

REAL PROPERTY LIFE CYCLE PLAN

School Buildings

1. Following official action closing a school building (or any other district facility), the School Board will make an early determination to either:
 - a. Retain District ownership and develop alternative uses for the facility, or
 - b. Declare as unneeded (surplus) and institute measures to dispose of the facility.
2. The decision to keep a vacated school (or any other district facility) under District ownership and control will be based on such factors as:
 - a. Future District needs for classroom and educational use
 - b. Potential use for other District functions such as community education and administration
 - c. Ease with which the facility can be converted to alternative uses considering such factors as conversion costs, condition, and location
 - d. Extent to which the School District and other governmental units or agencies can jointly use the facility. The District will consider multiple use of a building by community organizations and the School District, as well as rent paying type clients.
3. The decision to dispose of a closed school (or any other District facility) will be based on such factors as:
 - a. No present or future educational use can be established
 - b. No present or future need to use the facility for other School District functions
 - c. Marketability of the building including such factors as location, conditions, and zoning/rezoning restrictions
4. The District will either lease or sell vacated schools (or any other District facility) at the earliest possible date. Pending final disposition of a facility, the District will make necessary provision to mothball and adequately secure the facility. Closed facilities will be managed carefully to prevent their becoming a neighborhood eyesore.
 - a. The same will be undertaken after consideration of the wishes of District citizens, in coordination with other local governments, and in accordance with current governing statutes, rules and regulations, and accepted UFAR standards.

- b. The property may be put up for bids and/or auction and the Board may sell the property to the highest bidder or reject all bids. The property may also be sold by means of a negotiated sale.
 - c. If the property is to be leased, the lease language will include stipulations which protect the District's investment, insure the District's ability to control present and future uses of the facility, and require that the lessee submit to the District for approval building remodeling plans (lessee would likely pay for all remodeling and redecorating).
5. The School Board will not consider sale or lease to a non-public elementary or secondary school. Furthermore, a condition of any sale or lease agreement will be that the purchaser or lessee may not sell or lease to a non-public elementary or secondary school.
 6. If feasible, the Board will conduct transactions which causes the facility (and property) to be placed on the tax rolls.
 7. The Board may authorize appraisal by a professional appraiser.
 8. The Board may authorize marketing of the facility by a realtor or broker.
 9. The District may demolish a facility if this is the most advantageous alternative. The Board will authorize the work to be done by an independent demolition contractor by means of the bid process.
 10. The District may subdivide a property (zoning permitted) to expedite the disposition of a facility and/or property. The property will be sold in the most financially advantageous manner (either sold as a whole, or subdivided and sold).
 11. The Board may consider the sale or lease of the facility to another governmental unit or agency. The School District will contact all governments which may have an interest in all or parts of the facilities or sites. The Board will review all joint powers agreements which apply.

Undeveloped Sites

The Board will consider such factors as the following in the disposition of undeveloped sites:

1. Long-term student enrollment projections in those neighborhoods which could potentially be served by the construction of a school on the undeveloped site.
2. Changing educational/program needs which might necessitate construction of a facility and use of the site.
3. Trends in housing development and/or redevelopment.
4. City and metropolitan comprehensive plans and zoning/rezoning patterns.
5. School District and other governmental joint use of site.

The formula to be is:

<u>Rank Order</u>		<u>Weighted Rank</u>
1	Maintenance	4.6
2	Operation	4.4
2	Savings	4.4
4	Permanency of decision	4.0
5	Educational programs	3.6
5	Displacement of students	3.6
7	Consistency with area plans	3.1
7	Physical condition of building	3.1
9	Cost alternatives	2.9
10	Enrollment capacity	2.7
10	Walking distance boundaries	2.7
12	Sale or lease	2.6
13	Unique factors	2.4
14	Community use of school(s)	2.3
15	Staff displacement	2.0
16	Energy	1.9
17	Building safety	1.6
18	Volunteer commitment	1.4
19	Usage alternatives	1.3

Ref.: M.S. 123.15, 123.36, Subd.13

March 22, 1982