



## DEPARTMENT OF ADMINISTRATIVE SERVICES

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April 25, 2024

Finance, Revenue, and Bonding Committee  
Connecticut General Assembly  
Legislative Office Building, Room 3700  
Hartford, CT 06106

Government Administration and Elections Committee  
Connecticut General Assembly  
Legislative Office Building, Room 2200  
Hartford, CT 06106

Dear Chairs and Ranking Members of the Finance, Revenue and Bonding and Government Administration and Elections Committees,

In accordance with Sec. 112 of Public Act 23-205, attached please find the Department of Administrative Services' April 2024 reports on the status of the following:

1. The design, alteration, renovation, and construction of facilities for the Office of the Chief Medical Examiner (OCME Project), and
2. The design, rehabilitation, and construction of the parking garage, surface parking and related work at the Greater Bridgeport Community Mental Health Center in Bridgeport (Bridgeport Garage).

### OCME Project

As previously reported regarding the OCME project, the Department of Administrative Services' (DAS) consultant has presented their findings to OCME and, while the renovation and expansion of the existing facility in Farmington is viable, OCME prefers that a completely new facility be built either in the vicinity of the existing facility or elsewhere in the state. Constructing a new facility would substantially increase the cost and duration of the project, as detailed in the attached spreadsheet.

DAS hired a consulting firm to map wetlands and extend a survey to include adjacent UHC property identified in the study as possible site alternatives. The wetland mapping and survey has been completed and, as a result, one of the preferred siting options has been effectively eliminated from consideration due to the presence of wetlands.

The architect was given a contract amendment to estimate the respective project costs for the various options. The cost modeling is currently underway and is scheduled for completion by the end of May 2024. When the cost data is known, OCME shall seek guidance from the Office of Policy and Management regarding additional authorizations if required. If a determination is made to include a new building and the UHC campus is deemed non-viable, legislative changes will be required.

OCME will be working with relevant stakeholders to determine next steps on this project, but please note that further progress will be delayed until these details regarding funding and location are resolved.

Bridgeport Garage

Construction continues to be on schedule and there have not been any further changes to the budget for this project.

Please feel free to contact our office if you require any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Michelle H. Gilman". The signature is written in a cursive style with a horizontal line at the end.

Michelle H. Gilman

**Quarterly Project(s) STATUS Report**

**1st Quarter 2024**

[2B-483\_Report\_24Q1]

Report Date		Project(s) Name		Prepared By
April 2024		Office of the Chief Medical Examiner Facility		David H Barkin FAIA   Chief Architect
				Director of Operational and Process Planning

PROJECT NAME	Status	Start Date <i>(Projected in italics)</i>	Completion Date <i>(Projected in italics)</i>	Notes
BI 2B-483 OCME Expansion and Renovation	<b>Awaiting Scope Decision</b>			
Pre-Design Study Phase				
Formulation Study and Estimate	Complete	8/31/2020	1/7/2021	Following the study DAS coordinated with OCME for their request for bond funding which was submitted in the fall of 2021 for 2022 legislative approval. An initial allocation occurred late summer / fall 2022 and DAS began the designer selection process. Selection, fee negotiation, and contract execution completed in the second Q 2023 with the project for the design and construction commencing summer 2023.
Bonding Authorization, Allocation, and Project Formulation	Complete	1/7/2021	6/30/2023	
Pre-Design Study	Complete	6/30/2023	9/29/2023	
Review of Study Findings	Complete	9/30/2023	11/30/2023	
ADD estimating services for pre-design concepts	Contract amendment in process	1/3/2024	5/10/2024	

				concept-level estimates of the options presented at the end of pre-design. Multiple concepts fall outside of the current OCME operational footprint, including the two OCME considers viable. Contract amendment is working its way through SPRB and is expected to be fully executed by early April 2024.
ADD surveying services to evaluate viability of building options immediately adjacent to OCME	Complete	11/30/2023	2/29/2024	Surveying company provided an environmental investigation report, and a boundary/environmental survey, for use in evaluating viability of options adjacent to existing OCME operating footprint.
Decision on preferred option		5/10/2024	7/9/2024	Review estimates and scope with OPM and OTG for decision on funding new, larger facility
Site determination – UConn or site acquisition	[ pending project direction ]	7/9/2024	7/9/2026	Allowing 24 months for confirming adjacent UCHC site or alternate site, developing Letter of Understanding with UCHC or advertise for new site location, make statutory changes, increase authorization to fund replacement building on new site, Conduct CEPA
Readvertise for the Architect and Engineer Consultant Services for a new building	[ pending project direction ]	7/9/2025	7/9/2026	Allowing 12 months for readvertising and awarding the design package to an Architect and Engineering team based upon a new building following increased budget authorization
<b>Design</b>				
Design project		7/9/2026	12/31/2027	
<b>Construction</b>				
Bid and Construction		7/18/2028	1/9/2031	
<b>Budget</b>				
Current project budget estimate:	See below comment	\$ 16,500,000		
Current bond authorization:		\$ 28,000,000		
Current bond funds allocated:		\$ 2,500,000		
Bond authorization balance:		\$ 25,500,000		

Comments:				
Comments:				
10/1/2023	<p>In consultation with the Chief Medical Examiner and the Department of Administrative Services (DAS) team, the consultant for the project identified during the Pre-Design Study phase that the proposed facility might require a larger footprint than originally anticipated. This finding is currently being reviewed by the Chief Medical Examiner and DAS to determine whether additional time and funding will be required.</p> <p>Additionally, site constraints including the limitations of adjacent wetlands and UConn controlled property, will necessitate negotiating with UConn for expanded access. The Pre-Design Study has identified areas at the Farmington campus near the existing OCME that could be used for expansion but if those options are not available for use by the OCME it is possible a new site will need to be identified. These are being explored, and the impact on budget and schedule considered.</p>			
1/2/2024	<p><b>DAS met with OCME 11/30/23</b> to review final pre-design study recommendations and conceptual options. The study revealed that both a larger 1st floor footprint, and larger overall building square footage, are required than the initial project planned for. Study included concepts from multi-story addition in current location to new building on adjacent UCHC/State property. <b>OCME confirmed</b> the only viable options from their perspective are two that involve a new facility outside of its current operational footprint (building and parking lot). DAS discussed potential path forward based upon a new scope of work in a different location (though still on UCHC/state property) including rebidding the project design, etc. The team briefly discussed the path for a new facility on a new property as well, noting that path would likely significantly extend the project.</p> <p><b>DAS is surveying</b> adjacent property prior to discussing concepts further with UCHC. Surveying information is expected in late January 2024, and a check-in meeting will be scheduled with OCME late January 2024 to review status of next steps.</p> <p><b>Design team</b> will be placed on hold pending decisions regarding project path.</p> <p><b>Project Schedule</b> If OPM / OTG support a new facility the available authorization will be inadequate and will need to be increased. This will delay the project until such an authorization is in place. Because of the potential change in scope it will be necessary to restart the RFQ process for a new consultant team as the new project is significantly different from the approved authorized project and will push the schedule at least 12 months. The 12-month delay assumes use of the existing authorization for consultant selection; if required to wait for an increase in the authorization the delay will likely extend further. If site selection is necessitated there will need to be statutory changes regarding relief from collocating on a teaching medical facility and for adequate time to identify property, either existing state property or purchase of a new site along with the necessary CEPA steps.</p>			
4/1/2024	<p><b>DAS completed surveying</b> adjacent property prior to discussing concepts further with UCHC. Final surveying information was received at the end of February. A check-in meeting will be scheduled with OCME once concept-level estimates are also available. <b>Design team</b> has been asked to provided concept-level estimates of pre-design concepts it presented. Their contract amendment was approved on March 28, 2024. Once estimates are available, a check-in meeting will be scheduled with OCME to review both surveying and conceptual cost data.</p> <p><b>Project Schedule</b> has at least three potential paths. One involves working within existing operational footprint, although deemed non-viable by the OCME, which could be completed for occupation in 2027. The second involves a new building on adjacent UCHC property, which has numerous additional variables and would likely be completed for occupancy sometime after 2030. The third option would be selection of a new site requiring statutory changes and purchase of a new site along with the necessary CEPA</p>			

steps.

system under the new asphalt parking lot has also been installed. Subbase material has also been placed and compacted at the new parking lot. The new metal security screens around the perimeter of the lower level have been installed, along with the metal height bar at the upper entrance. The metal bollards at the entrances are also in place. In the next couple of months, base material for the asphalt parking lot will be installed, the new roof replacements for both stairwells will be completed, and underground electrical conduits and communications conduits will be installed.

Quarterly Project(s) STATUS Report  
 1st Quarter 2024  
 [MH-121\_Report\_24Q1]

Report Date		Project(s) Name		Prepared By
April 2024		Bridgeport Mental Health Center Garage		David H Barkin FAIA   Chief Architect
				Director of Operational and Process Planning
PROJECT NAME	Status	Start Date <i>(Projected in italics)</i>	Completion Date <i>(Projected in italics)</i>	Notes
BI-MH-121 Bridgeport Mental Health Center Garage Renovation	In construction			
Construction Phase				
Construction	Active	5/16/2022	12/19/2024	
Project Acceptance and Closeout		12/19/2024	3/19/2025	
Budget				
Current project budget estimate:	Within Budget	\$ 12,591,000		
Current bond funds allocated:		\$ 12,591,000		
Comments:				
10/1/2023	Construction is proceeding and is on schedule.			
1/2/2024	Construction is proceeding and is on schedule. DMHAS provided an additional \$500,000 to shore up contingency because of contaminated soil.			

4/1/2024

The precast architectural panels around the outside perimeter of the upper-level has been installed. The upper deck structural slab has been installed, including application of the traffic coating topping. Light pole bases have also been installed on the top deck. The concrete entry aprons for both entrances installed, along with related concrete sidewalk installation. New slab on grade concrete for the lower-level has also been completed. Upon completion of the upper deck slab, the electrical contractor has been working through the winter to complete installation of electrical conduits, wires, and fixtures for fire, cameras, and lights. Roof drains and drain leaders have also been installed.

The installation of the 500 feet of storm drainage has been installed along White Street. Several catch basins and related piping have been installed. All site retaining wall work is complete, and the underground detention system under the new asphalt parking lot has also been installed. Subbase material has also been placed and compacted at the new parking lot.

The new metal security screens around the perimeter of the lower level have been installed, along with the metal height bar at the upper entrance. The metal bollards at the entrances are also in place.

In the next couple of months, base material for the asphalt parking lot will be installed, the new roof replacements for both stairwells will be completed, and underground electrical conduits and communications conduits will be installed.