
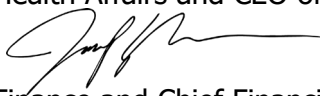


# UConn HEALTH

June 25, 2025

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 Clinical Practice Relocation  
(Final: \$4,800,000)

## RECOMMENDATION:

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

## RESOLUTION:

"Be it resolved that the Board of Trustees approve of the use of \$4,480,000 from UConn Health Capital and a Landlord Fit-out Allowance of approximately \$320,000 for the UConn Health Torrington Clinical Practice Relocation project; and approve the request for a waiver of the three-stage budget approval process, to allow bidding to occur as soon as project design work is completed."

## 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 increase clinical revenue and 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 x-ray, and an expansion of specialty services to include Orthopedics, OB, Vascular Surgery, Pulmonary and possibly General Surgery.

The Final Budget is attached for your consideration. The Final Budget is based on actual bids received. This Final Budget was approved by the UConn Health Board of Directors at their meeting on June 9, 2025.

Attachments

## **CAPITAL PROJECT BUDGET REPORTING FORM**

**TYPE BUDGET: FINAL**

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

	<b>APPROVED PLANNING 12/11/2024</b>	<b>PROPOSED FINAL 6/25/2025</b>
<b><u>BUDGETED EXPENDITURES</u></b>		
CONSTRUCTION	\$ 2,400,000	\$ 2,940,000
DESIGN SERVICES	175,000	240,000
TELECOMMUNICATIONS	525,000	480,000
FURNITURE, FIXTURES AND EQUIPMENT	1,100,000	750,000
CONSTRUCTION ADMINISTRATION	-	-
OTHER AE SERVICES (including Project Management)	15,000	-
ART	15,000	25,000
RELOCATION	35,000	10,000
ENVIRONMENTAL	-	-
INSURANCE AND LEGAL	-	-
MISCELLANEOUS	5,000	5,000
<b>SUBTOTAL</b>	\$ 4,270,000	\$ 4,450,000
PROJECT CONTINGENCY	530,000	350,000
<b>TOTAL BUDGETED EXPENDITURES</b>	<u>\$ 4,800,000</u>	<u>\$ 4,800,000</u>
<b><u>SOURCE(S) OF FUNDING*</u></b>		
UCONN HEALTH CAPITAL FUNDS	\$ 4,500,000	\$ 4,479,870
LANDLORD FIT-OUT ALLOWANCE	\$ 300,000	\$ 320,130
<b>TOTAL BUDGETED FUNDING</b>	<u>\$ 4,800,000</u>	<u>\$ 4,800,000</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 Torrington Clinical Practice Relocation  
Project Budget (Final)  
June 25, 2025



**Example Clinical Fit-Out Concept**