



State of New Jersey

DEPARTMENT OF EDUCATION

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PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

KEVIN DEHMER
Acting Commissioner

December 11, 2024

Dr. Jonathan Hart, Superintendent
Hunterdon County
Readington Township School District No. 4350
52 Readington Road
Whitehouse Station, New Jersey 08889

Title: PRELIMINARY ELIGIBLE COST: (PEC) DETERMINATION OF A SCHOOL FACILITIES PROJECT FOR A REGULAR OPERATING DISTRICT SEEKING A GRANT MADE POSSIBLE THROUGH AN ALLOCATION OF FEDERAL AMERICAN RESCUE PLAN ACT DOLLARS IN THE FISCAL YEAR 2023 (FY23) BUDGET.

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

Three Bridges School

State Project No. 4350-060-24-PK02

Description: Construction of Toilet Room in existing Classrooms 117, and 119 and renovation of an existing Girls Toilet Room

Dear Dr. Hart:

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 Facility Projects ("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.

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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.
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 ☒

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II. Description of the approved school facilities project

The approved school facilities project consists of the following components:

- **Construct new accessible toilet rooms in classrooms 117 and 119 and renovation of the existing girls toilet room adjacent to classroom 117,**

Building System	Impacted Systems (X)	Description
General Conditions	X	
Hazardous Material Abatement	X	
ADA	X	
Soft Costs	X	

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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 **0.0000** % 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#:					4350-060-24-PK02	Three Bridges 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						\$ 520,908.00
TOTAL PEC						\$ 520,908.00
ROD Grant Only	40.0000%				State Share	\$ 208,363.20
	60.0000%				Local Share	\$ 312,544.80
Ineligible Excess Costs (Based on \$143/SF)					0	\$ -
Ineligible Excess Costs (Based on estimated actual cost for rehabilitation)						\$ -
TOTAL Ineligible Excess Costs						\$ -
Total Project Cost						\$ 520,908.00
*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 24 DAP =		0.0000%			or 40% whichever is greater.	40.0000%
***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.						
****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.						

Please adjust the EWEG application budget pages to the State Shared amount approved in the above table and resubmit the EWEG application. If you have technical issue please reach out to the eweg help desk @ eweghelp@doe.nj.gov.

- 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.

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IV. Actions to be taken

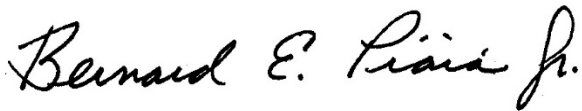
- A. Introduction:** If a district constructs the school facilities project, the district will receive State support in the form of a grant (pursuant to N.J.S.A. 18A:7G-9). The district also has options on whether to accept or appeal the Department's determinations of space eligible for State support and PEC. Further, the district will need to take certain actions since this project is subject to educational adequacy requirements. **Please note that the above review is limited to the spaces in the approved LRFP 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 "grant" as the State funding source. If the District does not agree with these elections, they must notify the Department prior to this action.
- C. Educational adequacy and Uniform Construction Code review.** This project **requires** final educational adequacy review, and must apply to the Department for such review, and submit the total review fees, in the amount as determined under N.J.A.C. 6A:26-5.5, \$ 2007.50, to the Department prior to proceeding with review of its construction documents for UCC conformance.
- 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.

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- E. **Final eligible costs and local support.** A district may seek approval of the estimated local share in its annual budget, capital maintenance budget, board of school estimate, use of federal funds, or other non-state funding sources pursuant to N.J.A.C. 6A:26-3.6. 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.

Please contact Anthony Brun at the Department's Office of School Facility Projects by email at tony.brun@doe.nj.gov with any questions regarding this matter or contact me directly at (609) 376-3701 or by email to bernie.piaia@doe.nj.gov.

Sincerely,



Bernard E. Piaia, Jr.
Director, Office of School Facility Projects

BEP:ab

c: Amanda Schultz, Executive Director, Division of Finance and Business Services
Juan Torres, Executive Hunterdon County Superintendent
Jason Bohm, Readington Township School District Business Administrator
Kimberly Friddell, Director, Office of Pre-School Education
Rita Settembrino, Settermbrino Architects
Anthony Brun, Office of School Facility Projects