

DMHAS Existing Authorizations Available in FY-21

Prior Authorizations:

Category: Fire Safety & Environmental Improvements	\$12,493,022
Category: Sprinklers	\$ 11,950,000
Category: Grants in Aid to Private Providers	\$3,282,999

The department is planning to allocate these funds for projects outlined below. It is estimated that these balances will be utilized over the next year.

FY-21 Fire Safety Projects:

Greater Bridgeport Community Mental Health Center (GBCMHC) Parking Garage Repairs & Upgrade:

(Built in 1973) The upper level of this two-level parking garage has shown significant deterioration over the past 10 years. Water infiltration has damaged the upper slab causing it to crack, and small portions of the concrete have peeled off onto the lower level. Portions of the lower level are tarped off to catch water, mud, road salt, and debris from the upper level. In 2009 an extensive repair to the upper slab was done, which only extended the use of the upper level a few years. A structural engineer has recently deemed the upper level unsafe to use and the facility is now only using the lower level. There is very limited parking at the facility. This project will remove the upper level and construct a new one, and extend it to accommodate additional parking spaces. All of the structural columns will be brought up to current seismic code requirements as well as site drainage that is required to be separated from sewer drainage. We expect that the project to go out to bid by the end of May 2021.

Total Project Cost	\$12,168,344
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Connecticut Valley Hospital (CVH) Merritt Freight Elevator Upgrade (Design): (Built 1959) The Merritt freight elevator was installed in 1959 and has not been working for a number of years. This building, which houses 185 patients, has only one working elevator in the main lobby. This lobby elevator is under constant use as it is used by patients, staff, and Maintenance. We would like to get the freight elevator working again and use that as a backup for future repairs and upgrades to the main elevator. This funding is for design only.

<i>Fire Safety & Environmental Improvements</i>	<i>\$45,000</i>
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DMHAS Emergency & Minor Repairs As-Needed: Every year DMHAS experiences projects that require immediate repair or renovations. Some examples of this would be roof leaks, pipe bursts, generators, or work on one of the patient wards due to a regulatory or code compliance issue.

<i>Fire Safety & Environmental Improvements</i>	<i>\$279,678</i>
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FY-21 Sprinkler Projects:

Connecticut Mental Health Center Sprinklers: (Built in 1965) This facility houses 100 patients. Due to several additions to the building in recent years, the State Fire Marshal is requiring the original portion of the structure to have sprinklers to bring the facility up to current codes. This is required due to the increase in square footage as well as the height of the building. New ceilings, lighting, and flooring will be added at that time. The final bid documents are about to be reviewed by DCS. They expect to bid the project in late April 2021.

Total Sprinkler Construction Cost: \$ 6,150,000

Greater Bridgeport Community Mental Health Center Sprinklers (Built in 1972) This facility houses 82 patients. In an effort to make our facilities as safe as possible the project scope will include the design and construction of a sprinkler system. This is particularly important due to the fact that this is a high rise building. DMHAS has submitted a request to DCS to hire a design engineer.

Total Design and Construction Cost : \$5,800,000

CAPITAL PROJECTS PROPOSED FOR NEW FUNDING FY22

Connecticut Valley Hospital (CVH) Battell Dormitory Renovation: (Built in 1955) Serving 146 in-patients. Renovate entire patient building: changing dorm style design with large bedrooms sleeping 4 patients per room to smaller bedrooms (max. 2 patients per BR) as required by regulatory agencies. The new floor plan design requires changes to the HVAC, sprinklers, lights, ceilings, flooring, and plumbing. The project design is near completion. This request is for the general renovations portion of the project exclusive of sprinklers.

FY-22 \$6,500,000

CVH Old Power Plant: The original Power Plant at CVH was replaced with a new larger facility elsewhere on the campus. It was demolished except for the basement and the concrete structure which was the floor of the 1st level, which now serves as the roof of the basement. Many large pieces of working equipment are still in the basement, helping to heat some of the nearby buildings. Over the years the concrete roof has deteriorated and is in need of replacement. The design is underway. This request is for construction.

FY-22 \$460,000

CVH Merritt Freight Elevator Upgrade: (Built 1959) The Merritt freight elevator was installed in 1959 and has not been working for a number of years. This building, which houses 185 patients, has only one working elevator in the main lobby. This elevator is under constant use as it is used by patients, staff, and Maintenance. A second patient/staff elevator, centrally located within the building, also has not been working for years. The lobby elevator is now having regular problems due to its age and constant use. We would like to get the freight elevator working again and use that as a backup for future repairs and upgrades to the main elevator. This main elevator is sometimes down for weeks at a time as parts are difficult to get. This request is for construction.

FY-22 \$440,000

CVH Campus Replace Catch Basins/Sidewalks: (Phase 1 of 4) Catch basins throughout the campus are failing and the surrounding sidewalks deteriorating.

FY-22 \$100,000

CVH Merritt Hall A/C Generator: (Built 1959) Merritt Hall is our largest patient building, serving 185 residents. The building's current generator supports the heating and electrical systems, should there be a loss of electricity. It cannot support the a/c. During major storms it is difficult to get a temporary secondary generator in a timely manner. This project request is for a second permanent generator.

FY-22 \$400,000

Offices of the DMHAS Commissioner 410 Capital Ave., Covid Related Renovations: The offices of the Commissioner need to be reconfigured to optimize efficiency, health and safety. The current work stations are 30 years old and need replacing. DMHAS will reconfigure office cubicles to meet current guidelines and proper work spacing. This project will replace current work stations with new work stations for a safer work environment. It will also replace the worn existing carpets and paint the walls.

FY-22 \$500,000

DMHAS Emergency & Minor Repairs As-Needed: Every year DMHAS experiences projects that require immediate repair or renovations. Some examples of this would be roof leaks, pipe bursts, generators, or work on one of the patient wards due to a regulatory or code compliance issue.

FY-22 \$1,200,000

CVH Battell Dorm Renovations Sprinklers: (Built in 1955) Renovate entire patient building changing dorm style design with large bedrooms sleeping 4 patients per room to smaller bedrooms (max. 2 patients per BR) as required by regulatory agencies. Serving 146 in-patients. The sprinkler design is complete and waiting for the general construction bid documents to be completed. This authorization is for the sprinkler portion of the project.

FY-22 \$ 904,500

Whiting Forensic Hospital (WFH): Planning and design for replacement: The Whiting Building was built in 1970 and the layout is no longer considered a good therapeutic environment for patients. The building is designed in a linear fashion where occupants must travel through each ward to get to the next. For example, in order for them to get to Patient Ward 4, they must travel through Wards 1, 2, and 3. This is not an ideal situation for patients and staff. In addition, the Whiting Building is in need of extensive work in order to continue its use. It needs new windows, roofs, flooring, ceiling/lighting, and an HVAC system. These funds will be used to assess what can be done to improve the environment for the clients and staff at this facility.

FY-22 \$ 3,000,000

<i>Fire Safety FY-22:</i>	<i>\$ 9,600,000</i>
<i>Planning and Design FY-22</i>	<i>3,000,000</i>
<i>Sprinklers Total for FY-22:</i>	<i><u>\$ 904,500</u></i>
 <i><u>Grand Total for FY-22:</u></i>	 <i><u>\$13,504.500</u></i>

CAPITAL PROJECTS PROPOSED FOR NEW FUNDING FY23

CRMHC Coventry St. Roof (Construction): The existing roof is 30 years old and in need of replacement.
FY-23 \$2,186,000

CVH Woodward Hall Major Front Entry Renovation: (Built 1940) This main building entry has large multi-story front columns that hold up the roof and monumental front concrete stairs that are deteriorating. The concrete is starting to heave and the rails are rusted. This entry is not handicap accessible. Patients, staff, and visitors with mobility issues must enter the building at the rear loading dock, which is also starting to have repair issues. This project will repair the front columns & entry, as well as create a Hcp concrete ramp.
FY-23 \$474,000

GBCMHC 5th Floor In-Patient Renovation (Construction): (Built 1972) To improve the therapeutic living environment of the patients and will match renovations completed on other floors.
FY-23 \$800,000

CVH Warehouse New Roof: The existing Warehouse roof is beyond it's expected life and has frequent leaks.
FY-23 \$440,000

CVH Battell Replace Elevator #1: (Built 1955) This elevator is original to the building and frequently breaks down. Parts are difficult to find and the elevator is off-line for weeks at a time. This projects request is to replace the motor.
FY-23 \$450,000

CVH Battell Hall Loading Dock: (Built 1955) Existing kitchen loading dock is deteriorating and does not meet current needs for the facility
FY-23 \$260,000

CVH Russell Hall Fire Alarm Upgrade: (Built 1961) To upgrade the fire alarm system so that fire fighters can locate the exact room of a fire.
FY-23 \$115,000

CVH Campus-Wide Electrical Upgrade: (Phase 1 of 2) The original underground electrical system is maxed out and has exceeded its expected life. A major problem would affect the entire campus. **FY-23 \$275,000**

CVH Dutcher Hall Sprinklers (Design): (Built in 1950) The only area of the building that has sprinklers is the North-1 wing. In order for the rest of the building to be at the same level of safety and codes this project will construct a sprinkler system for the rest of the building
FY-23 \$3,740,000

Fire Safety Total for FY-23: \$ 5,000,000

Sprinklers Total for FY-23: \$ 3,740,000

Grand Total for FY-23: \$8,740,000