



MAINTENANCE PLAN

Fiscal Year 2016-17 through Fiscal Year 2020-21

CIP-4 – OPERATIONAL MAINTENANCE STRATEGIES AND ROUTINE MAINTENANCE COSTS

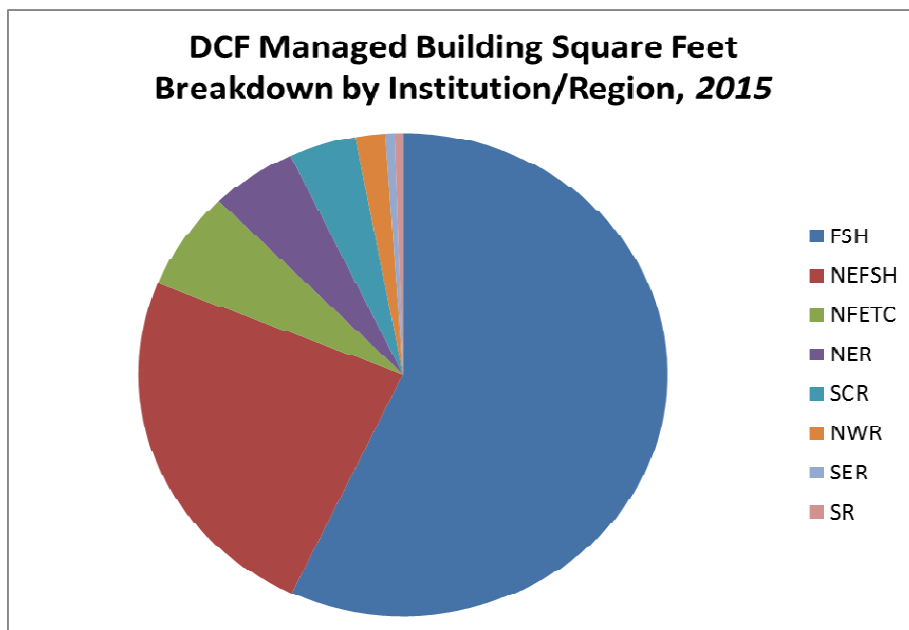
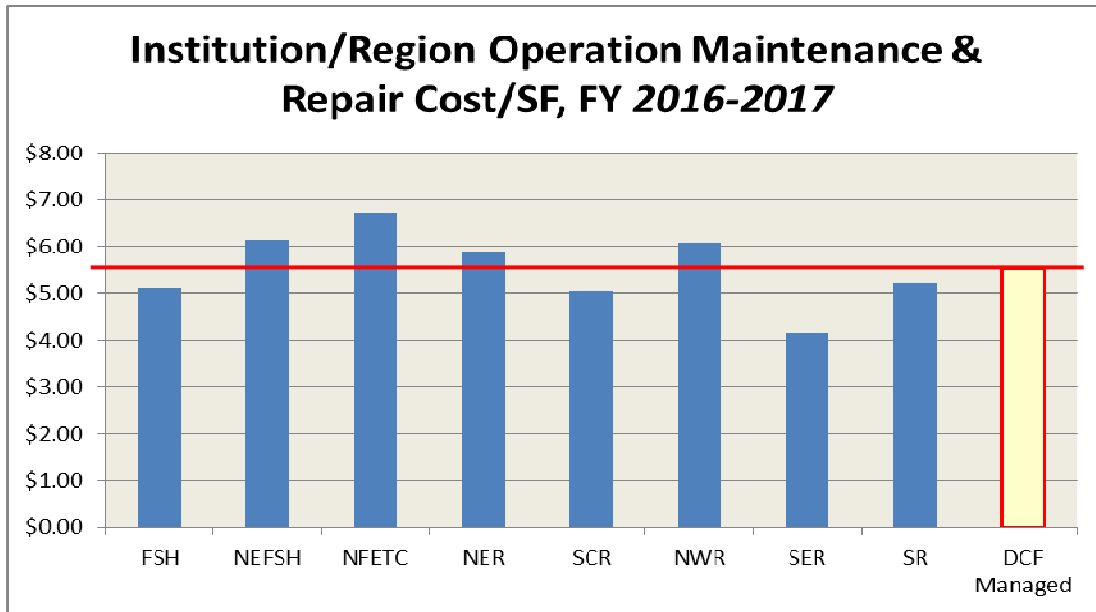


Arsenal Building at Florida State Hospital (Chattahoochee) before and after renovation

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 2016-2017 is \$15.5 million, or \$5.52 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.



CIP-4: Service-Level Operational Maintenance Budget

Agency:	Department of Children & Families				
Service:	All Institutions and Regions				
	Square Feet Managed				
Fiscal Year	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Salaries & Benefits	\$586,461	\$587,557	\$633,718	\$634,914	\$637,437
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$411,851	\$415,131	\$418,606	\$422,291	\$426,203
Other	\$218,064	\$219,636	\$220,912	\$222,226	\$223,580
Subtotal	\$1,216,376	\$1,222,324	\$1,273,235	\$1,279,431	\$1,287,220
General Maint Costs	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Salaries & Benefits	\$3,188,182	\$3,189,987	\$3,341,880	\$3,772,540	\$3,352,251
OPS	\$33,769	\$33,769	\$33,769	\$33,769	\$33,769
Expenses	\$1,991,875	\$2,027,453	\$2,065,218	\$2,106,671	\$2,150,725
Other	\$421,094	\$422,666	\$423,941	\$425,256	\$426,610
Subtotal	\$5,634,920	\$5,673,875	\$5,864,809	\$6,338,237	\$5,963,355
Routine Ops Costs	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
Salaries & Benefits	\$2,568,319	\$2,568,909	\$2,764,549	\$2,765,208	\$2,765,887
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$4,061,204	\$4,106,020	\$4,154,626	\$4,207,377	\$4,264,670
Other	\$2,047,994	\$2,049,566	\$2,050,842	\$2,052,157	\$2,053,510
Subtotal	\$8,677,517	\$8,724,494	\$8,970,016	\$9,024,742	\$9,084,068
Cost per SF	\$5.52	\$5.56	\$5.73	\$5.92	\$5.81
NEW FACILITIES (Only those square feet added in the given year; include such space as "Existing" in subsequent years):					
Preventive Maint Costs	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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	\$15,528,813	\$15,620,693	\$16,108,060	\$16,642,411	\$16,334,643
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Florida State Hospital

Fiscal Year	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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	\$450,000	\$495,000	\$495,000	\$495,000
OPS					
Expenses	\$308,000	\$308,000	\$308,000	\$308,000	\$308,000
Other					
Subtotal	\$758,000	\$758,000	\$803,000	\$803,000	\$803,000
General Maintenance Costs					
Salaries & Benefits	\$1,500,000	\$1,500,000	\$1,650,000	\$1,650,000	\$1,650,000
OPS					
Expenses	\$630,000	\$630,000	\$630,000	\$630,000	\$630,000
Other					
Subtotal	\$2,130,000	\$2,130,000	\$2,280,000	\$2,280,000	\$2,280,000
Routine Operations Costs					
Salaries & Benefits	\$1,950,000	\$1,950,000	\$2,145,000	\$2,145,000	\$2,145,000
OPS					
Expenses	\$1,360,000	\$1,360,000	\$1,360,000	\$1,360,000	\$1,360,000
Other	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Subtotal	\$5,310,000	\$5,310,000	\$5,505,000	\$5,505,000	\$5,505,000
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$8,198,000	\$8,198,000	\$8,588,000	\$8,588,000	\$8,588,000
Cost per SF	\$5.12	\$5.12	\$5.37	\$5.37	\$5.37

Northeast Florida State Hospital

Fiscal Year	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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	\$69,288	\$69,288	\$69,288	\$69,288	\$69,288
OPS					
Expenses	\$22,727	\$22,727	\$22,727	\$22,727	\$22,727
Other	\$149,525	\$149,525	\$149,525	\$149,525	\$149,525
Subtotal	\$241,539	\$241,539	\$241,539	\$241,539	\$241,539
General Maintenance Costs					
Salaries & Benefits	\$1,316,467	\$1,316,467	\$1,316,467	\$1,316,467	\$1,316,467
OPS	\$22,769	\$22,769	\$22,769	\$22,769	\$22,769
Expenses	\$431,812	\$431,812	\$431,812	\$431,812	\$431,812
Other	\$263,191	\$263,191	\$263,191	\$263,191	\$263,191
Subtotal	\$2,034,239	\$2,034,239	\$2,034,239	\$2,034,239	\$2,034,239
Routine Operations Costs					
Salaries & Benefits	\$444,012	\$444,012	\$444,012	\$444,012	\$444,012
OPS					
Expenses	\$1,460,815	\$1,460,815	\$1,460,815	\$1,460,815	\$1,460,815
Other					
Subtotal	\$1,904,828	\$1,904,828	\$1,904,828	\$1,904,828	\$1,904,828
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$4,180,606	\$4,180,606	\$4,180,606	\$4,180,606	\$4,180,606
Cost per SF	\$6.13	\$6.13	\$6.13	\$6.13	\$6.13

North Evaluation and Treatment Center

Fiscal Year	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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	\$14,628	\$14,628	\$14,628	\$14,628	\$14,628
OPS					
Expenses	\$3,892	\$3,892	\$3,892	\$3,892	\$3,892
Other	\$27,571	\$27,571	\$27,571	\$27,571	\$27,571
Subtotal	\$46,091	\$46,091	\$46,091	\$46,091	\$46,091
General Maintenance Costs					
Salaries & Benefits	\$277,931	\$277,931	\$277,931	\$277,931	\$277,931
OPS	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Expenses	\$73,949	\$73,949	\$73,949	\$73,949	\$73,949
Other	\$116,935	\$116,935	\$116,935	\$116,935	\$116,935
Subtotal	\$479,815	\$479,815	\$479,815	\$479,815	\$479,815
Routine Operations Costs					
Salaries & Benefits	\$153,556	\$153,556	\$153,556	\$153,556	\$153,556
OPS					
Expenses	\$561,180	\$561,180	\$561,180	\$561,180	\$561,180
Other	\$7,026	\$7,026	\$7,026	\$7,026	\$7,026
Subtotal	\$721,762	\$721,762	\$721,762	\$721,762	\$721,762
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$1,247,668	\$1,247,668	\$1,247,668	\$1,247,668	\$1,247,668
Cost per SF	\$6.72	\$6.72	\$6.72	\$6.72	\$6.72

Northeast Region

Fiscal Year	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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	\$607,705	\$624,616	\$642,033	\$661,294	\$681,133
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$640,198	\$657,109	\$674,526	\$693,787	\$713,626
Routine Operations Costs					
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$214,955	\$221,403	\$228,046	\$234,887	\$241,934
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$214,955	\$221,403	\$228,046	\$234,887	\$241,934
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$870,079	\$893,438	\$917,498	\$943,600	\$970,486
Cost per SF	\$5.87	\$6.03	\$6.19	\$6.37	\$6.55

Southeast Region

Fiscal Year	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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					
OPS					
Expenses	\$9,196	\$9,472	\$9,756	\$10,049	\$10,351
Other (Contracted Service)	\$12,115	\$12,478	\$12,852	\$13,238	\$13,635
Subtotal	\$21,311	\$21,950	\$22,608	\$23,287	\$23,986
General Maintenance Costs					
Salaries & Benefits					
OPS					
Expenses	\$9,196	\$9,472	\$9,756	\$10,049	\$10,351
Other (Contracted Service)	\$12,115	\$12,478	\$12,852	\$13,238	\$13,635
Subtotal	\$21,311	\$21,950	\$22,608	\$23,287	\$23,986
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$9,196	\$9,472	\$9,756	\$10,049	\$10,351
Other (Contracted Service)	\$12,115	\$12,478	\$12,852	\$13,238	\$13,635
Subtotal	\$21,311	\$21,950	\$22,608	\$23,287	\$23,986
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$63,933	\$65,850	\$67,824	\$69,861	\$71,958
Cost per SF	\$4.15	\$4.27	\$4.40	\$4.53	\$4.67

Suncoast Region

Fiscal Year	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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	\$16,868	\$17,374	\$17,896	\$18,432	\$20,276
OPS					
Expenses	\$13,754	\$15,130	\$16,643	\$18,307	\$20,138
Other					
Subtotal	\$30,622	\$32,504	\$34,538	\$36,740	\$40,414
General Maintenance Costs					
Salaries & Benefits	\$40,540	\$41,756	\$43,009	\$473,010	\$52,041
OPS					
Expenses	\$160,203	\$176,223	\$193,846	\$213,230	\$234,553
Other					
Subtotal	\$200,743	\$217,980	\$236,855	\$686,240	\$286,594
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$349,149	\$384,063	\$422,470	\$464,717	\$511,188
Other					
Subtotal	\$349,149	\$384,063	\$422,470	\$464,717	\$511,188
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$580,514	\$634,547	\$693,863	\$1,187,696	\$838,196
Cost per SF	\$5.05	\$5.52	\$6.03	\$10.33	\$7.29

Northwest Region

Fiscal Year	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21
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	\$24,729	\$25,471	\$26,235	\$27,022	\$27,832
Other					
Subtotal	\$24,729	\$25,471	\$26,235	\$27,022	\$27,832
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$51,626	\$53,175	\$54,771	\$56,414	\$58,106
Other					
Subtotal	\$51,626	\$53,175	\$54,771	\$56,414	\$58,106
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$76,355	\$78,646	\$81,005	\$83,435	\$85,938
Cost per SF	\$5.20	\$5.36	\$5.52	\$5.69	\$5.86