



# Audubon Elementary School Determination (September 2024)

# Audubon Elementary School Property

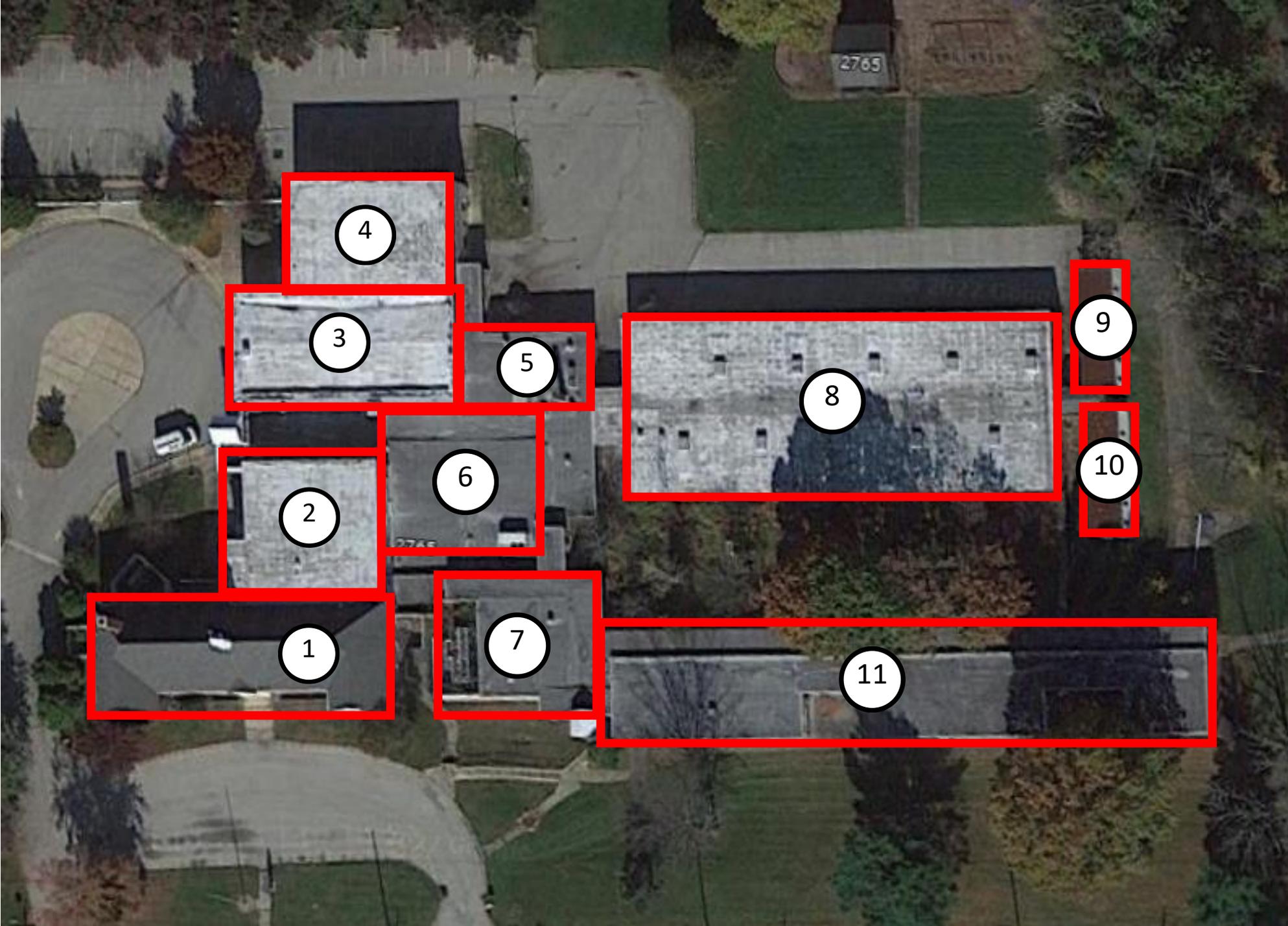
**Located:** Egypt Road in  
Lower Providence  
Township

**Land Size** 14.043 acres

**Building Size** 55,333 sq ft

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





- 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

# Challenges

- School property/building no longer being utilized for educational purpose or as a school
- Cost approximately \$57K annually to maintain (building/property)
- Building use following closure was for storage (currently no use)
- Enrollment projections indicate unlikely need for property for a school in the next 10 years
- No maintenance or upkeep to structures are planned
- Attractive Nuisance – (3-4 incidents per month)
- Provides little value for district or community in existing state
- Previous Board approved demolition of building in Nov 2022
- Completed asbestos abatement in May 2023
- Received County NPDES Permit Jan 2024 requiring impervious surface to be returned to meadow

# Keep Property Options (previously discussed over past 5 years)

- Use for future location of a school if/when needed (\$50-\$70 Million New Construction)
  - No plans for next 10 years for need (based on enrollment projections)
- Use for Athletic facilities (\$5-\$7 Million – however not reasonable use given Arcola options for same investment and location of students)
  - Construct track/field facilities for use by students/community
- Use for District busing terminal (\$5-\$7 Million PLUS \$300K - \$400K annual transportation costs impact due to route changes)
  - Construct new central busing terminal with transportation office and parking for drivers personal cars
  - Helps high school student/staff/visitor parking relief and opens options for campus configuration
  - Helps add to high school campus safety
  - Not a good location due to traffic/distance from center of district
- Use for Community park (should be min district effort – rely on grant funding)
  - Secure county and state funding to develop community use park while maintaining possession of property for future school/other use
- Use for Indoor/Outdoor Environmental Learning Center (no cost estimates determined at this time)
  - Similar to Planetarium concept use
- Use for Fire House Sub Station (sell/donate land to LP Fire Department)
  - Sub-divide land – donate/sell portion, but maintain access for future school when needed
- Use for Community Center-Long Term Lease with LP Township (\$1 for 25 year lease)
  - Community Center Concept – Senior Center/Indoor Camp/Parks & Recreation/Library extension/Art League/Lower Providence Historical Society

# Selling Property Options

- Sale by public auction (requires majority vote)
- Sale upon receipt of sealed bids (requires majority vote)
- At private sale (requires majority vote)
- Sale to a charitable organization (requires 2/3 majority vote)
- Sale or donation to a township located within the District's boundaries or a volunteer fire company/ambulance service (requires 2/3 majority vote)
- Sale or donation to a historical society for historical purposes (requires majority vote); or (7) Sale or donation to a community college (requires 2/3 majority vote).

**NOTE:** 1-Board of School Directors received property appraisal conducted in August 2024  
2-All proceeds from sale are require to be placed in a district capital projects fund

# Financials & Decisions

## Keep Property

- Recurring cost of maintenance of building/site = \$56,752
- Keep original structure for Central Admin = \$6.4M (more expensive than estimates for inclusion into new high school construction by nearly \$750K)
- Already spent \$218K on preparing for demolition of building with estimate of additional spending at \$538K to complete
- Do we keep property and demolish the building?
- Do we have a preferred use of property given our current status?

## Sell Property

- Already spent \$218K on preparing for demolition of building
  - Do we complete the demolition for a total in of \$756 before selling?
  - If we sell, there are closing costs estimated at around 4.5%.
  - All associated expenses to date/with sale will lessen the overall net return.
  - Estimate annual recurring tax revenue assuming residential development is \$95k.

# Committee Recommendations

- Does the committee have enough information to make a recommendation?
- Consider these recommendation options for full Board for consideration:
  1. Keep Property
    1. What is recommended plan for future use?
    2. Do we demolish building in order to achieve planned future use?
  2. Sell Property
    1. Do we demolish building before selling?
    2. Is there a preferred method of selling to direct the administration?
- When should we bring the committee recommendation to the Board for consideration?