



STATE OF CONNECTICUT
OFFICE OF HEALTH CARE ACCESS

M. JODI RELL
GOVERNOR

CRISTINE A. VOGEL
COMMISSIONER

August 2, 2005

Susan Santoro
Director, Program and Business Development
Norwalk Hospital
34 Maple Street
Norwalk, CT 06586

RE: Certificate of Need Determination; Report Number 05-30556-DTR
Norwalk Hospital
Various Repair and Maintenance Projects Related to the Norwalk Hospital Campus
Building

Dear Ms. Santoro:

On July 26, 2005, the Office of Health Care Access ("OHCA") received your Certificate of Need ("CON") Determination request concerning the proposal of Norwalk Hospital ("Hospital") to perform various repair and maintenance projects related to the Hospital campus building, each of which is under \$1 Million and for a total capital expenditure of \$5,200,000.

OHCA has reviewed the information contained in the request and makes the following findings:

1. The Hospital is proposing to implement several maintenance repair projects (17 in total) to address maintenance issues associated with the hospital campus building located at 34 Maple Street, Norwalk, Connecticut.
2. Over the years, limited routine maintenance and/or repairs have been performed to the hospital building, however, previously deferred routine maintenance projects are now in need of attention.

3. The Hospital engaged a facility management professional services firm to conduct a maintenance assessment of the building infrastructure (structural, mechanical, plumbing, cooling/ventilation, heating, electrical and interior/exterior shell) to identify routine maintenance needs.
4. The result of the maintenance assessment identified the following areas of maintenance which require attention:

No.	Project	Cost
1.	Roof replacement	\$700,000
2.	Condensate pumps	750,000
3.	Domestic hot water pumps	550,000
4.	Sprinkler system	70,000
5.	Hot water heating system	340,000
6.	Steam piping system	580,000
7.	Chill water piping	590,000
8.	Electrical system upgrades	120,000
9.	Asbestos Abatement	100,000
10.	Fire damper inspections	175,000
11.	Steam trap and piping repairs	175,000
12.	Air flow balancing	30,000
13.	Switchgear PMI	100,000
14.	Stairwell railings	100,000
15.	Exterior shell repairs	400,000
16.	Balance water	250,000
17.	Ventilation and duct repairs and cleaning	170,000
	Total	\$5,200,000

5. The cost per maintenance project is under \$1 million and the combined proposed total capital expenditure for the seventeen projects is \$5,200,000. Each project is unrelated and independent of the other projects.
6. The Hospital will fund each of the proposed projects through Hospital equity, specifically through operating funds.

Based on the above findings, OHCA has determined that Certificate of Need approval is not required for Norwalk Hospital to perform various repairs and maintenance for the Hospital building as the cost of each of the proposed projects is under the \$1,000,000 threshold, pursuant to Section 19a-639 of the Connecticut General Statutes.

If you have any questions regarding the above, please contact Steven W. Lazarus, Associate Health Care Analyst at (860) 418-7012.

Sincerely,

Signed by Cristine A. Vogel
Commissioner

Copy: Sandra Bauer, Health Processing Technician, DPH, DCBR