

Larkins, Jeannette

From: Brun, Tony <Tony.Brun@doe.nj.gov>
Sent: Tuesday, December 6, 2022 8:33 AM
To: ralderiso@digrouparchitecture.com
Cc: chari.chanley@monroe.k12.nj.us; laura.allen@monroe.k12.nj.us; Anderson, Kyle; Piaia, Bernie
Subject: Monroe Twp Referendum Projects.

Mr. Alderiso,

I have started reviewing the referendum projects for Monroe Township and I would like to confirm that there are only 3 project for the March referendum, the High School, Middle School, and Applegarth School addition and alterations. In addition, a copy of the transmittal letters to the local planning board for the addition was not included in the packages that I have.

Anthony Burn

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Larkins, Jeannette

From: Brun, Tony <Tony.Brun@doe.nj.gov>
Sent: Friday, December 16, 2022 1:38 PM
To: ralderiso@digrouparchitecture.com
Cc: laura.allen@monroe.k12.nj.us; chari.chanley@monroe.k12.nj.us; Anderson, Kyle; Kutner, Susan
Subject: Referendum project

Mr. Alderiso,

I am reviewing the Monroe Township referendum projects and need the following clarifications:

1. Monroe Township High School: Is the pre-engineered building the proposed Fitness Center?
2. Monroe Middle School: Offices 184 A, B, C, D, E, F, and G as well as Offices 183 A, B, C, D, E, F, and Open Space 183 and Rooms G, H, I, J, are not listed in the Long-ranges Facilities Plan Proposed Room Inventory Report and Rooms 108, 108 A, B, C-H, F, I, J, K, L-N, and M have a reconfiguration action, please clarify,
3. Applegarth ES: The scope of work indicates that work is occurring in the lower level, however a floor plan or the submitted floor plan did not clearly identify that work, in addition, the floor plan indicates a Vocal Music Room adjacent to the GYM, but what room is being reconfigured into this space is not listed in the Scope of Work,

Anthony Brun

Larkins, Jeannette

From: Anderson, Kyle <Kyle.Anderson@doe.nj.gov>
Sent: Tuesday, December 20, 2022 4:44 PM
To: Chari Chanley; Hudson, Debbie
Cc: Reeshemah Zielinski; Gagliardi, Vito A.
Subject: RE: [External Email]Oaktree-Applegarth PTA Resignations - Investigation request

Good Afternoon Ms. Chanley,

I understand your wish to discuss this issue. I am in the office tomorrow and available before 10AM and after 11:30AM, feel free to give me a call.

Sincerely,

*Kyle M. Anderson
Interim Gloucester County Superintendent
Tel: 856.751.5542
Fax: 856.751.5543
Email: kyle.anderson@doe.nj.gov*

From: Chari Chanley <Chari.Chanley@Monroe.K12.NJ.US>
Sent: Tuesday, December 20, 2022 12:43 PM
To: Anderson, Kyle <Kyle.Anderson@doe.nj.gov>; Hudson, Debbie <Debbie.Hudson@doe.nj.gov>
Cc: Reeshemah Zielinski <Reeshemah.Zielinski@Monroe.K12.NJ.US>; Gagliardi, Vito A. <VAGagliardi@pbnlaw.com>
Subject: [EXTERNAL] FW: [External Email]Oaktree-Applegarth PTA Resignations - Investigation request

*** 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 Sir,

I hope this email finds you well. Please note I welcome an opportunity to speak with you at your earliest convenience, as I am saddened by this continued fabrication of lies to discredit me.

I am available at your pleasure.

All my best,
Chari Chanley

From [REDACTED]

Sent: Tuesday, December 20, 2022 12:02 PM

To: Adam Layman <Adam.Layman@Monroe.K12.NJ.US>; Chari Chanley <Chari.Chanley@Monroe.K12.NJ.US>; Patricia Dinsmore <Patricia.Dinsmore@monroe.k12.nj.us>; Chrissy Skurbe <Chrissy.Skurbe@monroe.k12.nj.us>; Karen Bierman <Karen.Bierman@monroe.k12.nj.us>; Michele Arminio <Michele.Arminio@Monroe.K12.NJ.US>; Kathleen Belko <Kathleen.Belko@monroe.k12.nj.us>; Gazala Bohra <Gazala.Bohra@monroe.k12.nj.us>; Ken Chiarella <Ken.Chiarella@monroe.k12.nj.us>; Katie Fabiano <Katie.Fabiano@monroe.k12.nj.us>; Adi Nikitinsky <Adi.Nikitinsky@monroe.k12.nj.us>; Kate Rattner <Kate.Rattner@monroe.k12.nj.us>; Michelle Scott <Michelle.Scott@monroe.k12.nj.us>

Cc: kyle.anderson@doe.nj.gov; angelica.allen-mcmillan@doe.nj.gov

Subject: [External Email]Oaktree-Applegarth PTA Resignations - Investigation request

Some people who received this message don't often get email from monroebbmom18@startmail.com. [Learn why this is important](#)

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

To whom it may concern: I am a parent who has a concern about Oaktree-Applegarth PTA. I recently learned that many of the PTA officers resigned on Friday, leaving our organization in dire straits once again. Over the weekend, word spread quickly that Superintendent of Schools Chari Chanley and Chrissy Skurbe—who is on the Education Board in Monroe—were bullying and harassing the moms who resigned. We were told that the resignations sent to Ms. Dinsmore clearly articulate what has occurred, as do the letters sent to the state. One member who resigned is also a district teacher who has expressed concerns.

It is imperative that an investigation immediately be conducted into any harassment and intimidation that has taken place surrounding the PTA organization. It is not normal for dedicated moms to all resign at once with such major concerns. Many of us parents have heard that illegal practices may have also taken place and we request state or investigative bodies get involved to investigate these allegations. Parents and students of Monroe should not never be subjected to this type of behavior and no employee or member of board should be at the forefront of such allegations.

We respectfully request that these concerns raised by students and parents be addressed. A proper investigation must be initiated, and any retaliation by members of this school district must be met with action.

Thank you.

Larkins, Jeannette

From: Anderson, Kyle <Kyle.Anderson@doe.nj.gov>
Sent: Friday, January 6, 2023 9:08 AM
To: Monroe Parents; Allen-McMillan, Angelica COMMISSIONER
Subject: RE: [EXTERNAL] Re: Monroe Referendum: Please Respond

Hello,

Thank you for contacting the county office. Regarding the referendum application there are no updates to speak of at this moment. The school district will be contacted directly as soon as the status changes.

*Kyle M. Anderson
Interim Executive County Superintendent
Tel: 908-769-3435
Fax: 908-279-8510
Email: kyle.anderson@doe.nj.gov
www.doe.state.nj.gov*

From: Monroe Parents [REDACTED]
Sent: Thursday, January 5, 2023 5:37 PM
To: Anderson, Kyle <Kyle.Anderson@doe.nj.gov>; Allen-McMillan, Angelica COMMISSIONER <Angelica.Allen-McMillan@doe.nj.gov>
Subject: [EXTERNAL] Re: Monroe Referendum: Please Respond

*** CAUTION ***

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Hello,

Following up on the request below. Thank you.

Sent with [Proton Mail](#) secure email.

----- Original Message -----

On Wednesday, January 4th, 2023 at 1:52 AM, Monroe Parents [REDACTED] wrote:

Mr. Anderson and Ms. Allen-McMillan,

Can you please provide an update on the Monroe referendum application status? Many of us have asked about this for months to be told we are in the "queue", however I can't imagine approval of an application taking several months without any movements or updates at all. If what Ms. Chanley and Ms. Skurbe say is true, there must be a problem at the DOE.

To clarify, as we have been told always "to handle things at the local issue", please note this information has been requested at public meetings and in emails but the superintendent and board president refuse to update the public with the exception of "the queue".

Thank you.

Larkins, Jeannette

From: Brun, Tony <Tony.Brun@doe.nj.gov>
Sent: Monday, January 9, 2023 8:21 AM
To: chari.chanley@monroe.k12.nj.us
Cc: mgorski@monroe.k12.nj.us; Anderson, Kyle; ralderiso@digrouparchitecture.com
Subject: encrypt Monroe referendum PEC
Attachments: 3290-005-23-2000 Monroe HS PEC.pdf; 3290-020-23-2000 Monroe MS PEC.pdf; 3290-300-23-1000 Monroe Applegarth PEC.pdf

Ms. Chanley,

Attached are the signed Preliminary Eligible Cost Determinant letters for the March referendum. If this office does not received correspondence concerning the PEC determination within the next 30 days, it will issue the Final Eligible Cost Determination letters along with the approved schematic drawings.

Anthony Burn

CONFIDENTIALITY NOTICE: The information contained in this communication from the New Jersey Department of Education is privileged and confidential and is intended for the sole use of the persons or entities who are the addressees. If you are not an intended recipient of this email, the dissemination, distribution, copying or use of the information it contains is strictly prohibited. If you have received this communication in error, please immediately contact the New Jersey Department of Education at (609) 376-3500 to arrange for the return of this information.



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

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

ANGELICA ALLEN McMEILAN, Ed.D.
Acting Commissioner

January 6, 2023

Ms. Chari Chanley, Superintendent
MIDDLESEX COUNTY
Monroe Township School District
423 Buckelew Avenue
Monroe, New Jersey 08831

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 IMPACT EDUCATIONAL ADEQUACY AND
IS SUBJECT TO DOE FINAL EDUCATIONAL ADEQUACY REVIEW.**

Monroe Township High School

SP # 3290-005-23-2000

Description: Addition and Alterations

A MARCH 2023 REFERENDUM IS PLANNED

Dear Ms. 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 ("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.

January 6, 2023

1. 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 ☒
9. This school facilities project has been determined to be an Emergent Project by the County Superintendent.
Yes ☐ No ☐ Not Applicable ☒

January 6, 2023

II. Description of the approved school facilities project

The approved school facilities project consists of the following components:

New Construction

Construction of approximately 19,275 GSF addition insisting of 17 general education classrooms, 2 small group instructional spaces, and fitness center.

Alterations

Converting the existing Fitness Space into general classrooms and small group instruction rooms,

Building System	Impacted Systems (X)	Description
General Conditions	X	
Site Improvements	X	
Demolition	X	
Foundations	X	
Superstructure	X	
Exterior Closure	X	
Interior Construction	X	
Plumbing	X	
HVAC	X	
Sprinkler System	X	
Electrical Distribution	X	
Communications	X	
Fixed Furnishings	X	
Miscellaneous	X	
Temporary Facilities	X	
FF & E > 10 years	X	
Soft Costs	X	

January 6, 2023

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#:					3290-005-23-2000	Monroe Township High 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	1,769	2,516	747	151.00	Max: 112797	\$ -
					Actual: 19275	\$ 2,756,325.00
Other Eligible Costs for Educational Adequacy (Based on \$143/SF)					0	\$ -
**Rehabilitation						\$ 1,875,527.00
TOTAL PEC						\$ 4,631,852.00
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						\$ 13,800,430.00
*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 22 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.						

- New construction cost is calculated based on \$143.00 per square foot times the GSF.
- 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.
- PEC for new construction is calculated based on maximum allowable additional gross square footage based on Unhoused Students, or actual gross square footage, whichever is smaller.

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 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.**

If the other capital project **requires** final educational adequacy review, the district needs to 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 \$ 28,535.54, 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.

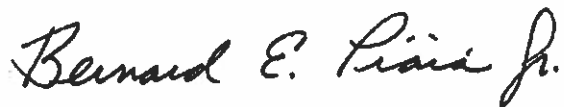
January 6, 2023

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.

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.

Should you have any questions regarding this matter, contact Anthony Brun by email at tony.brun@doe.nj.gov.

Sincerely,



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

BEP:ab

c: Scott Henry, Acting Assistant Commissioner, Division of Finance and Business Services
Kyle Anderson, Executive Middlesex County Superintendent
Michael Gorski, Monroe Township Business Administrator
Richard Alderiso, DiGroup Architecture
Frank Ladvas, Planning Associate, Division of Finance
Anthony Brun, Office of School Facility Projects



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DEPARTMENT OF EDUCATION
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LT. Governor

ANGELICA ALLEN McMillan, Ed.D.
Acting Commissioner

January 6, 2023

Ms. Chari Chanley, Superintendent
MIDDLESEX COUNTY
Monroe Township School District
423 Buckelew Avenue
Monroe, New Jersey 08831

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 IMPACT EDUCATIONAL ADEQUACY AND
IS SUBJECT TO DOE FINAL EDUCATIONAL ADEQUACY REVIEW.**

Monroe Township Middle School

SP # 3290-020-23-2000

Description: Addition and Alterations

A MARCH 2023 REFERENDUM IS PLANNED

Dear Ms. 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 ("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.

January 6, 2023

1. 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 ☒
9. This school facilities project has been determined to be an Emergent Project by the County Superintendent.
Yes ☐ No ☐ Not Applicable ☒

January 6, 2023

II. Description of the approved school facilities project

The approved school facilities project consists of the following components:

New Construction

Construction of approximately 31,920 SF addition consisting of 13 general classrooms, 2 small group instructional classrooms, an axillary cafeteria, child Study Team Office suite with conference room, offices, waiting area and restroom, Main Office, security office, conference room, offices, work area, kitchenette, data equipment room, electric room, stoage space, and rest room

Alterations

Renovate the existing main office suite into 4 general classrooms and 2 small group instructional classrooms

Building System	Impacted Systems (X)	Description
General Conditions	X	
Site Improvements	X	
Demolition	X	
Foundations	X	
Superstructure	X	
Exterior Closure	X	
Interior Construction	X	
Plumbing	X	
HVAC	X	
Sprinkler System	X	
Electrical Distribution	X	
Communications	X	
Fixed Furnishings	X	
Miscellaneous	X	
FF & E > 10 years	X	
Soft Costs	X	

Monroe Township Middle School SP # 3290-020-23-2000

Addition and Alterations

Monroe Township School District

Middlesex County.

Preliminary Eligible Cost Determination Letter

January 6, 2023

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#:					3290-020-23-2000	Monroe Township 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	1,292	1,519	227	134.00	Max 30389	\$ 4,345,627.00
					Actual: 31920	\$ -
Other Eligible Costs for Educational Adequacy (Based on \$143/SF)					0	\$ -
**Rehabilitation						\$ 12,323,522.00
TOTAL PEC						\$ 16,669,149.00
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						\$ 39,873,112.00
*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 22 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.						

- New construction cost is calculated based on \$143.00 per square foot times the GSF.
- 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.
- PEC for new construction is calculated based on maximum allowable additional gross square footage based on Unhoused Students, or actual gross square footage, whichever is smaller.

January 6, 2023

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 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.**

If the other capital project **requires** final educational adequacy review, the district needs to 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, \$ 49,340.19, 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.

Addition and Alterations

Monroe Township School District

Middlesex County.

Preliminary Eligible Cost Determination Letter

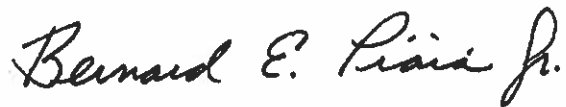
January 6, 2023

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.

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.

Should you have any questions regarding this matter, contact Anthony Brun by email at tony.brun@doe.nj.gov.

Sincerely,



Bernard E. Piaia, Jr.

Director, Office of School Facility Projects

BEP:ab

c: Scott Henry, Acting Assistant Commissioner, Division of Finance and Business Services
Kyle Anderson, Executive Middlesex County Superintendent
Michael Gorski, Monroe Township Business Administrator
Richard Alderiso, DiGroup Architecture
Frank Ladvas, Planning Associate, Division of Finance
Anthony Brun, Office of School Facility Projects



State of New Jersey
DEPARTMENT OF EDUCATION
PO BOX 500
TRENTON, NJ 08645-0500

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Deputy Governor

ANGELICA ALLEN McMELEN, Ed.D.
Acting Commissioner

January 6, 2023

Ms. Chari Chanley, Superintendent
MIDDLESEX COUNTY
Monroe Township School District
423 Buckelew Avenue
Monroe, New Jersey 08831

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 IMPACT EDUCATIONAL ADEQUACY AND
IS SUBJECT TO DOE FINAL EDUCATIONAL ADEQUACY REVIEW.**

Applegarth Elementary School

SP # 3290-300-23-1000

Description: Addition and Alterations

A MARCH 2023 REFERENDUM IS PLANNED

Dear Ms. 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 ("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.

January 6, 2023

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 ☒
9. This school facilities project has been determined to be an Emergent Project by the County Superintendent.
Yes ☐ No ☐ Not Applicable ☒

January 6, 2023

II. Description of the approved school facilities project

The approved school facilities project consists of the following components:

New Construction

Construction of approximately 27,500 SF addition, consisting of 12 general classrooms, 4 Self-Contained Special Education Classrooms, 1 small group instructional classroom, a Cafetorium with full-service kitchen, a Child Study Team Office suite with conference room, student services, and testing room, a Vice Principal Office, storage room, and I.T. equipment room,

Alterations

- The Stage and Cafeteria/Lunch Room at the lower level shall be converted into three (3) 5th grade classrooms and one (1) self-contained special education room,**
- The Staff Lunch Room at lower level shall be converted into a storage room and space for the new elevator assembly,**
- The Girl's restroom at the lower level shall be converted into a Small Group Instruction Room,**
- The Existing Kitchen at the lower level shall be converted into Boys and Girls restrooms and storage space,**
- The Music Classroom shall be converted into an Art Room,**
- A General Classroom at upper level shall be converted to a Faculty Room and area for new elevator,**
- The Guidance Room at main level shall be converted into 4th grade classroom,**
- The CST Suite at main level shall be converted into 4th grade classroom,**
- The Girl's Locker Room at main level shall be converted into a Music Room,**
- The Boy's Locker Room at main level shall be converted into a Faculty work room and Music classroom,**

Applegarth Elementary School **SP # 3290-300-23-1000**

Addition and Alterations

Monroe Township School District

Middlesex County

Preliminary Eligible Cost Determination Letter

January 6, 2023

Building System	Impacted Systems (X)	Description
General Conditions	X	
Site Improvements	X	
Demolition	X	
Hazardous Material Abatement	X	
Foundations	X	
Superstructure	X	
Exterior Closure	X	
Interior Construction	X	
Vertical Movement	X	
Plumbing	X	
HVAC	X	
Sprinkler System	X	
Electrical Distribution	X	
Communications	X	
Fixed Furnishings	X	
ADA	X	
Miscellaneous	X	
Alterations	X	
Temporary Facilities	X	
FF & E > 10 years	X	
Soft Costs	X	

Applegarth Elementary School SP # 3290-300-23-1000

Addition and Alterations

Monroe Township School District

Middlesex County

Preliminary Eligible Cost Determination Letter

January 6, 2023

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#:					3290-300-23-1000	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	699	699	0	125.00	Max: 0	\$ -
					Actual: 27500	\$ -
Other Eligible Costs for Educational Adequacy (Based on \$143/SF)					0	\$ -
**Rehabilitation						\$ 29,992,338.00
TOTAL PEC						\$ 29,992,338.00
Ineligible Excess Costs (Based on \$143/SF)					27,500	\$ 3,932,500.00
Ineligible Excess Costs (Based on estimated actual cost for rehabilitation)						\$ -
TOTAL Ineligible Excess Costs						\$ 3,932,500.00
Total Project Cost						\$ 49,953,661.00
*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 22 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.						

- New construction cost is calculated based on \$143.00 per square foot times the GSF.
- 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.
- PEC for new construction is calculated based on maximum allowable additional gross square footage based on Unhoused Students, or actual gross square footage, whichever is smaller.

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 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.

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Addition and Alterations

Monroe Township School District

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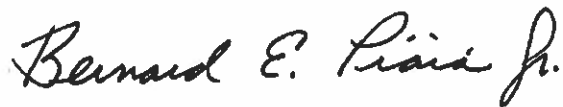
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Bernard E. Piaia, Jr.

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