



MONOMOY REGIONAL MIDDLE SCHOOL RESTORATION PROJECT

Monomoy Regional School District is embarking on a critically needed restoration of the exterior envelope at Monomoy Regional Middle School.

The project will be done in two phases:

- Phase 1 will include all the siding and replacement of all the windows, and**
- Phase 2 will include the replacement of the school's roof.**



Middle School Current Condition:

A little weathered from a distance – but look closer



Middle School Current Condition:

**Pine trim around
windows and the
entire building is
rapidly deteriorating,
creating openings for
rainwater**





**Middle School
Current Condition:**

**Spray foam
insulation used to
keep rainwater out**



Middle School Current Condition:

**Rotting cedar drip
edges are no longer
diverting water
away from the
building**





Middle School Current Condition:

**Rainwater is
penetrating around
some windows,
impacting drywall
and sills**



Middle School Current Condition:

**Plywood sheathing
is rotting in some
areas**





Middle School Current Conditions:

**Wet sheathing
leads to fungal
growth**



**Interior drywall and
insulation remain
largely unaffected**

**Repairs now will preserve
a great building**



**Prolonged wet conditions
will lead to mold growth**

**This will impact indoor
air quality for our
students, teachers,
and staff**



**Replace cedar shingles
with long-lasting,
low-maintenance
synthetic options**



Example 1:

- **Synthetic clapboard**
- **Dark gray tones**





Example 2:

- **Synthetic shingles**
- **Lighter gray tones**



Example 3:

- **Mixed synthetic shingles and panels**
- **Lighter gray tones with white accent**





PHASE 1: SIDING & WINDOWS



WHAT

The project will include replacement of the school's siding, flashing, and windows.



WHY

The siding and windows are far past their useful lifespan. Replacement of the siding and windows is necessary in order to prevent water permeating the exterior envelope, damaging the building's interior, and impacting the indoor air quality.



WHEN

Following approval at Town Meetings in 2025 and the procurement process, work will begin in early 2026.



COST

The total project cost will be \$11.5M, proportionally split between the towns of Chatham and Harwich.



PHASE 2: ROOF



WHAT

The project will include replacement of the school's roof.



WHY

With the exception of areas that were replaced in 2018 after significant storm damage, the middle school roof was last replaced in 1997, far past its useful lifespan.



WHEN

This project will be submitted for approval at Town Meetings in 2026.



COST

The total project cost is estimated to be \$8.5M, with a state MSBA Accelerated Repair reimbursement of 37% (not available for siding projects). Thus, approximately \$5.3M will be proportionally split between the towns of Chatham and Harwich.



? WHO IS PAYING FOR THIS PROJECT?

Capital projects at the middle school and high school levels are paid for by the taxpayers in our towns as outlined in the Monomoy Regional Agreement. The Regional Agreement specifies that capital projects at our middle school and high school are split proportionally based on the enrollment ratio of students living in Harwich and Chatham in Grades 5 through Grade 12. Currently, the Grade 5 through Grade 12 enrollment finds 23% of our resident students living in Chatham and 77% living in Harwich. (Note: The Regional Agreement and funding split between the towns is subject to review and amendment.)

? HOW WILL THIS PROJECT IMPACT MY TAXES?

Preliminary estimates indicate that if the borrowing for the middle school siding and windows were spread over 25 years, the average impact on a home in Harwich would be approximately \$58 per year and the impact on the average home in Chatham would be approximately \$16 per year. Borrowing for the subsequent middle school roofing project would add approximately \$20 per year to a Harwich tax bill and about \$6 to a Chatham tax bill. (Note: Chatham has a lower tax rate and fewer students attending Monomoy's schools.)



Next steps:

Harwich Town Meeting: Monday, May 5

Harwich Town Elections: Tuesday, May 20

Chatham Town Meeting: Saturday, May 10

Thank you!

Questions? Feedback?

LEARN MORE

For additional information, updates on project plans, details on upcoming community sessions, and more, visit www.monomoy.edu/mrmsreno or scan the QR code

