

A photograph of Audubon Elementary School, a single-story building with white siding and red brick accents. The school is partially obscured by several large trees, including a prominent evergreen on the left and a large deciduous tree in the center. A paved road with yellow double lines runs in the foreground. The sky is overcast and grey.

Audubon Elementary School Property

Audubon Elementary School Property

- History
- Current Status
- Challenge
- Options

Audubon Elementary School Property

- Notice:

The presentation will provide the Board of School Directors with information on options for use of the Audubon Elementary School property so that in a future school board meeting, action can be taken and/or direction provided to the Superintendent.

There are no actions or decisions expected this evening.

Audubon Elementary School Property

Located: Egypt Road in
Lower Providence
Township

Land Size 14.043 acres

Building Size 55,333 sq ft

Zoning R-2/IO - Residential
with Institutional Overlay
District



Summary Use History

- Original Building consisting of 4 classrooms constructed in 1928
- Operated as a school seeing several renovations/additions in 1950, 1955, 1960, 1979 and 1995
- Closed in the late 1980's and used by the Lower Providence Township Library
- Opened as a school in 1995
- Closed in 2017

Challenge

- School property/building no longer being used as a school
- Cost approximately \$200k annually to maintain
- Current use is for school storage
- Enrollment projections indicate unlikely need for property use as a school in the next 10 years
- No maintenance or upkeep to structure is planned foreseeable future
- Provides little value for district or community in existing state and use

OPTIONS

- Sell Property
- Keep Property



Sell Property

- Via - Public auction; Sealed bids; Private sale
- Appraisal conducted 2018 and 2022
- Removes annual costs and avoids future maintenance
- Provides one time infusion of dollars
- Future use may provide negligible tax revenue
- Limits district future access to available land if needed



Portion of Side View of Subject Building.



Portion of Rear View of Subject Building.

Sell Property

Permitted Uses

- Residential
- Emergency services
- Community center
- Adult education center
- Senior citizens center
- Educational uses
- Philanthropic or religious institutions
- Library or museum

Conditional Uses

- Non commercial use as
- Medical/surgical hospital
- Sanitarium
- Rehabilitation hospital
- Penal or correctional facilities including prisons, prison farms and reform schools
- Licensed institution for care of the handicapped or elderly including skilled nursing, personal and intermediate care facilities.

Keep the Property



Portion of Side View of Subject Building.



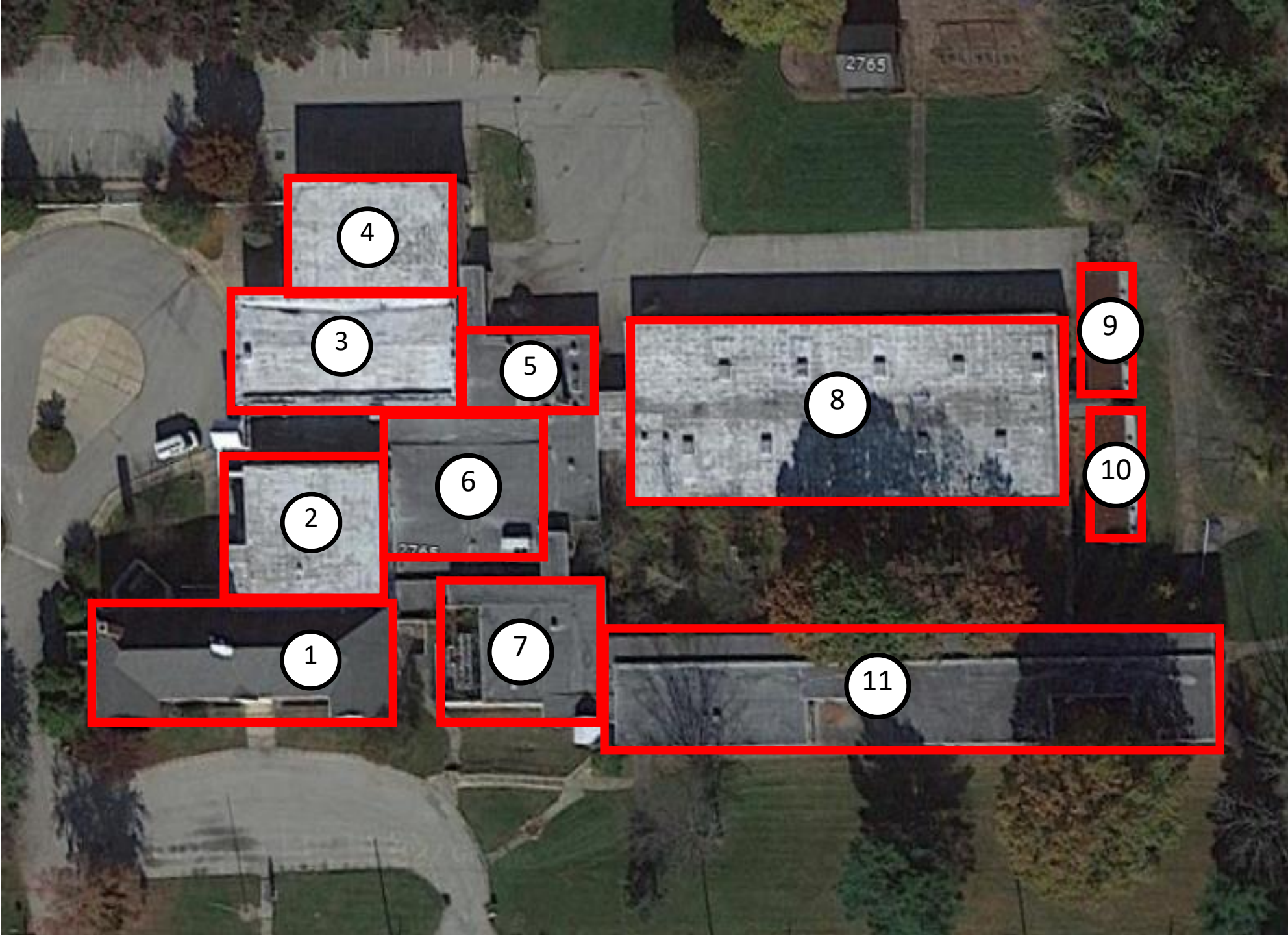
Portion of Rear View of Subject Building.



Portion of Rear View of Subject Building.



Portion of Rear View of Subject Building.



- LEGEND
- 1 – Original Building
 - 2 – Office/Mechanicals
 - 3 – Gymnasium
 - 4 – Auditorium/Cafeteria
 - 5 – Kitchen
 - 6 – Library
 - 7 – Administrative Offices
 - 8 – 10 Classrooms
 - 9 – Modular Classroom
 - 10 – Modular Classroom
 - 11 – 5 Classrooms

Keep Property – 6 Basic Options

OPTION 1

Action: Keep all existing structures

Estimated Costs = \$200K/YR with unanticipated future costs to maintain status quo use

Purpose:

Maintain status quo use

Maintain option for future school construction on site

OPTION 2

Action: Level all existing structures

- Maintain general/minimal care/upkeep
- Keep existing playground

Estimated Costs = \$500K – \$600K one time costs to remove internal items, conduct abatement, level building, soil and seed.

Minimal annual landscaping care/upkeep costs

Purpose:

Maintain option for future school construction on site

Keep Property – 6 Basic Options

OPTION 3

Action:

- Keep original structure (#1) and level all other structures
- Address resulting utilities/services/envelope/esthetics
- Keep existing playground

Estimated Costs = \$500K – \$600K one time costs to remove internal items, conduct abatement, level building, soil and seed. Ongoing anticipated utilities/maintenance costs. \$2M - \$3.5M to address utilities/services/envelope/esthetics. Estimate total between \$2.5M - \$4.1M

Purpose:

Maintain option for future school construction on site
Provide facility use for school district or third party use within zoning parameters

OPTION 4

Action:

- Choose Option 3 AND seek funding to turn property into a community park inclusive of walking path, picnic pavilion, outdoor amphitheater/outdoor performance stage.

Estimated Costs = same as option 3 with all other costs covered by county, state, federal grants, private donors, fundraising –estimate need of \$3M. Estimate total between \$5.5M - \$7.1M

Purpose:

Maintain option for future school construction on site
Provide facility use for school district or third party use within zoning parameters
Provide outdoor recreation/events/community access



Pavilion Concept



Amphitheater Concept

Keep Property – 6 Basic Options

OPTION 5

Action:

- Keep structures (1,2,3,4) and level all other structures
- Address resulting utilities/services/envelope/esthetics
- Keep existing playground

Estimated Costs = \$300K – \$400K one time costs to remove internal items, conduct abatement, level building, soil and seed. Ongoing anticipated utilities/maintenance costs. \$2M - \$3.5M to address utilities/services/envelope/esthetics. Estimate total between \$2.3M - \$3.9M

Purpose:

Maintain option for future school construction on site
Provide facility use for school district or third party use within zoning parameters

Maintain option for future school construction on site
(Provides more utility of use than Option 3 or 4, but has greater long term building maintenance impact.

OPTION 6

Action:

- Choose Option 5 AND seek funding to turn property into a community park inclusive of walking path, picnic pavilion, outdoor amphitheater/outdoor performance stage.

Estimated Costs = same as option 5 with all other costs covered by county, state, federal grants, private donors, fundraising –estimate need of \$3M. Estimate total between \$5.3M - \$6.9M

Purpose:

Maintain option for future school construction on site
Provide facility use for school district or third party use within zoning parameters
Provide outdoor and indoor recreation/events/community access

(Provides more utility of use than Option 3,4, or 5, but has greater long term building maintenance impact.

Costs on this page are merely estimates and do not reflect detailed/bid values

Tiered Approach – Keep Property





Existing School Building
August 10, 2022



Existing School Building with Dry Creek Bed
August 10, 2022



Proposed Park
August 10, 2022



Proposed School Building
August 10, 2022

Keep Property – Options Summary

Option 1 – status quo – not reasonable given challenge not resolved

Option 2 – significantly reduces cost of ownership, but is extremely short on value to the community and does not maintain option for future school construction or district use.

Options 3 – 6 requires collaboration with local, county, state and federal governments and private investors to realize community value/opportunity.

Challenge with Keeping Property

- Need partners to accomplish good for the community

District must:

- Provide certainty that a school can be constructed in future
- Provide some financial, people, and administrative support towards future use determination
- Provide assurances that investments from grants & private donors
- Provide assurances for program/service operation

Partners must:

- Assist with obtaining local, county, state, federal and private financial support in terms of grants, donations, and in-kind work to accomplish planned future use
- Provide Program/service operation/building utilization plan
- Provide plan to address ongoing maintenance of facilities/property from resulting improvements