District: Monomoy Regional School District
School Name: Monomoy Regional Middle School
Recommended Category: Project Funding Agreement
Date: February 18, 2026

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Monomoy Regional School District (the "District") for a roof replacement project at the Monomoy Regional Middle School.

District Information	
District Name	Monomoy Regional School District
Elementary Schools	Chatham Elementary School (PK-4) Harwich Elementary School (PK-4)
Middle School	Monomoy Regional Middle School (5-7)
High School	Monomoy Regional High School (8-12)
Priority School Name	Monomoy Regional Middle School
Type of School	Middle School
Grades Served	5-7
Year Opened	1963
Existing Square Footage	125,000
Additions	1996 – demolished portion of original building, added additional wing – 41,240 SF
Building Issues	Roof
2025-2026 Enrollment	381

MSBA Votes	
Invitation to Participate in the Accelerated Repair Program	October 30, 2024
Project Funding Agreement Authorization	On February 25, 2026 Board agenda
Reimbursement Rate	37.32%

Consultants	
Owner's Project Manager (the "OPM")	CSL Consulting, LLC
Designer	Gorman Richardson Lewis Architects, Inc.

Discussion

The Owner's Project Manager ("OPM") and Designer conducted a feasibility analysis of the facility and developed a Schematic Design, including a proposed scope of work, schedule, and estimated budget. The District's Designer, Gorman Richardson Lewis Architects, Inc., recommends a roof replacement and associated work at the Monomoy Regional Middle School. The Designer has confirmed that the proposed roof replacement and associated work will comply with the MSBA's sustainability requirements.

MSBA staff reviewed the existing conditions analysis provided by the District's consultants as well as the proposed schedule. MSBA staff also discussed the proposed scope and budget with the District and its consultants. The District has provided a Total Project Budget of $11,801,239, which includes a construction cost of $9,997,953. Construction costs include the following components:

- $9,154,338 for replacement of roof;
    - $1,145,718 is ineligible for reimbursement for roof scope less than 25 years;
    - $13,093 is ineligible for reimbursement for roof scope associated with copper features.
- $677,860 in accessibility improvements; and
- $165,755 for solar readiness.

MSBA staff recommends the Estimated Total Facilities Grant and the Maximum Total Facilities Grant as set forth in the table below subject to MSBA approval and audit:

Project Funding Agreement	
Enrollment: 381 Existing Square Footage: 125,000	District's Proposed Project Budget
Project Budget[1]	$11,250,959
Scope Exclusions/Ineligible Costs[2]	$1,158,811
Estimated Basis of Total Facilities Grant	$10,092,148
Reimbursement Rate	37.32%
Estimated Maximum Total Facilities Grant[3]	$3,766,390
Project Contingencies[4]	$550,280
Potentially Eligible Owner's and Construction Contingencies	$486,153
Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures[5]	$181,432
Total Project Budget	$11,801,239
Maximum Total Facilities Grant[6]	$3,947,822

[1] Does not include Owner's or Construction Contingencies.

[2] Scope exclusions/ineligible costs include ineligible scope of copper features and roof scope less than 25 years.

[3] The "Estimated Maximum Total Facilities Grant" is calculated by applying the reimbursement rate to the "Estimated Basis of Total Facilities Grant". It does not include any grant funds for potentially eligible Owner's or Construction Contingency Expenditures and is subject to MSBA review and audit.

[4] Includes eligible and ineligible Owner's and Construction Contingency.

[5] The "Potential Additional Grant Funds for Eligible Owner's and Construction Contingency Expenditures" is calculated by applying the reimbursement rate to the "Potentially Eligible Owner's and Construction Contingencies."

[6] Includes maximum possible Owner's and Construction Contingency grant funds, the final amount of which, if any, shall be determined by the MSBA in accordance with its policies for the determination of eligibility. The MSBA does not anticipate that the District will expend all of its contingency funds on expenses that are eligible for MSBA reimbursement.