



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

Pictured: the backside of the plywood sheathing, identified by infrared scanning as being wet (cold). A core through the interior drywall allowed this picture to be taken. It found the insulation and drywall to be unaffected, but the plywood waterlogged.



**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**

Mock-ups with potential siding materials and colors are currently on display on the front of the middle school and Harwich Elementary.



**MONOMOY REGIONAL MIDDLE SCHOOL
RESTORATION PROJECT**

PHASE 1: SIDING & WINDOWS

**GIVE US YOUR INPUT ON
PROPOSED SIDING OPTIONS**

**TAKE A LOOK AT
THE SAMPLE
BOARDS AND
SCAN THE QR
CODE TO SHARE
YOUR 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



Community
input was
sought by
the Building
Committee.





Survey Results as of April 22 with 278 respondents.

Virtually a $\frac{1}{3}:\frac{1}{3}:\frac{1}{3}$ tie on most aspects.

DESIGN/PATTERN Please review the options on the board (shown below) and select the design scheme you prefer.

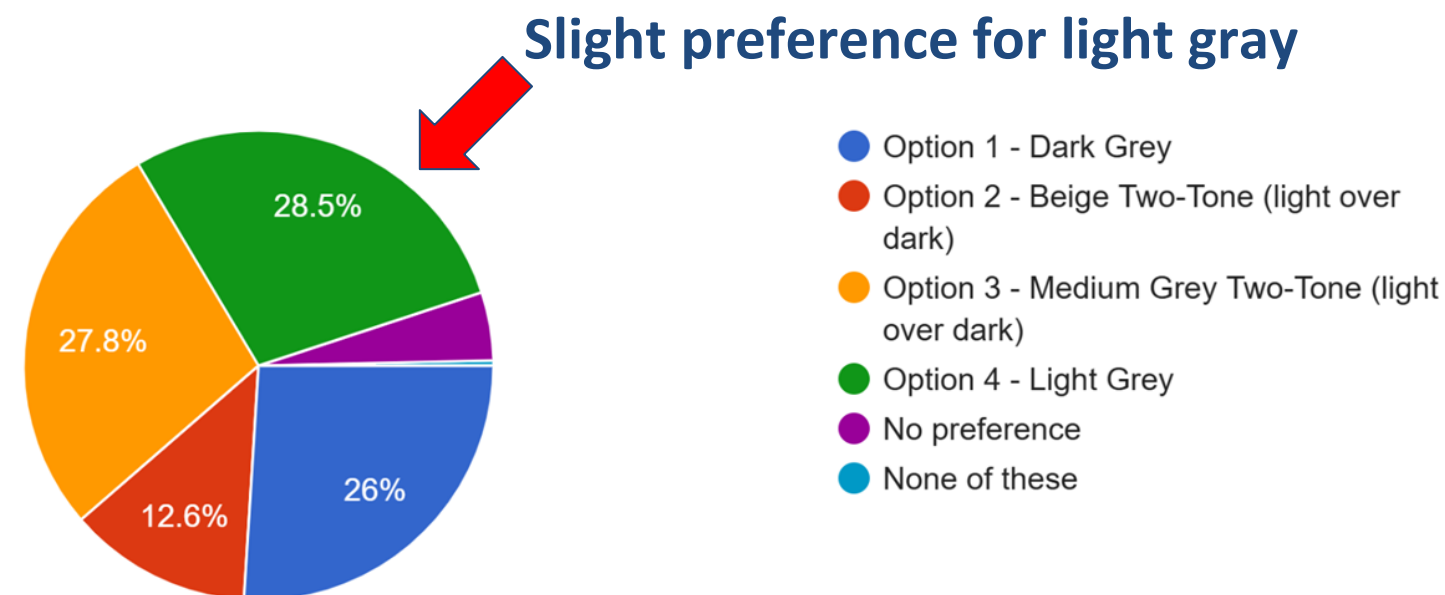
277 responses



Slight preference for all clapboard

COLOR SCHEME Please review the options on the board (shown below) and select the color scheme you prefer.

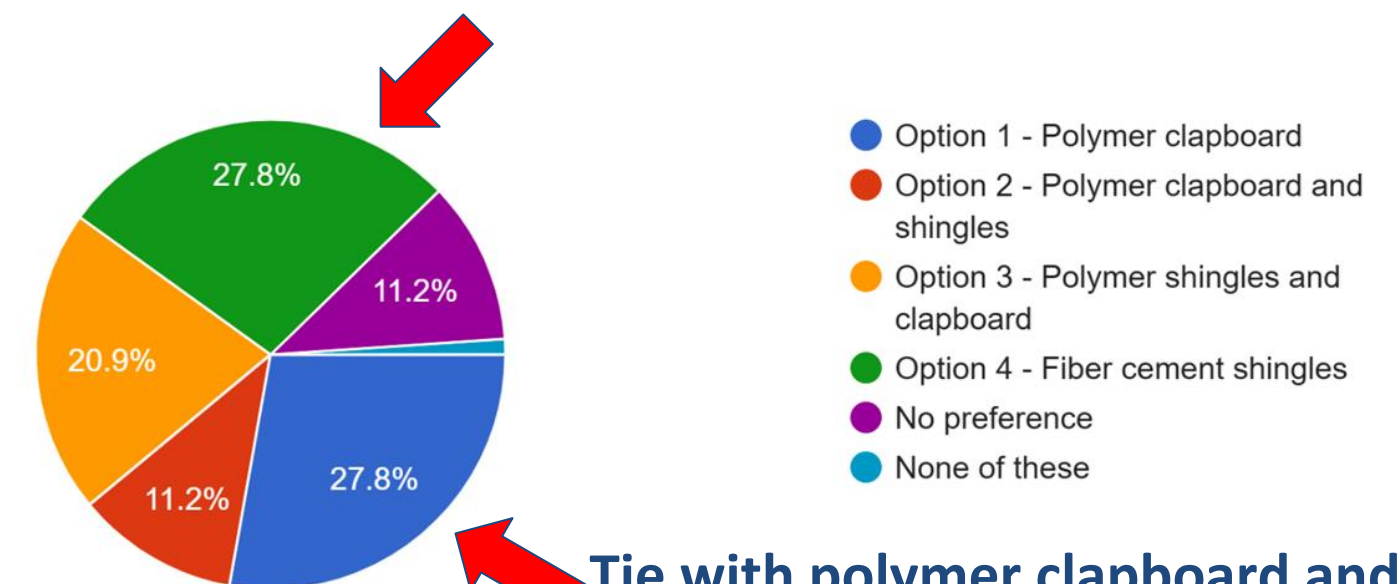
277 responses



Slight preference for light gray

MATERIALS Please review the options on the board (shown below) and select the material you prefer. All pine trim will be replaced with long-las...(like AZEK), which will not experience water damage.

277 responses



Tie with polymer clapboard and fiber cement materials



Given community input, price, and durability, the Building Committee has selected a light gray fiber cement product as the new siding material. Fiber cement siding materials comes in shingle, clapboard, and panel looks.

Fiber cement has the potential to be a \$1M savings over polymer clapboard.



Pictured: Fiber cement shingles in light gray



Here the fiber cement material is pictured with with some accent panels of the same material for the library face.

The Building Committee will continue to work with architects and public input to refine the design.



Pictured: Fiber cement shingles in light gray with white fiber cement accent panels



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.



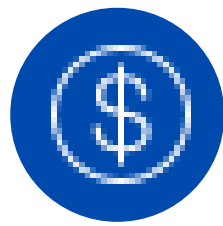
WHY

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.)

In addition to the MSBA grant covering the roof project, the district will seek out and apply to any other grant applicable to our project. This could ultimately lower the total cost of the project to the taxpayers.

GREEN SCHOOL WORKS IMPLEMENTATION GRANTS



The Challenge: Decarbonize Public Schools

Massachusetts' approximately 1,800 public school buildings are responsible for about 880,000 metric tons of carbon every year. Electrifying and decarbonizing these buildings represents a significant opportunity for the state to reach its goal of net zero emissions by 2050. However, with the increased costs of construction and competing capital needs, districts need additional resources for the installation and upgrades of clean energy infrastructure.

Open

Award Potential
\$50,000 - \$5,000,000

Application Deadline
April 30, 2025



Important Information about the Monomoy Middle School Building Project [video.](#)



Next steps:

Harwich Town Meeting: Monday, May 5

Harwich Town Elections: Tuesday, May 20

Chatham Town Meeting: Saturday, May 10

Thank you!

Questions?

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

