

**FINAL REPORT AND RECOMMENDATION OF THE  
NORTH PENN U.S. MEMORIAL ARMY RESERVE CENTER  
LOCAL REDEVELOPMENT AUTHORITY (LRA)**

**APPENDIX II  
PUBLIC WORKSHOP**

**Newspaper advertisement of public workshop**

**List of attendees at public workshop**

**Information packet distributed at public workshop and provided to individuals and organizations upon request**

# Newspaper Advertisement of Public Workshop

## Availability of Surplus Federal Property to State and Local Eligible Parties, Including Homeless Service Providers (North Penn USARC Redevelopment Authority)

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the North Penn USARC Redevelopment Authority (the LRA) for the North Penn Memorial U.S. Army Reserve Center (USARC) is seeking notices of interest (NOIs) for surplus property at the installation. State and local governments, homeless service providers and other interested parties may submit NOIs no later than 4:00 p.m. on December 8, 2006. A listing of surplus property at the North Penn USARC was published by the Department of the Army in the Federal Register on May 9, 2006. The complete listing can be obtained by calling the LRA contact person identified below. NOIs for homeless assistance may be submitted by any State or local government agency or private non-profit organization that provides or proposes to provide services to homeless persons and/or families from Worcester Township. A workshop will be held at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, on Thursday, June 29, at 7:30 p.m. which will include an overview of the base redevelopment planning process; information on the site, including buildings; and information on the NOI process. To register for this workshop, please contact the LRA contact person listed below by June 22. Attendance at this workshop is not required to submit an NOI, but is highly encouraged. NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the North Penn USARC; (ii) a description of the need for the program and the population to be served; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the North Penn USARC; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the North Penn USARC that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program. Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property:

Parks and Recreation  
Wendy Ormont  
National Center for  
Recreation & Conservation  
Federal Lands to Parks Program  
U.S. Dept. of the Interior  
1849C Street NW  
Washington, DC 20240  
Telephone: 202-354-6915  
E-mail: [wendy\\_ormont@nps.gov](mailto:wendy_ormont@nps.gov)

Emergency Management Services  
Federal Emergency  
Management Agency  
Facilities Management &  
& Services Division  
500 C. Street SW  
Washington, DC 20472

Corrections and Law Enforcement  
Janet Quist  
Special Projects Manager  
Bureau of Justice Assistance  
Office of Justice Programs

U.S. Department of Justice  
810 7th St. NW, Room 4413  
Washington, DC 20531  
Telephone: 202-353-2392  
E-mail: [janet.quist@usdoj.gov](mailto:janet.quist@usdoj.gov)

Public Airports  
Contact the Regional Federal Aviation Administration Point of Contact  
Visit: [www.faa.gov/about/office\\_org/headquarters\\_offices/arp/regional\\_offices/](http://www.faa.gov/about/office_org/headquarters_offices/arp/regional_offices/)  
to identify the appropriate regional office.

Historic Monument: Contact the Military Department (Disposal Agency)

Wildlife Conservation (Only States May Apply)  
Contact the Military Department (Disposal Agency)

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact Susan Caughlan, c/o Worcester Township, 1721 Valley Forge Road, P.O. Box 767, Worcester, PA 19490; 610-584-5619 or [sgc@dca.net](mailto:sgc@dca.net).

Educational Uses  
Peter Wiczorek  
Director, Federal Real  
Property Group  
U.S. Dept. of Education

33 Arch St., Suite 1140  
Boston, MA 02110  
Telephone: 617-289-0172  
Email: [peter.wiczorek@ed.gov](mailto:peter.wiczorek@ed.gov)

Public Health Care  
John Hicks, Chief  
Space Management Branch  
Division of property Management/PSC  
Dept. of Health & Human Service  
Parklawn Building, Room 5B-41  
5600 Fishers Lane  
Rockville, MD 20857  
Telephone: 301-443-2265  
E-mail: [rpb@psc.gov](mailto:rpb@psc.gov)

Self-Help Housing  
Janet Golrick  
Asst. Deputy-Asst. Secretary  
Office of Multi-Family Housing  
Dept. of Housing &  
Urban Development

451 7th St. SW, Room 6110  
Washington, DC 20410  
Telephone: 202-708-2495  
E-mail: [janet\\_m.golrick@hud.gov](mailto:janet_m.golrick@hud.gov)

## List of Attendees at Public Workshop

NAME

ORGANIZATION

Linda Adkins

Animal Welfare Project

Matthew Schelly

Montgomery County Planning Commission

Jeffrey Miller, Ed.D

Methacton School District

Judith Memberg

Genesis Housing Corp.

## **Information Packet Distributed at Public Workshop and Provided to Individuals and Organizations upon Request**

To Notice of Interest Applicants:

On behalf of the North Penn U.S. Army Reserve Center Local Redevelopment Authority, thank you for your interest in the North Penn USARC property.

Federal Law mandates that the North Penn U.S. Army Reserve Center (North Penn USARC) close by September 15, 2011. The Federal base closure process is complex and is carefully regulated by law. The Defense Base Closure and Realignment Act of 1990, as amended, places responsibility for base reuse planning in the hands of the Local Redevelopment Authority (LRA). The LRA is responsible for preparing a base redevelopment plan for the North Penn USARC which appropriately balances Worcester Township's need for economic redevelopment, other types of development, and homeless assistance in the community in the vicinity of the installation.

The LRA has 270 days from December 8, 2006, the date it plans to complete its outreach process, to develop a redevelopment plan and a homeless assistance submission. In preparing the redevelopment plan, the LRA will review and evaluate all Notices of Interest submitted by members of the public, state and local governments, and non-profit entities interested in reusing portions of the North Penn USARC facility. The LRA must then determine which Notices of Interest, if any, to support.

**The deadline for receipt of your Notice of Interest is December 8, 2006.** Please note that any questions you may have should be directed to me, the Local Redevelopment Authority (LRA) Project Manager, rather than to the North Penn USARC facility. I will be happy to assist you throughout this application process.

This Notice of Interest application packet includes instructions for submitting a Notice of Interest as well as background information about the property. When additional information about the environmental condition of the property and/or personal property becomes available, we will forward it to you for consideration. This packet contains the following documents:

- 1) Instructions for Completing the Notice of Interest
- 2) Contact Information for Questions and Responses
- 3) Department of the Army Surplus Property Notice for Vol. 71, No. 89 of the Federal Register, dated 05-09-06
- 4) A copy of the LRA Notice of Interest Solicitation
- 5) Aerial Photo of Property
- 6) Base Facilities Information
- 7) Public Outreach Workshop and Tour Information
- 8) Background Information on Base Property
- 9) Illustrative List of Permissible Public Benefit Conveyances

The following documents will be supplied to applicants when made available to the LRA:

- 10) Environmental Condition of Property Report
- 11) Personal Property Inventory

Thank you for your interest in the North Penn U.S. Army Reserve Center.

Sincerely,

Susan G. Caughlan  
Project Manager, North Penn USARC LRA  
c/o Worcester Township

1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

**NORTH PENN U.S. ARMY RESERVE CENTER  
LOCAL REDEVELOPMENT AUTHORITY  
OFFICIAL NOTICE**

**INSTRUCTIONS FOR COMPLETING NOTICE OF INTEREST**

**A. NOTICE OF INTEREST CONTENTS**

A Notice of Interest should be prepared according to the specifications set forth in this section (as applicable) for both content and sequence.

Each Notice of Interest for Homeless Assistance or other Public Benefit Conveyances should include the following (as applicable):

ORGANIZATIONAL PROFILE

1. Legal name of government entity or non-profit institution requesting use of buildings or property at the North Penn U.S. Army Reserve Center.
2. Address and telephone number of applicant.
3. Name and title of contact person.
4. Name and title of person(s) authorized to complete purchase, and/or execute any lease or agreements. Attach a copy of the legal authority permitting these persons to complete such transactions.
5. Statement regarding whether the applicant is a state, a political sub-division of a state, or a private non-profit, tax exempt organization under Section 501(c)(3) of the 1986 Internal Revenue Code. If the applicant is a private not-for-profit entity, attach a copy of the IRS recognition of its Section 501(c)(3) exemption status.
6. A copy of the document showing statutory or legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property.
7. For applicants other than public agencies:
  - a. A description of the organization, year founded and brief history, major accomplishments and organizational goals.
  - b. A listing of all principals in the organization and any proposed on-site program managers who would participate in management activities of any proposed program. Provide appropriate credentials, as well as a description of previous related experience.
  - c. An organizational chart for the organization.
  - d. Guidelines of personnel procedures for recruiting, affirmative action, and equal opportunity outreach, resident hiring, personnel selection, training, evaluation, and discipline.
  - e. Provide the organization's connection to the community and the community interest that will be

served.

8. A copy of current constitution/charter/by-laws or Articles of Incorporation as appropriate.

#### PROPOSED PROGRAM

1. A detailed narrative description of the proposed use of the property or building.
2. A detailed assessment of the need for the proposed program. In the case of homeless assistance programs, include an explanation of what homeless needs in the communities in the vicinity of the North Penn U.S. Army Reserve Center you will be fulfilling.
3. Provide the following:
  - a) Explain the need to expand existing facilities.
  - b) Identify any anticipated expansion of services that may result from improvement of facilities for the proposed program, as applicable.
  - c) Identify whether the need for the proposed program is a result of the requirement to meet or comply with established state standards.
  - d) Include a statement that applicant does not currently possess real estate suitable for the proposed program.
4. In the case of a homeless assistance program, provide a description of how the program will be coordinated with other homeless assistance programs in the communities in the vicinity of the North Penn U.S. Army Reserve Center.
5. A description of the time required to commence the proposed program.

#### BUILDINGS OR PROPERTY NECESSARY TO CARRY OUT PROGRAM

1. A narrative description of requested facilities, land, buildings, improvements, easements and related equipment. (Describe by building number and include an illustrative map).

In the case of homeless service providers, describe the suitability of the buildings and property for the proposed homeless assistance program and needs of the homeless in the communities in the vicinity of the North Penn U.S. Army Reserve Center.
2. Is the applicant requesting a deed transfer? Would the applicant agree to the Redevelopment Authority owning the property and building and leasing such properties to the applicant at no cost?
3. Indicate what land use and zoning requirements or entitlements are necessary for the applicant to implement its Proposed Program in and around the buildings and property requested.
4. Indicate whether existing buildings will be used and describe any new construction or rehabilitation that is anticipated on the requested property necessary for program implementation.

#### ORGANIZATIONAL CAPACITY

Evidence that the management team is capable of successfully operating any proposed program will be examined. The applicant must demonstrate a record of past performance and experience with similar programs, viability, and financial and administrative solvency and stability based on the following:

1. A general description of past performance and experience operating similar programs to those proposed.
2. A list of all projects/properties owned or managed (as applicable to the request) by the applicant including:
  - Development name, address, and telephone number and name of on-site manager.
  - Number and type of units (emergency shelter, transitional housing, supportive housing, SRO 1-4 BR, market, etc. and the type of assistance).
  - Photos demonstrating exterior and interior physical condition of buildings.
  - Supportive services provided at each site.
  - Years managed/owned.
  - Audited financial statements for last two years on each site.

In the case of homeless service providers, also provide the current number of units or beds assisting the homeless, or government subsidized low and moderate income units owned or managed and detailed information for at least three programs/projects owned and/or managed.

3. Plans for the expansion of the organization to meet an increased demand for services from the proposed programs. Identify any organizational adjustments needed for proposed programs, including number of employees needed and job descriptions.
4. Provide a list of management functions that will be staffed at the property or in buildings requested and whether those management functions will be provided by the applicant or contracted out to a third party. If contracted out, please provide information regarding the selection process for those management services and how often a site manager will visit the property.
5. For other than public agencies, the following information must be provided:
  - a) A full detailed and audited financial statement for the last two years (including copies of tax returns for the last two fiscal years) of the organization's assets/reserves, liability, balances, makeup of current assets, accounts receivable, balance of revenues and expenses, and net worth. This report must include a balance sheet and income statement. If the applicant is a partnership or joint venture, individual financial statements must be submitted for each general partner or joint venturer thereof. A full disclosure of whether any of the organization's officers, principals, or partners have declared bankruptcy in the last five (5) years.
  - b) A disclosure as to whether any of the organization's officers, principals or partners have been convicted of a felony in the last five (5) years and the nature of the conviction.
  - c) A minimum of five (5) business references, including names, addresses, telephone numbers, and the nature and magnitude of the business association in each instance. These references must be persons or firms with whom you have transacted business during the past five (5) years.
  - d) A minimum of five (5) financial references, including names, addresses, and telephone numbers for each reference. It is required that two (2) of the five (5) references be banks or savings and loan institutions; also indicate the type of relationship.
6. Homeless providers must attach a management plan demonstrating the experience and ability to manage the programs enumerated in the Notice of Interest.

- a) In the case of transitional housing programs, applicants shall submit a proposed management plan that includes:
- 1) An affirmative marketing strategy, including examples of marketing materials prepared by the organization's personnel, dealing specifically with the mission to provide homeless families with a residential family environment where self advancement and responsibility can be fostered within a prescribed program.
  - 2) An application screening procedure to determine tenant eligibility and certification of income, including methods for maintaining and periodically purging the waiting list, as well as disqualifying factors, including requirements that clients be drug free and sober while in the facility and that clients not have been previously convicted of assault, battery, possession or sale of controlled substances, burglary, or weapons charges, or any other crimes against persons, in the last five (5) years.
  - 3) Orientation procedures for new residents to the mission goals established.
  - 4) A method for linking specific social services and resources must be established.
  - 5) Copy of a typical lease that would reflect the transitional aspects of the program.
  - 6) A procedure for enforcing the rules of the lease and any additional program standards of conduct, including an eviction procedure.
  - 7) Where the homeless assistance program is based upon a charge to the individuals who use the facility, please provide the following:
    - (a) Rent collection procedures, including policies regarding late payments and damage charges.
    - (b) Vacancy turnaround procedures.
  - 8) Procedures for complete financial accounting and periodic reports.

A formal accounting and financial reporting process will be required through contracting with a Certified Public Accountant whereby monthly financial statements, bank reconciliations, and a review of accounting transactions are provided to the Redevelopment Authority on a monthly basis by an individual separate from program management. An organization must also contract with an independent accountant to provide audited financial statements on an annual basis. The treasurer of each organization shall countersign all check copies on a monthly basis in conjunction with approving the Financial Statement. This dual signature must occur after the checks are issued and represent an auditable expenditure review process.

Documented financial controls and procedure policies must also be available/or developed which prescribe the standard methodology used in handling accounting transactions inclusive of cash receipts, accounts payable activities, journal vouchers, and internal bank and investment transfers. Such policies and procedures must acknowledge the scope of financial activities conducted by the organization.
  - 9) A property maintenance inspection program for buildings and units (as applicable) and grounds, including a capital improvement program, purchasing, and inventory procedures.

- 10) Provisions for a security program.
  - 11) A reporting system that will enable the community to evaluate the progress of the program on an annual basis.
  - 12) Indicate whether resident support services will be provided both on-site and off-site.
- b) In the case of emergency shelter programs, applicants shall submit a proposed management plan that includes:
- 1) A screening procedure for acceptance of individuals into the program, including eligibility criteria and disqualifying factors, including the requirement that clients be drug free and sober while in the facility and not have been previously convicted of assault, battery, possession or sale of controlled substances, burglary, or weapons charges, or any other crimes against persons, in last five (5) years.
  - 2) A typical agreement that would be signed by program clients setting forth standards of conduct and behavior, including eviction procedures.
  - 3) Specific support services to be provided on-site and methods for creating linkages with other existing programs off-site.
  - 4) Same submittal requests as identified for transitional housing program in subsection (a) as follows: (4), (6), (8), (9), (10), (11), and (12).
- c) In the case of other non-housing programs, a proposed management plan that also includes the same submittal requests listed under transitional housing programs in subsection (a), items (4), (8), (9), (10), and (11).

## FINANCIAL PLAN

Information in this section will not be released to the public without the written consent of the applicant.

Prepare a financial plan for the specific building, property, and/or program requested which shall include:

- a) A development proforma that identifies estimated costs associated with ensuring buildings and property that can be used for the proposed program. These costs shall include the cost of any needed construction to comply with local building codes and/or ADA requirements and to bring properties into conformance with design standards envisioned in the Reuse Plan, the costs of any proposed improvement, and costs associated with securing needed utility services. Soft costs such as architectural/engineering services, survey work, title services, legal services, and government permit fees shall also be identified. In addition, any financing costs for said improvements shall be identified. A schedule for completion and financing of all improvements shall be provided.
- b) A five- (5) year projected operating cash flow analysis for the program which shall include: annual gross income (with sources of all income and revenue- producing operations for the program identified), a complete breakdown of expenses (including, as applicable, vacancy costs, utility costs, maintenance costs, management fees, security costs, capital and operating reserves, salaries and benefits, insurance, real estate taxes, other expenses (postage, collections, training, supplies, etc.), net operating income before debt service and depreciation, debt service, net operating income after debt service and depreciation.
- c) Provide a detailed statement of the source of anticipated funding to establish the program operations, including a statement that funds are currently available for expenditure to carry out

the proposed program.

If the proposed program contemplates major development costs and funds are not currently available, identify plans and sources of funds to carry out the proposed program and development.

- d) Indicate whether the applicant is receiving federal, state, or local grants or subsidies for programs they provide. If so, what percentage of total organization revenues relies on these grants?

## **B. PREPARATION OF NOTICES OF INTEREST**

1. The Notice of Interest must be submitted typewritten on 8-1/2" x 11" white paper and must be bound in a secure manner.
2. If the applicant wishes to submit material and data which is not specifically requested, do not include the information with the Notice of Interest. This material must be included in an "Additional Data" section only. The following are examples of Additional Data:
  - Standard brochures and pictures/photographs
  - Promotional material with minimal technical content
  - Generalized narrative of supplementary information
  - Supplementary graphic materials
3. If the Notice of Interest is made by an individual, it shall be signed with the full name of the applicant, and his or her address shall be given. If it is made by a partnership, it shall be signed with the partnership name and by an authorized general partner and the full name and address of each general partner shall be given. If it is made by a joint venture, it shall be signed with the full name and address of each partner thereof. If it is submitted by a corporation, it shall be signed by the president and secretary in the corporate name.
4. No telegraphic, telephonic, or faxed responses, or modification to a proposal will be accepted by the North Penn U.S. Army Reserve Center LRA.

## **SUBMITTAL OF NOTICE OF INTEREST**

1. The original Notice of Interest and six (6) additional copies must be submitted.
2. It is the sole responsibility of the applicant to see that the Notice of Interest is received before the submission deadline. An applicant shall bear all risks associated with delays in the United States Mail.
3. **Deadline for Submission of Notice of Interest**
  - a) The North Penn U.S. Army Reserve Center LRA will receive Notices of Interest at the location indicated below:

Susan G. Caughlan  
c/o Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490  
610-584-5619

- b) **The time and date set for receipt of Notices of Interest is on or before Friday, December 8,**

**2006, prior to 4:00 p.m. Eastern Standard Time.**

All questions concerning the meaning or intent of these Instructions for Completion of Notice of Interest should be directed in writing to Susan G. Caughlan at the above noted address for a formal response.

Contact Information for Questions and Responses

Susan G. Caughlan  
Administrative Coordinator  
North Penn US Army Reserve Center LRA, Worcester, PA

c/o Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

610-584-5619  
[sgc@dca.net](mailto:sgc@dca.net)

## BRAC 2005 Screenings

SUMMARY: These properties have been determined surplus to the United States needs in accordance with the Defense Base Closure and Realignment Act of 1990, Public Law 101-510, as amended, and the 2005 Base Closure and Realignment Commission Report, as approved, and following screening with Federal agencies and Department of Defense components.

**FOR FURTHER INFORMATION CONTACT:** Headquarters, Department of the Army, Assistant Chief of Staff for Installation Management, Base Realignment and Closure Division, Attn:DAIM-BD, 600 Army Pentagon, Washington DC 20310-0600, (703)-601-2418. For information regarding a specific property, a contact is provided on the list of properties below.

**SUPPLEMENTARY INFORMATION:** Under the provisions of the Federal Property and Administrative Services Act of 1949, as amended, the Defense Base Closure and Realignment Act of 1990, as amended, and other public benefit conveyance authorities, this surplus property may be available for conveyance to State and local governments and other eligible entities for public benefit purposes. Notices of interest from representatives of the homeless, and other interested parties located in the vicinity of any listed surplus property should be submitted to both the recognized Local Redevelopment Authority and Army point of contact as listed above, or where no Local Redevelopment Authority has been recognized, the notice of interest shall be submitted to the Army point of contact as listed. Notices of interest from representatives of the homeless shall include the information required by 32 CFR Part 176.20(c)(2)(ii). Recognized Local Redevelopment Authorities, or the Army where no Local Redevelopment Authority has been recognized, shall assist interested parties in evaluating the surplus properties for the intended use. Deadlines for notices of interest shall be 90 days from the date a corresponding notice is published in a newspaper of general circulation in the vicinity of the installation. The properties are listed by state alphabetically.

### Pennsylvania

FACILITY TITLE	ADDRESS	ACRES	POC
1LT RAY S. MUSSELMAN MEMORIAL USARC	1020 SANDY HILL ROAD, NORRISTOWN	3.45	Base Realignment and Closure Division Attn:DAIM-BD 600 Army Pentagon Washington DC 20310 armybrac2005@hqda.army.mil
BLOOMSBURG USARC	1469 OLD BERWICK ROAD, BLOOMSBURG	2	Scott Township Local Redevelopment Authority Scott Township Municipal Building 350 Tenny Street Bloomsburg, PA 17815 (570) 784-9114
GERMANTOWN VETERANS MEMORIAL USARC	5200 WISSAHICKON AVENUE, PHILADELPHIA	5	City of Philadelphia Planning Commission One Parkway, 13 th Floor 1515 Arch Street Philadelphia, PA 19102 (215) 683-4615
HORSHAM MEMORIAL USARC	936 EASTON ROAD, HORSHAM	7	Horsham Township Authority for NASJRB (Naval Air Station Joint Reserve Base) 1025 Horsham Road Horsham, PA 19044 (215) 643-3131
JAMES W. REESE USARC	500 W. 24TH STREET (UPLAND), CHESTER	5	Reese Local Redevelopment Authority 224 Castle Avenue Upland, PA 19015 (610) 874-7317
LEWISBURG USARC	HAFER AND JPM ROADS, LEWISBURG	10	Kelly Township Local Redevelopment Authority 551 Zeigler Rd Lewisburg, Pennsylvania 17837 (570) 524-0437

LYCOMING MEMORIAL USARC	1605 FOUR MILE DRIVE, WILLIAMSPORT	6.59	Loyalstock Township Board of Supervisors 2501 East Third Street Williamsport, PA 17701 (570) 323-6151
NORTH PENN MEMORIAL USARC	1625 BERKS ROAD, NORRISTOWN	19	North Penn USARC Redevelopment Authority 1721 Valley Forge Road, P.O.Box 767 Worcester, PA 19490 (610) 584-1410
PHILADELPHIA MEMORIAL AFRC	2838-98 WOODHAVEN ROAD, PHILADELPHIA	9	City of Philadelphia Planning Commission One Parkway, 13 th Floor 1515 Arch Street Philadelphia, PA 19102 (215) 683-4615
WILSON-KRAMER USARC	2940 AIRPORT ROAD, BETHLEHEM	4.5	Bethlehem Local Redevelopment Authority 10 East Church Street Bethlehem, PA 18018 (610) 865-7085
WILKES-BARRE USARC	1001 HIGHWAY 315 SOUTH, WILKES BARRE	4	Township of Plains Plains Township Municipal Building 126 Main Street Plains, PA 18705 (570) 829-3439

**Availability of Surplus Federal Property to State and Local Eligible Parties,  
Including Homeless Service Providers  
(North Penn USARC Redevelopment Authority)**

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended (the Redevelopment Act) and its implementing regulations, the North Penn USARC Redevelopment Authority (the LRA) for the North Penn Memorial U.S. Army Reserve Center (USARC) is seeking notices of interest (NOIs) for surplus property at the installation.

State and local governments, homeless service providers and other interested parties may submit NOIs no later than 4:00 p.m. on December 8, 2006. A listing of surplus property at the North Penn USARC was published by the Department of the Army in the *Federal Register* on May 9, 2006. The complete listing can be obtained by calling the LRA contact person identified below.

NOIs for homeless assistance may be submitted by any State or local government agency or private nonprofit organization that provides or proposes to provide services to homeless persons and/or families from Worcester Township.

A workshop will be held at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, on Thursday, June 29, at 7:30 p.m. which will include an overview of the base redevelopment planning process; information on the site, including buildings; and information on the NOI process. To register for this workshop, please contact the LRA contact person listed below by June 22. Attendance at this workshop is not required to submit an NOI, but is highly encouraged.

NOIs from homeless service providers must include: (i) a description of the homeless assistance program that the homeless service provider proposes to carry out at the North Penn USARC; (ii) a description of the need for the program and the population to be served; (iii) a description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the North Penn USARC; (iv) information about the physical requirements necessary to carry out the program, including a description of the buildings and property at the North Penn USARC that are necessary in order to carry out the program; (v) a description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program; and (vi) an assessment of the time required to commence carrying out the program.

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property:

**Parks and Recreation:**

Wendy Ormont  
National Center for Recreation & Conservation  
Federal Lands to Parks Program  
U.S. Department of the Interior  
National Park Service  
1849 C Street NW  
Washington, DC 20240  
Telephone: 202-354-6915  
E-mail: [wendy\\_ormont@nps.gov](mailto:wendy_ormont@nps.gov)

**Educational Uses:**

Peter Wieczorek  
Director, Federal Real Property Group  
U.S. Department of Education  
33 Arch Street, Suite 1140  
Boston, MA 02110  
Telephone: 617-289-0172  
E-Mail: [peter.wieczorek@ed.gov](mailto:peter.wieczorek@ed.gov)

**Emergency Management Services:**

Federal Emergency Management Agency  
Facilities Management & Services Division  
500 C Street SW  
Washington, DC 20472

**Public Health Care:**

John Hicks  
Chief, Space Management Branch  
Division of Property Management/PSC  
Department of Health & Human Services  
Parklawn Building, Room 5B-41  
5600 Fishers Lane  
Rockville, MD 20857  
Telephone: 301-443-2265  
E-mail: [rpb@psc.gov](mailto:rpb@psc.gov)

**Corrections and Law Enforcement:**

Janet Quist  
Special Projects Manager  
Bureau of Justice Assistance  
Office of Justice Programs  
U.S. Department of Justice  
810 7<sup>th</sup> Street NW, Room 4413  
Washington, DC 20531  
Telephone: 202-353-2392  
E-mail: [janet.quist@usdoj.gov](mailto:janet.quist@usdoj.gov)

**Public Airports:**

Contact the Regional Federal Aviation Administration Point of Contact.  
Visit: [www.faa.gov/about/office\\_org/headquarters\\_offices/arp/regional\\_offices/](http://www.faa.gov/about/office_org/headquarters_offices/arp/regional_offices/)  
to identify the appropriate regional office.

**Self-Help Housing:**

Janet Golrick  
Assistant Deputy-Assistant Secretary  
Office of Multi-Family Housing  
Department of Housing and Urban Development  
451 7<sup>th</sup> Street SW, Room 6110  
Washington, DC 20410  
Telephone: 202-708-2495  
E-mail: [janet\\_m.golrick@hud.gov](mailto:janet_m.golrick@hud.gov)

**Historic Monument:**

Contact the Military Department (Disposal Agency)

**Wildlife Conservation (Only States May Apply)**

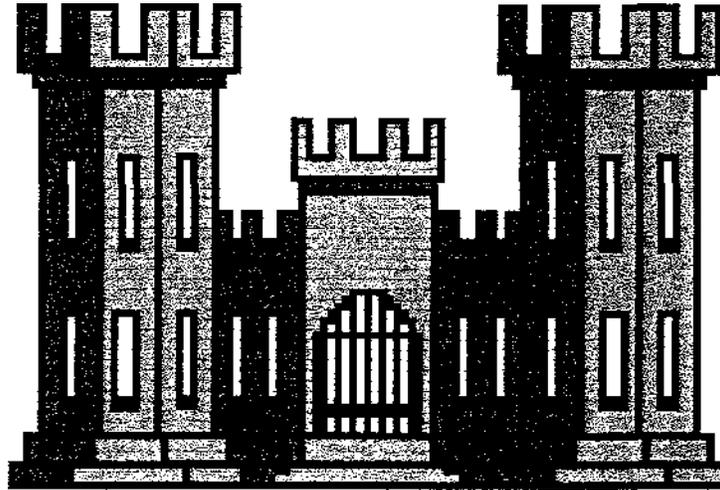
Contact the Military Department (Disposal Agency)

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

For additional information or to register for the workshop, contact Susan Caughlan, c/o Worcester Township, 1721 Valley Forge Road, P.O. Box 767, Worcester, Pa 19490, 610-584-5619, or [sgc@dca.net](mailto:sgc@dca.net).



**DEPARTMENT OF THE ARMY**  
**UNITED STATES ARMY FACILITY ENGINEER GROUP**  
**416<sup>TH</sup> ENGINEER COMMAND**  
**10 S.100 SOUTH FRONTAGE ROAD**  
**DARIEN, IL 60561-1780**



**ENGINEERING AND ENVIRONMENTAL  
FACILITY ASSESSMENT**

For

**North Penn USAR Center**

Worcester, Pennsylvania Facility I.D. No. PA139

Date of Visit: 31 MAY - 1 JUN 2000

PREPARED BY:

**FACILITY ENGINEER GROUP (416<sup>th</sup> ENCOM) FACILITY ENGINEER CENTER -  
NORTHEAST**

**FORT INDIANTOWN GAP  
FACILITY ENGINEERING TEAM**  
Annville, Pennsylvania

10 SEP 2000

## SECTION 1: EXECUTIVE SUMMARY

INSTALLATION NAME: NORTH PENN USAR CENTER

**INSTALLATION NUMBER: PA139      DATE:      31 MAY - 1 JUN 2000**

1. The Ft. Indiantown Gap Facility Engineer Team (Team) conducted an Engineering and Environmental Facility Assessment (E2FA) for the North Penn USAR Center on 31 MAY - 1 JUN 2000. The facility was constructed in 1974 on a former Nike Missile site, which included three capped subsurface missile silos. The center consists of five buildings; the main USAR center (39,187 SF), the Organizational Maintenance Shop (OMS) (6,909 SF), the domestic water pump house (262 SF), the waste water treatment building (42 SF), and the fire pump house (565 SF). The buildings are fully utilized along with the MEP and the POV parking areas. Security fencing surrounds the entire complex. The surrounding area consists of mostly high-end residential homes and some farmland. The facility is located adjacent to a multilane thoroughfare. The facility is occupied by the following units:

UNIT	Assigned Strength	Authorized Strength	Full-Time	
			Military	Civilian
153 <sup>d</sup> (LSO) Legal Support Organization	42	70*	1	0
427 <sup>th</sup> Transportation Company PLS (Palletized Load System)	88	142	5	1
307 <sup>t</sup> Army Band	33	41	0	1
369 <sup>th</sup> Engineer Platoon - Fire Fighters	37	28	0	1

Authorized Strength to include 200% manning for officers, which also includes 29 authorized off-site.

2. The USAR Center is located on 17 acres of land in Worcester, PA. The main building was constructed in 1974 and is two-story pre-cast concrete and structural steel frame, slab on grade. The main building has no basement, except for the mechanical room, which is below grade. The main building is a "T" shaped configuration. The 5-bay OMS is brick and steel construction of approximately 46 feet by 145 feet.

Since its construction in 1974, there have been several system upgrades/replacements, including; new roofing on all buildings on 8 DEC 95 (10- year warranty), on-site sewer and water line replacement in 1999, domestic well, pump, and associated equipment in 1999, conversion from oil to natural gas and fuel oil heat in 1995. The main building heating system is dual fuel #2 fuel oil and natural gas, with gas as the primary fuel. Infrared gas heaters augment this heating system in the drill hall. The OMS is heated with gas-fired infrared heaters (2) and a single unit heater.

4. During the visit, a significant facility issue involving the potable water supply system was noted, warranting urgent action. The 99<sup>th</sup> RSC was notified of this matter in a memo dated 9 JUL 2000, a copy of which is contained in Enclosure C. There is a potentially significant safety issue arising from the fact that a new on-site water well and ancillary equipment was recently installed and placed into service without any water quality monitoring. Center

personnel currently cook in and drink water provided by this system. The system has no water treatment system, such as chlorine, and neither initial nor periodic water quality monitoring has been performed. Mr. Nick Taylor, Facility Manager, was advised to post all consumption points advising center personnel to not drink the water. He was also advised to arrange for bottled water and for necessary testing.

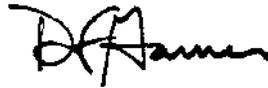
5. Environmental Compliance: The Environmental Compliance Assessment portion of the E2FA identified a total of 14 findings; 3 Class I, 6 Class III, 5 Regulatory Health/Safety findings. The Class I findings relate to drinking water quality, PCB labeling, and wastewater treatment permitting. A copy of the findings along with recommended corrective actions is attached as Enclosure A. This enclosure is also intended to serve as the facility's quadrennial external environmental assessment report.
6. Facility Condition Survey: An evaluation of the overall condition of the facility was performed in accordance with USARC Surveyor's User Manual dated July 1997. A copy of the Facility Condition Survey is provided in Enclosure B, and a copy has been forwarded directly via e-mail to LTC Gary Jackson, USARC-DCSENG.
7. Real Property Maintenance: The main building is constructed of concrete masonry unit (CMU) interior walls covered by pre-fabricated concrete panels and brick veneer exterior walls with a concrete floor. The OMS consists of CMU interior walls and brick veneer exterior walls with a concrete floor. The overall condition of the facility is fair, as there are numerous items that are in need of maintenance and repair action. It was obvious that some of these issues have been present for some time. For example, many ceiling tiles were stained, some dating back to 1996, when leaking unit heaters were replaced. According to center personnel, many of the tiles were also stained with animal waste from rodents and/or birds which had previously entered the building (over the ceilings) through open wall penetrations. Another example involves damage to the perimeter fencing (see photo #6, Section 5) from a fallen tree, which reportedly occurred in 1994 or 1995. This damage compromises the physical security of the facility and could be easily corrected by a contractor funded by the use of the Impac credit card.

The team observed the lack of effective contractor oversight relating to three (3) separate utility construction efforts to replace the natural gas, water, and sewer lines. Improper asphalt patching of associated trenching several years ago has resulted in damage to adjacent asphalt during snow removal operations. Work continues (dumping of topsoil) on the sewer line replacement project without any coordination with on-site personnel. A bend in the sewer line was installed without a manhole. No drawings were available to indicate whether or not this was the design, but common practice for all pipe direction changes is to install a manhole at all such changes.

A contractor visits the site daily to perform maintenance and monitoring of the on-site septic treatment system, yet there is no effort to monitor the on-site domestic water system. Facility personnel were not familiar with the operation of any of these systems to provide effective oversight. During the site visit, the assessment team reviewed the RISER report, which contained previously submitted work orders. This RISER report has been annotated to

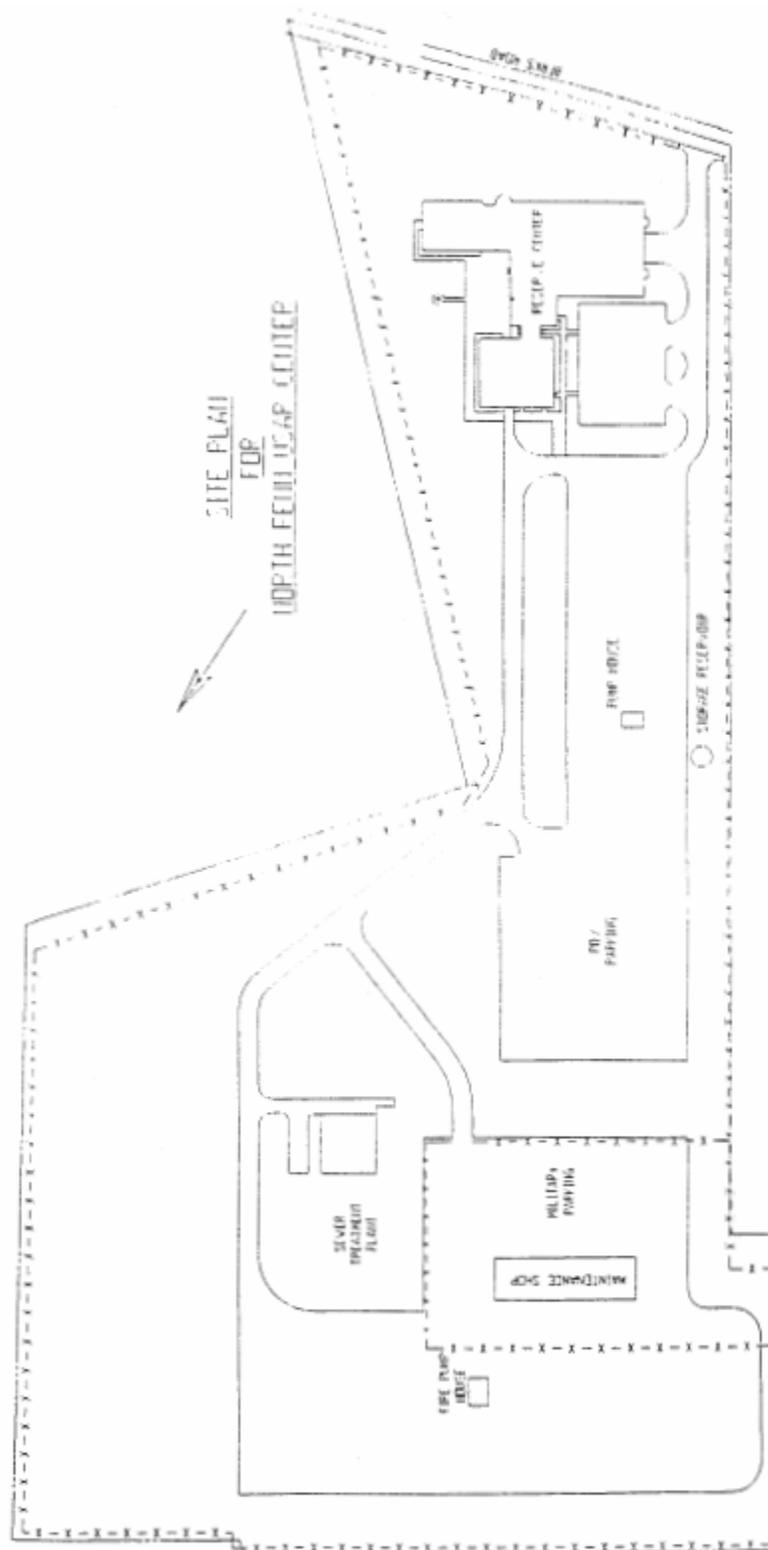
reflect item validity and to adjust the estimated costs, resulting in a revised a total estimated cost of \$629,730. Additional new RPMA work estimated at \$6,100 was identified during the assessment. All real property maintenance information is contained in Enclosure C.

8. Arms Vault Certification: The center's arms vault was inspected and re-certified IAW AR 190-11, which requires such action be conducted by appropriate engineer personnel every 5 years. The DA Form 4604-R should be posted in the arms vault and be reviewed during physical security surveys. The arms vault inspection checklist and DA Form 4604-R are contained in Enclosure D.
9. EMAAR/Space Utilization: Details relating to the utilization of space at the center are contained in Enclosure E.
10. Mr. Nick Taylor, Ms. Mary Ann Hamilton, Mr. Noel Costa, Mr. Kim Kegeriese, and Ms. Rebecca Sandy were extremely helpful and cooperated in assisting the team with this visit. Their dedication and professionalism greatly simplified our team's ability to accomplish the mission.

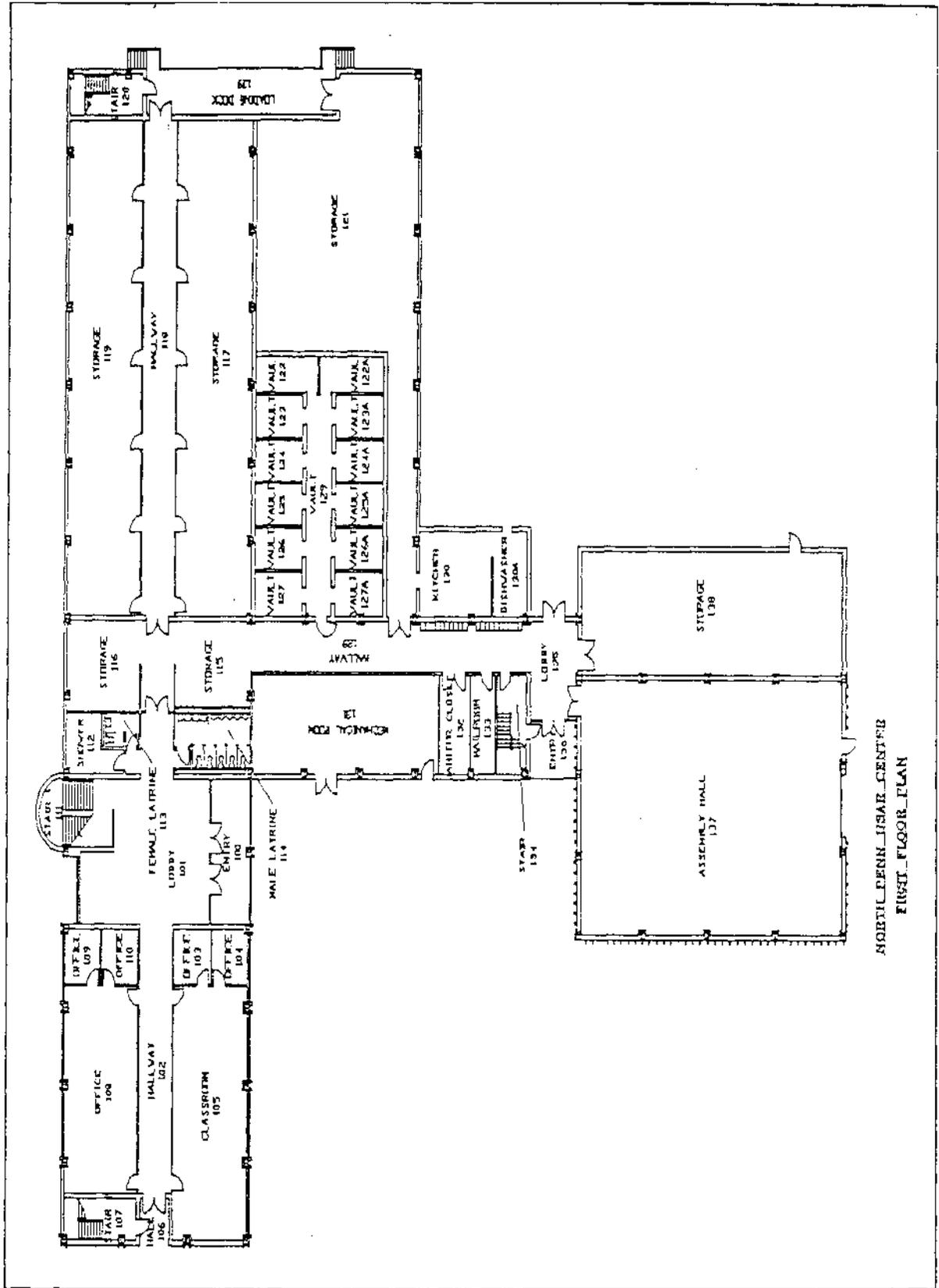


DOUGLAS F. GARNER, PE  
LTC, EN, USAR  
Team Leader

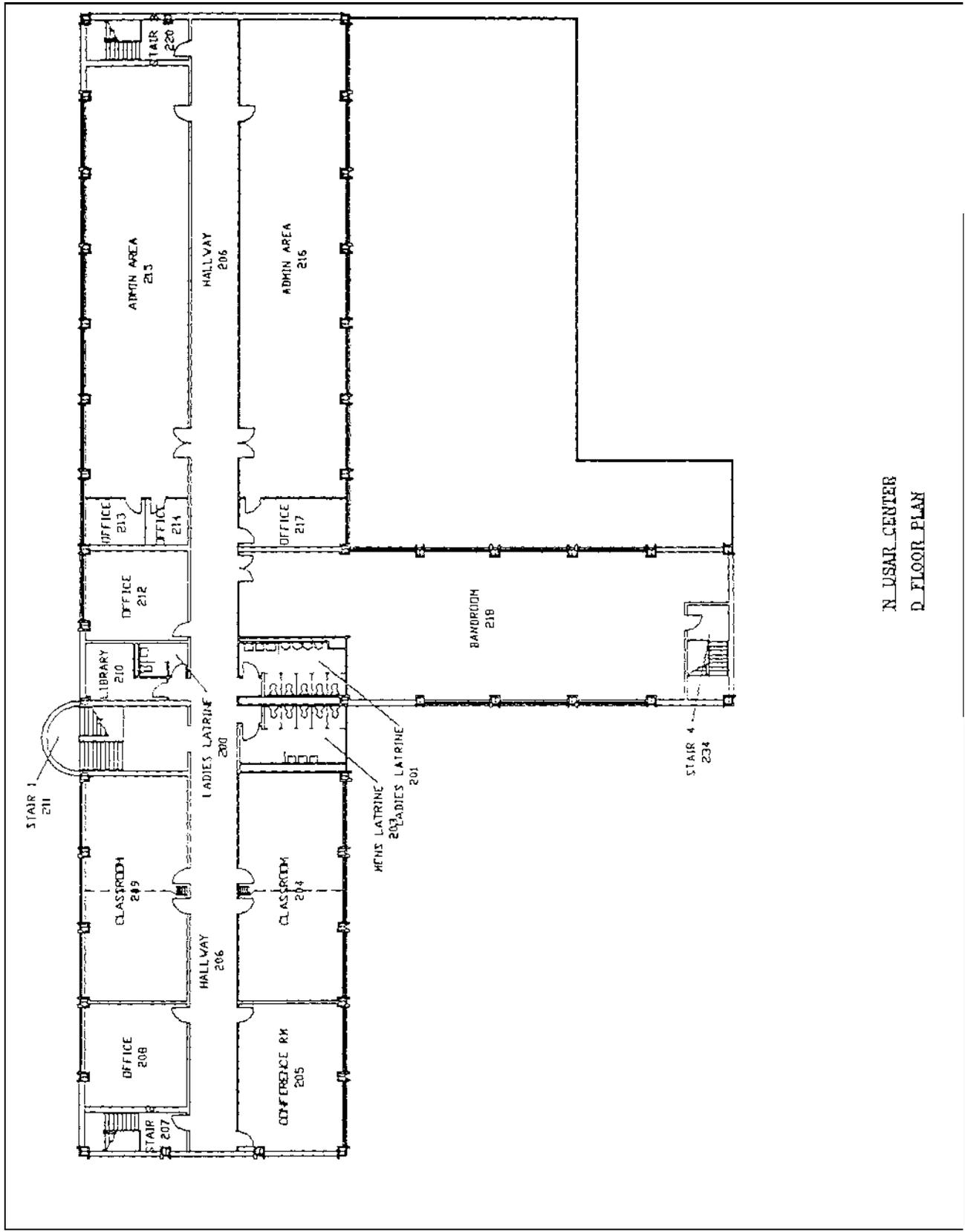
SECTION 4.C - SITE MAP



SECTION 4.D - BUILDING FLOOR PLANS



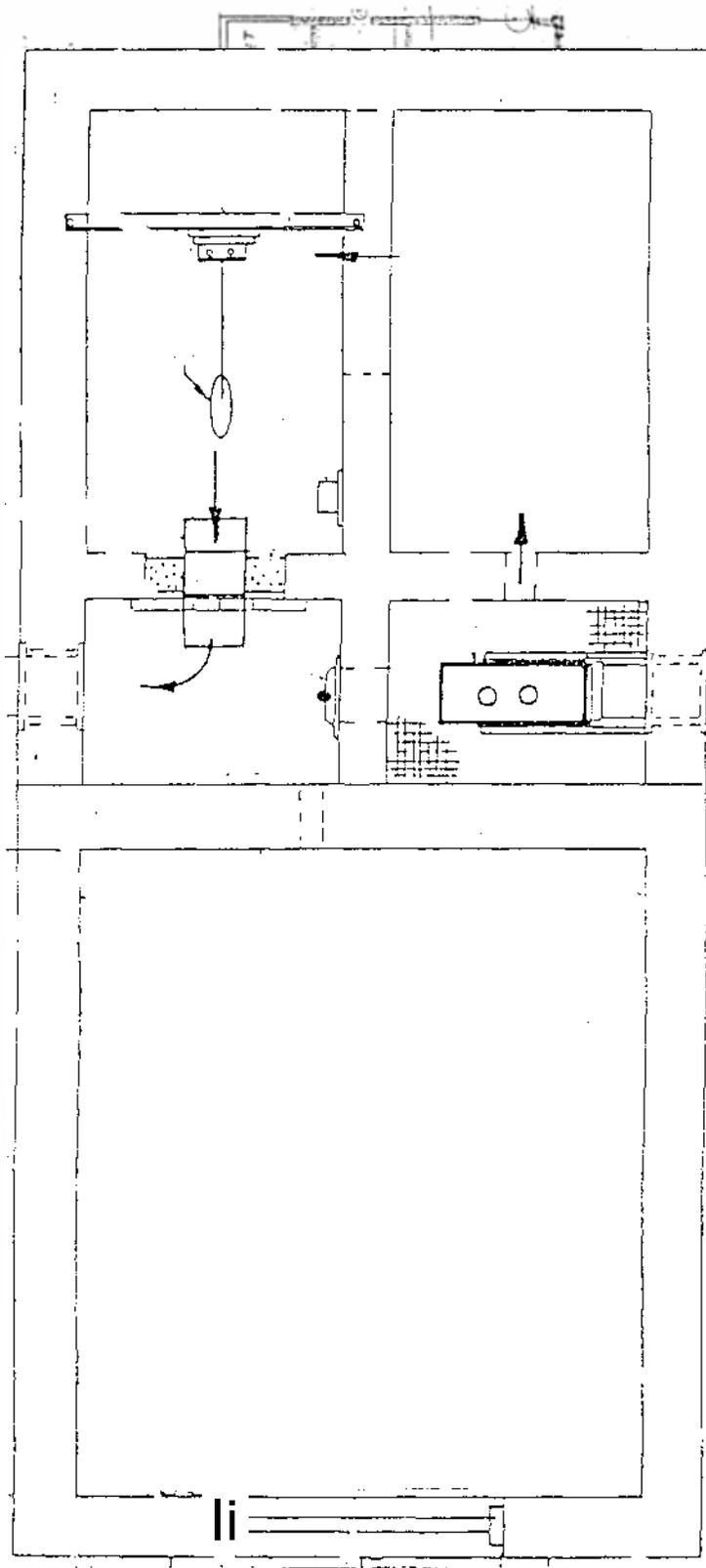
NORTH PENN. USER CENTER  
FIRST FLOOR PLAN



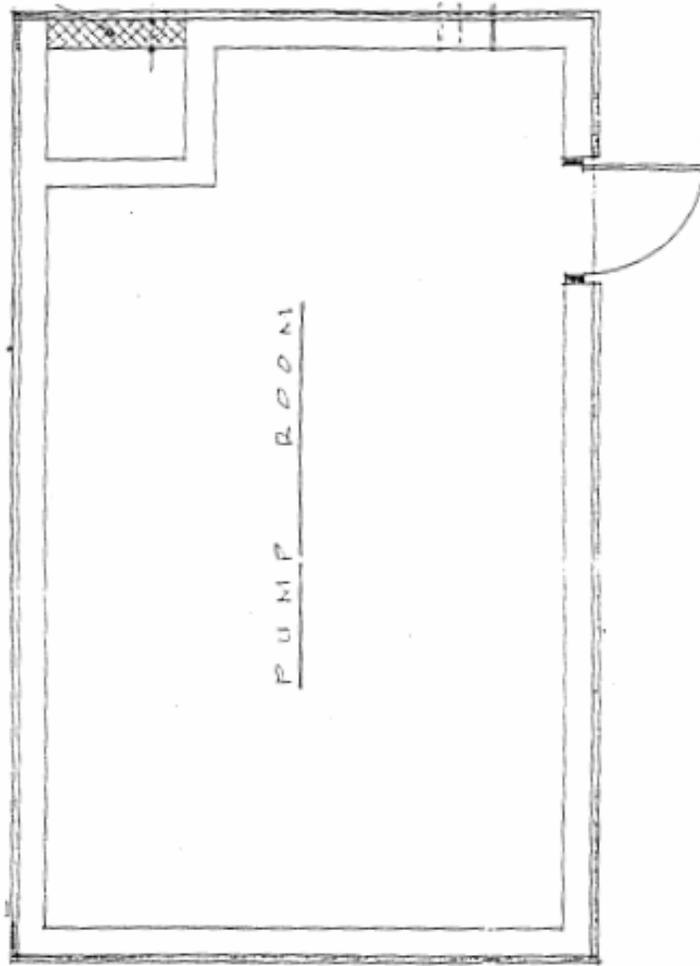
N\_USAR\_CENTER  
2D\_FLOOR\_PLAN

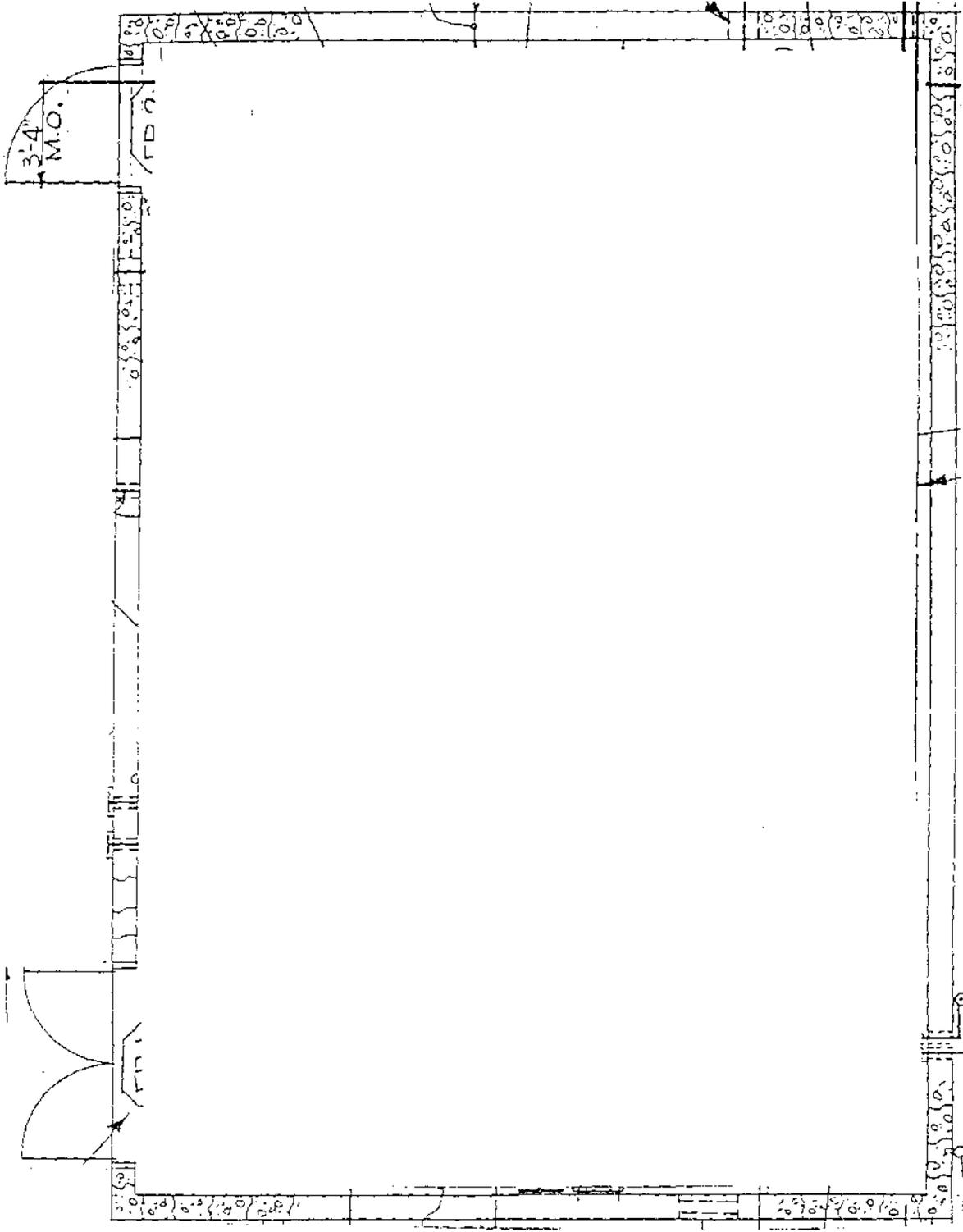


OMS



CHLORINE HOUSE & CONTACT TANK





FIRE PROTECTION PUMP HOUSE

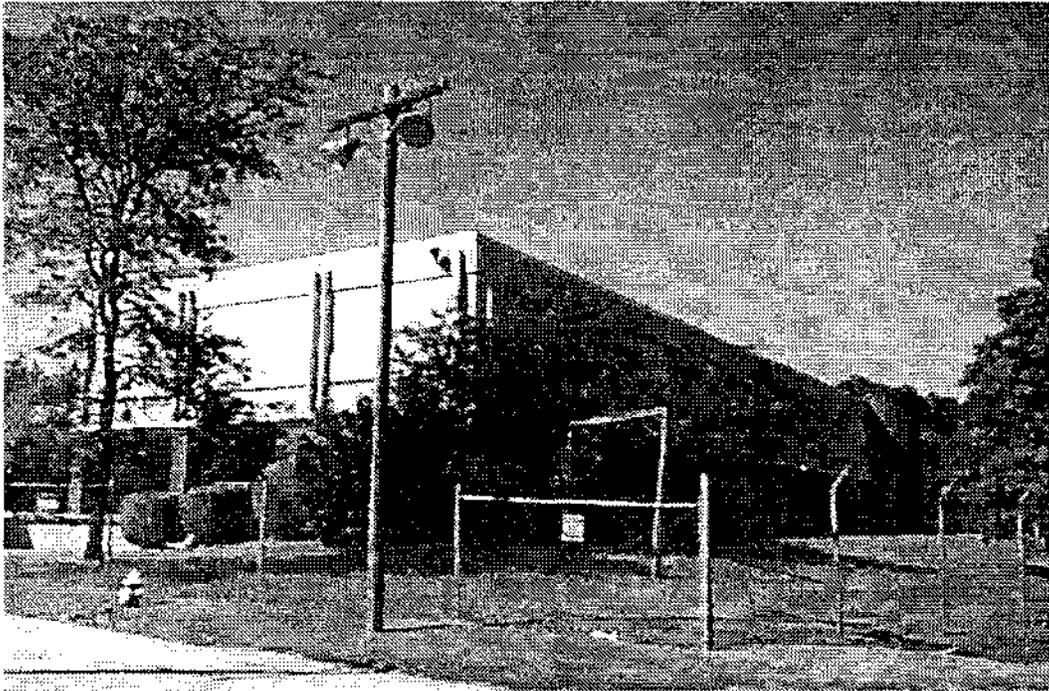


Photo 1: West corner (front) of North Penn USAR Center



Photo 2: North corner of USAR Center

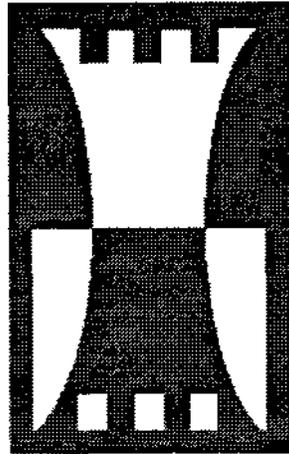
**Public Outreach Workshop and Tour Information**

Public Outreach Workshop: Thursday, June 29, 2006  
7:30 p.m.  
Worcester Township Community Hall  
1031 Valley Forge Road  
Fairview Village, PA

Facilities Tour: September 2006 – date and time to be announced

**DEPARTMENT OF THE ARMY**

UNITED STATES ARMY FACILITY ENGINEER GROUP  
416<sup>th</sup> ENGINEER COMMAND  
10 South 100 Frontage Road  
Darien, IL 60561-1780



**REAL PROPERTY MAINTENANCE ACTIVITIES**

For

**North Penn USAR Center**

Worcester, Pennsylvania Facility I.D. No. PA139

Date of Visit: 31 May - 1 June 2000

PREPARED BY:

**FACILITY ENGINEER GROUP (416<sup>th</sup> ENCOM)  
FACILITY ENGINEER CENTER - NORTHEAST**

**FORT INDIANTOWN GAP  
FACILITY ENGINEERING TEAM  
Annville, Pennsylvania**

## SECTION 1: EXECUTIVE SUMMARY

INSTALLATION NAME: North Penn USAR Center

INSTALLATION NUMBER: PA139

DATE: 31 May - 1 June 2000

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DOUGLAS F. GARNER, PE  
LTC, EN, USAR  
Team Leader

### Component Inspection Summary: PA139

Item No.	Facility Component	Cond Code '	Date of Component Installation	Date of Last Maint/Repair	Est'd Remain Life Years	Projected FY of Repair	Cost of Work Estimate	Work Order Number
1	Ceilings	Cl	1974	1995	5			
2	Walls	Cl	1974	1996	20			
3	Doors	Cl	1974	1992	20			
4	Floors	Cl	1974	1995	10			
5	Windows	C2	1974		5			
6	Stairs	Cl	1974		25			
7	Latrines	Cl	1974		5			
8	Kitchen	C2	1974		5			
9	Electrical	C2	1974	1993	20			
10	Plumbing	Cl	1974	1980	10			
11	Heating Sys	Cl	1995		25			
12	Cooling Sys	Cl	1995		25			
13	Site/Grounds	Cl	1974		20			
14	Bldg Exterior	Cl	1974		30			
15	Roof	Cl	1974	1995	25			
16	Fencing	C2	1974		5			
17	Pavement	C2	1974	Various	2			
18	Security Sys	N/A	None					
19	Other	NA		NA				
Total Cost <sup>U,yss</sup>								::>.

- Cl Item is generally in good condition and requires only routine maintenance and repair.
- C2 Item shows signs of partial failure of system components and needs maintenance, repair , or replacement
- C3 Item shows signs of extensive or complete failure of system components or system and needs immediate maintenance, repair, or replacemenr

NORTH PENN USAR CTR - REAL PROPERTY/SQUARE FOOTAGE SUMMARY  
FACILITY DATA - PA139  
TRAINING CENTER BUILDING

Room No.	Room Name	Length (ft)	Width (ft)	Height (ft)	Room Area (sq ft)	Room Volume (cf)	HVAC Code *1	Use Code *2	User	Remarks
First Floor										
100	Entry	10'6"	28'2"	9'	296	2,665	HA	---		
101	Lobby	10'	28'2"	9'	262	2,538	HA	---		
101		16'10"	14'2"	9'	239	2,147	H	---		
101		14'2"	7'	9'	99	895	H	---		
102	Hallway	8'8"	11'0"	9'	97	8,613	HA	---		
103	Office	10'10"	10'8"	9'	117	1,050	HA	IA.1	369th Eng	
104	Office	10'10"	10'8"	9'	117	1,050	HA	IA.1	369th Eng	
105	Classroom	49'	20'	9'	980	8,820	HA	IF.4	369th Eng	
106	Entry	8'	8'	9'	64	576	HA	---		
107	Stairs	20'	8'	9'	160	1,440	HA	---		
108	Office	40'	20'	9'	800	7,200	HA	IF.1	427th TC	
109	Office	10'10"	10'8"	9'	117	1,050	H	IA.2	427th TC	
110	Office	10'10"	10'8"	9'	117	1,050	HA	IA.2	427th TC	
111	Stairs	28'	13'	11'	364	4,004	H	---		
112	Shower	9'	11'6"	8'	104	828	HA	EH.1		
112		11'	11'0"	4'5"	50	396	HA	EH.1		
113	Toilet	9'	6'	8'	54	432	H	EH.2		
114	Toilet	20'	10'6"	8'	210	1,680	H	EH.1		
115	Locker Room	20'	17'6"	9'	350	3,150	U	IF.1		
116	Locker Room	20'	17'	9'	340	3,060	H	IF.1		
117	Storage	95'	20'	11'	1,900	20,900	HA	IF.1	AI	
118	Hallway	95'	8'7"	11'	827	9,092	H	---		
119	Storage	95'	20'	11'	1,900	20,900	H	IF.1	AI	
120	Stairs	20'	8'	8'	160	1,760	H	---		
121	Storage	22'	44'6"	11'	979	10,769	HA	IF.1	369th Eng	
121		14'	52'10"	5'8"	739	8,131	HA	IF.1	369th Eng	
121		8'	60'	11'	480	5,280	H	IF.1	369th Eng	
122	Arms Vault	17'3"	7'	8'	121	966	HA	LD.1		
122A	Arms Vault	17'3"	7'	8'	121	966	HA	LD.1		
123	Arms Vault	12'6"	8'	8'	100	800	HA	LD.1		
123A	Arms Vault	12'6"	8'	8'	100	800	HA	LD.1		
124	Arms Vault	12'6"	8'	8'	100	800	H	LD.1		
124A	Arms Vault	12'6"	8'	8'	100	800	HA	LD.1		
125	Arms Vault	12'6"	8'	8'	100	800	H	LD.1		
125A	Arms Vault	12'6"	8'	8'	100	800	H	LD.1		
126	Arms Vault	12'6"	8'	8'	100	800	H	LD.1		
126A	Arms Vault	12'6"	8'	8'	100	800	H	LD.1		
127	Arms Vault	12'6"	8'	8'	100	800	H	LD.1		
127A	Arms Vault	12'6"	8'	8'	100	800	HA	LD.1		
128	Ammunition	42'	8'	8'	336	2,688	H	LD.2		

Assessment Conducted:  
31May00

NOTES:  
Note 1: See HMA/C Code Legend  
Note 2: See EMMAR Facility Data Use Code Legend

NORTH PENN USAR CTR - REAL PROPERTY/SQUARE FOOTAGE SUMMARY  
FACILITY DATA - PA139  
TRAINING CENTER BUILDING

Room No.	Room Name	Length (ft)	Width (ft)	Height (ft)	Area (sq ft)	Volume (cf)	HVAC Code #1	Code #2	User	Remarks
129	Hallway	76'	10'	8'	760	6,080	HA	---		
129	Hallway	45'	8'	8'	360	2,880	HA	---		
130	Kitchen	19'6"	16'	8'	312	2,496	HA	IC	427th TC	
130A	Souliery	9'	16'	8'	144	1,152	HA	IC	427th TC	
131	Mesh Room	48'10"	19'	9'	948	8,516	HA	IH7		
132	Storage	15'	8'	9'	152	1,358	HA	IF4	al	
133	Mail Room	15'	6'5"	9'	124	1,112	HA	IA.1	al	
134	Stairs	15'	8'	11'	152	1,672	HA	---		
135	Lobby	18'2"	13'6"	9'	246	2,211	HA	---		
136	Entry	10'8"	13'6"	9'	144	1,300	HA	---		
137	Assembly Hall	71'	49'6"	18'	3,515	63,261	HA	IA.3	al	
138	Storage Classroom	71'	24'	11'	1,794	18,744	HA	IF.1	307th Band	
200	Toilet	9'	6'	9'	54	486	HA	IH2		
201	Toilet	20'4"	10'6"	9'	213	1,918	H	IH2		
203	Toilet	20'4"	11'8"	9'	238	2,138	HA	IH1		
204	Classroom	45'6"	20'	9'	914	8,226	HA	IE.1	al	
205	Classroom	29'6"	20'	9'	590	5,310	HA	IE.1	al	
206	Classroom	22'5"	8'8"	9'	198	1,782	HA	---		
207	Stairs	20'	8'	11'	160	1,760	HA	---		
208	Office	20'6"	20'	9'	410	3,690	HA	IA.1		
209	Classroom	45'	20'	9'	900	8,100	HA	IE.1	al	
210	Band Room	11'6"	9'10"	9'	113	1,014	HA	IG.3	307th Band	
210	Band Room	10'2"	4'6"	4'5"	46	413	HA	IG.3	307th Band	
211	Stairs	28'	13'	11'	364	4,004	HA	---		
212	Office	17'6"	20'	9'	350	3,150	HA	IA.2	153rd JAG	
213	Office	11'10"	10'	9'	118	1,062	HA	IA.2	153rd JAG	
214	Office	8'2"	10'	9'	82	736	HA	IA.2	153rd JAG	
215	Office	85'	20'	9'	1,700	15,300	HA	IA.2	153rd JAG	
216	Office	94'	20'	9'	1,880	16,900	HA	IA.2	153rd JAG	
217	Office	20'	10'	9'	200	1,800	HA	IA.2	307th Band	
218	Office	20'	17'	9'	340	3,060	HA	IA.2	307th Band	
218	Office	66'6"	29'7"	9'	1,975	17,775	HA	IA.2	307th Band	
218	Office	8'6"	10'	9'	85	765	HA	IA.2	307th Band	
220	Stairs	20'	8'	11'	160	1,760	H	---		
224	Stairs	19'	8'	11'	152	1,672	H	---		
Total Main Bldg. Net Area (NSF)					28,033					
Circulation Net Area (Actual)					7,903					
Structure (Actual)					3,251					
Total Main Bldg. Gross Area (GSF)					39,187					

Assessment Conducted:  
31May00

NOTES:  
Note 1: See HVAC Code Legend  
Note 2: See EMAR Facility Data Use Code Legend

NORTH PENN USAR CTR - REAL PROPERTY/SQUARE FOOTAGE SUMMARY  
FACILITY DATA - PA139

TRAINING CENTER BUILDING												
Room No.	Room Name	Room Dimensions			Height (ft)	Area (msf)	Room Volume (cf)	HVAC Code #1	Code #2	Use	Remarks	
		Length (ft)	Width (ft)	Depth (ft)								
CHLORINE HOUSE, WATER PUMP HOUSE & FIRE PUMP HOUSE												
	Room Name	Length (ft)	Width (ft)	Depth (ft)	Height (ft)	Area (msf)	Room Volume (cf)	HVAC Code #1	Code #2	Use	Remarks	
	Chem. Storage	7	6.00	8	8.00	42	336	H	I.F.1			
	Water Pump	12'4"	21'3"	9'8"	9.70	262	2,541					
	Fire Pump	19'4"	29'4"	10'	10.00	565	5,655					
<b>Total Storage Houses Net Area (NSF)</b>						869						
Circulation Net Area (Actual)						0						
Structure (Actual)						331						
<b>Total Storage Houses Gross Area (GSF)</b>						1,200						
OMS												
	Room Name	Length (ft)	Width (ft)	Depth (ft)	Height (ft)	Area (msf)	Room Volume (cf)	HVAC Code #1	Code #2	Use	Remarks	
101	Mail Rm	127'	44'	44.00	15'	5,588	83,820	H	II.C.1	AI		
102	Mail Office	197'	10'	10.00	8'	198	1,568	HA	II.A.1	AI		
103	PL Storage	12'	10'	10.00	8'	120	960	H	II.A.4	AI		
104	Toilet Room	5'3"	10'	10.00	8'	53	424	H	II.A.2	AI		
<b>Total OMS Net Area (NSF)</b>						5,957						
Circulation Net Area (Actual)						0						
Structure (Actual)						952						
<b>Total OMS Gross Area (GSF)</b>						6,909						
USAR CENTER												
<b>Total Center Net Area (NSF)</b>						34,890						
Circulation Net Area (Actual)						7,803						
Structure (Actual)						4,533						
<b>Total Center Gross Area (GSF)</b>						47,226						

**ENCLOSURE E**

PA139

<b>LEGENDS</b>	
<b>EMAAR FACILITY DATA USE CODE LEGEND</b>	
FROM DA FORM 5034-R, JAN 94	REFERENCE AR 140 483
<b>I. TRAININGBUILDING</b>	<b>II. MAINTENANCE SHOPS</b>
<b>A. ADMINISTRATIVE AREAS</b>	<b>A. ORGANITIONAL MAINTENANCE</b>
(1) FULL TIME	(I) SHOP OFFICE
(2) UNIT EXCLUSIVE	(2) UNISEX TOILET
(3) UNIT COMMON	(3) TOOL & PARTS ROOM
(4) RETENTION	(4) STORAGE ROOM
(5) ADMINISTRATIVE SUPPORT	(5) BATTERY ROOM
(a) GENERAL	(6) FLAMMABLE STORAGE
(b) RCAS	(7) CONTROLLED WASTE STORAGE
(6) LOBBY	(8)
<b>B. ASSEMBLY AREA</b>	(9)
(1) ASSEMBLY AREAS	<b>B. AREA MAINTENANCE SUPPORT</b>
(2) CHAIR AND TABLE STORAGE	(1) SHOP OFFICE
<b>C. KITCHEN - STD DESIGN</b>	(2) MEN'S TOILET
<b>D. WEAPONS AREA</b>	(3) WOMEN'S TOILET
(1) VAULT	(4) LOCKER ROOM
(2) ARMORER	(5) CLASSROOM/BREAK AREA
<b>E. EDUCATIONAL AREAS</b>	(6) TOOL ROOM
(1) CLASSROOMS	(7) SUPPLY ROOM
(2) LIBRARY READING ROOM	(8) BATTERY ROOM
(3) LIBRARY STORAGE	(9) COMMO/ELECTRONICS SHOP
(4) LEARNING CENTER	(10) INSTRUMENT REPAIR
(5) TRAINING AIDS STORAGE	(11) SMALL ARMS REPAIR
(6) COMSEC TRAINING	(12) SMALL ARMS VAULT
(7) COMSEC STORAGE	(13) FLAMMABLE STORAGE
(8) USARF INSTRUCTOR ROOM	(14) CONTROLLED WASTE STORAGE
(9) USARF PUBLICATIONS STORAGE	(15)
<b>F. STORAGE AREAS</b>	(16)
(1) UNIT/INDIVIDUAL	(17)
(2) STAGING AREA	<b>C. JOINT MAINT AREAS (OMS/AMSA)</b>
(3) SUPPLY OFFICE	(1) WORK BAYS
(4) JANITORIAL STORAGE	(2) MECHANICAUCUSTODIAL
(5) FLAMMABLE STORAGE	(3)
(6) CONTROLLED WASTE	
(7) FACILITY MAINTENANCE	<b>III. UNHEATED STORAGE' !</b>
<b>G. SPECIAL TRAINING AREAS</b>	<b>A. UNIT/INDIVIDUAL STORAGE</b>
(1) RIFLE RANGE	<b>B. STAGING AREA</b>
(2) PHOTO LAB	
(3) BAND ROOM	<b>IV · SUPPORTING FACILITIES'.</b>
(4) MEDICAL SECTION	<b>A. PRIVATELY-OWNED VEHICLE</b>
(5) PHYSICAL EXAM WING	(1) PARKING - CENTER (SY)
(6) SCIF	(2) PARKING - AMSA (SY)
(7) SOIL TESTING LAB	<b>B. MILITARY EQUIPMENT PARK</b>
(6) G. O. CONFERENCE	(1) OMS (SY)
(9) DRAFTING ROOM	(2) AMSA (SY)
(10) PHYSICAL READINESS	<b>C. WASH PLATFORMS</b>
(11) WWNCCS	(1) OMS (EA)
(12) AMSA ELECTRONICS SHOP	(2) AMSA (EA)
<b>H. SUPPORT AREA</b>	<b>D. COVERED STORAGE (SF)</b>
(1) MEN'S TOILETS & SHOWERS	<b>E. MEP FENCING (LF)</b>
(2) WOMEN'S TOILETS & SHOWERS	<b>F. MEP LIGHTING (EA)</b>
(3) UNISEX HANDICAP TOILET	<b>G. ACCESS ROADS (SY)</b>
(4) LOCKER ROOM	
(5) VENDING ALCOVE	<b>HVAC CODE LEGEND</b>
(6) BREAK AREA	<b>H:</b> Room Heated Only
(7) MECHANICAL	<b>A:</b> Room Air-Conditioned Only
(8) ELECTRICAL	<b>HA:</b> Room Heated & Air-Conditioned
(9) TELEPHONE	<b>J:</b> Room is Unconditioned

**ENCLOSURE E**

PA139

FACILITY DATA SUMMARY			DATE: 31 MAY 00 , ~
NORTH PENN USAR CENTER			FACILITY: PA139 LOCATION: Worcester, PA
	Existing Area (nsf)	Area Subtotals (nsf)	Total (nsf)
<b>I. TRAINING BUILDING</b>			<b>Z8Q33</b>
A. ADMINISTRATIVE AREAS		11245	
(1) FULL TIME	767		
(2) UNIT EXCLUSIVE	<b>6,963</b>		
(3) UNIT COMMON	<b>3,515</b>		
(4) RETENTION			
(5) ADMINISTRATIVE SUPPORT			
(a) GENERAL			
)b) RCAS			
(6) LOBBY			
B. ASSEMBLY AREA		0	
(1) ASSEMBLY A R S			
(2) CHAIR AND TABLE STORAGE			
C. KITCHEN - STD DESIGN	456	486	
D. WEAPONS AREA		1,578	
(1) VAULT	1,242		
(2) ARMORER	<b>336</b>		
E. EDUCATIONAL AREAS		2,404	
(1) CLASSROOMS	<b>2,404</b>		
(2) LIBRARY READING ROOM			
(3) LIBRARY STORAGE			
(4) LEARNING CENTER			
(5) TRAINING AIDS STORAGE			
(6) COMSEC TRAINING			
(7) COMSEC STORAGE			
(8) USARF INSTRUCTOR CLASSROOM			
(9) USARF PUBLICATIONS STORAGE			
F. STORAGE AREAS		<b>10,366</b>	
(1) UNIT/INDIVIDUALEQUIPMENT	<b>9,234</b>		
(2) STAGING AREA			
(3) SUPPLY OFFICE			
(4) JANITORIAL STORAGE	1,132		
(5) FLAMMABLE STORAGE			
(6) CONTROLLED WASTE STORAGE			
(7) FACILITY MAINTENANCE			
G. SPECIAL TRAINING AREAS		<b>159</b>	
(1) RIFLE NGE			
(2) PHOTO LAB			
(3) BAND ROOM	<b>159</b>		
(4) MEDICAL SECTION AREA			
(5) PHYSICAL EXAM WING			
(6) SCIF			
(7) SOILS TESTING LAB			
(8) G.O. CONFERENCE ROOM			
(9) DRAFTING ROOM			
(10) PHYSICAL READINESS AREA			
(11) AGCCS			

**ENCLOSURE E**

PA139

FACILITY DATA SUMMARY			DATE: 31 MAY 00 -
NORTH PENN USAR CENTER			FACILITY: PA139 LOCATION: Worcester, PA
	Existing Area (nsf)	Area Subtotals (nsf)	Total (nsf)
(12) AMSA ELECTRONICS SHOP			
(13)			
	Existing Area (nsf)	Area Subtotals (nsf)	Total (nsf)
H. SUPPORT AREA		1,868	
(1) MEN'S TOILETS & SHOWERS	601		
(2) WOMEN'S TOILETS & SHOWERS	321		
(3) UNISEX HANDICAP TOILET			
(4) LOCKER ROOM			
(5) VENDING ALCOVE			
(6) BREAK AREA			
(7) MECHANICAUCUSTODIAL	946		
(8) ELECTRICAL			
(9) TELEPHONE			
TOTAL CENTER NET TRAINING AREA			28,033
CIRCULATION ALLOWANCE (ACTUAL)			7,903
STRUCTURAL ALLOWANCE			3,251
TOTAL CENTER NET TRAINING AREA			28,033
OUTGRANTED AREA			
TOTAL CENTER GROSS AREA			47,296
I. MAINTENANCE SHOPS (AMSA, BMA, OMS)			5,957
A. MAINTENANCE SHOP (BMA/OMS)		369	
(1) SHOP OFFICE	196		
(2) UNISEX TOILET	53		
(3) TOOL & PARTS ROOM			
(4) STORAGE ROOM	120		
(5) BATTERY ROOM			
(6) FLAMMABLE STORAGE			
(7) CONTROLLED WASTE STORAGE			
(8) HAZARDOUS MATERIAL STRG.			
(9)			
B. AREA MAINTENANCE SUPPORT		0	
(1) SHOP OFFICE			
(2) MEN'S TOILET			
(3) WOMEN'S TOILET			
(4) LOCKER ROOM			
(5) CLASSROOM/BREAK AREA			
(6) TOOL ROOM			
(7) SUPPLY ROOM			
(8) BATTERY ROOM			
(9) COMMOIELECTRONICS SHOP			
(10) INSTRUMENT REPAIR			
(11) SMALL ARMS REPAIR			
(12) SMALL ARMS VAULT			
(13) FLAMMABLE STORAGE			
(14) CONTROLLED WASTE STORAGE			
(15)		-	

**ENCLOSURE E**

PA139

FACILITY DATA SUMMARY			DATE: 31 MAY00
NORTH PENN USAR CENTER			FACILITY: PA139
			LOCATION: Worcester,PA
	Existing Area (nsf)	Area Subtotals (nsf)	Total (nsf)
C. JOINT MAINT AREAS (AMSABMA/OMS)		5,588	
<b>(1) WORK BAYS</b>	<b>5,588</b>		
(2) MECHANICAL/CUSTODIAL			
(3)			
TOTAL SHOP NET AREA			<b>5,957</b>
STRUCTURAL ALLOWANCE			<b>952</b>
<b>TOTAL SHOP GROSS AREA</b>			<b>6,909</b>
OUTGRANTED AREA			
<b>TOTAL SHOP AVAILABLE GROSS AREA</b>			<b>6,909</b>
	Existing Area (nsf)	Area Subtotals (nsf)	Total (nsf)
III. OUTBUILDINGS		0	0
TOTAL OUTBUILDING NET AREA			<b>869</b>
CIRCULATION ALLOWANCE (ACTUAL)			0
STRUCTUAL ALLOWANCE (ACTUAL)			<b>331</b>
TOTAL OUTBUILDING GROSS AREA			1,200
TOTAL UNHEATED STORAGE NET AREA			
STRUCTURAL ALLOWANCE			
<b>TOTAL UNHEATED STORAGE GROSS AREA</b>			
OUTGRANTED AREA			
TOTAL UNHEATED STORAGE AVAIL. GROSS AREA			
IV. SUPPORTING FACILITIES			
A. PRIVATELY-OWNED VEHICLE		0	0
(1) PARKING - CENTER (SY)			
(2) PARKING - AMSA/BMA/OMS (SY)			
B. MILITARY EQUIPMENT PARK		0	0
(1) AMSA (SY)			
(2) BMA (SY)			
(3) OMS (SY)			
C. WASH PLATFORMS		0	0
(1) AMSA(EA)			
(2) BMA (EA)			
(3) OMS (EA)		0	
D. COVERED STORAGE (SF)		0	0
<b>E. MEP FENCING (LF)</b>		0	0
F. MEP LIGHTING (EA)		0	0
G. ACCESS ROADS (SY)		<b>1</b>	
REMARKS:			
1. Above paragraph numbers correspond with paragraph numbers contained on DA Form 5034-R (Project Documentation Space Allowance Worksheet).			
2. Refer to North Penn USAR Center Real Property/Square Footage Summary, PA139.			
3. Areas, both net square feet (NSF) & gross square feet (GSF), were derived from random sample measurements & drawings.			

## ILLUSTRATIVE LIST OF PERMISSIBLE PUBLIC BENEFIT CONVEYANCES

### **1. *For Educational and Public Health Purposes***

Property may be conveyed for school, classroom, or other educational use, or for use of the protection of public health, including research.

### **2. *For Public Airports***

Property may be conveyed that is essential, suitable, or desirable for the development, improvement, operation, or maintenance of a public airport, including property needed to develop sources of revenue from non-aviation businesses at a public airport.

### **3. *For Use as Historic Monuments***

Property may be conveyed for use as a historic monument if the property is in conformance with the recommendation of the Advisory Board on National Parks, Historic Sites, Buildings and Monuments.

### **4. *For Use as Public Parks or Recreation Areas***

Property may be conveyed for use as a public park or a recreation area.

### **5. *For Correctional Facility, Law Enforcement, or Emergency Management Response Purposes***

Property may be conveyed for correctional facility purposes, if the Attorney General has determined that the property is required for such purposes and has approved an appropriate program or project for the care or rehabilitation of criminal offenders; for law enforcement purposes, if the Attorney General has determined that the property is required for such purposes; and for emergency management response purposes, including fire and rescue services, if the Director of the Federal Emergency Management Agency has determined that the property is required for such purposes.

### **6. *For Port Facility Use***

Property that the Department of Transportation recommends as being needed for the development or operation of a port facility may be conveyed.

### **7. *Power Transmission Lines***

A surplus power transmission line or right-of-way may be conveyed.

## PUBLIC BENEFIT TRANSFER SCREENING

Entities interested in obtaining property through a public benefit conveyance (PBC), other than a homeless assistance conveyance, are invited to contact the following federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property:

### **Parks and Recreation:**

Wendy Ormont  
National Center for Recreation & Conservation  
Federal Lands to Parks Program  
U.S. Department of the Interior  
National Park Service  
1849 C Street, NW  
Washington, DC 20240  
Telephone: 202-354-6915  
E-mail: [wendy\\_ormont@nps.gov](mailto:wendy_ormont@nps.gov)

### **Education:**

Peter Wieczorek  
Director, Federal Real Property Group  
U.S. Department of Education  
33 Arch Street, Suite 1140  
Boston, MA 02110  
Telephone: 617-289-0172  
E-Mail: [peter.wieczorek@ed.gov](mailto:peter.wieczorek@ed.gov)

### **Public Health:**

John Hicks  
Chief, Space Management Branch  
Division of Property Management/PSC  
Department of Health & Human Services  
Parklawn Building, Room 5B-41  
5600 Fishers Lane  
Rockville, MD 20857  
Telephone: 301-443-2265  
E-mail: [rpb@psc.gov](mailto:rpb@psc.gov)

### **Historic Monument:**

Contact the Military Department (Disposal Agency)

### **Public Airport:**

Contact the Regional Federal Aviation Administration  
Point of Contact.

Visit:

[www.faa.gov/about/office\\_org/headquarters\\_offices/arp/regional\\_offices/](http://www.faa.gov/about/office_org/headquarters_offices/arp/regional_offices/)

to identify the appropriate regional office.

### **Corrections and Law Enforcement:**

Janet Quist  
Special Projects Manager  
Bureau of Justice Assistance  
Office of Justice Programs  
U.S. Department of Justice  
810 7<sup>th</sup> Street, NW, Room 4413  
Washington, DC 20531  
Telephone: 202-353-2392  
E-mail: [janet.quist@usdoj.gov](mailto:janet.quist@usdoj.gov)

### **Self Help Housing:**

Janet Golrick  
Assistant Deputy-Assistant Secretary  
Office of Multi-Family Housing  
Department of Housing and Urban Development  
451 7<sup>th</sup> Street, SW, Room 6110  
Washington, DC 20410  
Telephone: 202-708-2495  
E-mail: [janet\\_m.golrick@hud.gov](mailto:janet_m.golrick@hud.gov)

### **Emergency Management:**

Bill (Cheri) A. Smith  
Program Manager  
Excess Federal Real Property Program  
Facilities Management and Services Division  
Federal Emergency Management Agency  
500 C Street, SW, Room 505  
Washington, D.C. 20472  
Telephone: 202-646-3383  
E-mail: [bill.smith1@dhs.gov](mailto:bill.smith1@dhs.gov)