

BUDGET ENTITY	D3A ISSUE CODE	COLUMN NUMBERS	CODE	ERROR MESSAGE	PAGE
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THERE WERE 0 ERRORS DETECTED

	COL A03	COL A06	COL A07	COL A08	COL A09	
	AGY REQUEST	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN	AG FCO PLAN	
	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	
POS	AMOUNT	POS	AMOUNT	POS	AMOUNT	CODES
CHILDREN & FAMILIES						60000000
ADMINISTRATION						60900000
PGM: EXECUTIVE LEADERSHIP						60900100
EXECUTIVE DIR/SUPPORT SVCS						60900101
GOV OPERATIONS/SUPPORT						16
ASST/SECRETARY/ADMIN						<u>1602.60.02.00</u>
CAPITAL IMPROVEMENT PLAN						9900000
MAINTENANCE AND REPAIR						990M000
FIXED CAPITAL OUTLAY						080000
HRS/CAP NEEDS/CEN MGD FACS						080751
GENERAL REVENUE FUND -STATE	2,333,696					1000 1

AGENCY NARRATIVE:
 2015-2016 BUDGET YEAR NARRATIVE: HRS/CAP NEEDS/CEN MGD FACS IT COMPONENT? NO

ISSUE TITLE:
 Maintenance and Repair

SPECIFY WHICH AGENCY GOAL FROM THE FISCAL YEARS 2014-2015 THROUGH 2018-2019 STRATEGIC PLAN IS ADDRESSED BY THIS BUDGET
 ISSUE PROPOSAL:
 Goal 4 Steward effectively and efficiently

SUMMARY:
 The Department of Children and Families (DCF) requests \$2,333,696 in Fiscal Year (FY) 2015-2016 Fixed Capital Outlay (FCO) to correct life safety and security deficiencies, address code violations, and repair mission-critical infrastructure at or near failure. This capital investment will benefit state-owned mental health treatment facilities providing daytime client treatment and 24/7 client housing, as well as state-owned service centers and regional office buildings providing services to clients living in Florida's communities.

PROBLEM STATEMENT:
 Long-term occupancy of state-owned buildings to service clients or to treat and house clients, makes the state accountable to taxpayers for unresolved life safety, security and infrastructure deficiencies.

WHAT BENEFITS WILL BE OBTAINED BY FUNDING THIS ISSUE:
 Proactive capital planning and execution will minimize the negative impact that emergency repairs can have on program budgets.

WHAT UNDERLYING PROGRAM THEORY CHANGE IS INVOLVED IN THIS ISSUE (IF ANY):
 The Department seeks to minimize negative program impacts through proactive capital planning and execution.

WHAT IMPLEMENTATION MECHANISMS WILL BE CHANGED AS A RESULT OF THIS ISSUE (IF ANY):
 Capital projects will be centrally managed to minimize negative impacts on departmental programs.

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FLORIDA STRATEGIC PLAN FOR ECONOMIC DEVELOPMENT:

25. Improve the efficiency and effectiveness of government agencies at all levels.

RETURN ON INVESTMENT:

Capital investment in state-owned property saves the costs of financing and property taxes which private lessors seek to recover through lease rates. Among all state agencies, DCF remains a leading consumer of leased building space, paying out millions annually to private-sector lessors. On average, DCF pays \$18.47 per square foot per annum for such space. By contrast, this DCF request for fixed capital outlay amounts to a per-square-foot investment of \$0.81 in DCF's total state-owned building space. Returns on this investment include lease-cost avoidance, state asset preservation, plus averted costs of whatever build-outs might be required to make alternative leased-space serviceable for the Department's specialized programs.

COST CALCULATIONS:

- 1) \$16,247,768 / 879,692 sq.ft. = \$18.47 per square foot per annum (average) for commercial leases
- 2) \$2,333,696 / 2,875,000 sq.ft. = \$0.81 per square foot investment in DCF's state-owned buildings
- 3) \$0.81 (annual capital investment) / \$18.47 (to lease alternative space for DCF programs) = 0.044 (4.4%)
- 4) \$2,333,696 (capital investment) / \$1,150,582,264 (estimated replacement cost of state-owned buildings) = 0.002 (0.2%) (EOG target for capital investment rate is 1% of full replacement cost of all agency state-owned buildings).

PROJECT PLANNED:

Projects included in this \$2,333,696 request are documented in the Department's five-year Capital Improvements Program (CIP) Plan filed on the Florida Fiscal Portal. Categorized by Project Type:

Code Correction and Life Safety:

NEFSH Emergency Generator Study - Buildings 11, 12 and 13 (Medical and Geriatric) 15,000
 NFETC Life Safety Deficiencies - Separate Fire Alarm and Door Control Systems 167,676

ADA Accessibility:

NW REG Quincy Service Center - Upgrades to ADA building access 10,000

Fire and Security Infrastructure:

FSH Forensic Building fence alarm 296,000

Critical Building Infrastructure (Roof, HVAC, Systems at or Near Failure):

FSH Roof replacement Bldg 1238 (Labs) 150,000
 FSH Roof replacement Bldg 1261 (Patient Canteen) 90,000

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FSH Reroof Building 1205 (Men's Dorm)				100,000		
NEFSH Roof Replacement Bldg. 14 Eagles Nest (resident use for off-unit activities)				300,000		
NFETC Install Sewer Pipe Lining - 3 buildings				285,000		
NFETC HVAC Upgrade - 2 buildings				211,110		
NFETC Roof Replacement: Bldgs. 5,6,7				117,910		
NW REG Phillips Rd Office - Complete Duct Work				78,000		
NW REG Phillips Rd Office - Repair Foundation				50,000		
NW REG Crawfordville Warehouse - Water runoff				8,000		
NE REG Re-Roof Roberts Bldg and Repair drainage system				400,000		
NE REG Gainesville ESS Cluster - Replace air handlers				8,000		
NE REG ESS Cluster - Re-Roof 3 buildings				47,000		
TOTAL FCO REQUEST				\$ 2,333,696		

The balance of the Department's five-year Capital Improvements Program (CIP) Plan, filed at Florida Fiscal Portal, contemplates further remediation of depleted building systems in DCF buildings in future fiscal years.
