



The School District of Philadelphia

visit our web site at: www.phila.k12.pa.us/purchasing

E-mail: purchasing@phila.k12.pa.us

Office of Procurement Services

School District of Philadelphia Education Center

440 N. Broad Street, Philadelphia, PA 19130

Office: 215.400.4380, Fax: 215.400.4381

INSTRUCTIONS FOR ON-LINE BID PACKAGES

Please note that all Advertised Sealed Bids and/or Request for Proposals (RFP's) accessed and printed from this site "must" be mailed to:

**THE SCHOOL DISTRICT OF PHILADELPHIA
PURCHASING DEPARTMENT SEALED BIDS
P.O. BOX 8127
PHILADELPHIA, PA 19101-8127**

or hand delivered to our Bid Reception Room G2 located on the ground floor 15th Street Entrance at the SDP Education Center, 440 N. Broad Street, Philadelphia, Pennsylvania 19130. Bids sent via non-U.S. Postal Service package delivery services must deliver to and be accepted at our Bid Reception Room G2 at the School District of Philadelphia, Education Center. They may not be submitted via the internet, via e-mail or faxed. The format of the envelope that must be used to mail your completed Advertised Sealed Bid is shown on page ii of each Sealed Advertised Bid Document. Bidders must fill in the Bid number and the due date (from the Bid) in the spaces provided.

NOTE: The preferred method of requesting a bid is through our website

NAME OF BIDDER: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

Bids may be hand delivered to SDP Education Center, 440 N. Broad St, Phila., PA 19130

BID NUMBER _____

FOR _____

DUE DATE: _____ UNTIL 11:00 A.M.

**THE SCHOOL DISTRICT OF PHILADELPHIA
PURCHASING DEPARTMENT SEALED BIDS
P.O. BOX 8127
PHILADELPHIA, PA 19101-8127**

THE SCHOOL DISTRICT OF PHILADELPHIA

REQUEST FOR QUALIFICATIONS

RFQ Number: 67

SALE OF SCHOOL PROPERTIES

Responses Due No Later Than:

Tuesday, February 21, 2012 - 11:00 A.M.

MISSION STATEMENT

The Office of Procurement Services assists schools, academic and education support offices in procuring the highest quality goods and services at competitive prices. We are committed to securing these goods and services from reputable and responsible suppliers in accordance with applicable laws of the Commonwealth of Pennsylvania, the policies of the School District of Philadelphia and the School Reform Commission.

The Office of Procurement Services is committed to ensuring that our business practices are carried out with the highest degree of professional ethics, integrity and competency. We are committed to providing superior customer service; implementing and utilizing best procurement practices; building solid business partner relationships; utilizing latest technological advancements; providing continuing education opportunities to our professional staff; networking with other procurement professionals; and continued advocacy of small business development by increasing the number of minority and women-owned businesses who are awarded contracts with the District.

Our mission will be accomplished by members, employees, suppliers and business associates working together in an ethical, efficient, professional and respectful manner.

ISSUED BY:

John Venti
Interim Director
Office of Procurement Services
School District of Philadelphia, Education Center
440 N. Broad Street, Third Floor
Philadelphia, Pennsylvania 19130
215.400.4380 (office)
215.400.4381 (facsimile)
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ISSUE DATE: **January 19, 2011**

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I. INTRODUCTION

The School District operates the public school system in the City of Philadelphia, and is the eighth-largest public education school district in the United States. The School District provides a full range of education services contemplated by statute. These include general, special and vocational education at the elementary and secondary levels, as well as related supportive services. Preschool services are also provided in response to the needs of the community. The School District employs approximately 23,000 employees at over 300 locations comprised of schools, administrative sites, regional offices, bus garages, field houses, warehouses and a working farm.

The School District is a separate and independent home rule school district of the first class, established in the Philadelphia Home Rule Charter under the First Class City Public Education Home Rule Act P.L.643. A five-member School Reform Commission (SRC) currently governs The School District of Philadelphia ("School District"). The SRC exercises all powers and has all duties of the Board of Education.

The School District of Philadelphia issues this Request for Qualifications ("RFQ"), through which it intends to pre-qualify prospective individuals or organizations who wish to purchase and use or develop one or more of the twelve (12) school properties that will be sold pursuant to individual Requests for Proposals under the Adaptive Sale and Reuse Policy. Any award of an agreement will come after receipt and evaluation of submissions in response to a Request for Proposal.

Only those Respondents pre-qualified by the School District under this RFQ will be invited to submit proposals in response to any subsequent RFP issued by the School District. The proposals submitted will be reviewed by an evaluation committee. Following the review of the proposals, a group of RFP finalists will be chosen and the evaluation committee will grade each proposal on a rubric.

The School District is not obligated to award an agreement to any Respondents to this RFQ or subsequent RFP.

Respondents responding to this RFQ will submit Qualifications Submittals, as described more fully in this RFQ. Respondents must address certain criteria in order to be pre-qualified for receipt of any subsequent RFP.

The School District reserves the right not to pre-qualify any responder pursuant to this RFQ, to cancel this RFQ at any time, to reissue this RFQ, not to proceed with any subsequent RFP, and not to subsequently enter into any agreement. The School District will not be liable whatsoever for any costs or expenses incurred by any responder in connection with the company's preparation of a Qualifications Submittal pursuant to this RFQ.

II. INTENT

A. Facilities Master Plan

The Facilities Master Plan initiative is articulated in the School District's "Imagine 2014" Strategic Plan. The Facilities Master Plan was designed for the primary purpose of creating an efficient use of school facilities that allows programs and resources to be aligned in a way that most benefits the education of students. With an excess capacity that is a continuing drain on resources that could be better used to support academic improvement, the District is implementing right-sizing measures that include the closure of schools in District-operated facilities and the sale of properties that are designated unused and unnecessary. The School District has been authorized by the School Reform Commission to sell and repurpose twelve (12) unused and unnecessary properties from its existing inventory pursuant to the Adaptive Sale and Reuse Policy (see Section X below for a complete description of the properties that will be offered for sale). The Policy sets forth the manner in which the District will implement and administer adaptive sale and reuse measures for these properties. The first step is to issue this public solicitation to individuals and organizations interested in purchasing and reusing these available properties for the purpose of assessing the qualifications of responders and classifying applicants as Educational, Community/Non-Profit or Private and Commercial Users pursuant to the Policy guidelines.

Please see: <http://webgui.phila.k12.pa.us/offices/s/strategic-planning> for a full copy of the *Imagine 2014* plan. Please see: <http://www.philasd.org/fmp/> for information about the Facilities Master Plan, including the Adaptive Sale and Reuse Policy.

B. Two-Stage Solicitation for Sale of School District Properties

The School District of Philadelphia ("SDP") has structured the solicitation for each of the properties as a two-stage process consisting of the following:

Step 1 – Request for Qualifications ("RFQ") to establish a short-list of interested and capable developers and users for the properties; and

Step 2 – Separate Requests for Proposals ("RFP") for each property, issued to short-listed firms who have indicated an interest in that property to select a developer or user to acquire and develop the property. Each RFP will request the short-listed respondents to prepare and provide SDP with a complete proposal for the development and/or use of that property, including an offer price, proposal deposit, complete development team description and development program to include a development schedule, schematic site plans and renderings if available, and a project financial summary or pro forma.

Responses to this RFQ, subsequent RFP's, and documents entered into by the selected developer or user for each property may be subject to Pennsylvania's Right to Know Law ("RTKL"). Any "confidential proprietary information" (as defined under the RTKL) delivered to SDP must be marked as such and must be listed in the letter attached to this RFQ. SDP is only soliciting statements from qualified entities with the ability to successfully acquire and develop properties in a manner consistent with their proposed use concept. *(Please note, SDP is not requesting respondents to submit a purchase price, a comprehensive development plan or a full development team in their response to this RFQ. These will be submitted and evaluated as part of the subsequent RFP.)*

Commissions and Fees: SDP has assigned each available property to a qualified real estate broker pursuant to a listing agreement. SDP will not pay any fees or commissions to parties acting as agents, brokers, consultants or contractors as part of any transaction hereunder except pursuant to the applicable listing agreement or in cooperation with the applicable listing broker pursuant to a separate written agreement.

III. Communications Concerning This RFQ

All questions and inquiries concerning RFQ 67 must be submitted in writing by email (only) and as an attached word document to the School District's Office of Procurement Services as follows:

Mr. John Hogan
Office of Procurement Services
School District of Philadelphia
440 N. Broad St., Third Floor
Philadelphia, PA 19130
(215) 400-5356 phone
(215) 400-4381 fax
jhogan@philasd.org

Questions or information requests received and responses by the School District will be a public record, except that the School District will reserve the identification of the source of any question. Responses to questions or information requests will be provided to all proposers.

The deadline for submittal of questions or information requests related to RFQ 67 is 12:00 (Noon) PM. on February 13, 2012. Inquiries received after this date and time will be addressed only if they are deemed by the Office of Procurement Services to be critical to the competitive selection process.

The School District may in its sole discretion issue one or more addenda, identified as such, to this RFQ incorporating responses to questions and inquiries or providing additional information or RFQ procedures or requirements. Responders should not construe the absence of any addenda to mean that written materials issued by the School District under this RFQ's communications procedures are not integral to this RFQ process and may be ignored for purposes of submitting Qualifications Submittals.

IN NO EVENT WILL ANY ORAL STATEMENTS OR REPRESENTATIONS BY ANY PERSON CONCERNING THIS RFQ BE BINDING ON THE SCHOOL DISTRICT OR ACT AS AN EXCUSE BY ANY RESPONDER FROM COMPLYING WITH THE REQUIREMENTS OF THIS RFQ.

IV Confidential Information

A respondent may designate any information contained in its submittals to the School District pursuant to this RFQ as confidential. Such information must clearly be identified and denoted a "Confidential Information." The School District will make a good faith effort not to disclose confidential information clearly identified as such, to the extent permitted by law. However, the School District will assume no liability for disclosure or use of such confidential information.

V. Anti-Discrimination Policy

Qualification of any responder to this RFQ will be subject to and will comply with the School District's Anti-Discrimination Policy adopted November 14, 2007. The Anti-Discrimination Policy is updated from time-to-time and is found on the School District's website at:

<http://www.phila.k12.pa.us/offices/smallbusiness>

VI. RFQ Meetings and Submittal Deadlines

A. Pre-Qualification Meeting

The School District will hold a Pre-Qualification Question and Answer Meeting on Thursday, February 2, 2012 at 10:00am in the Auditorium at the Administration Building, 440 N. Broad Street, Philadelphia, PA 19130. The purpose of this meeting is to answer questions and provide clarification regarding responses to this RFQ. In order to provide complete answers at the meeting, responders are encouraged to submit written questions by mail or email to the address provided in Section III above no later than January 30, 2012 at **10:00 AM**. Questions submitted by that deadline will receive written answers at the meeting.

Responders may submit additional questions and requests for information in writing to the School District after the Pre-Qualification Meeting until February 13, 2012. Questions and requests submitted by February 13, 2012 will receive written answers.

B. Submittal Deadlines

The School District has established **February 21, 2012** as the due date ("Due Date") for the Qualifications Submittal pursuant to RFQ 67.

Qualifications Submittals must be received by the School District **11:00 AM** on February 21, 2012. Facsimile or email submittals are not acceptable. If not hand delivering its Qualifications Submittal, responder will be responsible for ensuring that the delivery service it chooses will make delivery by the Due Date. **Submittals received later than 11:00 a.m. on the Due Date deadline must be submitted with a request for a hardship exception due to extenuating circumstances. Hardship exceptions will be considered by the Office of Real Property Management and the Superintendent's Office on a case by case basis. Hardship exceptions will not be entertained by SDP more than TWENTY EIGHT (28) days after the due date of February 21, 2012.**

A responder to RFQ 67 must submit an original "Master Copy", five (5) duplicated copies and a Compact Disc (CD) copy of the Qualification Submittal to the Office of Procurement Services, School District of Philadelphia, 440 N. Broad St., third Floor Philadelphia, PA 19130. All copies of the Qualifications Submittal must be submitted under sealed cover and plainly marked with the identification "**RFQ No. 67.**" The Master Copy must be clearly identified. To assure proper receipt by the Office of Procurement Services, in addition to the sealed proposal, all outer packages or larger envelopes containing sealed submittals must also indicate the above-stated RFQ number. This requirement applies to all overnight courier or postal delivered submissions as well as hand delivered submissions.

If discrepancies are found among the duplicate copies of any submittal, the Master Copy will provide the basis for resolving such discrepancies. The Master Copy must be signed and dated by an official authorized to bind the organization to its provisions.

VII. QUALIFICATIONS SUBMITTAL

A. Overview

This section of the RFQ sets forth the qualifications a responder must demonstrate in order to be pre-qualified to receive a subsequent Request for Proposal (RFP). In its Qualifications Submittal, the responder must address and meet each of the minimum qualifications criteria set forth in Section VII Paragraph "B". The responder also must provide all of the qualifications information upon which the School District will rank the responders pursuant to the qualifications evaluative criteria set forth in Section VII Paragraph "C". Responders demonstrating achievement of the minimum qualifications criteria will be ranked. The School District's evaluation committee will determine the anticipated number of qualified submittals for receipt and invitation to submit proposals in response to any subsequent RFP for each available property.

The School District reserves the right to investigate and verify any of the representations and information provided in a Qualifications Submittal. In the School District's sole discretion, a responder may be eliminated from further consideration if the School District determines, in its sole and reasonable judgment, that the responder has made any material misrepresentations or misstatements with respect to any of information contained in its Qualifications Submittal.

B. Minimum Qualifications Criteria

The following is an outline of the response requirements for statements of qualifications. Responses must be submitted on time and contain all of the following elements to be complete. Incomplete responses may be disqualified immediately. After its review of submissions, SDP reserves the right to request additional or clarifying information from all or selected respondents. Respondents who fail to submit additional information requested may be disqualified. Please note, SDP is not requesting respondents to submit a purchase price, comprehensive development plan or a full development team in response to this RFQ. Such information will be required as part of the subsequent RFP process.

Statements of qualifications should be organized as set forth below. Respondents may include additional relevant information in appendices as they see fit:

1. Respondent's Letter of Authority

A principal of the responding entity (and the principal (if different) of any joint or co-venturer, e.g., a charter school and its affiliated foundation or non-profit entity) must sign a letter documenting his or her authority to bind and represent the firm. The letter must also authorize at least one additional representative to act on behalf of the respondent and include the names, addresses, telephone/cell and fax numbers as well as email addresses for each of these individuals.

2. Proposed Use of the Property

The responding entity should identify the property or property in which it has interest. For each property identified, the statement should provide a brief narrative description of the type of development envisioned for the property in question sufficient enough for the SDP to evaluate the following: (i) its appropriateness for the neighborhood and consistency with current zoning designation; (ii) the City Planning Commission's plans or other City generated plans or preferred uses for that area; and, (iii) the respondent's website, experience, Federal 990 Form, qualifications and evidence of general financial capacity to undertake and successfully complete the proposed acquisition(s) and development in a timely manner. No detailed renderings are required at this stage of the process. The information requested should be separately specified for each property identified.

3. Development Entity Qualifications

a. Development Entity – The statement of qualifications must contain a complete description of the development and/or user entity for the project envisioned and the lead design firm (if known) proposed for each project. The statement should provide a detailed description of the organization, corporation, partnership, business association or joint venture including the jurisdiction under whose laws the organization is, or will be, formed. If the organization has been formed, the submission should include a copy of the certificate of incorporation or partnership and other relevant organizational documents. The respondent should also submit qualifications for the lead design team and examples of any similar past projects they have designed and were built.

Please note that SDP will not evaluate the qualifications or experience of contractors or professional service providers, such as attorneys or engineers, as part of its review of responses to this RFQ, other than the lead architect. The evaluation of professional service providers will be made in the RFP phase that follows this RFQ.

b. Financial Participants – The submission must also identify all principals, partners or co-venturers who will participate or have a financial interest in the proposed development, whether active or passive, to the extent known or anticipated at this time.

c. Financial Capacity – This section of the submission must demonstrate the respondent's financial soundness and capability. It should include the names and addresses of one or more commercial or institutional credit references and a letter authorizing each credit reference to respond to inquiries from SDP. If possible, the reference should be a lending institution from which the respondent has obtained financing (preferably for previous projects of a similar nature). Current financial statements of the principal participants in respondent's development organization or team should also be included (preferably audited statements). Please also include a list of projects under which the respondent, its affiliates, subsidiaries or any member of its team has defaulted or declared bankruptcy. Again, any "confidential proprietary information" (as defined under the RTKL) delivered to SDP must be marked as such.

d. Conflicts – The submission should identify any past, current or anticipated contractual or financial relationship with SDP, its staff, employees and School Reform Commission members or any other contractual or financial relationship that may give the appearance of a conflict of interest. Also, the statement should include information on whether the respondent or its joint or co-venturers or team member has ever purchased or leased property from SDP or currently operates a charter school in the SDP.

C. Evaluative Qualifications Criteria

Provided a responder meets all of the minimum qualifications criteria set forth in Section VII, Paragraph "B" above, the School District will review and rank responders using a scoring rubric on the basis of the following criteria:

1. The respondent's experience completing projects similar to their proposed concept as demonstrated by one or more previous projects or existing collateralizable assets or rental history that aligns with the proposed project.
2. The quality of the proposed concept, its appropriateness for the surrounding area and property characteristics.
3. The respondent's financial capability to complete its project at the property in question.
4. The completeness and quality of the statement of qualifications.

REQUEST FOR QUALIFICATION (RFQ-67)

A Qualifications Evaluation Committee will review the Qualifications Submittals and make recommendations regarding the classification and qualification of the responders. The Committee will consist of representatives from (i) School District Staff; (ii) the City of Philadelphia; (iii) applicable Councilmanic District offices; (iv) community/civic organizations and stakeholders; and, real estate brokers retained by the School District.

VIII. FORM OF QUALIFICATIONS SUBMITTAL

The School District does not require a specific format for the responder's Qualifications Submittal. The School District recommends that the responder uses the Qualification Submittal Section VII as a guide for the qualifying information to be supplied, addressed and clearly identified in submitting the Request for Qualification. In order to avoid any missing or lost documents, responders should submit the Master Copy and each requisite copy of it Qualifications Submittal in a bound document or three-ring binder. In no event will the School District be responsible for missing or lost documents.

IX. NOTICE REGARDING QUALIFICATION

The School District will provide written notice to each responder submitting to RFQ 67 whether or not the School District has qualified the responder to receive any subsequent Request for Proposal issued and thus have the opportunity to submit a proposal in response.

X. DESCRIPTION OF AVAILABLE PROPERTIES

The School District properties listed below have been designated unused and unnecessary and will be offered for sale pursuant to the Adaptive Sale and Reuse Policy. (See the individual attachments for detailed descriptions of each property.)

- Attachment A – Former Beeber Wynnefield School Annex, 53rd & Euclid Streets
- Attachment B – Former Alcorn School Annex, 1325-1349 S. 33rd Street
- Attachment C – Former George W. Childs Elementary School, 1541 S. 17th Street
- Attachment D – Former Rudolph S. Walton Elementary School, 2601-2631 N. 28th Street
- Attachment E – Former Ada Lewis Middle School, 6199 Ardleigh Street
- Attachment F - Former Roberto Clemente Middle School, 3921-3961 N. 5th Street
- Attachment G - Former Elizabeth Gillespie Middle School, 1801 W. Pike Street
- Attachment H - Former Simon Muhr Elementary School, 3150 Germantown Avenue
- Attachment I - Former Administration Building, 427-437 Monroe Street
- Attachment J – Former West Philadelphia High School, 4700 Walnut Street
- Attachment K – Former Frances Willard School, 2900 Emerald Street
- Attachment L – Former Jones Annex (Maisland), Amber & Willard Streets

ATTACHMENT A

**Beeber-Wynnefield School Annex
1818 N. 53rd Street**

Size, Age and Zoning:

This property is approximately 41,814 square feet (0.75 acres) in area, located in the middle of the block with Montgomery Avenue to the north. The masonry structure on the property was originally constructed in 1939 and used as a synagogue with an attached school containing approximately 61,000 square feet. The property is zoned R9-A (Single Family Residential).

Condition and Past Use:

The School District acquired the property in 1969 and established the Beeber-Wynnefield Annex in response to overcrowding at the Beeber-Wynnefield Middle School. The Beeber-Wynnefield School Annex operated continuously until it was closed by the School District approximately 10 years ago due to declining enrollment. The Beeber-Wynnefield School Annex building is currently vacant. The building includes 7 classrooms, a cafeteria and an auditorium. There is no elevator, gym nor is there a kitchen in the building. Adjacent to the school building is a paved lot that was used as a play lot and could hold approximately 12 cars if used for parking. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT B

**Alcorn School Annex
1325-1349 S. 33rd Street**

Size, Age and Zoning:

The land area of this property, located at 1325-1349 S. 33rd Street, is approximately 14,278 square feet (0.33 acres). The structure on the property is a four-story school building containing approximately 41,800 square feet that was originally constructed as a factory. The property is zoned C3 (Commercial).

Condition and Past Use:

The School District acquired the property as a turnkey construction project (re-hab of the original building) in April, 1998 in response to overcrowding at the Alcorn School. Due to declining enrollment, the School District subsequently closed the Annex in June, 2008, when the additional space was no longer necessary. The Annex building has a lunchroom and an elevator in addition to 22 classrooms, office space and a computer lab. It shares a sprinkler system with the Salvation Army building which is connected to the school building (and is currently on the market). Immediately across the street from the property is a recreational park and public swimming pool. The property has street parking and is located on the corner of the southeasterly side of 33rd Street and the northeasterly side of Reed Street. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT C

**George W. Childs Elementary School
1541 S. 17th Street**

Size, Age and Zoning:

The property is 50,468 square feet in area (1.2 acres) and occupies an entire block, bounded by Dickinson Street on the north, Chadwick Street on the east, Tasker Street on the south and 17th Street on the west. The structure on the property is a three-story school building that is approximately 117 years old and is the School District's second oldest educational facility. An addition to the property was built in 1928. The property is zoned R10-A (Single Family Residential).

Condition and Past Use:

The School District acquired the property in 1896 and built the George W. Childs Elementary School, for grades Kindergarten through 8. The Childs School closed by the School District in June, 2010, because the age and condition of the facility presented limitations on providing a modern day instructional environment. The Childs School building is currently vacant. The building includes 36 classrooms, a cafeteria with a working kitchen, a gymnasium, computer room, music room and auditorium with a capacity for 825 students. There is no elevator. The windows of the school building were retro-fitted in 2007. Adjacent to the school building is a paved lot of approximately 16,000 sq. ft. that was used as a play area and could potentially be used for parking. There is non-metered street parking available in the vicinity of the property. This property was placed on the National Register of Historic Places in 1988. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT D

**Rudolph S. Walton Elementary School
2601-2631 N. 28th Street**

Size, Age and Zoning:

This property is approximately 57,376 square feet in area (1.3 acres) and occupies an entire block, bounded by Albert Street on the north, 27th Street on the east, Huntingdon Street on the south and 28th Street on the west. The structure on the property is a three-story school building that is approximately 69,000 square feet and is 111 years old. The property is zoned R10 (Single Family Residential).

Condition and Past Use:

The School District acquired the property in 1900 and built the Rudolph S. Walton Elementary School, for grades Kindergarten through 6. An addition to the school building was erected in 1916. The Childs School operated continuously until it was closed by the School District in June, 2003, because the age and condition of the facility presented limitations on providing a modern day instructional environment. The Walton School building is currently vacant. The building includes 33 classrooms, a cafeteria, a gymnasium, 2 computer labs and an auditorium. It has a capacity for approximately 800 students. There is no elevator nor is there a kitchen in the building. Adjacent to the school building is a paved lot of approximately 32,538 sq. ft. that was used as a play area and could potentially be used for parking. There is non-metered street parking available in the vicinity of the property. The Walton School was placed on the register of the National Historical Commission in 1988. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT E

**Ada Lewis Middle School
6199 Ardleigh Street**

Size, Age and Zoning:

This property is approximately 322,344 square feet (7.4 acres) in area, located on a large, irregularly -shaped superblock in the East Germantown neighborhood that is on the North side of Ardleigh Street with E. Washington Lane to the West and E. Haines Street to the East. The superblock consists primarily of civic and recreational uses including Martin Luther King, Jr. High School, the Awbury Recreation Center, a health center and an industrial warehouse. The structure on the property is a three-story school building that is approximately 187,000 square feet and is 38 years old. The property is zoned R2 (Residential).

Condition and Past Use:

The School District built the building in 1973 and established the Ada Lewis Middle School for grades 6, 7 and 8. The Ada Lewis School operated continuously until it was closed by the School District in 2008, because the of declining enrollment. The Ada Lewis School building is currently vacant. The building has the capacity for 1,200 students and has 52 classrooms, office space, 2 computer and home economic rooms in addition to a cafeteria with a kitchen, gym, elevator and an auditorium. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT F

**Roberto Clemente Middle School
3921-3961 N. 5th Street**

Size, Age and Zoning:

This property is approximately 101,882 square feet (2.3 acres) in area, located South of Luzerne Street on the North/Easterly side of Rising Sun Avenue on the West side of 5th Street. The structure on the property is a six-story school building that is approximately 239,072 square feet and was built in 1916 originally as a factory/manufacturing facility. The property is zoned G2 (Industrial).

Condition and Past Use:

The School District acquired the property in 1968 and established the Pennsylvania Advancement Middle School, an innovative program (magnet) school. The name of the school was later changed to the Roberto Clemente Middle School and operated continuously until it was closed by the School District in 1998, because the age and condition of the facility presented limitations on providing a modern day instructional environment and a new Clemente School was built. After the closure, the building was used for several years for the storage of equipment, furniture and books. The Clemente School building is currently vacant. The building includes a cafeteria with a kitchen, gym, elevator and an auditorium. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT G

**Elizabeth Gillespie Middle School
1801 W. Pike Street**

Size, Age and Zoning:

This property is approximately 81,720 square feet (1.9 acres) in area, located with Pike Street to the north, Hunting Park Avenue to the South, Pulaski Street to the East and 18th Street to the West. The structure on the property is a five-story school building that is approximately 137,000 square feet and was built in 1927. The property is zoned R5 (Residential).

Condition and Past Use:

The School District acquired the property in 1927 and built the Elizabeth Gillespie Junior High School (later changed to Middle School) for grades 6 to 8 at the same time as the adjacent Simon Gratz High School. The Gillespie School operated continuously until it was closed by the School District in June, 2009, because the age and condition of the facility presented limitations on providing a modern day instructional environment. The Gillespie School building is currently vacant. (NOTE: This building shares a utility system with Simon Gratz High School next door and will require a new HVAC system to operate independently.) The building has the capacity for 900 students and includes 53 classrooms, a cafeteria with a kitchen, gym, home economics and science lab, office space, elevator and an auditorium. The windows of the school building were retro-fitted in 2007. Across the street from the school building is a paved parking lot that holds about 120 cars that is owned by the School District that is NOT part of this sale (please inquire for more information on this separate parcel). The Gillespie School was placed on the register of the National Historical Commission in 1988. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT H

**Simon Muhr Elementary School
3150 Germantown Avenue**

Size, Age and Zoning:

The property, located at 3150 Germantown Avenue, is approximately 31,363 square feet (.72 acres) and is bounded by Allegheny Avenue on the north, Germantown Avenue on the east, Sedgely Avenue on the south and 12th Street on the west. The structure on the property is a 107-year-old three-story school building containing approximately 36,000 square feet. The property is zoned R10 (Single Family Residential).

Condition and Past Use:

The School District acquired the property in 1904, built the school building and established the Simon Muhr Elementary School, for grades Kindergarten through 8. The School District closed the Muhr School in 1992 and used this property to establish an Alternative Education school for girls called Village Prep, which was closed in 1996. The school building, however, was in continuous use until 2001 as a co-ed Alternative Education facility. In 2001, privately-run Community Education Partners took over the co-ed Alternative Education program and continued to run it at the Muhr School until 2009, when it was permanently closed because the age and condition of the facility presented limitations on providing a modern day instructional environment. The Muhr School building is currently vacant. The building includes 9 classrooms, a gymnasium, a science lab, a home economics lab and auditorium. There is no kitchen, cafeteria or elevator. The windows of the school building were retro-fitted in 2007. There is a 16,000 square foot paved parking lot adjacent to the school building most recently used as a parking area for staff. The Muhr School was placed on the register of the National Historical Commission in 1988. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT I

**Education Services Building
427-437 Monroe Street**

Size, Age and Zoning:

The property is approximately 7,466 square feet in area. The structure on the property is a three-story brick building (with basement) that was built in 1948. The property includes parking areas on the side and rear of the building. The property is zoned R10 (Residential).

Condition and Past Use:

The School District acquired the property in 1971 to house administrative and field offices for District 3. It was never used as a school. The building was closed by the School District in June, 2011, because the administrative offices were moved. The building contains approximately 16,000 square feet and is currently vacant. The building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT J

**West Philadelphia High School
4700 Walnut Street**

Size, Age and Zoning:

The property is approximately 175,000 square feet in area (4 acres) and occupies an entire block, bounded by Walnut Street on the north, 47th Street on the east, Locust Street on the south and 48th Street on the west. The structure on the property is a six-story school building that is approximately 100 years old. The property is zoned R5 (Residential).

Condition and Past Use:

The School District acquired the property in 1912 and built the West Philadelphia High School. West Philadelphia High School closed by the School District in June, 2011, because the School District opened a newly constructed West Philadelphia High School that provided a modern day instructional environment. The West Philadelphia High School building is currently vacant. The building contains approximately 251,095 square feet with a capacity for 1,581 students. There are 61 classrooms, a cafeteria with a kitchen, a gymnasium, 7 computer rooms, 2 art rooms, 2 home economic rooms, 7 science labs, elevators, a music room and an auditorium with a capacity for 825 students. The windows of the school building were retro-fitted in 2007. There is a parking area in front of the building on Walnut Street. This property was placed on the National Register of Historic Places in 1988. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT K

**Frances Willard Elementary School
2900 Emerald Street**

Size, Age and Zoning:

The property is approximately 44,415 square feet in area (1 acre) The structure on the property is a three-story school building that is approximately 105 years old. The property includes a combined play lot/parking lot that has approximately 23 parking spaces. The property is zoned R10-A (Residential).

Condition and Past Use:

The School District acquired the property in 1907 and built the Willard Elementary School. The Willard School was closed by the School District in June, 2010, because the School District opened a newly constructed Willard School that provides a modern day instructional environment. The Willard School building is currently vacant. The building contains approximately 41,000 square feet with a capacity for 650 students. There are 23 classrooms, a computer room, a small gymnasium and lunchroom. This property was placed on the National Register of Historic Places in 1988. The school building is served by public water and sewer and has access to existing public utilities.

ATTACHMENT L

**John Paul Jones Middle School Annex
3250 Amber Street**

Size, Age and Zoning:

The property is approximately 10,077 square feet in area. The structure on the property is a two-story building (with basement) that was built in 1950 and named the Maisland Building. It was originally used as office space for a manufacturing facility across the street. The property includes a play lot and a parking area with room for approximately 12 cars. The property is zoned G2 (General Industrial).

Condition and Past Use:

The School District acquired the property in 1976 and established the Jones Annex to relieve overcrowding at the John Paul Jones Middle School. The Jones Annex was closed by the School District in 2010, because the extra space was no longer needed due to declining enrollment. The Jones Annex building is currently vacant. The building contains approximately 21,199 square feet . The school building is served by public water and sewer and has access to existing public utilities.