



# **MAINTENANCE PLAN**

**Fiscal Year 2014-15 through Fiscal Year 2018-19**

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

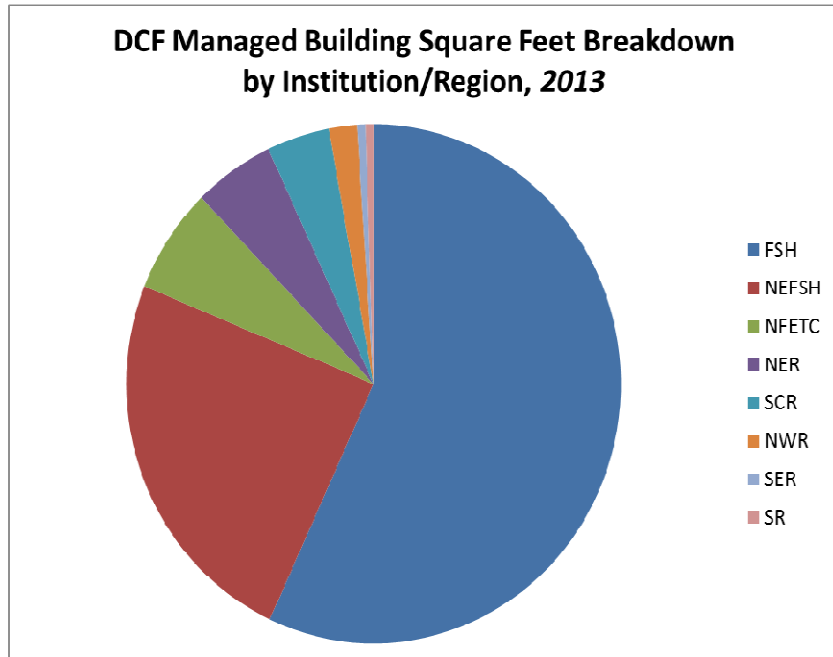
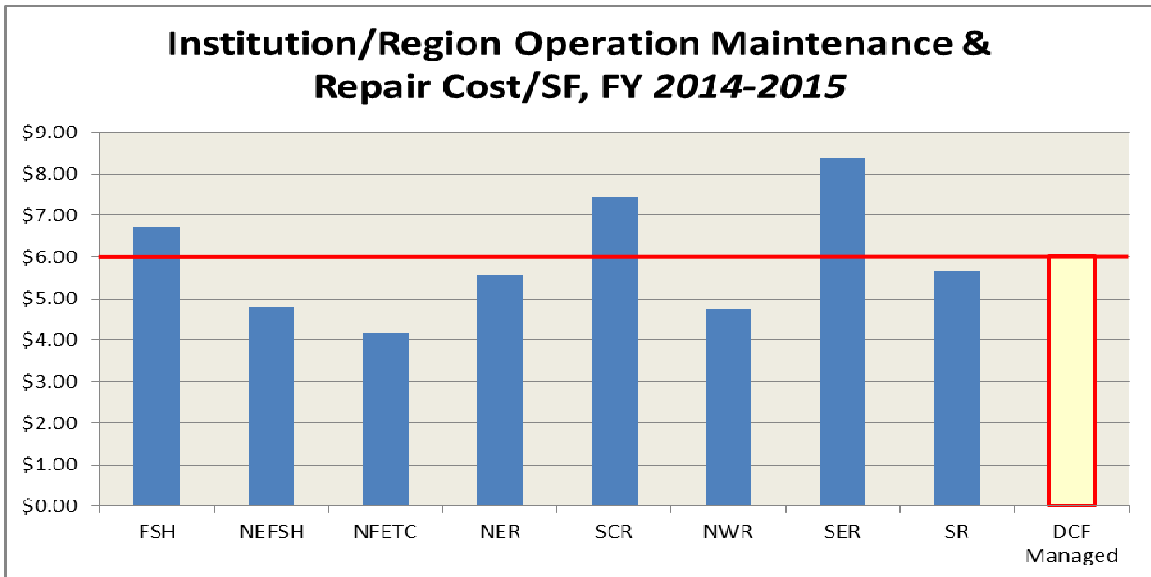


Arsenal Building at Florida State Hospital (Chattahoochee) before and after renovation

## Service Level- Operational Maintenance Budget Summary

The Department of Children and Families directly operates, maintains and repairs (non-FCO) 2,812,194 square feet of building space. The estimated OM&R cost for FY 2014-2015 is \$16.9 million, or \$6.02 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

<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 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>
<b>Square Feet</b>	2,812,194	2,812,194	2,812,194	2,812,194	2,812,194
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maint Costs</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>
Salaries & Benefits	\$586,092	\$600,991	\$616,226	\$632,259	\$648,756
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$586,702	\$605,144	\$625,601	\$647,247	\$670,890
Other	\$13,997	\$14,417	\$14,849	\$15,295	\$15,754
<b>Subtotal</b>	\$1,186,791	\$1,220,552	\$1,256,677	\$1,294,800	\$1,335,400
<b>General Maint Costs</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>
Salaries & Benefits	\$2,680,095	\$2,731,183	\$2,783,622	\$2,838,221	\$2,890,333
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$3,371,859	\$3,425,489	\$3,481,931	\$3,545,452	\$3,611,565
Other	\$13,997	\$14,417	\$14,849	\$15,295	\$15,754
<b>Subtotal</b>	\$6,065,951	\$6,171,089	\$6,280,403	\$6,398,968	\$6,517,652
<b>Routine Ops Costs</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>
Salaries & Benefits	\$5,315,528	\$5,467,088	\$5,622,453	\$5,782,828	\$5,948,024
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$2,847,783	\$2,945,256	\$3,068,888	\$3,189,100	\$3,316,391
Other	\$1,513,997	\$1,514,417	\$1,514,849	\$1,515,295	\$1,515,754
<b>Subtotal</b>	\$9,677,308	\$9,926,761	\$10,206,191	\$10,487,223	\$10,780,169
<b>Cost per SF</b>	\$6.02	\$6.16	\$6.31	\$6.47	\$6.63
<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 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</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 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</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 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</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>\$16,930,050</b>	<b>\$17,318,402</b>	<b>\$17,743,270</b>	<b>\$18,180,991</b>	<b>\$18,633,221</b>

## Florida State Hospital

Fiscal Year	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
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	\$0	\$0	\$0	\$0	\$0
Expenses	\$308,000	\$317,000	\$327,000	\$337,000	\$347,110
Other	\$0	\$0	\$0	\$0	\$0
<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	\$0	\$0	\$0	\$0	\$0
Expenses	\$630,000	\$650,000	\$670,000	\$695,000	\$720,000
Other	\$0	\$0	\$0	\$0	\$0
<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	\$0	\$0	\$0	\$0	\$0
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 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
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	\$59,876	\$59,876	\$59,876	\$59,876	\$59,876
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$103,569	\$103,569	\$103,569	\$103,569	\$103,569
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$163,445</b>	<b>\$163,445</b>	<b>\$163,445</b>	<b>\$163,445</b>	<b>\$163,445</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$898,145	\$898,145	\$898,145	\$898,145	\$898,145
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$1,553,529	\$1,553,529	\$1,553,529	\$1,553,529	\$1,553,529
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$2,451,674</b>	<b>\$2,451,674</b>	<b>\$2,451,674</b>	<b>\$2,451,674</b>	<b>\$2,451,674</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$239,505	\$239,505	\$239,505	\$239,505	\$239,505
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$414,274	\$414,274	\$414,274	\$414,274	\$414,274
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$653,780</b>	<b>\$653,780</b>	<b>\$653,780</b>	<b>\$653,780</b>	<b>\$653,780</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$3,268,898</b>	<b>\$3,268,898</b>	<b>\$3,268,898</b>	<b>\$3,268,898</b>	<b>\$3,268,898</b>
Cost per SF	\$4.79	\$4.79	\$4.79	\$4.79	\$4.79

## North Evaluation and Treatment Center

Fiscal Year	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
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	\$11,545	\$11,545	\$11,545	\$11,545	\$11,545
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$27,188	\$27,188	\$27,188	\$27,188	\$27,188
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$38,733</b>	<b>\$38,733</b>	<b>\$38,733</b>	<b>\$38,733</b>	<b>\$38,733</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$173,176	\$173,176	\$173,176	\$173,176	\$173,176
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$407,814	\$407,814	\$407,814	\$407,814	\$407,814
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$580,990</b>	<b>\$580,990</b>	<b>\$580,990</b>	<b>\$580,990</b>	<b>\$580,990</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$46,180	\$46,180	\$46,180	\$46,180	\$46,180
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$108,750	\$108,750	\$108,750	\$108,750	\$108,750
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$154,930</b>	<b>\$154,930</b>	<b>\$154,930</b>	<b>\$154,930</b>	<b>\$154,930</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$774,653</b>	<b>\$774,653</b>	<b>\$774,653</b>	<b>\$774,653</b>	<b>\$774,653</b>
Cost per SF	\$4.17	\$4.17	\$4.17	\$4.17	\$4.17

## Northeast Region

Fiscal Year	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
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	\$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
<b>Subtotal</b>	<b>\$14,926</b>	<b>\$14,926</b>	<b>\$14,926</b>	<b>\$14,926</b>	<b>\$14,926</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$32,493	\$32,493	\$32,493	\$32,493	\$32,493
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$575,348	\$591,288	\$607,705	\$624,616	\$642,033
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$607,841</b>	<b>\$623,781</b>	<b>\$640,198</b>	<b>\$657,109</b>	<b>\$674,526</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$202,616	\$208,694	\$214,955	\$221,403	\$228,046
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$202,616</b>	<b>\$208,694</b>	<b>\$214,955</b>	<b>\$221,403</b>	<b>\$228,046</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$825,383</b>	<b>\$847,401</b>	<b>\$870,079</b>	<b>\$893,438</b>	<b>\$917,498</b>
Cost per SF	\$5.57	\$5.72	\$5.87	\$6.03	\$6.19

## Southeast Region

Fiscal Year	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
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	\$10,643	\$10,643	\$10,643	\$10,643	\$10,643
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$18,366	\$18,917	\$19,484	\$20,069	\$20,671
Other (Contracted Service)	\$13,997	\$14,417	\$14,849	\$15,295	\$15,754
<b>Subtotal</b>	<b>\$43,006</b>	<b>\$43,977</b>	<b>\$44,977</b>	<b>\$46,007</b>	<b>\$47,068</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$10,643	\$10,643	\$10,643	\$10,643	\$10,643
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$18,366	\$18,917	\$19,484	\$20,069	\$20,671
Other (Contracted Service)	\$13,997	\$14,417	\$14,849	\$15,295	\$15,754
<b>Subtotal</b>	<b>\$43,006</b>	<b>\$43,977</b>	<b>\$44,977</b>	<b>\$46,007</b>	<b>\$47,068</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$10,643	\$10,643	\$10,643	\$10,643	\$10,643
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$18,366	\$18,917	\$19,484	\$20,069	\$20,671
Other (Contracted Service)	\$13,997	\$14,417	\$14,849	\$15,295	\$15,754
<b>Subtotal</b>	<b>\$43,006</b>	<b>\$43,977</b>	<b>\$44,977</b>	<b>\$46,007</b>	<b>\$47,068</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$129,018</b>	<b>\$131,931</b>	<b>\$134,931</b>	<b>\$138,021</b>	<b>\$141,204</b>
Cost per SF	\$8.37	\$8.56	\$8.76	\$8.96	\$9.16

## Suncoast Region

Fiscal Year	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
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	\$19,902	\$20,499	\$21,114	\$21,747	\$22,400
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$72,467	\$79,714	\$87,685	\$96,454	\$106,099
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$92,369</b>	<b>\$100,213</b>	<b>\$108,799</b>	<b>\$118,201</b>	<b>\$128,499</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$46,438	\$51,082	\$56,190	\$61,809	\$63,663
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$169,092	\$186,001	\$204,600	\$225,060	\$247,566
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$215,530</b>	<b>\$237,083</b>	<b>\$260,790</b>	<b>\$286,869</b>	<b>\$311,229</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$549,177	\$604,095	\$664,504	\$730,955	\$804,050
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$549,177</b>	<b>\$604,095</b>	<b>\$664,504</b>	<b>\$730,955</b>	<b>\$804,050</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$857,076</b>	<b>\$941,390</b>	<b>\$1,034,094</b>	<b>\$1,136,025</b>	<b>\$1,243,778</b>
Cost per SF	\$7.45	\$8.19	\$8.99	\$9.88	\$10.82

## Northwest Region

Fiscal Year	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
Square Feet Managed	51,508	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	\$19,200	\$20,002	\$20,717	\$21,794	\$22,887
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$24,463	\$25,128	\$26,037	\$27,291	\$29,506
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$43,663</b>	<b>\$45,130</b>	<b>\$46,754</b>	<b>\$49,085</b>	<b>\$52,393</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$19,200	\$20,644	\$21,625	\$22,865	\$23,950
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$15,224	\$15,380	\$16,161	\$16,647	\$17,153
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$34,424</b>	<b>\$36,024</b>	<b>\$37,786</b>	<b>\$39,512</b>	<b>\$41,103</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$19,200	\$20,760	\$21,625	\$22,865	\$24,152
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	\$146,537	\$140,541	\$154,937	\$159,586	\$164,374
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$165,737</b>	<b>\$161,301</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>\$243,824</b>	<b>\$242,455</b>	<b>\$261,101</b>	<b>\$271,047</b>	<b>\$282,022</b>
Cost per SF	\$4.73	\$4.71	\$5.07	\$5.26	\$5.48

## Southern Region Circuit 11

Fiscal Year	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
Square Feet Managed	14,673	14,673	14,673	14,673	14,673
<b>EXISTING FACILITIES (All square feet listed above for the previous fiscal year):</b>					
<b>Preventive Maintenance Costs</b>					
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	32,649.53	33,629.01	34,637.88	35,677.02	36,747.33
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$32,650</b>	<b>\$33,629</b>	<b>\$34,638</b>	<b>\$35,677</b>	<b>\$36,747</b>
<b>General Maintenance Costs</b>					
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	2,486.42	2,561.01	2,637.84	2,716.98	2,798.49
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$2,486</b>	<b>\$2,561</b>	<b>\$2,638</b>	<b>\$2,717</b>	<b>\$2,798</b>
<b>Routine Operations Costs</b>					
Salaries & Benefits	\$0	\$0	\$0	\$0	\$0
OPS	\$0	\$0	\$0	\$0	\$0
Expenses	48,061.52	49,983.98	51,983.34	54,062.67	56,225.18
Other	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$48,062</b>	<b>\$49,984</b>	<b>\$51,983</b>	<b>\$54,063</b>	<b>\$56,225</b>
<b>NEW FACILITIES (None Programmed)</b>					
<b>Total O&amp;M Costs</b>	<b>\$83,197</b>	<b>\$86,174</b>	<b>\$89,259</b>	<b>\$92,457</b>	<b>\$95,771</b>
Cost per SF	\$5.67	\$5.87	\$6.08	\$6.30	\$6.53