

## Larkins, Jeannette

---

**From:** Hall, Phylicia <Phylicia.Hall@doe.nj.gov>  
**Sent:** Tuesday, September 19, 2023 1:54 PM  
**To:** chari.chanley@monroe.k12.nj.us; Laura Allen  
**Cc:** Anderson, Kyle; Yanogacio, Leodito  
**Subject:** Middlesex - Monroe - Applegarth ES - Roof Replacement  
**Attachments:** (5)-23-3290-300-23-R502- Monroe - Applegarth ES.pdf; 23-3920-Initial Submission-Schematic Drawing.pdf

Good Afternoon,

On behalf of Leo Yanogacio, Middlesex Executive County Business Official:

I hope all is well. Attached is your Preliminary Eligible Cost (PEC) determination letter for your school facility project as a regular operating district seeking a grant with the School Development Authority (SDA).

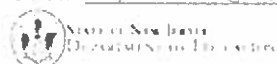
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As previously stated, the district CANNOT award any construction contracts before you have executed your grant agreement with the NJSDA. If you do award any construction contracts before executing the grant agreement with the NJSDA, **you forfeit receiving any funds for your project(s).**

Should you have any question, please contact the Middlesex County office. Thank you.



Phylicia Hall  
Department of Certification  
Administrative Assistant to Executive County School Business Official  
New Jersey State Department of Education  
Middlesex County Office Education  
13-15 Kennedy Boulevard East Brunswick, NJ 08816  
Work: 732-745-3551  
Email: [Phylicia.Hall@doe.nj.gov](mailto:Phylicia.Hall@doe.nj.gov)





PHILIP D. MURPHY  
Governor

LAKESHA L. WAY  
Lt. Governor

State of New Jersey  
DEPARTMENT OF EDUCATION  
PO BOX 500  
TRENTON, NJ 08646-0500

ANGELICA ALLEN-McMILLAN, Ed.D.  
Acting Commissioner

September 18, 2023

Dr. Chari Chanley, Superintendent  
Middlesex County  
Monroe Board of Education  
423 Buckelew Avenue  
Monroe, NJ 08831

**RE: PRELIMINARY ELIGIBLE COST: (PEC) DETERMINATION OF A SCHOOL FACILITIES PROJECT FOR A REGULAR OPERATING DISTRICT SEEKING A GRANT PURSUANT TO THE EDUCATIONAL FACILITIES CONSTRUCTION AND FINANCING ACT (EFCFA), P.L. 2000, c.72, AS AMENDED.**

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

**Applegarth Elementary School      State Project # 3290-300-23-R502**

**Description: Building Skin (Roof System Replacement)**

Dear Dr. Chanley:

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.

## **I. Department determinations:**

1. This school facilities project 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.
3. This school facilities project meets the schematic plans requirements.
4. 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, required maintenance or excess costs as defined in N.J.A.C. 6A:26-18.2, but may include capital maintenance, if applicable.
5. The priority ranking of the school facilities project is: Level 1
6. This school facilities project may be subject to the environmental assessment or environmental impact statement requirements of Executive Order 215.

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

The approved school facilities project consists of the following components:

EXISTING ROOF SYSTEMS (INCLUDES ASPHALT SHINGLE, MEMBRANE AND BUILT-UP ROOFING) SHALL BE REMOVED DOWN TO THE ROOF SUBSTRATE. REMOVALS SHALL INCLUDE SHINGLES, MEMBRANES, INSULATION, PROTECTION BOARD, FLASHINGS, VAPOR BARRIERS, COPINGS AND GRAVEL STOPS. SHINGLED AREA IS APPROXIMATELY 8,175 S.F AND THE MEMBRANE / BUILT-UP AREA IS APPROXIMATELY 50,850 S.F THE SHINGLED ROOF AREA INCLUDES A BUILT-IN, LEAD-COATED COPPER GUTTER SYSTEM WHICH HAS FAILING JOINTS / SEAMS. ALL SEAMS ARE TO BE CLEANED AND SOLDERED FOR WEATHER-TIGHT JOINTS. EXISTING ROOF LEADERS SHALL BE REMOVED AND REPLACED WITH NEW AND TIED INTO EXISTING BUILT-IN GUTTER SYSTEM.

### 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 as noted in table below 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#: (5)-23-3290-300-23-R502                                                                                                                                                                                                                                                                                                                                                                                             |                          |                           |                        |                                   | Applegarth Elementary 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: 0                                        | \$ -                            |
| Other Eligible Costs for Educational Adequacy (Based on \$143/SF)                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                           |                        |                                   | 0                                                | \$ -                            |
| **Rehabilitation                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                        |                                   |                                                  | \$ 3,511,500.00                 |
| <b>TOTAL PEC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                        |                                   |                                                  | <b>\$ 3,511,500.00</b>          |
| ROD Grant Only                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 40.0000%                 |                           |                        |                                   | State Share                                      | \$ 1,404,600.00                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 60.0000%                 |                           |                        |                                   | Local Share                                      | \$ 2,106,900.00                 |
| Ineligible Excess Costs (Based on \$143/SF)                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                           |                        |                                   | 0                                                | \$ -                            |
| Ineligible Excess Costs (Based on estimated actual cost for rehabilitation)                                                                                                                                                                                                                                                                                                                                                                                         |                          |                           |                        |                                   |                                                  | \$ -                            |
| <b>TOTAL Ineligible Excess Costs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                           |                        |                                   |                                                  | <b>\$ -</b>                     |
| <b>Total Project Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                           |                        |                                   |                                                  | <b>\$ 3,511,500.00</b>          |
| *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 23 DAP =                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 31.4917%                 |                           |                        | 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. |                          |                           |                        |                                   |                                                  |                                 |

- a. Rehabilitation cost is based on architect's line item cost estimate of scope of work to be performed during school facilities project. Costs were reviewed and approved by the Department.

### IV. Actions to be taken:

A. Thirty (30) days from the date of this PEC letter, the Department will issue a Final Eligible Cost letter. If the District does not agree with PEC determination, it must notify the Department within the allotted 30 days with an explanation and a revised signed cost estimate.

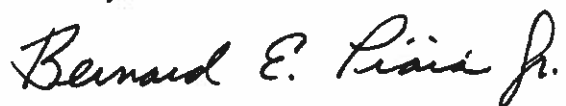
**B.** The district may advance the project, including review for Uniform Construction Code (“UCC”) compliance as required to the local municipal code enforcing agency once the FEC has been issued. If the local code enforcement agency declines to perform the plan review or is not classified at the appropriate 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.

**C. 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.

**D. 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.

Please contact Leo Yanogacio with any questions regarding this matter by email [Leodito.Yanogacio@doe.nj.gov](mailto:Leodito.Yanogacio@doe.nj.gov) or contact me directly at (609) 376-3701 or by email to [bernie.piaia@doe.nj.gov](mailto:bernie.piaia@doe.nj.gov).

Sincerely,



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

BEP: typist

- c: Amanda Schultz, Assistant Commissioner, Division of Finance and Business Services  
Kyle M. Anderson, Middlesex Executive County Superintendent  
Laura Allen, School Business Administrator  
Richard D. Alderiso., DIGroup Architecture, Inc,  
Greg Voronov, New Jersey Schools Development Authority  
Leo Yanogacio, Project Reviewer, Executive County Business Official – Middlesex County

## Larkins, Jeannette

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**To:** chari.chanley@monroe.k12.nj.us; Laura Allen  
**Cc:** Anderson, Kyle; Yanogacio, Leodito  
**Subject:** Middlesex - Monroe - Applegarth ES - HVAC upgrade  
**Attachments:** (2)-23-3290-300-23-R501- Monroe- Applegarth ES.pdf; 23-3920-Initial Submission-Schematic Drawing.pdf

Good Afternoon,

On behalf of Leo Yanogacio, Middlesex Executive County Business Official:

I hope all is well. Attached is your Preliminary Eligible Cost (PEC) determination letter for your school facility project as a regular operating district seeking a grant with the School Development Authority (SDA).

Please note, this PEC letter is the first step. Approximately, thirty (30) days from the date of this PEC letter, the Department will issue a Final Eligible Cost (FEC) letter.

As previously stated, the district CANNOT award any construction contracts before you have executed your grant agreement with the NJSDA. If you do award any construction contracts before executing the grant agreement with the NJSDA, **you forfeit receiving any funds for your project(s).**

Should you have any question, please contact the Middlesex County office. Thank you.



Phylicia Hall  
Department of Certification  
Administrative Assistant to Executive County School Business Official  
New Jersey State Department of Education  
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Work: 732-745-3551  
Email: [Phylicia.Hall@doe.nj.gov](mailto:Phylicia.Hall@doe.nj.gov)





PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Act. Governor*

State of New Jersey  
DEPARTMENT OF EDUCATION  
PO Box 509  
TRENTON, NJ 08646-0509

ANGELICA ALLEN-MCMILLAN, Ed.D.  
*Acting Commissioner*

September 18, 2023

Dr. Chari Chanley, Superintendent  
Middlesex County  
Monroe Board of Education  
423 Buckelew Avenue  
Monroe, NJ 08831

**RE: PRELIMINARY ELIGIBLE COST: (PEC) DETERMINATION OF A SCHOOL FACILITIES PROJECT FOR A REGULAR OPERATING DISTRICT SEEKING A GRANT PURSUANT TO THE EDUCATIONAL FACILITIES CONSTRUCTION AND FINANCING ACT (EFCFA), P.L. 2000, c.72, AS AMENDED.**

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

**Applegarth Elementary School      State Project # 3290-300-23-R501**

**Description: Upgrade to Essential Building Systems (HVAC System Upgrades).**

Dear Dr. Chanley:

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.

**I. Department determinations:**

1. This school facilities project 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.
3. This school facilities project meets the schematic plans requirements.
4. 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, required maintenance or excess costs as defined in N.J.A.C. 6A:26-18.2, but may include capital maintenance, if applicable.
5. The priority ranking of the school facilities project is: Level 1
6. This school facilities project may be subject to the environmental assessment or environmental impact statement requirements of Executive Order 215.

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

The approved school facilities project consists of the following components:

HVAC UPGRADES TO ALL WINGS OF THE EXISTING SCHOOL BUILDING WITH AN ELECTRIC SERVICE UPGRADE NECESSARY TO SUPPORT NEW HVAC SYSTEMS...



### 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 as noted in table below 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#: (2)-23-3290-300-23-R501                                                                                                                                                                                                                                                                                                                                                                                             |                          |                           |                        |                                   | Applegarth Elementary 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: 0                                        | \$ -                            |
| Other Eligible Costs for Educational Adequacy (Based on \$143/SF)                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                           |                        |                                   | 0                                                | \$ -                            |
| **Rehabilitation                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                        |                                   |                                                  | \$ 6,613,670.00                 |
| <b>TOTAL PEC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                        |                                   |                                                  | <b>\$ 6,613,670.00</b>          |
| ROD Grant Only                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 40.0000%                 |                           |                        |                                   | State Share                                      | \$ 2,645,468.00                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 60.0000%                 |                           |                        |                                   | Local Share                                      | \$ 3,968,202.00                 |
| Ineligible Excess Costs (Based on \$143/SF)                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                           |                        |                                   | 0                                                | \$ -                            |
| Ineligible Excess Costs (Based on estimated actual cost for rehabilitation)                                                                                                                                                                                                                                                                                                                                                                                         |                          |                           |                        |                                   |                                                  | \$ -                            |
| <b>TOTAL Ineligible Excess Costs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                           |                        |                                   |                                                  | <b>\$ -</b>                     |
| <b>Total Project Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                           |                        |                                   |                                                  | <b>\$ 6,613,670.00</b>          |
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| FY 23 DAP = 31.4917% 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.                                                                                                                                                     |                          |                           |                        |                                   |                                                  |                                 |
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- a. Rehabilitation cost is based on architect's line item cost estimate of scope of work to be performed during school facilities project. Costs were reviewed and approved by the Department.

### IV. Actions to be taken:

A. Thirty (30) days from the date of this PEC letter, the Department will issue a Final Eligible Cost letter. If the District does not agree with PEC determination, it must notify the Department within the allotted 30 days with an explanation and a revised signed cost estimate.

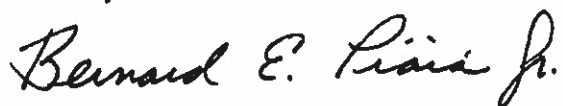
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Please contact Leo Yanogacio with any questions regarding this matter by email [Leodito.Yanogacio@doe.nj.gov](mailto:Leodito.Yanogacio@doe.nj.gov) or contact me directly at (609) 376-3701 or by email to [bernie.piaia@doe.nj.gov](mailto:bernie.piaia@doe.nj.gov).

Sincerely,



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

BEP: typist

c: Amanda Schultz, Assistant Commissioner, Division of Finance and Business Services  
Kyle M. Anderson, Middlesex Executive County Superintendent  
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## Larkins, Jeannette

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**Sent:** Tuesday, September 19, 2023 2:01 PM  
**To:** Hall, Phylicia  
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**Subject:** [EXTERNAL] [External Email]Middlesex - Monroe - Applegarth ES - Roof Replacement  
**Attachments:** image001.png; (5)-23-3290-300-23-R502- Monroe - Applegarth ES.pdf; 23-3920-Initial Submission-Schematic Drawing.pdf

\*\*\* CAUTION \*\*\*

This message came from an **EXTERNAL** address (Chari.Chanley@Monroe.K12.NJ.US). **DO NOT** click on links or attachments unless you know the sender and the content is safe.

**New Jersey State Government Employees Should Forward Messages That May Be Cyber Security Risks To PhishReport@cyber.nj.gov.**

Good Afternoon,

On behalf of the Monroe Township School District we thank you and are beyond pleased.

Stay well.

Kindly,

Chari R. Chanley, Ed.S.

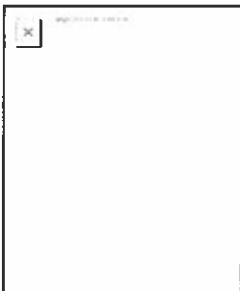
Superintendent

Monroe Township Schools

[chari.chanley@monroe.k12.nj.us](mailto:chari.chanley@monroe.k12.nj.us)

732-521-1500

SUCCESS IS ALWAYS A TEAM EFFORT!!



On Sep 19, 2023, at 1:54 PM, Hall, Phylicia <Phylicia.Hall@doe.nj.gov> wrote:

CAUTION: This email originated from outside of the school district. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Monroe Township IT Department

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Phylicia Hall  
Department of Certification

Administrative Assistant to Executive County School Business Official  
New Jersey State Department of Education  
Middlesex County Office Education  
13-15 Kennedy Boulevard East Brunswick, NJ 08816  
Work: 732-745-3551  
Email: [Phylicia.Hall@doe.nj.gov](mailto:Phylicia.Hall@doe.nj.gov)

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PHILIP D. MURPHY  
Governor

LAKESHA L. WAY  
Lt. Governor

State of New Jersey  
DEPARTMENT OF EDUCATION  
PO BOX 500  
TRENTON, NJ 08646-0500

ANGELICA ALLEN-McMILLAN, Ed.D.  
Acting Commissioner

September 18, 2023

Dr. Chari Chanley, Superintendent  
Middlesex County  
Monroe Board of Education  
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Monroe, NJ 08831

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**Applegarth Elementary School      State Project # 3290-300-23-R502**

**Description: Building Skin (Roof System Replacement)**

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2. This school facilities project is consistent with the District's approved long-range facilities plan ("LRFP") as approved or as amended.
3. This school facilities project meets the schematic plans requirements.
4. 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, required maintenance or excess costs as defined in N.J.A.C. 6A:26-18.2, but may include capital maintenance, if applicable.
5. The priority ranking of the school facilities project is: Level 1
6. This school facilities project may be subject to the environmental assessment or environmental impact statement requirements of Executive Order 215.

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

The approved school facilities project consists of the following components:

EXISTING ROOF SYSTEMS (INCLUDES ASPHALT SHINGLE, MEMBRANE AND BUILT-UP ROOFING) SHALL BE REMOVED DOWN TO THE ROOF SUBSTRATE. REMOVALS SHALL INCLUDE SHINGLES, MEMBRANES, INSULATION, PROTECTION BOARD, FLASHINGS, VAPOR BARRIERS, COPINGS AND GRAVEL STOPS. SHINGLED AREA IS APPROXIMATELY 8,175 S.F AND THE MEMBRANE / BUILT-UP AREA IS APPROXIMATELY 50,850 S.F THE SHINGLED ROOF AREA INCLUDES A BUILT-IN, LEAD-COATED COPPER GUTTER SYSTEM WHICH HAS FAILING JOINTS / SEAMS. ALL SEAMS ARE TO BE CLEANED AND SOLDERED FOR WEATHER-TIGHT JOINTS. EXISTING ROOF LEADERS SHALL BE REMOVED AND REPLACED WITH NEW AND TIED INTO EXISTING BUILT-IN GUTTER SYSTEM.

### 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 as noted in table below 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#: (5)-23-3290-300-23-R502 Applegarth Elementary 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: 0                                        | \$ -                            |
| Other Eligible Costs for Educational Adequacy (Based on \$143/SF)                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                           |                        |                                   | 0                                                | \$ -                            |
| **Rehabilitation                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                        |                                   |                                                  | \$ 3,511,500.00                 |
| <b>TOTAL PEC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                        |                                   |                                                  | <b>\$ 3,511,500.00</b>          |
| ROD Grant Only                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 40.0000%                 |                           |                        |                                   | State Share                                      | \$ 1,404,600.00                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 60.0000%                 |                           |                        |                                   | Local Share                                      | \$ 2,106,900.00                 |
| Ineligible Excess Costs (Based on \$143/SF)                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                           |                        |                                   | 0                                                | \$ -                            |
| Ineligible Excess Costs (Based on estimated actual cost for rehabilitation)                                                                                                                                                                                                                                                                                                                                                                                         |                          |                           |                        |                                   |                                                  | \$ -                            |
| <b>TOTAL Ineligible Excess Costs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                          |                           |                        |                                   |                                                  | <b>\$ -</b>                     |
| <b>Total Project Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                          |                           |                        |                                   |                                                  | <b>\$ 3,511,500.00</b>          |
| *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 23 DAP =                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 31.4917%                 |                           |                        | 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. |                          |                           |                        |                                   |                                                  |                                 |

a. Rehabilitation cost is based on architect's line item cost estimate of scope of work to be performed during school facilities project. Costs were reviewed and approved by the Department.

### IV. Actions to be taken:

A. Thirty (30) days from the date of this PEC letter, the Department will issue a Final Eligible Cost letter. If the District does not agree with PEC determination, it must notify the Department within the allotted 30 days with an explanation and a revised signed cost estimate.



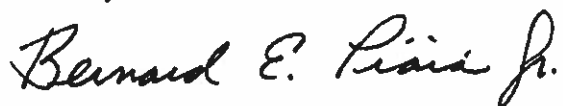
**B.** The district may advance the project, including review for Uniform Construction Code (“UCC”) compliance as required to the local municipal code enforcing agency once the FEC has been issued. If the local code enforcement agency declines to perform the plan review or is not classified at the appropriate 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.

**C. 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.

**D. 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.

Please contact Leo Yanogacio with any questions regarding this matter by email [Leodito.Yanogacio@doe.nj.gov](mailto:Leodito.Yanogacio@doe.nj.gov) or contact me directly at (609) 376-3701 or by email to [bernie.piaia@doe.nj.gov](mailto:bernie.piaia@doe.nj.gov).

Sincerely,



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

BEP: typist

c: Amanda Schultz, Assistant Commissioner, Division of Finance and Business Services  
Kyle M. Anderson, Middlesex Executive County Superintendent  
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Richard D. Alderiso., DIGroup Architecture, Inc,  
Greg Voronov, New Jersey Schools Development Authority  
Leo Yanogacio, Project Reviewer, Executive County Business Official – Middlesex County