

**OLIVER HECKMAN ELEMENTARY SCHOOL  
201 Cherry Street  
Langhorne, Pennsylvania 19047**

**8.228 +/- Acres**

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**REQUEST FOR EXPRESSIONS OF INTEREST BY  
PURCHASERS/DEVELOPERS**

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**Issued by:  
Neshaminy School District  
January 2023**

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I. Introduction

Neshaminy School District, in its evaluation of various options related to addressing the buildings, facilities, and real property on which a vacant elementary school is located, several overarching goals and objectives were established for the redevelopment/repurposing of the vacant Oliver Heckman Elementary School properties. The goals and objectives established by the Neshaminy School District include the following:

- Developing sustainable projects that enhance the neighborhood surrounding the school site;
- Create and maintain a physical, economic, and social environment so both Langhorne Borough and Middletown Township remain a superior community in which to live, work, and enjoy a diversified quality of life;
- Increase revenues for the School District;
- Create local job opportunities; and
- Increase open space, park, and recreational opportunities, including bicycle paths, walkways, children’s playgrounds, and ball fields.

II. Summary Data

The proposed development project is located in both Langhorne Borough and Middletown Township, Bucks County, Pennsylvania, being Tax Map Parcels 22-027-008-001 and 22-021-079-001. The property is located at 201 Cherry Street, Langhorne, PA 19047. Parcel 22-027-008-001 is rectangular, containing 4.116 acres, with 4.116 acres in Middletown Township and 1.760 acres in Langhorne Borough. The interior Parcel 22-021-079-001 is also rectangular, but located entirely in Middletown Township. The property is flat to slightly rolling topography and elevation of the property is at the grade of Cherry Street.

The property is approximately 8.228+/- acres with a approximate 54,899 square foot former elementary school building, which is approximately 55 years old. The building is situated approximately in the middle of the site with a large lawn area in front of the building and large grass fields and numerous mulched play areas in the rear and on the side of the building with swing sets and various other types of play equipment. There is a hard play surface to the rear of the building with basketball backstops.

Location: 201 Cherry Street  
Langhorne, Pennsylvania 19047

Area: Site contains 8.228+/- acres with all the acreage available for development.

Zoning:	Property is located the R-1, Residence District (Middletown Township) and PS–Professional Service District (Langhorne Borough).
Access:	Site contains 8.228+/- acres
Utilities:	Public sewer and water availability: Yes Electric and telephone: Yes Other (Cable, FiOS, etc.): Yes
Current Use:	The property was utilized as a public elementary school through 2016. The building is currently unoccupied.
Existing Improvements:	Approximate 54,899 square foot building, children’s playground area, mulched play area with swing sets, and an outdoor hard surface play area.

III. Building

The building is an approximate 54,899 square feet, two story constructed of: concrete foundation; masonry exterior walls; masonry and steel frame; flat composition covered roof on steel deck; glazed metal and hollow core metal pedestrian doors; fixed glazed and metal projections windows; concrete grade level flooring; concrete elevated level flooring; masonry, ceramic tile, and wood interior partitioning; incandescent and fluorescent lighting; and gas fired hot water heating formerly utilized by the public school system and is currently unoccupied. Adaptive reuse of the existing structure would be considered. There is also a approximate 48,000 square foot macadam paved parking area with 2 access and egress driveways located to the front of the subject facility. The parking area is currently lined to accept 66 vehicles. There are also macadam paved play areas and grass covered ballfields. A copy of the floor plan is attached.

IV. Development Objectives

It is the objective of the School District to sell the 8.228+/- acres of property for the highest and best use of the property with the consideration for the residents of the area in which the property is located.

The School District is available to help expedite the project for the selected purchaser to complete the project and to reasonably assist the developer in obtaining the required land development approvals; however, such activities will be at the sole cost of the purchaser/developer.

It is the preferred objective of the School District to repurpose the property in order to enhance the community and neighborhood in which it is located.

Consistent with the desires of the community, it is the goal that the property may be used and redeveloped to include, but not be limited to, the following:

- Child Day Care Center
- Adult/Disability Day Care Center
- Professional Office
- Community Center
- Public Park
- Public Recreation Facility
- Private Recreation Facility
- Nursing Home
- Age-Qualified Residential Community
- Single Family Homes
- Carriage Homes
- Trade or Commercial School

It is the preferred objective of the School District to ensure the property is amply landscaped to designate the area of the present and proposed development as a continuing separate property from the surrounding existing properties.

It is the preferred objective of the School District that the overall development for this site takes into consideration the existing open space, recreation areas, and adjacent properties.

It is the intention of the School District that the overall development program for this site takes into consideration the physical, economic, and social environment of Langhorne Borough/Middletown Township.

V. Requirements for Expression of Interest

The following section outlines the format required for the submission of the REI:

A. Statements:

1. Identifying the uses proposed by the purchaser/developer and how the purchaser/developer sees the larger picture of the future development and the impact of the proposed development on the borough/township.
2. Identifying the legal entity submitting the proposal, including the purchaser/developer's name, address, telephone number, and the name of the representative designated to negotiate the proposal.
3. Identifying the principals, by name, address, and professional affiliation, who will participate in the proposed development and the nature and extent, or percentage, of each principal's participation; principal stockholders of corporations must be similarly identified.

4. Committing the purchaser/developer to spend funds as necessary for the developer's due diligence during the exclusive negotiation period to achieve a binding development agreement.
5. Indicate the estimated date of settlement and the anticipated construction contract pertaining to the site.
6. Stipulate that the proposed purchaser/developer agrees to be obligated to meet all federal, state, and local laws, rules, regulations, redevelopment contract requirements, and conditions pertaining to the proposed development.
7. Committing the proposed purchaser/developer to pay the fair market value of the land based on the proposed use acceptable to the Neshaminy School District, as determined by a mutually acceptable appraisal procedure taking into account the risks and benefits associated with those uses.
8. In narrative form, outline the financial capacity and capability of the development team and a statement indicating whether a financing contingency will be required for the project, including the date by which any financing contingency will be satisfied or waived by the proposed purchaser/developer.
9. Setting forth any other contingencies or conditions to the proposed development, including any proposed or anticipated timelines for obtaining land development approvals, if any.
10. Committing the proposed purchaser/developer to cooperate with the School District in the legal process of obtaining court approval of the purchase agreement.

B. Development Proposal:

The development proposal must include a narrative description or completed forms for the following:

1. Identification and Description of the Development Team. Include a general statement describing the organizational structure of the development team being proposed. Joint ventures by developers with different specialties (i.e., office, hotel, or residential) may be permitted. State the relationships between the developer and any parent companies or subsidiaries that might participate in the development. Include a summary of the development team's previous experience in major urban development projects with emphasis on the following:

- a. The experience in construction, management, and operation of projects of the type proposed by the developer.
  - b. The development and construction of such projects. Include photographs, brochures, and/or published material illustrating the projects developed previously under the direct supervision of the person or persons on the proposed development team and any other qualifications of the developer that may be considered as attributes for implementation of the development plan to be proposed.
  - c. In the event that the developer's experience has focused on one type of development or one phase of development, include an explanation of how the balance of the development or management expertise will be integrated into the development team.
  - d. Job titles and resume of each member of the development team.
- 2. Developer's Statement of Qualifications and Financial Responsibility.
  - 3. Architect's/Engineer's Statement of Qualifications and Experience.
  - 4. Character of the Proposed Development.

Provide a narrative describing the character of the proposed development in accordance with the development program and design objectives. The narrative should indicate an understanding of the overall development objectives for the property. Architectural plans and/or drawings will be neither required nor considered as part of this preliminary evaluation process.

VI. Proposal Process:

- A. Timing: Submit proposal by noon on January 31, 2023
- B. Deposits: 5% of offer submitted
- C. Number of Copies: Five (5) hard copies and one (1) electronic copy on a USB drive
- D. Deliver to: Attention: Donald B. Irwin, Jr., Business Administrator  
Purchasing Department  
Neshaminy School District  
2001 Old Lincoln Highway  
Langhorne, PA 19047  
  
Telephone: (215) 809-6520

- E. Contact Person: Donald B. Irwin, Jr., Business Administrator
- F. Property Access: By appointment only. Contact the School District to schedule.
- G. Submission: Envelope must specify: **“Oliver Heckman Elementary School Proposal.”**

VII. Selection Process:

A. Process:

The School District will begin evaluating all offers received by the January 31<sup>st</sup> deadline. Interested parties are encouraged to submit their offer for the site prior to that date.

B. Evaluation Criteria:

Proposals will be evaluated in the entirety (i.e., no one factor will determine the successful developer or developers) and on the basis of how the various proposals interact with each other to achieve the overall development objectives.

The factors to be examined are:

1. Proposed development concept and plan for the existing site.
2. Financial plan and capability to undertake, execute, and complete the planned development is of major importance. Developers are advised to indicate how they propose to finance the total development cost and support the indicated financial resources with the verification outlined in this proposal and with specific evidence of previous successful projects and the nature and sources of the financing. Prospective developers are urged to recognize the importance of a realistic financial plan that does not include a financial contingency.
3. Developer’s Experience. The prospective developer’s current and past undertakings, comparable to the proposed development project, will be a factor in the evaluation.
4. Development Team. The experience and capability of all members of the development team (i.e., architect, engineer, financing entities, residential operator, if applicable, developer, law firms, and others) will be factors in the evaluation.
5. Timing. The expeditious start and completion of the proposed development will be considered in the evaluation. It is mutually beneficial to the School



District and the developer(s) to expeditiously proceed with the development of the site.

6. Commitment to Overall Development Objectives. The development concept should reflect an understanding of the overall goals for the development of the property.

C. Rejection:

The School District, at its sole discretion, specifically reserves the right to reject any and all proposals at any time prior to its selection of a purchaser/developer to whom it may grant exclusive negotiation status and to reject any and all selected purchaser/developer at any time during the negotiation process if, at any time, the School District determines it is in its judgment that a proposal wholly acceptable to the School District cannot be reached with such selected purchaser(s)/developer(s) or will not be reached within the specified negotiation timeframe. Upon such rejection, the rejected developer(s) will be notified in writing.

D. Court Approval:

Pursuant to the provisions of the Pennsylvania School Code, a negotiated sale and purchase of the property will require approval by the Court of Common Pleas. The purchaser/developer must cooperate in such proceeding to the extent necessary to obtain approval of the sale.

VIII. Events of Disqualification or Default and Remedies

Subsequent to the selection of a purchaser(s)/developer(s) for exclusive negotiating status, the following may be treated as Events of Disqualification or Default of a particular purchaser/developer:

- A. Unilateral withdrawal by particular selected purchaser/developer.
- B. Failure to proceed substantially in accordance with the proposal as submitted.
- C. Material misrepresentation, omission, or inaccuracy contained in any document submitted either with the particular purchaser/developer's proposal or subsequent thereto.

IX. Remedies of Disqualification or Default

Upon the occurrence of an Event of Disqualification or Default by a selected developer(s), the following remedies shall be available individually and collectively to the School District:

- A. The selection of the developer(s) may be rescinded.

- B. The School District may declare null and void any agreements that may have already been executed, and/or
- C. Require the developer to pay all costs and expenses incurred by the School District, including, but not limited to, consultant's fees, legal costs, and attorneys' fees.

X. Miscellaneous

Liability. The developers, their heir and assigns, consultants, and all others associated with the proposal provided by the developer(s) agree to hold harmless the School District in all decisions or other processes used by the School District to select the developer(s), consultants, and others in accordance with the provisions contained herein.

Public Records. This proposal is being submitted to the School District, which falls under the open records act, and, with the exception of negotiations of the sale of real estate, is protected during the process of negotiation. The plans and submissions of the interested parties will be available to the general public upon request in accordance with the open records act.

Priorities. A consideration of the site's highest and best use serving to demonstrate how innovative designs and methodologies could creatively serve the interest of the community.

Site Access. The property to be developed is only available by appointment and courtesy time should be allowed when calling for such an appointment.

Decisions. The decisions of the School District are final, including, but not limited to, whether or not to continue with the project, abandon it completely, and/or select to reject any and all proposals as they feel appropriate.

XI. Plan of Site and Building

XII. Location Map