

**APPLICATION FOR PUBLIC BENEFIT ALLOWANCE ACQUISITION OF SURPLUS
FEDERAL REAL PROPERTY FOR EDUCATIONAL PURPOSES**

Public Law 81-152

May 24, 2012

1) **Identification of applicant**

A. Legal name, address, telephone and facsimile numbers, and email address of the applicant organization.

**Hatboro-Horsham School District, 229 Meetinghouse Rd, Horsham, PA 19044.
214-420-5007 (phone), 215-420-5262 (fax), rreicher@hatboro-horsham.org.**

B. Authorized representative – Name and title of the individual who has been authorized by resolution of your governing authority in the exhibit attached to this application to negotiate and accept acquisition of the requested Federal real property at public benefit allowance discount.

Robert Reichert, Director of Business Affairs.

C. The applicant must be fully authorized under state statute or its operating charter to acquire and hold title to real property. Please cite and attach appropriate references confirming the specific authority of the applicant organization to acquire and hold title to real property.

School District operating under the laws of Pennsylvania and the Department of Education.

Private, non-profit organizations must additionally provide copies of the Internal Revenue Service's tax-exempt status determination letter.

D. Provide the applicant's Dun and Bradstreet Data Universal Numbering System (DUNS) number. This information is required to be disclosed because this is a form of federal financial assistance that is subject to the Federal Funding Accountability and Transparency Act of 2006 (Pub. L. 109-282). If the applicant does not have a DUNS number, Dun and Bradstreet maintains a Web site with information on how to obtain a number at <http://fedgov.dnb.com/webform/displayHomePage.do;jsessionid=735D9C974C65C66AEE38AD278154DBDA>.

DUNS number – 07-548-6316.

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2) **Description of property requested**

- A. Describe the property that is the subject of this application including details as to the approximate acreage, identity of buildings or improvements located thereon, and any easements that may also be necessary. Specific Federal building numbers and/or names should be used when available to identify improvements. A surveyor's description of the boundaries of the requested property is NOT necessary at this time but may be required later. Plot maps may be furnished as exhibits to your application.

**Horsham Memorial U.S. Army Reserve Center. Approximately 6.8 acres.
See Exhibit #EX-1 for aerial photo.**

- B. The application must certify that the proposed program of usage will comply with all state and local planning and zoning regulations and building codes after acquisition of title since the property will pass out of Federal ownership during the acquisition process.

The school district certifies that the proposed program of usage will comply with all state and local planning and zoning regulations and building codes after acquisition of title.

- C. If related personal property is requested in conjunction with the real property, a detailed list of the requested personalty by item and number should be attached as an exhibit to your application together with a statement under this section confirming your desire to acquire the related personal property and agreement to utilize such property only upon the requested real property.

No personal property is requested in conjunction with the real property acquisition.

3) **Applicant's current facilities**

Please describe or summarize your present landholdings including the total acreage, location of different sites and number of buildings currently owned by your organization. Please identify any facilities that are leased to other organizations or not entirely used by your own organization.

The school district owns and manages the following buildings within the boundaries of the Hatboro-Horsham School District: Total acreage is approximately 189. The Limekiln-Simmons building is currently closed.

Administrative Building	229 Meetinghouse Road	Horsham, PA19044
Blair Mill Elem	109 Bender Road	Hatboro, PA 19040
Crooked Billet Elem	70 Meadowbrook Road	Hatboro, PA 19040
H.H. High School	899 Horsham Road	Horsham, PA19044
Hallowell Elem	200 Maple Avenue	Horsham, PA19044
Keith Valley Middle School	227 Meetinghouse Road	Horsham, PA19044
Limekiln-Simmons	1125 Limekiln Pike	Ambler, PA 19002

Maintenance Barn	409 Babylon Road	Horsham, PA19044
Pennypack Elem	100 Spring Avenue	Hatboro, PA 19040
Simmons Elem	411 Babylon Road	Horsham, PA19044
Stadium	409 Babylon Road	Horsham, PA19044
Bus Garage	224 Maple Avenue	Horsham, PA19044

4) **Proposed program and plan of use**

A. Describe in narrative form your proposed program and plan for utilization of the requested property after acquisition of title. Your description should contain a clear, unambiguous commitment to utilize the requested property for specific educational purposes.

(Please note: Since the application will be referenced in your deed, your proposed program and plan will comprise a contractually-binding obligation to utilize the requested property solely and continuously for the purposes described under this section. Care should be taken to assure that all components of the proposed program and plan of use are feasible and will actually be delivered or your organization may be subject to compliance penalties later; including but not limited to reversion of title to the Federal government.)

The school district is interested in acquiring the Horsham Memorial Army Reserve Center (HARC) property which will be used for the rebuilding of Hallowell elementary school; which currently sits adjacent to the HARC property. Hallowell elementary, in its current state, has a wide range of operational and educational deficiencies. A feasibility study by the Ray Group in 2008/09 determined that it would cost approximately \$7,367,480 to address the renovation/maintenance/upgrades and educational program needs of the facility. The school was a pre-fabricated structure built in 1962. Most of the major operating systems (electrical, HVAC, plumbing, etc.) are original to the building. Over time, the School Board made the determination that rebuilding the school in lieu of renovating the building would be in the best interest of the district and the community.

B. Estimate the approximate number of staff and students who will actually participate in programs upon the requested property on a regular basis.

Approximately one (1) administrator, thirty one (31) support personnel, twenty-seven (27) professional/teaching staff and three-hundred and fifty (350) students will participate in programs on the requested property on a regular basis. The building will be designed for expansion capabilities.

C. Explain how frequently the property will be utilized in the proposed program and plan of use.

All areas of the property will be utilized on a regular daily basis.

D. Indicate the time that will be required to bring the property into full educational utilization. *(Please note: Federal regulations require that the property be placed into*

utilization in the proposed program and plan within twelve (12) months from the date of acquisition of title unless approval has been granted in the application for major construction or renovation. If major construction or renovation has been approved, Federal regulations provide the applicant thirty-six (36) months in which to place the property into utilization in the proposed program and plan.)

The ultimate size and time schedule of the project may be affected by the redevelopment of the neighboring NAS-JRB Willow Grove property. The initial project will be designed for a 350 student building to replace an existing inefficient structure. The design will include expansion capabilities for growth from the potential redevelopment of the AFB property. It is estimated that between 28-36 months will be required to bring the property into full educational utilization. The anticipated schedule is as follows:

Pre-design and Programming:	2 months
Design, Land Development Approval, Construction Document Development, Bidding, and Permit Approval:	12-16 months
Construction, Substantial Completion, & Building Commissioning:	14-18 months

E. Describe any buildings proposed for demolition.

All buildings currently located on the property will be demolished.

F. List the buildings and structures that will be required to implement your proposed program and plan and furnish the information indicated below in the manner illustrated in the following example:

(Also describe major capital improvement projects proposed in the foreseeable future if they are to be considered in approval of your application.)

No existing buildings are planned to be reutilized.

The property will be used for the construction of a new elementary school with associated access drives, parking, parent and bus drop off areas, paved play areas, storm water detention facilities, and playing fields.

G. Fully describe the proposed utilization of all land requested. If any land will be utilized for research or experimentation purposes, your response to this section must include description of the proposed research projects, the number of staff and students who will actually visit the property in the performance of such studies, and the frequency of visitations to the site.

Proposed utilization of the requested land has been addressed above.

H. Sketches, floor plans, or plot maps may be attached as exhibits to clearly demonstrate how the requested property will be utilized or developed in your proposed program and plan.

See Exhibit # EX-2 Site Plan.

I. Public benefit allowance regulations contain a formula which is utilized to rank competing applications and calculate the amount of discount to which your proposed program and plan is entitled. The following information must be provided to determine the discount applicable to your proposal:

- (1) Is your organization accredited by any Federal, state or other oversight authority? If so, please identify the accrediting authority.

The Department of Education oversees our educational programming and financial recordkeeping.

- (2) Does your organization receive Federal financial assistance as the result of certain Federal activities upon the community (such as impact aid under Public Law 81-874)? Describe the sources of that assistance and the causes of the Federal impact.

The school district current receives Impact Aid funding (section 8002) from the Federal government.

- (3) Will the property be utilized for public service training for ROTC or other personnel training contracts for Federal or state governments?

The property will not be used for public service training or ROTC or other personnel training contracts for Federal or State governments.

- (4) Does the need for this property arise from a significant hardship such as fire, flood, disaster, condemnation or serious economic factors such as isolation or remote location?

The need for the property does not arise from a significant hardship such as fire, flood, etc.

- (5) Will the property be utilized to introduce new instructional programs, which cannot be provided with existing facilities; such as vocational education, physical education, libraries, or other programs?

The property will be used to for existing instructional programming as well as new instructional programming.

- (6) Will the property be utilized to improve the health and welfare of students through such programs as cafeterias, clinics, infirmaries, bus loading shelters for students, or other activities which provide for the elimination of health or safety hazards?

The property will be used to improve the health and welfare of students. The new facility will be more energy efficient and provide better environmental conditions for learning and instruction. Site circulation and safety will be greatly improved by providing adequately sized and separated bus and parent drop off areas and parking. Isolated service and delivery areas will also be provided.

- (7) Will the property *predominantly* be used for research purposes?

The property will not be *predominantly* used for research purposes.

- (8) Is the property *primarily* being requested to develop, establish or improve facilities or programs for special education purposes or for the physically or mentally handicapped?

The property is not primarily being requested to develop, establish or improve facilities or programs for special education purposes. However, the special needs population of the building will also benefit from the improved environmental conditions that will enhance learning and teaching opportunities for the entire student population.

5) **Proof of need**

- A. Under this section, your application should fully explain why additional property is needed. Your response should address both the need for additional property as well as the need to add to your existing programs.
- B. Describe any inadequacies in your existing facilities that may limit your ability to provide necessary services or comply with minimum standards for funding, accreditation, licensing or Federal, state and local laws.
- C. Specific data should be provided to demonstrate the inadequacy of existing facilities including such information as the maximum enrollment which can be accommodated in present facilities under state standards without double or night sessions, or the number of students who cannot be accepted because of inadequate facilities. Please provide such data for the past three years.
- D. Federal regulations require that your application only request so much property as is immediately needed and can be placed into utilization within the time limits described under section 4.D. Full justification should be provided to demonstrate your need for all land requested.

A - D) Functional/Operating Deficiencies - The existing Hallowell elementary building was built in 1962 with a 2nd wing added in 1966. The only other addition was the library add-on 7-8 years ago. The building's electrical service is original and is at capacity, thus preventing the district from air conditioning the building. There is also a tremendous amount of glass throughout the building; all of it original and single pane which is very energy inefficient. Insulation throughout the building is also below today's energy standards. The various mechanical systems (i.e. boilers, air handlers, etc.) throughout the building are very old and most are original to the building. Maintenance personnel have done extensive maintenance to keep them in running order but much of the equipment will have to be replaced in the near future. The building is also a "pre-fabricated" constructed building which is not conducive to major renovation.

Educational Deficiencies - From an educational standpoint, there are deficiencies in the ability to connect computers wirelessly. This presents difficulties to utilize laptop and netbook carts, as the internet connections are not always consistently working. These concerns are exacerbated by the electrical deficiencies. As we move to even greater reliance on technology for educational purposes, the electrical problems continue to come into play.

The building, as stated previously, is not air conditioned. Given the materials used to construct this building, this lack of air conditioning has a tremendous impact on our children and staff. Years ago, it was customary to leave the classroom doors leading to the outside open, which increased airflow and allowed the classrooms to cool. This is not a safe policy anymore. It is commonplace for the classrooms in our upper wing to be in the mid to high 80s in the early fall and late spring, which is not at all conducive to proper focus, mental energy, and learning.

- E. Explain why the requested property is deemed to be particularly suitable for your proposed program and plan. Indicate whether other property is owned by your organization, which could meet the same needs described above.

The Reserve Center property is centrally located with our district and is an ideal site for a school building. Currently, the district does not own property that could meet the needs as described above.

6) **Financial information demonstrating the ability to implement the proposed program**

- A. Estimate the total cost required to initially renovate or prepare the property for your proposed program and plan and the amount required thereafter to operate and maintain the property on an annual basis.

**The estimated project cost for the 350 student facility is: \$17,250,000
Annual Operation and Maintenance Costs are Estimated at: \$ 571,420**

- B. Before applications for surplus Federal property can be approved, Federal regulations require that applicants demonstrate that they have the necessary funding to carry out their proposed program and plan or have the ability to obtain such funds. Explain where the funding will be obtained to implement your approved program and plan. Copies of your most recent balance sheets and income statements should be attached as exhibits to the application.

The School District is planning on issuing additional debt (municipal bond debt) to pay for this project. Exhibit #EX-3 provides the details of the debt service payment schedule that will be required. Currently, the district has sufficient fund balance reserves and borrowing capacity (see enclosed 2010-11 audited financial statements, Exhibit #EX-4) to meet the financial obligation of this project. The district has also loaded an additional \$300,000 into the current general fund budget to help offset these debt service requirements.

- C. If funding is to be obtained in part through bonds or loans, a letter of commitment should be provided from the prospective financing sources confirming that they are prepared to lend the sums needed.

(Please note: Mortgage financing or the granting of rights in the requested property to secure repayment of bonds or loans must be separately authorized after acquisition of title by special agreement.)

As noted above, the School District intends to issue bonds to fund the proposed project. The School District maintains a high credit rating and anticipates no problems issuing debt to fund the proposed project.

- D. Please identify any income or revenues, which may be received or generated as a result of your proposed program and plan.

No income or revenues, other than occasional facility use fees, will be generated from the proposed plan.

7) **Period of use**

The applicant must certify that the requested property is needed at the time of the application for the educational purposes described in its proposed program and plan and will be utilized for such purposes for a period of thirty (30) years. (The applicant may not modify its proposed program and plan during the thirty-year period without the prior written consent of the United States Department of Education.)

The school district does hereby certify that the requested property is needed at the time of application for the educational purposes as described above and will utilize the property for the proposed program for a period of thirty (30) years unless a modified plan/program is approved by the United States Department of Education.

8) **Assurance of compliance with nondiscrimination requirements**

The applicant must state and agree that it will not discriminate because of race, color, religion, sex, disability, age or national origin in the use of the property, in keeping with Section 606 of the Federal Property and Administrative Services Act of 1949, Title VI of the Civil Rights Act of 1964 (P.L. 88-352), Title IX of the Education Amendments of 1972 (P.L. 92-318), and section 844 of the Education Amendments of 1974 (P.L. 93-380) (in relation to education), and Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), Title II of the Americans with Disabilities Act of 1990, and the Department's Regulations issued pursuant to such Acts (34 CFR Parts 12, 80, 84, 86, 100, 104, and 106).

The Hatboro-Horsham School District states and agrees that it will not discriminate because of race, color, religion, sex, disability, age or national origin in the use of the property, in keeping with Section 606 of the Federal Property and Administrative Services Act of 1949, Title VI of the Civil Rights Act of 1964 (P.L. 88-352), Title IX of the Education Amendments of 1972 (P.L. 92-318), and section 844 of the Education Amendments of 1974 (P.L. 93-380) (in relation to education), and Section 504 of the Rehabilitation Act of 1973 (P.L. 93-112), Title II of the Americans with Disabilities Act of 1990, and the Department's Regulations issued pursuant to such Acts (34 CFR Parts 12, 80, 84, 86, 100, 104, and 106).

9) **Insurance provision**

If there are any buildings, structures, or improvements located upon the requested property which will be utilized in the proposed program and plan, the applicant shall protect the residual financial interest of the United States of America by insurance and must state the following:

"The applicant agrees, for itself, its successors and assigns, that if any conveyed improvements are insured against loss, damage, or destruction and if such loss, damage or destruction should occur during the period the grantee holds title to the requested property while under the period of restricted usage specified in the deed of transfer, said insurance and all moneys received therefrom by the Grantee, its successors or assigns shall be held in trust by the Grantee, its successor or assigns, and shall be promptly utilized by the Grantee for the purpose of repairing such improvements and restoring the same to their former condition and use, or for the purpose of replacing said improvements with equivalent or more suitable facilities; or, if not so used, shall be paid over to the Treasurer of the United States in an amount equal to the unamortized public benefit allowance of the buildings, structures, or improvements lost, damaged or destroyed."

The Hatboro-Horsham School District agrees, for itself, its successors and assigns, that if any conveyed improvements are insured against loss, damage, or destruction and if such loss, damage or destruction should occur during the period the school district holds title to the requested property while under the period of restricted usage specified in the deed transfer, said insurance and

all monies received therefrom by the school district, its successors or assigns shall be held in trust by the school district, its successors or assigns, and shall be promptly utilized by the school district for the purposes of repairing such improvements and restoring the same to their former condition and use, or for the purpose of replacing said improvements with equivalent or more suitable facilities; or, if not so used, shall be paid over to the Treasurer of the United States in an amount equal to the unamortized public benefit allowance of the buildings, structures, or improvements lost, damaged or destroyed.

10) **Environmental analysis**

Public benefit allowance transfers of Federal real property are subject to the requirements of the National Environmental Policy Act of 1969 (P.L. 91-190) and related environmental acts. Please analyze the environmental impact of your proposed program and plan by answering the questions in the enclosed Environmental Questionnaire. Identify the Environmental Questionnaire and your responses as an exhibit to your application and provide the exhibit number here.

See Exhibit #EX-5 for responses to the required Environmental Questionnaire.

11) **Protection and maintenance of the property**

The applicant must state and agree for itself, its successors and assigns, that in the event Grantor exercises its option to revert all right, title and interest in the requested property to the Grantor, or the Grantee voluntarily returns title to the requested property in lieu of reverter, then the Grantee shall provide protection to and maintenance of the requested property at all times until such as the title is actually reverted and returned to and accepted by the Grantor. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in Appendix A of the "GSA Customer Guide to Real Property Disposal" as referenced at 41 CFR 102-75.965, a copy of which is summarized and attached to the application and labeled as an exhibit to said application.

The Hatboro-Horsham School District states and agrees for itself, its successors and assigns, that in the event Grantor exercises its option to revert all right, title and interest in the requested property to the Grantor, or the Grantee voluntarily returns title to the requested property in lieu of reverter, then the Grantee shall provide protection to and maintenance of the requested property at all times until such as the title is actually reverted and returned to and accepted by the Grantor. Such protection and maintenance shall, at a minimum, conform to the standards prescribed by the General Services Administration in Appendix A of the "GSA Customer Guide to Real Property Disposal" as referenced at 41 CFR 102-75.965, a copy of which is summarized and attached to the application and labeled as an exhibit to said application.

12) **Exhibits**

The applicant must list and identify all exhibits under this section and state that the exhibits are a part of this application. Please attach this application as one of the exhibits to your application to fully explain the questions that are being answered under each section.

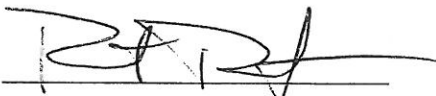
The following exhibits are part of the application:

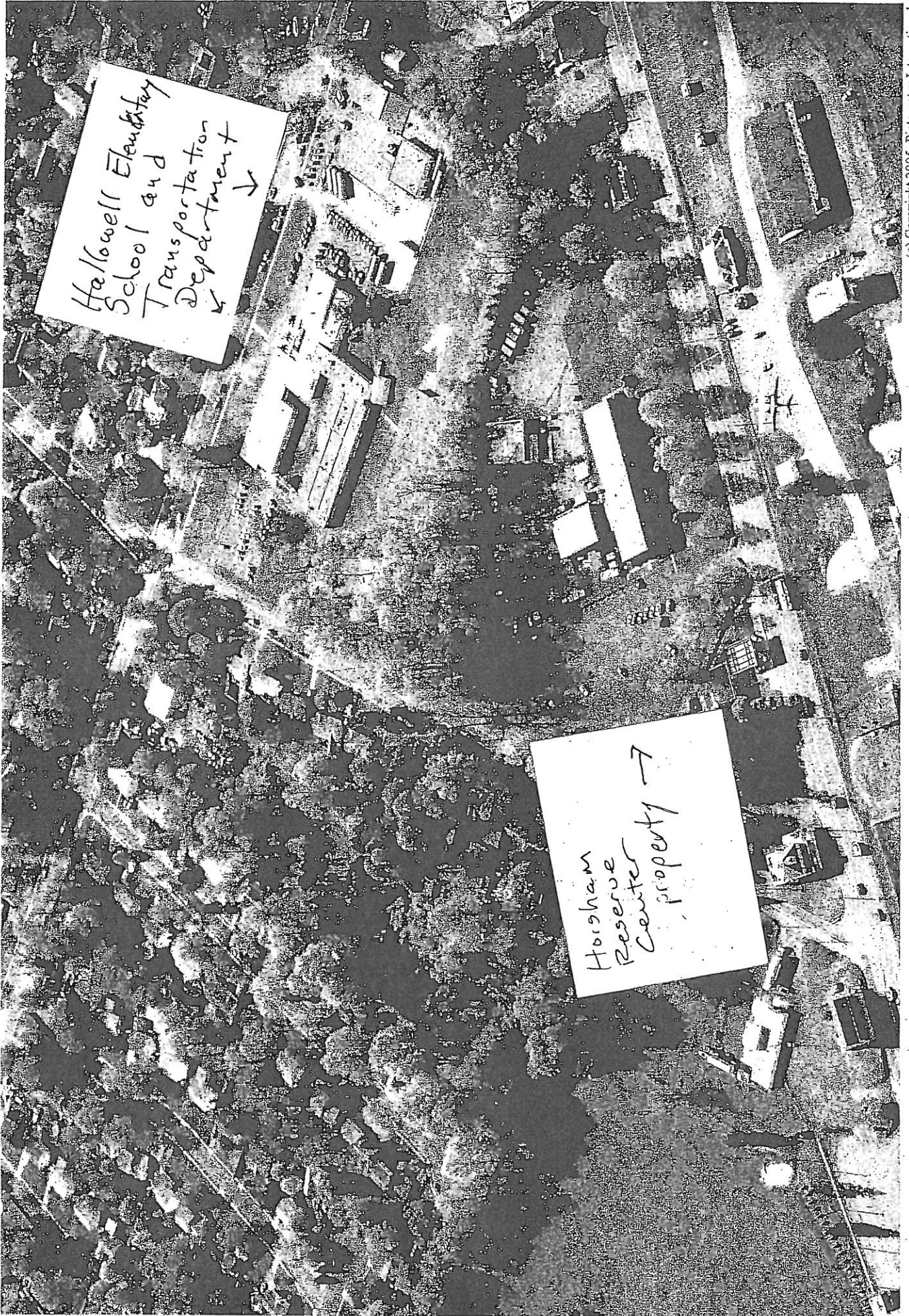
- EX-1 Aerial Photo**
- EX-2 Site Plan**
- EX-3 Financial Plan for Funding Project**
- EX-4 Annual Financial Report**
- EX-5 Environmental Questionnaire**
- EX-6 Resolution**

13) **Certification of signing official**

The following statement should be inserted under this section and signed by the authorized representative of the applicant's organization:

I certify by signature hereto, that I am duly authorized by the Governing body of this organization or institution to act on behalf of the governing body to do any and all things necessary to acquire the Federal surplus real property identified and requested herein, including the preparation of this application and payment of such sums as may be necessary toward the purchase price of the requested property, and that all information given herein, and in exhibits hereto, are true and correct to the best of my knowledge.

By: 
Title: Director of Business Affairs
Date: May 24, 2012

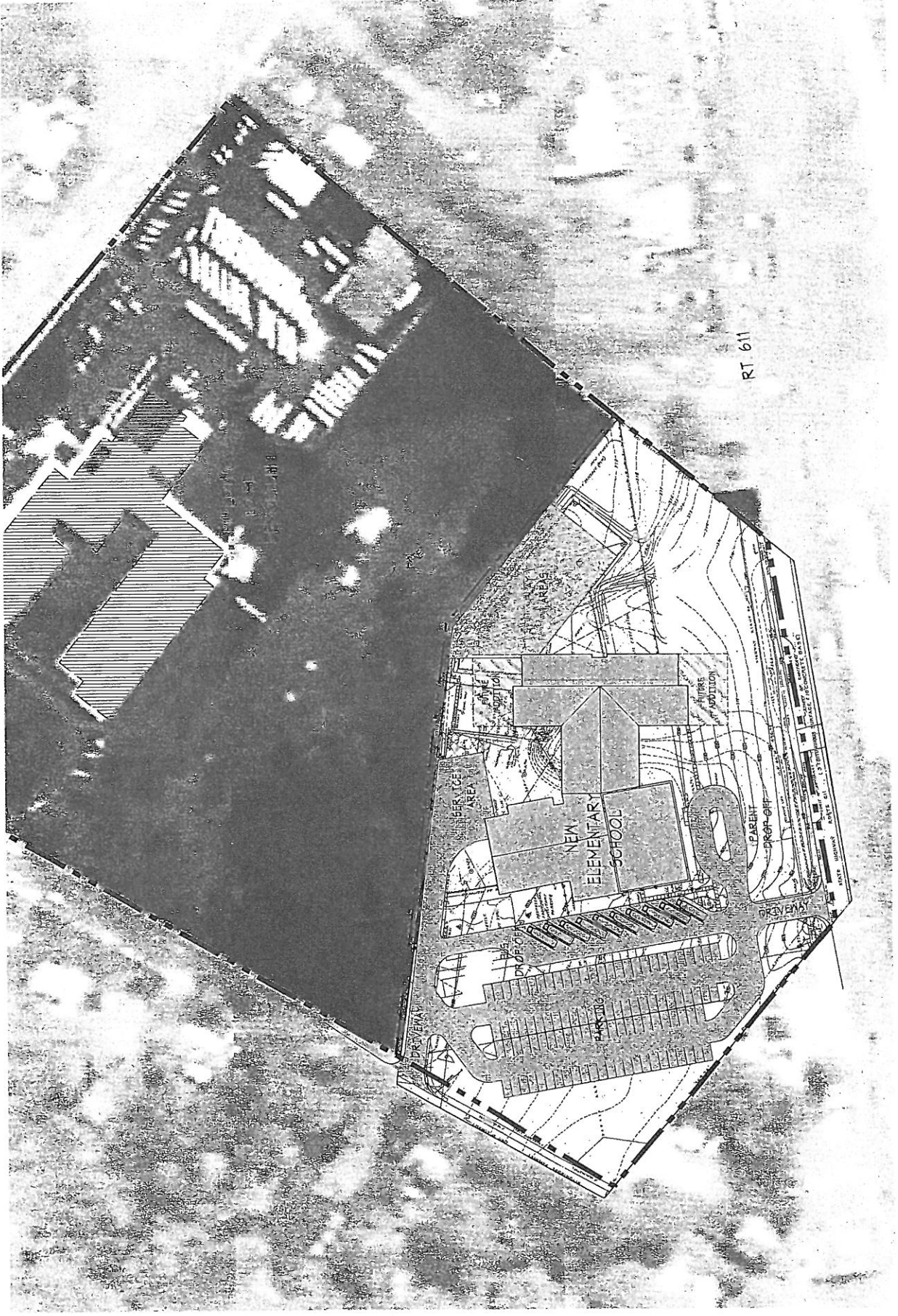


Hallowell Elementary
School and
Transportation
Department →

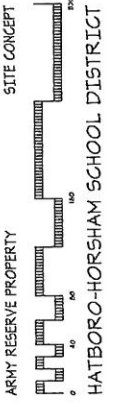
Hoisham
Reserve
Center
property →

→ Commercial.

C-3



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 CONCEPTUAL
 SITE PLAN
 MARCH 2012
 BY
 ET ASSOCIATES
 1000 W. MARKET ST.
 HATBORO, PA 18927



HATBORO-HORSHAM SCHOOL DISTRICT



HATBORO-HORSHAM SCHOOL DISTRICT
 SERIES OF 2012
 ESTIMATED

Settled 9/15/2012
 Dated 9/15/2012

1	2	3	4	5	6	7	8	9	10
Date	Principal	Rate	Interest	Semi-Annual Debt Service	Proposed Fiscal Year Debt Service	Less: State Aid	Proposed Local Effort	Existing Local Effort	Total Local Effort
3/15/2013			364,234.00	364,234.00	364,234.00	(21,111.00)	343,123.00	5,124,110.09	5,467,233.09
9/15/2013	5,000	1.680	364,234.00	369,234.00					
3/15/2014			364,192.00	364,192.00	733,426.00	(42,509.37)	690,916.63	5,122,917.90	5,813,834.53
9/15/2014	5,000	1.860	364,192.00	369,192.00					
3/15/2015			364,145.50	364,145.50	733,337.50	(42,504.24)	690,833.26	5,119,453.81	5,810,287.07
9/15/2015	5,000	2.060	364,145.50	369,145.50					
3/15/2016			364,094.00	364,094.00	733,239.50	(42,498.56)	690,740.94	5,123,173.05	5,813,913.98
9/15/2016	5,000	2.330	364,094.00	369,094.00					
3/15/2017			364,035.75	364,035.75	733,129.75	(42,492.20)	690,637.55	5,118,074.47	5,808,712.02
9/15/2017	5,000	2.520	364,035.75	369,035.75					
3/15/2018			363,972.75	363,972.75	733,008.50	(42,485.17)	690,523.33	4,301,272.41	4,991,795.74
9/15/2018	5,000	2.850	363,972.75	368,972.75					
3/15/2019			363,901.50	363,901.50	732,874.25	(42,477.39)	690,396.86	2,476,820.99	3,167,217.85
9/15/2019	5,000	3.060	363,901.50	368,901.50					
3/15/2020			363,825.00	363,825.00	732,726.50	(42,468.83)	690,257.67	2,480,579.73	3,170,837.40
9/15/2020	5,000	3.270	363,825.00	368,825.00					
3/15/2021			363,743.25	363,743.25	732,568.25	(42,459.66)	690,108.59	2,488,681.27	3,178,789.87
9/15/2021	1,155,000	3.490	363,743.25	1,518,743.25					
3/15/2022			343,588.50	343,588.50	1,862,331.75	(107,940.75)	1,754,391.00		1,754,391.00
9/15/2022	1,195,000	3.670	343,588.50	1,538,588.50					
3/15/2023			321,660.25	321,660.25	1,860,248.75	(107,820.02)	1,752,428.73		1,752,428.73
9/15/2023	1,240,000	3.830	321,660.25	1,561,660.25					
3/15/2024			297,914.25	297,914.25	1,859,574.50	(107,780.94)	1,751,793.56		1,751,793.56
9/15/2024	1,290,000	3.940	297,914.25	1,587,914.25					
3/15/2025			272,501.25	272,501.25	1,860,415.50	(107,829.68)	1,752,585.82		1,752,585.82
9/15/2025	1,345,000	4.050	272,501.25	1,617,501.25					
3/15/2026			245,265.00	245,265.00	1,862,766.25	(107,965.93)	1,754,800.32		1,754,800.32
9/15/2026	1,400,000	4.150	245,265.00	1,645,265.00					
3/15/2027			216,215.00	216,215.00	1,861,480.00	(107,891.38)	1,753,588.62		1,753,588.62
9/15/2027	1,460,000	4.230	216,215.00	1,676,215.00					
3/15/2028			185,336.00	185,336.00	1,861,551.00	(107,895.50)	1,753,655.50		1,753,655.50
9/15/2028	1,520,000	4.310	185,336.00	1,705,336.00					
3/15/2029			152,580.00	152,580.00	1,857,916.00	(107,684.81)	1,750,231.19		1,750,231.19
9/15/2029	1,590,000	4.380	152,580.00	1,742,580.00					
3/15/2030			117,759.00	117,759.00	1,860,339.00	(107,825.25)	1,752,513.75		1,752,513.75
9/15/2030	1,660,000	4.450	117,759.00	1,777,759.00					
3/15/2031			80,824.00	80,824.00	1,858,583.00	(107,723.47)	1,750,859.53		1,750,859.53
9/15/2031	1,740,000	4.510	80,824.00	1,820,824.00					
3/15/2032			41,587.00	41,587.00	1,862,411.00	(107,945.34)	1,754,465.66		1,754,465.66
9/15/2032	1,820,000	4.570	41,587.00	1,861,587.00					
3/15/2033					1,861,587.00	(107,897.58)	1,753,689.42		1,753,689.42
TOTALS	17,455,000		11,102,748.00	28,557,748.00	28,557,748.00	(1,655,207.07)	26,902,540.93	37,355,083.72	64,257,624.64
PE%	20.00% Estimated								
CARF	28.98%								

HATBORO-HORSHAM SCHOOL DISTRICT SERIES OF 2012 SOURCES AND USES OF FUNDS
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SOURCES:	
Bond Proceeds	17,455,000.00 <i>Estimated</i>
Accrued Interest	0.00
Total	<u>17,455,000.00</u>

USES:	
Deposit to Construction Fund	17,250,000.00 <i>Estimated</i>
Underwriter's Discount	122,185.00 <i>Estimated</i>
Bond Insurance	0.00 <i>Estimated</i>
Original Issue Discount/(Premium)	0.00 <i>Estimated</i>
Costs of Issuance	80,000.00 <i>Estimated</i>
Miscellaneous Expenses/Rounding	<u>2,815.00 <i>Estimated</i></u>
Total	<u>17,455,000.00</u>

Dated Date 9/15/2012

Settlement Date 9/15/2012

Yield of the Issue	4.230352
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ENVIRONMENTAL QUESTIONNAIRE

Purpose of Applicant's Data and Analysis

The federal assistance, which you have requested, is of a nature that requires submission of data and analysis of the probable environmental effects of the proposed project. The environmental analysis of the proposed federal action/assistance is required by the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190). This analysis should conform in format with the outline described below in the applicable circumstances of your proposed project for educational use of the surplus federal real property. The analysis will be a separate exhibit and will accompany the Applicant's formal request for assistance. Since required federal NEPA assessment of the environmental impact of any particular project cannot be initiated without prior submission of this data by the Applicant, the processing of your application will be deferred by the Department of Education pending receipt of the Applicant's environmental information.

In the event that the Department determines that preparation of an Environmental Assessment (EA) or Environmental Impact Statement (EIS) will be necessary, the Applicant may be requested to furnish additional materials to facilitate the development of those studies.

Applicants are further cautioned that conformance with federal NEPA procedures shall not preclude the need for Applicant compliance with applicable state and local environmental use and review requirements.

If you have any questions regarding the preparation of your analysis, contact your federal program specialist.

Suggested Outline for Applicant's Analysis

A. Objective of the Proposed Action

Please describe the objective(s) of the proposed action as to what needs will the action attempt to meet, and the nature of the project (i.e., briefly identify the project as being an alteration or expansion to an existing facility, a new or additional facility by itself, or an initial or planned component part of a complex or facilities) and what will be the estimated duration of the planned facility.

B. Description of the Environment to be Affected

The environment should be considered as being that area which the proposed project would both impact and serve. The greatest detail should concern the probable environmental impact of the project on the particular site of construction and its surrounding community, both in the short and long term. This section should broadly and briefly discuss the geography of the area, wildlife, water and air quality, area population and potential users of the service to be provided, the economy of the area, and any current environmental concerns.

C. Probable Environmental Effects of the Proposed Action

Please provide a narrative explanation of the probable environmental effects occurring in each of the following 27 areas of importance:

1. Describe the property that will be directly affected by the proposed educational use and any planned construction. Is it in a rural, urban or suburban area? Is it directly associated with current facilities operated by the Applicant? Please describe the specific piece of land upon which any construction will occur in terms of its current use by man. If the land is in a natural state, please provide a brief description with respect to plant and animal life.
2. Describe the surrounding area. Is it primarily residential, industrial, agricultural, etc.? Has the area been formally zoned for specific uses? Please provide a map of the immediate area covering approximately one square mile. (Street maps or line drawings for urban projects are sufficient.)
3. Is the proposed program of use consistent with existing zoning, surrounding land use and/or the official land use plan for the specific site and/or the surrounding area?
4. Will the proposed use be inconsistent with any federal, state or local guidelines or authorities such as solid waste management, noise standards, Clean Air Act, floodplain protection or coastal zone management?
5. If any renovation or construction is planned, will it disrupt any of the following services to a human population for more than 24 hours - water, electrical power, natural gas, or sewage?
6. Will the operation of the facility require an increase in water, electrical power, natural gas, solid waste or sewage? If so, what is the approximate monthly percentage increase?
7. Will additional vehicles be introduced into the area on a daily basis as a result of the operation of the facility? What is the approximate percentage increase in daily traffic in the area? Will there be access constraints or impact to congested intersections?
8. Please briefly identify those existing streets, freeways, etc., in the immediate area that will receive the increased traffic as a result of the operation of the facility and describe their ability to handle the increase.
9. Will any other transportation system (e.g., subways, bus lines) be directly affected by the operation of the facility (new service lines, equipment, etc.)? Is there an identifiable percentage increase in the volume of traffic? If so, please describe its geographic relationship to the project.
10. Will the transportation or infrastructure requirements of the proposed activity be regarded as burdensome by local or regional officials?

11. Will the construction or operation of the facility violate or require a variance from any federal, state or local laws pertaining to the visual environment, odors, noise? If so, please identify.
12. Will contaminants be stored at the facility? If so, please describe physical safeguards that will be used to guard against their introduction to the natural environment should they be accidentally released (fuel oil, large amounts of chemicals, etc.).
13. What is the planned disposition (e.g., demolition, renovation for other public use, etc.) of any structures being vacated as a result of the proposed project?
14. Will the construction occur in a floodplain, wetland area, desert, tundra, or some other type of unique geological/meteorological interest? If so, what measures will be taken to avoid adverse impacts?
15. Will the project affect any natural ecosystems, water tables or water supplies of humans, animals or plants? If so, what measures will be taken to avoid adverse impacts?
16. Will the proposed use cause the displacement or relocation of business, residences or farm operations? If so, please describe the facilities and the people that will be affected.
17. Will any of the following existing services be altered (increased or decreased) through the construction or operation of the facility: individuals with disabilities, educational or day care? If so, please describe.
18. Is there a site in the area which is listed or proposed for listing on the national Register of Historic Places, the National Landmarks Registry or any state or local variation thereof? If so, please describe its geographic relationship to the project.
19. Did any historic activity of significance occur on the site or will a facility that is more than 45 years old be altered or destroyed? If so, please describe.
20. Will the activity destroy or decrease access to any known or potential archaeological sites? If so, please describe.
21. Will the proposed educational activity likely adversely affect or be inconsistent with a significant aspect of the sociocultural environment (e.g., federal, state or local parks or forests, wildlife refuges, Indian tribal lands or traditional cultural items, historic, cultural or archeological resources)?
22. If the project will use agricultural land, parks, woods, forests, prairies, etc., list the types of animals that currently inhabit the area. Generally describe the site in terms of flora which will be destroyed or altered.

23. Will the proposed educational activity affect a species identified or under consideration for listing as endangered or threatened, or its critical habitat? If so, please identify.
24. Will construction of the facility disrupt the cultural harmony of the community or neighborhood (e.g., impact the lives, work, play, social, cultural or religious values and interaction of the members of the surrounding community)? Include any pertinent information as to the opinions of residents regarding the project impact on their life styles.
25. Is the proposed action likely to generate a high level of controversy or uncertainty on environmental grounds, or be considered especially risky to the human environment?
26. Is there any ongoing pattern of development in the area that this project would increase to the level of significant impact on the human environment (e.g., urban renewal, gentrification)?
27. Are there any potential adverse effects on public health and safety or on any other environmental resources that are not specifically identified above?

Environmental Questionnaire

D. Supplemental Questions for Major Projects:

28. Will existing underground service systems (sewage, water, telephone cables, etc.) require more than alterations associated with routine connections or hookups? If so, please describe.
29. Please describe the composition of the sub-surface area. Are there mineral deposits? (Applicable only for all new complexes as well as new facilities in rural and suburban areas.)
30. Will the facility obtain water from a natural source, such as wells, rivers, lakes, catchment basins, etc.?
31. How high will the facility be from ground level? Are there any aircraft approach or departure patterns, TV or radio transmission facilities within three horizontal miles of the facility? If so, please describe.
32. Describe any new air pollution sources that will be introduced as part of the facility (heating, cooling, incineration, etc.) together with the emission rates expected. Provide the percent increase of emissions from the usage of existing sources. Please classify such sources as to short-term (construction) and long-term (operation) and describe methods for minimizing such effects if such remedies are known.
33. How much additional water (runoff or otherwise) will be diverted into natural water systems? (Not applicable for modifications or alterations.) Through what channels will the water flow into such a system? Will the additional flow of water introduce or increase the number of annual occurrences of flood conditions? (As necessary, describe steps that will be taken to prevent this.)
34. Will an identifiable increase in sedimentation occur in any natural water system during construction and/or operation?
35. Will the facility introduce or increase the occurrence of water systems, including sewage lines, outside the facility? If so, please describe in general terms. If traps, etc., are to be installed in the facility, please identify. Also, identify the ultimate fate of such wastes, including a sewage treatment plant or natural water system.
36. Describe the sound created by the facility which will be audible in the immediate area (external to the building) other than sounds associated with the normal functioning of a human population.
37. Describe the new electromagnetic wave sources that will be used in the facility and identify the extent to which they may be identifiable external to the structure. (Exclude light sources.)

38. Describe external light sources that will be introduced, if any, above and beyond street lighting.
39. To what extent will the facility alter existing wind patterns? (Generally applicable only in rural areas or highly developed urban areas when a wind tunnel would be created or the current wind velocity increased considerably.)
40. During the operation of the facility, will any materials be recycled and/or discarded which could reasonably be recycled? If so, please describe.
41. Approximately how many people now live in the immediate area? How many people can be expected to live in the immediate area as a result of the operation of the facility (or complex)?
42. Approximately how many temporary residents will be introduced to the area during construction? (Generally applicable only to rural projects.)
43. Approximately how many temporary residents will normally be associated with the operation of the facility (or complex)?
44. Approximately how many additional transients will be introduced to the area on a daily basis during operation (e.g., staff, students, etc.)?
45. Will the construction or operation of the facility violate or require a variance from any federal, state, or local laws pertaining to land, air or water pollution or land use? If so, please describe.
46. What are the dimensions (number of levels, gross square footage, net usable square footage) and architectural design features (e.g., brick, stucco, etc.) of the facility proposed for renovation or construction?

ARMY RESERVE BASE ENVIRONMENTAL QUESTIONNAIRE

A. Objective of the Proposed Action

The school district is interested in acquiring the Horsham Memorial Army Reserve Center (HARC) property which will be used for the rebuilding of Hallowell elementary; which currently sits adjacent to the HARC property. Hallowell elementary, in its current state, has a wide range of operational and educational deficiencies. A feasibility study by the Ray Group in 2008/09 determined that it would cost approximately \$7,367,480 to address the renovation/maintenance/upgrades and educational program needs of the facility. Over time, the School Board made the determination that rebuilding the school in lieu of renovating the building would be in the best interest of the district and the community. The estimated lifespan of the new school building is 50 years.

B. Description of Environment to be Affected

The surrounding community is largely residential with the deactivated Naval Reserve Center directly across the street. The area is densely populated. It is our understanding based on environmental reports completed to date that the property is environmentally safe for occupation and use in its current condition. The School District is currently in the process of completing further in depth environmental studies that will be required for the building of a new elementary school. We do not anticipate any major environmental issues other than issues related to asbestos and lead paint as part of the existing building structures which will be remediated when these structures are demolished.

C. Probable Environmental Effects of the Proposed Action

1. Property is an existing Army Reserve base located in a suburban area on a major highway. Property is located in Horsham PA on Route 611 across from the recently vacated Willow Grove Naval Air Station. Property is located immediately adjacent to the Hatboro-Horsham School District's bus garage and the Hallowell Elementary School. Property contains a two story office building, an assembly hall and a 3 bay garage for vehicle repairs. A significant amount of the property is paved for parking. Property is completely fenced with chain link.
2. The surrounding area is primarily mixed use commercial/residential. Zoning for this property is commercial.
3. Zoning approvals for this project through local authorities will not be an issue.
4. No, to the best of our knowledge.
5. No, to the best of our knowledge.

6. No, to the best of our knowledge.
7. Yes, only if the size of the school is ultimately built larger than the existing school.
8. Route 611.
9. No.
10. No.
11. No, not to the best of our knowledge.
12. Heating fuel oil tank would be installed underground. Double walled tank with leak monitoring.
13. There will be a demolition of the existing buildings on the Army Reserve property and the demolition of the existing Hallowell Elementary school building.
14. No.
15. No, not to our knowledge.
16. No.
17. No.
18. We are not aware of any historic or landmark site in this area.
19. No historic activity of significance has occurred at this site. Existing U.S. Army armory will be demolished; it is less than 50 years old.
20. No known or potential archaeological sites are at this location.
21. No.
22. The proposed project will not use agricultural land.
23. No.
24. The construction of the facility will not disrupt the cultural harmony of the community or neighborhood.
25. No.
26. No.

27. No.

28. No.

29. Standard soil for this area. No mineral deposits to our knowledge.

30. Water will be delivered from the local water system.

31. Less than 50 feet. Not to our knowledge.

32. No new air pollution sources will be introduced. No specific building design has been generated therefore no emission rate data is available.

33. None that we are aware of.

34. No.

35. None that we are aware of. Sewage will be handled by the Horsham Sewer and Water Authority, 617 Horsham Road, Horsham PA, 19044.

36. Just sounds associated with the normal functioning of a human population.

37. No new electromagnetic wave sources are anticipated at this location.

38. Small amount of external lighting primarily for safety and security reasons.

39. Will not alter existing wind patterns.

40. All discarded items will be considered for recycling. If unsuitable for recycling they will be removed like residential trash.

41. It is roughly estimated that 100-200 people live in the immediate area. No change in population is expected to result.

42. None

43. None

44. None

45. No violations or variances are expected.

46. Building hasn't been designed yet. Structure will not exceed 2 levels. Square footage is estimated to be around 50,000 square feet.

RESOLUTION

WHEREAS, certain real property owned by the United States of America, located in the County of Montgomery, State of Pennsylvania, has been declared surplus to the needs of the Federal government and is subject to assignment for disposal for educational purposes by the Secretary of Education, under the provisions of Section 203(k)(1)(a) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377) (Act), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows:

Horsham Memorial U.S. Army Reserve Center

WHEREAS, Hatboro-Horsham School District needs and can utilize said property for educational purposes in accordance with the requirements of said Act and the rules and regulations promulgated thereunder of which this Board is fully informed, including commitments regarding use and time within such use shall commence.

NOW, THEREFORE, BE IT RESOLVED, that Hatboro-Horsham School District shall make application to the Secretary of Education for, and secure the transfer to it of, the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions and restrictions as the Secretary of Education, or his authorized representative may require in connection with the disposal of said property under said Act and rules and regulations issued thereto; and

BE IT FURTHER RESOLVED, that, Hatboro-Horsham School District has legal authority and is willing and is in a position financially and otherwise to assume immediate care and maintenance of the property, and that Robert A. Reichert, Director of Business Affairs is hereby authorized, for and on behalf of the Hatboro-Horsham School District to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution including the preparing, making and filing of plans, applications, reports and other documents; the execution, acceptance, delivery and recordation of agreements, deeds and other instruments pertaining to the transfer of said property; and the payment of any and all sums necessary on account of the purchase price thereof including fees or costs incurred in connection with the transfer of said property for surveys, title searches, real estate appraisals, recordation of instruments or costs associated with escrow arrangements; together with any payments necessary by virtue of nonuse or deferral of use of the property. If the applicant is unable to place the property into use (or determines that a deferral of use should occur), IT IS UNDERSTOOD AND AGREED that Hatboro-Horsham School District will pay to the United States Department of Education for each month of nonuse beginning twelve (12) months after the date of the deed, or thirty-six (36) months where construction or major renovation is contemplated, the sum of $1/360^{\text{th}}$ of the then current fair market value of the property for each month of nonuse.

If submission of the Application for Public Benefit Allowance Acquisition of Surplus Federal Real Property for Educational Purposes is approved, a copy of the application and standard deed conditions will be filed with the permanent minutes of the Board.

Hatboro-Horsham School District
229 Meetinghouse Road
Horsham, PA 19044

I, Barbara LaSorsa, hereby certify that I am the President of the Board of School Directors for the Hatboro-Horsham School District and that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of said Hatboro-Horsham School District present at a meeting of said Board of the 16th day of April, 2012, at which a quorum was present.



Barbara LaSorsa, President
Hatboro-Horsham School Board

HATBORO-HORSHAM SCHOOL DISTRICT

ANNUAL FINANCIAL REPORT

Year Ended June 30, 2011

Hard Copy Available Upon Request



MAILLIE, FALCONIERO & COMPANY, LLP

Certified Public Accountants and Business Counselors