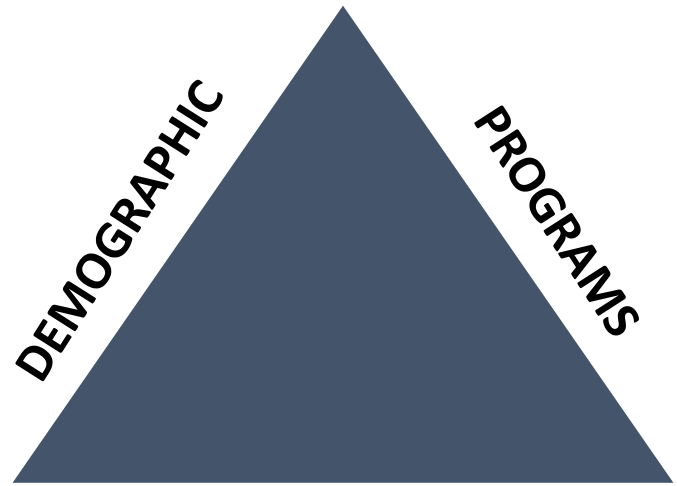


2020 PASD Land Acquisition

Long-range facilities planning

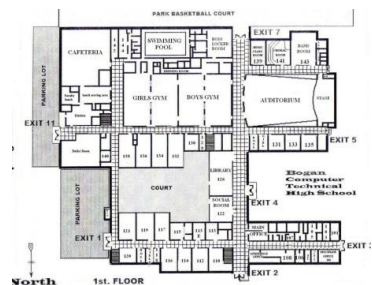


Students and families we currently serve in our school buildings as well as the ones we are projected to serve in the future



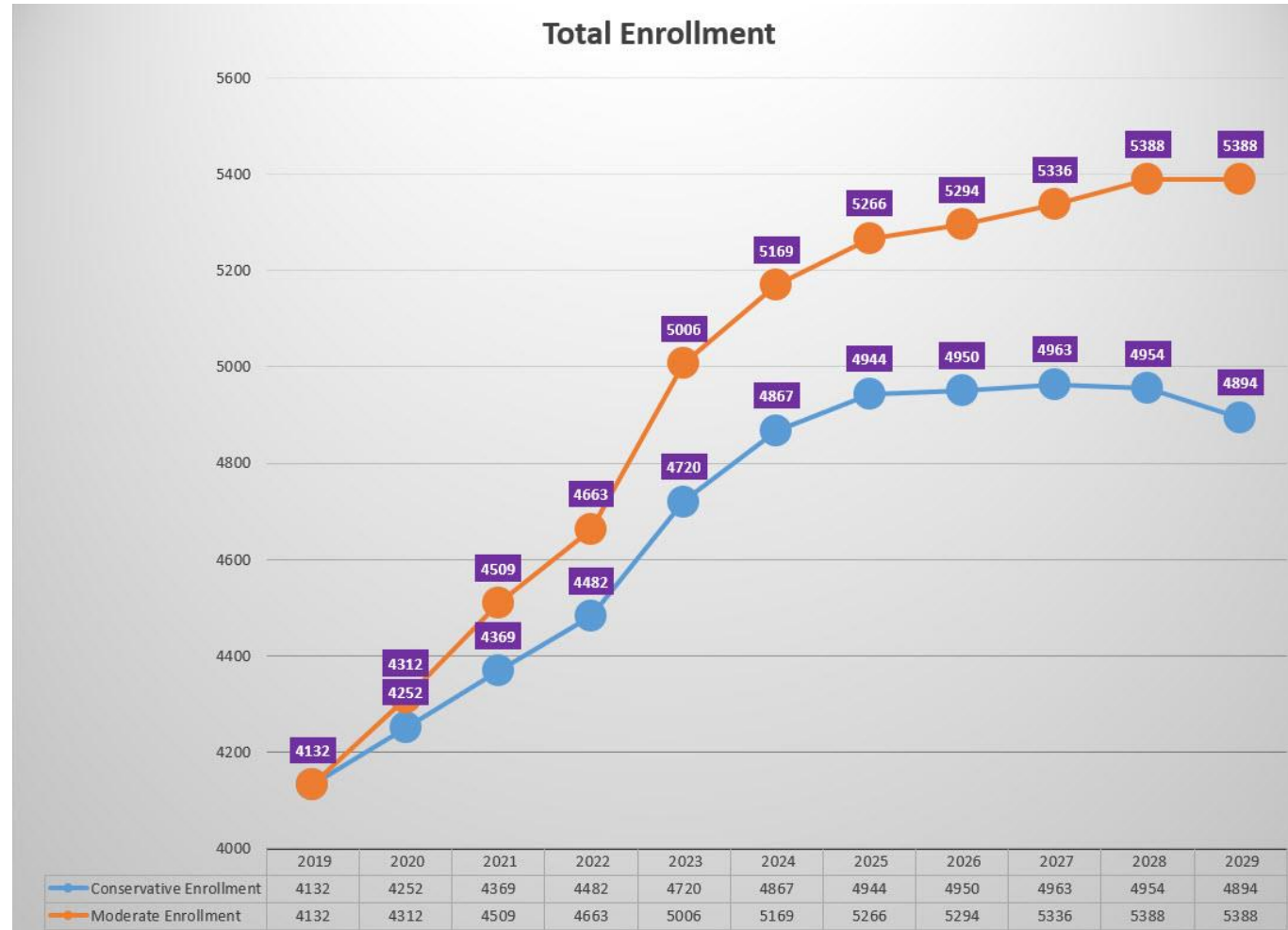
Educational programs and activities that our school buildings and grounds need to support

FACILITIES



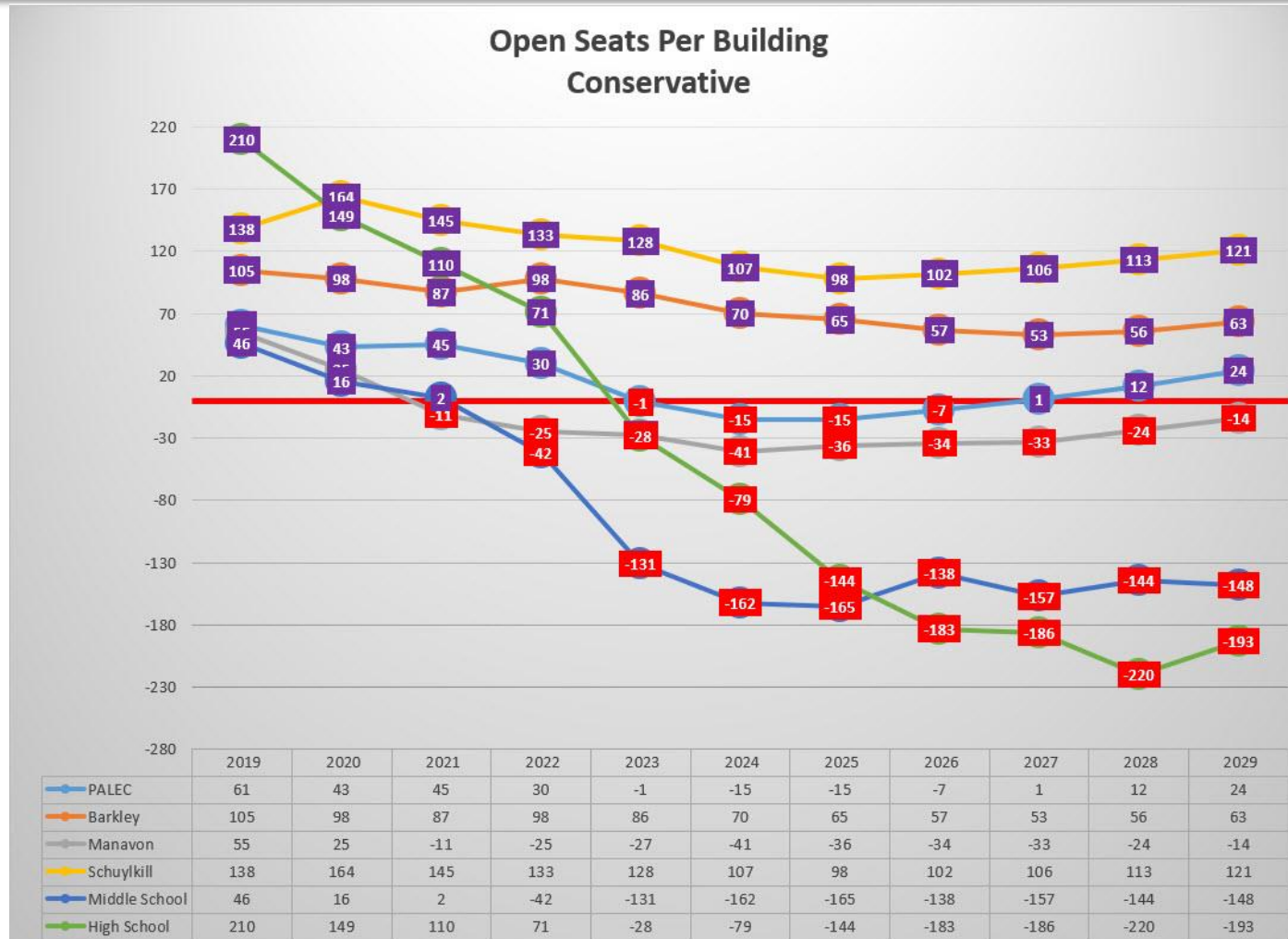
School buildings and grounds currently owned or projected to own/build

Capacity Projections: Total Enrollments



**Average increase of
1000 students over
the next 10 years**

Capacity Projections Open Seats: Conservative

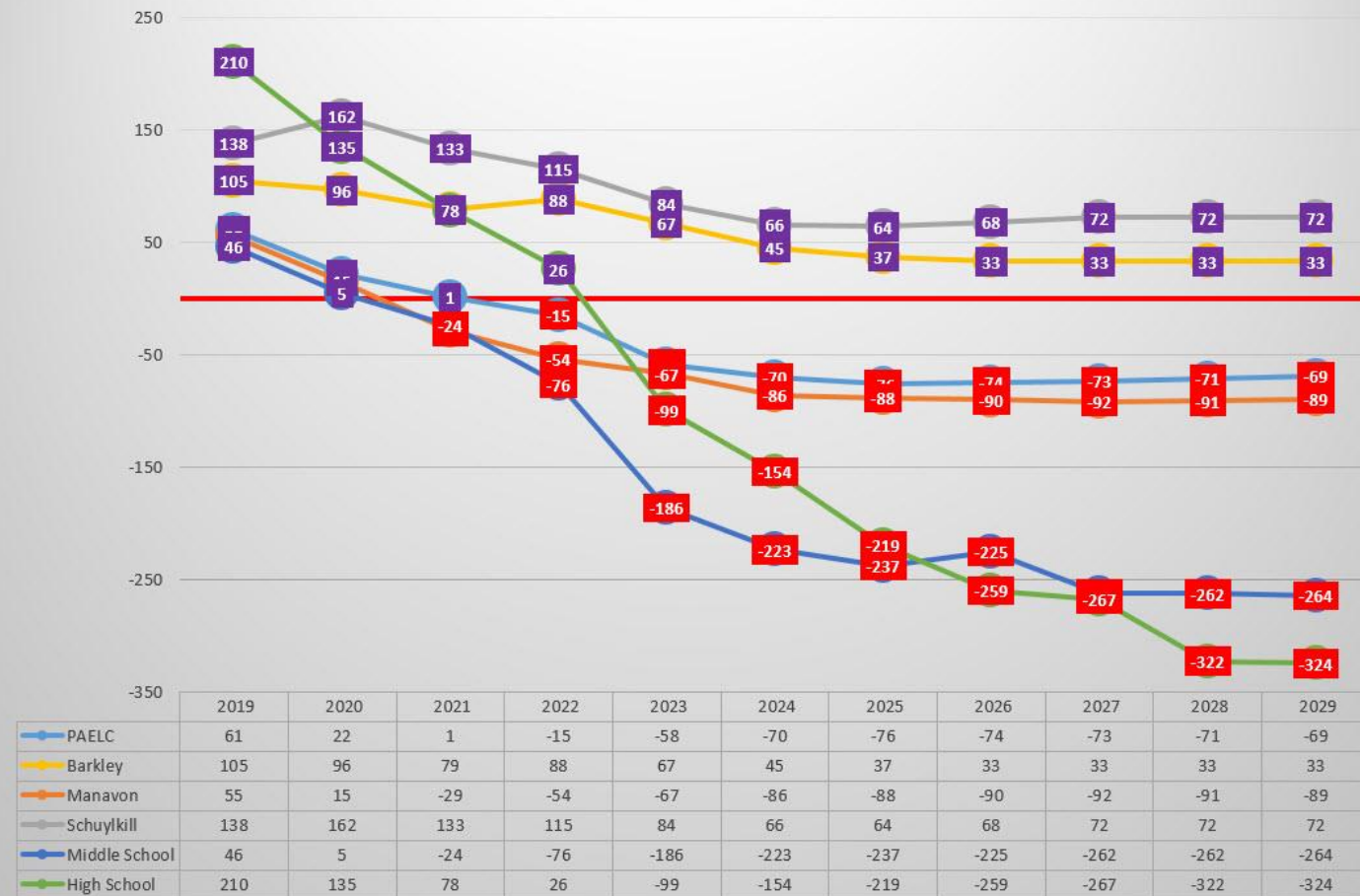


2022-23 Conservative Projections place the District in need of space.

Capacity Projections Open Seats: Moderate



Open Seats Per Building
Moderate



2021-22 Moderate Projections place the District in need of space.

Key objectives – 2019-20



■ Short-Term Strategy

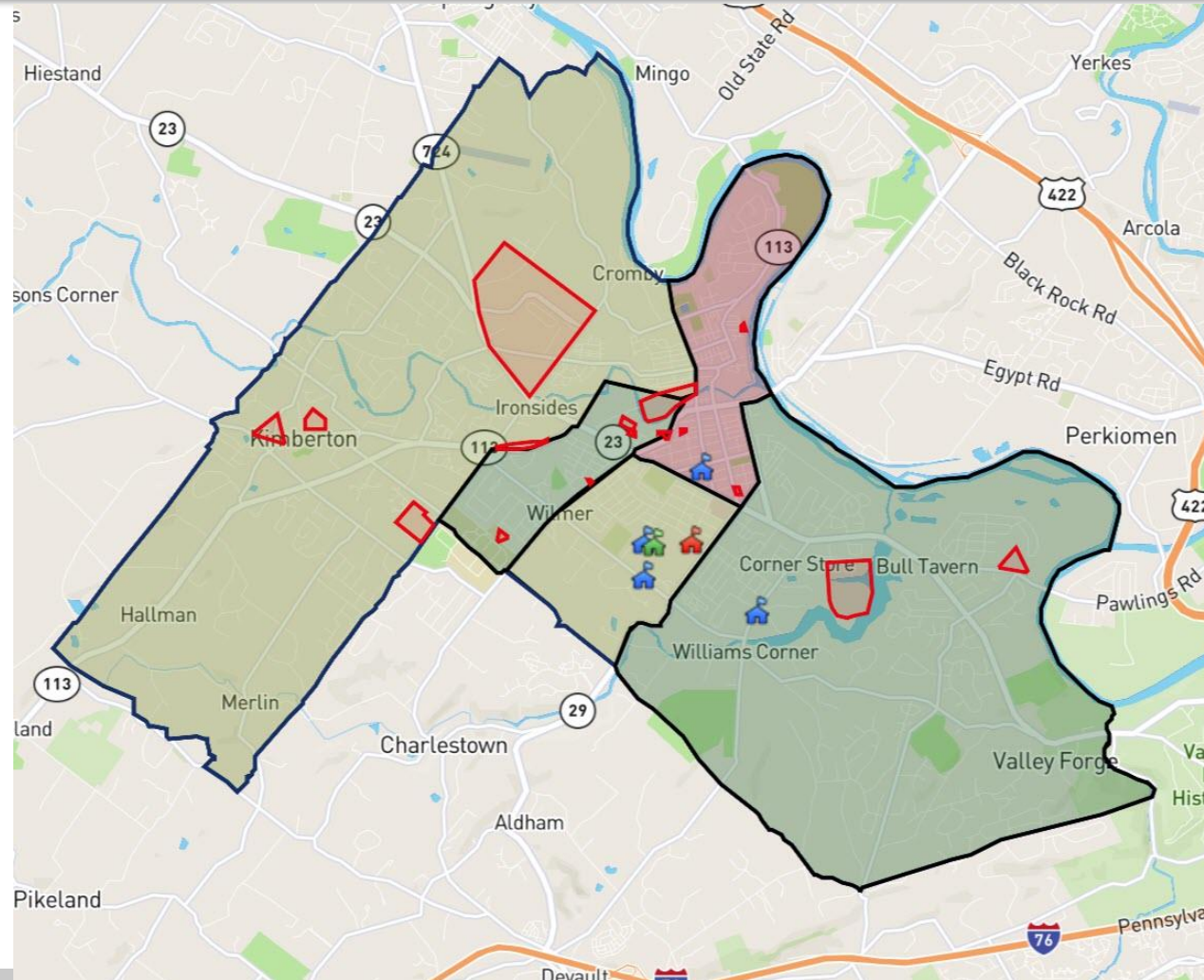
- Prepare for future predicted growth – Land purchase
- Monitor growth and development in the District
- By end of 2019-20 school year, provide Board of Directors with several development plans

■ Long-Term

- Determine project plan
- Add an additional 350 to 500 seat capacity – elementary and secondary levels
- Programmatic flexibility in physical design



Current and Projected Development



Marked current and planned developments located in the north-western part of District.

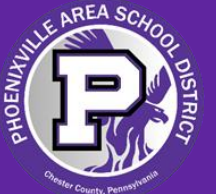
Ideal attributes – New location



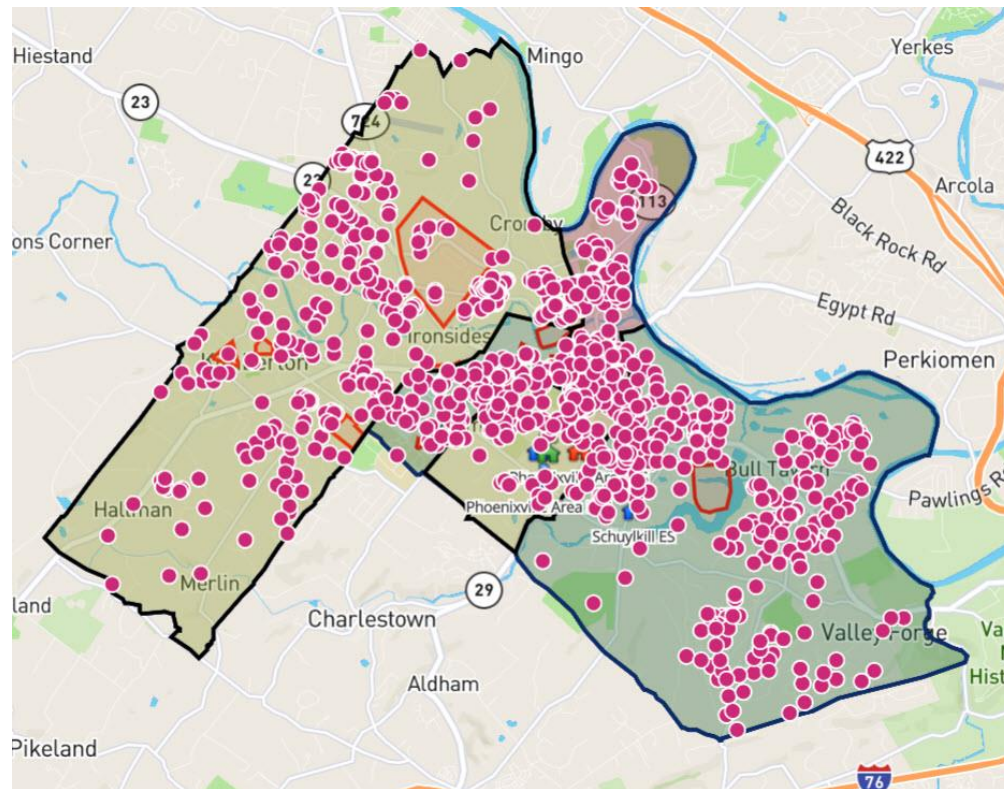
- **25+ acres**
- **In or near East Pikeland Township**
- **Readily developable**
- **Good road access for school bus vehicles and emergency vehicles**
- **Access to services**
- **Reasonable acquisition costs**



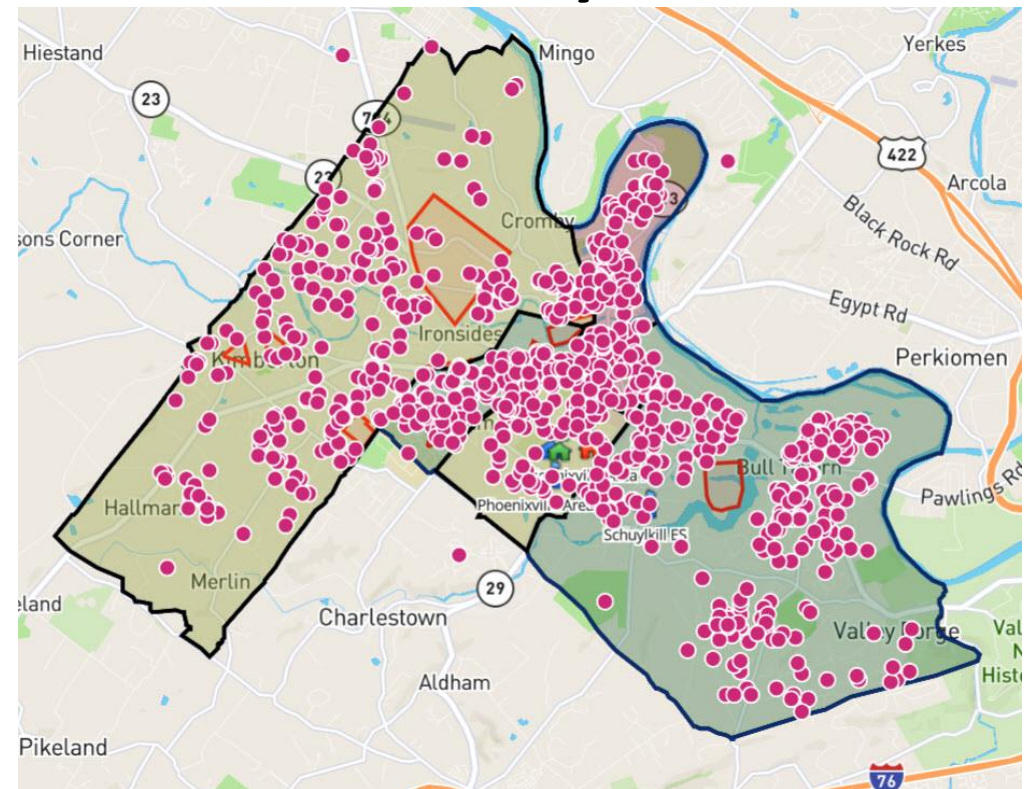
Development Effects for Young Families



K-5 Plotted

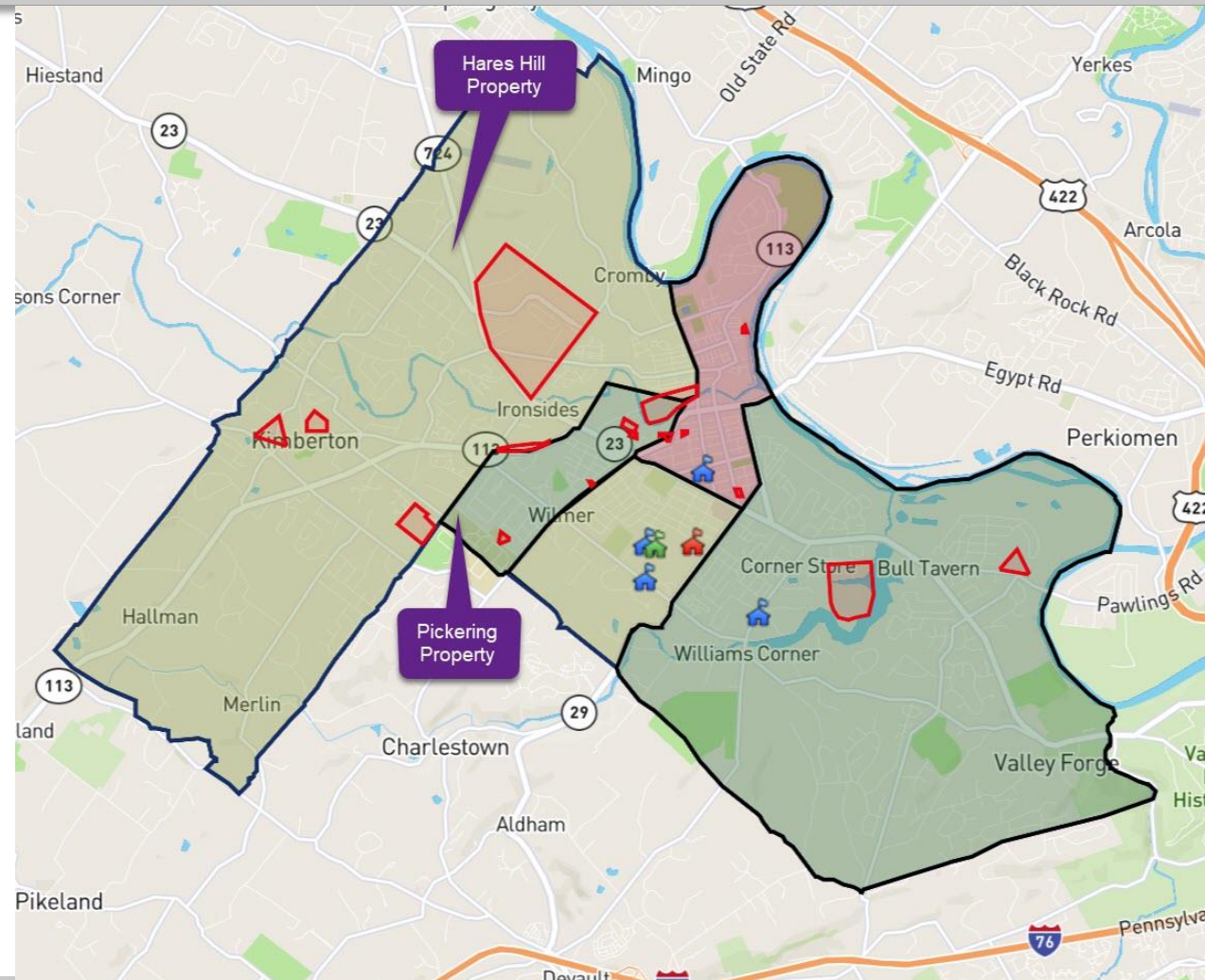
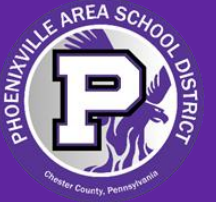


Secondary Plotted



Many K-5 only Young Families

Properties – Considered





Public Meetings – Since August 2018

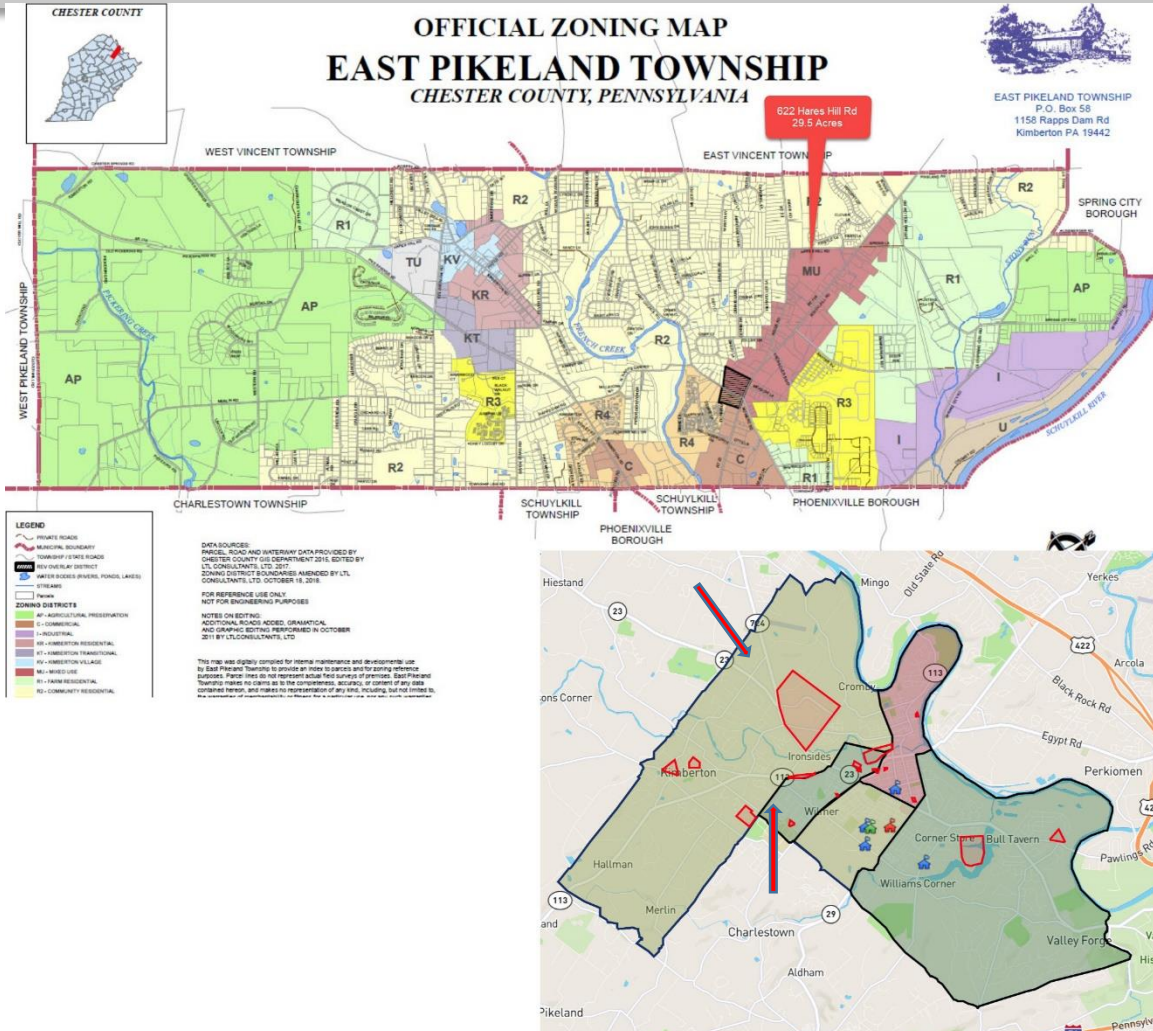
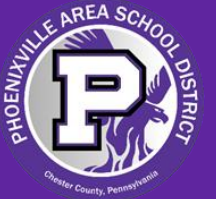
- **August 2018 Public Hearing**
- **October 2, 2018 – Building and Grounds**
 - **Plancon C process discussion**
- **October 30, 2018 – Building and Grounds**
 - **Environmental updates**
- **January 9, 2019 – Building and Grounds**
 - **Soil Testing Discussion**
- **February 13, 2019 – Building and Grounds**
 - **Extending the soil testing in Depth**
- **March 13, 2019 – Building and Grounds**
 - **Discussion, DEP Process / Environmental**
- **August 14, 2019 – Building and Grounds**
 - **Water testing per PA DEP requirements**
- **September 11, 2019 – Building and Grounds**
 - **Discussion on initial water testing results and follow-up work leading to reopening negotiations.**
- **October 7, 2019 – Building and Grounds**
 - **Discussion on final water testing**
 - **Reopening Negotiations with Seller**
- **November 13, 2019 Building and Grounds**
 - **Negotiations wrapping up and ready to come to Board for Vote**
- **November 21, 2019 – Public Hearing**

Pickering Property



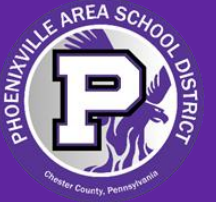
- 37 acres
- Last proposal \$4.5 Million
- Appraised \$1.8 Million
- Access is shared with TCHS
- Services: mix of shared and separate
- Historic building center of property
 - \$1 million to \$3 million
- Wetlands over \$250,000 to move
- Poor transportation access
- Land remediation, less than \$100,000
- Zoning for school is by exception
- Township support is uncertain

East Pikeland Zoning for Hares Hill



- MU – Zoned for a school
- Supervisors have provided a letter of support for the construction of a school on this site
- Transportation access is very good
- Sewer, water, gas and electric available
- No historic structure
- Land remediation – \$300,000 to \$800,000
- The Hares Hill Property is located in the North Central part of East Pikeland
- This location is surrounded by Residential Zoned Property
- The Southern portion of the Township (Light Green) will remain predominately open space

Recommend: Buy - 622 Hares Hill Rd



- 29.5 acres
- Purchase Price \$3.5 Million
- Appraised \$4.8 million 4-19
- Access on three sides
- Services at property frontage
- Excellent bus access
- Township Support

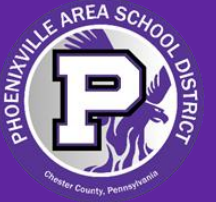
Next Steps



- **Complete Environmental Studies**
 - **Completed**
- **Complete a Land Survey**
 - **Completed**
- **Complete the Title Search**
 - **Completed**
- **Finish Negotiations with Current Owners for Agreement of Sale**
 - **Completed**
- **Board Vote on Agreement to purchase**
 - **November 21, 2019**
- **Finalize Purchase – Proposed Settlement**
 - **November 26, 2019**

2020 PASD LAND ACQUISITION

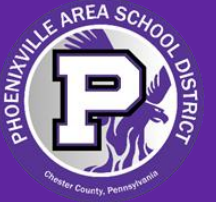




Process up to this point

- **Research both properties to ensure that nothing has been left off the table.**
- **Interview both Townships on potentials and pitfalls.**
- **Interview Engineers for both properties on potentials and pitfalls.**
- **Perform and Review traffic studies, both properties.**
- **Include PA DEP in the Environmental work on HHR – Ensure complete**
 - **Tested water and soil – HHR**
 - **Water: Three wells tested less than 1, with a limit of 10.**
 - **Tested twice in 3 months to ensure accuracy**
 - **Soil Delineated**
 - **Capping solutions researched and priced**
 - **Price note: Priced as if separate job. Will be less as part of construction.**
- **Cover all legal discussions and concerns with all parties**
- **Title Searches**
- **Renegotiate with Sellers**

Hares Hill Environmental Work to Date



- Environmental Phase 1 and 2 performed.
 - Surface Arsenic found in the Northwest Corner
- Brought in PA Dep for remediation guidance.
 - Drilled 3 Water Wells
 - Tested Water twice over 90 days
 - Limit is 10 and ALL results were less than 1
 - DEP accepted water results and gave guidance on surface capping.
 - Within the blue line.
- Several options available and will be determined in the construction planning.

Property Comparisons 2019



	Hares Hill Rd	Pickering Property
Acres	29.5	37
Proposal from Seller	Yes \$4.5 Million	Yes \$4.5-5 Million (2018)
Appraisal	\$4.8 Million	\$1.78 Million
Negotiated Price	\$3.5 Million	No Proposal from Seller
Road Access	Good	Fair
District Location	Good	Poor
Build Ready	Good	Fair
Township Support	Good	Fair
Services Location	Good	Good
Road work needed	Fair	Poor
Wetlands Interference	Good	Fair
Other Structures	Good	Fair

Rating Scale 1-10

Good = 7-10

Fair = 4-6

Poor = 1-3