



UConn HEALTH

September 27, 2023

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 836 Hopmeadow Street, Simsbury Clinical Practice Relocation (Revised Final: \$4,729,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget in the amount of \$4,729,000 and note a report of a Revised Final Budget in the amount \$4,491,000 per the approval of the Executive Vice President for Finance and Chief Financial Officer, for the UConn Health 836 Hopmeadow Street, Simsbury Clinical Practice Relocation Project.

RESOLUTION:

“Be it resolved that the Board of Trustees approve the use of \$4,729,000 and note the previous approval of \$4,491,000, of UConn Health Capital Funds and a Fit-out Allowance from Twenty-Two GC 2012 (the “Landlord”) for the UConn Health 836 Hopmeadow St, Simsbury Clinical Practice Relocation Project.”

BACKGROUND:

UConn Health plans to combine the outpatient clinical sites of Simsbury Primary Care and Avon Orthopedic into one larger, new location in the center of Simsbury. This move facilitates program expansion and mitigates deteriorating operating conditions at the current Simsbury site.

The Medical services will include expanded Internal Medicine and Orthopedic offerings, on-site lab and x-ray and an expansion of outreach specialty services to include OB, MFM, Cardiology, Vascular Surgery, Neurology and Pulmonary. The new clinic will offer extended hours to the community.

The project is substantially complete and the clinic had a grand opening on June 13, 2023. Additional funds are required to address costs associated with; the replacement of furniture and equipment that was determined to be in poor condition and not suitable to relocate, construction change order work, and to cover a delay claim, that is expected to be reimbursed, associated with the landlords failure to complete the required core & shell work in a timely manner.

On July 26, 2023, the Executive Vice President for Finance and Chief Financial Officer approved an increase of \$212,000 (4.93% of the previous approved Final Budget) for an interim Revised Final Budget of \$4,491,000.

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 September 11, 2023.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: REVISED FINAL

PROJECT NAME: UCONN HEALTH - 836 HOPMEADOW STREET, SIMSBURY CLINICAL PRACTICE RELOCATION

<u>BUDGETED EXPENDITURES</u>	<u>APPROVED PLANNING 9/29/2021</u>	<u>APPROVED DESIGN 12/8/2021</u>	<u>APPROVED FINAL 4/26/2022</u>	<u>PROPOSED REVISED FINAL 9/27/2023</u>
CONSTRUCTION	\$ 2,730,000	\$2,730,000	\$ 2,830,000	\$ 3,175,000
DESIGN SERVICES	124,000	124,000	124,000	153,000
TELECOMMUNICATIONS	290,000	290,000	407,000	415,000
FURNITURE, FIXTURES AND EQUIPMENT	348,000	348,000	448,000	860,000
CONSTRUCTION ADMINISTRATION	-	-	-	-
OTHER AE SERVICES (including Project Management)	-	-	-	-
ART	10,000	10,000	10,000	20,000
RELOCATION	17,000	17,000	84,000	80,000
ENVIRONMENTAL	-	-	-	-
INSURANCE AND LEGAL	-	-	-	-
MISCELLANEOUS	3,000	3,000	3,000	1,000
SUBTOTAL	\$ 3,522,000	\$3,522,000	\$ 3,906,000	\$ 4,704,000
PROJECT CONTINGENCY	353,000	353,000	391,000	25,000
TOTAL BUDGETED EXPENDITURES	\$ 3,875,000	\$3,875,000	\$ 4,297,000	\$ 4,729,000
<u>SOURCE(S) OF FUNDING*</u>				
UCONN HEALTH CAPITAL FUNDS	\$ 3,530,000	\$3,531,290	\$ 3,953,290	\$ 4,385,290
LANDLORD TENANT FIT OUT ALLOWANCE	345,000	343,710	343,710	343,710
TOTAL BUDGETED FUNDING	\$ 3,875,000	\$3,875,000	\$ 4,297,000	\$ 4,729,000

* 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/IMPROVEMENTS
UConn Health 836 Hopmeadow St, Simsbury Clinical
Practice Relocation
Project Budget (Revised Final) \$4,729,000
September 27, 2023



PICTURE OF NEW WAITING ROOM



PICTURE OF TYPICAL EXAM ROOM