

**2014 INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS  
Facility Planning and Real Estate Department**

NO.	INNOVATIVE IDEAS/MAJOR ACCOMPLISHMENTS	BRIEF DESCRIPTION	DATE IMPLEMENTED	BENEFIT TO DISTRICT
1	Proposed Wall Construction by the Seminole Tribe of Florida	Approximately two years ago, the City of Hollywood informed the School District about plans by the Seminole Tribe of Florida (STOF) to construct a wall around its tribal lands which abuts the District's Quest Center School. The STOF planned to construct the wall on the center of NW 64th Avenue, which abuts the School on the east side, and on Charleston Street, which abuts the School on the south side. The reason was the STOF owned a lane on each of the thoroughfares. However, if this version of the plan was implemented, it would have reduced the travel lanes on both roads to one lane. This change would have significantly and negatively impacted the School, especially the school bus access to the School site which is primarily via Charleston Street. Additionally, it would have entailed giving up School grounds to recreate the lost lanes and lead to additional relocation of amenities and improvements on the School grounds. It was estimated that the provision of such land and the improvements would cost the District approximately over \$3,000,000.00. To avoid this scenario, the Facility Planning & Real Estate (FP&RE) Department worked diligently with the City and STOF staff to seek alternative means to meet STOF's goals, and avert this potential significant and negative impact to the School. After numerous meetings and discussions, the District, City and the STOF reached consensus whereby the STOF would acquire the full Right-of-Way (ROW) on NW 64th Avenue and give up its rights to the one lane it owned on Charleston Street. Subsequently, the District would provide an easement of approximately 0.33 acres of land on NW 64th Avenue to the City to allow the City to construct an additional lane on the road. This consensus also called for the City to open McClellan Street which abutted the School on the west, to allow through traffic to the School. However the understanding was that this opening would be restricted to enabling bus access to the School. Subsequently, this consensus was codified in an agreement between the City and the STOF, and another agreement between the City and the School Board regarding granting of the easement. This agreement also called for the City to reconstruct four (4) parking spaces on the School grounds that were impacted by the opening of the gate on McClellan Street. The agreement between the City and the School Board became effective on September 16, 2014	9/16/2014	Due to the resilience and efforts by the FP&RE Department, the District averted spending over \$3,000,000.00 to provide land and make improvements on the School grounds to address the STOF's wall construction.
2	Modular Classroom Agreement	In the summer of 2014, the FP&RE Department played a critical role in enabling the City of Parkland to require certain developers who owned land and planned to construct residential development in the Wedge area of the City to provide \$2,025,000.00 to the School Board to construct eight (8) modular classrooms at selected schools in the City. The monies also allowed for the removal of eight (8) portable classrooms in the North School Impact Fee Zone which included the City. The schedule calls for the modular classrooms to be constructed and available for the beginning of the 2015/16 school year.	5/20/2014	The benefit to the School District was the receipt of an additional \$2,025,000.00 which resulted in the removal of temporary facilities and the construction of permanent facilities.
3	Twenty-Four Classroom Agreement	In the fall of 2014, the FP&RE Department played a critical role in enabling the City of Parkland to require certain developers who owned land and planned to construct residential development in the Wedge area of the City to provide an initial \$7,724,000.00 (or up to \$8,956,000.00) to the School Board to construct twenty-four (24) permanent classrooms at a school located in the City. The selected school was Riverglades Elementary School. The funds also allowed for the removal of twenty-four (24) portable classrooms in the North School Impact Fee Zone which included the City. The schedule calls for the classroom additions to be constructed and available for the beginning of the 2015/16 school year.	10/15/2014	The benefit to the School District was the receipt of an additional \$7,724,000.00 (or up to \$8,956,000.00) which resulted in the removal of temporary facilities and the construction of permanent facilities.
4	Surface Parking Lot	In early 2014, the FP&RE Department initiated efforts to replace the obsolete parking machine located on the surface parking lot that is adjacent to the Kathleen C. Wright Administrative (KCW) Building. Based on the creative efforts of the Department, the School District purchased two solar powered parking meters from the City of Fort Lauderdale at a cost of \$26,600.00. The plans called for the City to install the meters at a one time cost of \$250.00, maintain the meters for an annual maintenance cost of \$540.00, and enforce parking on the lot by issuing citations to violators. In this case, the City would retain the citation revenues. The consensus reached with the City was codified into an agreement between the City and the School Board. The agreement is for three (3) years and became effective on July 22, 2014.	7/22/2014	Unlike the obsolete parking machine which was structured to function only Mondays through Fridays, the new meters would be functional twenty-four (24) hours a day, and seven (7) days a week. Furthermore, arrangements would be made for City to enable patrons to utilize the parking lot for special City events such as the City's annual Winterfest. In this scenario, a special rate will be set for such use and events. The newly installed meters became operational on November 5, 2014, and from this date to November 30, 2014, the District realized \$10,028.50 in parking revenues which was significantly more than the District realized from the obsolete parking machine.
5	FP&RE Department Intern	In 2014, the FP&RE Department conceived the idea of starting a year round internship program in the Department. The primary concept was to utilize the interns to address the shortage of staff in the Department which had been reduced over the years because of budget cuts. The interns would not be compensated, but would receive class credits by working in the Department in lieu of attending classes. Subsequently, staff contacted several local universities including Nova Southeastern University (NSU), Florida Atlantic University (FAU), and Florida International University (FIU). The goal was to have one intern assigned to the Growth Management Section of the Department, and another to the Real Estate Section. As a result, an intern who attends FAU commenced work in the Department on October 7, 2014. This intern worked with the Growth Management Section and was supervised by selected staff in the Section, but is available to assist other Sections of the Department. Plans are underway to have another interne District approximately over \$3,000,000.00. To avoid this scenario, the Facility Planning & Real Estate (FP&RE) Department worked diligently with the City and STOF staff to seek alternative means to meet STOF's goals, and avert this potential significant and negative impact to the School. After numerous meetings and discussions, the District, City and the STOF reached consensus whereby the STOF would acquire the full Right-of-Way (ROW) on NW 64th Avenue and give up its rights to the one lane it owned on Charleston Street. Subsequently, the District	10/7/2014	The benefit to the District is the beginning of a long-term relationship between the School District and local universities, the assistance provided by the interns to address the shortage in staff, and the experience the intern receives from work in the Department.