



MAINTENANCE PLAN

Fiscal Year 2015-16 through Fiscal Year 2019-20

CIP-4 – OPERATIONAL MAINTENANCE STRATEGIES AND ROUTINE MAINTENANCE COSTS

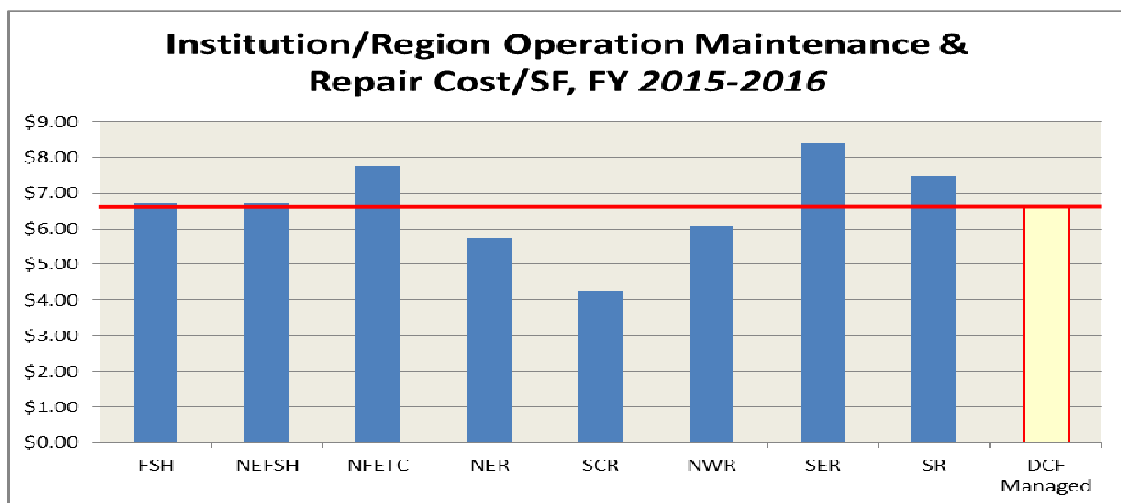


Arsenal Building at Florida State Hospital (Chattahoochee) before and after renovation

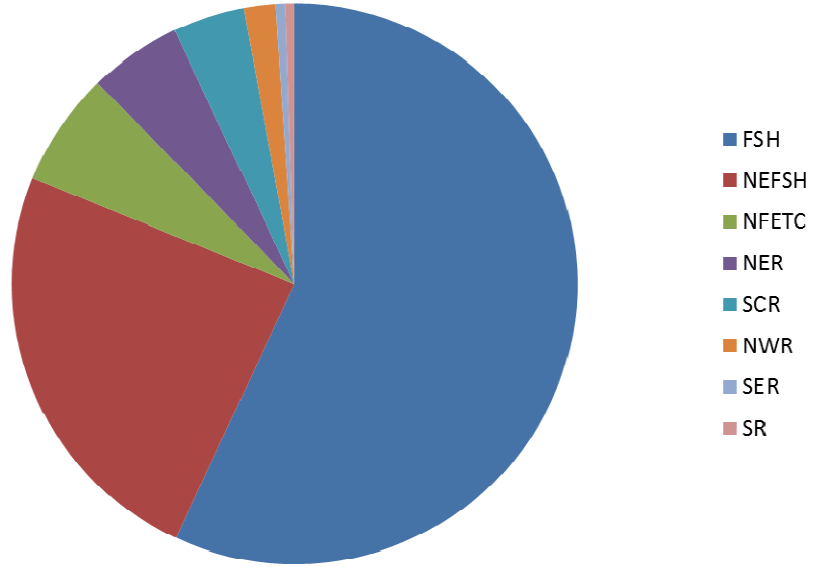
Service Level- Operational Maintenance Budget Summary

The Department of Children and Families directly operates, maintains and repairs (non-FCO) 2,811,922 square feet of building space. The estimated OM&R cost for FY 2014-2015 is \$8.7 million, or \$6.64 per square foot. DCF operated mental health treatment facilities make up 88% of that building space with the remaining 12% occupied by administrative offices, services centers and warehouses.

Operating and maintenance costs for 773,626 square feet of “contracted” facilities are the provider’s responsibility and funded through contracted services. Only the costs of facilities operated and managed by DCF staff are included in this CIP-4 input.



**DCF Managed Building Square Feet Breakdown
by Institution/Region, 2014**



CIP-4: Service-Level Operational Maintenance Budget

Agency:	Department of Children & Families				
Service:	All Institutions and Regions				
	Square Feet Managed				
Fiscal Year	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Square Feet	2,811,922	2,811,922	2,811,922	2,811,922	2,811,922
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maint Costs	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Salaries & Benefits	\$603,760	\$618,340	\$633,392	\$648,894	\$664,862
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$409,531	\$421,740	\$435,133	\$448,724	\$462,639
Other	\$169,806	\$171,504	\$172,909	\$174,356	\$175,847
Subtotal	\$1,183,097	\$1,211,584	\$1,241,434	\$1,271,975	\$1,303,348
General Maint Costs	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Salaries & Benefits	\$3,238,219	\$3,284,954	\$3,333,125	\$3,382,741	\$3,433,846
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$1,925,552	\$1,963,106	\$2,000,098	\$2,060,614	\$2,099,534
Other	\$169,456	\$171,154	\$172,559	\$174,007	\$175,497
Subtotal	\$5,333,227	\$5,419,214	\$5,505,783	\$5,617,362	\$5,708,878
Routine Ops Costs	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Salaries & Benefits	\$5,467,459	\$5,618,048	\$5,773,188	\$5,932,982	\$6,097,571
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$4,740,782	\$4,819,469	\$4,901,336	\$4,986,681	\$5,075,830
Other	\$1,935,821	\$1,937,518	\$1,938,923	\$1,940,371	\$1,941,861
Subtotal	\$12,144,062	\$12,375,035	\$12,613,447	\$12,860,034	\$13,115,262
Cost per SF	\$6.64	\$6.76	\$6.89	\$7.02	\$7.16
NEW FACILITIES (Only those square feet added in the given year; include such space as "Existing" in subsequent years):					
Preventive Maint Costs	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0
General Maint Costs	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0
Routine Ops Costs	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0
Total O&M Costs	\$18,660,385	\$19,005,834	\$19,360,664	\$19,749,371	\$20,127,488

Florida State Hospital

Fiscal Year	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Square Feet Managed	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits	\$450,000	\$463,500	\$477,405	\$491,727	\$506,479
OPS					
Expenses	\$308,000	\$317,000	\$327,000	\$337,000	\$347,110
Other					
Subtotal	\$758,000	\$780,500	\$804,405	\$828,727	\$853,589
General Maintenance Costs					
Salaries & Benefits	\$1,500,000	\$1,545,000	\$1,591,350	\$1,639,090	\$1,688,263
OPS					
Expenses	\$630,000	\$650,000	\$670,000	\$695,000	\$720,000
Other					
Subtotal	\$2,130,000	\$2,195,000	\$2,261,350	\$2,334,090	\$2,408,263
Routine Operations Costs					
Salaries & Benefits	\$5,000,000	\$5,150,000	\$5,304,500	\$5,463,635	\$5,627,544
OPS					
Expenses	\$1,360,000	\$1,400,000	\$1,440,000	\$1,480,000	\$1,520,000
Other	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Subtotal	\$7,860,000	\$8,050,000	\$8,244,500	\$8,443,635	\$8,647,544
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$10,748,000	\$11,025,500	\$11,310,255	\$11,606,452	\$11,909,396
Cost per SF	\$6.72	\$6.89	\$7.07	\$7.25	\$7.44

Northeast Florida State Hospital

Fiscal Year	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Square Feet Managed	681,855	681,855	681,855	681,855	681,855
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits	\$62,891	\$62,891	\$62,891	\$62,891	\$62,891
OPS					
Expenses	\$19,119	\$19,119	\$19,119	\$19,119	\$19,119
Other	\$112,369	\$112,369	\$112,369	\$112,369	\$112,369
Subtotal	\$194,379	\$194,379	\$194,379	\$194,379	\$194,379
General Maintenance Costs					
Salaries & Benefits	\$1,194,932	\$1,194,932	\$1,194,932	\$1,194,932	\$1,194,932
OPS					
Expenses	\$363,261	\$363,261	\$363,261	\$363,261	\$363,261
Other	\$32,213	\$32,213	\$32,213	\$32,213	\$32,213
Subtotal	\$1,590,406	\$1,590,406	\$1,590,406	\$1,590,406	\$1,590,406
Routine Operations Costs					
Salaries & Benefits	\$405,170	\$405,170	\$405,170	\$405,170	\$405,170
OPS					
Expenses	\$2,399,508	\$2,399,508	\$2,399,508	\$2,399,508	\$2,399,508
Other					
Subtotal	\$2,804,677	\$2,804,677	\$2,804,677	\$2,804,677	\$2,804,677
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$4,589,462	\$4,589,462	\$4,589,462	\$4,589,462	\$4,589,462
Cost per SF	\$6.73	\$6.73	\$6.73	\$6.73	\$6.73

North Evaluation and Treatment Center

Fiscal Year	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Square Feet Managed	185,604	185,604	185,604	185,604	185,604
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945
OPS					
Expenses	\$4,613	\$4,613	\$4,613	\$4,613	\$4,613
Other	\$12,296	\$12,296	\$12,296	\$12,296	\$12,296
Subtotal	\$39,854	\$39,854	\$39,854	\$39,854	\$39,854
General Maintenance Costs					
Salaries & Benefits	\$435,960	\$435,960	\$435,960	\$435,960	\$435,960
OPS					
Expenses	\$87,644	\$87,644	\$87,644	\$87,644	\$87,644
Other	\$92,102	\$92,102	\$92,102	\$92,102	\$92,102
Subtotal	\$615,706	\$615,706	\$615,706	\$615,706	\$615,706
Routine Operations Costs					
Salaries & Benefits	\$25,669	\$25,669	\$25,669	\$25,669	\$25,669
OPS					
Expenses	\$365,010	\$365,010	\$365,010	\$365,010	\$365,010
Other	\$390,679	\$390,679	\$390,679	\$390,679	\$390,679
Subtotal	\$781,358	\$781,358	\$781,358	\$781,358	\$781,358
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$1,436,918	\$1,436,918	\$1,436,918	\$1,436,918	\$1,436,918
Cost per SF	\$7.74	\$7.74	\$7.74	\$7.74	\$7.74

Northeast Region

Fiscal Year	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Square Feet Managed	148,147	148,147	148,147	148,147	148,147
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits	\$14,926	\$14,926	\$14,926	\$14,926	\$14,926
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$14,926	\$14,926	\$14,926	\$14,926	\$14,926
General Maintenance Costs					
Salaries & Benefits	\$32,493	\$32,493	\$32,493	\$32,493	\$32,493
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$591,288	\$607,705	\$624,616	\$642,033	\$661,294
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$623,781	\$640,198	\$657,109	\$674,526	\$693,787
Routine Operations Costs					
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$208,694	\$214,955	\$221,403	\$228,046	\$234,887
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$208,694	\$214,955	\$221,403	\$228,046	\$234,887
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$847,401	\$870,079	\$893,438	\$917,498	\$943,600
Cost per SF	\$5.72	\$5.87	\$6.03	\$6.19	\$6.37

Southeast Region

Fiscal Year	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Square Feet Managed	15,407	15,407	15,407	15,407	15,407
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits	\$15,869	\$15,869	\$15,869	\$15,869	\$15,869
OPS					
Expenses	\$11,013	\$11,343	\$11,684	\$12,034	\$12,395
Other (Contracted Service)	\$16,289	\$16,778	\$17,281	\$17,799	\$18,333
Subtotal	\$43,171	\$43,990	\$44,834	\$45,703	\$46,598
General Maintenance Costs					
Salaries & Benefits	\$15,869	\$15,869	\$15,869	\$15,869	\$15,869
OPS					
Expenses	\$11,013	\$11,343	\$11,684	\$12,034	\$12,395
Other (Contracted Service)	\$16,289	\$16,778	\$17,281	\$17,799	\$18,333
Subtotal	\$43,171	\$43,990	\$44,834	\$45,703	\$46,598
Routine Operations Costs					
Salaries & Benefits	\$15,869	\$15,869	\$15,869	\$15,869	\$15,869
OPS					
Expenses	\$11,013	\$11,343	\$11,684	\$12,034	\$12,395
Other (Contracted Service)	\$16,289	\$16,778	\$17,281	\$17,799	\$18,333
Subtotal	\$43,171	\$43,990	\$44,834	\$45,703	\$46,598
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$129,513	\$131,970	\$134,501	\$137,108	\$139,793
Cost per SF	\$8.41	\$8.57	\$8.73	\$8.90	\$9.07

Suncoast Region

Fiscal Year	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Square Feet Managed	115,000	115,000	115,000	115,000	115,000
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits	\$16,377	\$16,868	\$17,374	\$17,896	\$18,432
OPS					
Expenses	\$12,504	\$13,754	\$15,130	\$16,643	\$18,307
Other					
Subtotal	\$28,881	\$30,623	\$32,504	\$34,538	\$36,740
General Maintenance Costs					
Salaries & Benefits	\$38,213	\$39,359	\$40,540	\$41,756	\$43,009
OPS					
Expenses	\$132,399	\$145,639	\$160,203	\$176,223	\$193,846
Other					
Subtotal	\$170,612	\$184,998	\$200,743	\$217,980	\$236,855
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$288,553	\$317,408	\$349,149	\$384,063	\$422,470
Other					
Subtotal	\$288,553	\$317,408	\$349,149	\$384,063	\$422,470
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$488,046	\$533,029	\$582,396	\$636,581	\$696,064
Cost per SF	\$4.24	\$4.64	\$5.06	\$5.54	\$6.05

Northwest Region

Fiscal Year	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Square Feet Managed	51,236	51,236	51,236	51,236	51,236
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits	\$20,751	\$21,341	\$21,981	\$22,640	\$23,319
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$54,282	\$55,911	\$57,588	\$59,315	\$61,095
Other	\$28,853	\$30,062	\$30,963	\$31,892	\$32,849
Subtotal	\$103,886	\$107,313	\$110,532	\$113,848	\$117,263
General Maintenance Costs					
Salaries & Benefits	\$20,751	\$21,341	\$21,981	\$22,640	\$23,319
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$54,282	\$55,911	\$57,588	\$59,315	\$61,095
Other	\$28,853	\$30,062	\$30,963	\$31,892	\$32,849
Subtotal	\$103,886	\$107,313	\$110,532	\$113,848	\$117,263
Routine Operations Costs					
Salaries & Benefits	\$20,751	\$21,341	\$21,981	\$22,640	\$23,319
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$54,282	\$55,911	\$57,588	\$59,315	\$61,095
Other	\$28,853	\$30,062	\$30,963	\$31,892	\$32,849
Subtotal	\$103,886	\$107,313	\$110,532	\$113,848	\$117,263
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$311,658	\$321,938	\$331,596	\$341,544	\$351,790
Cost per SF	\$6.08	\$6.28	\$6.47	\$6.67	\$6.87

Southern Region Circuit 11

Fiscal Year	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Square Feet Managed	14,673	14,673	14,673	14,673	14,673
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits					
OPS					
Expenses					
Other					
Subtotal	\$0	\$0	\$0	\$0	\$0
General Maintenance Costs					
Salaries & Benefits					
OPS					
Expenses	\$55,665	\$41,603	\$25,103	\$25,103	
Other					
Subtotal	\$55,665	\$41,603	\$25,103	\$25,103	\$0
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$53,723	\$55,334	\$56,994	\$58,704	\$60,465
Other					
Subtotal	\$53,723	\$55,334	\$56,994	\$58,704	\$60,465
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$109,388	\$96,938	\$82,098	\$83,807	\$60,465
Cost per SF	\$7.46	\$6.61	\$5.60	\$5.71	\$4.12