



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

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

KIMBERLLY HARRINGTON  
*Acting Commissioner*

July 12, 2017

Dr. Richard D. Tomko Superintendent  
Essex County  
Belleville Public Schools  
102 Passaic Avenue  
Belleville, NJ 07109

**RE: DEBT SERVICE AID REQUEST**

**Title: PRELIMINARY ELIGIBLE COST: (PEC) DETERMINATION OF A SCHOOL FACILITIES PROJECT FOR A DISTRICT NOT REQUIRED TO USE THE AUTHORITY TO UNDERTAKE THE PROJECT, PURSUANT TO N.J.S.A. 18A:7G-5 AND DETERMINATION OF PRELIMINARY ELIGIBLE COSTS PURSUANT TO N.J.S.A. 18A:7G-7.**

**THIS PROJECT DOES NOT IMPACT EDUCATIONAL ADEQUACY AND IS NOT SUBJECT TO DOE FINAL EDUCATIONAL ADEQUACY REVIEW.**

**A September 2017 Referendum is planned**

**Belleville Middle School  
Facility Upgrades**

**State Project No. 0250-025-17-1000**

Dear Dr. Tomko:

Your district has submitted an application for a school facilities project pursuant to Section 5 of the Educational Facilities Construction and Financing Act, P.L. 2000, c. 72 ("EFCFA" or "Act") and the New Jersey Department of Education implementing regulations at N.J.A.C. 6A:26-1 et seq. ("Regulations"). This project application has been deemed complete by the New Jersey Department of Education-Office of School Facilities ("Department"), 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 qualifies as a school facilities project eligible for State support under the Act.  
Yes [] No []
2. This school facilities project is consistent with the District's approved long-range facilities plan ("LRFP") as approved or as amended as of **May 19, 2017**.  
Yes [] No []
3. This school facilities project meets the educational adequacy requirements.  
Yes [] No [] Not Applicable []
4. This school facilities project is consistent with the District's applicable approved programmatic model contained in the District's approved LRFP, if any, or with the facilities efficiency standard ("FES") and the area allowances per FTE student, and does not exceed the model or the FES, as applicable, except for spaces for which the District is not seeking State support.  
Yes [] No [] Not Applicable []
5. This school facilities project or a portion of this project qualifies as new construction because it is needed for [] unhoused students or for [] another educational adequacy purpose\*.  
Yes [] No [] Not Applicable []
6. This school facilities project or a portion of this project qualifies as rehabilitation as it is required to keep the school facilities functional for its original purposes or for new purposes but does not increase the gross square footage of the school facility and does not include any routine maintenance or required maintenance but may include capital maintenance.  
Yes [] No [] Not Applicable []
7. This school facilities project may be subject to the environmental assessment or environmental impact statement requirements of Executive Order 215.
8. This school facilities project is a new school, and therefore must incorporate the guidelines developed by the United States Green Building Council known as "Leadership in Energy & Environmental Design ("LEED"), Version 2."  
Yes [] No [] Not Applicable []
9. This school facilities project has been determined to be an Emergent Project by the County Superintendent.  
Yes [] No [] Not Applicable []

## **II. Description of the approved school facilities project**

The approved school facilities project consists of the following components:

### **Site and Exterior work:**

- **Remove/Repair/Replace concrete sidewalks, curbs, and exterior stairs,**
- **Mill and repave driveway and parking areas,**
- **Repair masonry walls,**
- **Scrape/Prime/Repaint steel lintels,**
- **Replace exterior aluminum windows**

### **Interior:**

- **Remove and replace unit ventilators, and fin tube radiators,**
- **Upgrade electrical distribution system,**
- **Remove and replace exit and emergency lights,**
- **Replace fire alarm system,**
- **Upgrade student toilet rooms for ADA compliance,**
- **Renovate auditorium,**
- **Renovate music office, anteroom and locker rooms,**
- **Upgrade lighting,**
- **Install new wireless clock and PA systems,**

| <b>Building System</b>  | <b>Impacted Systems (X)</b> | <b>Description</b> |
|-------------------------|-----------------------------|--------------------|
| Site Improvements       | X                           |                    |
| Exterior Enclosure      | X                           |                    |
| Vertical Movement       | X                           |                    |
| HVAC                    | X                           |                    |
| Electrical Distribution | X                           |                    |
| Communications          | X                           |                    |
| Alterations             | X                           |                    |
| Soft Costs              | X                           |                    |

Facility Upgrades  
 Belleville Public Schools  
 Essex County  
 Preliminary Eligible Cost Letter-Debt Service

**III. Preliminary eligible costs ("PEC") for the approved school facilities project:**

The District's aid percentage as defined in section 3 of the Act, N.J.S.A. 18A:7G-3 is **49.7464 %** and State share will be equal to 100% of that percentage, except that it will not be less than 40% of final eligible costs.

Pursuant to N.J.S.A. 18A:7G-7 the following is the PEC for the approved school facilities project:

**PEC Calculations:**

| Preliminary Eligible Cost Calculations for SP#:  |                          |                           |                        | 0250-025-17-1000                  | Belleville Middle School                         |                                 |
|--|--------------------------|---------------------------|------------------------|-----------------------------------|--|---------------------------------|
|  | 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  | \$ -                            |
| **Rehabilitation   |                          |                           |                        |                                   |  | \$ 5,735,880.00                 |
| <b>TOTAL PEC</b>   |                          |                           |                        |                                   |  | <b>\$ 5,735,880.00</b>          |
| Ineligible Excess Costs (Based on \$143/SF)  |                          |                           |                        |                                   |  | 0 \$ -                          |
| Ineligible Excess Costs (Based on estimated actual cost for rehabilitation)  |                          |                           |                        |                                   |  | \$ -                            |
| <b>Total Project Cost</b>  |                          |                           |                        |                                   |  | <b>\$ 5,735,880.00</b>          |
| <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 17 DAP =  | 49.7464%                 |                           |                        | or 40% whichever is greater.      |  | 49.7464%                        |
| <i>***State share for grant funding, assuming the district elects to receive a grant pursuant to N.J.S.A. 18A:7G-15 instead of state debt service aid pursuant to N.J.S.A. 18A:7G-9. State share is calculated based on the district aid percentage (DAP) at the time of approval as defined in N.J.S.A. 18A:7G-3.</i>   |                          |                           |                        |                                   |  |                                 |
| <i>****The preliminary eligible costs for new construction will be calculated based on the maximum allowable additional gross square footage or the actual gross square footage, whichever is smaller. The final eligible costs may not equal preliminary eligible costs, pursuant to the district's right to appeal preliminary eligible costs under N.J.A.C. 6A:26-3.6. A change in final eligible costs will mean a change in State and local share of those costs.</i> |                          |                           |                        |                                   |  |                                 |

- a. Rehabilitation costs are based on the architect's line item cost estimate of the scope of work to be performed during the school facilities project. These costs have been reviewed and approved by the Department.

#### **IV. Actions to be taken**

**A. Introduction:** If a district constructs the school facilities project, the district will receive State support in the form State debt service aid (pursuant to N.J.S.A. 18A:7G-9). The district also has options on whether to accept or appeal the Department's determinations of space eligible for State support and PEC. Further, the district will need to take certain actions depending on whether the project is subject to educational adequacy requirements. Please note that the above review is limited to the spaces in the approved programmatic model for the above-referenced school facilities project.

**B. District elected options:** Thirty (30) days from the date of this PEC letter, the Department will issue a FEC letter with "debt service" as the State funding source. If the District does not agree with these elections, they must notify the Department prior to this action.

The following information is only for non- acceptance of the PEC elections.

The District has the option to defer the acceptance of the PEC **only on new construction** (related to \$143/sf). If the District chooses to defer a decision they must develop detailed plans and specifications by a design professional. At this time the District may appeal to the Commissioner of the Department for an increase in PEC (based on \$143/sf) in an amount not to exceed 10% of the PEC, if such plans indicate that the cost of constructing the approved school facilities project exceeds the PEC as determined by the Commissioner.

**C. Educational adequacy and Uniform Construction Code review.** If the other capital project does not require final educational adequacy review, the district is not required to make a final educational adequacy submission to the Department or pay the Department final educational adequacy review fees. **The district may advance the project, including review for Uniform Construction Code ("UCC") compliance as required to the local municipal code enforcing agency. If the local code enforcement agency declines to perform the plan review or is not classified at the appropriate level for the project in question, then the project may go to an appropriately classified local code enforcement agency or to the Department of Community Affairs. Because of added security requirements, plans and specifications for the construction of new schools will continue to be reviewed by the Department of Community Affairs.**

Note: The district must demonstrate to the Department that extraordinary circumstances require an award of the entire approval project scope in separate phases.

**D. Executive Order 215.** School facilities projects meeting certain State assistance percentage (at least 20% of total project costs) and cost thresholds (total construction costs in excess of \$1 million) and not otherwise exempted (exemptions include rehabilitation and new construction not increasing the building's capacity by more than 25 percent) are required to comply with E.O. 215, including the preparation and submission of an environmental assessment or an environmental impact statement as applicable, prior to site preparation and/or construction activity.

Facility Upgrades

Belleville Public Schools

Essex County

**Preliminary Eligible Cost Letter-Debt Service**

**E. Final eligible costs and local support.** A district may not seek approval of the local support (e.g., school bonds, lease purchase, etc.) for the school facilities project until the Department has notified the district of the FEC for the project. Also, no school facilities project may be constructed unless, if there is a local support amount, such local support has received approval as set forth in N.J.A.C. 6A:26-3.7. However, a district may seek approval of the estimated local share in its annual budget prior to a determination of FEC, pursuant to N.J.A.C. 6A:26-3.6.

Please contact Anthony Brun, with any questions regarding this matter at 609-984-7818 or [anthony.brun@doe.state.nj.us](mailto:anthony.brun@doe.state.nj.us).

Sincerely,



Bernard E. Piaia, Jr.

Director, Office of School Facilities and Finance

BEP:ab

c: Kimberley Harrington, Acting Commissioner

Robert Bumpus, Assistant Commissioner Division of Field Services

Joseph Zarra, Interim Executive Essex County Superintendent

Wayne Demikoff, Belleville Public Schools Interim Business Administrator

Allan Barnett, dicara+rubino architects

Anthony Brun, Educational Facilities Program Development Specialist, Office of School Facilities