



# UConn HEALTH

December 11, 2024

TO: Members of the Board of Trustees

FROM: Andrew C. Agwunobi, MD, MBA   
Executive Vice President for Health Affairs and CEO of UConn Health

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

RE: Project Budget for the UConn Health Torrington Clinic Relocation  
(Planning: \$4,800,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget in the amount of \$4,800,000 for the UConn Health Torrington Clinic Relocation project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve of the use of \$4,800,000 from UConn Health Capital and a Landlord Fit-out Allowance of approximately \$300,000 for the UConn Health Torrington Clinic Relocation project.”

BACKGROUND:

Due to space limitations, UConn Health plans to relocate and expand the Torrington clinical practice from 4 examination rooms 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. The medical services provided at the new location will include Internal Medicine, on-site lab and x-ray, and an expansion of specialty services to include Orthopedics, OB, Vascular Surgery, Pulmonary and possibly General Surgery.

The Planning Budget is attached for your consideration. The Planning Budget is based on conceptual estimates and may change as the design is developed. This Planning Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on December 9, 2024.

Attachments

## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET: PLANNING**

**PROJECT NAME: UCONN HEALTH - TORRINGTON CLINICAL PRACTICE  
RELOCATION**

<u>BUDGETED EXPENDITURES</u>	<u>PROPOSED PLANNING 12/11/2024</u>
CONSTRUCTION	\$ 2,400,000
DESIGN SERVICES	175,000
TELECOMMUNICATIONS	525,000
FURNITURE, FIXTURES AND EQUIPMENT	1,100,000
CONSTRUCTION ADMINISTRATION	-
OTHER AE SERVICES (including Project Management)	15,000
ART	15,000
RELOCATION	35,000
ENVIRONMENTAL	-
INSURANCE AND LEGAL	-
MISCELLANEOUS	5,000
<b>SUBTOTAL</b>	<b>\$ 4,270,000</b>
PROJECT CONTINGENCY	530,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<b>\$ 4,800,000</b>
<u>SOURCE(S) OF FUNDING*</u>	
UCONN HEALTH CAPITAL FUNDS	\$ 4,500,000
LANDLORD FIT-OUT ALLOWANCE	\$ 300,000
<b>TOTAL BUDGETED FUNDING</b>	<b>\$ 4,800,000</b>

\* 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 Torrington Clinical Practice Relocation  
Project Budget (Planning) \$4,800,000  
December 11, 2024



**Example Clinical Fit-Out Concept**