



State of New Jersey

DEPARTMENT OF EDUCATION

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Governor

TAHESHA L. WAY  
Lt. Governor

KEVIN DEHMER  
Acting Commissioner

December 13, 2024

Dr. Mark Silverstein, Superintendent  
Gloucester County  
Glassboro School District  
560 Joseph L. Bowe Blvd.  
Glassboro, NJ 08028

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

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

**Re: Glassboro High School**

**State Project No. 1730-050-25-2000**

**Description: Rehabilitation Projects - Proposed 2025 Referendum**

Dear Dr. Silverstein:

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 does qualify 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 is consistent with the District's applicable approved programmatic model contained in the District's approved LRF, 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.
4. This school facilities project meets the educational adequacy requirements, if applicable.
5. This school facilities project, if in whole or in part is inconsistent with the FES or the applicable approved programmatic model, has been granted a waiver for having demonstrated that the inconsistency will not adversely affect the educational adequacy of the school facility.
6. This school facilities project or a portion of this project if it qualifies for State support as rehabilitation, it is because 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.
7. This school facilities project is not ranked as a priority.
8. This school facilities project has not been determined to be an Emergent Project by the Department in concert with the Executive County Superintendent.

**II. DESCRIPTION OF THE APPROVED PROJECT:**

The approved school facilities project consists of the following components (**any ineligible scopes of work are noted and in bold with associated ineligible costs**):

- Security glazing - corridor facing glass areas including library, nurse's suite, main office and cafeterias. Auditorium stage front and flooring (oak in front, plywood in back) - replace and refinish as needed. HVAC noise reduction at stage unit- installation of sound trap and insulation. Stage acoustical improvements for voice audibility.

<b>Building System</b>	<b>Eligible (X)</b>	<b>Ineligible (X)</b>	<b>Description</b>
Interior Construction	<b>X</b>		
Soft Costs	<b>X</b>		

**III. PRELIMINARY ELIGIBLE COSTS (PEC) FOR THE APPROVED 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 driven by that percentage (calculated differently for Debt Service Aid than for Grant Projects), and State share will not be less than 40% at 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#: 15-1730-00-25-2000					Glassboro 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	0	0	0	0.00	Max: 0	\$ -
					Actual:	\$ -
Other Eligible Costs for Educational Adequacy (Based on \$143/SF)					0	\$ -
**Rehabilitation						\$ 520,000.00
<b>TOTAL PEC</b>						<b>\$ 520,000.00</b>
Ineligible Excess Costs (Based on \$143/SF)					0	\$ -
Ineligible Excess Costs (Based on estimated actual cost for rehabilitation)						\$ -
<i>TOTAL Ineligible Excess Costs</i>						\$ -
<b>Total Project Cost</b>						<b>\$ 520,000.00</b>
<i>*New construction costs are calculated using \$143.00 per square foot times the GSF.</i>						
<i>**The rehabilitation costs are compiled from the architect's line item cost estimate of the scope of work to be performed during the school facilities project.</i>						
FY 24 DAP =		34.9551%		or 40% whichever is greater.		40.0000%
<i>***The preliminary eligible costs for new construction will be calculated based on the maximum allowable additional gross square footage or the actual gross square footage, whichever is smaller. The final eligible costs may not equal preliminary eligible costs, pursuant to the district's right to appeal preliminary eligible costs under N.J.A.C. 6A:26-3.6. A change in final eligible costs will mean a change in State and local share of those costs.</i>						

**PEC Table Notes:**

- 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 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 Final Eligible Cost 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. If no letter is issued in that time period, the PEC becomes the FEC.

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

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

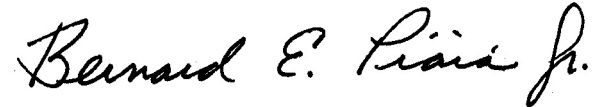
**D. Executive Order 215.** School facilities projects meeting certain State assistance percentage (at least 20% of total project costs) and cost thresholds (total construction costs in excess of \$1 million) and not otherwise exempted (exemptions include rehabilitation and new construction not increasing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

**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.

State Project No. 1730-050-25-2000  
Glassboro High School  
Glassboro School District

Please contact Jody DeMarco at the Department's Office of School Facility Projects with any questions regarding this matter by email [jdemarco@doe.nj.gov](mailto:jdemarco@doe.nj.gov) or (609) 376-3582 or by email to [bernie.piaia@doe.nj.gov](mailto:bernie.piaia@doe.nj.gov).

Sincerely,

A handwritten signature in black ink that reads "Bernard E. Piaia Jr." in a cursive script.

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

BEP:jfd

- c: Amanda Schultz, Executive Director Division of Finance and Business Services
- Robert Bumpus, Office of the Executive County Superintendent, Gloucester County
- Michael Sloan, District Business Administrator, Glassboro School District
- Aston Bell, Office of Finance and Business Services
- George R. Duthie, Jr., AIA, Fraytak Veisz Hopkins Duthie, P.C.
- Jody DeMarco, Office of School Facility Projects