

SITE SELECTION CRITERIA

1. Location

- Is the site located in the charter school's primary service area?
- Is it accessible by public transportation?
- Is it convenient for students and staff?
- Are nearby traffic levels adequate?
- Is the site visible to passersby, on foot or in vehicles?
- Are adjacent businesses appropriate (e.g., no adult video stores)?
- Is there a history of crime or vandalism in the area?
- Is the area suitable for evening events?

2. Site/Land

- Is there access to utilities (e.g., electricity, sewer, water, gas, phone)?
- Will the site require heavy maintenance (e.g., topography, drainage, retaining walls or geotechnical issues)?
- Is the proposed use for the project permitted by **zoning**? (For example, can you build the type of project you want on the site?)
- Is there adequate space for parking?
- Are the soil conditions conducive to the project's structural needs?

3. Building

- Is the size adequate and can it accommodate future growth?
- Is it structurally sound?
- What is the condition of the roof, exterior walks, and windows?
- What is the condition of all major systems (e.g., plumbing, electrical, heating/ventilation)?
- Can the seller or **broker** provide you with recent utility bills from all seasons?
- Has the building been checked for asbestos, lead paint, or other hazardous materials?

- Are there appropriate fire exits?
- Is the building ADA-compliant (Americans with Disabilities Act)?
- Can the space be easily reconfigured for educational and administrative space?
- Will projected energy costs be reasonable?
- Is there proper drainage in the basement?
- What is the condition of adjacent and nearby properties?

4. Costs and Renovations

- Is a recent appraisal available?
- Is the purchase price (or lease rate) reasonable, and comparable to similar sites of similar age and quality?
- Are the preliminary costs for improvements reasonable? Has your architect or project manager confirmed them?
- What are the estimated maintenance costs?

5. Legal and Timing Issues

- Is the property or site vacant and available immediately?
- Is the seller motivated to sell within your timeframe?
- Is sufficient financing available to complete the transaction within the required timeframe?
- Are there zoning restrictions? Will there be a need for zoning variances or lengthy hearings? Required setbacks? Legal easements or rights-of-way across the property? Prior title issues?
- Are you permitted to display signage on the site?
- Will building permits be available within the required timeframe?
- Are there any political issues that would block approval of the site? Are the neighbors likely to be supportive?