



Policy: 6.13

SUBJECT: **RETIREMENT OF FACILITIES**

Supersedes: Policy 7.11 (2001)
Effective: September 8, 2008
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Approved by: Detroit Board of Education

1.0 Policy

In addition to the following guidelines, the Board/designee may develop other regulations and procedures for responsibilities relating to school closures which effectuate the provisions of this policy as well as federal, state, and/or local laws and regulations.

1.1 CRITERIA FOR SCHOOL CLOSURES

Four general criteria will be used in determining buildings selected for closure.

- 1.1.1 Building utilization**, a building's capacity relative to enrollment and its per pupil cost of operation; the possibility of operating only a portion of the building at a lower cost.
- 1.1.2 Accessibility of an alternate location for students**, including distance considerations, safety from traffic or other environmental conditions, and cost of transportation required.
- 1.1.3 Age and physical condition of building** and its adequacy to meet the needs of the instructional and other school programs.
- 1.1.4 Economic ability** of the district to provide within the building at its current enrollment an equal educational opportunity for the student, that is, a full range of programs.

1.2 DISPOSITION OF BUILDING AND SITES

When a school building is no longer needed for instructional purposes, the Board/designee will take one of the following actions:

- 1.2.1** If it was built before 1912 or does not comply with the structural requirements of the 1912 Code, it will be demolished. Exceptions may include buildings or portions of buildings to which major

additions have been made in accordance with the Code, or building that have unique architecture and/or are of historical interest.

- 1.2.2** Those building which are structurally sound or are still useful to the District may be retained for specified alternative uses by the District when a sound budget for their operation and maintenance can be established.
- 1.2.3** Structurally sound buildings or sites not retained for alternate use will be offered for sale to other public agencies, private organizations, or individuals. The value of such buildings or sites shall be determined by independent appraisal or open competitive bidding. All transfers of ownership or buildings and sites will be at the highest financial return to the district. Proceeds will be placed in the building fund revenue account.
- 1.2.4** Although the Board/designee will avoid lease arrangements that involve DPS in property management activities, use of surplus property by another public agency, private individual, or other legal entity may be authorized by the Board/designee. Such use will be for a fixed term and subject to regulations and written agreement designed to protect the school district from any expense, loss, or liability arising out of such use.
- 1.2.5** When a building is demolished, the following priorities will govern disposition of the site:
 - 1.2.5.1** DPS will retain sites that may be useful for expansion of existing sites, or that lie within anticipated need for school sites in the future.
 - 1.2.5.2** DPS will offer sites that may be useful for other public purposes to the City of Detroit on an exchange or sale basis where deemed appropriate.
 - 1.2.5.3** DPS will offer the sites on the basis of appraised value or competitive bidding.

Attachments to Policy 6.13: None

Legal References: MCLA § 380.373(4)
MCLA § 380.431a
MCLA § 380.1621a
Charter of City of Detroit, §§ 9-501, 9-503

Labor Contract References: None