

**INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS**  
**Portfolio Management and Services Department**  
**2012**

NO.	INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS	BRIEF DESCRIPTION	DATE IMPLEMENTED	BENEFIT TO DISTRICT
1	Geographic Information System (GIS) Training of Portfolio Management & Services Department Staff	GIS is a software with built in intelligence that enables the linking of graphical data to its corresponding data. In 2010, the Department Director utilized the experience and services of a staffer in another section of the Department to transfer pertinent real estate data into GIS format. Additionally, the job responsibilities of the Real Estate Analyst position require prior experience and demonstrated knowledge in GIS. To further enhance the basic experience of the current occupant of the position, the Department's Director requested assistance from two staffers in other Sections of the Department who had extensive experience in GIS to provide classes in GIS for a defined duration for Departmental staff. This approach was pursued due to the lack of available District funds to train staff. Subsequently, the two staffers created tutorials and materials, and taught a structured GIS class for approximately six months. Other staffers in the Department took advantage of the opportunity and enrolled in the free GIS classes. At its height, six staffers enrolled and took the classes.	1/13/2012	The District saved in costs it could have incurred in providing GIS training to Department staff. This accomplishment also ensures that pertinent District real estate data will continue to be administered and maintained in GIS format.
2	Increased Revenue from Surface Parking Lot	In 2011, the idea was generated to make the following changes to the surface parking lot located adjacent to the Kathleen C. Wright Administrative Complex: (1) Install a parking sign at the entrance of the lot for the primary purpose of communicating that the facility was available for public parking; (2) Change the daily parking rate from \$2.00 per hour, and \$10.00 maximum per day, to \$4.00 per hour, and \$20.00 maximum per day; (3) Install a canopy over the parking lot station to protect against frequent break down of the machine when it rains; (4) Install metal gates at other openings in the lot to appropriately secure the facility.	7/2/12	The changes enhanced the appearance of the parking lot and increased patronage of the lot. Most specifically, the change in daily/maximum rates per day resulted in increased revenue from the parking lot whereby the District went from generating approximately \$7,000 per month to the current approximate \$18,000 to \$22,000 per month.

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3	Fox Trail Elementary School - Loss of Access point Legal Case	<p>In 2010, the Florida Department of Transportation (FDOT) filed an eminent domain claim against the School Board for the purpose of acquiring a portion of Fox Trail Elementary School land located immediately south of State Road 84. The rationale for the taking was that the FDOT needed the land for the planned expansion of Interstate 595. The District and the FDOT amicably reached agreement on the value of the planned taking. However, the FDOT refused to provide fair compensation for an access point to the Elementary site which the District had a legal right to construct at some point in the future. Efforts by the Department led to an aggressive legal pursuit of the case that led to a jury judgment in favor of the District.</p>	11/14/2012	<p>The jury judgment led to the District receiving a total of \$441,900 as opposed to the \$253,340 that was initially offered by the FDOT to settle the lawsuit.</p>

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4	Acquisition of Building Information Modeling (BIM)	<p>BIM is an intelligent model-based design process that adds value across the entire lifecycle of building and infrastructure projects. BIM helps architecture, engineering, and construction (AEC) service providers apply the same approach to building and infrastructure projects. Unlike Computer Aided Drafting (CAD), which uses software tools to generate digital two-dimensional (2D) and three-dimensional (3D) drawings, BIM facilitates a new way of working, by creating designs with intelligent objects. Data remains consistent, coordinated, and more accurate for all users regardless of changes over time. The acquisition of BIM was initially pursued by the Department to enable the Department conduct a more comprehensive, cost effective and time savings space planning processes regarding pertinent District administrative sites. In the quest, the Department discovered that BIM would serve and add value to the space planning processes and benefit other District departments. This accomplishment only pertains to a phase of the Department's lead and pursuit to ensure that the District acquires and implements BIM District-wide. Specifically, it pertains to the discovery of BIM, demonstrations on BIM provided by the various consultants, and a Department issued Report on BIM.</p>	12/31/2012	<p>The District looks to gain significant potential cost savings from the acquisition, establishment and implementation of BIM District-wide. Ultimately, it will enhance the processes of various departments, and help the School District improve its quality and speed of decision making as it relates to facility use and management, costs estimation for capital projects, new construction of facilities, renovations, reduction in errors and omission, significant reduction in or elimination of change orders, maintenance, safety, inventory tracking, energy use, etc.</p>

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5	The Wedge	<p>The Wedge is a triangular parcel of land (approximately 2,612 gross acres) that was annexed into Broward County from Palm Beach County in 2009, and the majority of the annexed lands are located in the City of Parkland. The annexation agreements between the City and the three major land owners in the area requires the dedication/donation of up to a 12 acre elementary school site, between a 15-20 acre middle school site, and a 40 acre high school site to the School Board to mitigate the student impact anticipated from the proposed development of 3,424 residential units in the area. In the efforts to acquire the school sites, Department staff requested and accomplished the following: (1) Enabled the elementary site to be relocated from the agreement required stand alone site to an area contiguous to the middle school site. Location of the high school site was negotiated to be a standalone site that is adjacent to an approximate 22 ac. future city park site; (2) Convinced the property owners to pay the invoices associated with the environmental report on the sites, costs savings of \$1,800; (3) Convinced the property owners to pay the invoices associated with the appraisal report on the sites, costs savings of \$9,475; (4) Convinced the property owners to pay to fence the school sites, costs savings of \$104,100; (5) Enabled the District to receive the benefit of having the property owners pay to clear, demuck and fill the sites, costs savings of \$397,959.05.</p>	7/8/12	<p>Based on staff's efforts in convincing the property owners to pay the invoices associated with the environmental report on the sites; pay the invoices associated with the appraisal report on the sites; pay to fence the school sites; and enabled the District to receive the benefit of having the property owners pay to clear, demuck and fill the sites, the District saved approximately \$513,334.05 that it would have otherwise incurred as costs to perform the benefits received. Additionally, having the elementary and middle school sites as one contiguous site provides the District with the flexibility of constructing a campus like educational facility on the site. Furthermore, the location of the high school site adjacent to an approximate 22 ac. future city park site would provide major benefits to the future high school.</p>