

	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 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21		
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						1602.60.02.00	
CAPITAL IMPROVEMENT PLAN						9900000	
MAINTENANCE AND REPAIR						990M000	
FIXED CAPITAL OUTLAY						080000	
HRS/CAP NEEDS/CEN M						080751	
GENERAL REVENUE FUND	-STATE	2,590,434	26,455,536	7,880,965	5,373,283	7,893,751	1000 1

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AGENCY NARRATIVE:

2016-2017 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 2016-2017 THROUGH 2020-2021 STRATEGIC PLAN IS ADDRESSED BY THIS BUDGET

ISSUE PROPOSAL:

Goal 4 - Steward effectively and efficiently.

SUMMARY:

The Department of Children and Families (Department) requests \$2,590,434 in nonrecurring General Revenue in Fixed Capital Outlay to correct life safety and security deficiencies, to address code violations, and to repair mission-critical infrastructure at or near failure. This capital investment will benefit state-owned mental health institutions providing daytime client treatment and 24/7 client housing, regional office buildings, and state-owned service centers 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 any life safety, security and infrastructure deficiencies not timely resolved.

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.

FLORIDA STRATEGIC PLAN FOR ECONOMIC DEVELOPMENT:

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

COL A03		COL A06		COL A07		COL A08		COL A09		CODES
AGY REQUEST FY 2016-17	POS AMOUNT	AG FCO PLAN FY 2017-18	POS AMOUNT	AG FCO PLAN FY 2018-19	POS AMOUNT	AG FCO PLAN FY 2019-20	POS AMOUNT	AG FCO PLAN FY 2020-21	POS AMOUNT	
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MAINTENANCE AND REPAIR										990M000

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, the Department remains a leading consumer of leased building space, paying out millions annually to private-sector lessors. On average, the Department pays \$19.47 per square foot per annum on private-sector leases, and \$17.12 on floor space leased from the Department of Management Services (DMS). By contrast, this Department request for fixed capital outlay amounts to a per-square-foot investment of \$0.90 in Department's total state-owned building space. Returns on this investment include lease-cost avoidance, state asset preservation, and averted costs of whatever build-outs might be required to make alternative leased-space serviceable for the Department's specialized programs.

COST CALCULATIONS:

- 1) \$16,208,351 / 832,265 sq.ft. = \$19.47 per square foot per annum (average) for commercial leases
- 2) \$9,515,767 / 555,842 sq.ft. = \$17.12 per square foot per annum (average) for DMS leases
- 3) \$2,590,434 / 2,875,000 sq.ft. = \$0.90 per square foot investment in Department's state-owned buildings
- 4) (\$2,590,434 capital investment) / (\$1,150,582,264 estimated replacement cost of state-owned buildings) = 0.00225 (0.225%)(EOG target for capital investment rate is 1% of full replacement cost of all agency state-owned buildings)

PROJECTS PLANNED:

Projects included in this \$2,590,434 request are as follows:

FLORIDA STATE HOSPITAL (CHATTAHOOCHEE)

Potable Water Distribution Line - Partial Replacement	130,000
Upgrade Primary Switchgear	285,000
Window Replacement, Building 1028	250,000

NORTHEAST FLORIDA STATE HOSPITAL (MACCLENNY)

Bldg. 57 Fan Coil Units	203,178
Mercury Abatement, Bldgs. 12/13 Sewer Line	125,000
Roof Replacement, Bldg. 11 (Kitchen/Food Service)	250,000
Installation of acquired 350 KWH Emergency Generator	67,500

NORTH FLORIDA EVALUATION AND TREATMENT CENTER (GAINESVILLE)

Correct Life Safety Deficiencies Fire Alarm, Security	250,000
HVAC Upgrade Buildings CONTINUATION (20-Ton Unit)	120,000
Correct Life Safety Deficiencies Exit Stairs, CONTINUATION	154,556

WEST FLORIDA COMMUNITY CARE CENTER (MILTON)

Replace Main Breaker Panel Box	200,200
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MAINTENANCE AND REPAIR										990M000

REGIONAL DCF FACILITIES:

NW REGION (QUINCY)	Service Center - Repair / Replace Roof	40,000
NW REGION (QUINCY)	Service Center - Window Replacement	190,000
NW REGION (MARIANNA)	Service Center - Replace doors and jambs for ADA clearance	65,000
NW REGION (MARIANNA)	Service Center - Replace Remaining 48 Windows	180,000
NE REGION (JACKSONVILLE)	Roberts Bldg. - Electric Overhaul of main panels	80,000

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 Department buildings in future fiscal years.

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