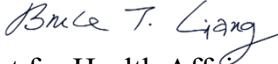



UConn HEALTH

February 28, 2024

TO: Members of the Board of Trustees

FROM: Bruce T. Liang, MD, FACC 
Interim Executive Vice President for Health Affairs
Dean, UConn School of Medicine

Jeffrey P. Geoghegan, CPA 
Executive Vice President for Finance and Chief Financial Officer

RE: Project Budget for the UConn Health Southington Clinic Expansion
(Design: \$1,325,000)

RECOMMENDATION:

That the Board of Trustees approve the Design Budget in the amount of \$1,325,000 for the UConn Health Southington Clinic Expansion project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$1,325,000 from UConn Health Capital and a Fit-out Allowance from 1137- 1145 West Street, LLC (the “Landlord”) for the UConn Health Southington Clinic Expansion project and; approve the request for a waiver of the three-stage budget approval process, to allow bidding to occur as soon as the lease is signed and project design work is completed.”

BACKGROUND:

UConn Health plans to expand the Internal Medicine and Multispecialty clinical practices at the 1115 West St Southington site. This will be accomplished by moving the Dermatology, Women’s Health & Endocrinology practices from the 2nd floor into newly renovated space on the ground floor (LL) and expanding Internal Medicine into the vacated space. The Multispecialty clinics will grow from 8 to 12 examination rooms and the Internal Medicine practice will double in size, increasing to 16 examination rooms. The expansion will promote the Wellness of People and Planet and a Stronger, More Inclusive University by increasing community access to the Internal Medicine and extremely busy Multispecialty practices as well as offering Neurology and Nephrology services for the first time at this location.

UConn Health is in the process of negotiating the lease terms. UConn Health is requesting the Landlord develop the plans and complete the tenant fit-out of the space. The Landlord has provided an allowance to UConn Health of \$20/square feet of useable space (approximately

\$94,280) to be used for the tenant fit-out. UConn Health is responsible for all construction costs in excess of the allowance.

The Design Budget is attached for your consideration. The Design Budget is based on estimates and may change based on actual bids received. This Design Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 11, 2024.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: DESIGN

PROJECT NAME: UCONN HEALTH - SOUTHTON CLINIC EXPANSION

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED DESIGN 2/28/2024</u>
CONSTRUCTION	\$ 920,000
DESIGN SERVICES	-
TELECOMMUNICATIONS	77,000
FURNITURE, FIXTURES AND EQUIPMENT	145,000
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	-
ART	8,000
RELOCATION	2,000
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	-
SUBTOTAL	\$ 1,152,000
PROJECT CONTINGENCY	173,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 1,325,000</u>
<u>SOURCE(S) OF FUNDING*</u>	
UCONN HEALTH CAPITAL FUNDS	1,231,720
LANDLORD TENNANT ALLOWANCE	\$ 93,280
TOTAL BUDGETED FUNDING	<u>\$ 1,325,000</u>

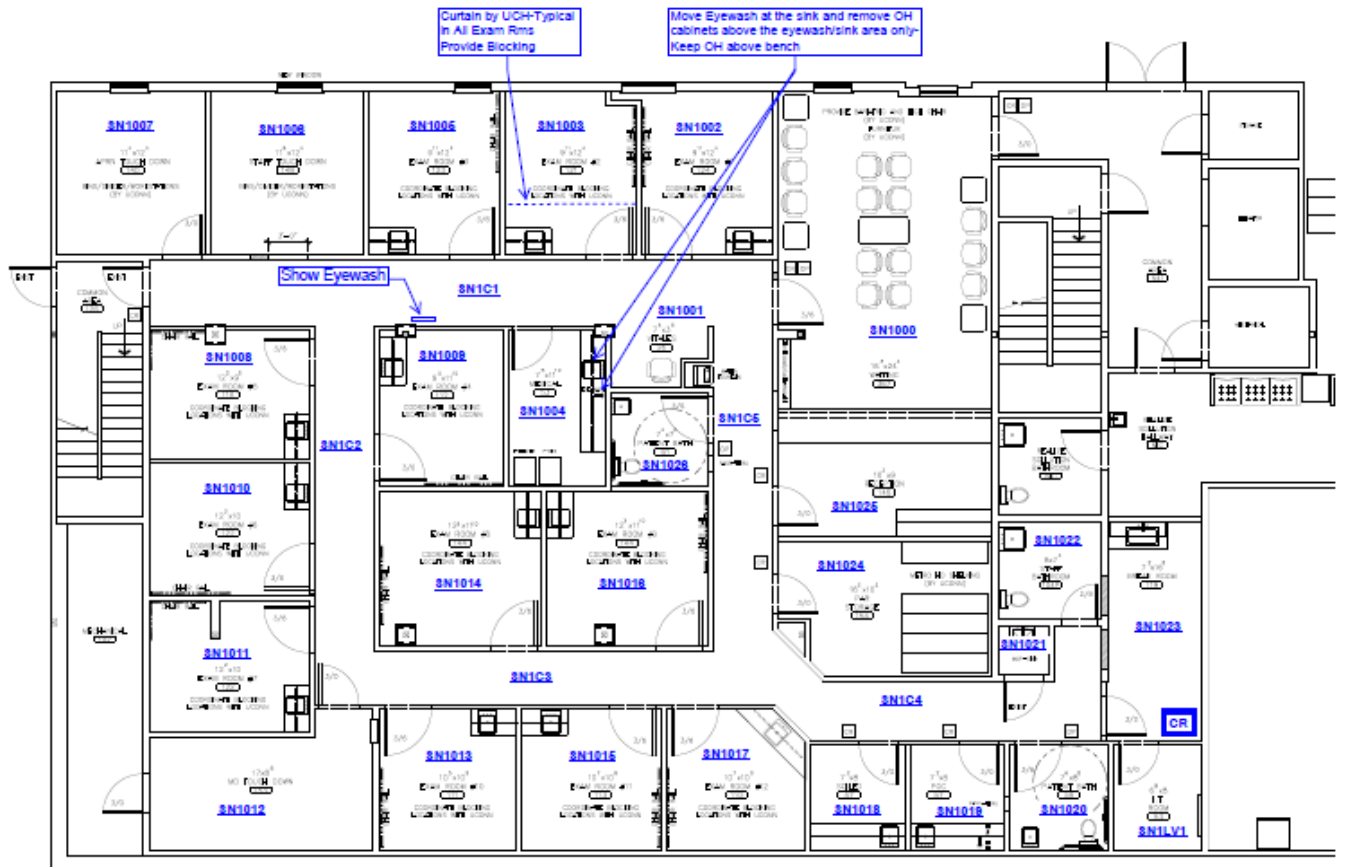
* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

UCONN HEALTH/IMPROVEMENTS

UConn Health Southington Clinic Expansion

Project Budget (Design) \$1,325,000

February 28, 2024



4,268 SQUARE FEET BUILD-OUT
396 SQUARE FEET COMMON

SEE THE PLAN BY THE DATE
 PROPOSED FLOOR PLAN
 1" = 10'-0"

CONCEPTUAL FLOOR PLAN