

SECTION F: FACILITIES DEVELOPMENT

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FACILITIES DEVELOPMENT GOALS

The Board believes that any educational program is influenced significantly by the environment within which it functions. The development of a quality educational program and school facilities which help to implement it must be complementary.

It is this Board's goal (1) to provide the facilities needed for the number of students in the District; (2) to provide the kind of facilities which will best support and accommodate the educational program and (3) to develop a long-range planning and evaluation program.

The Board recognizes that capital outlay funds are limited and that it must establish priorities in order to make the best use of the school building funds. The Board's first objective is to develop a plan which eliminates any overcrowding. Whenever possible, the cultural as well as educational needs of the community will be considered in planning facilities expansions.

Architects employed by the Board will be expected to plan for simplicity of design; sound economics (including low, long-range maintenance costs); efficiency in energy consumption; low insurance rates; high educational utility and flexibility.

[Adoption date: May 9, 1994]

LEGAL REFS.: ORC 3318.01
OAC 3301-35-03

FACILITIES PLANNING

The Board is responsible for the regular operation and orderly development of its physical plant. For this reason, the Board will concern itself with both short- and long-range planning as it relates to the properties of the District.

The Board will follow a long-term building program to serve as a guide for capital improvements. This program will be subject to systematic study, revision and extension. The respective construction projects will be acted upon individually when proposed for implementation.

The Board building program will be designed to provide adequate facilities to conduct educational programs for all students residing in the District. The building program will be based upon specific Board policies which have been, and will continue to be, modified to conform to changes in the curriculum, availability of construction funds, changes in enrollments and the results of annual evaluation of facilities. The Board will establish priorities using these and other relevant factors.

[Adoption date: May 9, 1994]

LEGAL REFS.: ORC 3313.37
3315.10
Chapter 3318
OAC 3301-35-03(c); 3301-35-06

TAX ISSUES

The Board will examine financial needs in advance of any levy or bond elections. The Board will provide the public with information on school building needs and on levy and bond elections; however, it will not use District funds to promote approval of school-related tax issues.

Tax reduction factors are considered in coordination with the sexennial property appraisal in affected district counties. In considering a potential tax issue, the Board examines all legal options to obtain additional revenue.

[Adoption date: May 9, 1994]

[Re-Adoption date: August 17, 1999]

LEGAL REFS.: Ohio CONST. art XII, § 2; § 5

ORC Chapter 133

3311.21

3313.46

3315.07

3501.01

Chapter 5705

5748.01

CROSS REF.: BCF, Advisory Committees to the Board

SITE ACQUISITION PROCEDURE

When the Board determines that land should be acquired for school purposes, it will authorize the Superintendent to discuss the purchase of the property. He or She may get information about the property from a qualified appraiser and may also get advice about the purchase from an attorney. If an agreement is reached, the Board will authorize the Superintendent to acquire the property at the agreed-upon price.

If the Board is unable to reach an agreement with the property owners, appropriation proceedings will begin. The amount of compensation to be awarded to the owners of the land will be deposited with the Clerk of the Court of Common Pleas when the action is filed.

[Adoption date: May 9, 1994]

LEGAL REFS.: ORC 3313.37; 3313.39

CONSTRUCTION CONTRACTS BIDDING AND AWARDS

Upon the approval of working drawings and specifications by the Board and State agencies, the Board will solicit bids to be submitted at the office of the Board on or before a specified time. Each bid will be accompanied by either a bond for the full amount of the bid, cashier's check or letter of credit equal to 10 percent of the total bid. The advertisement will state that the Board reserves the right to reject any or all bids and to re-advertise the project, if necessary.

The architect or authorized individual will take the responsibility for preparing the advertisements, bid forms, bid bond forms, performance and payment bonds and forms of agreement between the Board and the successful bidder(s). Upon receipt of bids, they will be opened publicly and entered into the minutes of the Board. The architect or other authorized individual will assist the Board and school personnel in analyzing the bids. The architect's or other authorized individual's advice on awarding the contract is of particular value with respect to legal aspects of the contract provisions regulating alterations, extras, nonperformance, damages and security bonds.

[Adoption date: May 9, 1994]

[Re-adoption date: August 17, 1999]

LEGAL REFS.: ORC 153.12
3313.37; 3313.46
3318.08; 3318.10
3319.04
OAC generally 4101 (Ohio Building Code)
USC Chap. 411, 40 276A-276A-5

RETIREMENT OF FACILITIES

When a school building becomes inadequate due to age, condition, size of site, lack of need or other overriding limitations and cannot reasonably and economically be brought up to current educational standards, the building will be considered for a comprehensive closing study. The Superintendent will recommend to the Board which facilities appear to justify further analysis.

The Board may seek both professional advice and advice from the community prior to taking action to retire any school facility. The Board may consider all or some of the following factors:

1. age and current physical condition of the facility, its operating systems and program;
2. adequacy of site, location, access, surrounding development, traffic patterns and other environmental conditions;
3. re-assignment of children, including alternative plans, according to Board policy;
4. transportation factors, including number of children bused, time, distance and safety;
5. alternative uses of buildings;
6. cost/savings, e.g., personnel; plant operations; transportation; capital investment and alternative use and
7. continuity of instructional and community programs.

If the Board determines to close a school, it will first consider other uses of the building before considering its sale. The historic value of any building will also be considered by the Board. In such cases, it may take special action to provide for its preservation.

[Adoption date: May 9, 1994]

LEGAL REF.: ORC 3313.41