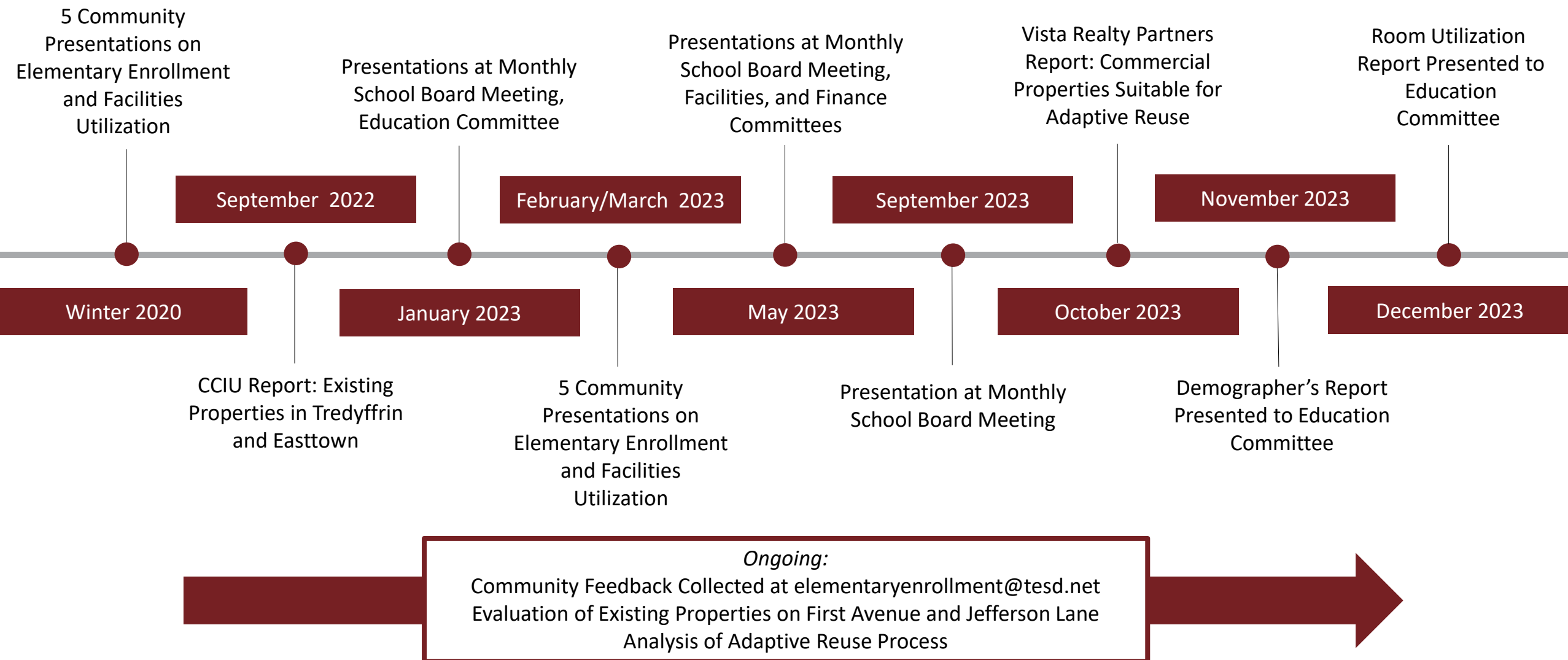


# Property Agreement of Sale for Additional Elementary School



# TIMELINE OF KEY EVENTS

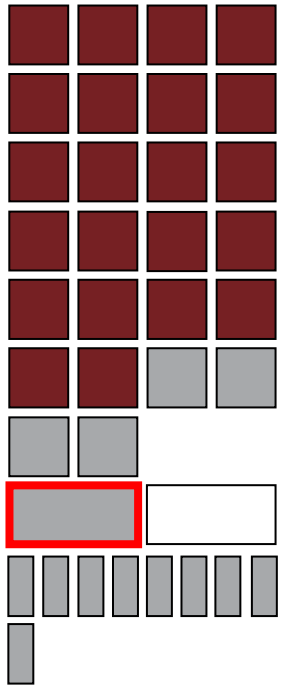


# RESPONSE TO FACILITIES NEEDS: REDISTRICTING

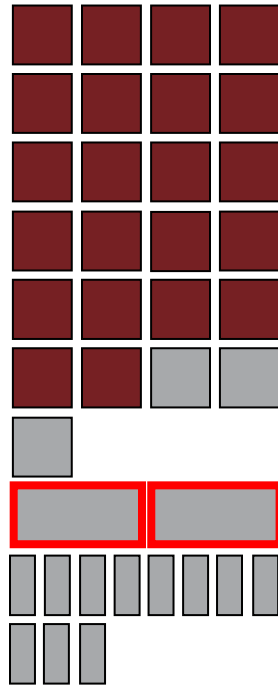
(HYPOTHETICAL 24-25 W/ OPTIMUM REDISTRICTING)

Note: This is NOT a proposed redistricting plan. This is for illustrative purposes only.

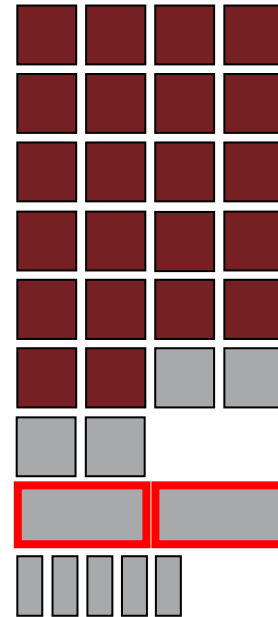
BES



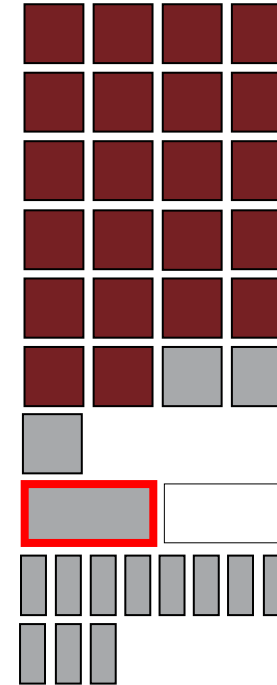
DES



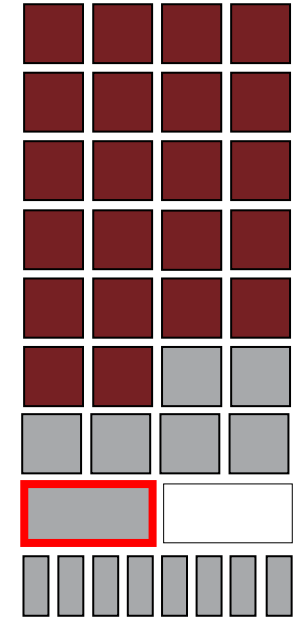
HES



NES



VFE



Regular Classroom, Core Use



Regular Classroom, Non-Core Use



Science Lab, Core Use



Science Lab, Non-Core Use

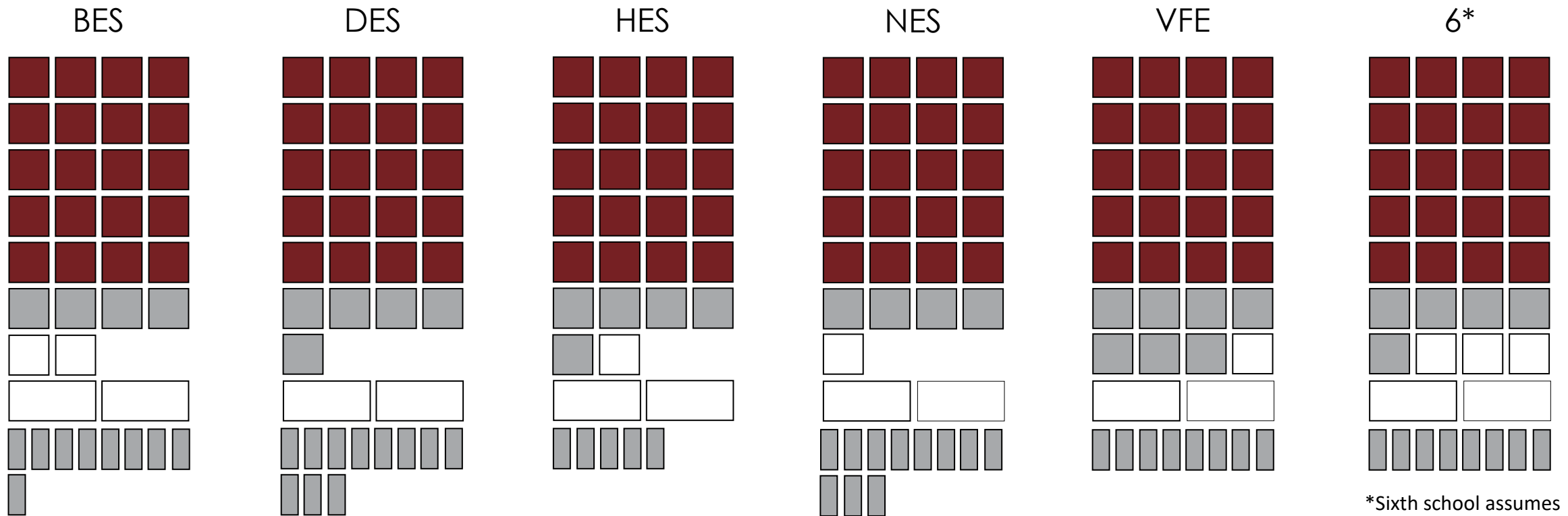


Seminar Room, Non-Core Use

# RESPONSE TO FACILITIES NEEDS: 6 SCHOOLS AND FULL DAY K

(HYPOTHETICAL 24-25 W/ OPTIMUM REDISTRICTING)

Note: This is NOT a proposed redistricting plan. This is for illustrative purposes only.



\*Sixth school assumes  
28 regular classrooms,  
2 science labs,  
8 seminar rooms





# DISTRICT-OWNED PROPERTY



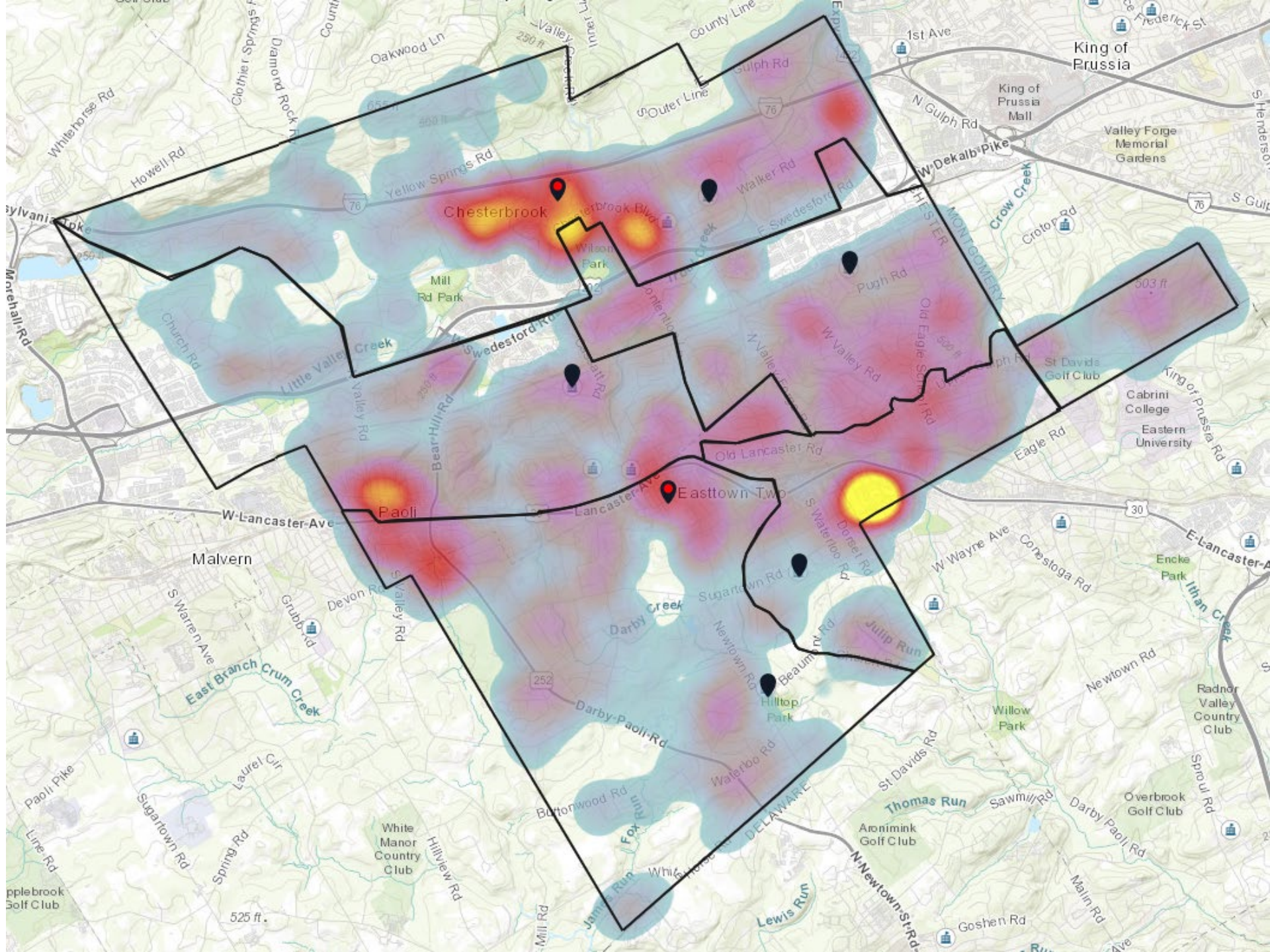
First Avenue, Berwyn



Jefferson Lane, Chesterbrook



# Elementary Student Population



## Existing Elementary School

## Potential School Site







# CHESTERBROOK SITE CONSIDERATIONS

- Granted to TESD for the expressed purpose of building an elementary school
- 15.4 acres
- Good location with consideration to population
- More challenging topography
- Access via Jefferson Lane



Jefferson Lane, Chesterbrook



# ADAPTIVE REUSE EVALUATION

## *Establish Parameters*

- Approximately 15+ acres
- One building could be adapted to accommodate approximately 80,000 SF school
- Total project cost comparable to cost of construction on District-owned site
- No more than three stories
- Good location with consideration to population
- Entire site or edge property preferred
- Neighborhood adjacency

## *Evaluate Properties*

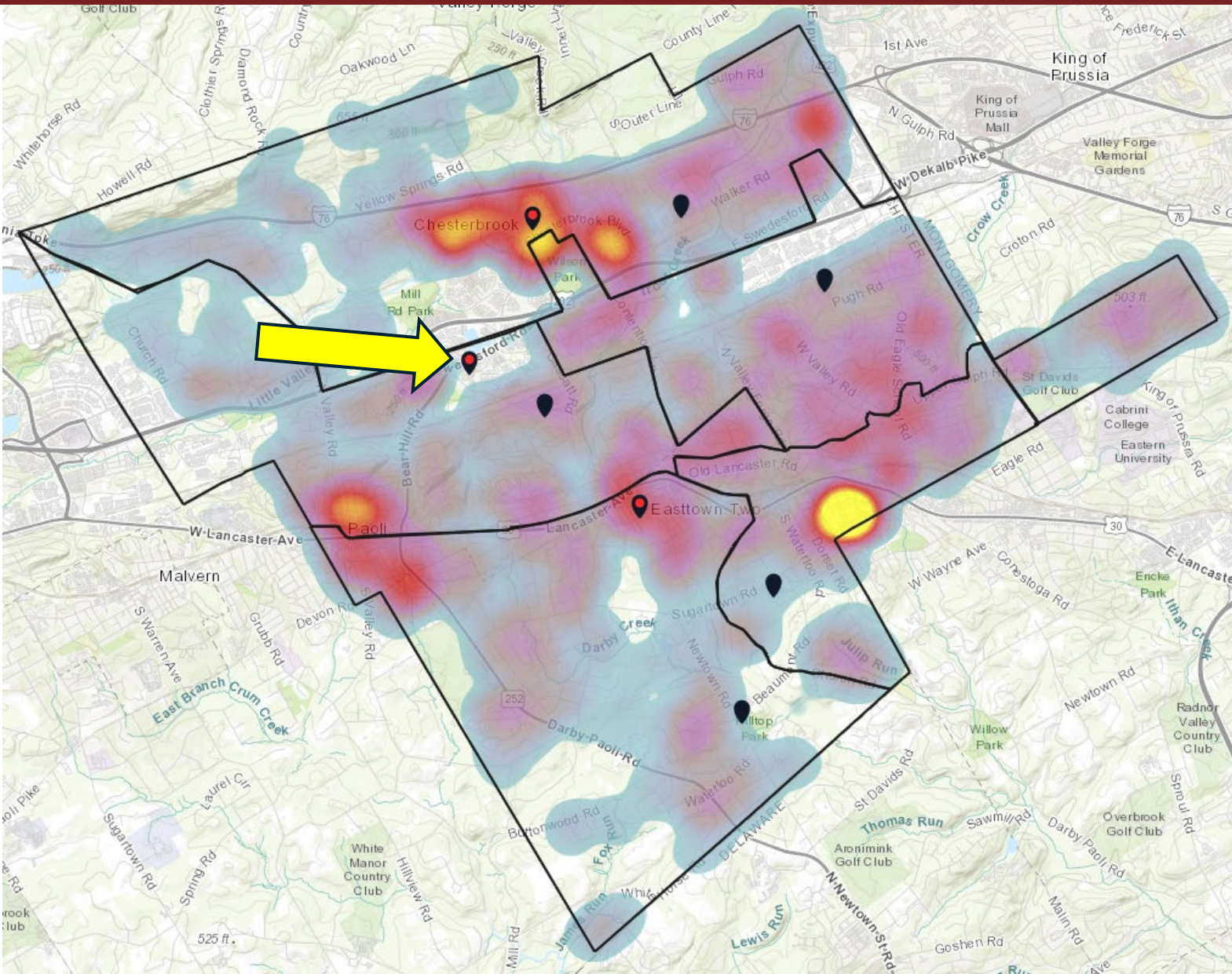
Vista Realty Partners identified 18 properties that satisfied some/most parameters

### Common Themes:

- Property is too small
- Building on property is too large
- Property has multiple buildings
- Building is too close to another corporate building on a separate property



# 1200 WEST SWEDESFORD ROAD





# SWEDESFORD ROAD SITE CONSIDERATIONS



- 15.2 acres
- One existing building approximately 86K SF
- Good location with consideration to population
- Flat topography
- Access via Swedesford Road
- Property is adjacent to residential properties
- Existing building dimensions compatible with elementary classroom layout

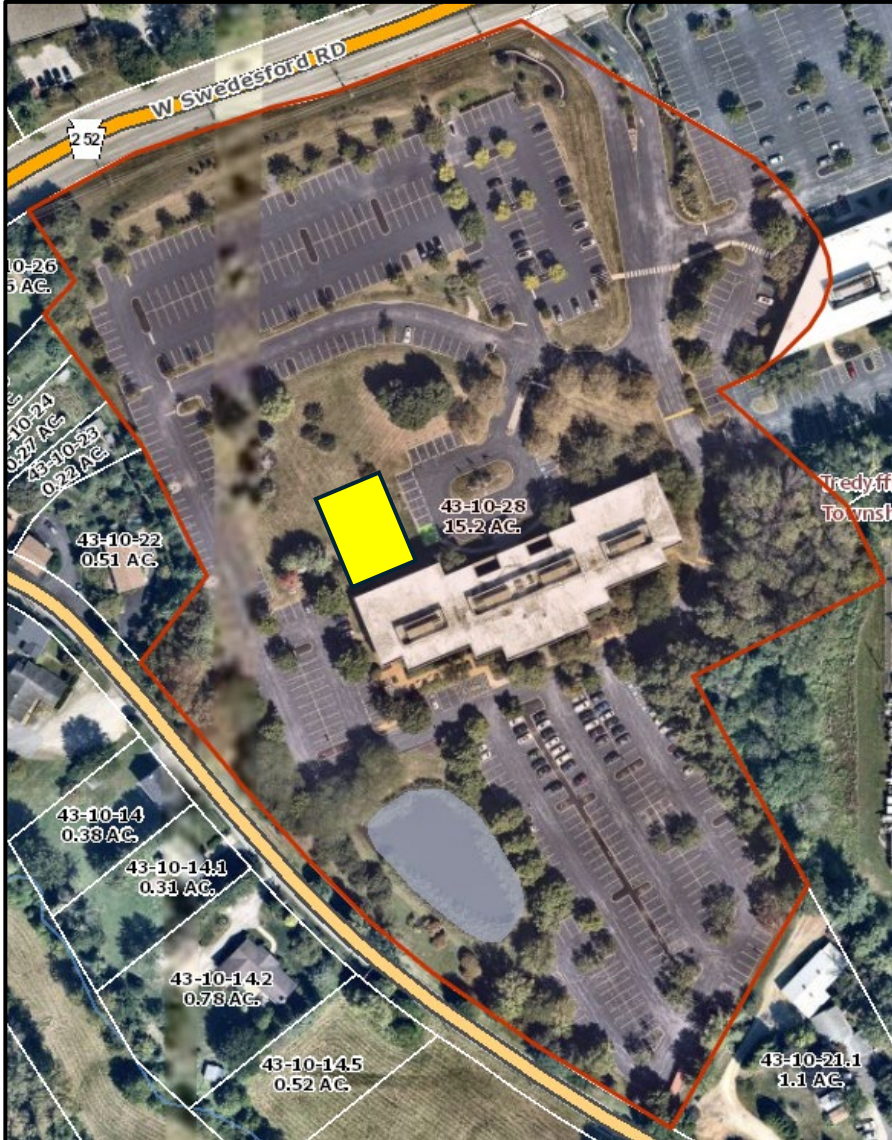
# SWEDESFORD ROAD SITE CONSIDERATIONS



- Originally intended to have two buildings instead of one
- Addition of second building would make property prohibitively expensive
- Would have likely failed to meet parameter of total cost comparable to cost of construction on District-owned site



# SWEDESFORD ROAD SITE CONSIDERATIONS



- Suitable for adaptive reuse with some new construction in the form of an addition (Gym, Cafeteria Kitchen)

# AGREEMENT OF SALE PROCESS

- \$15.95M purchase price
- 2% deposit paid by District within 3 days of signing Agreement
- 60-day period for due diligence
- District can terminate agreement within 60-day Due Diligence Period
  - Deposit fully refundable if due diligence reveals property is unusable as an elementary school
  - Deposit refundable minus \$100k for any other reason
- Closing date within 30 days after expiration of Due Diligence Period



# Key Dates

*Execution of Agreement:* January 2-7, 2024

*Due Diligence Period:* January 2-7, 2024 – March 2-7, 2024

*Closing Date:* TBD March 2, 2024 – April 7, 2024

*Community Meeting:* January 17, 7:30PM at Conestoga High School