



MAINTENANCE PLAN

Fiscal Year 2012-13 through Fiscal Year 2016-17

CIP-4 – OPERATIONAL MAINTENANCE STRATEGIES AND ROUTINE MAINTENANCE COSTS

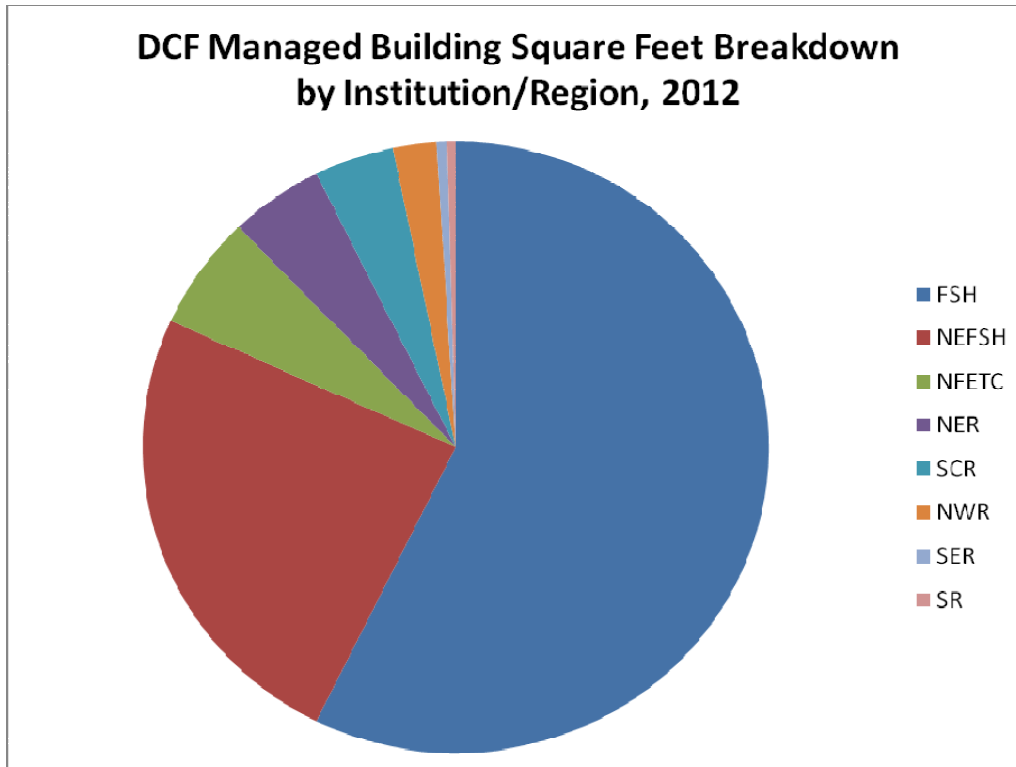
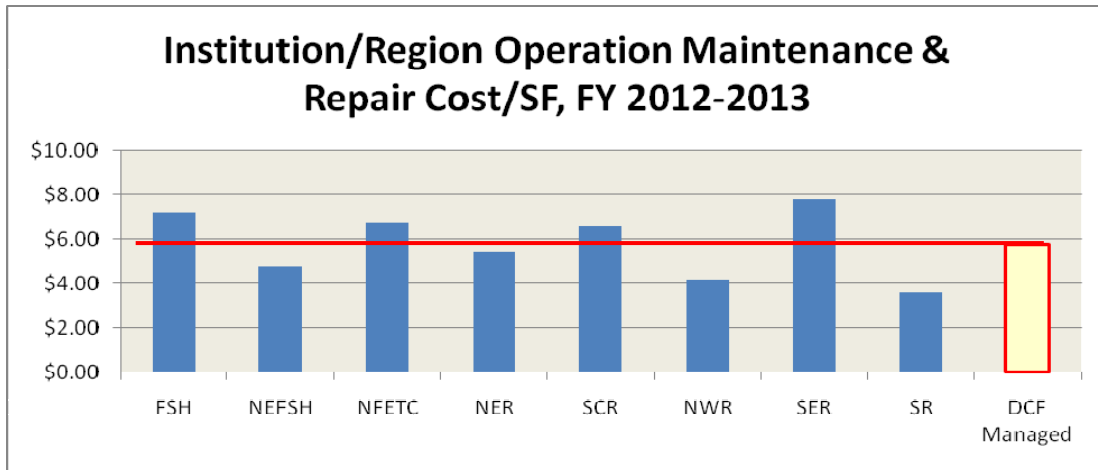


Arsenal Building at Florida State Hospital (Chattahoochee) before and after renovation

Service Level- Operational Maintenance Budget Summary

The Department of Children and Families directly operates, maintains and repairs (non-FCO) 2,789,849 square feet of building space. The estimated OM&R cost for FY 2012-2013 is \$10.3 million, or \$6.38 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 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Square Feet	2,789,849	2,778,915	2,778,915	2,778,915	2,778,915
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maint Costs	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Salaries & Benefits	\$751,072	\$767,701	\$790,572	\$813,260	\$838,097
OPS	\$1,676	\$1,760	\$1,848	\$1,940	\$2,037
Expenses	\$502,093	\$512,692	\$530,542	\$550,543	\$572,197
Other	\$7,858	\$8,094	\$8,337	\$8,587	\$8,845
Subtotal	\$1,262,699	\$1,290,247	\$1,331,298	\$1,374,331	\$1,421,176
General Maint Costs	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Salaries & Benefits	\$3,517,428	\$3,568,902	\$3,645,049	\$3,722,924	\$3,802,207
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$2,717,355	\$2,754,129	\$2,802,715	\$2,853,467	\$2,911,582
Other	\$7,858	\$8,094	\$8,337	\$8,587	\$8,845
Subtotal	\$6,242,641	\$6,331,125	\$6,456,101	\$6,584,978	\$6,722,634
Routine Ops Costs	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Salaries & Benefits	\$5,873,834	\$6,024,194	\$6,200,059	\$6,376,299	\$6,577,586
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$2,484,230	\$2,524,448	\$2,620,628	\$2,722,010	\$2,829,100
Other	\$1,925,840	\$1,946,975	\$1,969,162	\$1,992,453	\$2,016,904
Subtotal	\$10,283,905	\$10,495,618	\$10,789,849	\$11,090,763	\$11,423,591
Cost per SF	\$6.38	\$6.52	\$6.69	\$6.86	\$7.04
NEW FACILITIES (Only those square feet added in the given year; include such space as "Existing" in subsequent years):					
Preventive Maint Costs	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
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 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
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 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
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	\$17,789,246	\$18,116,990	\$18,577,249	\$19,050,071	\$19,567,400

Florida State Hospital

Fiscal Year	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
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	\$550,000	\$566,500	\$583,500	\$601,000	\$619,000
OPS					
Expenses	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000
Other					
Subtotal	\$849,000	\$874,500	\$900,500	\$928,000	\$956,000
General Maintenance Costs					
Salaries & Benefits	\$1,700,000	\$1,750,000	\$1,800,000	\$1,850,000	\$1,900,000
OPS					
Expenses	\$610,000	\$630,000	\$650,000	\$670,000	\$695,000
Other					
Subtotal	\$2,310,000	\$2,380,000	\$2,450,000	\$2,520,000	\$2,595,000
Routine Operations Costs					
Salaries & Benefits	\$5,500,000	\$5,650,000	\$5,825,000	\$6,000,000	\$6,200,000
OPS					
Expenses	\$1,330,000	\$1,360,000	\$1,400,000	\$1,440,000	\$1,480,000
Other	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Subtotal	\$8,330,000	\$8,510,000	\$8,725,000	\$8,940,000	\$9,180,000
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$11,489,000	\$11,764,500	\$12,075,500	\$12,388,000	\$12,731,000
Cost per SF	\$7.18	\$7.35	\$7.55	\$7.74	\$7.96

Northeast Florida State Hospital

Fiscal Year	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
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	\$85,758	\$85,758	\$85,758	\$85,758	\$85,758
OPS					
Expenses	\$77,293	\$77,293	\$77,293	\$77,293	\$77,293
Other					
Subtotal	\$163,051	\$163,051	\$163,051	\$163,051	\$163,051
General Maintenance Costs					
Salaries & Benefits	\$1,286,368	\$1,286,368	\$1,286,368	\$1,286,368	\$1,286,368
OPS					
Expenses	\$1,159,401	\$1,159,401	\$1,159,401	\$1,159,401	\$1,159,401
Other					
Subtotal	\$2,445,769	\$2,445,769	\$2,445,769	\$2,445,769	\$2,445,769
Routine Operations Costs					
Salaries & Benefits	\$343,031	\$343,031	\$343,031	\$343,031	\$343,031
OPS					
Expenses	\$309,174	\$309,174	\$309,174	\$309,174	\$309,174
Other					
Subtotal	\$652,205	\$652,205	\$652,205	\$652,205	\$652,205
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$3,261,025	\$3,261,025	\$3,261,025	\$3,261,025	\$3,261,025
Cost per SF	\$4.78	\$4.78	\$4.78	\$4.78	\$4.78

North Evaluation and Treatment Center

Fiscal Year	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Square Feet Managed	167,798	167,798	167,798	167,798	167,798
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits	\$66,945	\$66,945	\$70,292	\$73,807	\$77,500
OPS	\$1,676	\$1,760	\$1,848	\$1,940	\$2,037
Expenses	\$7,079	\$7,433	\$7,805	\$8,195	\$8,605
Other					
Subtotal	\$75,700	\$76,138	\$79,944	\$83,942	\$88,142
General Maintenance Costs					
Salaries & Benefits	\$418,876	\$418,876	\$439,820	\$461,811	\$484,901
OPS					
Expenses	\$210,716	\$221,252	\$232,314	\$243,930	\$256,127
Other					
Subtotal	\$629,592	\$640,128	\$672,134	\$705,741	\$741,028
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses					
Other	\$417,982	\$438,881	\$460,825	\$483,866	\$508,060
Subtotal	\$417,982	\$438,881	\$460,825	\$483,866	\$508,060
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$1,123,274	\$1,155,147	\$1,212,904	\$1,273,549	\$1,337,229
Cost per SF	\$6.69	\$6.88	\$7.23	\$7.59	\$7.97

Northeast Region

Fiscal Year	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Square Feet Managed	135,281	135,281	135,281	135,281	135,281
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	\$40,395	\$40,395	\$40,395	\$40,395	\$40,395
OPS					
Expenses	\$531,318	\$531,318	\$531,318	\$531,318	\$531,318
Other					
Subtotal	\$571,713	\$571,713	\$571,713	\$571,713	\$571,713
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$161,409	\$161,409	\$161,409	\$161,409	\$161,409
Other					
Subtotal	\$161,409	\$161,409	\$161,409	\$161,409	\$161,409
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$733,123	\$733,123	\$733,123	\$733,123	\$733,123
Cost per SF	\$5.42	\$5.42	\$5.42	\$5.42	\$5.42

Southeast Region

Fiscal Year	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
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	\$10,403	\$10,403	\$10,403	\$10,403	\$10,403
OPS					
Expenses	\$22,665	\$23,345	\$24,045	\$24,766	\$25,509
Other (Contracted Service)	\$7,858	\$8,094	\$8,337	\$8,587	\$8,845
Subtotal	\$40,926	\$41,842	\$42,785	\$43,756	\$44,757
General Maintenance Costs					
Salaries & Benefits	\$10,403	\$10,403	\$10,403	\$10,403	\$10,403
OPS					
Expenses	\$22,665	\$23,345	\$24,045	\$24,766	\$25,509
Other (Contracted Service)	\$7,858	\$8,094	\$8,337	\$8,587	\$8,845
Subtotal	\$40,926	\$41,842	\$42,785	\$43,756	\$44,757
Routine Operations Costs					
Salaries & Benefits	\$10,403	\$10,403	\$10,403	\$10,403	\$10,403
OPS					
Expenses	\$22,665	\$23,345	\$24,045	\$24,766	\$25,509
Other (Contracted Service)	\$7,858	\$8,094	\$8,337	\$8,587	\$8,845
Subtotal	\$40,926	\$41,842	\$42,785	\$43,756	\$44,757
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$122,778	\$125,525	\$128,355	\$131,269	\$134,271
Cost per SF	\$7.97	\$8.15	\$8.33	\$8.52	\$8.71

Suncoast Region

Fiscal Year	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
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	\$17,566	\$18,093	\$19,902	\$20,499	\$22,549
OPS					
Expenses	\$63,960	\$65,879	\$72,467	\$79,714	\$87,685
Other					
Subtotal	\$81,526	\$83,972	\$92,369	\$100,213	\$110,234
General Maintenance Costs					
Salaries & Benefits	\$40,986	\$42,216	\$46,438	\$51,082	\$56,190.01
OPS					
Expenses	\$149,242	\$153,720	\$169,092	\$186,001	\$204,600
Other					
Subtotal	\$190,228	\$195,936	\$215,530	\$237,083	\$260,790
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$484,710	\$499,252	\$549,177	\$604,095	\$664,504
Other					
Subtotal	\$484,710	\$499,252	\$549,177	\$604,095	\$664,504
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$756,465	\$779,160	\$857,076	\$941,390	\$1,035,528
Cost per SF	\$6.58	\$6.78	\$7.45	\$8.19	\$9.00

Northwest Region

Fiscal Year	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Square Feet Managed	62,442	51,508	51,508	51,508	51,508
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits	\$20,400	\$20,002	\$20,717	\$21,794	\$22,887
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$26,749	\$25,128	\$26,037	\$27,291	\$29,506
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$47,149	\$45,130	\$46,754	\$49,085	\$52,393
General Maintenance Costs					
Salaries & Benefits	\$20,400	\$20,644	\$21,625	\$22,865	\$23,950
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$15,524	\$15,680	\$16,161	\$16,647	\$17,153
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$35,924	\$36,324	\$37,786	\$39,512	\$41,103
Routine Operations Costs					
Salaries & Benefits	\$20,400	\$20,760	\$21,625	\$22,865	\$24,152
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$156,421	\$150,425	\$154,937	\$159,586	\$164,374
Other	\$0	\$0	\$0	\$0	\$0
Subtotal	\$176,821	\$171,185	\$176,562	\$182,451	\$188,526
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$259,894	\$252,639	\$261,101	\$271,047	\$282,022
Cost per SF	\$4.16	\$4.90	\$5.07	\$5.26	\$5.48

Southern Region Circuit 11

Fiscal Year	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Square Feet Managed	12,066	12,066	12,066	12,066	12,066
EXISTING FACILITIES (All square feet listed above for the previous fiscal year):					
Preventive Maintenance Costs					
Salaries & Benefits					
OPS					
Expenses	\$5,347	\$5,614	\$5,895	\$6,284	\$6,599
Other					
Subtotal	\$5,347	\$5,614	\$5,895	\$6,284	\$6,599
General Maintenance Costs					
Salaries & Benefits					
OPS					
Expenses	\$18,489	\$19,413	\$20,384	\$21,403	\$22,473
Other					
Subtotal	\$18,489	\$19,413	\$20,384	\$21,403	\$22,473
Routine Operations Costs					
Salaries & Benefits					
OPS					
Expenses	\$19,851	\$20,844	\$21,886	\$22,980	\$24,129
Other					
Subtotal	\$19,851	\$20,844	\$21,886	\$22,980	\$24,129
NEW FACILITIES (None Programmed)					
Total O&M Costs	\$43,687	\$45,872	\$48,165	\$50,668	\$53,201
Cost per SF	\$3.62	\$3.80	\$3.99	\$4.20	\$4.41