



## Monomoy Regional Middle School – Roof Project

- Total Project Budget:  
**\$11,801,239**
- Maximum MSBA Facilities Grant:  
**\$3,947,822**
- Maximum MRSD Cost:  
**\$7,853,417**



Street view 5<sup>th</sup> grade wing



Street view Library and 6<sup>th</sup>/7<sup>th</sup> grade wing



Rear view 5<sup>th</sup> grade wing

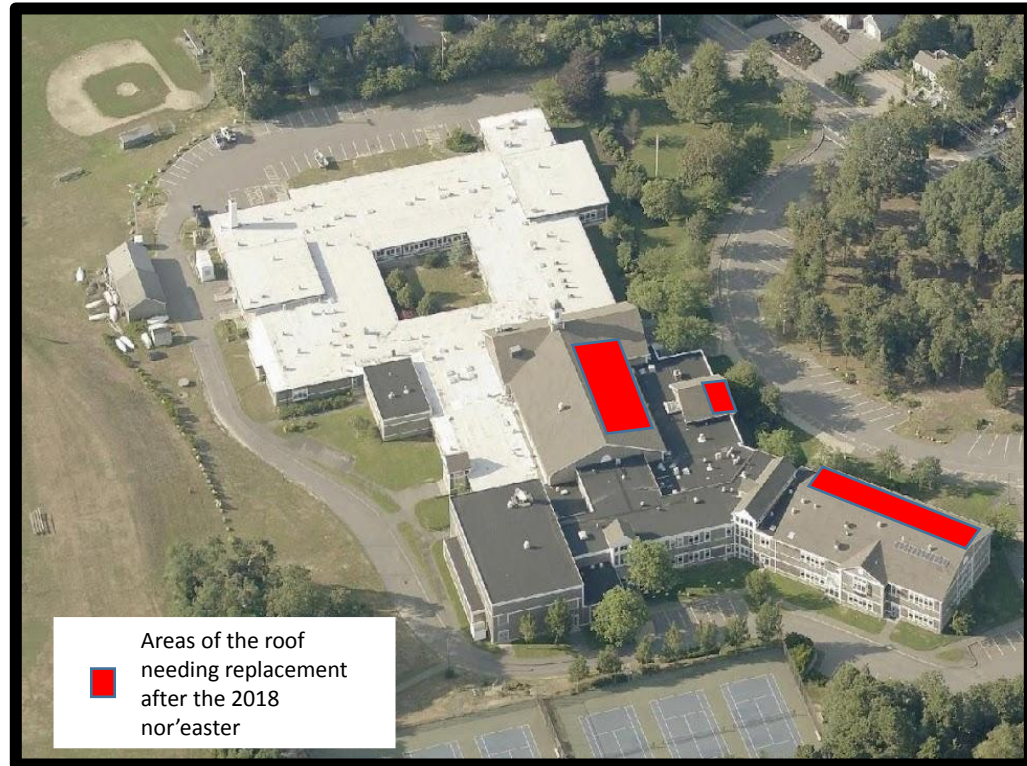
**Note: Metal roofing is only recommended by the MSBA for the currently shingled sloped roof areas.**





# The MSBA-appointed architect recommended metal roofing for the currently shingled sloped areas. The MSBA rarely approves metal roofing, but approved it for this project. Why?

- In 2018, significant sections of the shingle roof blew off during a nor'easter – metal roofs weather coastal storms significantly better, protecting the district and towns from potential repairs and property insurance increases and deductible costs in the future. The cost of repairing the areas in red was \$144,000 in 2018.
- A metal roof can last 50+ years, 2.5 times as long as a traditional shingled roof.
- The “upcharge” for a metal roof vs. a traditional shingled roof on the middle school would be approximately \$315,000 (after 37% MSBA grant offset), less than the cost of replacing the shingles just once in the future (in FY26 dollars).
- A metal roof is solar panel ready, without the need to puncture through the roofing material to attach panels – solar panels simply clip onto the ridges of the metal roofing.





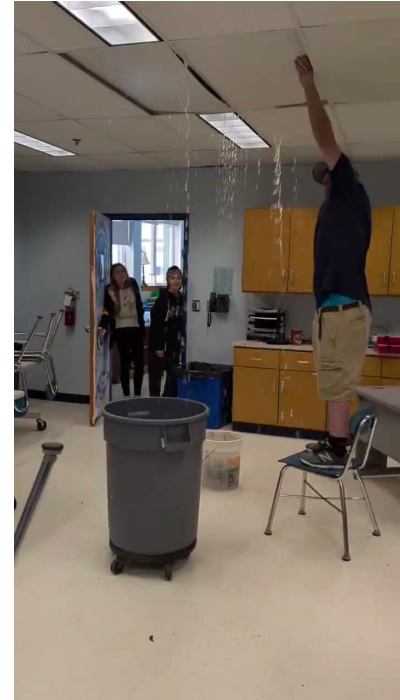
**To receive MSBA grant funding, the state requires the approval of the full project amount, even if the Building Committee decides not to use all of the funds.**

The Building Committee has the option to “value engineer” the metal roof out and have the contractor install a less expensive (less durable) shingle roof, particularly if bids come in higher than anticipated, but the MSBA requires the full project cost of \$11,801,239 be approved at both Town Meetings and ballot vote in Harwich to be eligible for the MSBA grant funding of \$3,947,822, which would reduce the cost to taxpayers by the amount of the grant.



# What's at stake if the total project budget of \$11,801,239 is not passed by both annual Town Meetings or the ballot?

- MSBA only accepts projects into the Accelerated Repairs Program on a biennial basis, opening for submissions every other year.
- Submissions generally have a year for review and funding at Town Meetings, followed by a year of project coordination and planning, with the final project plans then being accepted by MSBA before construction begins.
- If this project is funded at this year's Annual Town Meetings, construction roof replacement would happen during the **spring/summer of 2027**.
- If this project is **not** supported by Boards and Town Meetings and ballot this year:
  - The towns potentially lose \$3,947,822 in state funding for the project.
  - The project is delayed by two years:
    - further escalating the final project cost to our taxpayers
    - delaying a much-needed roof replacement that is directly tied to the health and safety of the children and staff who learn and work at the middle school.



Video from Feb. 12, 2026 as some of the snow began to melt over sections of the flat roof.

**This roof CANNOT wait another two years to replace!!!**



**Roof renovations are needed to protect the building's occupants and the Towns' investment in our school.**

Thanks to the support from both communities, the siding and window replacement project is already underway at Monomoy Middle School.

The roof replacement work is necessary to protect the investment currently being made to install new windows and siding, resulting in a building that will be fully protected from the elements and will provide a safe and productive learning and working environment for years to come.



## Middle School Restoration Project Phase 2: Roof Replacement

Estimated average tax impact for the roof project. The actual impact may change based on final project cost and any amendments to the regional agreement.

The following figures are based on the current 3-year foundation enrollment average and declining principal payments, which results in a lower total interest paid.

	Town of Harwich	Town of Chatham	Total
Principal	\$ 6,049,487	\$ 1,803,930	\$ 7,853,417
Interest	\$ 3,528,863	\$ 1,052,291	\$ 4,581,154
Total	\$ 9,578,350	\$ 2,856,221	\$ 12,434,571
Average Annual Long Term Debt Payment	\$ 383,134	\$ 114,249	\$ 497,383
FY2026 Average Single Family Tax Bill Impact	\$40.43	\$17.39	