

	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 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	
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	6,029,973					1000 1
ADMINISTRATIVE TRUST FUND -STATE	1,003,550					2021 1
TOTAL APPRO.....	7,033,523					

AGENCY NARRATIVE:

2017-2018 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 2017-2018 THROUGH 2021-2022 STRATEGIC PLAN IS ADDRESSED BY THIS BUDGET
 ISSUE PROPOSAL: Increase Capacity of Professional Staff to Better Meet the Needs of the Vulnerable Floridians; Improve the Quality of Care and Increase Patient and Staff Safety at State Mental Health Treatment Facilities.

SUMMARY:

The Department of Children and Families (Department) requests \$6,029,973 of non-recurring General Revenue and \$1,003,550 of non-recurring Administrative Trust Funds in Fixed Capital Outlay for state-owned mental health treatment facilities providing daytime client treatment and 24/7 client housing, and for regional office buildings and state-owned service centers providing services to clients living in Florida's communities. The Department's highest priority is to correct life safety and security deficiencies and address code violations, and also to repair mission-critical infrastructure at or near failure.

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, design and construction.

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, the Department remains a leading consumer of leased building space, paying out millions annually to private-sector lessors. On average, the Department pays \$19.71 per square foot per annum on private-sector leases, and \$17.18 on floor space leased from DMS. By contrast, this request for fixed capital outlay amounts to a per-square-foot investment of \$2.48 in the Department'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) \$16,097,530 / 816,677 sq.ft. = \$19.71 per square foot per annum (average) for commercial leases
- 2) \$9,313,515 / 542,114 sq.ft. = \$17.18 per square foot per annum (average) for DMS leases
- 3) \$7,033,523 / 2,840,000 sq.ft. = \$2.48 per square foot investment in the Department's state-owned buildings

PROJECTS PLANNED:

Projects included in this \$7,033,523 request are as follows:

FLORIDA STATE HOSPITAL (CHATTAHOOCHEE)

Potable Water Distribution Line (partial replacement)	130,000
Elevator Replacement, Building 1051	120,000
Chilled Water Loop Connection	165,000
Upgrade Primary Switchgear	250,000
Window Replacement, Building 1025	250,000
Complete renovation of all Bldg. 1241 resident bathrooms	200,000
AHU Replacement, Building 1243	110,000
AHU Replacement, Building 1262	105,000
Roof Replacement, Building 1214	55,000
Road and Parking Lot Resurfacing	100,000
Chiller Plant #2 Drive Replacement	55,000
AHU Replacement, Building 1028	305,000
AHU Replacement, Buildings 1051/2/3	330,000
ADA Compliance	200,000
Renovation of Resident Living Units	330,000
Replace two (2) Hot Water Heat Exchangers	80,000

NORTHEAST FLORIDA STATE HOSPITAL (MACCLENNY)

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ADMINISTRATION										60900000
PGM: EXECUTIVE LEADERSHIP										60900100
EXECUTIVE DIR/SUPPORT SVCS										60900101
GOV OPERATIONS/SUPPORT										16
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CAPITAL IMPROVEMENT PLAN										9900000
MAINTENANCE AND REPAIR										990M000

Repair HTHW Boiler No.2 per Safety Inspection to restore Certificate of Compliance	80,000
Repair and paint two water treatment tanks at Water Plant	35,000
Purchase and install three (3) hot water boilers, Bldgs. 36B/7/8	150,000
Re-shingle Bldg. 15 and 17 Resident Halls	80,000
Installation of acquired 350 kWh Emergency Generator at Bldg. 12	67,500
Concrete Walkway column renovation (partial) Bldg.35/36 area	100,000
Roof Replacement Bldg. 58- Resident Hall, Flat Roof	215,082
Replace HVAC air plenums at penthouse air handler, Building 13	55,000
Renovate Renaissance Homes for Fire/ADA compliance, Bldgs. 1 - 7	218,883
Window Replacement Bldgs. 4, 6, 7, 8, 9, 10, 15, 17	350,000
Asbestos Abatement Campus-wide	218,883
Concrete Covered Walkways ADA Entrance Compliance campus-wide	207,984
Correct Licensure and Life Safety Deficiencies in Bldgs. 15, 17, 31, 33, 57, 58	300,000

NORTH FLORIDA EVALUATION AND TREATMENT CENTER (GAINESVILLE)

HVAC Replacement (Continuation) - Bldgs. 2, 11	330,600
Life Safety - Upgrade Door Controls and separate from Fire Alarm circuits	250,000
Roof Renovation (Continuation) -Resident Bldgs. 8, 9, 10	95,000
ADA Renovation - Clinic Admissions Restroom	40,000

WEST FLORIDA COMMUNITY CARE CENTER (MILTON)

Replace exhaust vent for the hood over fryers in kitchen	40,000
Nursing station/med rooms renovation	120,000
Replacement and Renovation of two (2) Elevators (excluding cabins)	276,041
Drainage Diversion (southwest side of facility near Administration offices)	15,000

REGIONAL DEPARTMENTAL FACILITIES:

NW REGION (TALLAHASSEE) Hwy 319 Warehouse - Roof Repair/Replacement	25,000
NW REGION (TALLAHASSEE) Hwy 319 Warehouse HVAC and Bathrooms Renovation	25,000
NW REGION (TALLAHASSEE) Phillips Rd Office - Repair Curbs	6,000
NW REGION (TALLAHASSEE) Phillips Rd Office - Repair / Replace Gutters	10,000
NW REGION (TALLAHASSEE) Phillips Rd Office - Install Awning at Front Door	5,000
NW REGION (TALLAHASSEE) Phillips Rd Warehouse - Replace Windows	5,000
NW REGION (TALLAHASSEE) Phillips Rd Warehouse - Upgrade Interior Lighting	12,000
NW REGION (TALLAHASSEE) Phillips Rd Warehouse - Reframe and Seal Doors	11,000
NW REGION (TALLAHASSEE) Phillips Rd Warehouse - Reseal Foundation	21,000
NW REGION (TALLAHASSEE) Phillips Rd Warehouse - HVAC Installation	37,000
NW REGION (TALLAHASSEE) Phillips Rd Warehouse - Replace Garage Door	12,000
NW REGION (QUINCY) Service Center - Repair/Replace ADA access to building	10,000

