



MAINTENANCE PLAN

Fiscal Year 2019-20 through Fiscal Year 2023-24

CIP-4 – OPERATIONAL MAINTENANCE STRATEGIES AND ROUTINE MAINTENANCE COSTS

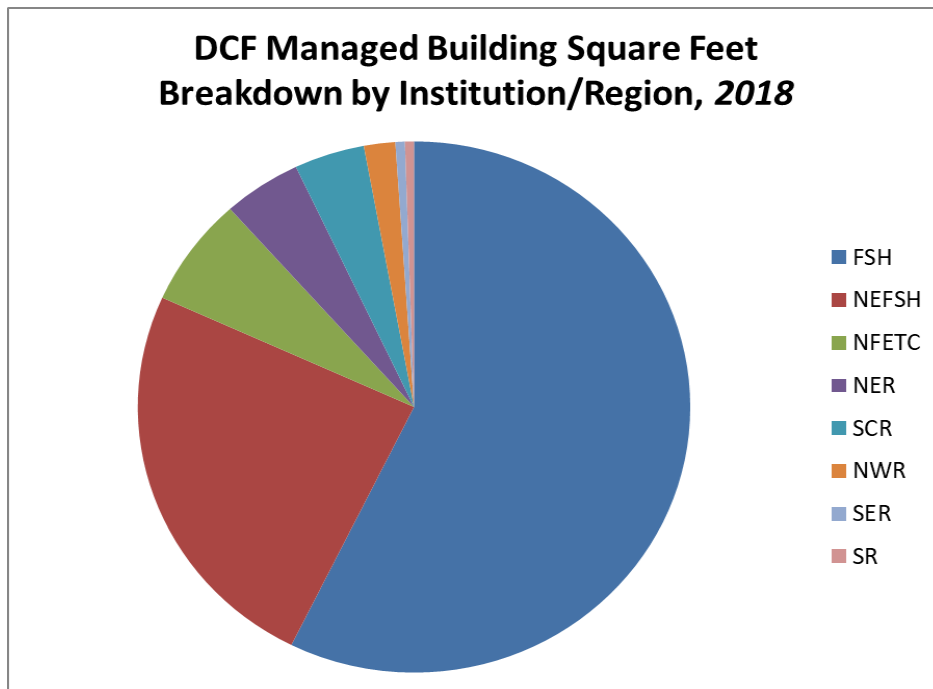
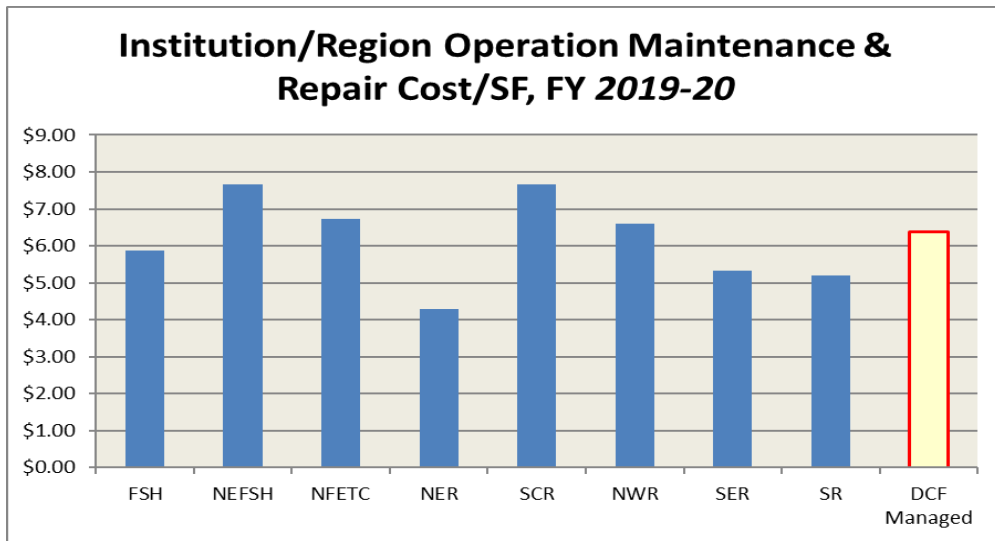


Arsenal Building at Florida State Hospital (Chattahoochee) before and after renovation

Service Level- Operational Maintenance Budget Summary

The Department of Children and Families directly operates, maintains and repairs 2,791,296 square feet of building space. O&M costs plus non-FCO repair costs are estimated at \$17.8 million for FY 2019-20, or \$6.37 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 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Square Feet	2,791,296	2,791,296	2,791,296	2,791,296	2,791,296
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maint Costs	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Salaries & Benefits	\$607,953	\$609,161	\$611,697	\$612,585	\$613,931
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$526,666	\$546,473	\$570,111	\$590,190	\$617,672
Other	\$287,214	\$288,625	\$290,077	\$290,771	\$292,288
Subtotal	\$1,421,834	\$1,444,259	\$1,471,885	\$1,493,546	\$1,523,892
General Maint Costs	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Salaries & Benefits	\$3,039,124	\$3,041,166	\$3,043,453	\$3,044,955	\$3,047,171
OPS	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Expenses	\$1,869,569	\$1,938,068	\$2,011,619	\$2,087,899	\$2,171,501
Other	\$740,103	\$741,510	\$743,274	\$743,800	\$745,317
Subtotal	\$5,713,797	\$5,785,744	\$5,863,346	\$5,941,654	\$6,028,989
Routine Ops Costs	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Salaries & Benefits	\$5,650,197	\$5,650,871	\$5,651,749	\$5,652,470	\$5,653,572
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$4,079,592	\$4,176,611	\$4,277,560	\$4,379,938	\$4,486,367
Other	\$919,011	\$920,395	\$921,821	\$923,729	\$923,953
Subtotal	\$10,648,800	\$10,747,878	\$10,851,130	\$10,956,137	\$11,063,891
Cost per SF	\$6.37	\$6.44	\$6.52	\$6.59	\$6.67
NEW FACILITIES (Only those square feet added in the given year; include such space as "Existing" in subsequent years):					
Preventive Maint Costs	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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	\$17,784,431	\$17,977,880	\$18,186,360	\$18,391,337	\$18,616,772

Florida State Hospital

Fiscal Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
OPS					
Expenses	\$347,000	\$357,000	\$370,000	\$380,000	\$395,000
Other					
Subtotal	\$847,000	\$857,000	\$870,000	\$880,000	\$895,000
General Maintenance Costs					
Salaries & Benefits	\$1,900,000	\$1,900,000	\$1,900,000	\$1,900,000	\$1,900,000
OPS					
Expenses	\$690,000	\$710,000	\$730,000	\$750,000	\$770,000
Other					
Subtotal	\$2,590,000	\$2,610,000	\$2,630,000	\$2,650,000	\$2,670,000
Routine Operations Costs					
Salaries & Benefits	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000	\$4,500,000
OPS					
Expenses	\$1,450,000	\$1,500,000	\$1,550,000	\$1,600,000	\$1,650,000
Other					
Subtotal	\$5,950,000	\$6,000,000	\$6,050,000	\$6,100,000	\$6,150,000
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$9,387,000	\$9,467,000	\$9,550,000	\$9,630,000	\$9,715,000
Cost per SF	\$5.87	\$5.92	\$5.97	\$6.02	\$6.07

Northeast Florida State Hospital

Fiscal Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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	\$38,129	\$38,129	\$38,129	\$38,129	\$38,129
OPS					
Expenses	\$26,428	\$26,428	\$26,428	\$26,428	\$26,428
Other	\$221,809	\$221,809	\$221,809	\$221,809	\$221,809
Subtotal	\$286,367	\$286,367	\$286,367	\$286,367	\$286,367
General Maintenance Costs					
Salaries & Benefits	\$760,676	\$760,676	\$760,676	\$760,676	\$760,676
OPS	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Expenses	\$502,139	\$502,139	\$502,139	\$502,139	\$502,139
Other	\$599,122	\$599,122	\$599,122	\$599,122	\$599,122
Subtotal	\$1,911,937	\$1,911,937	\$1,911,937	\$1,911,937	\$1,911,937
Routine Operations Costs					
Salaries & Benefits	\$979,408	\$979,408	\$979,408	\$979,408	\$979,408
OPS					
Expenses	\$1,254,597	\$1,254,597	\$1,254,597	\$1,254,597	\$1,254,597
Other	\$790,395	\$790,395	\$790,395	\$790,395	\$790,395
Subtotal	\$3,024,400	\$3,024,400	\$3,024,400	\$3,024,400	\$3,024,400
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$5,222,704	\$5,222,704	\$5,222,704	\$5,222,704	\$5,222,704
Cost per SF	\$7.66	\$7.66	\$7.66	\$7.66	\$7.66

North Evaluation and Treatment Center

Fiscal Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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	\$14,627	\$14,627	\$14,627	\$14,627	\$14,627
OPS					
Expenses	\$5,452	\$5,452	\$5,452	\$5,452	\$5,452
Other	\$18,386	\$18,386	\$18,386	\$18,386	\$18,386
Subtotal	\$38,465	\$38,465	\$38,465	\$38,465	\$38,465
General Maintenance Costs					
Salaries & Benefits	\$277,908	\$277,908	\$277,908	\$277,908	\$277,908
OPS	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Expenses	\$103,584	\$103,584	\$103,584	\$103,584	\$103,584
Other	\$94,102	\$94,102	\$94,102	\$94,102	\$94,102
Subtotal	\$490,595	\$490,595	\$490,595	\$490,595	\$490,595
Routine Operations Costs					
Salaries & Benefits	\$148,323	\$148,323	\$148,323	\$148,323	\$148,323
OPS					
Expenses	\$491,169	\$491,169	\$491,169	\$491,169	\$491,169
Other	\$82,480	\$82,480	\$82,480	\$82,480	\$82,480
Subtotal	\$721,971	\$721,971	\$721,971	\$721,971	\$721,971
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$1,251,031	\$1,251,031	\$1,251,031	\$1,251,031	\$1,251,031
Cost per SF	\$6.74	\$6.74	\$6.74	\$6.74	\$6.74

Northeast Region

Fiscal Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Square Feet Managed	127,521	127,521	127,521	127,521	127,521
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	\$31,276	\$32,214	\$33,180	\$34,175	\$35,200
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$63,769	\$64,707	\$65,673	\$66,668	\$67,693
Routine Operations Costs					
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$468,308	\$482,357	\$496,827	\$511,732	\$527,084
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$468,308	\$482,357	\$496,827	\$511,732	\$527,084
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$547,003	\$561,990	\$577,426	\$593,326	\$609,703
Cost per SF	\$4.29	\$4.41	\$4.53	\$4.65	\$4.78

Southeast Region

Fiscal Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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	\$12,097	\$12,459	\$12,833	\$13,218	\$13,615
Other (Contracted Service)	\$15,321	\$15,781	\$16,254	\$16,742	\$17,244
Subtotal	\$27,418	\$28,240	\$29,087	\$29,960	\$30,859
General Maintenance Costs					
Salaries & Benefits					
OPS					
Expenses	\$12,097	\$12,459	\$12,833	\$13,218	\$13,615
Other (Contracted Service)	\$15,321	\$15,781	\$16,254	\$16,742	\$17,244
Subtotal	\$27,418	\$28,240	\$29,087	\$29,960	\$30,859
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$12,097	\$12,459	\$12,833	\$13,218	\$13,615
Other (Contracted Service)	\$15,321	\$15,781	\$16,254	\$16,742	\$17,244
Subtotal	\$27,418	\$28,240	\$29,087	\$29,960	\$30,859
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$82,253	\$84,720	\$87,262	\$89,880	\$92,576
Cost per SF	\$5.34	\$5.50	\$5.66	\$5.83	\$6.01

Suncoast Region

Fiscal Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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	\$17,896	\$18,432	\$20,276	\$20,884	\$21,510
OPS					
Expenses	\$76,757	\$84,433	\$92,876	\$102,164	\$112,380
Other					
Subtotal	\$94,653	\$102,865	\$113,152	\$123,048	\$133,891
General Maintenance Costs					
Salaries & Benefits	\$45,628	\$46,997	\$48,407	\$49,859	\$51,355
OPS					
Expenses	\$446,906	\$491,597	\$540,757	\$594,832	\$654,316
Other					
Subtotal	\$492,535	\$538,594	\$589,164	\$644,692	\$705,671
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$292,923	\$322,215	\$354,437	\$389,880	\$428,868
Other					
Subtotal	\$292,923	\$322,215	\$354,437	\$389,880	\$428,868
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$880,110	\$963,675	\$1,056,752	\$1,157,620	\$1,268,430
Cost per SF	\$7.65	\$8.38	\$9.19	\$10.07	\$11.03

Northwest Region

Fiscal Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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	\$22,376	\$23,047	\$23,739	\$24,019	\$24,739
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$58,932	\$60,700	\$62,521	\$62,928	\$64,797
Other	\$31,698	\$32,649	\$33,628	\$33,834	\$34,849
Subtotal	\$113,006	\$116,396	\$119,888	\$120,781	\$124,385
General Maintenance Costs					
Salaries & Benefits	\$22,419	\$23,092	\$23,969	\$24,019	\$24,739
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$58,838	\$60,603	\$62,891	\$62,928	\$64,815
Other	\$31,558	\$32,505	\$33,796	\$33,834	\$34,849
Subtotal	\$112,815	\$116,200	\$120,656	\$120,781	\$124,403
Routine Operations Costs					
Salaries & Benefits	\$22,466	\$23,140	\$24,018	\$24,739	\$25,841
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$58,873	\$60,639	\$62,927	\$62,928	\$62,928
Other	\$30,816	\$31,740	\$32,692	\$34,113	\$33,834
Subtotal	\$112,155	\$115,519	\$119,637	\$121,780	\$122,603
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$337,976	\$348,115	\$360,181	\$363,342	\$371,391
Cost per SF	\$6.60	\$6.79	\$7.03	\$7.09	\$7.25

Southern Region Circuit 11

Fiscal Year	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
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