



October 4, 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' October 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, the renovation and expansion of the existing OCME facility in Farmington is viable. However, the predesign study strongly recommends a complete "gut" renovation of the existing facility. In addition, due to work interruptions posed by the renovation of a facility that operates 24/7/365, OCME prefers that a new facility be built on the UCHC campus or in the vicinity of it. Both a gut renovation and construction of a new facility would significantly increase the capital cost beyond the current authorization and duration of the project, as detailed below and in the attached spreadsheet.

DAS hired a consulting firm to map wetlands and extend a survey to include adjacent property identified in the study as possible site alternatives. The architect was given a contract amendment to estimate the respective project costs for the various options. The completed cost modeling for those options is complete.

OCME and DAS met with OPM to review and discuss the various options and have agreed to discuss them with UConn. Should UConn not agree to OCME utilizing existing UCHC land, options will be very limited. Should UCONN not agree to OCME utilizing existing UCHC land then options will be very limited. Any option being considered other than an addition / renovation project will require selection of a new consultant team due to selection rules and the significant change of scope. Selection of a new

consultant team will add approximately 12 months to the project.

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, flowing style.

Michelle H. Gilman



Quarterly Project(s) STATUS Report
3rd Quarter 2024

Report Date		Project(s) Name		Prepared By
Oct-24		Office of the Chief Medical Examiner Facility		David H Barkin FAIA Chief Architect
				Director of Operational and Process Planning

PROJECT NAME	Status	Start Date (Projections in italics)	Completion Date (Projections in italics)	Notes
BI-2B-483 OCME Expansion and Renovation	Awaiting Scope Decision			
Pre-Design Study Phase				
Formulation Study and Estimate	Complete	8/31/2020	1/7/2021	Following the Formulation Study, DAS coordinated with OCME on their request for bond funding, which was submitted in the fall of 2021 for legislative approval in 2022. 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 (including pre-design study) 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	DAS met with OCME on 11/30/23 to review final pre-design study recommendations and conceptual options. OCME confirmed the only viable options from their perspective are two that involve a new facility outside of its current operational footprint (building and parking lot).
Review of Study Findings	Complete	9/30/2023	11/30/2023	
ADD estimating services for pre-design concepts	Contract amendment complete	1/3/2024	5/10/2024	DAS issued a contract amendment for estimating services to obtain 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. This work is complete.
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	11/1/2024	Review estimates and scope with OPM and OTG for decision on pursuit of funding new, larger facility

Site determination - Uconn or site acquisition	[pending project direction]	11/1/2024	11/1/2026	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
Design				
Design project		7/9/2026	12/31/2027	
Construction				
Bid and Construction		7/18/2028	1/9/2031	
Budget				
Current project budget estimate:	See note in column E	\$ 16,500,000		Pre-Design Study Concept Analysis Estimates exceed this amount for all options. Review with OPM/OTG is ongoing to determine final option.
Current bond authorization		\$ 28,000,000		
Current bond funds allocated:		\$ 2,500,000		
Bond authorization balance:		\$ 25,500,000		
Comments:				
10/1/2023	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. 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 in close proximity to 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.			
1/2/2024	DAS met with OCME 11/30/23 to review final pre-design study recommendations and conceptual options. Study revealed that both a larger 1st floor footprint, and larger overall building square footage, are required than initial project planned for. Study included concepts from multi-story addition in current location to new building on adjacent UCHC/State property. OCME confirmed 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. DAS is surveying adjacent property prior to discussing concepts further with UCHC. Surveying information is expected late January 2024, and a check-in meeting will be scheduled with OCME late January 2024 to review status of next steps. Design team will be placed on hold pending decisions regarding project path. Project Schedule 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 colocating 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.			

4/1/2024	DAS completed surveying adjacent property prior to discussing concepts further with UCHC. Final surveying information was received end of February. A check-in meeting will be scheduled with OCME once concept-level estimates are also available. Design team has been asked to provide 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. Project Schedule 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 some time after 2030. The third option would be selection of a new site requiring statutory changes purchase of a new site along with the necessary CEPA steps.
7/1/2024	Design team completed the concept-level estimates and the information has been shared with the Medical Examiner. The Medical Examiner prefers an option for a new building constructed on an existing UCHC parking lot. Current authorizations are insufficient to support the OCME's preferred option. A review by OPM and OTG will be needed to determine the path forward; the OCME will lead those efforts with support from DAS. Project Schedule: the project is currently on hold awaiting direction on the scale, scope, and location of the project agreed on.
10/1/2024	Design team OCME and DAS met with OPM to review and discuss various options. OPM is currently considering the options and will follow-up regarding selection of final scope and any additional authorization needed. Project Schedule: the project is currently on hold awaiting direction on the scale, scope, and location of the project.