



State of New Jersey
DEPARTMENT OF EDUCATION
PO Box 500
TRENTON, NJ 08625-0500

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

KIMBERLEY HARRINGTON
Acting Commissioner

December 19, 2016

*An Amended Approval per Order and Ruling, see Below**

Dr. Rocco Tomazic, Superintendent
Freehold Borough School District #1640
280 Park Avenue
Freehold, New Jersey 07728-2006

RE: DEBT SERVICE AID REQUEST

Preliminary Eligible Cost (PEC) / Debt Service Aid Project Approval: PEC determination of a school facilities project for a regular operating district seeking debt service aid pursuant to the N.J.S.A. 18A:7G-9 and the Educational Facilities Construction and Financing Act, P.L. 2000, c.72, as amended.

THIS PROJECT DOES IMPACT EDUCATIONAL ADEQUACY AND IS SUBJECT TO DOE FINAL EDUCATIONAL ADEQUACY REVIEW

State Project No. 1640-040-17-2000 – Rehabilitation Only, An Amended Approval*

* *This Project Scope and Updated Cost Represent Rehabilitation Portions of the following Prior DSA Projects that were Appealed to and Approved by New Jersey Office of Administration Law Judge by an Order Directing Issuance Of Bonds[Grant] Pursuant to N.J.S.A. 18A:7G-12 (3 O.A.L. DKT. NO. EDU 8980-15 dated December 16, 2015) and Education Commissioner (Commissioner Ruling #291-16 dated August 4, 2016) for:*

*Prior Project #1640-040-14-1000, and,
Prior Project #1640-040-14-2000.*

The scope and costs herein are result of reformulated projects: Prior Mixed Rehab/New Construction Projects were consolidated then separated into just New Construction or Rehab Projects for ease of Separation of Funding Responsibilities between the District and the New Jersey School Development Authority (Authority). Per Order and Ruling, Authority shall fund the completion of the New Construction via Grant, and District shall fund the completion of the Rehabilitation via Debt Service Aid.

**Freehold Learning Center Elementary School
Freehold Borough School District
MONMOUTH COUNTY**

Dear Dr. Tomazic:

Your District has submitted an application for a school facilities project pursuant to Section 5 or 15 of the Educational Facilities Construction and Financing Act, P.L. 2000, c. 72 (Act) and the New Jersey Department of Education (Department) implementing regulations at N.J.A.C. 6A:26-1 et seq.

(Regulations). This project application has been deemed complete by the Department's Office of School Facilities, has been reviewed under the Act and the Regulations, and, as a result, the Department now makes the following determinations regarding the above referenced project.

I. Department determinations:

1. This school facilities project, in whole or in part, qualifies as a school facilities project eligible for State support under the Act.
2. This school facilities project is consistent with the District's approved long-range facilities plan (LRFP) as approved or as amended. Minor project LRFP Amendments are approved herein.
3. This school facilities project meets the educational adequacy requirements, if any.
4. This school facilities project meets the schematic plans requirements.
5. The eligible portion of this school facilities project is consistent with the District's applicable proposed building inventory contained in the District's approved LRFP or with the Facilities Efficiency Standards (FES) and the area allowances per FTE student, and does not contain excess costs as defined in N.J.A.C. 6A:26-18.
6. This school facilities project, if inconsistent with the FES or the applicable proposed building inventory not related to excess costs as defined in N.J.A.C. 6A:26-18.2, has been granted a waiver for having demonstrated that the inconsistency will not adversely affect the educational adequacy of the school facility.
7. If this school facilities project or a portion of this project qualifies as rehabilitation, it is required to keep the school facilities functional for its original purposes or for new purposes, it does not increase the gross square footage of the school facility and does not include any routine maintenance, required maintenance or excess costs as defined in N.J.A.C. 6A:26-18.2, but it may include capital maintenance.
8. **This school facilities project WILL LIKELY be subject to the environmental assessment or environmental impact statement requirements of Executive Order 215.** Six (6) paper and one (1) electronic copy of this report must be presented in a timely manner to the DOE for dispersal to the NJDEP for review PRIOR to District/SDA obtaining Construction Permits. See Part IV(E) of this letter for clarification.
9. If this school facilities project is a new school, it must incorporate the guidelines developed by the United States Green Building Council known as "Leadership in Energy & Environmental Design (LEED), Version 2" or as otherwise provided by law.

II. Description of the approved school facilities project:

A. Priority: The priority ranking of the school facilities project is determined to be Tier 1.

B. Scope of Work: This is a new construction and rehabilitation project. The herein approved school facilities project consists of the following components;

- Perform this Rehabilitation (about 2,665 GSF Renovations; 51,200 GSF Capital Maintenance):
- Renovations:
 - In and around the existing open area space, construct a new student cafeteria space, one pair of new student boys and girls barrier-free gang toilet rooms,
 - Construct a connecting corridor and renovate the tech room in and around the existing technology room for additional access to the larger of the new classroom additions,
 - Other Renovations Work as required to meet the goals of the project.

- Capital Maintenance upgrades:
 - Perform building-wide replacement of existing original non-addressable fire alarm system with new contemporary addressable fire alarm system.
 - Perform replacement of existing original building-wide public address system with new in kind.
 - Perform utility upgrades.
 - Perform technology infrastructure upgrades such as fiber optic back bone and Cat-6 wiring to devices.
 - Other Capital Maintenance Work as required to meet the goals of the project.

C. Conditions of approval:

- **COMMENTS (ATTACHED) FROM THE DEPARTMENT SHALL BE INCORPORATED INTO AMENDED SCHEMATIC DRAWINGS PRIOR TO BOTH FEC AND FEA APPLICATIONS TO THE DEPARTMENT. DISTRICT AGREES THERE'S NO CHANGE TO COST FOR ANY REHABILITATION PROJECT SCOPE.**
- Projects with costs over the bid threshold limit must be bid in accordance with NJ Public School Contract Law and other applicable provisions of law and regulations unless otherwise permissible by law.

Pursuant to the Act, the following are the Preliminary Eligible Costs (PEC) for the school facilities project, the Total Project Costs, and the current State DAP for your District (see also statements below):

Preliminary Eligible Cost Calculations for SP#:				1640-040-17-2000	Freehold Learning Center		
	Functional Capacity (FC)	Projected Enrollment (PE)	Unhoused Students (UH)	Area Allowance / FTE Student (AA)	****Maximum or Actual Gross Square Footage (GSF)	Preliminary Eligible Cost (PEC)	
*New Construction	0	0	0	0.00	Max: 0	\$ -	
					Actual:	\$ -	
Other Eligible Costs for Educational Adequacy (Based on \$143/SF)						0	\$ -
Ineligible Excess Costs (Based on \$143/SF)						0	\$ -
**Rehabilitation							\$ 1,480,270.00
TOTAL PEC							\$ 1,480,270.00
Total Project Cost							\$ 1,480,270.00
<i>*New construction costs are calculated using \$143.00 per square foot times the GSF.</i>							
<i>**The rehabilitation costs are compiled from the architect's line item cost estimate of the scope of work to be performed during the school facilities project.</i>							
FY 14 DAP =		66.8876%		or 40% whichever is greater.		66.8876%	

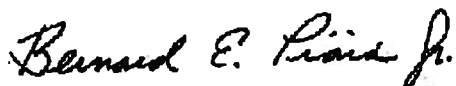
Note: In the case of a county special services school district or a county vocational school district, a determination of FEC, if other than acceptance of the PEC, will require approval by the board of chosen freeholders.

NOTE: There are no ineligible costs for this rehabilitation project.

Please note that this project, as submitted, is approved for Debt Service Aid funding only. If the District is requesting State funding support in the form of Debt Service Aid, please contact the Department's Office of School Facilities.

Please contact your Educational Facilities Specialist Jeanne Dunn at the Department's Office of School Facilities and Finance with any questions regarding this matter at (609) 341-3097 or by email to jeanne.dunn@doe.state.nj.us, or feel free to contact me directly at (609) 984-5351 or by email to bernie.piaia@doe.state.nj.us.

Sincerely,



Bernard E. Piaia, Jr., Director
Office of School Facilities and Finance
BEP:jrd

enc: Department's Comments, to be incorporated into amended Plans prior to FEC or FEA

- c: Kimberly Harrington, Acting Commissioner
- Kevin Dehmer, Chief Financial Officer and Assistant Commissioner, Division of Finance
- Jeanne Dunn, Educational Facilities Specialist, Office of School Facilities and Finance
- Lester Richens, Office of the Executive County Superintendent, Monmouth County
- David Joye, Office of the Executive County Business Official, Monmouth County
- Gregory Voronov, NJ Schools Development Authority
- Joseph Howe, District School Business Administrator
- William Hopkins III, Fraytak Veisz Hopkins Duthie P.C., District's Consultant

Attachment to PEC Letter for 1640-040-17-2000, a Rehabilitation Project:

The following comments are to be included with the completed, corrected FEA application; the District has stated to the Department that no costs shall change as a result of these clarifications/corrections.

Generally needed:

- EO-215 applies. Submit report as required at time of FEA.

Other:

1. Site Plan:

- a. Show traffic patterns in site plans, including method for kitchen receiving, pedestrian access and bus drop-off/pick-up as well as visitor parking and parent drop-off/pick-up.
- b. Indicate the homeland security features added to site plan, building plans as needed for protection/security.
- c. Indicate curbs, as well as Barrier-Free travel curbs, ramps, pathways as required from all drop-off areas.
- d. Show bus paths in driveways to confirm accessible routes.
- e. If significant site plan changes made: Planning board review is required for site plan including showing all existing/proposed utilities and utility work; include poles, sewer, sewer ejector, gas service, electrical service, OHW and trenches as applies, etc.

2. Rehabilitation: Not all areas of alterations are represented or well represented in your plans. The areas should be drawn as adjacent areas as they exist, in the one detail so we can tell the proposed spaces as they are built from existing spaces. Exception: show in dashed lines the wall to new kitchen so that the cafeteria layout makes sense. Show other sister project's walls clearly in detail. Our comments are:

- a. No detail or explanation exists for table storage, if any, as this is likely PE space as well. What other PE accommodations (like storage) are needed? Show additional accommodations as needed if this a presentation room needing movie-playing or PowerPoint-type presentations,
- b. Show telephone, clock, PA, intercom, fire alarm/strobe/horn, min lighting levels/dimming where needed, min ceiling heights, electrical outlets, etc.
- c. Show 5'-0" BF turnarounds in toilets, and show what work is being done there.
- d. Indicate with better hatching, with better key for hatching the limits of each note's SOW, as it is not understandable,
- e. Explain all the scope of work on Plans, exactly,
- f. Need door details with hardware proposed.
- g. Indicate lighting levels,
- h. Show flooring/wall materials key as you have not indicated this,
- i. Add all educational requirements to notes, including, door hardware, door glazing, wall and flooring materials, new minimum lighting levels, minimum ceiling heights before the lowest interference, etc.,
- j. Indicate if windowless cafeteria and gang toilets will have AC in addition to heat.