


UConn HEALTH

February 25, 2026

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
(Revised Final: \$4,920,000)

RECOMMENDATION:

That the Board of Trustees note a report of a Revised Final Budget in the amount \$4,920,000 per the approval of the Executive Vice President for Finance and Chief Financial Officer, for the UConn Health Torrington Clinical Practice Relocation project.

RESOLUTION:

"Be it resolved that the Board of Trustees note the previous approval of \$4,920,000 from UConn Health Capital and a Landlord Fit-out Allowance of approximately \$320,000 for the UConn Health Torrington Clinical Practice 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 increase clinical revenue and promote the Wellness of People and Planet and a Stronger, More Inclusive University by increasing community access to 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 current estimated cost to complete the project exceeds the previously approved budget by \$120,000. The projected overage is attributed to change order work to add a 2 chair Phlebotomy unit on the 1st floor of the clinic.

On January 26, 2026, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$120,000 (2.50% of the previous approved Final Budget) for a Revised Final Budget of \$4,920,000.

Board of Trustees policy permits the Executive Vice President for Finance and Chief Financial Officer to approve changes up to 5% of the project budget, providing that funding is available, and the BOT is subsequently notified of the revised project budget.

The Revised Final Budget is attached for your consideration. This Revised Final Budget is anticipated to be approved by the UConn Health Board of Directors at their meeting on March 9, 2026.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: UCH - TORRINGTON CLINICAL PRACTICE RELOCATION

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 12/11/2024</u>	<u>APPROVED FINAL 6/25/2025</u>	<u>PROPOSED REVISED FINAL 2/25/2026</u>
CONSTRUCTION	\$ 2,400,000	\$ 2,940,000	\$ 3,208,500
DESIGN SERVICES	175,000	240,000	246,500
TELECOMMUNICATIONS	525,000	480,000	481,500
FURNITURE, FIXTURES AND EQUIPMENT	1,100,000	750,000	771,000
CONSTRUCTION ADMINISTRATION	-	-	-
OTHER AE SERVICES (including Project Management)	15,000	-	-
ART	15,000	25,000	21,000
RELOCATION	35,000	10,000	10,000
ENVIRONMENTAL	-	-	-
INSURANCE AND LEGAL	-	-	-
MISCELLANEOUS	5,000	5,000	31,500
SUBTOTAL	\$ 4,270,000	\$ 4,450,000	\$ 4,770,000
PROJECT CONTINGENCY	530,000	350,000	150,000
TOTAL BUDGETED EXPENDITURES	\$ 4,800,000	\$ 4,800,000	\$ 4,920,000
<u>SOURCE(S) OF FUNDING*</u>			
UCONN HEALTH CAPITAL FUNDS	\$ 4,500,000	\$ 4,479,870	\$ 4,599,870
LANDLORD FIT-OUT ALLOWANCE	300,000	320,130	320,130
TOTAL BUDGETED FUNDING	\$ 4,800,000	\$ 4,800,000	\$ 4,920,000

* 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 TORRINGTON CLINICAL PRACTICE
RELOCATION
Project Budget (REVISED FINAL)
February 25, 2026



Example Clinical Fit-Out Concept

RESOLUTION RE:
PROJECT BUDGET FOR THE UCONN HEALTH TORRINGTON CLINICAL PRACTICE
RELOCATION (REVISED FINAL: \$4,920,000)

BE IT RESOLVED, that the University of Connecticut Board of Trustees note the previous approval of \$4,920,000 from UConn Health Capital and a Landlord Fit-out Allowance of approximately \$320,000 for the UConn Health Torrington Clinical Practice Relocation project.

It is hereby certified that the foregoing resolution was duly authorized by the Board of Trustees on February 25, 2026.

Bryan K. Pollard, Secretary

Date