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

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

DAVID C. HESPE
Acting Commissioner

November 18, 2014

Dr. James Stefankie, Superintendent
Monmouth County
Ocean Township School District
163 Monmouth Road
Oakhurst, New Jersey 07755

Re: Approval of Long-Range Facilities Plan Amendment
(Major Amendment; Enrollment and Educational Adequacy Impact)

Dear Dr. Stefankie:

The Department of Education (Department) has completed its review of the proposed amendment to the approved Long-Range Facilities Plan (LRFP or Plan) submitted by the OCEAN TOWHSHIP SCHOOL DISTRICT (District) pursuant to the Educational Facilities Construction and Financing Act, P.L. 2000, c. 72 (N.J.S.A. 18A: 7G-1 *et seq.*), as amended by P.L. 2007, c. 137 (Act), N.J.A.C. 6A:26 -1 *et seq.* (Educational Facilities Code), and the Facilities Efficiency Standards (FES). The amendment includes the following changes to the LRFP previously approved on January 15, 2010.

Enrollment updates received November 18, 2014

Proposed additions:
Wanamassa Elementary
Wayside Elementary School
Ocean Twp High School

Alterations / Rehabilitations:
Wanamassa Elementary
Wayside Elementary School
Ocean Twp High School
Ocean Twp Elementary
Ocean Township Intermediate

Wanamassa Elementary

The amendment submission includes updates to the Department's LRFP website and the submission of required supporting documentation, including a Board of Education resolution authorizing the amendment.

The Department has approved the District's LRFP amendment submission, which is reflected in the attached "Summary of the Long-Range Facilities Plan, as Amended November 19, 2014."

The approved LRFP amendment fulfills LRFP reporting requirements for a period of five years from the date of this letter per N.J.S.A. 18A: 7G-4 (a) unless the LRFP needs to be further amended to address a proposed school facilities project that is inconsistent with the approved Plan. The approval of the LRFP amendment, and thus the approved amended LRFP, supersedes all former LRFP approvals and replaces all prior versions of the LRFP. Unless and until a new amendment is submitted to and approved by the Department pursuant to N.J.S.A. 18A:7G-4(c), this approved LRFP shall remain in effect.

Approval of the LRFP, and any projects and costs listed therein, does not imply approval of an individual school facilities project or its corresponding costs and eligibility for State support under the Act. Similarly, approval of the LRFP does not imply approval of portions of the Plan that are inconsistent with the Department's FES and proposed building demolition or replacement. Determination of preliminary eligible costs and final eligible costs will be made at the time of the approval of a particular school facilities project pursuant to N.J.S.A. 18A:7G-5. The District must submit a feasibility study as part of the school facilities project approval process, pursuant to N.J.S.A. 18A:7G-7b, to support proposed building demolition or replacement. The feasibility study should demonstrate that a building might pose a risk to the safety of the occupants after rehabilitation or that rehabilitation is not cost-effective.

Please Tom Lakavitch, Manager at the Office of School Facilities & Finance, at telephone number 609-943-5879 or email at tom.lakavitch@doe.state.nj.us with any questions you may have.

Sincerely,

Bernard E. Piaia, Jr., Director
Office of School Facilities & Finance

BEP:FJL:hlj

c: David C. Hespe, Acting Commissioner
Robert Bumpus, Assistant Commissioner, Division of Field Services
Joseph Passiment, Executive County Superintendent
Frank J. LoDolce, Regional Director Office of School Facilities
Tom Lakavitch, Manager, Office of School Facilities
Kenneth Jannarone, School Business Administrator
Frank A. Messineo, AIA, Solutions Architecture, Corp.

OCEAN TOWNSHIP SCHOOL DISTRICT

Summary of the Long-Range Facilities Plan, as Amended

The Department of Education (Department) has completed its review of the Long-Range Facilities Plan (LRFP or Plan) amendment submitted by the School District Name (District) pursuant to the Educational Facilities Construction and Financing Act, P.L. 2000, c. 72 (N.J.S.A. 18A: 7G-1 *et seq.*), as amended by P.L. 2007, c. 137 (Act), N.J.A.C. 6A:26-1 et seq. (Educational Facilities Code), and the Facilities Efficiency Standards (FES).

This is the Department's summary of the District's LRFP, as amended. The summary is based on the standards set forth in the Act, the Educational Facilities Code, the FES, District-entered data in the Department's LRFP website, and District-supplied supporting documentation. The referenced reports in *italic* text are standard LRFP reports available on the Department's LRFP website.

1. Inventory Overview

The District provides services for students in grades K-12. The predominant existing school grade configuration is K-5. The predominant proposed school grade configuration is K-5

The District identified existing and proposed schools, sites, buildings, playgrounds, playfields, and parking lots in its LRFP. The total number of existing and proposed district-owned or leased schools, sites, and buildings are listed in Table 1. A detailed description of each asset can be found in the LRFP website report titled *"Site Asset Inventory Report."* Section 6 of this Summary lists work proposed at each school.

Table 1: Inventory Summary

	Existing	Proposed
Sites:		
Total Number of Sites	5	5
Number of Sites with no Buildings	0	0
Number of Sites with no Instructional Buildings	0	0
Schools and Buildings:		
Total Number of Schools with Enrollments*	5	5
Total Number of Instructional Buildings	5	5
Total Number of Administrative and Utility Buildings	0	0
Total Number of Athletic Facilities	0	0
Total Number of Parking Structures	0	0
Total Number of Temporary Facilities	2	2

**Includes schools with three-digit Department code numbers and Fall Report enrollments.*

As directed by the Department, incomplete school facilities projects that have project approval from the Department are represented as "existing" in the Plan. District schools with

incomplete approved projects that include new construction or the reconfiguration of existing program space are as follows: n/a or list schools.

Major conclusions are as follows:

- The District is proposing to maintain the existing number of District-owned or leased sites.
- The District is proposing to maintain the existing number of District-operated schools.
- The District is proposing to maintain the existing number of District-owned or leased instructional buildings. The District is proposing to maintain the existing number of District-owned or leased non-instructional buildings.

FINDINGS The Department has determined that the proposed inventory is adequate for approval of the District's LRFP amendment. However, the LRFP determination does not imply approval of an individual school facilities project listed within the LRFP. The District must submit individual project applications for project approval. If building demolition or replacement is proposed, the District must submit a feasibility study, pursuant to N.J.S.A. 18A:7G-7b, as part of the application for the specific school facilities project.

2. District Enrollments and School Grade Alignments

The District determined the number of students, or "proposed enrollments," to be accommodated in the LRFP on a district-wide basis and in each school. The District's existing and proposed enrollments and the cohort-survival projection provided by the Department on the LRFP website are listed in Table 2. Detailed information can be found in the LRFP website report titled *"Enrollment Projection Detail."* Existing and proposed school enrollments and grade alignments can be found in the report titled *"Enrollment and School Grade Alignment."*

Table 2: Enrollment Comparison

	Actual Enrollments school 2014	District Proposed Enrollments	Department's LRFP Website Projection
Grades K-12:			
Grades K-5 & PK SCSE	1,687	1,820	1751
Grades 6-8	984	1,132	1120
Grades 9-12	1,288	1,438	1329
Totals K-12	***3,959***	***4,390***	***4200***
Pre-Kindergarten:			
Pre-Kindergarten, Age 3	15	24	0
Pre-Kindergarten, Age 4	13	28	0
Pre-Kindergarten, SCSE	0	54	33
Totals Pre-Kindergarten	***28***	***106***	***33***

"SCSE" = Self-Contained Special Education Enrollments from

Major conclusions are as follows:

- The District used the Department's LRFP website projection. Supporting documentation was submitted to the Department as required to justify the proposed enrollments.
- The District is planning for increased enrollments.

FINDINGS The Department has determined that the District's proposed enrollments are supportable for approval of the District's LRFP amendment. The Department will require a current enrollment projection at the time an application for a school facilities project is submitted incorporating the District's most recent Fall Enrollment Report in order to verify that the LRFP's planned capacity is appropriate for the updated enrollments.

3. FES and District Practices Capacity

The proposed room inventories for each school were analyzed to determine whether the LRFP provides adequate capacity for the proposed enrollments. Two capacity calculation methods, called *"FES Capacity"* and *"District Practices Capacity,"* were used to assess existing and proposed school capacity in accordance with the FES and District program delivery practices. A third capacity calculation, called *"Functional Capacity,"* determines Unhoused Students and potential State support for school facilities projects. Functional Capacity is analyzed in Section 5 of this Summary.

- *FES Capacity* only assigns capacity to pre-kindergarten *(if district-owned or operated),* kindergarten, general, and self-contained special education classrooms. No other room types are considered to be capacity-generating. Class size is based on the FES and is prorated for classrooms that are sized smaller than FES classrooms. FES Capacity is most accurate for elementary schools, or schools with non-departmentalized programs, in which instruction is "homeroom" based. This capacity calculation may also be accurate for middle schools depending upon the program structure. However, this method usually significantly understates available high school capacity since specialized spaces that are typically provided in lieu of general classrooms are not included in the capacity calculations.
- *District Practices Capacity* allows the District to include specialized room types in the capacity calculations and adjust class size to reflect actual practices. This calculation is used to review capacity and enrollment coordination in middle and high schools.

A capacity utilization factor in accordance with the FES is included in both capacity calculations. A 90% capacity utilization rate is applied to classrooms serving grades K-8. An 85% capacity utilization rate is applied to classrooms serving grades 9-12. No capacity utilization factor is applied to preschool classrooms.

Table 3 provides a summary of proposed enrollments and District-wide capacities. Detailed information can be found in the LRFP website report titled "*FES and District Practices Capacity,*" & *"BEPWAA Final UH 111714"*

Table 3: FES and District Practices Capacity Summary

	Total FES Capacity	Total District Practices Capacity
(A) Proposed Enrollments	4,496	4,496
(B) Existing Capacity	4059	4373
**Existing Capacity Status (B)-(A)*	-437	-123
(C) Proposed Capacity	4391	4433
**Proposed Capacity Status (C)-(A)*	-105	-63

** Positive numbers signify surplus capacity; negative numbers signify inadequate capacity. Negative values for District Practices capacity are acceptable if proposed enrollments do not exceed 100% capacity utilization.*

Major conclusions are as follows:

- The District has adequately coordinated proposed school capacities and enrollments in the LRFP for grade groups with proposed new construction.
- Adequate justification has been provided by the District if capacity for a school with proposed work in the LRFP deviates from the proposed enrollments by more than 5%.

FINDINGS The Department has determined that proposed District capacity, in accordance with the proposed enrollments, is adequate for approval of the District's LRFP amendment. The Department will require a current enrollment projection at the time an application for a school facilities project is submitted, incorporating the District's most recent Fall Enrollment Report, in order to verify that the LRFP's planned capacity meets the District's updated enrollments.

4. Functional Capacity and Unhoused Students Prior to Proposed Work

Functional Capacity was calculated and compared to the proposed enrollments to provide a preliminary estimate of Unhoused Students and new construction funding eligibility. Functional Capacity is the adjusted gross square footage of a school building *(total gross square feet minus excluded space)* divided by the minimum area allowance per Full-time Equivalent student for the grade level contained therein. Unhoused Students is the number of students projected to be enrolled in the District that exceeds the Functional Capacity of the District's schools pursuant to N.J.A.C. 6A:26-2.2(c).

"Excluded Square Feet" in the LRFP Functional Capacity calculation includes (1) square footage exceeding the FES for any pre-kindergarten, kindergarten, general education, or self-contained special education classroom; (2) grossing factor square footage *(corridors, stairs, mechanical rooms, etc.)* that exceeds the FES allowance, and (3) square feet proposed to be demolished or discontinued from use. Excluded square feet may be revised during the review process for individual school facilities projects.

Table 4 provides a preliminary assessment of Functional Capacity, Unhoused Students, and Estimated Maximum Approved Area for the various grade groups in accordance with the FES. Detailed information concerning the calculation and preliminary excluded square feet can be found in the LRFP website reports titled *"Functional Capacity and Unhoused Students"* and *"Functional Capacity Excluded Square Feet."* & *"BEPWAA Final UH 111714"*

Table 4: Functional Capacity and Unhoused Students Prior to Proposed Work

	A Proposed Enrollment	B Estimated Existing Functional Capacity	C = A-B Unhoused Students	D Area Allowance (gsf/students)	E = C x D Estimated Maximum Approved Area for Unhoused
Elementary (K-5)*	1,731	1,547	184	125	23,039
Middle (6-8)	1,132	1,105	27	134	3,600
High (9-12)	1,438	1,231	207	151	31,233
Totals K-12	4,301	3,883			

**Pre-kindergarten students are not included in the calculations.*

Major conclusions are as follows:

- The calculations for "Estimated Existing Functional Capacity" school facilities projects that have been approved by the Department but were not under construction or complete at the time of the submission of the LRFP amendment. n.a.

The District, based on the preliminary LRFP assessment, has Unhoused Students for the following FES grade groups: K-5, 6-9, and 9-12.
The District, based on the preliminary LRFP assessment, does not have Unhoused Students for the following FES grade groups: n.a.
Pre-kindergarten students are not included in the calculations. Unhoused pre-kindergarten self-contained special education students are eligible for State support. A determination of square footage eligible for State support will be made at the time an application for a specific school facilities project is submitted to the Department for review and approval.
The District is not proposing to demolish or discontinue the use of existing District-owned instructional space. The Functional Capacity calculation excludes square feet proposed to be demolished or discontinued for the following FES grade groups: n.a.
FINDINGS Functional Capacity and Unhoused Students calculated in the LRFP are preliminary estimates. Justification for square footage in excess of the FES and the determination of additional excluded square feet, Preliminary Eligible Costs (PEC), and Final Eligible Costs (FEC) will be included in the review process for specific school facilities projects. A feasibility study undertaken by the District is required if building demolition or replacement is proposed per N.J.A.C. 6A:26-2.3(b)(10).

5. Proposed Work

The District was instructed to review the condition of its facilities and sites and to propose corrective *"system"* and *"inventory"* actions in its LRFP. *"System"* actions upgrade existing conditions without changing spatial configuration or size. Examples of system actions include new windows, finishes, and mechanical systems. *"Inventory"* actions address space

problems by removing, adding, or altering sites, schools, buildings and rooms. Examples of inventory actions include building additions, the reconfiguration of existing walls, or changing room use. Table 5 summarizes the type of work proposed in the District's LRFP for instructional buildings. Detailed information can be found in the LRFP website reports titled *"Site Asset Inventory," "LRFP Systems Actions Summary," and "LRFP Inventory Actions Summary."*

Table 5: Proposed Work for Instructional Building

Type of Work	Work Included in LRFP
System Upgrades	YES
Inventory Changes	
Room Reassignment or Reconfiguration	YES
Building Addition	YES
New Building	NO
Partial or Whole Building Demolition or Discontinuation	NO
New Site	NO

Major conclusions are as follows:

The District has proposed system upgrades in one or more instructional buildings.
The District has not proposed inventory changes in one or more instructional buildings.
The District has not proposed new construction in lieu of rehabilitation in one or more instructional buildings.

Please note that costs represented in the LRFP are for capital planning purposes only. Estimated costs are not intended to represent preliminary eligible costs or final eligible costs of approved school facilities projects.

The Act (N.J.S.A. 18A:7G-7b) provides that all school facilities shall be deemed suitable for rehabilitation unless a pre-construction evaluation undertaken by the District demonstrates to the satisfaction of the Commissioner that the structure might pose a risk to the safety of the occupants even after rehabilitation or that rehabilitation is not cost-effective. Pursuant to N.J.A.C. 6A:26-2.3(b)(10), the Commissioner may identify school facilities for which new construction is proposed in lieu of rehabilitation for which it appears from the information presented that new construction is justified, provided, however, that for such school facilities so identified, the District must submit a feasibility study as part of the application for the specific school facilities project. The cost of each proposed building replacement is compared to the cost of additions or rehabilitation required to eliminate health and safety deficiencies and to achieve the District's programmatic model.

Facilities used for non-instructional or non-educational purposes are ineligible for State support under the Act. However, projects for such facilities shall be reviewed by the Department to determine whether they are consistent with the District's LRFP and whether the facility, if it is to house students (full or part time) conforms to educational adequacy requirements. These projects shall conform to all applicable statutes and regulations.

FINDINGS The Department has determined that the proposed work is adequate for approval of the District's LRFP amendment. However, Department approval of proposed work in the LRFP does not imply that the District may proceed with a school facilities project. The District must submit individual project applications with cost estimates for Department project approval. Both school facilities project approval and other capital project review require consistency with the District's approved LRFP.

6. Functional Capacity and Unhoused Students After Completion of Proposed Work

The *Functional Capacity* of the District's schools ***after*** completion of the scope of work proposed in the LRFP was calculated to highlight any remaining Unhoused Students.

Table 6 provides a preliminary assessment of Unhoused Students and Estimated Remaining Maximum Area after completion of new construction proposed in the LRFP, if applicable. Detailed information concerning the calculation can be found in the website report titled *"Functional Capacity and Unhoused Students."* & *"BEPWAA Final UH 111714"*

Table 6: Functional Capacity and Unhoused Students After Completion of Proposed Work

	Estimated Maximum Approved Area for Unhoused Students	Total New GSF	Proposed Functional Capacity after Construction	Unhoused Students after Construction	Estimated Maximum Area for Unhoused Students Remaining
Elementary (K-5)*	23,039	16,900	1,682	49	6,125
Middle (6-8)	3,600	0	1,105	27	3,618
High (9-12)	31,233	29,850	1,429	9	1,359
Totals K-12	**57,874**	**46,750**	**4,216**		

**Pre-kindergarten students are not included in the calculations.*

Major conclusions are as follows:

- New construction is proposed for the following grade groups: K-5 and 6-8 .
- Proposed new construction exceeds the estimated maximum area allowance for Unhoused Students prior to the completion of the proposed work for the following grade groups: N.A.
- The District, based on the preliminary LRFP assessment, will have Unhoused Students after completion of the proposed LRFP work for the following grade groups: K-5, 6-8, and 9-12.

FINDINGS The Functional Capacity and Unhoused Students calculated in the LRFP are preliminary estimates. Justification for square footage in excess of the FES and the determination of additional excluded square feet, Preliminary Eligible Costs (PEC), and Final Eligible Costs (FEC) will be included in the review process for specific school facilities projects.

7. Proposed Room Inventories and the Facilities Efficiency Standards

The District's proposed room inventories for instructional buildings, or programmatic models, were evaluated to assess general educational adequacy and compliance with the FES area allowance pursuant to N.J.A.C. 6A:26-2.2 and 2.3. Major conclusions are as follows:

- The District does not have school(s) that will provide less square feet per student than the FES allowance. School(s) proposed to provide less area than the FES are as follows: list of applicable schools or "n/a".
- The District proposing school(s) that exceed the FES square foot per student allowance. n.a.

FINDINGS The Department has determined that the District's proposed room inventories are educationally adequate. If schools are proposed to provide less square feet per student than the FES, the District has provided a written justification indicating that the educational adequacy of the facility will not be adversely affected and has been granted an FES waiver by the Department. This determination does not include an assessment of eligible square feet for State support, which will be determined at the time an application for a specific school facilities project is submitted to the Department. The Department will also confirm that a proposed school facilities project conforms with the proposed room inventory represented in the LRFP when an application for a specific school facilities project is submitted to the Department for review and approval.