

December 3, 2025

TO: Members of the Board of Trustees

FROM: Reka Wrynn *Reka Wrynn*
Interim Vice President for Finance

RE: Project Budget for Coventry Boathouse (Revised Final: \$4,950,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$4,950,000, as detailed in the attached project budget, for the Coventry Boathouse project, for construction. This reflects an increase of \$2,300,000 to the previously approved Final budget of \$2,650,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$4,730,000 in UCONN 2000 Bond Funds and \$220,000 in University Funds for the Coventry Boathouse project."

BACKGROUND:

The University is set to purchase the existing property located at 44 Lake Street in Coventry to accommodate the needs of the UConn Women's Rowing Team and foster a sense of Husky Pride among its members.

Comprehensive evaluations of the existing 10,000-square-foot structure revealed significant structural inefficiencies and limited overhead clearance, rendering the originally envisioned partial renovation impractical. The extensive structural reinforcements and modifications required for the renovation of the existing 10,000-square-foot facility introduced substantial cost and constructability challenges.

As a result, the project team has developed a new design approach centered on the demolition of the existing building and the construction of a purpose-built facility tailored to the unique operational and training requirements of the rowing program. The proposed scope includes the development of a new facility comprising approximately 4,000 square feet of boat storage space and 2,000 square feet of finished space for locker rooms and restrooms.

In accordance with Title IX requirements, the facility will include toilets, showers, lockers, changing areas, and storage for rowing shells, modular docks, and launches. Exterior improvements will

consist of a boat ramp and access path to the lake, site grading, minimal landscaping, and designated parking areas. The project will also provide infrastructure connections for power, water, sewer, and data services to ensure full functionality of the facility.

The design documents are anticipated to be completed for bid in the Fall of 2025. The target construction completion date is boat storage available September 2026 and locker room available January 2027.

The Revised Final Budget is attached for your information, which includes the purchase cost and closing costs associated with the purchase of the property.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM**TYPE BUDGET: REVISED FINAL****PROJECT NAME: COVENTRY BOATHOUSE**

	APPROVED PLANNING 4/4/2022	APPROVED REVISED PLANNING 12/20/2022	APPROVED DESIGN 6/28/2023	APPROVED REVISED DESIGN 9/26/2024	APPROVED FINAL 12/11/2024	PROPOSED REVISED FINAL 12/3/2025
<u>BUDGETED EXPENDITURES</u>	PRC	PRC	PRC	PRC		
CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 2,850,000
DESIGN SERVICES	85,000	145,000	165,000	310,000	290,000	340,000
TELECOMMUNICATIONS	-	-	-	-	10,000	50,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	125,000	215,000
CONSTRUCTION ADMINISTRATION	-	-	-	-	-	-
OTHER A/E SERVICES (including Project Managemen	-	-	-	-	56,500	65,000
ART	-	-	-	-	-	-
RELOCATION	-	-	-	-	10,000	10,000
ENVIRONMENTAL	-	20,000	20,000	30,000	32,500	95,000
INSURANCE AND LEGAL	-	-	-	-	20,000	55,000
MISCELLANEOUS	5,000	5,000	5,000	5,000	930,000	930,000
OTHER SOFT COSTS	-	-	-	-	-	-
SUBTOTAL	\$ 90,000	\$ 170,000	\$ 190,000	\$ 345,000	\$ 2,474,000	\$ 4,610,000
PROJECT CONTINGENCY	10,000	20,000	30,000	35,000	176,000	340,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 100,000</u>	<u>\$ 190,000</u>	<u>\$ 220,000</u>	<u>\$ 380,000</u>	<u>\$ 2,650,000</u>	<u>\$ 4,950,000</u>
<u>SOURCE(S) OF FUNDING*</u>						
UNIVERSITY FUNDS	\$ 100,000	\$ 190,000	\$ 220,000	\$ 380,000	\$ 220,000	\$ 220,000
UConn 2000 BOND FUNDS	-	-	-	-	2,430,000	4,730,000
TOTAL BUDGETED FUNDING	<u>\$ 100,000</u>	<u>\$ 190,000</u>	<u>\$ 220,000</u>	<u>\$ 380,000</u>	<u>\$ 2,650,000</u>	<u>\$ 4,950,000</u>

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

*BOT 12.3.25
300246*

COVENTRY BOATHOUSE

Project Budget (REVISED FINAL)

December 3, 2025



Existing Structure ~10,000 GSF



Proposed Facility ~6,000 GSF

RESOLUTION RE:
COVENTRY BOATHOUSE (FINAL: \$4,950,000)

BE IT RESOLVED that the University of Connecticut Board of Trustees approves the use of \$4,730,000 in UCONN 2000 Bond Funds and \$220,000 in University Funds for the Coventry Boathouse project.

It is hereby certified that the foregoing resolution was duly authorized by the Board of Trustees on December 3, 2025.

Bryan K. Pollard, Secretary

Date