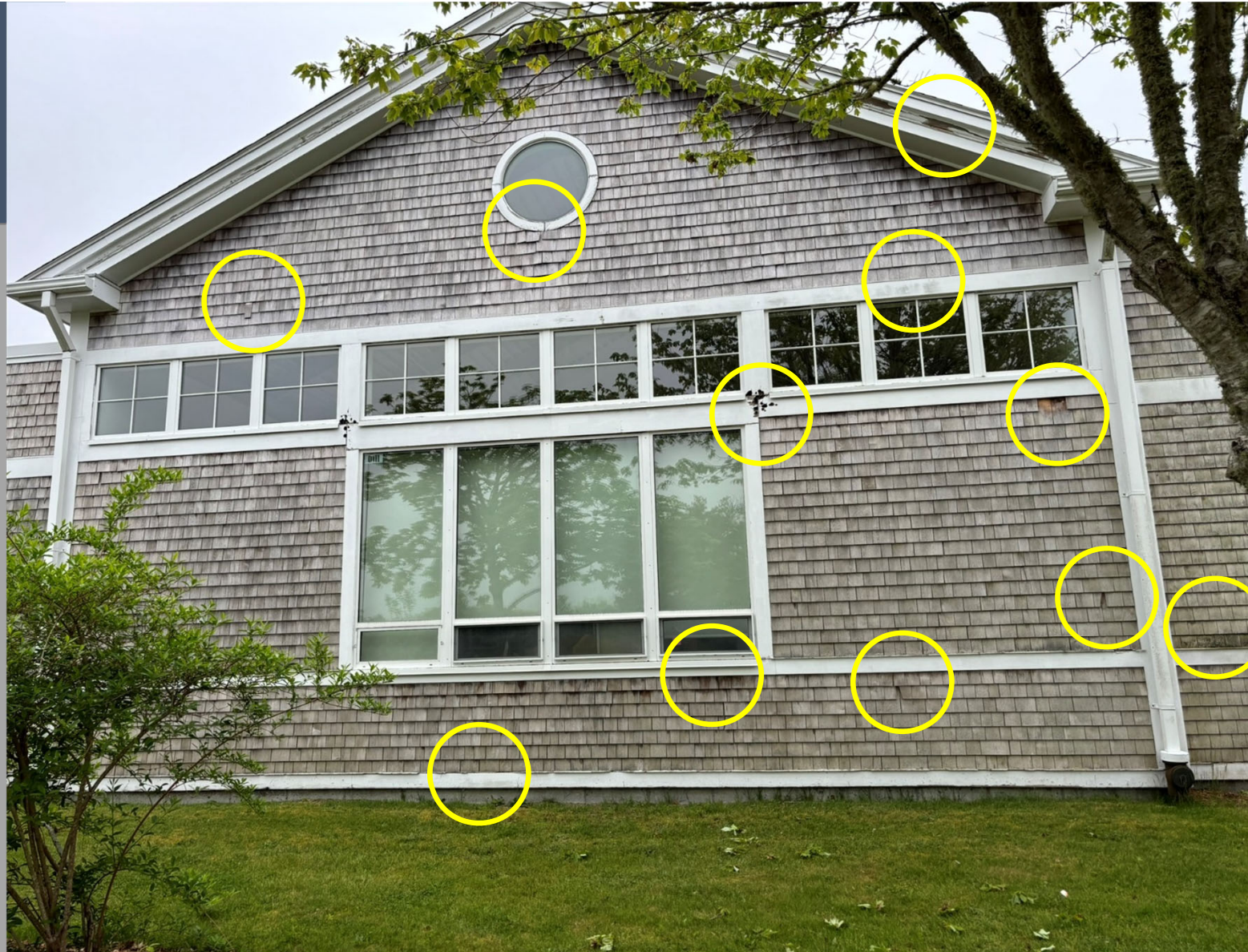
FY26 - Harwich Elementary Smoke Detectors

- The smoke detectors currently in place at the Harwich Elementary School are still working but the models are obsolete and parts and replacements are difficult to find.
- Purchasing new smoke detectors would ensure that the system continued to work effectively.
- As the wiring etc is already in place installation of the smoke alarms should be a straight forward project.



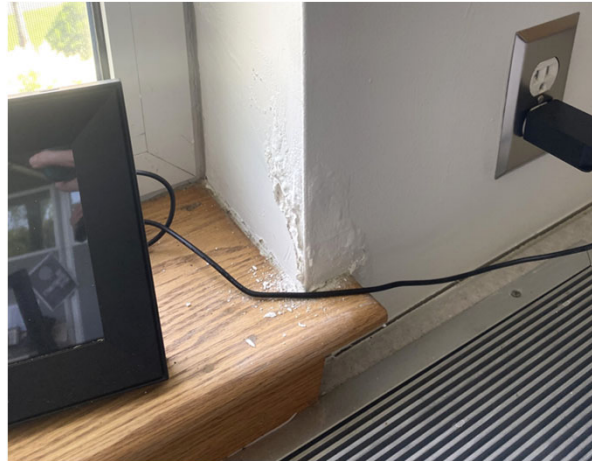
Middle School Siding

- Loose Shingles
- Missing Shingles
- Lichen & Mildew Host
- Rotted Trim
- Rotted & Missing Cap Trim
- Worn & Peeling Paint
- Evidence of Water Infiltration
- Buckled Shingles
- Staining Below Sills



Interior Damage

- Water Damage to Finishes
- Leak Stains
- Suspect Mold Growth at Window Sills



Test Cuts

- Insufficient Window Flashing
- Plywood Sheathing Stained and Rotted
- Evidence of Water Infiltration Behind Air/Water Barrier
- Water Testing Showed No Leaks Through Window Unit
- **Insufficient Window Flashing of Rough Opening**



Test Cuts

- Damaged Insulation
- Rodent Infiltration
- Oxidized (Rusted) Framing
- Gap in Vapor Barrier – Interior Side of Wall



Test Cuts

- “Backwards” Base Flashing
- Severely Rotted Sheathing
- Dissimilar Air/Water Barrier
- Absent Vapor Barrier
- Missing Air/Water Barrier



Test Cuts

- Discontinuous Vapor Barrier
- Unsealed Air/Water Barrier Termination
- Oxidized Framing and Decking



Feasibility Costs Estimate

- **Construction Costs** for Proposed Scope is **\$4,841,415**
- Anticipate additional 30% +/- Soft Costs (Designer Fees, OPM Fees, Construction Contingency, Advertising, Etc.)
- With Soft Costs, Estimated **Total Project Cost** is Approximately **\$6,300,000**
- Feasibility Cost Estimate Includes Design Contingency
- Estimated Costs May Escalate as Time Passes
- Phasing is not recommended.

Middle School Roofing Replacement

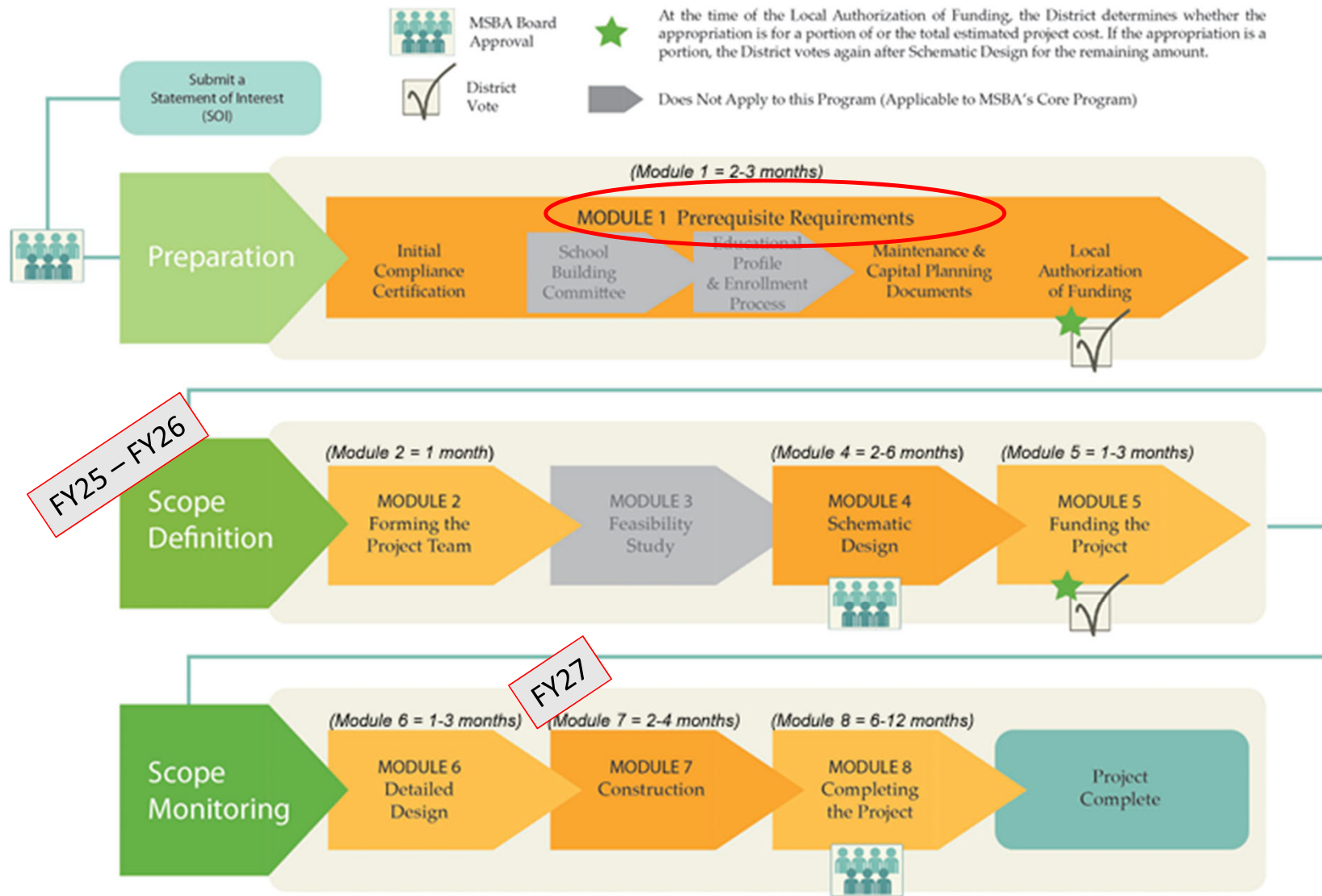
- Accepted to the **Massachusetts School Building Authority Accelerated Repair Program**.
- Reimbursement rate: 37.32%
- Town Meeting approval required.

MSBA Board of Director Meeting – October 30, 2024

Accelerated Repair Program Commences – November 1, 2024

Deliverable	Days	Due Date and Status
Initial Compliance Certification	90	January 30, 2025 Required
Maintenance and Capital Planning Information	90	January 30, 2025 Required
Local Authorization for Schematic Design Funds	90	January 30, 2025 Required
Certified Copy of Local Vote Authorization of Schematic Design Funds	120	March 1, 2025 Required

MSBA PROCESS



The district recently refinanced the High School construction loan repayments this has led to reduction in debt payments. In FY26 the primary focus will be a project to replace the Middle School building siding.

Project	FY25 Budget	FY26 Draft Budget	Change	Note
MRHS Construction Loan	\$1,769,624	\$1,646,775	-\$122,849	Refinanced in FY25
Middle School Siding Project	\$250,000	\$300,000	+\$50,000	The design work is ongoing and construction is expected to begin in FY26. The District Treasurer plans short term borrowing to fund construction in FY26, and secure long term debt in FY27 once the project is complete. It may also be possible to combine the debt for this project with that for the MS roofing project.
Middle School Roofing Project	\$150,000 (capital)	\$0		The feasibility study is expected to begin in FY25 but construction is not expected to begin until FY27.

