

New Early Childhood Learning Center Update:

*Due Diligence Summary of
525 West Howard Avenue (SoulShine)*

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Board of Education
Work Session





**Student
Success in All Areas**

**The CSD Student
Experience: Preparing to
Lead a Better World**



**Building and
Sustaining an Engaging
and Inclusive Culture**

**The CSD Cultural
Experience: Connections,
Culture, and Community (C3)**



**Cultivating and
Retaining High-Quality
Professionals**

**The CSD Staff Experience:
From Hire to Retire**



**Organizational
Effectiveness and
Excellence**

**The CSD Sustainable
Experience: Future Ready
Classrooms**

Why We Conducted Due Diligence

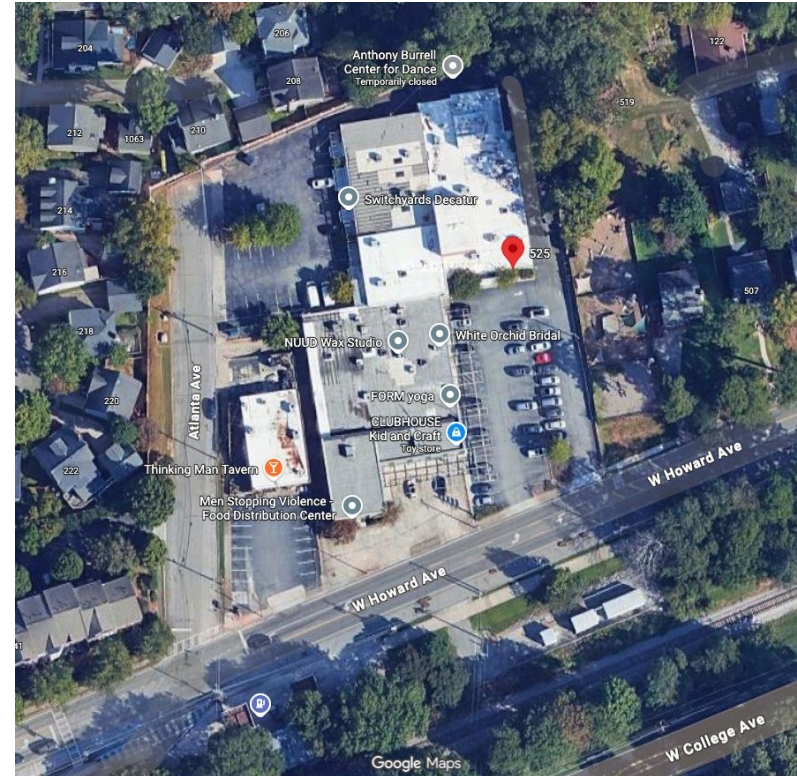


Site Context

- The 525 West Howard Avenue – SoulShine site has been raised repeatedly in public discussion as a potential location for CSD’s new ECLC.

Evaluation Approach

- Risk/Hazard Assessment
- Safety & Security Considerations
(i.e., particularly for children birth–Age 4)
- Traffic & Access Control
(i.e., arrival/dismissal)
- Walkability Feasibility
- GADOE School Site Approval Requirements
- Risk Mitigation Feasibility
(i.e., effort, costs, legal, etc.)



Early Operational Concerns Identified



Operational & Safety Concerns

- Proximity to a railroad corridor, gas station, and a high-traffic roadway
- Mixed-use surroundings create uncontrolled access and parking conflicts during drop-off/pick-up
- Potential line-of-sight exposure into play areas from nearby second-floor viewpoints

Walkability Limitations

- A safe walking route would likely require new pathway construction and potential easements/property acquisition



Source: Maryland, 2023

Environmental & Perimeter Security Considerations



Playground Disclosure

- Owner disclosed lead identified on the playground area
- Would require additional testing and potential soil remediation/excavation to ensure safety

Perimeter Safety

- Existing fencing is not sufficient for an ECLC
- Would require new perimeter fencing and controlled-entry upgrades





GaDOE Requirement

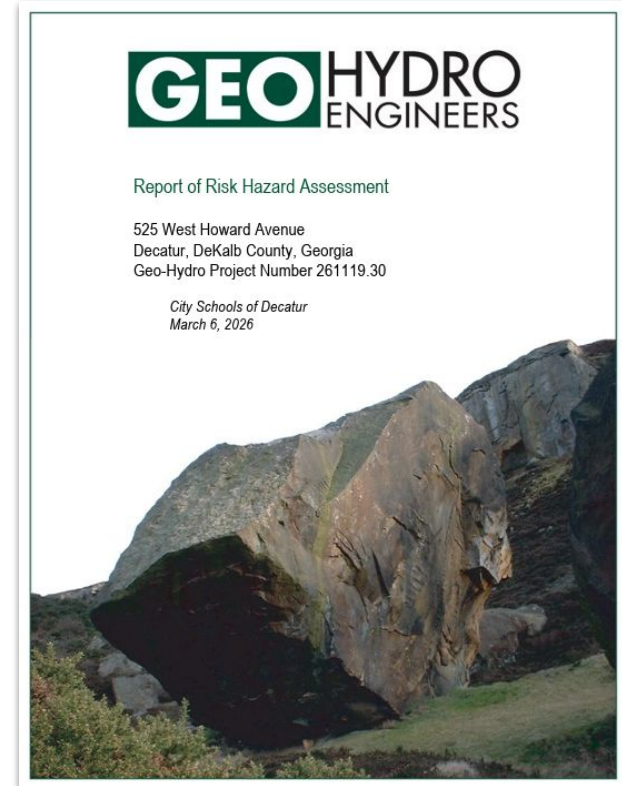
- A Risk/Hazard Assessment is part of the GaDOE school site approval process, which is why Geo Hydro Engineers was engaged.
- The assessment concludes the site is **not suitable** from a risk/hazard standpoint for a school facility.

Early Guidance

- Preliminary feedback indicated risk mitigation efforts could be substantial.

Reason for Sequencing

- We commissioned the Risk/Hazard Assessment before considering investment in deeper environmental studies or design work.



Risk/Hazard Assessment Key Findings



Key Hazards Identified

- **Railroad Corridor**
 - Approximately 160 feet from the site
 - Report indicates no feasible mitigation for the identified real-related hazard
- **High-Voltage Transmission Corridor**
 - $\geq 115\text{kV}$ within 300 feet of the site
- **Nearby Fuel Hazards**
 - Gas station approximately 250 feet from the site
 - Fuel/propane hazards identified
- **On-site Environmental History**
 - Brownfields-listed Site ([Link](#))
 - Groundwater sampling noted Perchloroethylene (PCE) above Maximum Contaminant Level (Hazard)



Due Diligence: Financial & Timeline Impacts



Occupied Site with Active Leases

- Multiple tenants with lease terms extending into 2027 and 2028
- Full site control would require negotiated early terminations

Estimated Buyout Exposure

(Rent Roll-based)

- Approximately \$560K (base rent only)
- Approximately \$620K if security deposits are included
- Excludes relocation assistance, legal costs, and negotiated premiums

Schedule & Dispute Risk

- Potential Tenant Displacement
 - Adds schedule and cost complexity
 - Increases the likelihood of prolonged property dispute

Renovation Due Diligence & Compliance Cost

- Any conversion would require hazardous materials surveys and if identified, regulated abatement (for example, asbestos)
- Risk mitigation and compliance efforts add cost and schedule complexity

Questions?

