



## Office Of Health Care Access Certificate of Need Application

### Final Decision

**Applicant:** Connecticut State Department of Mental Health and  
Addiction Services

**Docket Number:** 03-30068

**Project Title:** Installation of Automatic Sprinkler System and New  
Ceilings and Light Fixtures at Greater Bridgeport  
Community Mental Health Center

**Statutory Reference:** Section 19a-639 of the Connecticut General Statutes

**Filing Date:** September 9, 2003

**Hearing:** Waived

**Decision Date:** September 30, 2003

**Default Date:** December 8, 2003

**Staff Assigned:** Harold M. Oberg

**Project Description:** The Connecticut State Department of Mental Health and  
Addiction Services (“Applicant”) proposes to install an approved automatic sprinkler  
system and new ceilings and light fixtures throughout the Greater Bridgeport Community  
Mental Health Center located at 1635 Central Avenue in Bridgeport, Connecticut, at a  
total capital expenditure of \$1,885,000.

**Nature of Proceedings:** On September 9, 2003, the Office of Health Care Access  
 (“OHCA”) received a Certificate of Need (“CON”) application from the Connecticut State  
 Department of Mental Health and Addiction Services for the installation of an automatic  
 sprinkler system and new ceilings and light fixtures throughout the Greater Bridgeport  
 Community Mental Health Center located at 1635 Central Avenue in Bridgeport, at a total  
 capital expenditure of \$1,885,000. The Applicant is a state health care facility or  
 institution as defined in Section 19a-630 of the Connecticut General Statutes (“C.G.S.”).

The Applicant requested a waiver of hearing for the CON application pursuant to Section 19a-643-45 of OHCA's Regulations, and claimed that the CON application is non-substantive as defined in Section 19a-643-95(3) of OHCA's Regulations. On September 11, 2003, the Applicant was informed that the CON application was eligible for consideration of waiver of public hearing, and a notice to the public was published in *The Connecticut Post*. OHCA received no comments from the public concerning the Applicant's request for waiver of hearing during the public comment period, and therefore on September 29, 2003, OHCA granted the Applicant's request for waiver of hearing.

OHCA's authority to review and approve, modify or deny the CON application is established by Section 19a-639, C.G.S. The provisions of this section as well as the principles and guidelines set forth in Section 19a-637, C.G.S., were fully considered by OHCA in its review.

## Findings of Fact

### Clear Public Need

1. The Connecticut State Department of Mental Health and Addiction Services ("Applicant") operates several state mental health facilities and institutions including the Greater Bridgeport Community Mental Health Center. (*May 15, 2003, Letter of Intent, Project Description*)
2. The Applicant proposes to install an approved automatic sprinkler system and new ceilings and light fixtures throughout the Greater Bridgeport Community Mental Health Center ("Facility") located at 1635 Central Avenue in Bridgeport, at a total capital expenditure of \$1,885,000. (*September 9, 2003 CON Application, Cover Letter*)
3. The CON proposal is designed to enable the Applicant to meet the requirements of the Connecticut State Fire Safety Code with an approved Plan of Correction for the Facility. (*September 9, 2003 CON Application, Attachment 1*)
4. The Facility's client population consists of persons with serious types of mental illness or substance abuse that are from the greater Bridgeport area. The Facility has 64 inpatient beds and also provides outpatient services. (*September 9, 2003 CON Application, Attachment 3*)
5. At the present time there is no automatic sprinkler system throughout the entire Facility. The CON proposal's unmet need is for an automatic sprinkler system to protect the Facility's clients and employees. The Applicant proposes to meet this unmet need with the installation of an approved automatic sprinkler system at the Facility. (*September 9, 2003 CON Application, Attachment 3*)
6. The Facility's existing ceilings and light fixtures were originally installed with the thirty-one year old building and need to be replaced. The existing ceilings and light fixtures will need to be removed in order to install the automatic sprinkler system, which will combine the two Facility building renovation projects into one project. (*September 9, 2003 CON Application, Attachment 3*)

7. The engineering department for the Applicant and for the Facility in conjunction with the Department of Public Works and Applied Thermodynamics Associates, Inc. will be responsible for the design and implementation of the building renovations project. *(September 9, 2003 CON Application, Attachment 3)*
8. The CON proposal's automatic sprinkler system and new ceilings and light fixtures will be installed throughout the entire building consisting of 144,620 square feet. *(September 9, 2003 CON Application, Attachment 3)*
9. During the building renovation period, the Applicant will use a transitional residence unit as a swing unit. This will allow the Applicant to relocate its psychiatric and detoxification units to this swing unit on their respective floors, so that there will be no disruption of treatment, and the delivery of patient care will not be compromised. *(September 9, 2003 CON Application, Page 4)*
10. The Applicant anticipates that the Facility's building renovations will commence in October 2004 and will be completed in September 2005. *(September 9, 2003 CON Application, Page 4)*

#### **Financial Feasibility and Cost Effectiveness of the Proposal**

11. The Applicant's CON proposal includes the following capital expenditure components: *(September 9, 2003 CON Application, Page 4)*

**Table 1: Applicant's Proposed Total Capital Expenditure**

<b>Description</b>	<b>Amount</b>
Building Work Costs	\$ 1,450,000
Architectural and Engineering Costs	145,000
Contingency Costs	145,000
<b>Total Building Renovation Costs</b>	<b>\$ 1,740,000</b>
Department of Public Works Fees	145,000
<b>Total Capital Expenditure</b>	<b>\$ 1,885,000</b>

12. The Applicant will fund the CON proposal's total capital expenditure with an equity contribution of \$1,885,000 from State of Connecticut general obligation bond funds that will be set aside for the project. *(September 9, 2003 CON Application, Page 5)*
13. The Applicant's CON proposal will not result in any increase in the Applicant's operating costs. The depreciation expense associated with the proposal will be accounted for by the State Comptroller's Office. *(September 9, 2003 CON Application, Attachment 4)*

## Consideration of Other Section 19a-637, C.G.S. Principles and Guidelines

The following findings are made pursuant to the principles and guidelines set forth in Section 19a-637, C.G.S.:

14. There is no State Health Plan in existence at this time. *(September 9, 2003 CON Application, Page 1)*
15. The Applicant has adduced evidence that the proposal is consistent with the Applicant's long-range plan. *(September 9, 2003 CON Application, Page 1)*
16. The Applicant has implemented various activities to improve productivity and contain costs that involve energy conservation, reengineering and group purchasing. *(September 9, 2003 CON Application, Page 2)*
17. The Applicant has no teaching or research responsibilities that would be affected as a result of the proposal. *(September 9, 2003 CON Application, Page 2)*
18. There are no distinguishing or unique characteristics of the Applicant's patient/physician mix related to the proposal. *(September 9, 2003 CON Application, Page 3)*

## Rationale

The Connecticut State Department of Mental Health and Addiction Services (“Applicant”) proposes to install an automatic sprinkler system and new ceilings and light fixtures throughout the Greater Bridgeport Community Mental Health Center (“Facility”) located at 1635 Central Avenue in Bridgeport, at a total capital expenditure of \$1,885,000. The Certificate of Need (“CON”) proposal would enable the Facility to meet the requirements of the Connecticut State Fire Safety Code with an approved Plan of Correction.

The CON proposal addresses an unmet need for an automatic sprinkler system to protect the Facility’s clients and employees. In addition, the Facility’s existing ceilings and light fixtures were originally installed with the thirty-one year old building and need to be replaced. The CON proposal’s automatic sprinkler system and new ceilings and light fixtures will be installed throughout the building consisting of 144,620 square feet.

During the building renovation period, the Applicant will use a transitional residence unit as a swing unit. This will allow the Applicant to relocate its psychiatric and detoxification units to this swing unit on their respective floors, so that there will be no disruption of treatment, and the delivery of patient care will not be compromised. OHCA finds that the Applicant has clearly demonstrated the need for the proposal, which would provide greater safety and protection for the Facility’s clients and employees.

The total capital expenditure of \$1,885,000 for the CON proposal will be funded entirely by an equity contribution from State of Connecticut general obligation bond funds that will be set aside for the project. Because the Facility’s existing ceilings and light fixtures will need to be removed in order to install the automatic sprinkler system, the Applicant has taken a cost effective approach by incorporating both building renovation projects into the CON proposal. The Applicant’s proposal will not result in any increase in the Applicant’s operating costs because the depreciation expense associated with the proposal will be accounted for by the State Comptroller’s Office. Therefore, OHCA finds that the CON proposal is both financially feasible and cost effective.

Based upon the foregoing Findings and Rationale, the Certificate of Need application of the Connecticut State Department of Mental Health and Addiction Services to install an automatic sprinkler system and new ceilings and light fixtures throughout the Greater Bridgeport Community Mental Health Center located at 1635 Central Avenue in Bridgeport, at a total capital expenditure of \$1,885,000, is hereby GRANTED.

## Order

The Connecticut State Department of Mental Health and Addiction Services (“Applicant”) is hereby authorized to install an automatic sprinkler system and new ceilings and light fixtures throughout the Greater Bridgeport Community Mental Health Center located at 1635 Central Avenue in Bridgeport, Connecticut, at a total capital expenditure of \$1,885,000, subject to the following conditions:

1. This authorization shall expire on September 30, 2005. Should the Applicant’s automatic sprinkler system and new ceilings and light fixtures installation project not be completed by that date, the Applicant must seek further approval from OHCA to complete the project beyond that date.
2. The Applicant shall not exceed the approved capital expenditure of \$1,885,000. In the event that the Applicant learns of potential cost increases or expects that final project costs will exceed those approved, the Applicant shall file with OHCA a request for approval of the revised CON project budget.

All of the foregoing constitutes the final order of the Office of Health Care Access in this matter.

By Order of the  
Office of Health Care Access

Date signed:  
September 30, 2003

Signed by:  
Mary M. Heffernan  
Commissioner

MMH:ho

**Table Descriptions**

**Connecticut State Department of Mental Health and Addiction Services  
Installation of Automatic Sprinkler System and New Ceilings and Light Fixtures  
at the Greater Bridgeport Community Mental Health Center  
CON Final Decision, Docket Number 03-30068**

**Table 1**

**Title: Applicant's Total Proposed Capital Expenditure**

The total capital expenditure for the proposal is \$1,885,000 and includes \$1,450,000 for building work costs, \$145,000 for architectural and engineering costs and \$145,000 for contingency costs resulting in a subtotal of \$1,740,000 for total building renovation costs and \$145,000 for Department of Public Works fees.