



SCHOOL DISTRICT OF HATBORO-HORSHAM

January 2, 2007

HAND DELIVERED

Mr. Michael J. McGee
Executive Director HLRA
1025 Horsham Road
Horsham, PA 19044

Dear Mike:

In accordance with the requirements as stipulated in the "Instructions for completing notice of interest for the Horsham Memorial Army Reserve Center (HMARC)", the Hatboro-Horsham School District respectfully submits its revised proposal for obtaining ownership of the HMARC property. Please utilize the drawings that were submitted in our original proposal dated December 5, 2006 as part of our revised proposal. As discussed, the Hatboro-Horsham School District is submitting a revised proposal for the entire property.

If you have any questions or require additional information, please contact me at 215-420-5007 or rreicher@hatboro-horsham.org.

Sincerely,

Robert Reichert
Director of Business Affairs

Enclosures



1/2/07

Hatboro-Horsham School District
Notice of Interest Proposal for the Horsham Memorial Army Reserve Center

ORGANIZATIONAL PROFILE

1. Hatboro-Horsham School District
2. 229 Meetinghouse Road, Horsham, PA, 19044
3. Robert Reichert, Director of Business Affairs
4. The Board of School Directors will maintain the authority to execute any lease or agreements.
5. The school district is a public entity operating in the state of Pennsylvania.
6. N/A
7. a,b,c,d,e, N/A
8. Unable to locate original charter that established the school district.

PROPOSED PROGRAM

The school district is interested in acquiring the entire Horsham Army Reserve Center (HARC) property which will be used for Transportation and Operations/Maintenance expansion as well as for the development of additional playing fields. See attached plot plan in the "Additional Data" section for specifics on how the property will be divided. Red line separates Operations and Transportation area from playing field space.

Operations/Maintenance

1. The Army Reserve Center's existing 3 bay garage and surrounding area will be converted into shop, storage space and work area for District's Operations/Maintenance force.
2. Existing facilities no longer meet the needs of the school district. District has no warehouse facilities and stores major pieces of equipment outside in inclement weather that seriously deteriorates the equipment. Shop space is very limited forcing some work inside of the school buildings that could have negative effects on the educational process.
3. a) Current maintenance and storage facilities are inadequate for the current and future needs of the school district. Repair and maintenance requests along with a need to renovate our older school buildings demands more storage and work space. Space is also needed for outside but protected storage for road salt, sand, topsoil, stone, etc.
b) No expansion of services is anticipated.
c) There is no requirement to meet or comply with established state standards.
d) School District has reviewed all existing District real estate and has determined that it does not possess real estate suitable for the proposed program.
4. N/A
5. Renovations to the existing 3 bay garage and construction of outside storage could commence as soon as deed is transferred.

Transportation / Bus Garage

1. The School District of Hatboro-Horsham Transportation Department proposes to utilize a portion of said property to store the District's spare transportation vehicles, bus and vans, to help reduce the congestion at their existing site. The area in question is adjacent to the District property as well as the commercial area abutting the Bus Garage. The area in question is comprised of approximately 2.2 acres which includes the maintenance building in its present location. Utilizing this portion of the property, we would be able to store seven buses as well as our spare vans. We would be able to house our tire and wheel inventory in the maintenance building as well as additional spare parts. This would enhance our present location but enable us to retrieve vehicles easily when needed and stored securely when not in use. We would also be able to do light maintenance on our vans in the existing maintenance building eliminating the use of existing bus garage bays for minor van repairs. This eliminates the stacking of buses in front of our existing garage bay doors waiting to be repaired.
2. At present, the transportation department for the School District of Hatboro-Horsham is located at 224 Maple Ave., Horsham, Pa. The department is adjacent to the Hallowell Elementary School and is abutted by residential and commercial properties as well as the Army Reserve Base. The Elementary School and the Bus Garage are situated on a single tract of land with no viable solution of expansion for the Bus Garage in its existing location without encroaching on the critical space limitations set forth by the Elementary School and adjacent properties. With the increased development of Horsham Township as well as the surge in student population, we have had to increase the number of our vehicles to meet the demand for student transportation as well as the PDE regulations regarding transportation. At present, we have fifty buses and twenty-two vans housed at the present location. The above numbers also include the spare vehicles required and are housed within the same area. Our intent is to locate an area where the spare vehicles could be stored at close proximity to our existing site. This would then open up the area so that each vehicle would have an identified parking slot as well as reducing the overall congestion at the present location.
3. a-d. See above.
4. N/A
5. Program could commence as soon as deed is transferred.

Playing Field Space

1. The district proposes to use the remaining portion of the property for additional playing fields.
2. Enrollment and athletic programs have grown significantly over the past 10 years. Additional playing fields are required to support our existing and growing programs.

3. a – d. The district does not currently possess the real estate necessary to support all of our programs. Additional sports and/or activities may be added with the addition of this land.

BUILDINGS OR PROPERTY NECESSARY TO CARRY OUT PROGRAM

1. School District would like to acquire the 70'x 50' Motor Vehicle Shed along with the adjoining property as red lined on the attached map. Alternatively, the district may desire to acquire the aforementioned as well as the remaining land associated with the property.
2. The district is requesting a deed transfer. The district would prefer not to lease the property.
3. It is the districts understanding that no zoning variances will be required.
4. Existing 3 bay motor vehicle shed would be utilized. Building would be renovated to accommodate storage and working space requirements. Office and restroom spaces would be improved. HVAC deficiencies would be determined and corrected, if any. Roof may have to be replaced and any existing environmental issues addressed. New fencing would be installed to separate this area from west side of property and to create a secure parking area. Separate gates would be erected to allow access to Moreland Road and Rt. 611. Outdoor storage areas would be constructed for supplies, materials and equipment. Office type modular may be moved to the site. An access road would also need to be constructed between the Army Reserve Center and the rear portion of the existing Bus Garage Maintenance building to enable easy access to both parts of the property.

The district would propose demolishing all of the other buildings (with the exception of the 3 bay motor vehicle shed) currently on the property.

ORGANIZATIONAL CAPACITY

1. The school district currently maintains an extensive transportation and building and grounds operational maintenance program. Current transportation and operational programs will be maintained. The district also operates various sports and recreational programs throughout the district.
2. The school district owns and manages the following buildings within the boundaries of the Hatboro-Horsham School District:

Administrative Building	229 Meetinghouse Road	Horsham, PA 19044
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, PA 19044
Hallowell Elem	200 Maple Avenue	Horsham, PA 19044
Keith Valley Middle School	227 Meetinghouse Road	Horsham, PA 19044
Limekiln-Simmons Elem	1125 Limekiln Pike	Ambler, PA 19002
Maintenance Barn	409 Babylon Road	Horsham, PA 19044
Pennypack Elem	100 Spring Avenue	Hatboro, PA 19040

Simmons Elem	411 Babylon Road	Horsham, PA 19044
Stadium	409 Babylon Road	Horsham, PA 19044
Bus Garage	224 Maple Avenue	Horsham, PA 19044

3. No plans are in place for expanding the number of employees for the existing operational and transportation programs. Additional staff may be required if additional athletic programs are added.
4. From an operational standpoint, existing staff will utilize the existing shed for repair work as required. All other space will be used for storage of equipment, vehicles, etc., as described previously. Playing field space will be utilized and managed by staff as required.
5. a,b,c,d, N/A
6. a (1-12), b(1-4), and c, N/A

FINANCIAL PLAN

- a) – Acquisition cost to be determined by U.S. Department of Education.
 - Cost to renovate 70'x 50' Motor Vehicle Shed: Interior work estimated at \$100,000.
 - Replacement roof estimated at \$40,000.
 - Fencing [approx. 480 feet] is estimated at \$25,000 including a double wide gate.
 - Construction of a two lane access roadway from bus garage to the southeast side of the Reserve Center parking lot. Estimated cost \$67,000.
 - Demolishing building for playing field space and properly grading the land for use is estimated at \$405,000.
 - Work could be completed 9-12 months after deed transfer.
- b) N/A
- c) Funding for the proposed modification as described above will be funded out of the district's existing Capital Reserve Fund account and potentially newly issued debt.
- d) The school district currently receives federal, state, and local subsidies and/or grants for the programs it provides. Local revenues (including tax revenues) account for approximately 84.86% of total revenue, state revenues account for approximately 13.63%, and federal subsidies and revenues account for 1.51%.

ADDITIONAL DATA

Attached diagram and red lined plot plan.