

**Buildings & Grounds
Subcommittee
UConn Health Board of Directors**

May 18, 2023

8:30 am

Webex link

<https://uchc.webex.com/uchc/j.php?MTID=m806b9e006823b43c5e6ff037b9af8309>

password: spring518

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0010 when prompted.**

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BUILDINGS & GROUNDS
SUBCOMMITTEE
BOARD OF DIRECTORS

Agenda and Materials
May 18, 2023

Time: 8:30 a.m.

Location: WebEx Link:

1. Public Comment

2. Action Items:

a. Approval of Minutes – November 17, 2022

3. Discussion Items:

a. COVID-19: Facilities Response Update (E. Kruger/G. Karsanow)

b. UConn Health Capital Projects Update (E. Kruger/G. Karsanow)

4. Executive Session (if needed)

Preliminary notes and drafts that the Health Center has determined that the public interest in withholding such documents and discussions clearly outweighs the public interest in disclosure: Commercial or financial information given in confidence, not required by statute: Records, tax returns, reports and statements exempted by federal law or the general statutes or communications privileged by the attorney-client relationship.

Public Participation at UConn Health Board of Directors Meetings

UConn Health Board of Directors starts its agenda with Public Comments. The Board of Directors shall hear brief oral presentations from members of the public who wish to express their views on issues pending before the Board of Directors or on other issues of concern to UConn Health. The agenda for each regular public meeting of the UConn Health Board of Directors shall allot up to thirty minutes for this purpose:

- a. Requests to address the UConn Health Board of Directors shall be made to the Chair's designee at least one day prior to the meeting and may begin to be made the day following the last BOD meeting. The actual person who intends to speak must make the request.
- b. The Chair of the UConn Health Board of Directors shall recognize each speaker in the order of signing up, shall request the speaker identify himself/herself, and shall ensure adherence to time limits as will permit the orderly progress of the BOD through its agenda. Each speaker will be allotted a time period of three minutes to speak.
- c. At a special meeting of the UConn Health Board of Directors, comment by members of the public shall be limited specifically to the subject described in the call of the special meeting.

The UConn Health Board of Directors would like to give each constituency an opportunity to speak. Therefore, groups are encouraged to appoint a single spokesperson to present their point of view.

The purpose of Public Participation is to hear the views of the public and would like to give each constituency an opportunity to speak. Therefore, groups are encouraged to appoint a single spokesperson. The UConn Health Board of Directors will neither ask nor answer questions nor make comments during this portion of the agenda.

The Chair appoints the following person as his designee to receive requests to speak at the Public Comments portion of the Board of Directors Meetings

Deb Kaufman

Executive Assistant to the Chief Executive Officer

Office of Health Affairs | UConn Health

Phone: 860-679-6232

dkaufman@uchc.edu

Present (Voting): Chairman - Richard Carbray, Dr. Francis Archambault,

Present (Non -Voting): K. Chamberlin, J. Geoghegan, K. Goodwin, A. Horbatuck, C. Hyers, G. Karsanow, D. Kaufman, A. Keilty, E. Kruger, B. Liang, J. Lombardi, R. McCarthy, J. Simpson

The meeting was convened by Chairman, Richard Carbray at 8:32 a.m.

1. **Public Comment:** No public comment.

2. **Action Item:**

The quorum needed to vote on the minutes from November 17, 2022, was not achieved and therefore approval on this item is deferred until the next meeting.

No official minutes of this meeting will be taken.

3. **Discussion Items:**

a. COVID-19: Facilities Response Update

b. UConn Health Capital Projects Update

Present (Voting): Chairman - Richard Carbray, Dr. Francis Archambault,
Patricia Baker & Britt-Marie Cole-Johnson

Present (Non -Voting): Jeffrey Blumenthal, Jeffrey Geoghegan, Kerri Goodwin, Anne Horbatuck, George Karsanow, Andrea Keilty, Eric Kruger, Bruce Liang, John Lombardi, Caryl Ryan, Marie Schweitzer & Janel Simpson

The meeting was convened by Chairman, Richard Carbray at 8:31 a.m.

1. **Public Comment:** No public comment.

2. **Action Item:**

In a motion duly made and seconded the UCHC Building & Grounds Subcommittee approved the meeting minutes of August 18, 2022.

3. **Discussion Items:**

a. **COVID-19: Facilities Response Update**

George Karsanow reported there are no areas of biocontainment within the University Tower. Drive through testing continues in Garage 1 and the vaccination and booster administration continues at the Outpatient Pavilion. COVID-19 policies and guidelines are reviewed in response to the number of COVID-19 cases and evolving state/federal rules. Caryl indicated that we are up to 21 COVID-19 inpatient cases; have seen an upsurge. Our staff is prepared, and our institution does have enough PPE at this time. We also have another unit ready if we require overflow. Anne Horbatuck reported that in the outpatient setting, we are stopping the pre-procedure COVID-19 testing if patients are not being admitted. Of note, we are seeing an increase in RSV (respiratory illness) in our adult population.

b. **UConn Health Capital Projects Update** – George Karsanow

Campus Planning Design and Construction

1. **Project Funding - FY '23 Capital Pool: \$17 Million**

This pool is used to fund requests for Clinical Equipment, IT and Capital Projects. \$6 Million set aside for needs under \$50,000; remaining balance is \$5.5m. There is \$11 Million available for capital needs over

\$50,000; remaining balance is \$7.4m. Internal leaders meet regularly to review and approve funding requests.

2. Deferred Maintenance, Code Compliance & Infrastructure Improvements

We received \$25 million of deferred maintenance funding for FY22. We have committed \$22.5 million to active projects. All projects are reviewed and prioritized based on Guiding Principles. In FY23, \$40 million of Bond Funds were earmarked for UConn Health Deferred Maintenance Projects. The project list was submitted to OPM to request release of the funds by the State Bond Commission, scheduled to meet in December.

George reviewed the projects that are in the design and construction phase and gave an overview of the Capital Project Metrics.

CAPITAL PROJECT METRICS							
	DIVISION						
Phase	Admin	DM	JDH	SODM	SOM	UMG	Total
Initiation	12	19	16		7	5	59
Pending Approval	5		2		1		8
A&E Selection		2					2
Design	4	12	9		5	1	31
Procurement	1	2	4	1	2	1	11
Construction	1	3	14		2	1	21
Substantially Complete	19	5	27		8	6	65
	42	43	72	1	25	14	197

We do have some upcoming major projects that will be reported to the Board of Directors. Under the clinical and medical equipment projects we are looking to replace/renovate:

- Interventional radiology equipment
- Outpatient Pavilion Tomotherapy Unit
- CT Tower Radiology Pet-CT system
- Outpatient Pavilion backfill with the relocation of the clinics to Munson 5
- Relocation of x-ray and blood draw to the vacant space previously occupied by Arrow Pharmacy.
- Labor & Delivery/NICU Infant Abduction System replacement

These projects will potentially be funded by UCH Capital.

Under the research side our grant was denied for the high-performance computing facility. We did submit a grant for a new cryo electron microscope.

There is discussion to house this new microscope at Storrs, where there are 2 others. George will check to see if there is some kind of support that we will need from capital projects.

Upcoming Deferred Maintenance Projects:

- L3 Parking Lot repavement
- Main Cooling Tower Cell repairs and pump replacement
- Cadaver lab renovation & AHU replacement
- University Tower Disaster Recovery Room
- Main Building (C) lobby revolving door replacement
- Building J (warehouse) storage rack replacement & AC upgrade
- Main entrance lot M1 and H1 improvements
- Canzonetti Building (F) roof replacement
- ASB Datacenter generator replacement and power improvements

These projects have been presented to the Board of Directors:

1. Replace Buildings F&H Hot Water Tanks - The original domestic hot water tanks that serve the Connecticut Tower have reached the end of their useful life and will be replaced with instantaneous units powered by steam and electricity. The project scope has been significantly reduced. Revised design documents have been received and under review. The project is going out to bid at the end of November 2022. The revised final project budget is \$845,000. We anticipate a significant reduction in the project budget based on the revised scope. The issues/concerns for this project are the volatility in construction materials could impact the project schedule and budget.
2. 16 Munson Road Emergency Lighting & Egress Upgrades – This project will address code violations issued by the UConn Fire Marshal related to the buildings emergency lighting and egress systems. The scope of work is being reviewed with code officials to determine allowable modifications to reduce the cost. The design budget is \$935,000. The project budget has increased to \$1,900,000 based upon consultant construction estimate. We are reviewing options to reduce scope/cost. The final budget will be submitted based on actual bids received. The issue/concern right now is that project scope is under review due to the increase construction cost estimate.
3. 16 Munson Road Parking Lot Repaving - This project will replace the parking lot pavement at 16 Munson Road that is in poor shape and continues to deteriorate despite patching efforts. The bid was cancelled; bidders could not commit to the start and completion of construction per project schedule. The project is being rebid for a construction start of spring/summer 2023. The design budget is \$1,445,000; the budget has

increased due to a significant escalation in construction costs. A final budget will be submitted based on actual bids received. The issue/concern with this project is the construction materials could impact the project schedule and budget.

4. Buildings D&N Roof Replacement - The project will replace the roofs on the Administrative Service Building (D) and the Muscular Skeletal Institute (N) that have been leaking and are in poor shape. The design work is ongoing and the contractor prequalification process is underway. The project will be put out to bid for work to occur in the summer of 2023. The design budget is \$2,565,000 based on architects and roofing contractors estimate. The budget has increased due to significant escalation in construction costs. The issue/concern with this project is the volatility in construction materials could impact the project schedule and budget.
5. Buildings E&K Roof Replacement - The project will replace the roofs on the Academic Research Building (E) and the Transgenic Animal Facility (K) that have been leaking and are in poor shape. The design work is ongoing and the contractor prequalification process is underway. The project will be put out to bid for work to occur in the summer of 2023. The design budget is \$2,160,000 and is based on architects and roofing contractors estimate. The budget has increased due to significant escalation in construction costs. The issue/concern with this project is the volatility in construction materials could impact the project schedule and budget.
6. Replace Chilled Water Pump #4 - The project will replace the 450 hp pumps that provides chilled water to the Main Building complex. Significant leads times impacted the project schedule. The project is on schedule for completion in December, 2022. The bid award was under budget at \$642,000. The issues/concerns are the volatility in construction materials could impact the project schedule and budget.
7. 836 Hopmeadow Street, Simsbury Clinical Practice Relocation - This project will fit-out leased space to combine the Simsbury Primary Care and Avon Orthopedic clinical practices. The start of fit-out construction has been delayed due to the failure of the landlord in providing a suitable flooring surface. The final budget based on bids received is \$4,297,000. The issues/concerns for this project is the failure of the landlord in completing the necessary Core & Shell work required to allow the start of the Fit-Out construction, which will delay project completion. UCH may need to move forward with completing the outstanding work if the landlord does not respond in a timely manner.
8. Main Bldg. Lab (L) Area Renovations – 2nd Floor - This project continues to implement the lab renovation scheme developed under the Main Building Lab Area Master Plan. The project bids are due November 15, 2022. The

design budget is \$8,972,000 and a final budget will be submitted to the Boards in December based on bids received. The volatility in construction materials could impact the project schedule and budget.

9. Cardio Catherization (Cath) & Electrophysiology (EP) Lab Renovation – This project will renovate the existing Cardiac Imaging Surgical unit to comply with current Connecticut Department of Health guidelines and replace outdated (2007) Cath and EP Lab imaging equipment. The project bids are due November 14, 2022. The design budget is \$6,166,000 and a final budget will be submitted to the Boards in December based on bids received. Volatility in construction materials could impact the project schedule and budget.
10. 5 Munson Road Clinical Fit-Out - This project will relocate the Neurology, Neurosurgery and Spine clinics from the Outpatient Pavilion into leased space located at the newly constructed building known as 5 Munson Road to allow for much needed expansion of clinical programs within the Outpatient Pavilion. The landlord has taken significantly longer to complete the design work. The project is scheduled to start construction in February, 2023. The final budget is \$8,380,000. Metro Realty, the building landlord will be responsible for approximately \$3.4m of the construction fit-out cost per the terms of the lease. Volatility in construction materials could impact the project schedule and budget.
11. Canzonetti (F) Building Wound Care Center Renovation - The project will create a Comprehensive Wound Care Center (CWC) utilizing Hyperbaric Oxygen Therapy within the Canzonetti Building (F) that will be designed, furnished and operated by Restorix. The agreements between Restorix and UCH are still being finalized. We anticipate 3-4 months of design work after the agreement is signed. The design budget is \$850,000 and Restorix will be responsible for \$350,000 of the design and construction costs. The project is tracking on budget. Volatility in construction materials could impact the project schedule and budget.
12. Psychiatry Seclusion Suite & Nurses Station Security Renovation – This project will renovate portions of the existing in-patient psychiatry unit located in the Connecticut Tower to create a seclusion suite for potentially violent patients and install security barriers at the existing nurses station to protect staff. The project bids are due November 17, 2022. The final budget is \$1,042,000 and a revised final budget will be submitted to the Boards in December if bids received are higher than anticipated. Volatility in construction materials could impact the project schedule and budget.
13. Central Sterile Washer & Sterilizer Replacement - The project will replace outdated equipment in the original Central Sterile Services area of the Connecticut Tower used to wash and sterilize instruments serving our

medical and dental clinics and outpatient surgical services. The design work is underway and the planning budget is \$1,905,000 based on initial design concepts. Budget may change as the design is developed. The issues/concerns are that volatility in construction materials could impact the project schedule and budget.

14. New England Sickle Cell Institute Renovation - This project will renovate the 4th floor of the Connecticut Tower to accommodate the New England Sickle Cell Institute and Connecticut Blood Disorders clinics. Scope revisions to reduce costs are being reviewed based upon the schematic design documents. The planning budget is \$3,000,000 and the project budget has increased to \$6,270,000 based upon consultant construction estimate. Reviewing options to reduce scope/cost. The volatility in construction materials could impact the project schedule and budget.
15. CGSB & ARB Autoclave and Washer Replacement
Research facilities located in the Cell and Genome Science Building (CGSB) and the Academic Research Building (ARB) utilize specialized autoclaves and washers to clean and sterilize laboratory instruments and containers. This project will replace the broken autoclaves and washers along with necessary support equipment. Purchase orders will be issued to vendors in December to avoid scheduled price increases in 2023. The final budget is \$1,200,000 and the project budget is based on vendor quotes for replacement equipment.

4. Executive Session – The Board did not enter into Executive Session.

With no further business to discuss, the meeting was adjourned at 9:26 a.m.

Respectfully submitted,
George Karsanow
Administrative Liaison to the Board

Buildings & Grounds Committee

May 18, 2023

UConn Health Updates

Facilities Development & Operations

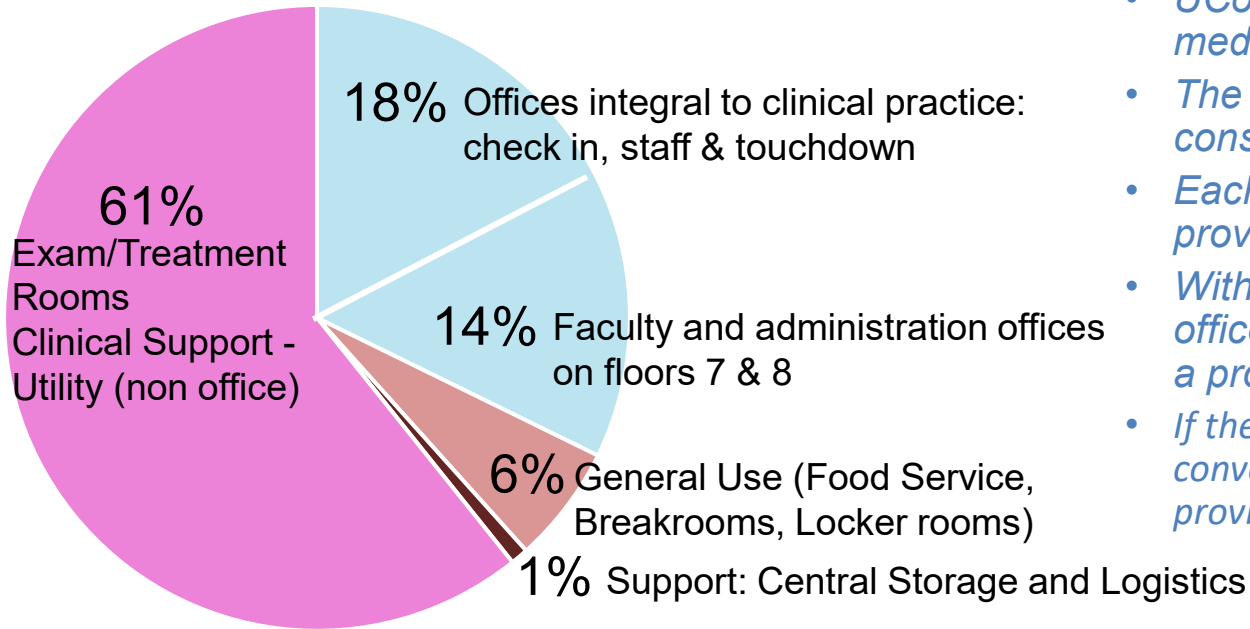
COVID-19 Response

- Public Health Emergency has ended on May 11, 2023
- The Garage 1 testing site has been decommissioned.
- Combined walk-in COVID testing with the vaccination & booster administration in the Outpatient Pavilion
- UConn Health is mask optional except for specific situations
- Public Health Emergency has ended on May 11, 2023
- UCH will continue to review and update COVID policies & guidelines ongoing in response to number of COVID cases and evolving state/federal rules.
- This will be the last COVID 19 update to the B&G Committee

Space Utilization

Analysis of space allocation within clinical practices

The Outpatient Pavilion is a standalone clinical building (approximately 200,000 sf) that contains 250 exam / treatment rooms

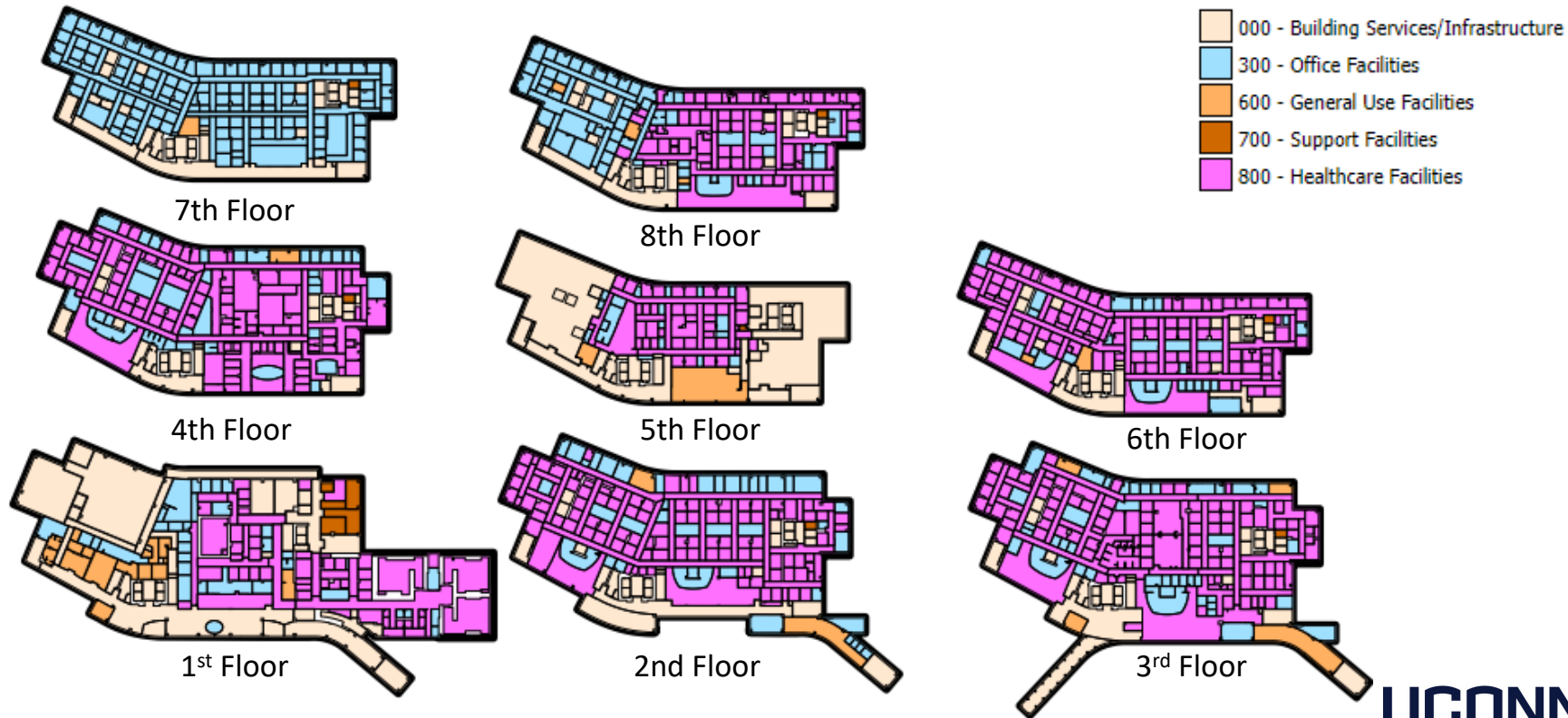


Note:

- *UConn Health is an academic medical center.*
- *The clinical providers are also considered Faculty.*
- *Each Faculty member is provided with only one office.*
- *Within the clinical setting that office is doing double duty as a provider and a faculty office.*
- *If the faculty offices are not convenient to the clinic, shared provider offices are required.*

Outpatient Pavilion Space Allocation

Space Utilization



Campus Planning Design and Construction

UPDATES:

PROJECT FUNDING

- FY '23 Capital Pool: \$17 Million
 - Pool used to fund requests for Clinical Equipment, IT and Capital Projects
 - Under \$50,000 Capital Pool reduced to \$3 million. Remaining = \$1.58m
 - Over \$50,000 Capital Pool increased to \$14 million. Remaining = \$662k
 - Internal Leaders meet regularly to review and approve funding requests.

DEFERRED MAINTENANCE, CODE COMPLIANCE & INFRASTRUCTURE IMPROVEMENTS

- \$25 million of Deferred Maintenance Funding received for FY22.
- Commitment of \$22.5 million to active projects.
- Projects are reviewed and prioritized based on Guiding Principles.
- Reviewing options to utilize \$40 million of FY23 Bond Funds on a few large projects that align with strategic goals vs 50+ smaller projects that will take more resources and time to implement.

Campus Planning Design and Construction

Capital Project Metrics:

Phase	DIVISION						Total
	Admin	DM	JDH	SODM	SOM	UMG	
Initiation	9	16	18	2	4	5	54
Pending Approval	2	2	1	0	0	1	6
A & E Selection	0	3	1	0	0	1	5
Design	3	11	17	0	4	6	41
Procurement	1	4	6	1	5	0	17
Construction	1	4	10	0	3	2	20
Substantially Complete	11	7	35	0	9	5	67
Total	27	47	88	3	25	20	210

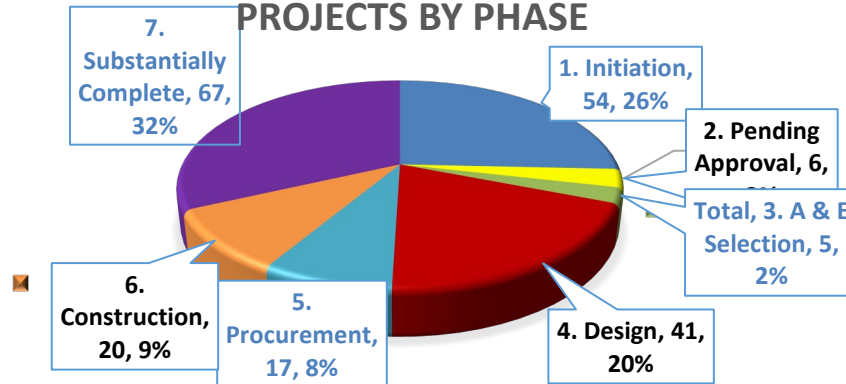
Project Data

Project Total Last Report: 211

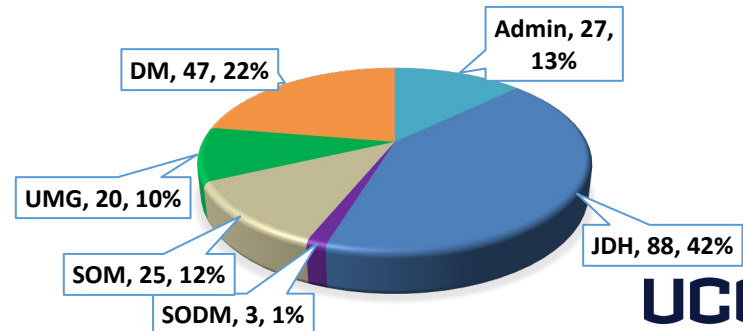
Projects Added: 18

Projects Closed: 19

PROJECTS BY PHASE












PROJECTS BY DIVISION












Agenda

Budget Resolutions for June BOD/BOT Meeting

-  CT-7 Med Surg/Observation Unit Renovation (*Planning \$TBD*)
-  Interventional Radiology Equipment Replacement & Renovation (*Planning \$ 4,700,000*)
-  Hybrid OR#2 Fit-Out (*Planning \$TBD*)
-  TB-121 Blood Bank Relocation (*Final \$TBD*)
-  Outpatient Pavilion 3rd Floor Backfill (*Planning \$TBD*)
-  Outpatient Pavilion X-Ray & Blood Draw Relocation (*Planning \$ 650,000*)
-  Muscular Skeletal Institute Rehabilitation Expansion (*Planning \$ 640,000*)
-  Cryo Electron Microscope Installation (*Planning \$ 960,000*)
-  Cadaver Lab Renovation & AHU Replacement (*Design \$ 1,800,000*)













Budget Resolutions (*continued*)




-  Buildings D & N Roof Replacement (*Final \$TBD*)
-  Buildings E & K Roof Replacement (*Final \$TBD*)
-  Canzonetti (F) Building Wound Care Center Renovation (*Final \$TBD*)
-  Central Sterile Washer & Sterilizer Replacement (*Design \$3,985,000*)
-  New England Sickle Cell Institute Renovation (*Design \$ TBD*)
-  Transitional Nursery Renovation (*Final \$1,800,000*)

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. Typically, projects in construction may have a risk to schedule and/or budget. Projects in planning and design may have a risk to scope and/or schedule and/or budget. In this report, the assessment of risk is shown with a green, yellow or red box as follows:  Least Risk  Some Risk  Most Risk

Agenda

Project Updates

-  Replace Buildings F & H Hot Water Tanks
-  16 Munson Rd Emergency Lighting & Egress Upgrades
-  16 Munson Road Parking Lot Repaving
-  Replace Chilled Water Pump #4
-  836 Hopmeadow St, Simsbury Clinical Practice Relocation
-  Main Bldg. Lab (L) Area Renovations – 2nd Flr
-  Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation
-  5 Munson Road Clinical Fit-Out
-  Psychiatry Seclusion Suite & Nurse Station Security Renovation
-  CGSB & ARB Autoclave & Washer Replacement
-  Health Information Management Workplace Improvements
-  Tomotherapy Unit Replacement

Note: All projects have a degree of risk, primarily to scope and/or schedule and/or budget. Typically, projects in construction may have a risk to schedule and/or budget. Projects in planning and design may have a risk to scope and/or schedule and/or budget. In this report, the assessment of risk is shown with a green, yellow or red box as follows:  Least Risk  Some Risk  Most Risk

Replace Buildings F & H Hot Water Tanks

Scope: The original domestic hot water tanks that serve the Connecticut Tower have reached the end of their useful life and will be replaced with instantaneous units powered by steam.

Schedule: Contractor preparing submittals. Onsite mobilization scheduled for August pending arrival of long-lead items. Scheduled completion date is November 2023

Budget: \$845,000 (Revised Final). At \$580,000, project is tracking under budget.

Issues/Concerns: Delays in delivery of long lead items could impact schedule.



Funding Source: FY22 DM

UConn
HEALTH

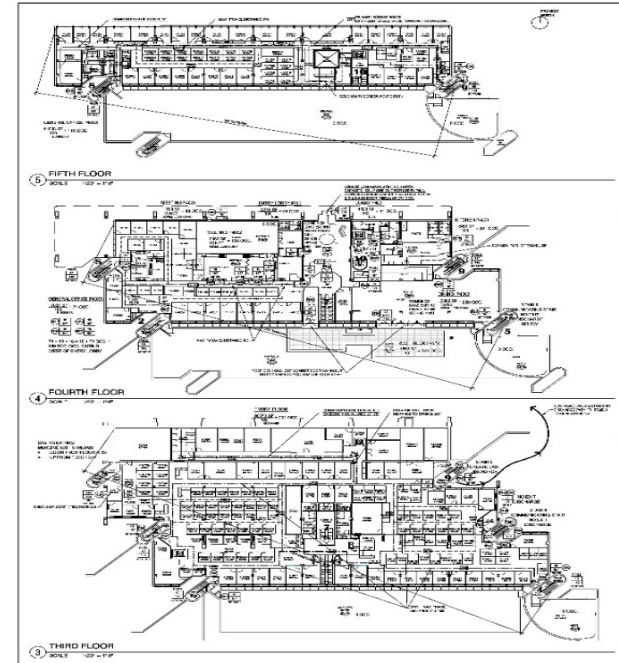


Scope: The project will address code violations issued by the UConn Fire Marshal related to the buildings emergency lighting and egress systems.

Schedule: Revised design documents being finalized. Contractor prequalification underway. Expecting bids end of summer.

Budget: \$935,000 (Design) A Final budget will be submitted in September based on actual bids received.

Issues/Concerns: Continued volatility in electrical gear could impact the project schedule.



Funding Source: FY22 DM

UConn
HEALTH

16 Munson Road Parking Lot Repaving

Scope: The project will replace the parking lot pavement at 16 Munson Road that is in poor shape and continues to deteriorate despite patching efforts.

Schedule: Contractor scheduled to mobilize in June 2023. Scheduled completion date is September 2023.

Budget: \$1,615,000 (Revised Final) Project tracking on budget.

Issues/Concerns: None at this time.



Funding Source: FY22 DM

UConn
HEALTH

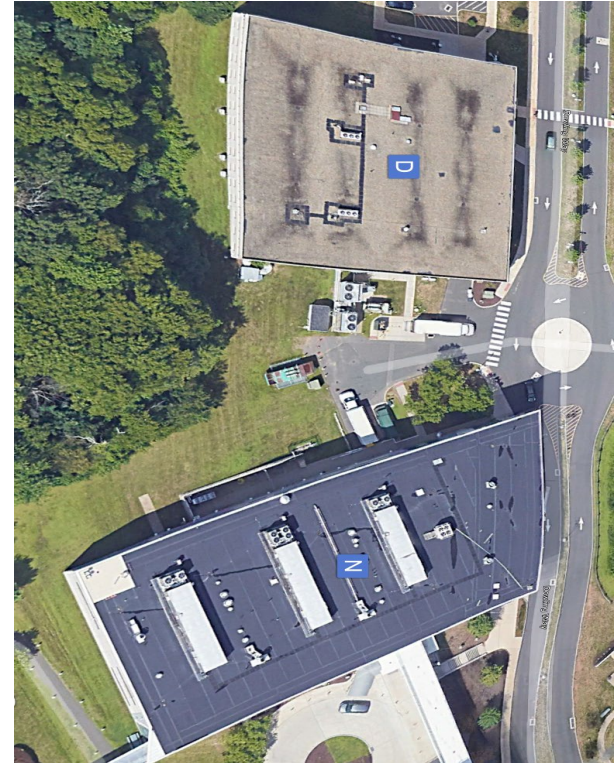
Buildings D & N Roof Replacement

Scope: The project will replace the roofs on the Administrative Service Building (D) and the Muscular Skeletal Institute (N) that have been leaking and are in poor shape.

Schedule: Project on schedule for bid receipt in early June.

Budget: \$TBD (***Final***) Current Design budget is \$2,565,000
A Final budget will be submitted in June based on bids received.

Issues/Concerns: Volatility in roofing materials could impact the project schedule and budget.



Funding Source: FY22 DM

UConn
HEALTH

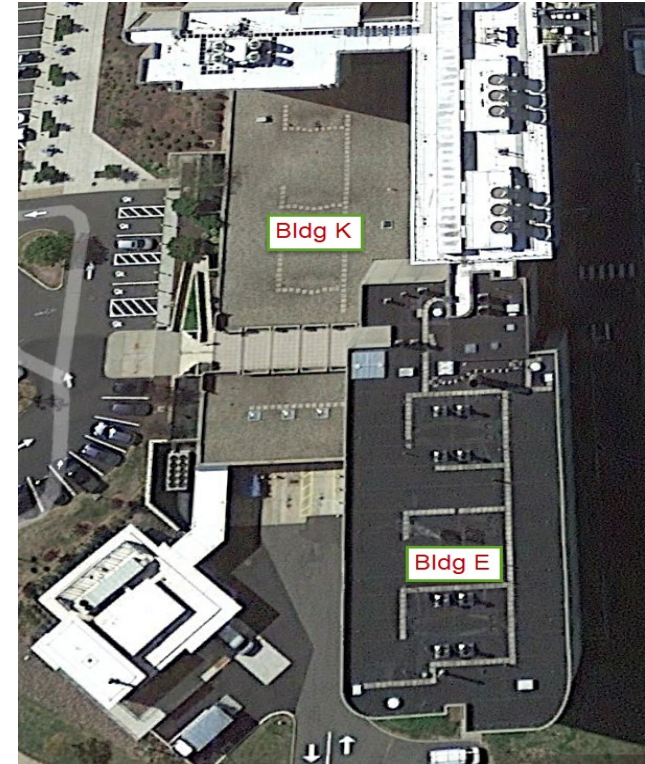
Buildings E & K Roof Replacement

Scope: The project will replace the roofs on the Academic Research Building (E) and the Transgenic Animal Facility (K) that have been leaking and are in poor shape.

Schedule: Completion of design work has been delayed due to changes in the project scope. Bid documents are being finalized. Project will be put out to bid over summer of 2023

Budget: \$TBD (**Final**) Current Design budget is \$2,160,000 A Final budget will be submitted in June based on revised estimates.

Issues/Concerns: Volatility in roofing materials could impact the project schedule and budget.



Funding Source: FY22 DM

UConn
HEALTH

Replace Chilled Water Pump #4

Scope: The project will replace the 450 hp pumps that provides chilled water to the Main Building complex.

Schedule: Significant lead times and the failure of a major isolation valve have prevented the installation of the new pump from moving forward. Required repairs have been made and new pump installation is finally moving forward. On schedule for early July completion

Budget: \$642,000 (Final), Project is on budget.

Issues/Concerns: None at this time



Funding Source: FY22 DM

UConn
HEALTH

836 Hopmeadow St, Simsbury Clinical Practice Relocation

Scope: This project will fit-out leased space to combine the Simsbury Primary Care and Avon Orthopedic clinical practices.

Schedule: Clinic opened 1st week of May per the revised schedule.

Budget: \$4,297,000 (Final). A delay claim submitted by the contractor could push the project over budget.

Issues/Concerns: Delays by the Landlord in completing the Core & Shell work has had a financial impact upon UConn Health. The resolution options are under review.



Funding Source: UCH Capital & Landlord Fit-Out Allowance

**UConn
HEALTH**

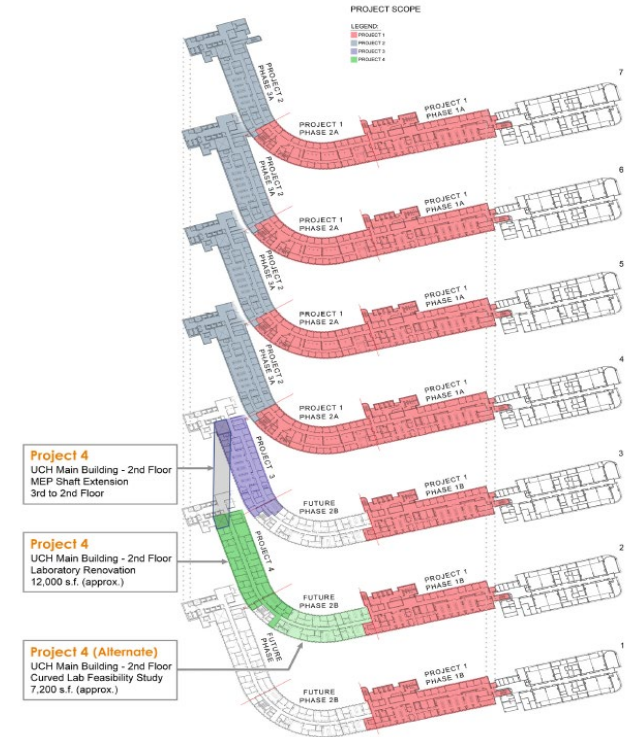
Main Bldg. Lab (L) Area Renovations - 2nd Flr

Scope: This project continues to implement the lab renovation scheme developed under the Main Building Lab Area Master Plan. The design for the 2nd Lab Renovations is similar to the recently completed 3rd Floor Lab Renovation project.

Schedule: Construction mobilization on schedule for May 22nd. Scheduled completion date is May 2024

Budget: \$10,200,000 (Final). Project is on budget.

Issues/Concerns: Volatility in the availability of aluminum window systems could impact the project schedule.



Funding Source: FY 22 DM, UCH Capital, UCH Research IDC Capital & UCH SOM Operating Funds

Cardio Catheterization (Cath) & Electro Physiology (EP) Lab Renovation

Scope: This project will renovate the existing Cardiac Imaging Surgical unit to comply with Connecticut Department of Health guidelines and replace outdated (2007) Cath and EP Lab imaging equipment.

Schedule: Contractor preparing submittals. Long lead items ordered. Phase 1 EP Lab scheduled to start September 2023 with a Go Live in March 2024. Phase 2 Cath Lab scheduled to start March 2024 with a Go Live in September 2024.

Budget: \$6,430,000 (Final) Project is on budget.

Issues/Concerns: The project schedule is tied to the actual delivery dates for roof top mechanical units. Delays in receiving these units will impact the schedule.



Funding Source: FY22 DM

UConn
HEALTH

5 Munson Road Clinical Fit-Out

Scope: This project will relocate the Neurology, Neurosurgery and Spine clinics from the Outpatient Pavilion into leased space located at the newly constructed building known as 5 Munson Road to allow for much needed expansion of clinical programs within the Outpatient Pavilion.

Schedule: Construction started February 2023 and is scheduled for completion in December 2023.

Budget: \$8,380,000 (Final). Project is tracking on budget. Metro Realty, the building landlord will be responsible for approximately \$3.4m of the construction fit-out cost per the terms of the lease.

Issues/Concerns: None at this time.



Funding Source: UCH Capital
& Landlord Fit-Out Allowance

UConn
HEALTH

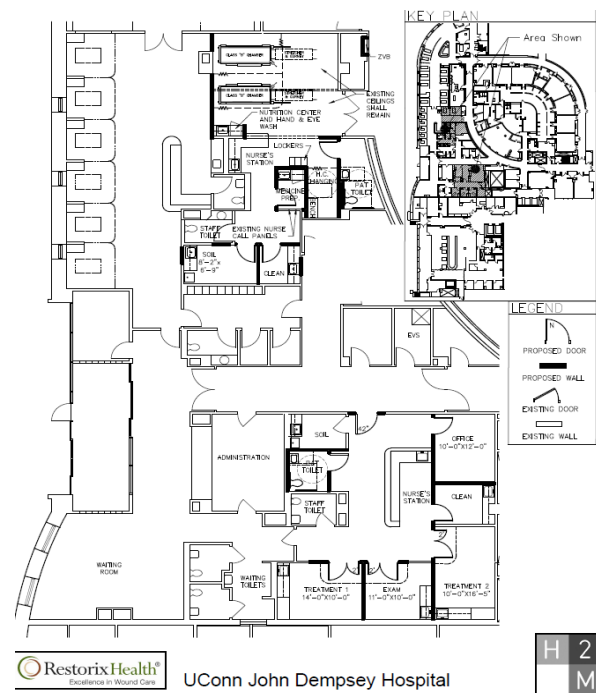
Canzonetti (F) Building Wound Care Center Renovation

Scope: The project will create a Comprehensive Wound Care Center (CWC) utilizing Hyperbaric Oxygen Therapy within the Canzonetti Building (F) that will be designed, furnished and operated by Restorix.

Schedule: Agreements between Restorix and UCH have been finalized. Design work is underway.

Budget: TBD (**Final**) Current Design budget is \$850,000. A Final budget will be submitted in June based on bids received. *Restorix will be responsible for \$350,000 of the design & construction costs.*

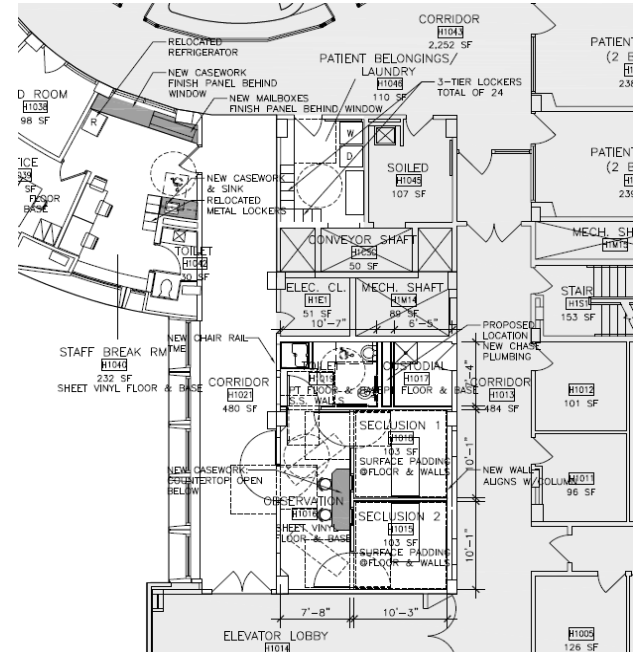
Issues/Concerns: None at this time.



Funding Source: UCH Capital
& Restorix Allowance

**UConn
HEALTH**

Issues/Concerns: None at this time.



UConn
HEALTH

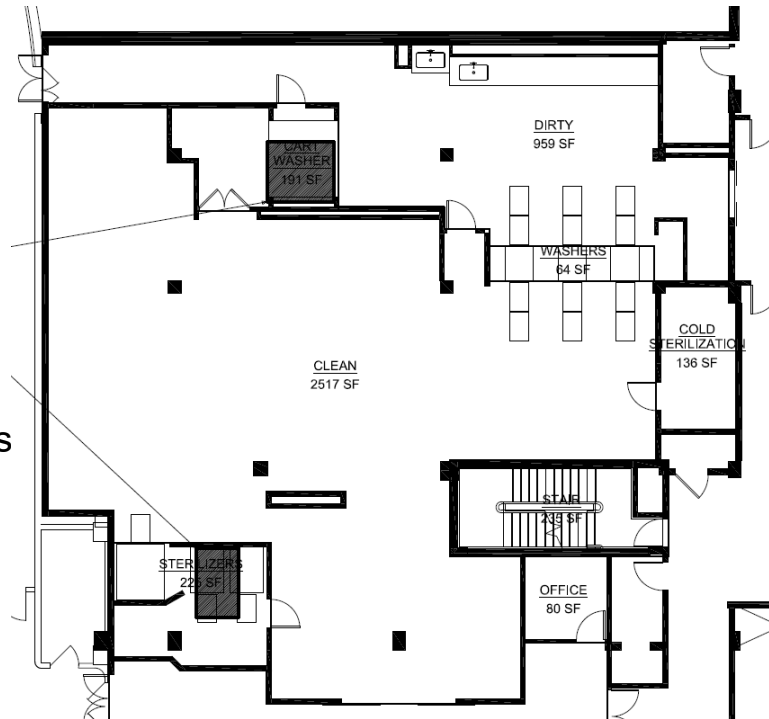
Central Sterile Washer & Sterilizer Replacement

Scope: The project will replace outdated equipment in the original Central Sterile Services area of the Connecticut Tower used to wash and sterilize instruments serving our medical and dental clinics and outpatient surgical services.

Schedule: Bid documents being prepared. Schedule to bid in August 2023

Budget: \$3,985,000 (Design) Current Planning budget is \$1,905,000. Replacement of additional mechanical infrastructure has increased the project cost. Budget is based on design estimates and may change based upon bids received.

Issues/Concerns: Volatility in the availability of major HVAC systems could impact the project schedule and budget.



Funding Source: UCH Capital,
FY22 DM

UConn
HEALTH

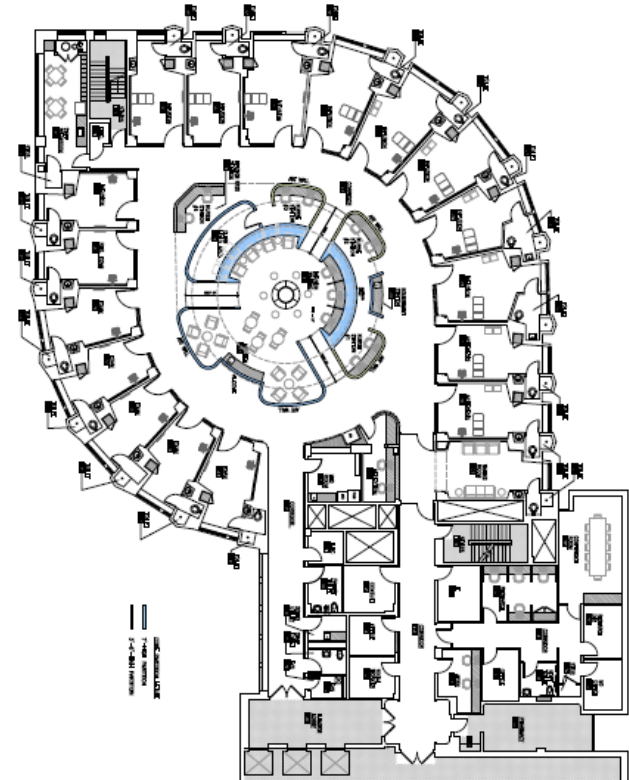
New England Sickle Cell Institute Renovation

Scope: This project will renovate the 4th floor of the Connecticut Tower to accommodate the New England Sickle Cell Institute and Connecticut Blood Disorders clinics.

Schedule: Design documents being prepared based on approved scope reduction plan.

Budget: \$TBD (**Design**). Current Planning budget is \$3,000,000. Design budget is based on design estimates.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: UCH Capital

UConn
HEALTH

CGSB & ARB Autoclave & Washer Replacement

Scope: Research facilities located in the Cell and Genome Science Building (CGSB) and the Academic Research Building (ARB) utilize specialized autoclaves and washers to clean and sterilize laboratory instruments and containers. This project will replace the broken autoclaves and washers along with necessary support equipment.

Schedule: Equipment installation on schedule to start in June of 2023.

Budget: \$1,200,000 (Final). Project is tracking on budget.

Issues/Concerns: None at this time.



Funding Source: UCH Research
& IDC Capital

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Issues/Concerns: None at this time.



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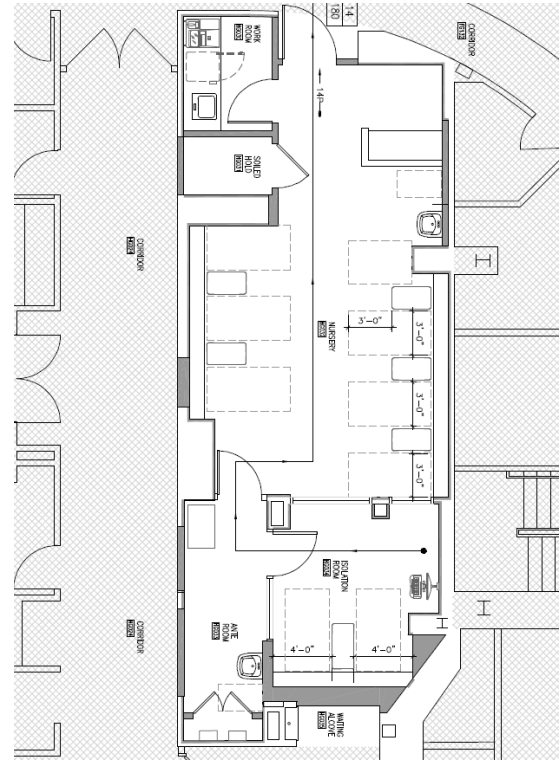
Transitional Nursery Renovation

Scope: This project will create a Level 1 Transitional Nursery for 5 bassinets and an infant isolation room.

Schedule: Project on schedule for bidding in July 2023

Budget: \$1,800,000 (Final) Current Design budget is \$1,800,000. A Final budget will be submitted in June based on consultant estimates. Actual budget may change based on bids received.

Issues/Concerns: Last minute changes to the project scope have delayed the completion of design documents.



Funding Source: UCH Capital

**UConn
HEALTH**

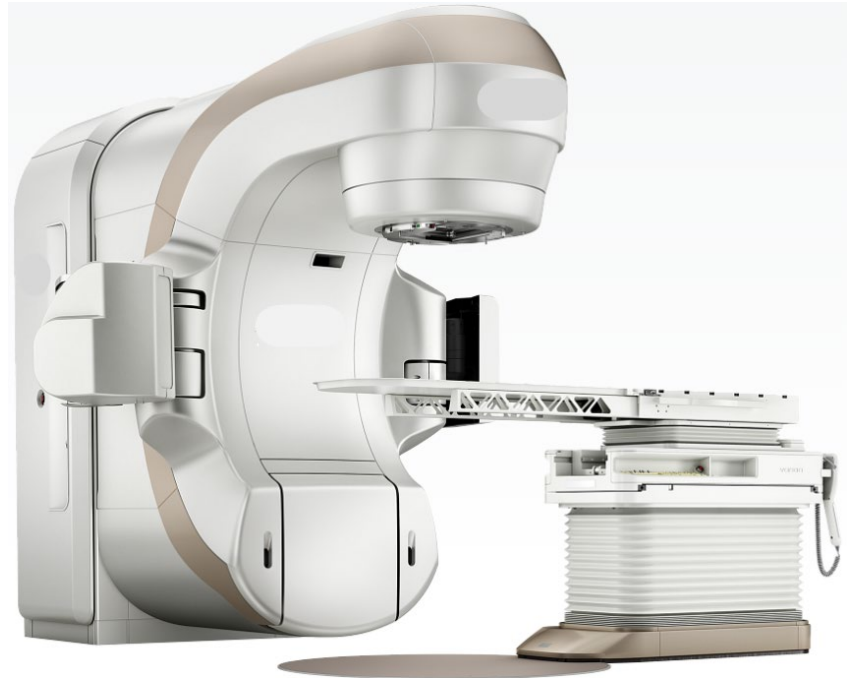
Tomotherapy Unit Replacement

Scope: This project will fit-out a shelled vault within the Neag Comprehensive Cancer Center to accommodate a new Tomotherapy unit.

Schedule: Selection of Design consultant is underway.

Budget: \$5,220,000 (Planning). Budget based on conceptual estimates and vendor equipment quotes. The Budget may change as the design is developed.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: UCH Capital

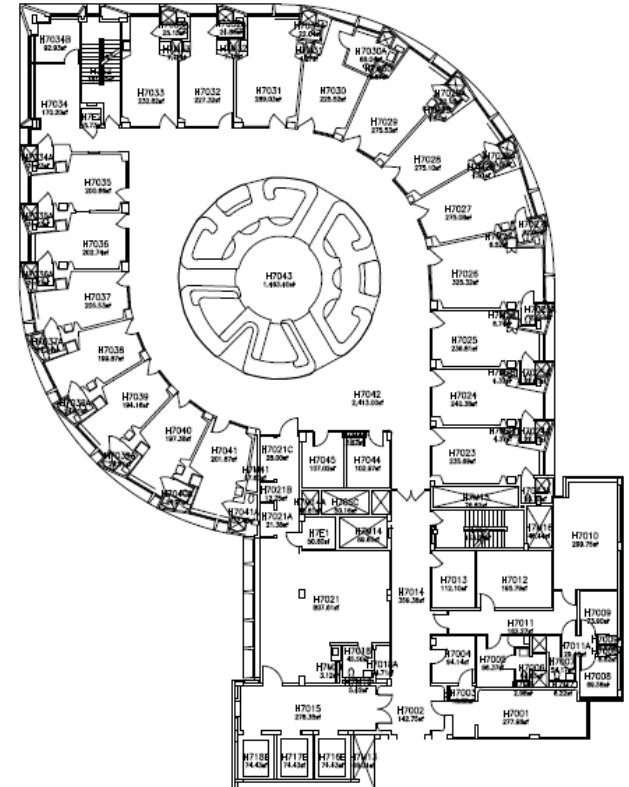
UConn
HEALTH

Scope: Prior to the construction of the new John Dempsey Hospital the 7th floor of the Connecticut Tower was an inpatient unit. This project will implement upgrades necessary to reactivate the 7th floor as an inpatient / observation unit.

Schedule: Preliminary design work is underway.

Budget: \$2,500,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

Issues/Concerns: The extent of existing infrastructure upgrades required has not been finalized and could impact the project cost.



Funding Source: UCH Capital

UConn
HEALTH

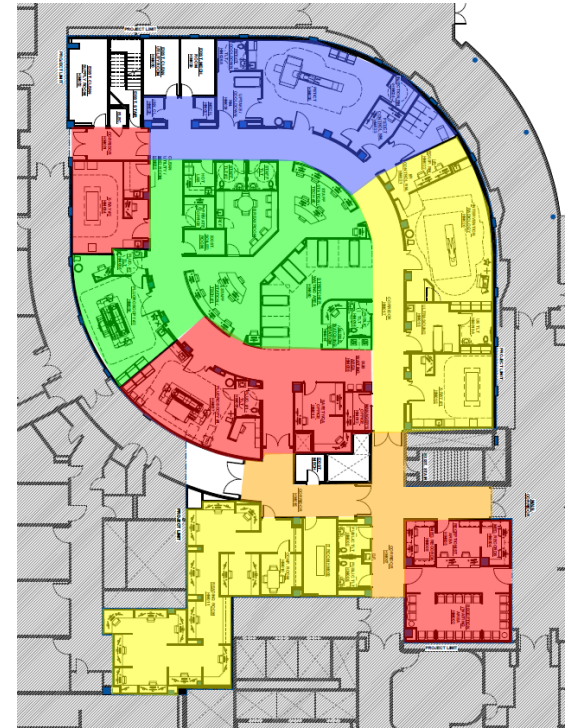
Interventional Radiology Equipment Replacement & Renovation

Scope: A Radiology Master Plan has been developed to ensure outdated Radiology Imaging equipment can be replaced in a manner that is in compliance with current Connecticut Department of Health design/construction guidelines. This project will renovate the portions of the Radiology department and replace an outdated Interventional Radiology (IR) imaging unit in accordance with the plan.

Schedule: Preliminary design work is underway.

Budget: \$4,700,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

Issues/Concerns: The extent of renovation scope beyond the replacement of the existing IR unit has not been finalized and could impact the project cost



Funding Source: UCH Capital

UConn
HEALTH

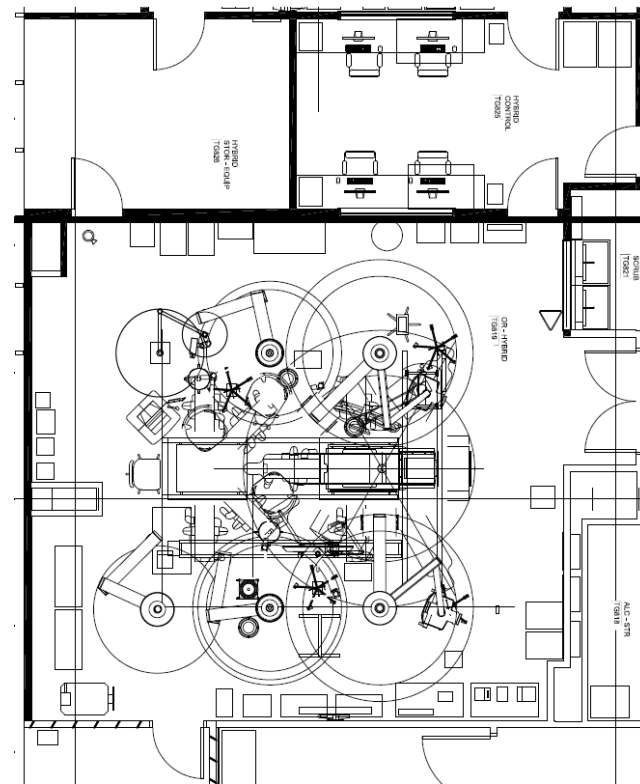
Hybrid OR#2 Fit-Out

Scope: This project will fit-out a shelled operating room within John Dempsey Hospital to create a 2nd Hybrid Operating Room. The project will also fit-out 6 PACU bays that were shelled.

Schedule: Development of RFP for design consultants underway.

Budget: \$TBD (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

Issues/Concerns: Volatility in construction materials could impact the project schedule and budget.



Funding Source: UCH Capital

UConn
HEALTH

TB-121 Blood Bank Relocation

Scope: This project will renovate shell space located on the Ground Floor of the University Tower to accommodate the relocation of the current Lab Medicine Blood Bank and replace the existing irradiator with a new x-ray blood irradiator.

Schedule: Design work is underway. Bid documents are scheduled for completion in July 2023. Project completion is on a critical path due to condition of existing irradiator unit.

Budget: \$TBD (Final). Budget based on design estimates. The Budget may change based on actual bids received. UConn Health will receive up to \$103,000 under a Federal CIRP award.

Issues/Concerns: None at this time



Funding Source: UCH Capital,
CIRP

UConn
HEALTH

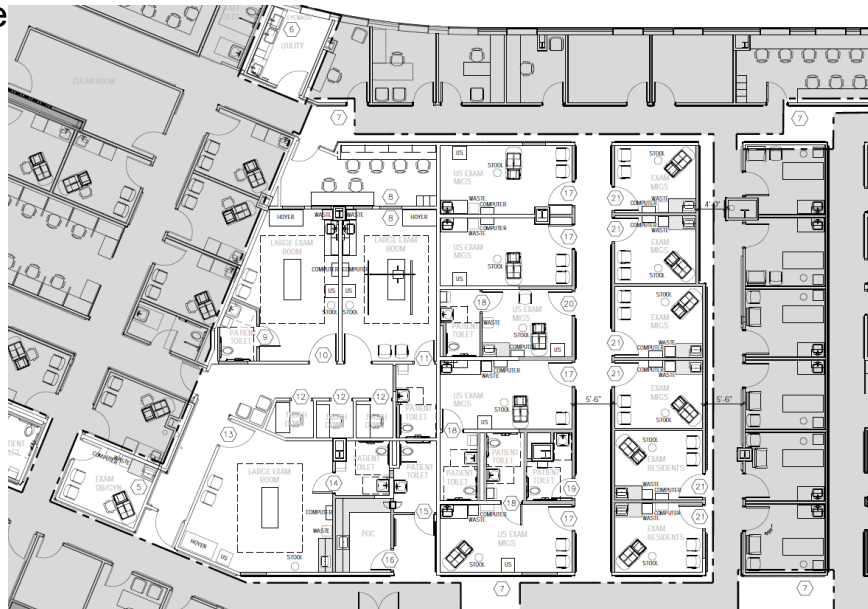
Outpatient Pavilion 3rd Floor Backfill

Scope: This project will renovate portions of the 3rd floor to allow for the relocation and expansion of the Women's OB/GYN, Maternal Fetal Medicine (MFM) & Minimally Invasive Gynecologic Surgery (MIGS) clinical practices.

Schedule: Preliminary design work is underway.

Budget: \$TBD (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

Issues/Concerns: None at this time



Funding Source: UCH Capital

UConn
HEALTH

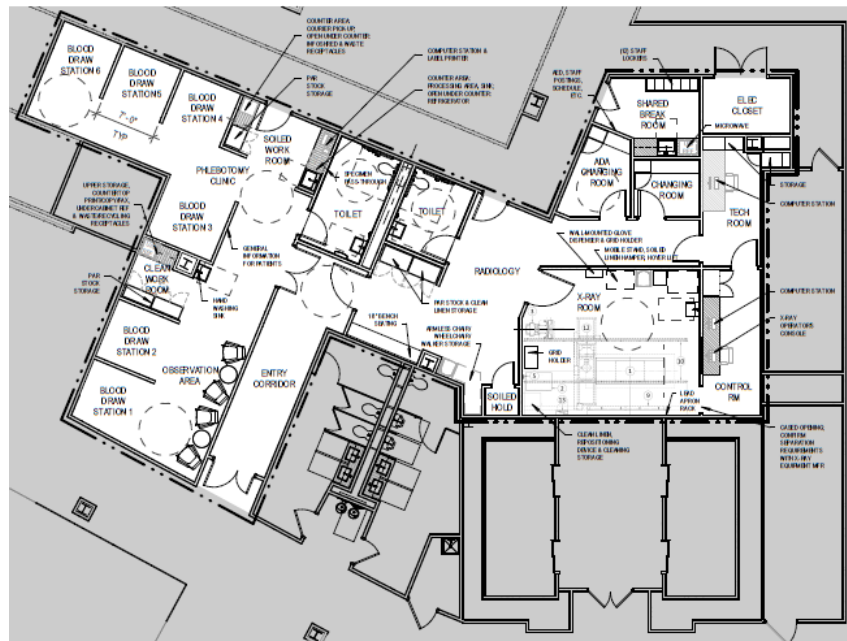
Outpatient Pavilion X-Ray & Blood Draw Relocation

Scope: This is an OP-3 Backfill enabling project to relocate program. This project will renovate space on the first floor of the Outpatient Pavilion for the relocation of X-Ray and Blood Draw services.

Schedule: Architect finalizing design concepts based on X-Ray and Blood Draw department feedback.

Budget: \$650,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

Issues/Concerns: None at this time.



Funding Source: UCH Capital

**UConn
HEALTH**

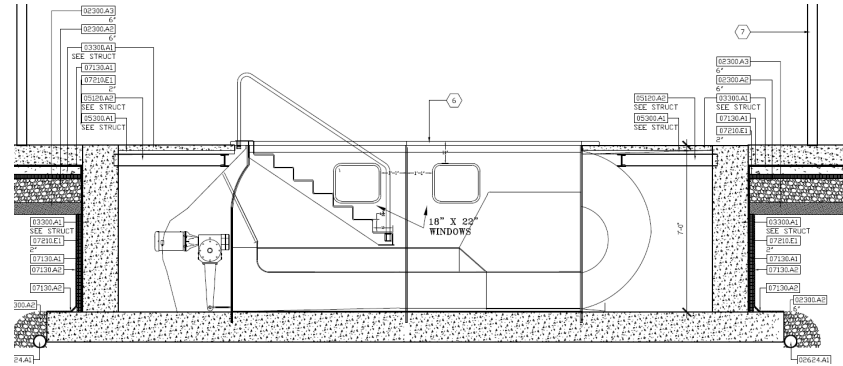
Muscular Skeletal Institute Rehabilitation Expansion

Scope: This is an OP-3 Backfill enabling project to relocate program. This project will remove an existing water therapy pool to allow for expansion of Physical Therapy / Rehabilitation at the Muscular Skeletal Institute (MSI).

Schedule: Selection of Design consultant is underway.

Budget: \$640,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

Issues/Concerns: None at this time.



Funding Source: UCH Capital

UConn
HEALTH

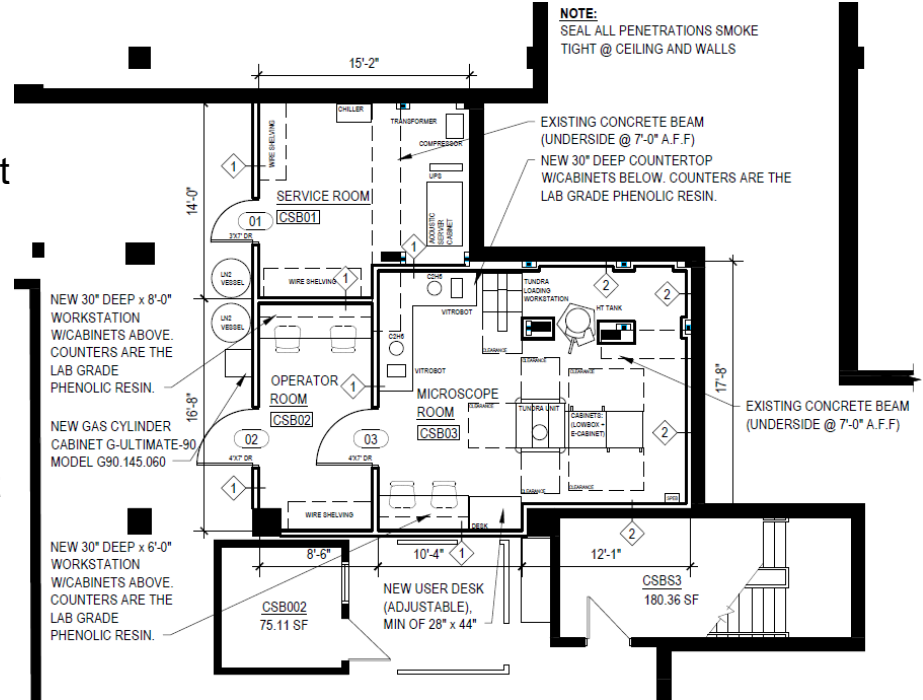


Scope: The Molecular Biology department was awarded a \$1,457,000 NIH grant to purchase a Cryo Electron Microscope for research activities. This project will construct the specialized room required to house the microscope.

Schedule: Design work is underway.

Budget: \$960,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

Issues/Concerns: Volatility in the availability of major HVAC systems could impact the project schedule and budget.



**Funding Source: UCH Research
& IDC Capital**

UConn
HEALTH

Cadaver Lab Renovation & AHU Replacement

Scope: This project will renovate the Cadaver Lab utilized by the School of Medicine, including the replacement of the outdated air handling unit.

Schedule: Design work is nearly complete.

Budget: \$1,800,000 (Design). Budget is based on design estimates and may change based upon bids received.

Issues/Concerns: Volatility in the availability of major HVAC systems could impact the project schedule and budget.



Funding Source: FY22 DM

Upcoming Projects – Clinical

Clinical & Medical Equipment Projects over \$500k

CT TOWER RADIOLOGY NEW PET-CT SYSTEM	\$	TBD
LABOR & DELIVERY/NICU INFANT ABDUCTION SYSTEM REPLACEMENT	\$	TBD

Potential Funding Source: UCH Capital

Upcoming Projects – Research

Research Projects over \$500k

HIGH PERFORMANCE COMPUTING FACILITY NIH C-06 GRANT	\$ 9,500,000
CELI RESEARCH LAB METABOLIC CHAMBER	\$ TBD

Potential Funding Source: UCH Capital and/or UCH IDC Research Capital and/or Grants

Upcoming Projects – Deferred Maintenance

Deferred Maintenance Projects over \$500k

L3 PARKING LOT REPAVEMENT	\$ 705,000
MAIN COOLING TOWER CELL REPAIRS & PUMP REPLACEMENT	\$ 1,200,000
UNIVERSITY TOWER DISASTER RECOVERY ROOM	\$ 600,000
MAIN BUILDING (C) LOBBY REVOLVING DOOR REPLACEMENT	\$ 550,000
MAIN ENTRANCE LOT M1 & H1 IMPROVEMENTS	\$ 1,200,000
CANZONETTI BUILDING (F) ROOF REPLACEMENT	\$ 1,300,000
ASB DATACENTER GENERATOR REPLACEMENT & POWER IMPROVEMENTS	\$ TBD

Potential Funding Source: UCONN 2000 Bond Funds