

2015 INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS
Facility Planning and Real Estate Department

NO.	INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS	BRIEF DESCRIPTION	DATE IMPLEMENTED	BENEFIT TO DISTRICT
1	Swap to Sell the Edgewood Administrative Complex in Place of the TSSC Annex Building	<p>During presentation regarding the sale of School Board owned surplus properties at the April 28, 2015 School Board Workshop, staff recommended that the Edgewood Administrative Complex should be surplus and sold in place of the TSSC Annex Building which had been surplus in 2014 and slated for sale. The reason for the recommendation was that the TSSC Annex Building, which is located immediately adjacent to the Technology and Support Service Facility Building, was needed to meet critical space needs in administrative facilities to house departments and a growing staff population. Additionally, the then 2014 Needs Assessment on District facilities (including schools and administrative facilities) confirmed that the Edgewood Administrative Complex which was by far a much older facility needed to be replaced. School Board members concurred with staff's recommendation and directed that the Edgewood Administrative Complex should be surplus and sold. As such, the property is currently marketed for sale.</p>	4/28/2015	<p>The retention of the TSSC Annex Building provides the District with an additional approximately 50,000 square feet of administrative space to house various departments including at a minimum, the ability to house all employment related departments in one facility or rather a "One Stop Employment Center", and the location of the Facilities & Construction Department and Building Department in one facility. Additionally, the Edgewood Administrative Complex was marketed "as-is", which further entails that the successful buyer would demolish the building and portables located on the property at their own cost. Also, the minimum asking price for the Edgewood Administrative Complex was \$5,500,000.00.</p>
2	City of Coconut Creek RAC – First Amendment to Education Mitigation Agreement	<p>In 2005, the Broward County Commission approved the Land Use Plan Amendment (LUPA) application filed by City of Coconut Creek to change a designated area of land in the City from commercial and industrial uses to a Regional Activity Center (RAC), and enable the development of 2,700 residential units. Also, the County's approval recognized the City's voluntary commitment to mitigate the total student impact of 554 students anticipated from the proposed units. The Commission's approval also required the City to enter into a Tri-Party Educational Mitigation Agreement (Agreement) between the City, the School Board, and Broward County to enable legal enforcement of the commitment. The Agreement was executed by the City, the School Board, and finally by Broward County in June 2006. In 2008 after public school concurrency (PSC) became effective (a provision which requires developers to mitigate student impact if capacity was not available at schools impacted by such development to serve the students), the City requested an amendment to the Agreement to allow developers of the 2,700 resident units to have the option of paying the mandated voluntary mitigation if capacity was not available, or pay school impact fees if capacity was available. But the District took the position that such amendment would violate the provisions of the Agreement between the School Board, Broward County, and 27 municipalities. In 2009, an additional 3,750 residential units called MainStreet @ Coconut Creek was proposed by another developer for inclusion within the boundaries of the RAC. However, because the development was approved in the era of PSC, it was only subject to mitigation if capacity was not available at impacted schools. Thus, developers of such units would pay school impact fees if capacity was available. To address a perceived equity issue regarding payments due for the approved 2,700 units and the 3,750 units, the School Board, Broward County and the City reached a compromise to combine the 2,700 units with the 3,750 units proposed in the MainStreet @ Coconut Creek project to primarily acknowledge and recognize their inclusion in the RAC and allow all developers with units in the RAC to pay the same mitigation amount. Data generated by the Facility Planning and Real Estate (FP&RE) Department enabled all parties to reach the milestone resolution.</p>	7/10/2015	<p>Due to this milestone resolution, the School District stands to realize an approximate \$6,250,050.00 (December 2015 figure) in mitigation amounts over the next few years, and taxes when the total 6,450 residential units are constructed in the future.</p>

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3	Monies Collected by the FP&RE Department in Fiscal Year 2014/15	Over the years commencing in 2003, the FP&RE Department via staff initiatives established various mechanisms to enable the School District to realize additional revenue. Through the years, the School District realized increased revenue from the mechanisms; and in Fiscal Year (FY) 2014/15, realized record revenue.	FY 2014/15	The benefit to the School District was that in FY 2014/15, the Facility Planning and Real Estate Department brought in a record \$2,816,379.45
4	2015 - 2020 District Educational Plant Survey	Section 1013.31, Florida Statutes mandates that every five (5) years, each school district or Florida College System institution shall complete and submit an Educational Plant Survey to the Florida Department of Education (FDOE). The Educational Plant Survey is a systematic study that aids in the formulation of plans for housing the educational program and student population, faculty, administrators, staff, auxiliary and ancillary services of the district or campus. Projects utilizing Public Education Capital Outlay (PECO), Capital Outlay and Debt Service (CO & DS), Effort Index Grant Funds, Classrooms First Program, Effort Index Grants, and Class Size Reduction funding are required to be documented in the Educational Plant Survey that is effective for five (5) years. The 2009 - 2014 District Educational Plant Survey (Plant Survey) became effective on September 21, 2009 and expired on June 30, 2015; and the next Plant Survey, the 2015 - 2020 District Educational Plant Survey was slated to become effective on July 1, 2015. Provisions in the State Requirement for Educational Facilities (SREF) recommends for school districts to commence work to generate a new plant survey one year before an existing plant survey is slated to expire. For the School District, the one year period was approximately July 1, 2014. However prior to this date, the (FP&RE) Department established plans of how it intended to generate, complete, and submit the new Plant Survey to the FDOE. The intention was to submit the Plant Survey to the FDOE at least two months in advance of the due date of June 30, 2015. Unfortunately, the FP&RE Department did not receive the data it needed to generate the new Plant Survey until mid-February 2015, leaving the Department with barely four (4) months to complete and submit the new Plant Survey. However due to the creative plans the Department had in place, it was able to complete the new Plant Survey by the end of May 2015. Thereafter, the School Board approved the Plant Survey on June 9, 2015, and on June 12, 2015, the FDOE approved the Plant Survey.	7/1/2015	The benefit to the School District was that despite the extreme late timeframe the FP&RE Department received the critical data it needed to generate the new Plant Survey, it still completed and submitted the Plant Survey in a record time to the FDOE prior to the deadline of June 30, 2015, and without any major errors; and subsequently, the new Plant Survey became effective in a timely manner on July 1, 2015.
5	Validation of the School District's Florida Inventory of School Houses	Each year, the Florida Department of Education (FDOE) requires school districts to complete and submit paperwork to the FDOE stating that its Florida Inventory of School Houses (FISH) or capacity is accurate. However, within a set timeframe after school districts complete and submit their plant survey, they pay a visit to that school district to determine that its FISH is truly accurate. To be deemed accurate means that a district's FISH must be at least ninety-five percent (95%) accurate. Usually, the FDOE selects a determined percentage of schools it intends to visit, and freezes the District database prior to such visit. Given that the Broward County School District just successfully completed and submitted its 2015 - 2020 District Educational Plant Survey in a timely manner, the FDOE notified the District that it would conduct the required visit sometime in July 2015. From July 27, 2015 to July 31, 2015, the FDOE did indeed pay a visit to the School District and visited ten (10) schools. It issued its findings on August 28, 2015 which concluded that Broward County School District FISH data was at least	8/28/2015	The benefit to the School District was that the School District's FISH data was determined to be accurate. However, if it was determined to be inaccurate within at least the determined threshold, the FDOE would have directed the District to validate the FISH data of all of the District's schools in lieu of the determined percentage of schools it visited.