



NRHS Building Project

Frequently Asked Questions (FAQ)

Save the Date To Vote : January 10, 2023 - 11:00 am - 7:00 pm

NRHS Building Update Public Presentations:

December 5, 2022 - Brewster BOS @ 6:30PM

December 6, 2022 Public Forum 6:00PM

December 12, 2022 - NPS Joint School Committee Meeting

[December 14, 2022 - Orleans BOS @ 5:00PM](#)

[December 15, 2022 Public Forum 6:00PM](#)

[December 19, 2022 - Eastham BOS 5:30PM](#)

[December 20, 2022 - Wellfleet BOS 7:00PM](#)

[January 4, 2023 Public Forum 6:00PM](#)

General Fiscal Information

What is the total amount of additional funds requested, and the new total cost for the project?

The total amount of additional funds requested is \$38,100,000. Made up of the following items:

- Additional Construction Costs - \$29,675,835
- Additional Construction Contingency Funds - \$ 5,984,665
- Soft Cost & Administration - \$ 1,000,000
- FF&E/IT (escalation cost) - \$ 814,500
- Construction Testing & Inspection Services - \$ 125,000
- Moving Services & Storage Containers - \$ 100,000
- Builder's Risk Insurance - \$ 400,000

The new total amount for the entire project is \$169,925,665.

When was the original amount approved and how much was it?

The initial vote on March 30, 2021 approved a total of \$131,825,665 for the Nauset Regional High School Building project. The original budget was developed in 2019, as part of the Feasibility Study. It was finalized in December 2019 and submitted to the Massachusetts School Building Authority (MSBA) in January 2020. The MSBA approved the proposed design and budget on February 9th, 2020.

Why are the costs so much higher?

The overall costs are reflective of what we are experiencing in our economy. Construction costs have escalated dramatically in the three years since the budget was first established and approved in 2019-20. These cost increases are mainly due to the global economic disruption resulting from the COVID-19 pandemic and include supply chain issues, labor shortages, demands for higher wages, transportation challenges, and the ensuing inflation.

Why is this additional funding needed?

The Construction Bids opened on October 19th of this year contained a low bid that was \$29.7 Million over the construction estimate of \$131.8 Million.

It is important to remember that the original cost estimate is 3 years old.

It should also be noted that in the past we were dealing with an estimate. The best calculations of professionals.

Currently we have a bid, a bid is the actual cost that the contractor will charge us to build the school as designed.

Who approved the new budget and vote?

The Nauset Regional School Committee (NRSC) is responsible for approving all school-related budgets and construction funding requests. On November 3, 2022 the NRSC voted to set January 10, 2023 as the date for a vote on the Question concerning the additional funds to construct Nauset Regional High School.

What amount of money has been spent on the project to date?

The District has borrowed \$28,136,774 in Bond Anticipation Notes for the project and has spent and/or encumbered \$21,004,019 to date.

Are any of the additional funding costs necessary for the project reimbursable by MSBA?

No. Currently all additional funding costs are anticipated to be shared and paid for by the four communities.

If these funds are approved, what year would it be first fully incorporated into our communities' taxes?

2024

Process

What is the date and time of the vote. Will mail-in voting be an option?

The district-wide vote will take place on ***January 10th, 2023 from 11:00 am - 7:00 pm.*** Mail-in voting will be an option. Postcards to request a Mail-In Ballot have been sent to the voters of the four towns by their Town Clerks.

Why is a school district-wide vote occurring, rather than individual Special Town Meetings or Annual Town Meetings?

The four Town Administrators within the Nauset Public School (NPS) communities met with their respective Town Clerks and the NPS Leadership team members and collectively decided to recommend a district-wide vote. The Regional School Committee accepted and voted on this recommendation as the next course of action. This approach follows the same method voters followed during the last funding vote for this project and was considered the most efficient given that the Contractor's bids are only valid until Mid-January.

Why will there be two ballot questions?

The first question is from the Nauset Regional School Committee asking to approve or disapprove the request for additional monies to continue work on the NRHS project.

The second question is specific to each town asking for the ability to establish a debt exclusion for the requested funds, rather than have them be a part of regular appropriation monies.

This process is identical to the one used initially (on March 30, 2021) for the initial approval of the NRHS Building project.

How will votes be tabulated for the Building Project Funding Ballot Question?

The Building Project Funding needs approval of a simple majority vote of the voters of the four towns.

How will the debt exclusion Ballot Question be tabulated ?

The debt exclusion ballot question will be approved if a simple majority of each town's voters approve the debt exclusion ballot question for that town.

Additional Information

What will happen if the voters approve this additional funding?

The building project will then proceed with only a slight delay and would be expected to be completed on time. Brait Builders, the low bidder, would begin onsite-work at the end of January 2023. Staff and students would begin moving out of those buildings being targeted in Phase 1 of the project and into the modular classrooms for those subjects whose space is being impacted.

What will happen if the funding is not approved?

All work on the NRHS building project would cease effective immediately. The grant funding from the Massachusetts School Building Authority would be lost (approximately \$36 million). The entire building process would have to begin anew, from the beginning stages, with the time frame of approximately 5 years

for the design, development, and funding of a new project. Note that it is doubtful that MSBA would contribute or participate in a new project. To date there has not been any example of the MSBA funding a second project after the voters failed to fund construction of the original MSBA project.

The NRSD has a Bond Anticipation Note of approximately \$28 million. Of this amount, approximately \$21 million dollars has been spent or encumbered on the project. The total cost of closing down this project is unknown because of contracts entered into and outstanding construction issues. Regardless, these expended funds will have to be bonded and assessed to the four communities.

Has NRSD taken any additional steps to seek fiscal relief?

Yes. We have met with Senator Cyr and Representative Peake regarding our current Building Projects fiscal situation and have followed up with formal letters of request for assistance. We have also sent letters to key legislators and state Executive Directors asking for relief. MSBA is well aware of our current situation. We do not anticipate any funding relief being made available prior to the January 10th vote. We are hopeful that in the next legislative session there will be some additional funding from the state to help defray Nauset's school construction cost increase, but that is not certain.

Is there a website that has additional information?

[Yes, the link is here.](#)

Glossary of Terms

Owner's Project Manager (OPM): The key purpose of an OPM is to help oversee and manage the total building project. They work in partnership with the school district and also serve as a liaison between the Massachusetts School Building Authority and a school district. They have leadership who work onsite with the project and help to guide the project from start to finish.

School Building Committee (SBC): The SBC is a committee that is linked to the Nauset Regional School Committee. They are voted on to serve by the NRSD School Committee. A majority of these roles have been pre-determined by the MSBA, but the individuals who serve on the committee are designated by the NRSD School Committee. They meet regularly with the OPM and project Architect/Engineer and operate in a manner similar to that of the NRSC.

Massachusetts School Building Authority (MSBA): The Massachusetts School Building Authority was created by the Massachusetts legislature in 2004 to replace the former school building assistance program. The MSBA collaborates with municipalities in finding the right-sized, most fiscally responsible and educationally appropriate solutions to create safe, sound, and sustainable learning environments. They have made more than \$16.1 billion in reimbursements to cities, towns, and regional school districts for construction costs since 2004.