April 13, 2011

TO: Members of the Board of Trustees

FROM: Barry M. Feldman
Vice President and Chief Operating Officer

Richard D. Gray
Vice President and Chief Financial Officer

RE: Project Budget for the UConn Health Center (UCHC) Dental School CONNcept Clinic Renovation [formerly GP3 Clinic] (Final: $1,000,000)

RECOMMENDATION:

That the Board of Trustees approve the approve the Final Budget of $1,000,000 for the UCHC Dental School CONNcept Clinic Renovation

BACKGROUND:

Board approval is sought for renovation 6,300 square feet of space on the 1st Floor of the UConn Health Partners facility at 65 Kane St, West Hartford for use as a School of Dental Medicine-sponsored Dental Clinic. The University of Connecticut Health Center currently holds a 10-year lease on this building. The space under consideration lends itself nicely to conversion to a 12-chair dental clinic, is adjacent to aligned primary care medical services provided by the University Medical Group, and is within a HRSA-designated Dental Health Professions Shortage Area (DHPSA).

The Clinic will be utilized to conduct the first pilot of the School of Dental Medicine's new clinical education model. Formerly termed GP3, and now termed CONNcept (Connecticut Comprehensive Education and Practice Team), this model was designed and unanimously approved by School of Dental Medicine faculty in 2007 and then submitted to the Health Center Board of Directors as an innovative and future approach that would both strengthen the clinical education program and improve financial outcomes. The CONNcept model adopts several principles from medical education by formation of practice groups including providers with several levels of training or competency, i.e. in this case, senior dental students, general dentistry residents, clinical faculty and allied dental staff. The CONNcept plan, including its pedagogical principles and detailed fiscal analyses, was reviewed by the UCHC Senior Group and Board of Directors in 2008 with approval to proceed with a pilot of the model before full conversion of the DMD and affected residency
program. Difficulty was initially encountered in designating space for this pilot until more recent identification of the proposed space at UConn Health Partners.

Renovation of this space will allow a working evaluation of the CONNcept model while also providing very much need additional clinical capacity for the Dental Clinics long-term. The plan is to maintain this location as a CONNcept Practice Group site following full conversion of facilities and programs in Farmington. Construction costs are largely related to mechanical retrofit of the facility for dental services.

A Planning Budget was approved by the Board of Trustees on April 20, 2010 in the amount of $1,400,000 allowing the project to move forward with design. UCHC needs to bid and award the project as soon as possible in order to meet the business plan of opening the clinic in July 2011. If the normal three phase approval process (Planning, Design and Final) is followed, the project would not be completed until late September 2011. Therefore, UCHC requests a waiver to the normal “three phase” budget approval process. UCHC intends to proceed with the project if bids do not exceed the total project budget.

The Final Budget reflects a reduction in the overall construction scope, (finish upgrades initially included in the project have been completed by the landlord as part of the lease agreement). This Final Budget is attached for your consideration and approval.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** FINAL

**PROJECT NAME:** UCHC DENTAL SCHOOL GP3 CLINIC RENOVATION

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION</td>
<td>$600,000</td>
<td>$455,000</td>
</tr>
<tr>
<td>DESIGN SERVICES</td>
<td>75,000</td>
<td>23,000</td>
</tr>
<tr>
<td>TELECOMMUNICATIONS</td>
<td>60,000</td>
<td>50,000</td>
</tr>
<tr>
<td>FURNITURE, FIXTURES AND EQUIPMENT</td>
<td>425,000</td>
<td>364,500</td>
</tr>
<tr>
<td>CONSTRUCTION ADMINISTRATION</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>OTHER AE SERVICES (including Project Management)</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ART</td>
<td>5,000</td>
<td>-</td>
</tr>
<tr>
<td>RELOCATION</td>
<td>5,000</td>
<td>-</td>
</tr>
<tr>
<td>ENVIRONMENTAL</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>INSURANCE AND LEGAL</td>
<td>5,000</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS</td>
<td>25,000</td>
<td>14,500</td>
</tr>
<tr>
<td>OTHER SOFT COSTS</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>SUBTOTAL</strong></td>
<td>$1,200,000</td>
<td>$907,000</td>
</tr>
</tbody>
</table>

**PROJECT CONTINGENCY**

| PROJECT CONTINGENCY                        | 200,000                     | 93,000                    |

**TOTAL BUDGETED EXPENDITURES**

| TOTAL BUDGETED EXPENDITURES                | $1,400,000                  | $1,000,000                |

**SOURCE(S) OF FUNDING**

| UCHC CAPITAL FUNDS                         | $1,400,000                  | $1,000,000                |

**TOTAL BUDGETED FUNDING**

| TOTAL BUDGETED FUNDING                     | $1,400,000                  | $1,000,000                |
April 20, 2010

TO: Members of the Board of Trustees

FROM: Barry M. Feldman
Vice President and Chief Operating Officer

Richard D. Gray
Vice President and Chief Financial Officer

RE: Project Budget for the UConn Health Center (UCHC) Dental School GP3 Clinic Renovation (Planning: $1,400,000)

RECOMMENDATION:

That the Board of Trustees approve the Planning Budget of $1,400,000 for the UCHC Dental School GP3 Clinic Renovation.

BACKGROUND:

Board approval is sought for renovation 6,300 square feet of space on the 1st floor of the UConn Health Partners facility at 65 Kane St., West Hartford for use as a School of Dental Medicine-sponsored Dental Clinic. The University of Connecticut Health Center currently holds a 10-year lease on this building. The space under consideration lends itself nicely to conversion to a 12-chair dental clinic; is adjacent to aligned primary care medical services provided by the University Medical Group; and is within a HRSA-designated dental Health Professions Shortage Area (HPSA).

The Clinic will be utilized to conduct the first pilot of the School of Dental Medicine’s new clinical education model. Now termed GP3 (Group Practice-3 levels of providers), this model was designed and unanimously approved by School of Dental Medicine faculty in 2007 and then submitted to the Health Center Board of Directors as an innovative and future approach that would both strengthen the clinical education program and improve financial outcomes. The GP3 model adopts several principles from medical education by formation of practice groups including providers with several levels of training or competency, i.e. in this...
case, senior dental students, general dentistry residents, clinical faculty and allied dental
staff. The GP3 plan, including its pedagogical principles and detailed fiscal analyses, was
reviewed by the UCF: Senior Group and Board of Directors in 2008 with approval to
proceed with a pilot of the model before full conversion of the DMD and affected residency
program. Difficulty was initially encountered in designating space for this pilot until more
recent identification of the proposed space at UConn Health Partners.

Renovation of this space will allow a working evaluation of the GP3 model while also
providing very much need additional clinical capacity for the Dental Clinics long-term. The
plan is to maintain this location as a GP3 Practice Group site following full conversion of
facilities and programs in Farmington. Construction costs are largely related to mechanical
retrofit of the facility for dental services.

The Planning Budget reflects the conceptual estimate prepared by UCHC Facilities
Development & Operations (FD&O) and is attached for your consideration and approval.
This project budget will be reviewed and is expected to be approved at the UCHC Board of
Directors Finance subcommittee and the full UCHC Board of Directors at their respective
meetings on April 12, 2010. The budget may require adjustment based on actual design
work.

Attachment
## CAPITAL PROJECT BUDGET REPORTING FORM

**TYPE BUDGET:** PLANNING  
**PROJECT NAME:** UCHC DENTAL SCHOOL GP3 CLINIC RENOVATION

<table>
<thead>
<tr>
<th>BUDGETED EXPENDITURES</th>
</tr>
</thead>
</table>
| CONSTRUCTION          | $ 600,000  
| DESIGN SERVICES       | 75,000  
| TELECOMMUNICATIONS    | 60,000  
| FURNITURE, FIXTURES AND EQUIPMENT | 425,000  
| CONSTRUCTION ADMINISTRATION | -  
| OTHER AE SERVICES (including Project Management) | -  
| ART                   | 5,000  
| RELOCATION            | 5,000  
| ENVIRONMENTAL         | -  
| INSURANCE AND LEGAL   | 5,000  
| MISCELLANEOUS         | 25,000  
| OTHER SOFT COSTS*     | -  

**SUBTOTAL**  
$ 1,200,000

**PROJECT CONTINGENCY**  
$ 200,000

**TOTAL BUDGETED EXPENDITURES**  
$ 1,400,000

**SOURCE(S) OF FUNDING**  
UCHC CAPITAL FUNDS  
$ 1,400,000

**TOTAL BUDGETED FUNDING**  
$ 1,400,000

*Does not include Furniture, Fixtures and Equipment.