



UNITED STATES DEPARTMENT OF EDUCATION

WASHINGTON, DC 20202

June 1, 2012

Mr. Joe Calcara
Deputy Assistant Secretary of the Army
for Installations and Housing
110 Army Pentagon Room 3E464
Washington, DC 20310-0110

Dear Mr. Calcara:

The U.S. Department of Education (Department) has received and approved an application from the Hatboro-Horsham School District to acquire the Horsham Memorial U.S. Army Reserve Center (HARC) in Horsham, Pennsylvania for educational reutilization. The HARC was declared surplus as a result of the 2005 Base Realignment and Closure Act (BRAC 2005) recommendations.

The Hatboro-Horsham School District intends to acquire the property for the rebuilding of Hallowell Elementary School; which currently sits adjacent to the HARC property. Hallowell, in its current state, has a wide range of operational and educational deficiencies. The school was a pre-fabricated structure built in 1962 and a 2009 feasibility study determined that it would cost approximately \$7.4 million dollars to address renovation/maintenance/upgrades and educational program needs of the facility.

The school district's original application (2007) for this property was for administrative uses and the Department approved that application at 80 percent PBA. However, over time, the School Board made the determination that rebuilding Hallowell Elementary School in lieu of original plans to renovate that building would be in the best interest of the district and the community, and a more efficient use of the acquired HARC. The estimated lifespan of the new school building is 50 years.

Under federal regulations, with this revised application, Hatboro-Horsham School District is eligible for a 100 percent Public Benefit Allowance discount for the property requested. The Department has determined that Hatboro-Horsham School District has the necessary financial resources to renovate the property and carry out its proposed program of use.

Pursuant to the authority vested in the Secretary of Education by the Department of Education Organization Act of 1979 (P.L. 96-88) with respect to 40 U.S.C. §550, I hereby request assignment of the Horsham Memorial U.S. Army Reserve Center located in Horsham,

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The Department of Education's mission is to promote student achievement and preparation for global competitiveness by fostering educational excellence and ensuring equal access.

Pennsylvania to the Secretary of Education for conveyance to Hatboro-Horsham School District for educational purposes.

In order for us to effect a timely disposal of this property and thereby relieve you of your custody and accountability requirements, it is required that all of the conditions, restrictions, reservations, special terms, covenants and etcetera that you request be imposed upon the recipient of this property be detailed in the assignment letter with the exact language requested. In addition, these items must be footnoted as to where they may be found in collateral materials. We also require that the U.S. Army provide copies of any environmental reports, title searches, property appraisals, and any other pertinent information related to this disposal with the assignment. The failure to provide the requested information may result in a lengthy delay of the conveyance or the assignment being returned to your agency as non-responsive.

Please recognize that this agency cannot accept restrictions which violate Department regulations or those of other federal agencies that interfere with the approved educational program of utilization for which the Public Benefit Allowance has been granted or that compromise our legal ability to enforce compliance with all terms and conditions contained in the conveyance of title in accordance with federal law. Further, the Department's long-standing policy is to not knowingly convey contaminated property and place staff and students at risk. Therefore, please be advised that the Department's approval of Hatboro-Horsham School District's application is contingent upon satisfactory remediation of any environmental contamination of the property requested to the point where it can be assigned under a Finding of Suitability to Transfer (FOST) prior to the time of the Army's assignment to the Department.

Please understand that, depending upon the length of time it takes the Army to vacate the premises and proceed with the disposal of the HARC, the Department may require the School District update and/or re-certify the proposed program and plan of use to ensure that their needs and financial resources have not changed. Please recognize that the Public Benefit Allowance discount granted with our approval of the application may change if the proposed program and plan of use is materially revised in the future. It would therefore be helpful for the Army to provide the Department with advance notice prior to formal assignment of the HARC so we may prepare to convey the property in a timely manner.

If the Army concurs with the Department's request for assignment of the HARC for an educational Public Benefit Conveyance, it is our understanding that the Army will protect, maintain, and retain custody of and accountability for this property until the transfer of title can be consummated.

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The Department is committed to reducing its carbon footprint upon the environment. Toward that end we have pledged to reduce or eliminate paper where appropriate. Therefore, please send the assignment letter and related materials to the Department on compact disc (CD) or, if the file is not too large, via e-mail. The documents should be formatted for Microsoft Office and/or Adobe software applications. If the assignment package is mailed, it must be sent via overnight courier to my attention at the following address:

U.S. Department of Education
Federal Real Property Assistance Program
400 Maryland Avenue, SW
Washington, DC 20202-4553

A copy of the approved application, excluding the numerous exhibits, will be forwarded at your request. If you desire additional information in support of this request for assignment, please contact Grace M. Brown via e-mail at Grace.Brown@ed.gov or telephone at (202) 205-8839.

Sincerely,



Wanda A. Davis, Director
Federal Real Property Division

cc: Rich Tenga, Project Manager, OEA
Tom Ames, Deputy Director, LRA