

The Superintendent shall not fail to assure that physical facilities support the accomplishment of the Board's Ends policies, are safe and properly maintained.

Accordingly, the Superintendent may not:

1. Fail to develop a plan and establish priorities for construction, renovation and maintenance projects. In setting priorities, the Superintendent shall not fail to:
  - a. Assign highest priority to the correction of unsafe conditions;
  - b. Include maintenance costs as necessary to enable facilities to reach their intended life cycles;
  - c. Plan for and schedule preventive maintenance;
  - d. Plan for and schedule system replacement when new schools open, schools are renovated or systems replaced;
  - e. Disclose assumptions on which the plan is based, including growth patterns and the financial and human capital impact individual projects will have on other parts of the organization.
2. Build or renovate buildings without Board approval.
3. Recommend land acquisition without first determining growth patterns, comparative costs, construction and transportation factors and any extraordinary contingency costs due to potential natural and man-made risks.
4. Fail to project life-cycle costs as capital decisions are made.
5. Authorize construction schedules and change orders that significantly increase cost or reduce quality.
6. Allow facilities to be unclean, unsanitary or unsafe.
7. Unreasonably deny the public's use of facilities as long as student safety, student functions, and the instructional program are not compromised.
8. Fail to develop and consistently administer facilities use guidelines delineating:
  - a. Permitted uses;
  - b. The applicable fee structure;
  - c. Clear user expectations, including behavior, cleanup, security, insurance and damage repair;
  - d. Consequences and enforcement procedures for public users who fail to follow the established rules.

*December 14, 2005 – Adoption*

**Monitoring Method:** *Internal report*  
**Monitoring Frequency:** *Annually in October*