



# **MAINTENANCE PLAN**

**Fiscal Year 2013-14 through Fiscal Year 2017-18**

## **CIP-4 – OPERATIONAL MAINTENANCE STRATEGIES AND ROUTINE MAINTENANCE COSTS**

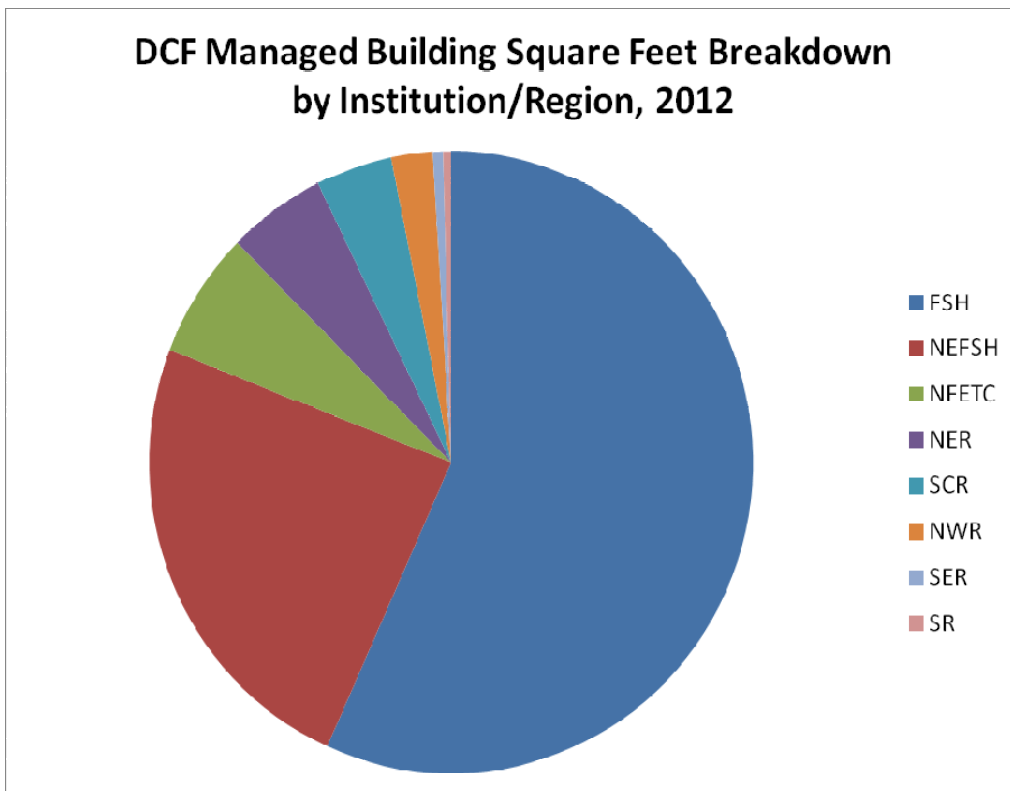
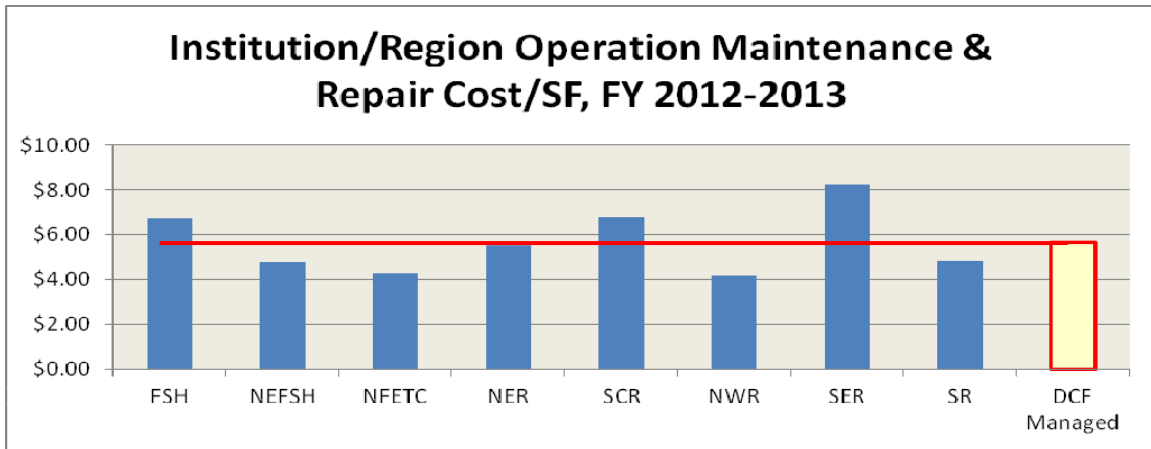


Arsenal Building at Florida State Hospital (Chattahoochee) before and after renovation

## Service Level- Operational Maintenance Budget Summary

The Department of Children and Families directly operates, maintains and repairs (non-FCO) 2,820,521 square feet of building space. The estimated OM&R cost for FY 2013-2014 is \$16.8 million, or \$5.66 per square foot. DCF operated mental health treatment facilities make up 87% of that building space with the remaining 13% 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

<b>Agency:</b>	<b>Department of Children &amp; Families</b>				
<b>Service:</b>	All Institutions and Regions				
	<b>Square Feet Managed</b>				
<b>Fiscal Year</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>
<b>Square Feet</b>	2,820,521	2,809,587	2,809,587	2,809,587	2,809,587
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maint Costs</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>
Salaries & Benefits	\$613,506	\$628,417	\$643,634	\$661,083	\$679,183
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$519,107	\$534,082	\$553,273	\$573,559	\$595,741
Other	\$13,892	\$14,309	\$14,739	\$15,181	\$15,636
<b>Subtotal</b>	\$1,146,505	\$1,176,808	\$1,211,645	\$1,249,822	\$1,290,560
<b>General Maint Costs</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>
Salaries & Benefits	\$3,145,853	\$3,195,319	\$3,247,294	\$3,301,382	\$3,357,259
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$2,921,251	\$2,980,932	\$3,043,133	\$3,112,704	\$3,184,849
Other	\$13,892	\$14,309	\$14,739	\$15,181	\$15,636
<b>Subtotal</b>	\$6,080,997	\$6,190,561	\$6,305,165	\$6,429,266	\$6,557,744
<b>Routine Ops Costs</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>
Salaries & Benefits	\$5,442,008	\$5,592,368	\$5,747,733	\$5,908,108	\$6,073,304
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$2,664,814	\$2,757,757	\$2,866,729	\$2,981,599	\$3,102,925
Other	\$1,513,892	\$1,514,309	\$1,514,739	\$1,515,181	\$1,515,636
<b>Subtotal</b>	\$9,620,714	\$9,864,434	\$10,129,201	\$10,404,887	\$10,691,865
<b>Cost per SF</b>	\$5.97	\$6.13	\$6.28	\$6.44	\$6.60
<b>NEW FACILITIES (Only those square feet added in the given year; include such space as "Existing" in subsequent years):</b>					
<b>Preventive Maint Costs</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>
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
<b>Subtotal</b>	\$0	\$0	\$0	\$0	\$0
<b>General Maint Costs</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>
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
<b>Subtotal</b>	\$0	\$0	\$0	\$0	\$0
<b>Routine Ops Costs</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>
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
<b>Subtotal</b>	\$0	\$0	\$0	\$0	\$0
<b>Total O&amp;M Costs</b>	<b>\$16,848,217</b>	<b>\$17,231,803</b>	<b>\$17,646,011</b>	<b>\$18,083,976</b>	<b>\$18,540,169</b>

## Florida State Hospital

Fiscal Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Square Feet Managed	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maintenance Costs</b>					
Salaries & Benefits	\$450,000	\$463,500	\$477,405	\$491,727	\$506,479
OPS					
Expenses	\$308,000	\$317,000	\$327,000	\$337,000	\$347,110
Other					
<b>Subtotal</b>	<b>\$758,000</b>	<b>\$780,500</b>	<b>\$804,405</b>	<b>\$828,727</b>	<b>\$853,589</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$1,500,000	\$1,545,000	\$1,591,350	\$1,639,090	\$1,688,263
OPS					
Expenses	\$630,000	\$650,000	\$670,000	\$695,000	\$720,000
Other					
<b>Subtotal</b>	<b>\$2,130,000</b>	<b>\$2,195,000</b>	<b>\$2,261,350</b>	<b>\$2,334,090</b>	<b>\$2,408,263</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$5,000,000	\$5,150,000	\$5,304,500	\$5,463,635	\$5,627,544
OPS					
Expenses	\$1,360,000	\$1,400,000	\$1,440,000	\$1,480,000	\$1,520,000
Other	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
<b>Subtotal</b>	<b>\$7,860,000</b>	<b>\$8,050,000</b>	<b>\$8,244,500</b>	<b>\$8,443,635</b>	<b>\$8,647,544</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$10,748,000</b>	<b>\$11,025,500</b>	<b>\$11,310,255</b>	<b>\$11,606,452</b>	<b>\$11,909,396</b>
Cost per SF	\$6.72	\$6.89	\$7.07	\$7.25	\$7.44

## Northeast Florida State Hospital

Fiscal Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Square Feet Managed	681,855	681,855	681,855	681,855	681,855
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maintenance Costs</b>					
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					
<b>Subtotal</b>	<b>\$163,051</b>	<b>\$163,051</b>	<b>\$163,051</b>	<b>\$163,051</b>	<b>\$163,051</b>
<b>General Maintenance Costs</b>					
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					
<b>Subtotal</b>	<b>\$2,445,769</b>	<b>\$2,445,769</b>	<b>\$2,445,769</b>	<b>\$2,445,769</b>	<b>\$2,445,769</b>
<b>Routine Operations Costs</b>					
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					
<b>Subtotal</b>	<b>\$652,205</b>	<b>\$652,205</b>	<b>\$652,205</b>	<b>\$652,205</b>	<b>\$652,205</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$3,261,025</b>	<b>\$3,261,025</b>	<b>\$3,261,025</b>	<b>\$3,261,025</b>	<b>\$3,261,025</b>
Cost per SF	\$4.78	\$4.78	\$4.78	\$4.78	\$4.78

## North Evaluation and Treatment Center

Fiscal Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Square Feet Managed	185,604	185,604	185,604	185,604	185,604
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maintenance Costs</b>					
Salaries & Benefits	\$17,247	\$17,247	\$17,247	\$17,247	\$17,247
OPS					
Expenses	\$22,688	\$23,142	\$23,605	\$24,077	\$24,559
Other					
<b>Subtotal</b>	<b>\$39,935</b>	<b>\$40,389</b>	<b>\$40,852</b>	<b>\$41,324</b>	<b>\$41,806</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$258,703	\$258,703	\$258,703	\$258,703	\$258,703
OPS					
Expenses	\$340,327	\$347,134	\$354,076	\$361,158	\$368,381
Other					
<b>Subtotal</b>	<b>\$599,030</b>	<b>\$605,837</b>	<b>\$612,779</b>	<b>\$619,861</b>	<b>\$627,084</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$68,688	\$68,688	\$68,688	\$68,688	\$68,688
OPS					
Expenses	\$90,754	\$92,569	\$94,420	\$96,309	\$98,235
Other					
<b>Subtotal</b>	<b>\$159,441</b>	<b>\$161,256</b>	<b>\$163,108</b>	<b>\$164,996</b>	<b>\$166,922</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$798,407</b>	<b>\$807,482</b>	<b>\$816,739</b>	<b>\$826,181</b>	<b>\$835,812</b>
Cost per SF	\$4.30	\$4.35	\$4.40	\$4.45	\$4.50

## Northeast Region

Fiscal Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Square Feet Managed	148,147	148,147	148,147	148,147	148,147
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maintenance Costs</b>					
Salaries & Benefits	\$12,119	\$12,119	\$12,119	\$12,119	\$12,119
OPS					
Expenses					
Other					
<b>Subtotal</b>	<b>\$12,119</b>	<b>\$12,119</b>	<b>\$12,119</b>	<b>\$12,119</b>	<b>\$12,119</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$28,277	\$28,277	\$28,277	\$28,277	\$28,277
OPS					
Expenses	\$575,348	\$591,287	\$607,705	\$624,615	\$642,033
Other					
<b>Subtotal</b>	<b>\$603,625</b>	<b>\$619,564</b>	<b>\$635,982</b>	<b>\$652,892</b>	<b>\$670,310</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits					
OPS					
Expenses	\$201,046	\$206,799	\$213,002	\$219,392	\$225,974
Other					
<b>Subtotal</b>	<b>\$201,046</b>	<b>\$206,799</b>	<b>\$213,002</b>	<b>\$219,392</b>	<b>\$225,974</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$816,790</b>	<b>\$838,482</b>	<b>\$861,103</b>	<b>\$884,403</b>	<b>\$908,403</b>
Cost per SF	\$5.51	\$5.66	\$5.81	\$5.97	\$6.13

## Southeast Region

Fiscal Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Square Feet Managed	15,407	15,407	15,407	15,407	15,407
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maintenance Costs</b>					
Salaries & Benefits	\$9,889	\$9,889	\$9,889	\$9,889	\$9,889
OPS					
Expenses	\$18,497	\$19,052	\$19,624	\$20,212	\$20,819
Other (Contracted Service)	\$13,892	\$14,309	\$14,739	\$15,181	\$15,636
<b>Subtotal</b>	<b>\$42,279</b>	<b>\$43,250</b>	<b>\$44,251</b>	<b>\$45,282</b>	<b>\$46,344</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$9,889	\$9,889	\$9,889	\$9,889	\$9,889
OPS					
Expenses	\$18,497	\$19,052	\$19,624	\$20,212	\$20,819
Other (Contracted Service)	\$13,892	\$14,309	\$14,739	\$15,181	\$15,636
<b>Subtotal</b>	<b>\$42,279</b>	<b>\$43,250</b>	<b>\$44,251</b>	<b>\$45,282</b>	<b>\$46,344</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$9,889	\$9,889	\$9,889	\$9,889	\$9,889
OPS					
Expenses	\$18,497	\$19,052	\$19,624	\$20,212	\$20,819
Other (Contracted Service)	\$13,892	\$14,309	\$14,739	\$15,181	\$15,636
<b>Subtotal</b>	<b>\$42,279</b>	<b>\$43,250</b>	<b>\$44,251</b>	<b>\$45,282</b>	<b>\$46,344</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$126,836</b>	<b>\$129,751</b>	<b>\$132,754</b>	<b>\$135,846</b>	<b>\$139,032</b>
Cost per SF	\$8.23	\$8.42	\$8.62	\$8.82	\$9.02

## Suncoast Region

Fiscal Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Square Feet Managed	115,000	115,000	115,000	115,000	115,000
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maintenance Costs</b>					
Salaries & Benefits	\$18,093	\$19,902	\$20,499	\$22,549	\$24,804
OPS					
Expenses	\$65,879	\$72,467	\$79,714	\$87,685	\$96,454
Other					
<b>Subtotal</b>	<b>\$83,972</b>	<b>\$92,369</b>	<b>\$100,213</b>	<b>\$110,234</b>	<b>\$121,258</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$42,216	\$46,438	\$51,082	\$56,190	\$61,809
OPS					
Expenses	\$153,720	\$169,092	\$186,001	\$204,600	\$225,060
Other					
<b>Subtotal</b>	<b>\$195,936</b>	<b>\$215,530</b>	<b>\$237,083</b>	<b>\$260,790</b>	<b>\$286,869</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits					
OPS					
Expenses	\$499,252	\$549,177	\$604,095	\$664,504	\$730,955
Other					
<b>Subtotal</b>	<b>\$499,252</b>	<b>\$549,177</b>	<b>\$604,095</b>	<b>\$664,504</b>	<b>\$730,955</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$779,160</b>	<b>\$857,076</b>	<b>\$941,390</b>	<b>\$1,035,528</b>	<b>\$1,139,081</b>
Cost per SF	\$6.78	\$7.45	\$8.19	\$9.00	\$9.91

## Northwest Region

Fiscal Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Square Feet Managed	62,442	51,508	51,508	51,508	51,508
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maintenance Costs</b>					
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
<b>Subtotal</b>	<b>\$47,149</b>	<b>\$45,130</b>	<b>\$46,754</b>	<b>\$49,085</b>	<b>\$52,393</b>
<b>General Maintenance Costs</b>					
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
<b>Subtotal</b>	<b>\$35,924</b>	<b>\$36,324</b>	<b>\$37,786</b>	<b>\$39,512</b>	<b>\$41,103</b>
<b>Routine Operations Costs</b>					
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
<b>Subtotal</b>	<b>\$176,821</b>	<b>\$171,185</b>	<b>\$176,562</b>	<b>\$182,451</b>	<b>\$188,526</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$259,894</b>	<b>\$252,639</b>	<b>\$261,101</b>	<b>\$271,047</b>	<b>\$282,022</b>
Cost per SF	\$4.16	\$4.90	\$5.07	\$5.26	\$5.48

## Southern Region Circuit 11

Fiscal Year	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
Square Feet Managed	12,066	12,066	12,066	12,066	12,066
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maintenance Costs</b>					
Salaries & Benefits					
OPS					
Expenses					
Other					
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits					
OPS					
Expenses	\$28,434	\$29,287	\$30,166	\$31,071	\$32,003
Other					
<b>Subtotal</b>	<b>\$28,434</b>	<b>\$29,287</b>	<b>\$30,166</b>	<b>\$31,071</b>	<b>\$32,003</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits					
OPS					
Expenses	\$29,671	\$30,561	\$31,478	\$32,422	\$33,395
Other					
<b>Subtotal</b>	<b>\$29,671</b>	<b>\$30,561</b>	<b>\$31,478</b>	<b>\$32,422</b>	<b>\$33,395</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$58,105</b>	<b>\$59,848</b>	<b>\$61,644</b>	<b>\$63,493</b>	<b>\$65,398</b>
Cost per SF	\$4.82	\$4.96	\$5.11	\$5.26	\$5.42