

2022 INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS

Facility Planning and Real Estate Department

NO.	INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS	BRIEF DESCRIPTION	DATE IMPLEMENTED	BENEFIT TO BROWARD COUNTY PUBLIC SCHOOLS
1	Surplus Land sale - Vacant Land Portion of the Southwest Bus Complex	The Southwest Area Bus Complex is composed of two separate real property parcels that were acquired by The School Board of Broward County, Florida (SBBC), respectively on January 7, 2000 and October 23, 2001. On January 7, 2000, the SBBC purchased the first parcel for \$7,500,000 which consisted of 30 acres for a transportation building/warehouse space. On October 23, 2001, the SBBC purchased the second and adjacent parcel, which consisted of 5.48 acres of vacant land for \$1,445,929.00. In late December 2020, the SBBC took formal action to determine that the 5.48 acre parcel of vacant land was no longer needed for educational purposes, and hence, could be surplus and sold. Thereafter, on March 2021, the SBBC surplus the vacant parcel for sale. Subsequently in March 2022, the SBBC entered into contract with Broward County to sell the parcel of land to the County. On August 25, 2022, the SBBC and Broward County closed on the land sale, for a sale price of \$4,525,000.00. Upon closing, SBBC received \$4,514,994.50, which reflected deduction of the closing costs on the land sale.	8/25/2022	The receipt of the \$4,514,994.50 sales proceeds minus SBBC's initial amount of \$1,445,929.00 to acquire the full 5.48 acre parcel, was a net profit of \$3,069,065.50 to the SBBC.
2	The School Board of Broward County, Florida Partnerships with Broward County Municipalities to Enable Recreational Improvements at Selected Broward County Public Schools Campuses	Through the years, the SBBC has periodically entered into long term (40-50 year) agreements with Broward County municipalities, which allowed the municipalities to lease designated ground areas of selected SBBC owned schools and make recreational improvements to the areas. Thereabout in 2019, the Facility Planning & Real Estate (FP&RE) Department began employing a consistent negotiation strategy/position which insisted that the municipalities should also agree to maintain in perpetuity, the leased grounds and construct municipal desired recreational amenities at their sole cost. These recreational improvements vary by municipality, but range from improvements such as new running tracks, multipurpose fields, soccer fields, football fields, play grounds, exercise stations, walking trails, bathrooms, table tennis; the refurbishment of existing tennis courts, outdoor basketball court(s), tennis courts, etc. Additionally, the FP&RE Department has during discussions with the municipalities, suggested/influenced the municipalities to consider including certain amenities that are needed at the selected school campuses. Thus far, during the period cited herein, the SBBC has entered into 25 year term recreational agreements or amendments to existing 40 year term agreements with the following municipalities to make recreational improvements at selected schools: The Cities of Coral Springs, Dania Beach, Fort Lauderdale, Lauderhill, Miramar, and Pompano Beach; and currently, the FP&RE Department is finalizing efforts for SBBC to enter into new agreements with the Cities of North Lauderdale, and Sunrise.	Initially from 2017 to 2023	Thus far in the cited period, the listed municipalities have committed to spend approximately \$57,762,154.00 to refurbish existing recreational or make new recreational improvement to selected SBBC schools. The primary benefit of these improvements to the schools is the presence and availability of such recreational amenities within the school grounds, and the ability for the students to access and utilize the recreational amenities during school hours. Likewise, the SBBC agreement with the municipalities, permits the municipalities (including its residents) to have access to and utilize the recreational amenities during after school hours, weekends, and SBBC recognized holidays. Therefore, these partnerships, not only benefits SBBC and the selected schools, but also, the municipalities and their residents; as such, it is a win-win.

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3	Refurbishment of Tennis Courts at Pertinent Broward County Public Schools Campuses	<p>Based on the success of SBBC partnerships with Broward County Municipalities to make recreational improvements at selected BCPS school grounds, the FP&RE Department took proactive steps to identify SBBC schools with dilapidated tennis courts, which efforts confirmed that existing tennis courts at 53 middle and high school campuses are dilapidated. Subsequently, the Department made a presentation at a 2022 meeting of Broward County and municipal parks and recreation directors, and advised the meeting participants of the following:</p> <p>1. The conditions of the tennis courts; 2. There existing an opportunity for the municipalities to enter into a 25 year agreement with SBBC to commit to refurbish and maintain the tennis courts at their sole costs; 3. In exchange, the municipalities (including its residents) would have access to and utilize the recreational amenities during after school hours, weekends, and SBBC recognized holidays.. Thus far, the Cities of Coral Springs, Fort Lauderdale, and Miramar have entered into agreements with SBBC to refurbish and maintain tennis courts at selected SBBC school located within their jurisdictional boundaries, and currently, the FP&RE Department is finalizing efforts for SBBC to enter into new agreements with the Cities of Dania Beach, North Lauderdale, and Sunrise to do the same. Thereafter, the FP&RE Department took the additional step to contact the United States Tennis Association (USTA) regarding the same opportunities presented to the municipalities. However, upon contact and meeting with the USTA, the USTA informed the Department about available USTA grants that BCPS could apply for to meet the Department's envisioned goal. Unfortunately, given the Department's late discovery of the USTA grant opportunities, BCPS could only apply for a programmatic grant for McArthur High School, which the USTA awarded a \$5,200.00 grant to the School in late December 2022. However, to take full advantage of the USTA grants, the FP&RE Department is currently working in collaboration with the BCPS Athletics & Student Activities Department, and the Grants Administration Department to apply for the following three (3) categories of USTA grants: 1. Facilities refurbishment; 2. Programmatic/equipment's (nets, requests, balls, coaching); 3. Wheel chair tennis. The application would be for the 2023 USTA grants cycle, and funding for the repair of tennis courts and programs at twenty five (25) schools campuses.</p>	1/4/2021	<p>The provisions of the USTA grant requires McArthur High School to utilize the \$5,200.00 for the School's tennis program, with the following notation..."staffing expenses are exclusive to on-court tennis instruction and further instruction/specialized training for providers."</p>

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4	The Merging of 3D Building Information Modeling Revit Drawings of SBBC Schools Located in the City of Miramar with 3D Geographic Information System	In 2016, the FP&RE Department proactively acquired 3D Building Information Modeling (BIM) Revit software and thereafter, commenced converting all BCPS 2D Computer Aided Drafting (CAD) schools and administrative facilities site plan and floor plan drawings into 3D BIM Revit format. In 2020, the FP&RE Department approached the City of Miramar to discuss a potential collaboration between BCPS and the City, whereby, the Department will model all 17 SBBC 2D site plan and floor plan school facilities drawings located in the City into 3D BIM Revit; and upon completion, provide the 3D Model drawings to the City, for the City to subsequently merge the same into 3D Geographic Information System (GIS). In 2021, selected BCPS staff, including the Superintendent of Schools, upper management staff, the Assistant Principal of Dolphin Bay Elementary School, the FP&RE Department, selected City staff including the assistant to the City Manager, a Broward County Sheriff representative, and two representatives from ESRI (the manufacturers of the GIS software), met to view the successfully completed 3D BIM Revit/3D GIS model of Dolphin Bay Elementary School, which was the initial pilot for the project. Thereafter, the FP&RE Department proceeded to model the remaining 16 2D CAD site plan and floor plan school facilities drawings into 3D BIM Revit format, and thereafter, delivered the completed models to the City in late December 2022. Currently, the City is working to merge the 3D BIM Revit models with 3D GIS. Once completed, the 17 schools will become the first 3D BIM Revit/3D GIS format K-12 school facilities in Broward County, the State of Florida, and at least amongst a few in the United States.	12/20/2022	3D BIM Revit is primarily an architectural structural software with built-in intelligence, which contains attributes (data) and has query capabilities. Likewise, 3D GIS is primarily a special software with built-in intelligence, that is primarily utilized to map roads, sidewalks, bridges, landscape, mountains, etc., and which contains attributes and has query capabilities. Both software's are compatible; in a nutshell, both software's can communicate with each other. Therefore, based on their stated capabilities, the merged 3D BIM Revit/3D GIS models of the schools, provides BCPS with a myriad of opportunities to view the models and all modeled components such as but not limited to classroom, auditorium, media, lab, cafeteria, kitchen, etc. spaces; site plan components, such as playground/equipment's, fencing, trees, other landscape features, road(s) adjacent to school sites, and city park amenities, all in 3D view. Additionally, all inputted attributable data such as square footages of captured spaces, room type, assigned Florida Inventory of School Houses (FISH) room numbers, capacity, room assigned to teachers, school acreage, road name and type, etc. would be at the users finger tips, by query and retrieval, and graphically viewed in 3D. Also, the merged models would be beneficial towards efforts to secure BCPS facilities.
5	Integration of 3D BIM Revit into Virtual Reality	In early 2022, the FP&RE Department proactively acquired the EnScene plugin for Revit, which software allows for the 3D BIM Revit models to be morphed and viewed in virtually reality mode. In essence, the transformation allows the end user to be immersed, view, and experience the modeled object in 3D moving animation format. Thus far, the FP&RE Department is currently morphing an elementary and high school 3D BIM Revit model into this virtual reality format. Therefore, the effort is ongoing.	1/3/2022	School facilities completed in the virtual reality format can be accessed and viewed remotely. Thereby, allowing pertinent staff to trouble shoot certain matters remotely; thereby, saving travel time. Additionally, the format presents the end user with the opportunity to remotely access and have an immediate sense of the school facility. Additionally, the virtual reality format of a school would assist towards efforts to enhance security at the BCPS facilities.

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6	The Use of Facilitron Software to Rent Broward County Public School Facilities	<p>According to Facilitron, its software named Facilitron, provides and enables public schools and colleges facility lease and manage their facilities more efficiently . Through its recent agreement with the SBBC, Facilitron is henceforth serving as BCPS's new online facility request and rental system, which system is designed to provide a positive experience for all users of the system. The FP&RE Department became aware of the Facilitron software in early 2018, when the Director, FP&RE Department attended and participated at an invite only educational professional summit. Immediately, the Director saw a potential in Facilitron or its equivalent, replacing at some point in time, the then BCPS rental system, with a better advanced rental software, that would allow BCPS to more efficiently rent out its school facilities. Thereafter, the Department conducted additional research on facility rental software systems, and subsequently worked with the BCPS Procurement & Warehousing (P&W) Department to issue a Request for Information (RFI) regarding a rental system. Subsequently, the P&W Department posted the RFI FY23-111 on Demandstar, from February 4, 2022 through March 16, 2022, under Bid No. FY22-249; and upon conclusion of the RFI process, Facilitron was selected as the successful vendor. On October 11, 2022, SBBC entered into a three (3) year agreement with Facilitron, for the purposes of utilizing the software as its new online rental system. Thereafter, the FP&RE Department took the lead and coordinated with other pertinent BCPS Departments and Facilitron representatives to put necessary measures in place (including trainings to school principals, school/facility facilitators, and other pertinent BCPS department staffs) for Facilitron to go LIVE on January 1, 2023 District wide..</p>	1/1/2023	<p>With Facilitron, facility reservation requests to rent BCPS facilities can be submitted easily online, and processed more efficiently. Renters will be able to access photos and descriptions of the BCPS facilities, see real-time availability, get estimated quotes and pay online for all facility rentals. Thus, the use of Facilitron's software as the new BCPS online facility request and rental system, will at a minimum, allow BCPS to more efficiently schedule facility rental request, manage and track facility usage, gauge the number of attendees at events conducted in rented BCPS facilities, allow for the consolidation of a school's internal and external calendar, enable the query of data embedded in Facilitron, including the generation of customized reports, etc. Most importantly, the SBBC did not incur any costs to acquire the Facilitron software, and is not incurring any cost to utilize the software. The reason is because Facilitron is a fee based system; which means the fees due to Facilitron, are paid by each renter, via structured applicable percentages that are tacked on to the total rental amount due to the renter, for the rental of the BCPS facility.</p>