



Certificate of Necessity Application – Land Purchase

1. Project Name: Land Purchase

Project Description: Purchase of a +/- 65 acre parcel to be used as the site of a new elementary school serving grades 4-5. The parcel will allow space for a second school when the need arises.

Land Data

<i>Tax Parcel ID:</i>	DC-00-028.00-02-50.00-000
<i>Address:</i>	3431 S DuPont Boulevard, Smyrna DE 19977
<i>Size of Parcel:</i>	+/- 65 acres
<i>Appraised Value (if known):</i>	\$5,850,000
<i>Purchase Price (if known):</i>	
<i>Fees (in addition to purchase):</i>	
<i>Real Estate Commission</i>	
<i>Transfer Fees</i>	
<i>Taxes</i>	
<i>Other</i>	
<i>Other</i>	
<i>Other</i>	
<i>Total:</i>	

*Please describe other fees:

2. Project Details:

a. Land Purchase:

- i. Has the parcel been through the PLUS process? Yes; No
What was the designation? **Investment Level 2**
- ii. Has the land been approved by the Office of State Planning Coordination? **Per an email from the Office of State Planning and Coordination on August 29, 2019, the report and subsequent letter are being reviewed by leadership at the Office of State Planning and Coordination, Office of Management and Budget and the Department of Education.**
- iii. Is the size of the parcel in accordance with the DOE formula (School Construction Technical Assistance Manual, section 4 "Site Selection")? Yes; No
- iv. Has the school district obtained district Board of Education approval to submit this application? Yes; No

Please address the urgency of each project or your request in general. **Available land within the district's growth zone suitable for a school is scarce. The district's top priority is to secure land required for a new school. The new school will increase capacity and allow for a reconfiguration that will meet projected enrollment growth. The parcel is large enough to accommodate a second school when enrollment dictates.**

What would happen if the CN is not approved this year? **A delay may remove this parcel from future consideration and require the district to resume its search process. The subsequent delay in construction of a new school will necessitate additional short-term feeder pattern adjustments creating instability in the educational process for students and their families as well as district staff. A copy of the district reconfiguration plan is attached.**

In what priority order would you classify this request(s) if not all requests were granted? **A priority ranking for all projects is attached.**

3. Request Deadline:

Complete Board approved capital requests, accompanied by all completed submission documentation must be submitted to DOE by no later than August 31st of each State fiscal year for the next year's capital budget submission to the attention of:

Education Associate, Capital Project Management
Delaware Department of Education
401 Federal Street, Suite 2
Dover, DE 19901

4. Recommendations:

It is strongly recommended that districts notify DOE of any potential capital budget requests as early as possible in order to ensure a thorough review by DOE and to allow time for additional exchange of information, as applicable.

5. Attachments:

Office of State Planning Coordination approval letter – **Letter will be provided when received. As of August 29, 2019, the report and subsequent letter were being reviewed by leadership at the Office of State Planning and Coordination, Office of Management and Budget and the Department of Education.**

x District Board approved minutes (draft is acceptable)

x Appraisal (if applicable)

x Purchase Contract (if applicable) – DRAFT Agreement of Sale