

# **Buildings & Grounds Subcommittee**

**UConn Health Board of Directors**

**May 16, 2024**

**8:30 am**

Webex link

[Link May 2024 Buildings and Grounds](#)

*password:*

Spring2024

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## DRAFT

WebEx Link: [Link May 2024 Buildings and Grounds](#)

Password: Spring2024

### Agenda

1. Public Comment pg 1
2. Action Items:
  - a. Approval of Minutes – February 15, 2024 pg 2
3. Discussion Items:
  - a. UConn Health Capital Projects Update (E. Kruger/G. Karsanow) pg 5

## **Public Participation at meetings of the Buildings & Grounds Subcommittee of the UConn Health Board of Directors**

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

- a. Requests to address the Buildings & Grounds Subcommittee shall be made to the Chair's designee at least one day prior to the meeting. The actual person who intends to speak must make the request.
- b. The Chair of the Buildings & Grounds Subcommittee 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 Buildings & Grounds Subcommittee, comment by members of the public shall be limited specifically to the subject described in the call of the special meeting. The Buildings & Grounds Subcommittee 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 the Committee 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 Buildings & Grounds Subcommittee Meetings.

### **Maura Bobinski**

Executive Staff Assistant

Office of Health Affairs | UConn Health

Phone: 860-679-6232

[mbobinski@uchc.edu](mailto:mbobinski@uchc.edu)

- Present (Voting):** Chairman Richard Carbray, Francis Archambault, Patricia Baker, Britt-Marie Cole-Johnson
- Present (Non-Voting):** Jeffrey Geoghegan, Anne Horbatuck, Chris Hyers, George Karsanow, Andrea Keilty, Caryl Ryan, Bruce Liang, Eric Kruger, John Lombardi, Andy Kucia, Joe Smiga, Rachel Rubin

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

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

2. **Action Item:**

In a motion duly made and seconded, the UConn Health Buildings & Grounds Subcommittee approved the meeting minutes of November 16, 2023.

3. **Discussion Items:**

- a. **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 \$3.4 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:

Capital Project Metrics:							
Phase	DIVISION						Total
	Admin	DM	JDH	SODM	SOM	UMG	
Initiation	6	15	18	0	4	4	47
Pending Approval	2	1	0	0	0	0	3
A & E Selection	0	2	0	0	0	0	2
Design	2	16	12	0	4	5	39
Procurement	1	4	5	0	0	1	11
Construction	0	10	10	1	4	1	26
Substantially Complete	3	7	28	0	10	8	56
<b>Total</b>	<b>14</b>	<b>55</b>	<b>73</b>	<b>1</b>	<b>22</b>	<b>19</b>	<b>184</b>

- Project Total Last Report: 198
- Projects Added: 15
- Projects Closed: 29

Mr. Karsanow reported that UConn Health will be bringing a number of project budgets to the March 11<sup>th</sup> meeting of the UConn Health Board of Directors.

**Project Status/Updates:** Mr. Karsanow shared a slide deck of all projects in the planning, design, bidding and construction phases, describing the scope, schedule, budget and issues/concerns for each. Projects are also assessed as to their degree of risk, from least risk (green) to some risk (yellow) to highest risk (red). None of the projects presented at this meeting is in red.

Mr. Karsanow focused the discussion on new projects that will be brought forward to the Board in March, and projects that may have some risk associated with them. Board members also asked questions about how projects and funding are prioritized, and there was a discussion about the processes that UConn Health uses to prioritize and budget.

A summary of the projects that were presented is as follows:

3 projects are in the **planning phase**:

- Labor & Delivery Infant Protection System Replacement
- Southington Clinic Expansion
- UT-7 Pharmacy Fit-Out

6 projects are in the **design phase**:

- Building F & Building M Roof Replacement
- KB034-036 Research Lab Renovation
- Interventional Radiology Equipment Replacement & Renovation
- Hybrid OR #2 Fit-out
- Cryo Electron Microscope Installation

- LINAC Unit Replacement

6 projects are in the **bidding phase**:

- Garage 1,2 & 3 Electric Vehicle Charger Installation
- Outpatient Pavilion 3<sup>rd</sup> Floor Backfill
- Outpatient Pavilion X-Ray & Blood Draw Relocation
- Muscular Skeletal Institute Rehabilitation Expansion
- CG045-047 Anatomic Pathology & Autopsy Renovation
- 16 Munson Rd. Emergency Lighting & Egress Upgrades

21 projects are in the **construction phase**:

- CT-7 Med Surg/Observation Unit 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
- 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 – 2<sup>nd</sup> 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

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

With no further business to discuss, the meeting was adjourned at 9:19 a.m.

Respectfully submitted,



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

# Buildings & Grounds Committee




May 16, 2024

UConn Health Updates  
Facilities Development & Operations

# BOD / BOT BUDGET RESOLUTIONS

**Budget Resolutions for June BOT/BOD Meeting** - *projects in bold are being submitted to the Boards for the 1<sup>st</sup> time*






-  **Celi Research Lab Metabolic Chamber (Planning \$1,725,000)**
-  **Main Bldg. Lab (L) Area Renovations – 1st Flr (Planning \$11,900,000)**
-  **Surgery Center Lighting Replacement and Operating #6 Renovation (Planning \$1,750,000)**
-  **ASB Data Center Generator and Power Improvements (Planning \$315,000)**
-  **IT Disaster Recovery Room (Planning \$1,370,000)**
-  **Parking Lots L1 & A5 Repavement (Design \$1,020,000)**
  
-  Building F & Building M Roof Replacement (Final \$1,615,000)
-  Cryo Electron Microscope Installation (Final \$TBD)
-  KB034 -036 Research Lab Renovation (Revised Final \$TBD)

**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



















# Summary Project Status – Planning & Design

## Board Projects – Planning phase

-  Celi Research Lab Metabolic Chamber
-  Main Bldg. Lab (L) Area Renovations – 1st Flr
-  Surgery Center Lighting Replacement and Operating #6 Renovation
-  Labor & Delivery Infant Protection System Replacement
-  UT-7 Pharmacy Fit-Out




## Board Projects – Design phase

-  ASB Data Center Generator and Power Improvements
-  Parking Lots L1 & A5 Repavement
-  IT Disaster Recovery Room
-  Building F & Building M Roof Replacement
-  Southington Clinic Expansion
-  Interventional Radiology Equipment Replacement & Renovation
-  Hybrid OR#2 Fit-Out
-  LINAC Unit Replacement
-  Parking Lots L1 & A5 Repavement
-  Outpatient Pavilion 3rd Floor Backfill
-  Outpatient Pavilion X-Ray & Blood Draw Relocation
-  Buildings E & K Roof Replacement
-  16 Munson Rd Emergency Lighting & Egress Upgrades









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# Summary Project Status: Bidding & Construction












## Board Projects – Bidding / Contract phase




-  Garage 1, 2 & 3 Electric Vehicle Charger Installation
-  KB034 -036 Research Lab Renovation
-  Cryo Electron Microscope Installation

## Board Projects – Construction phase

-  Muscular Skeletal Institute Rehabilitation Expansion
-  CG045-047 Anatomic Pathology & Autopsy Renovation
-  CT-7 Med Surg/Observation Unit 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

## Board Projects – Construction phase - *continued*

-  Muscular Skeletal Institute Chiller Replacement
-  Cadaver Lab Renovation & AHU Replacement
-  Transitional Nursery Renovation
-  Canzonetti (F) Building Wound Care Center Renovation
-  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
-  Replace Chilled Water Pump #4

**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

## Highlighted Project Updates

# Celi Research Lab Metabolic Chamber

**Scope:** This project will renovate space to accommodate a new metabolic chamber for research studies. The chamber is a controlled environment where subjects go through various different testing scenarios to measure their energy consumption (metabolism). The data gathered through these studies are used for research related to obesity, diabetes and other chronic disorders affecting the body's metabolism.

**Schedule:** Vendor RFP underway. Design and construction schedule: TBD

**Budget: \$1,725,000 (Planning).** Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** None at this time



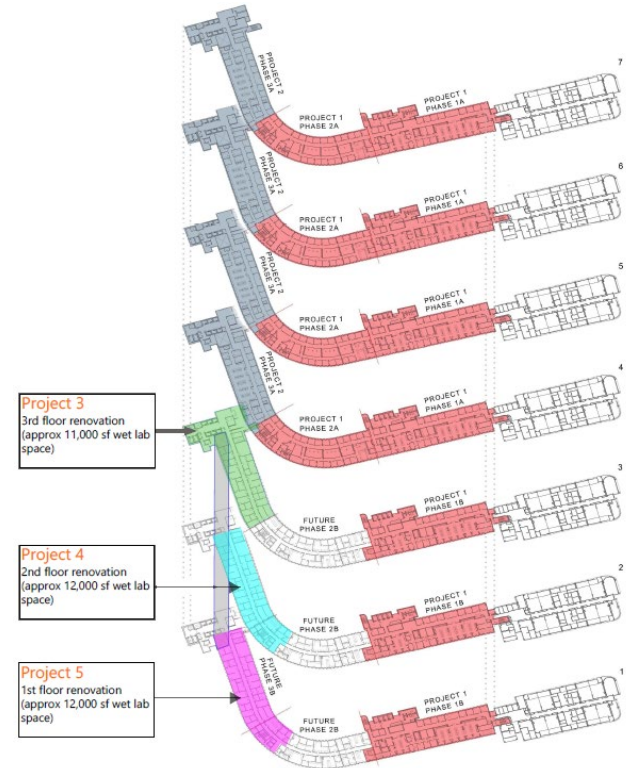
# Main Bldg Lab (L) Area Renovations - 1<sup>st</sup> Floor

**Scope:** This project continues to implement the lab renovation scheme developed under the Main Building Lab Area Master Plan. The design for the 1<sup>st</sup> floor Lab Renovations will be similar to the current 2<sup>nd</sup> Floor Lab Renovation project.

**Schedule:** Preparing RFP for design services. Design & Construction schedule: TBD

**Budget: \$11,900,000 (Planning).** Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** None at this time



**Funding Source: TBD**

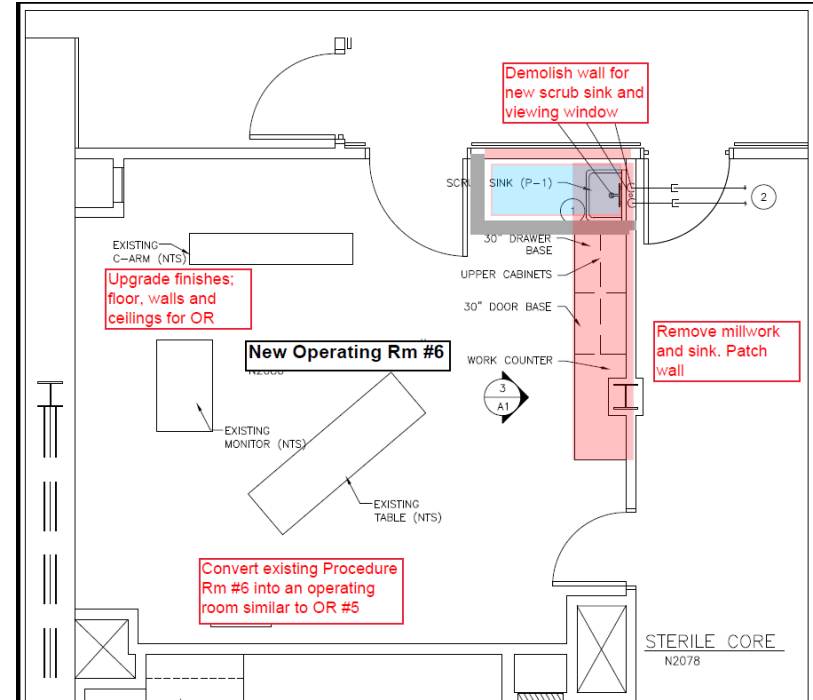
# Surgery Center Operating Room #6 Renovations

**Scope:** This project will convert an existing Procedure room into an Operating room and replace / upgrade all the existing outdated operating room light booms within the Surgery Center located in the Musculoskeletal Institute.

**Schedule:** Soliciting design proposals.  
Design & Construction schedule: TBD

**Budget: \$1,750,000 (Planning).** Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** None at this time



# ASB Data Center Generator and Power Improvements

**Scope:** The Administrative Services Building (ASB) is the site of the main UConn Health Data Center. This project will make improvements to the buildings emergency power distribution system, including the replacement of an existing exterior generator.

**Schedule:** Schematic Design work is complete.  
Tentative schedule: Design Complete - Oct 2024  
Bid/Contract: Nov / Dec 2024  
Construction duration: TBD

**Budget: \$3,150,000 (Planning).** Budget based on consultant estimates. The Budget may change as the design is developed.

**Issues/Concerns:** None at this time



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**Funding Source: UConn 2000 Phase 3 DM,  
FY23 GO DM**

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# IT Disaster Recovery Room

**Scope:** This project will update the data systems and infrastructure within an existing tel/data room located in the John Dempsey Hospital to support UConn Health's Information Technology system recovery efforts to allow for business continuity in response to a major disruptive event.

**Schedule:** Schematic Design work is complete.  
Tentative schedule: Design Complete - Oct 2024  
Bid/Contract: Nov / Dec 2024  
Construction duration: TBD

**Budget: \$1,370,000 (Planning).** Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** None at this time





# Parking Lots L1 & A5 Repavement

**Scope:** The project will replace the parking lot pavement and upgrade storm drainage systems at staff parking lots L1 and A5.

**Schedule:** Preliminary design work underway.  
Construction schedule: TBD

**Budget: \$1,020,000 (Design).** Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** None at this time



**Funding Source: FY23 GO DM**

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# Building F & Building M Roof Replacement

**Scope:** The project will replace the roofs on the Canzonetti Pavilion (Bldg F) and the Daycare Center (Bldg M) that have reached the end of life and are in poor shape.

**Schedule:** Preliminary design work is underway. Goal is to have roof replacement occur over the summer / fall of 2024.

**Budget: \$1,615,000 (Final).** Budget based on conceptual estimates. The Budget may change based on actual bids received.

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



**Funding Source: FY23 GO DM**

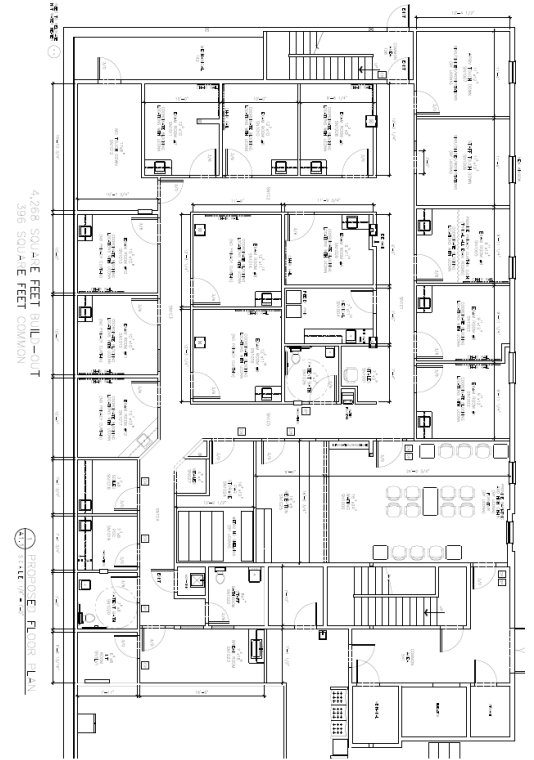
# Southington Clinic Expansion

**Scope:** This project will expand the Women's Health, Dermatology and ENT practices at the existing Southington clinic by leasing and fitting out a new 12 exam room clinic.

**Schedule:** The Landlord has determined they will not be able to provide the required design and construction services. A traditional design/bid/build process is being implemented. Design work is currently underway. Tentative schedule: Bid/Contract – Aug/Sep 2024  
Construction start/complete: TBD.

**Budget:** \$1,325,000 (Design). Budget is based on conceptual estimates. The Budget may change as the design is developed and bids received.

**Issues/Concerns:** The last-minute shift to a traditional design/bid/build project delivery has delayed the project completion.



*Funding Source: UCH Capital* **UConn  
HEALTH**



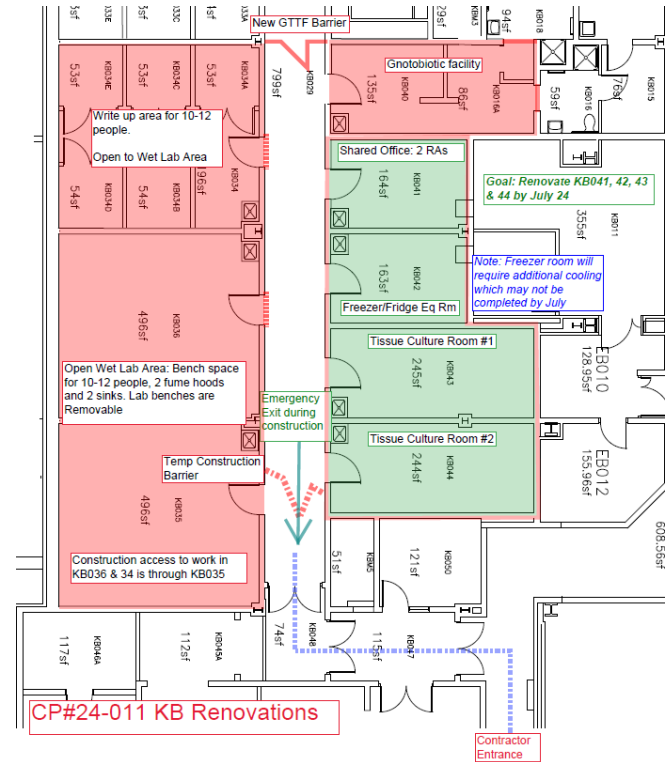
# KB034 - 036 Research Lab Renovation

**Scope:** This project will renovate approximately 2,500 sf of animal research / holding space located within the basement of the Transgenic Animal Facility (building K) to create a flexible/open wet research laboratory area.

**Schedule:** Design is underway and on schedule to be completed in May 24  
Bid / Contract: May / June 24  
Construction: TBD

**Budget:** *\$TBD (Revised Final)*. Budget is based upon bids received. The \$760,000 Final Budget was based on conceptual estimates.

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



**Funding Source: UCH SOM  
Operating Funds**



# Garage 1, 2 & 3 Electric Vehicle Charger Installation

**Scope:** UConn Health received grants from CT DEEP and Eversource to install (24) Level 2 electric vehicle (EV) charger stations in parking garages 1, 2 & 3

**Schedule:** The completion of design work was put on hold pending confirmation a proposed bill to ban the parking of electric vehicles in parking garages would be withdrawn. Garage 2 & 3 are being bid out as separate packages due to additional design work required for Garage 1.  
Bid / Contract: May/June 2024  
Construction: TBD

**Budget:** \$550,000 (Final) Budget based on bids received for Garage 2 & 3. The Budget may change based on bids received for Garage 1

**Issues/Concerns:** None at this time.



**Funding Source:** UCH Energy Conservation Pool, DEEP VW Grant & Eversource Rebate

# Outpatient Pavilion X-Ray & Blood Draw Relocation

**Scope:** This is an OP-3 Backfill enabling project to relocate program. The X-Ray relocation to OP-1 is being removed from the project scope. The revised scope will renovate space on the first floor of the Outpatient Pavilion for the relocation of Blood Draw services and the Medication Therapy Management program.

**Schedule:** The project is being redesigned to eliminate the relocation of the x-ray unit from the 3<sup>rd</sup> floor of the OP. The overall project schedule will be delayed by approximately 6 months. Construction Start / Finish: TBD

**Budget:** \$1,925,000 (Final). The redesigned project should be under budget.

**Issues/Concerns:** The OP3 Backfill project will be impacted by the delays on this project.



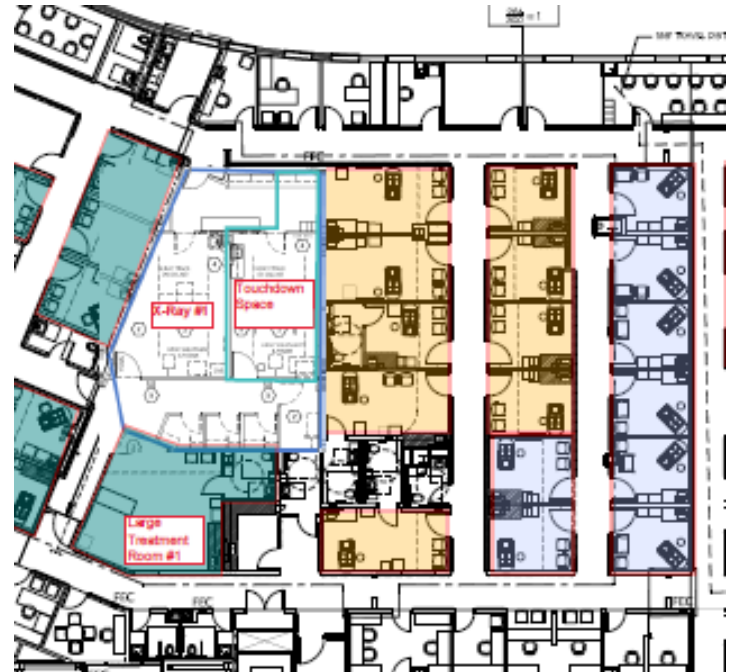
# Outpatient Pavilion 3rd Floor Backfill

**Scope:** This project will renovate portions of the 3<sup>rd</sup> 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:** The project is being redesigned to eliminate the relocation of the x-ray unit to the 1st floor of the OP. The project schedule will be delayed by approximately 6 months. Construction Start / Finish: TBD

**Budget:** \$4,250,000 (Final). It is estimated the redesigned project will result in \$500k of savings.

**Issues/Concerns:** The OP3 renovation work will be delayed until the OP1 work is completed.





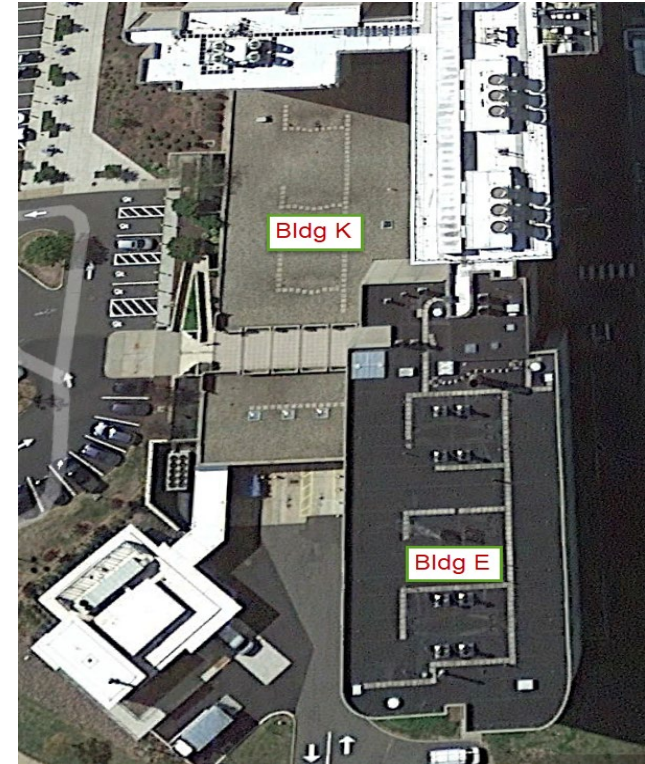
# Buildings E & K Roof Replacement

**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:** Replacement of Building E roof has been completed. Design of Building K, including entry plaza walkway complete: July 24  
Bid/Contract: Aug/Sep 24  
Construction start: Oct 24

**Budget:** \$2,160,000 (Final). A Revised Final will be submitted if bids for Building K come in over budget.

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



*Funding Source: UConn 2000 Phase 3 DM*

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# 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:** Material deliveries have delayed the start of construction. The completion date has been pushed out 1 month to August 2024.

**Budget:** \$1,075,000 (Revised Final). UConn Health is expecting to receive \$128,265 under a Federal CIRP award.

**Issues/Concerns:** Delays in the receipt of construction materials could continue to impact the completion of the project.



*Funding Source: UCH Capital, CIRP*

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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:** Construction is complete and space is ready for occupancy.

**Budget:** \$1,800,000 (Final) Project is tracking under budget.

**Issues/Concerns:** None at this time



# 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:** Construction is complete and space is ready for occupancy.

**Budget:** \$1,225,000 (Final). Restorix is contributing \$350,000 to cover the cost of design and a portion of construction. Project is tracking under budget.

**Issues/Concerns:** None at this time.



# 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 is complete and all of the clinics are open including the adjacent radiology services.

**Budget:** \$9,344,000 (Revised Final). Metro Realty, the building landlord is responsible for approximately \$3.2m of the construction fit-out cost per the terms of the lease. Project is tracking under budget.

**Issues/Concerns:** None at this time.



**Funding Source: UCH Capital  
& Landlord Fit-Out Allowance**

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# Psychiatry Seclusion Suite & Nurse Station Security Renovation

**Scope:** 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.

**Schedule:** The project construction is complete and final sign-offs from the Department of Health have been received.

**Budget:** \$1,197,000 (Revised Final). Project is tracking on budget.

**Issues/Concerns:** None at this time.



# Replace Chilled Water Pump #4

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

**Schedule:** Construction is complete and the unit is operational.

**Budget:** \$642,000 (Final), Project is tracking under budget.

**Issues/Concerns:** None at this time



*Funding Source: UConn 2000 Phase 3 DM*

# Campus Planning Design and Construction

## Appendix

**Funding Status**

**Project Metrics**

**Additional Detailed Project Updates**

**Upcoming Projects**



# Campus Planning Design and Construction

## FUNDING STATUS :

### FY24 CAPITAL POOL

- Approximately \$14.1 million allocated for FY24
- Pool used to fund requests for Clinical Equipment, IT and Capital Projects
- Approximately \$ 725,000 of uncommitted funds remaining

### DEFERRED MAINTENANCE, CODE COMPLIANCE & INFRASTRUCTURE IMPROVEMENTS

- Projects are reviewed and prioritized based on Guiding Principles.
- UConn 2000 Phase 3 DM Funding (FY22) \$25 million. Commitment of \$24.5 million to projects.
- GO Bond Funds for DM (FY23) \$40 million. Commitment of \$37.5 million to projects
- GO Bond Funds for DM (FY24) \$30 million. Planned allocations of \$27.25 million to upcoming projects.

# Campus Planning Design and Construction

## Capital Project Metrics:

Phase	Admin	DM	JDH	SODM	SOM	UMG	Total
Initiation	13	11	21	1	5	5	56
Pending Approval	2	1	0	0	0	0	3
A & E Selection	0	1	0	0	1	0	2
Design	6	17	7	0	4	4	38
Procurement	1	0	2	0	2	1	6
Construction	2	8	17	1	3	2	33
Substantially Complete	9	7	22	0	11	7	56
<b>Total</b>	<b>33</b>	<b>45</b>	<b>69</b>	<b>2</b>	<b>26</b>	<b>19</b>	<b>194</b>

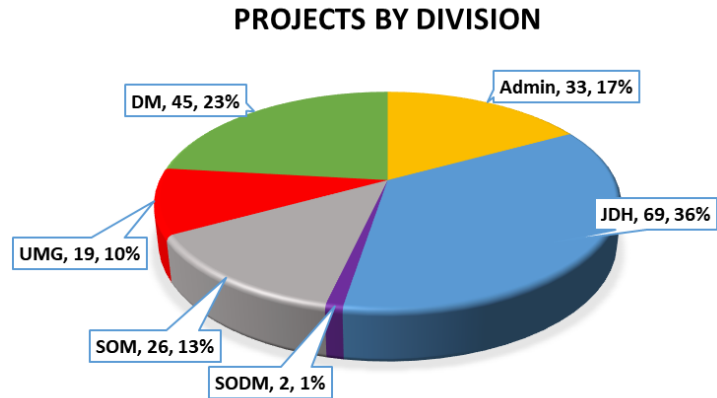
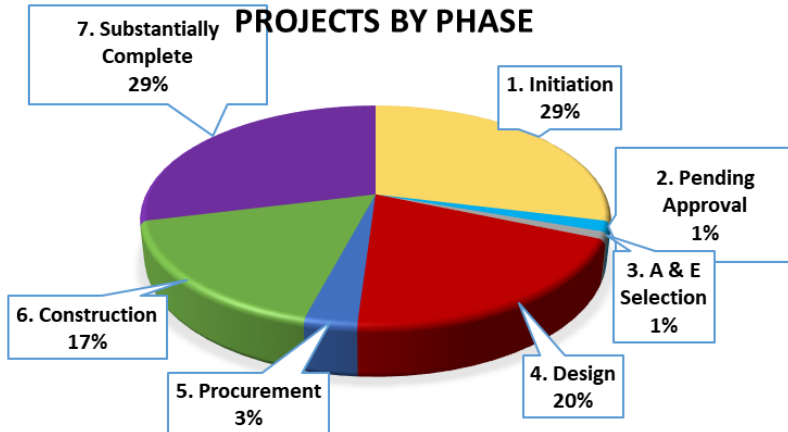
### Project Data

Project Total Last Report: 190

Projects Added: 9

Projects Closed: 5

Data date: May 09, 2024



# Campus Planning Design and Construction

## Detailed Project Updates

# UT-7 Pharmacy Fit-Out

**Scope:** This project will renovate shell space located on the 7<sup>th</sup> Floor of the University Tower to accommodate the relocation and expansion of the Pharmacy and thus free up much needed space to allow for the expansion & renovation of Lab Medicine.

**Schedule:** Responses to the Design RFP have been received but not reviewed. The continued demand for inpatient beds has prompted discussions regarding the best utilization of the space.

**Budget:** \$10,250,000 (Planning). Budget is based on Conceptual estimates and may change as project design is developed.

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

23-024

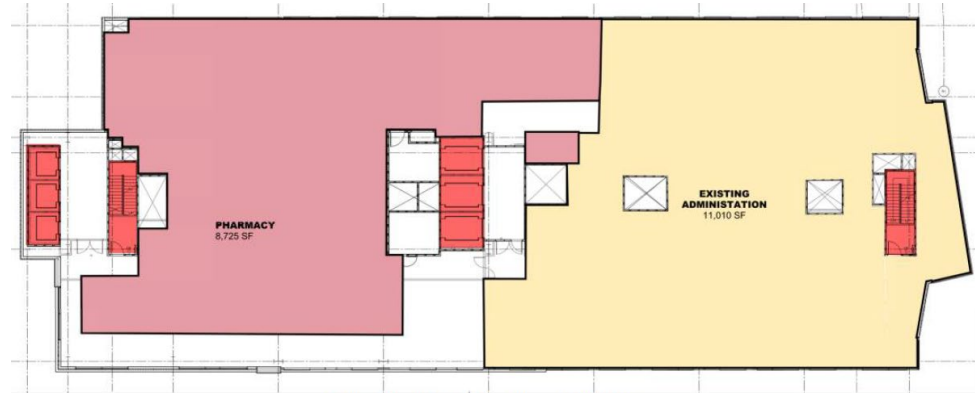


Figure 7: Option 1 Departmental Diagram

**Funding Source: UCH Capital,  
FY23 GO DM**

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# Labor & Delivery Infant Protection System Replacement

**Scope:** This project will replace the outdated infant protection system that serves the Labor & Delivery unit. The system is required by federal & state regulations to protect infants from abduction, elopement and discharges to the wrong family.

**Schedule:** Vendor selection is complete. Consultant to provide design work related to infrastructure support being hired.

**Budget:** \$760,000 (Planning). Budget based on conceptual estimates. The Budget may change as the design is developed.

**Issues/Concerns:** Continued volatility related to specialized electronic components could impact the project schedule and budget.



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*Funding Source: UConn 2000 Phase 3 DM,  
FY23 GO Equipment funds*

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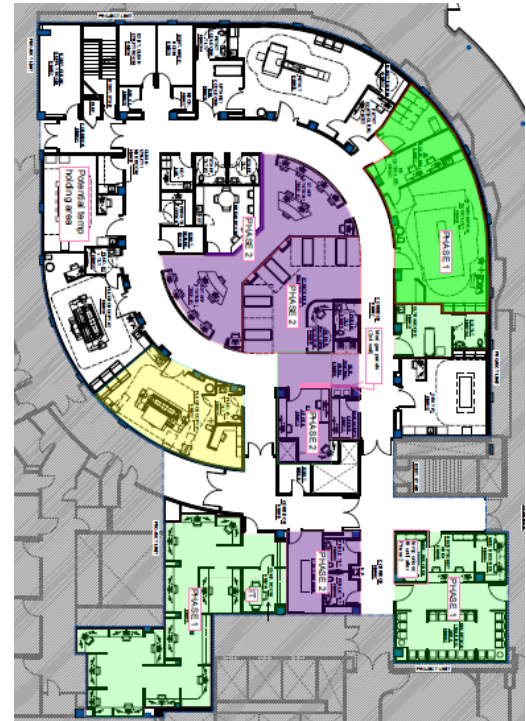
# Interventional Radiology Equipment Replacement & Renovation

**Scope:** This project will renovate the portions of the Radiology department and replace an outdated Interventional Radiology (IR) imaging unit in accordance with the UConn Health Radiology Master Plan.

**Schedule:** The conceptual design study has been completed. Design work is proceeding incorporating all options as alternates. Design Complete: Sep 24  
Bid/Contract: Oct/Nov 24  
Actual construction duration will be based upon the selected renovation option.

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

**Issues/Concerns:** The selected renovation option will determine the project schedule and 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 2<sup>nd</sup> Hybrid Operating Room.

**Schedule:** Schematic Design work is underway.

Design Complete: Sept 24

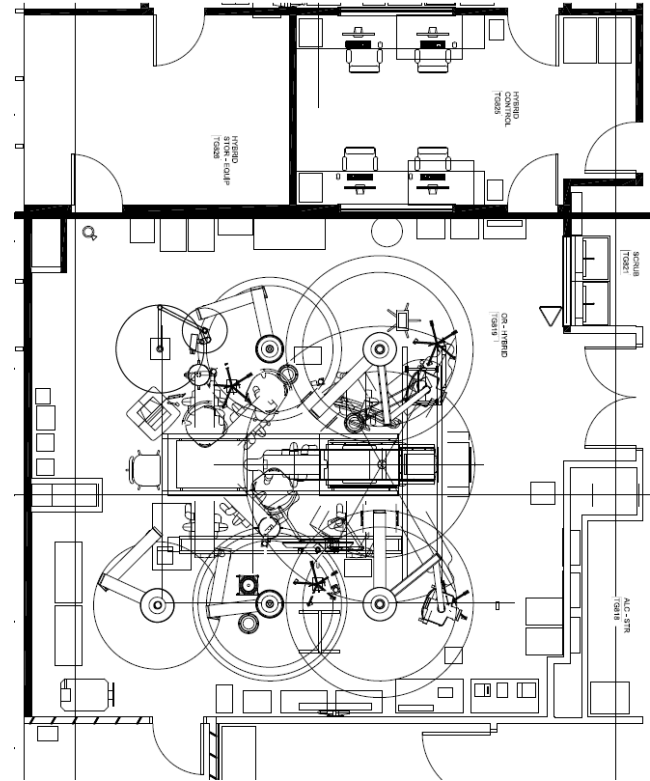
Bidding / Contracting: Oct/Nov 24

Construction Start: Dec 24

Construction Complete: TBD

**Budget:** \$7,100,000 (Planning). Budget based on conceptual estimates. The Budget includes the hybrid OR imaging equipment. 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

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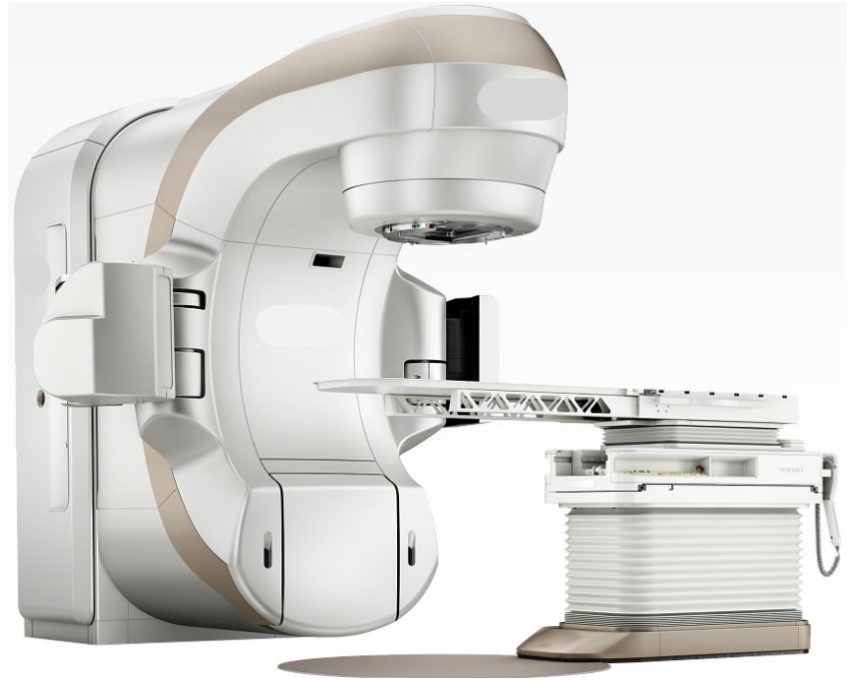
# LINAC Unit Replacement

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

**Schedule:** Feasibility Study has been complete  
Design: April – August 24  
Bidding / Contract: Sept / Oct 2024  
Construction start: Nov 2024 (tentative)

**Budget:** \$4,985,000 (Design). 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.





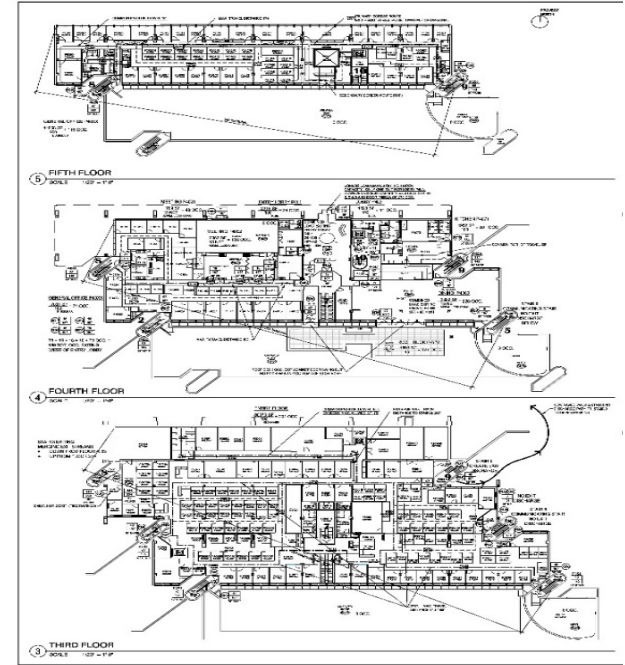
# 16 Munson Rd Emergency Lighting & Egress Upgrades

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

**Schedule:** Bids received and contract under review. Project scope being revisited with Fire Marshal to confirm alignment with long term utilization of the building

**Budget:** \$1,900,000 (Final). Current Design Budget is \$935,000. The Final Budget is based on actual bids received.

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



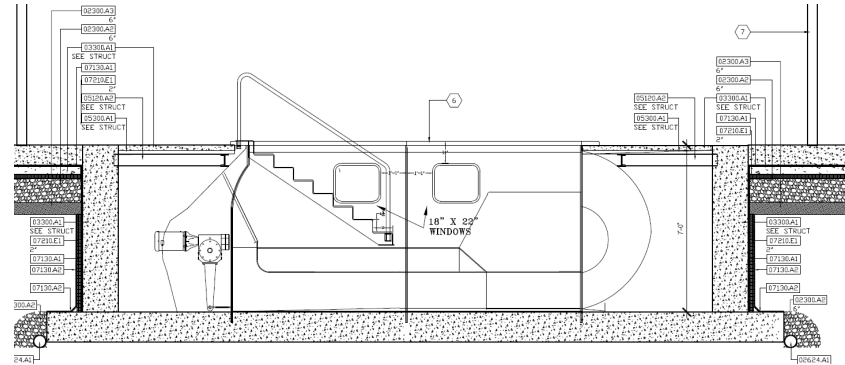
# Muscular Skeletal Institute Rehabilitation Expansion

**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:** Contractor mobilizing.  
Construction: May – September 2024

**Budget:** \$1,010,000 (Final). Bids received were favorable to the project budget.

**Issues/Concerns:** The OP3 Backfill project will be impacted by delays on this project.



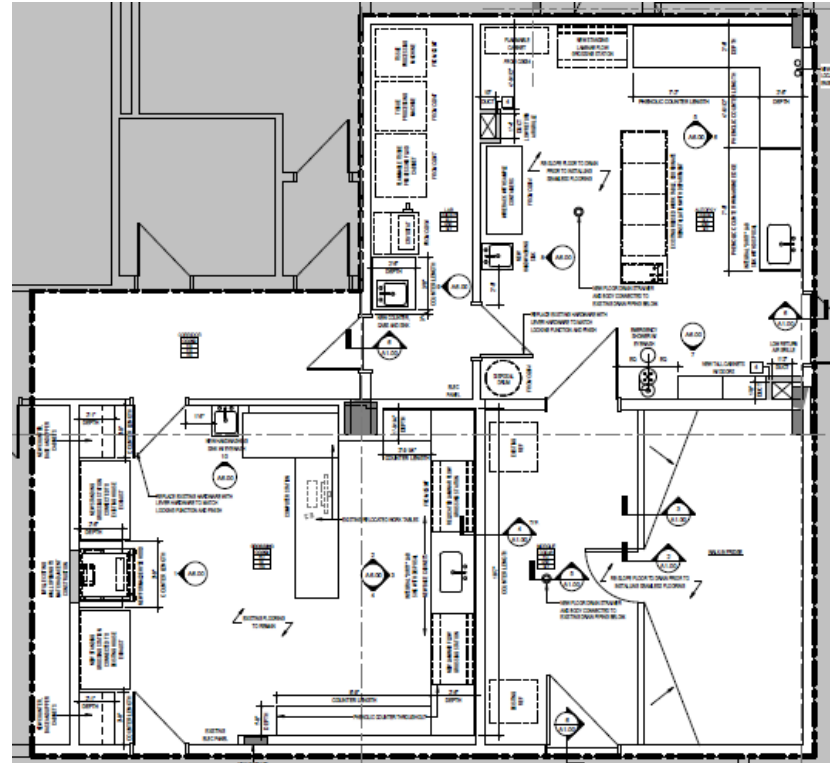
# CG045-047 Anatomic Pathology & Autopsy Renovation

**Scope:** The project will replace outdated equipment and renovate the Anatomic Pathology Lab and Autopsy area.

**Schedule:** Project moving forward with contracting. Construction: June 2024 – Mar 2025

**Budget:** \$1,175,000 (Final). The Final budget is based on upon actual bids received.

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



Funding Source: UCH Capital

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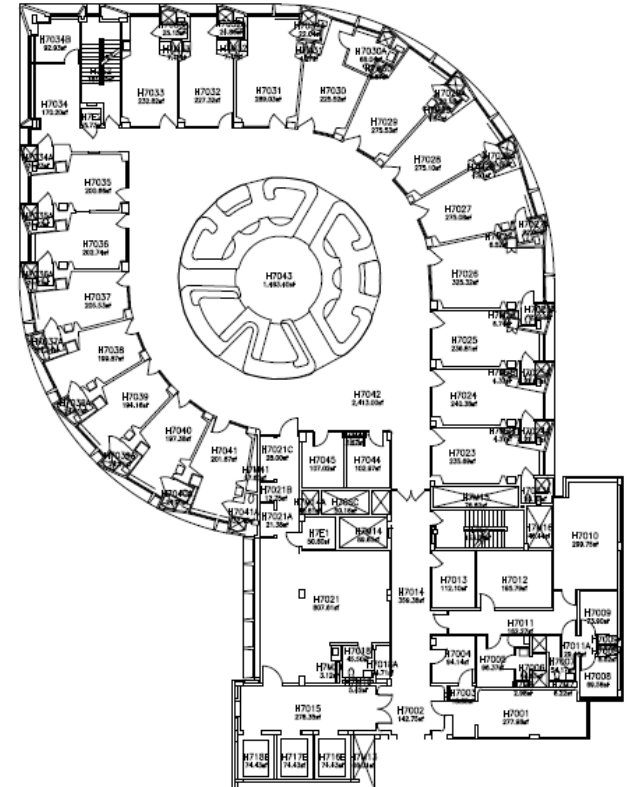
# CT-7 Med Surg / Observation Unit Renovation

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

**Schedule:** The short term goal of activation of 13 beds/rooms for inpatient care occurred on January 11th. The long term plan of upgrading the patient monitoring, nurse call and IT systems is underway.

**Budget:** \$2,500,000 (Final). The project scope has been modified to include minimal construction. Majority of costs are related to furniture and equipment necessary to reactivate the floor as an inpatient unit.

**Issues/Concerns:** None at this time.



Funding Source: UCH Capital

**UConn**  
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# 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.

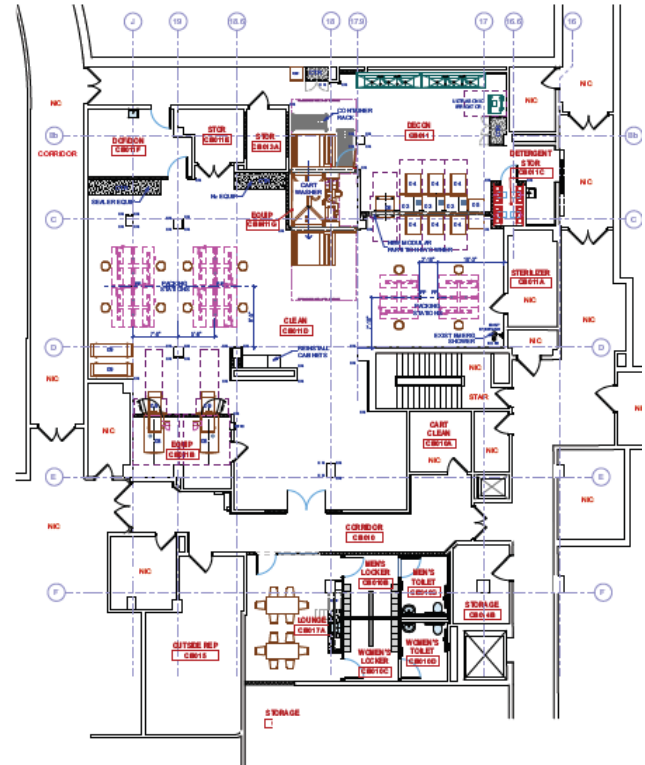
**Schedule:** Project will have 2 phases. Phase 1 Endoscopy Scope Washer Relocation and Phase 2 Central Sterile Equipment Replacement. Actual construction mobilization will be coordinated with the delivery date of the HVAC equipment.

On-site construction start: June 2024

Construction completion: June 2025

**Budget:** \$6,340,000 (Revised Final). The Revised Final budget is based upon actual bids received.

**Issues/Concerns:** The project schedule is tied to the actual delivery dates of the HVAC equipment. Delays in receiving the HVAC equipment will impact the schedule.



**Funding Source:** UCH Capital,  
UConn 2000 Phase 3 DM

**UConn  
HEALTH**

# New England Sickle Cell Institute Renovation

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

**Schedule:** Project is on schedule for a construction completion in September 2024.

**Budget:** \$4,865,000 (Final). The Final Budget is based on actual bids received.

**Issues/Concerns:** None at this time.



# CGSB Data Center Cooling System Upgrades

**Scope:** This project will renovate the Cell & Genome Science Building Data Center cooling systems to provide additional capacity and redundancy in case of system failure.

**Schedule:** Manufacturing delays with the replacement HVAC unit has pushed the project schedule out 3 months. On site construction is scheduled to start in July 2024 with a completion in September 2024.

**Budget:** \$840,000 (Final). Project is on budget.

**Issues/Concerns:** Volatility in the availability of major HVAC systems could delay the delivery of the HVAC unit and further impact the project schedule.



# Fluoroscopy Equipment Replacement & Renovation

**Scope:** This project will replace an outdated fluoroscopy imaging unit and renovate the room to comply with Connecticut Department of Health guidelines.

**Schedule:** Project is on schedule for construction completion in August 2024.

**Budget:** \$745,000 (Final) Current Budget is based on actual bids received.

**Issues/Concerns:** None at this time.



*Funding Source: UCH Capital*

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# Muscular Skeletal Institute Chiller Replacement

**Scope:** This project will replace a 55 ton chiller and associated pumps that serves critical areas including the MRI, CT and IT data closets.

**Schedule:** Construction on schedule for a May 2024 completion.

**Budget:** \$570,000 (Final) Budget is based on actual bids received.

**Issues/Concerns:** None at this time. Chiller unit pre-ordered and in contractor's yard.



*Funding Source: UConn 2000 Phase 3 DM 47*

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# 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:** On-site construction is scheduled to start in May 2024 and be complete by August 2024. Construction start is being coordinated with the delivery of the replacement Air Handling Unit.

**Budget:** \$2,960,000 (Final). Project is on budget.

**Issues/Concerns:** Volatility in the availability of major HVAC systems could impact the delivery of the air handling unit and would postpone the project start / completion.



*Funding Source: FY22 DM*

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**UConn**  
HEALTH

# 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:** The installation of the new hot water system is complete. Day 2 work related to the removal of abandoned equipment is on going and should be completed by July 2024.

**Budget:** \$845,000 (Revised Final). Project is tracking under budget.

**Issues/Concerns:** None at this time.



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*Funding Source: UConn 2000 Phase 3 DM*

**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 2<sup>nd</sup> Lab Renovations is similar to the recently completed 3<sup>rd</sup> Floor Lab Renovation project.

**Schedule:** Construction is on schedule for a July 2024 completion.

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

**Issues/Concerns:** None at this time.



*Funding Source: UConn 2000 Phase 3 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:** Phase 1 EP Lab construction is underway and is on schedule for a Go Live date of June 2024. The Phase 2 Cath Lab construction is on schedule to start in June 2024 with a Go Live in December 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: UCH Capital <sup>51</sup> **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:** Installations of washers & autoclaves have been completed. The installation of the remaining Millipore units is on schedule for an April 2024 completion.

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

**Issues/Concerns:** None at this time.



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

# Potential Future Projects – Clinical

## Clinical & Medical Equipment Projects over \$500k

CT TOWER RADIOLOGY NEW PET-CT SYSTEM	\$ TBD
LABOR & DELIVERY RENOVATION	\$ TBD
TORRINGTON CLINIC RELOCATION	\$ TBD

*Potential Funding Source: UCH Capital*

# Potential Future Projects – Research

## Research Projects over \$500k

HIGH PERFORMANCE COMPUTING FACILITY NIH C-06 GRANT	\$ 12,000,000
NEW RESEARCH TOWER	\$ TBD

*Potential Funding Source: UCH Capital and/or UCH IDC Research Capital and/or Grants* 54



# Upcoming Projects – Deferred Maintenance

## Deferred Maintenance Projects over \$500k

CONNECTICUT TOWER INFRASTRUCTURE UPGRADES	\$ 9,850,000
MAIN COOLING TOWER CELL REPAIRS & PUMP REPLACEMENT	\$ 1,200,000
EXTERIOR COURTYARD WATERPROOFING	\$ 1,500,000
MAIN BUILDING (C) LOBBY REVOLVING DOOR REPLACEMENT	\$ 550,000
MAIN ENTRANCE LOT M1 & H1 IMPROVEMENTS	\$ 1,200,000

***Potential Funding Source: UC21 Bond Funds, FY23 & FY24 GO Bond Funds***