

Present: (Voting): Chairman Richard Carbray, Francis Archambault, Britt-Marie Cole Johnson

Present (Non-Voting): Dr. Agwunobi, Jeff Geoghegan, Kevin Norton, Andrea Keilty, John Lombardi, Chris Hyers, Kevin Chamberlin, Joe Smiga, Anne Horbatuck, George Karsanow, Rick McCarthy

The meeting was convened by Chairman Richard Carbray at 2:31pm.

1. Chair's Welcome

2. **Public Comment** – There was no public comment.

3. Action Items

3.1. Approval of Minutes – February 20, 2025

In a motion duly made and seconded, the UConn Health Buildings & Grounds Subcommittee approved the meeting minutes of February 20, 2025.

4. Discussion Items

4.1 CEO Report

Dr. Agwunobi stated that he and his leadership team have been focused on systematically prioritizing space-related decisions and moving forward on important projects. Projects that have a strong return on investment or are related to clinical growth or regulatory compliance are of primary consideration. Areas of focus include maximizing use of the Connecticut Tower (the old hospital), OR capacity, ED capacity, infusion centers, clinical services expansion, Labor & Delivery, Clinical Laboratory and Pharmacy. For the Connecticut Tower, we need to replace and modernize the mechanical infrastructure in the penthouse in order to properly and maximally use the CT Tower floors for patient care. This will be a big expense and will take a few years to complete. Director Archambault asked about the source of funding for this project; we currently have \$30 million in bond funds to use for the current fiscal year, and we anticipate receiving authorization for more bond funds in the biennial budget that is currently being crafted by the legislature.

After discussing the top areas of focus for space and renovations, Director Archambault asked about research space. Dr. Agwunobi stated that he and Dr. Liang are working on a strategic plan related to translational research, clinical trials and commercialization of research. Dr. Agwunobi believes more research space is needed, following more utilization of the current research space. Fundraising may end up being part of the solution to procuring more research space. Director Carbray also commented that – although renovations to the Clinical Laboratory and Pharmacy may not have the same ROI as other projects - these areas are in significant need of attention.

4.2 UConn Health Capital Projects Update

George Karsanow presented the capital projects update. He reviewed the project metrics, showing that there are currently 151 projects underway in various phases of planning and construction. 8 projects have been added, and 8 projects have been closed since the last B&G Committee meeting.

Mr. Karsanow also reviewed the 6 projects that will be brought to the UConn Health Board of Directors and the UConn Board of Trustees in their upcoming meetings:

1. *CT Tower Infrastructure Upgrade*

This project will replace/modernize the aged head-end mechanical infrastructure in the Penthouse (HVAC, Plumbing, Mechanical gas systems). This will enable individual floors to be renovated going forward. This project is necessary as many of the systems are more than 55 years old and must be replaced. The Boards will be presented with a Planning Budget in June.

2. *TM416 MRI Upgrade & Mobile Unit*

This project will upgrade the existing MRI unit within JDH to improve imaging capabilities and workflow. A temporary MRI trailer is being used during the time the existing unit is out of service for the upgrade. The Boards will be presented with a Design Budget in June.

3. *Torrington Clinical Practice Relocation*

This project will relocate and expand the Torrington clinical practice to include X-ray, Blood Draw and Specialty clinics by leasing and fitting out approximately 11,835 sf of space. UConn Health is handling the clinical fit-out. The Boards will be presented with a Final Budget in June.

4. *Emergency Department Low Acuity Expansion*

This project will renovate a portion of the existing Emergency Department Waiting and Administrative area to create a 7-bay low acuity patient treatment area to help address overcrowding. A Final Budget will be presented to the Boards in June.

5. *BB013 Research MRI Renovation*

This project will renovate space for a new research MRI specifically designed for small animals such as mice and rats. Design is complete and a Final Budget will be presented to the Boards in June.

6. *Psychiatry Seclusion Suite & Nurse Station Security Renovation*

This project renovated 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. This project is complete, but for a reheat coil that was exposed and requires replacement. Regulatory authorities require that 24/7 security be present while this work is being completed, which will take approximately one month, therefore additional funds must be sought to finalize this project.

Mr. Karsanow also stated they will be submitting a utilities easement request to the Boards in June for the entrance drive of 400 Farmington Avenue. A new residential construction project at 402 Farmington Avenue owned by Metro Realty is being constructed, and they require an easement across UConn Health's property at 400 Farmington to get access to utilities sourced on Farmington Avenue. The committee was briefed on this topic by legal in February.

5. Executive Session

The Board did not enter Executive Session.

With no further business to discuss, the meeting was adjourned at 3:18pm.

Respectfully submitted,

Andrea Keilty
Chief of Staff
Liaison to the Board of Directors
UConn Health