



State of New Jersey

DEPARTMENT OF EDUCATION

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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. 1640-070-17-1000 – 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 OAL DKT. NO. EDU 8980-15 dated December 16, 2015) and Education Commissioner (Commissioner Ruling #291-16 dated August 4, 2016) for:*

*Prior Project #1640-070-17-1000,
Prior Project #1640-070-17-2000,
Prior Project #1640-070-17-3000,
Prior Project #1640-070-17-4000,*

*Prior Project #1640-070-17-5000,
Prior Project #1640-070-17-6000,
Prior Project #1640-070-17-7000, and,
Prior Project #1640-070-17-8000.*

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.

**Intermediate Middle School / Park Avenue 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 13,220 GSF Alterations; 96,966 GSF Capital Maintenance):
- Alterations:
 - Convert two (2) existing pre-kindergarten classrooms into three (3) 3rd-4th grade general classrooms and two (2) 3rd-5th grade resource rooms,
 - Convert existing classrooms to a new 4th grade classroom and book storage room,
 - Convert existing general classroom into a corridor connection to the cafeteria addition and a new 8th grade resource room.

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- Convert existing cafetorium stage area into a serving kitchen with associated kitchen equipment and electrical room,
- Convert existing serving kitchen into a 6th grade resource room and cafeteria table storage room,
- Convert existing intermediate school general classroom into a connecting corridor to the gym/media center addition and two (2) 6th-7th grade resource rooms,
- Convert existing storage/receiving area into a new intermediate school boys locker room,
- Convert existing general classroom into a new nurse's suite,
- Convert existing library into new child study team suite, 3rd grade resource room and exterior egress passage,
- Renovate and expand existing technology department office,
- Other Alterations Work as required to meet the goals of the project,
- Capital Maintenance upgrades:
 - Replace existing building-wide HVAC systems with new to include air conditioning,
 - Perform building-wide technology infrastructure upgrades,
 - Perform electrical service upgrades,
 - Perform building-wide replacement of cabinet unit heaters,
 - Perform building-wide replacement of roof-top fans,
 - Perform building-wide replacement of corridor fintube radiators (shall not impact corridor width),
 - Perform domestic water heater replacement,
 - Perform selected replacements of interior lighting, circuit wiring, switchboards and emergency power systems,
 - Perform a partial roofing replacement on the intermediate school wing,
 - Replace existing building-wide non-addressable fire alarm system with new building-wide addressable fire alarm system,
 - Replace existing building-wide public address system,
 - Replace existing corridor student lockers,
 - Perform sprinkler system upgrade,
 - Perform site work repaving for all existing parking lots and driveways as well as existing additional parking areas,
 - Repair/replace existing site concrete walks,
 - 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.

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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#:				1640-070-17-1000	Park Ave ES/Freehold Boro MS	
	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						\$ 14,125,415.00
TOTAL PEC						\$ 14,125,415.00
Total Project Cost						\$ 14,125,415.00
*New construction costs are calculated using \$143.00 per square foot times the GSF.						
**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.						
FY 14 DAP =	66.8876%			or 40% whichever is greater.		66.8876%

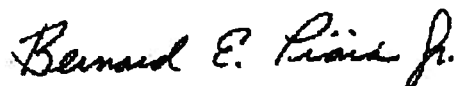
Note: In the case of a county special services school district or a county vocational school district, a determination of FEC, if other than acceptance of the PEC, will require approval by the board of chosen freeholders.

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 1640-070-17-1000, 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 8 details (a-h below) so we can tell the proposed spaces as they are built from existing spaces. Show existing walls as dashed in detail, and proposed as bold solid lines. Our comments on the 8 details are:

- a. Kitchen/receiving/electrical room/8th grade SGI: no detail exists for kitchen-receiving-serving line/elec rm spaces, include kitchen doors and swing, and kitchen/servery layout, kitchen to have toilet room and change area/lockers,
- b. 6th grade SGI, table storage for Existing cafeteria: no detail exists for table storage.
- c. 6th grade and 7 grade SGIs, corridor: do not leave dead end corridor unused; it exceeds allowable length for a dead end corridor.
- d. 3rd grade classroom (CR), two (2) 4th grade CRs, 3-5 speech SGI, "Mentally Disabled SGI (name is NOT correct; call it SGI): mentally disabled classroom is correctly called an SGI or Resource Room,
- e. Book Storage, 4th Grade CR: what happened to book storage, no detail,
- f. Tech. Repair Center, 3rd Grade SGI, CST, Corridor: corridor missing from detail,
- g. Boys Locker Rm behind gym Stage: no showers, much less gang showers. Add urinals or other use where showers are shown. This age group does not usually get locker rooms, but shower risk is highly NOT recommended for these age groups; correct so we cannot see into boys locker room from the outside: If needed, show wall and indicate height, show dimension of opening from locker into corridor, it's a 3' minimum,
- h. Nurse's Suite, needs fridge in nurse's office, office and all of suite needs to be Barrier-Free (BF) including sink, missing bubbler, counterspace,

4. Show all database system (db), telephone, clock, PA, intercom, fire alarm/strobe/horn, min lighting levels/dimming where needed, min ceiling heights, electrical outlets, etc.

5. Show all door details with hardware proposed,

6. Show 5'-0" BF turnarounds in locker rooms, BF lockers, toilets,

7. Regarding SOW notes on Plan A3:

- a. Indicate with better hatching, with better key for hatching the limits of each note's SOW, as it is not understandable,
- b. Note 3: Explain all the Utilities in scope, exactly,

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- c. Note 8: Need a detail indicating lockers being replaced, showing proposed corridor widths so we can see if educational exceptions required.
 - d. Note 12: what are ALL the utilities in scope, not just "including",
 - e. Note 17: switchboard replacement is relative to what? Telephone system? Replaced with...?
8. In roof drawing, indicate the roof replaced will be the South Wing dated ___ and ___ GSF.
 9. Need door details with hardware proposed. Take care for vision glazing as needed or as needing interior blinds (exam room?).
 10. Indicate lighting levels.
 11. Show flooring/wall materials key as you have not indicated this.
 12. Indicate if any educational space is less than 10' wide at narrowest place.
 13. 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.,
 14. At corridor near future additions, indicate dashed wall and doors for future New Construction.
 15. Show locations of ALL electric outlets, db outlets, PA, clock, telephone and outlet, etc.,
 16. Indicate which classrooms will have AC in addition to heat.