

2013 INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS
Facility Planning and Real Estate Department

NO.	INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS	BRIEF DESCRIPTION	DATE IMPLEMENTED	BENEFIT TO DISTRICT
1	Vacation from Sawgrass Technology Park	From 2005 to 2013, the School Board leased office space (over 114,000 square feet at the end of the lease term) at the Sawgrass Technology Park (STP) Complex to house various District departments. In January 2013, the Facility Planning & Real Estate (FP&RE) Department made a comprehensive presentation and recommendation to the School Board regarding properties currently leased by the Board, leases to retain, terminate, and allow to expire in 2013. Specifically, the Department recommended that the lease at the STP Complex should be allowed to expire as scheduled on December 31, 2013; the Board agreed with the recommendation. Thereafter, the Department was selected as one of the co-leaders in relocating various departments consisting of over 500 staff from the STP Complex. Additionally, a staffer from the Department was task assigned by the School Board as the Project Manager for the project. In February 2013, the Department initiated critical mechanisms to commence the project, and coordinated efforts with the Facilities & Construction Division and pertinent departments to vacate the premises. In line with the core portion of its Mission Statement, which is "...continually striving to improve on its best efforts.", the Department conceived and aggressively pursued the idea of exiting the premises earlier than the lease expiration date of December 31, 2013, and picked October 2013 as that date. A key component of the early exit strategy was to approach the STP Complex landlord to request rent abatements for the months of November and December 2013, and the potential to realize other cost savings for the District. As envisioned, conceived, and strategized, the District vacated from the STP Complex on October 15, 2013, and subsequently, the District realized cost savings in the process.	10/15/2013	Payment due for lease of the said space at the STP Complex in 2013 was approximately \$2 million dollars. By not renewing the lease at the site, the District saved millions of dollars in the next subsequent years. Furthermore, the STP landlord agreed with the District's request to not pay base rent for the remaining months of the lease period due to the District's early exit from the premises in October 2013. In the process, the District realized another cost savings of approximately \$580,000.
2	Significant Reduction of Properties Leased by the School Board	Since late 2011 to December 31, 2013, terminated/did not renew 15 lease agreements pertaining to School Board lease of facilities from other entities, which included the Board's lease at Sawgrass Technology Park (STP). Successfully relocated various departments in advance of the lease expiration from the STP to various School Board owned sites. This action resulted in annual savings of approximately \$2,396,694 to the School District. In 2013, the School Board also took action to terminate by June 2014 (well in advance of lease expiration dates), seven (7) pre-school educational services lease agreements with entities. This action will result in additional cost savings of \$683,700 to the District. In total, lease cost savings to the District will amount to \$3,080,394.	12/1/2013	Savings realized by the District is reflected herein.
3	Record Amount in Development Review Application Fees Collected in 2013	In 2008, the Growth Management Section of the FP&RE Department conceived the idea of charging application fees for its review of development applications for matters such as land use plan amendments, rezoning, plats, and site plan applications and related matters. The initial reason was to address the impact to the District of an unfunded mandate law passed by the State of Florida. Upon conception, the Department conducted research on the potential fees it could charge, took the lead, wrote, and processed amendments to the School Board's growth management policy to enable the imposition and collection of the desired development application fees. Subsequently, the School Board approved the revised policy and appended fee schedule, and thereafter, the Department commenced the collection of development application fees in 2008.	1/1/2013	Upon implementation of the application fee schedule in 2008, fees collected annually by the Department were as follows: 2008 - \$65,971.44, 2009 - \$58,688.16, 2010 - \$51,078.25, 2011 - \$51,142.50, 2012 - \$78,213.75, and 2013 - 121,933.00 for a grand total of \$427,027.10 since 2008. Thus since inception of the application fees, the District realized a record amount in 2013.
4	Sale of Vacant Surplus Real Properties	In 2012, the FP&RE Department marketed five (5) School Board owned vacant land that had been declared surplus by the School Board. In late fall of 2013, the District received numerous inquires about the properties and received offers for three (3) of the properties. However, because of the creative approaches employed by the Department, the District received offers on two of the properties that were higher than the asking price.	12/17/2013	The asking price for all three (3) properties totaled \$7,962,000. However, based on staff's creative marketing approach, offers received by the School Board totaled \$10.5 million dollars; \$2,538,000 above the asking price.
5	Personal Property Left Behind by Bank of America	On April 12, 2013, Bank of America (BOA) chose not to renew its lease agreement with the School regarding its lease of space at the TSSC Annex Building owned by the Board. In anticipation of this non-renewal and vacation from the premises, the Department conceived creative plans to lease the space to another financial institution. As added incentive to attract another viable financial institution to lease the space, the FP&RE Department encouraged BOA to leave behind some of its personal properties that could be utilized by another financial institution, and subsequently transfer ownership of such properties to the School Board. BOA agreed and left the said properties behind.	4/1/2013	The properties left behind by BOA to the District were valued at approximately \$147,565.
6	Cost Recovery Savings	In 2009, the Growth Management Section of the FP&RE Department conceived the idea of recovering cost for legal services associated with binding agreements provided by Cadre Attorney. Like most local governments in Broward County the Department initiated the effort and the School Board included this in its Policy 1161. The Department commenced the collection of development Cost Recovery in 2009.	12/31/2013	Upon implementation of the Cost Recovery in 2009, fees collected annually by the Department were as follows: 2009 - \$9,750.00, 2010 - \$21,750.00, 2011 - \$10,250.00, 2012 - \$40,598.00, and 2013 - 27,685.00 for a grand total of \$110,033.00 since 2009. A refund of \$6,382.00 was issued due to unused fund per Policy. As such the total savings for the District was \$103,651.00, which otherwise would have been paid via School Board General Counsel operating budget.