

Replacement of the Middlesex Therapeutic Community Residence

Testimony for House Corrections & Institutions
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Impacts of Phased Construction

Design and Construction

- Higher complexity
- Longer overall construction duration
- Higher overall cost
- Risk of scope creep
- Greater risk of damage to existing infrastructure
- Decreased efficiency

Continuity of Services

- Disruption to DMH operations and residents
- Challenges with onsite logistics
- Additional health and safety measures

Alternative	16 Beds	16 Beds	8 Beds
Delivery Method	Typical	Phased	Typical
Schedule (design and construction)	22 months	36 months+ ^(*)	25 months
Cost	\$16,100,000	\$23,100,000	\$14,700,000
Cost Per Bed	\$1,006,250	\$1,443,750	\$1,837,500

(*) 36-month duration for design and construction plus the duration between phases

Alternatives Analysis

Recommended Alternative

16 beds with the typical delivery method:

- Most cost effective
- Shortest project duration
- Eliminates disruption to DMH operations and residents