

- Present (Voting):** Chairman Richard Carbray, Francis Archambault, Patricia Baker, Britt-Marie Cole-Johnson
- Present (Non-Voting):** Radenka Maric, Kevin Chamberlin, Jeffrey Geoghegan, Anne Horbatuck, Chris Hyers, George Karsanow, Andrea Keilty, Caryl Ryan, Bruce Liang, John Lombardi, Rick McCarthy

The meeting was convened by Chairman Richard Carbray at 8:30 a.m.

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

2. **Action Item:**

Chairman Carbray thanked Caryl Ryan and Anne Horbatuck for arranging a very informative visit to UCH – he toured the OP, CT Tower, University Tower, and lab and pharmacy space. He got a good sense of pending renovations and upcoming projects.

In a motion duly made and seconded, the UConn Health Buildings & Grounds Subcommittee approved the meeting minutes of August 17, 2023.

3. **Discussion Items:**

- a. **Facilities Management Operations – John Lombardi**

Mr. Lombardi explained that Facilities Management manages 40 buildings totaling approximately 4 million square feet with 70 FTEs in carpentry/paint, electrical, ECC, HVAC, Plumbing and Locksmith. In addition, they manage a staff of 260 (82 employees and 178 contracted) in environmental services which includes housekeeping, custodial, material storage, linen and grounds. They provide project support and transition of all Campus Planning projects, energy and utility management, sustainability, and Life Safety Compliance. They manage 30,000 work orders annually for corrective and preventative maintenance.

Total energy consumption in a year is approximately \$13.5 million in gas and electric which is equivalent to 7 to 8 times the power used in the whole town of Farmington.

Recent challenges and successes

- Maintenance and repair of original campus building systems which are reaching or are beyond useful life. Combating this with repairs and support of deferred maintenance projects and by repurposing space recently used for Covid to allow for patient volume surge.
- Recent turnover of approximately 25% of experienced skilled trade workers in a 6 month period. Combating this by hiring technical high school trades students as apprentice trainees.

- Facilities Management is addressing the expansion of services and compliance standards in the Schools of Medicine and Dental Medicine
- Facilities Management is managing electricity shutdowns in critical areas to replace and recalibrate meters for energy allocation in order to qualify for research grant reimbursement.

Following a question from Fran Archambault, Mr. Lombardi said that the addition of Eric Kruger from Storrs to UCH has brought efficiencies over from Storrs and found areas of improvement at UCH. Kruger brought the Apprentice program and our sustainability and energy efficiencies programs from Storrs to UCH, both of which have been very successful.

b. UConn Health Capital Projects Update – George Karsanow

Mr. Karsanow reviewed the project funding, project metrics, and project updates for UConn Health's Capital Projects, as follows:

Project Funding:

For FY24, Mr. Karsanow reported there is approximately \$14.1 million budgeted to fund clinical equipment, IT and capital project needs. Approximately \$5 million has been budgeted for items and projects that are under \$50,000 with \$4.4 million remaining, and approximately \$9.1 million has been allocated for items and projects over \$50,000 with \$2.3 million remaining.

Mr. Karsanow also reported on UConn Health's Deferred Maintenance (DM) Project funding. From the \$25 million allocated in FY22 for DM, \$22.5 million is committed to active projects. The remaining is held for contingencies/potential over-runs. Of the \$40 million in bond funds received in FY23 for DM, \$31.2 million is committed to projects, and of the \$30 million authorized in FY24 (not yet received), there are planned allocations of \$27.25 million.

Capital Project Metrics:

	DIVISION						
Phase	Admin	DM	JDH	SODM	SOM	UMG	Total
Initiation	8	13	16	0	3	2	42
Pending Approval	2	1	0	0	0	0	3
A & E Selection	0	2	0	0	0	0	2
Design	4	10	9	0	3	6	32
Procurement	1	6	6	0	0	0	13
Construction	1	7	11	1	4	1	25
Substantially Complete	14	7	37	0	14	9	81
Total	30	46	79	1	24	18	198

- Project Total Last Report: 192
- Projects Added: 13
- Projects Closed: 7

Mr. Karsanow reported that UConn Health will be bringing a number of project budgets to the December 4th meeting of the UConn Health Board of Directors, including 1 project that is being submitted to the Board for the first time:

- CG045-047 Anatomic Pathology & Autopsy Renovation

Project Status/Updates:

3 projects in the **planning phase** were discussed:

- Interventional Radiology Equipment Replacement & Renovation
- Hybrid OR#2 Fit Out
- UT-7 Pharmacy Fit-Out

6 projects in the **design phase** were discussed:

- Tomotherapy Unit Replacement
- CT-7 Med/Surg Observation Unit Renovation
- Outpatient Pavilion 3rd Floor Backfill
- Outpatient Pavilion X-Ray & Blood Draw Relocation
- Muscular Skeletal Institute Rehabilitation Expansion
- Cryo Electron Microscope Installation

8 projects in the **bidding phase** were discussed:

- CG045-47 Anatomic Pathology & Autopsy Renovation
- Central Sterile Washer & Sterilizer Replacement
- New England Sickle Cell Institute Renovation
- TB-121 Blood Bank Relocation
- CGSB Data Center Cooling Upgrades
- Fluoroscopy Equipment Replacement & Renovation
- Muscular Skeletal Institute Chiller Replacement
- 16 Munson Rd. Emergency Lighting & Egress Upgrades

15 projects in the **construction phase** were discussed:

- Cadaver Lab Renovation & AHU Replacement
- Transitional Nursery Renovation
- Canzonetti (F) Building Wound Care Center Renovation
- Buildings E&K Roof Replacement
- 16 Munson Road Parking Lot Repaving
- Buildings D & N Roof Replacement
- Replace Buildings F & H Hot Water Tanks
- 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
- Replace Chilled Water Pump #4
- 836 Hopmeadow St., Simsbury Clinical Practice Relocation

All projects were discussed in reference to their scope, schedule, budget and issues/concerns. All projects were also assessed as to their degree of risk, from least risk (green) to some risk (yellow) to highest risk (red). Of note is that none of the projects presented at this meeting is in red.

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

With no further business to discuss, the meeting was adjourned at 9:31 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Andrea Keilty', with a stylized, cursive script.

Andrea Keilty, JD
Chief of Staff & Administrative Liaison to the Board