

	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 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	
POS	AMOUNT	POS	AMOUNT	POS	AMOUNT	CODES
CHILDREN & FAMILY SERVICES						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 MGD FACS						080751
GENERAL REVENUE FUND	-STATE					1000 1
	11,505,849	22,025,118	6,067,992	5,729,479	7,442,717	

AGENCY NARRATIVE:

2011-2012 BUDGET YEAR NARRATIVE: HRS/CAP NEEDS/CEN MGD FACS IT COMPONENT? NO
 ISSUE TITLE: Maintenance and Repair

SPECIFY WHICH AGENCY GOAL FROM THE 2011-2016 STRATEGIC PLAN IS ADDRESSED BY THIS BUDGET ISSUE PROPOSAL:
 Goal number 4: The Department of Children and Families (DCF) is an integrated, efficient, timely, accurate, effective, and transparent organization that provides the foundation from which we can fulfill our mission.

SUMMARY:
 The Department is requesting \$11,505,849 of General Revenue budget authority to address code and safety violations at state-owned buildings and underlying state-owned property entrusted to the Department's use and care. All such needs are documented in the Department's five-year Capital Improvements Program (CIP) Plan.

PROBLEM STATEMENT:
 Currently, there is 2.8 million square feet of state-owned building space and 900 acres of underlying state-owned property entrusted to the Department's use and care. Many of these facilities are in need of renovations and/or additions to address code and safety violations, or are in need of repair or replacement of building and utility systems which, having reached the end of their useful life, are fully depleted. All such needs are documented in the Department's five-year Capital Improvements Program (CIP) Plan.

The greatest portion of the requested capital investment is earmarked for institutions, which represent most of the Department's building space and client housing. At the core of the client care program, housing and treating some of the most disadvantaged of our society, are the four state-owned DCF institutions: Florida State Hospital (FSH), Northeast Florida State Hospital (NEFSH), North Florida Evaluation and Treatment Center (NFETC), and West Florida Community Care Center (WFCCC).

	FSH	NEFSH	NFETC	WFCCC
Square Footage:	1,583,569	739,625	163,062	56,892
Annual Operations and Maintenance Costs:	\$11,489,000	\$4,245,394	\$1,285,215	Provider
Estimated Replacement Cost:	\$648,000,000	\$274,725,675	\$67,958,190	\$25,191,000
FY 11-12 Fixed Capital Outlay Request:	\$3,310,000	\$4,000,824	\$2,287,000	\$224,460

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MAINTENANCE AND REPAIR						990M000

The Department's Fixed Capital Outlay (FCO) request for FY 2011-2012 includes an additional \$1,683,565 for state-owned service centers and regional office buildings providing services to clients who live in Florida's communities. The newest of these opened in 2003, but the other non-institutional state-owned regional facilities are an average of 40 years old, and require capital investment to keep their condition from deteriorating. Such capital investment may offer further benefit where opportunity exists to utilize newly-renovated space to reduce the Department's leased-space requirement.

	Northwest Region	Northeast Region	Suncoast Region	Southeast Region	Southern Region
Square Footage:	63,890	142,284	115,000	15,407	12,066
Annual Operations and Maintenance Costs:	\$652,890	\$811,664	\$734,432	\$135,296	\$65,392
Estimated Replacement Cost:	\$11,424,436	\$27,721,980	\$22,770,000	\$3,050,586	\$2,905,254
FY 11-12 FCO Request:	\$1,130,100	\$167,300	\$120,025	\$210,965	\$55,175

Pursuant to capital renewal guidelines set by the Executive Office of the Governor, the Department's FY 2011-2012 Legislative Budget Request (LBR) includes an amount for FCO budget authority equivalent to one percent of the estimated replacement value of all state-owned facilities occupied by the Department.

The Department's request for FY 2011-2012 does not include any FCO for mental health institutions (MHIs) which have transitioned to privatized operation pursuant to past appropriations acts. For these four MHIs, maintenance and capital renewal costs are covered within the provider agreements: South Florida State Hospital (SFSH), South Florida Evaluation and Treatment Center (SFETC), Florida Civil Commitment Center (FCCC), and Treasure Coast Forensic Treatment Center (TCFTC).

	SFSH	SFETC	FCCC	TCFTC
Square footage:	290,284	151,272	180,146	162,167
Annual Provider Costs:	\$35,244,546	\$23,732,668	\$24,530,929	\$23,331,516
Estimated Replacement Cost:	\$117,565,020	\$61,265,160	\$72,959,130	\$65,677,635
FY 11-12 FCO Request:	\$0	\$0	\$0	\$0

WHAT BENEFITS WILL BE OBTAINED BY FUNDING THIS ISSUE:

The FCO projects comprising this LBR are typical of those essential to preserving the health, safety, and welfare of clients (e.g., fire sprinkler system retrofits, heating/ventilation/air-conditioning (HVAC) replacements, roof replacements, American Disabilities Act (ADA) compliance for handicapped accessibility, asbestos abatements, emergency generators, electrical rewiring, and corrections of life safety code deficiencies). The Department's five-year CIP Plan is directed almost exclusively to capital renewal, and includes no request for new space needs other than the security welcome center requested for the NEFSH campus entrance.

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The recommended capital investment of \$11,505,849 in our Department's 2.8 million square feet of state-owned facilities (in particular the \$1,683,565 requested for 342,541 square feet of state-owned regional facilities) compares favorably against the Department's \$22 million annual expenditure for 1.2 million square feet of privately-leased space. The combined value (as measured by state asset preservation, lease-cost avoidance, and service to Florida communities) makes this an investment of benefit to the people of Florida.

WHAT UNDERLYING PROGRAM THEORY CHANGE IS INVOLVED IN THIS ISSUE (IF ANY):
 Not applicable.

WHAT IMPLEMENTATION MECHANISMS WILL BE CHANGED AS A RESULT OF THIS ISSUE (IF ANY):
 Not applicable.

COST CALCULATIONS:

The following breaks down DCF's total FCO request by institution/regional facility and CIP-defined system (reference the departmental CIP Plan document for a listing of individual projects):

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
FLORIDA STATE HOSPITAL	\$3,310,000	\$2,600,000	\$1,850,000	\$1,600,000	\$1,600,000
NORTHEAST FLORIDA STATE HOSPITAL	\$4,000,824	\$11,677,896	\$2,616,304	\$2,181,923	\$4,968,970
NORTH FLA EVAL AND TREATMENT CTR	\$2,287,000	\$3,008,277	\$460,755	\$1,048,957	\$0
WEST FLORIDA COMMUNITY CARE CTR	\$224,460	\$263,783	\$92,433	\$48,099	\$32,247
STATE-OWNED REGIONAL FACILITIES	\$1,683,565	\$4,475,162	\$1,048,500	\$850,500	\$841,500
TOTAL FCO REQUEST	\$11,505,849	\$22,025,118	\$6,067,992	\$5,729,479	\$7,442,717

	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
CIP-5 (CODE AND LICENSURE CORRECTIONS):					
ENVIRONMENTAL (LE)	\$484,765	\$238,883	\$0	\$0	\$0
HANDICAPPED (LH)	\$609,246	\$1,140,652	\$694,491	\$200,000	\$1,150,430
LIFE SAFETY (LS)	\$1,558,263	\$5,215,233	\$620,100	\$1,132,975	\$3,625,869
CIP-5 (SYSTEMS):					
BUILDING SYSTEMS (BS)	\$7,525,916	\$10,342,302	\$4,218,470	\$3,834,372	\$2,093,747
CAMPUS SYSTEMS (CS)	\$365,829	\$210,000	\$350,000	\$562,132	\$572,671
SPECIAL SYSTEMS (SS)	\$452,500	\$693,739	\$0	\$0	\$0

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CAPITAL IMPROVEMENT PLAN						9900000
MAINTENANCE AND REPAIR						990M000
UTILITY SYSTEMS (US)	\$217,250	\$4,184,309	\$184,931	\$0	\$0	
CIP-3 (NEW CONSTRUCTION):	\$292,080	\$0	\$0	\$0	\$0	
TOTAL FCO REQUEST	\$11,505,849	\$22,025,118	\$6,067,992	\$5,729,479	\$7,442,717	
