



GAMPEL PAVILION RENOVATION

PROJECT #: 300284

2098 HILLSIDE ROAD

STORRS, CT 06268

INSTRUCTIONS FOR PREQUALIFYING CONTRACTORS REQUEST FOR STATEMENT OF QUALIFICATIONS - SUPPLEMENTAL UConn GAMPEL PAVILION RENOVATIONS – PHASE 1

Date: November 19, 2025

1. Intent of this Solicitation

The purpose of this Request for Qualifications (RFQ) is to solicit experienced and qualified trade contracting companies to pre-qualify to bid the Gampel Pavilion Renovations project on UConn's Storrs campus, for phase 1 of the project.

- **Critical Dates:**

Pre-Proposal Conference Date and Time	November 25, 2025	10:00am
Pre-Proposal Conference Location	Virtual (Link here to Teams meeting)	
RFI Due Date and Time	December 3, 2025	2:00pm
RFQ Proposal Due Date and Time	December 10, 2025	2:00pm

- **Contractors that do not pre-qualify through this RFQ process will not be able to bid**, provide services or permitted to perform work on site, as applicable to packages requiring prequalification.
- **If Proposer is submitting for multiple packages, a separate and complete submission is required for each package. Proposers submission should indicate which package you are submitting for.**

- **Pre-Proposal Conference:** The pre-proposal conference will be virtual and accessible through the Teams meeting link provided above.
- **Request for Information:** All RFI questions are to be submitted on the form provided and posted to Building Connected at link provided below. No phone calls or RFI questions emailed directly to DPR will be accepted. No RFI questions will be accepted after due date and time stated above.
- **Addenda Process:** All interpretations of the RFI responses, contract documents and supplemental instructions will be in the form of a clarification/addendum. Addenda will be posted on Building Connected
- **Location of Solicitation:** Prequalification documents are available for download through Building Connected: [Building Connected](#)
- **Consideration of Proposal:** The Proposer will be required to demonstrate, to the satisfaction of DPR Construction and the University of Connecticut, that they possess the financial ability, managerial ability, technical ability, and the integrity, necessary to perform the Scope of Work faithfully and efficiently for this Project, without conflict of interest and within the scheduled durations outlined in Section 2. Proposals shall be evaluated as outlined within this RFQ, as well as any additional information obtained from persons or other sources identified in the Proposal with the intent of developing a list of prequalified bidding contractors.
 - A Proposal with incomplete responses, inaccurate information, or **missing documents will be deemed a non-responsive Proposal and the Proposal will not be accepted.** Complete and provide information and supplemental documents for AI RFQ Form worksheets:
 - **DAS Construction Contractor Prequalification Program Certificate**
 - **Project Relevant Experience**
 - **Project Team Qualifications**
 - **Integrity Questionnaire**
 - **Financial Ability Prequalification Requirements**

- Submit a Statement of Qualifications utilizing the Forms provided. No substitution of the Form is permitted.
- Any Proposal omitting or adding items, altering the Forms, or containing conditional or alternative language/pricing (if applicable), may be deemed a non-responsive Proposal and the Proposal may be rejected.
- All Proposals must be submitted no later than the closing date and time for this event. No submissions may be accepted that are submitted after the due date and time.
- The Construction Manager and the University reserve the right to waive any informalities, irregularities, or technical defects in the Proposals, if it is deemed to be in the best interest of the University, provided the reasons for any such waiver are stated in writing to DPR Construction and the University and made a part of the contract file.

2. **Project Schedule and Duration – Phase 1**

- Targeted Start of Construction/Mobilization on Site **March 2026**
 - Phase 1 Completion **October 2026**
- *Note that phasing completion is based upon the start and end to each of the men's and women's basketball season and is non-negotiable. In order to achieve these dates, multiple crews will need to be available for work occurring in multiple levels and locations.*

3. **Overall Project Summary and Overview**

DPR Construction (DPR) is the awarded Construction Manager for the Gampel Pavilion Renovations project. The University of Connecticut (UConn) is undertaking a focused renovation to Gampel Pavilion on the Storrs campus. Gampel Pavilion is an approximately 171,000 square feet, 10,299- seat multipurpose dome that was originally constructed beginning in 1988 and opened in January 1990. Gampel Pavilion consists of four floor levels that include the court/floor level (Activity Level), entrance / street level (Concourse Level), mechanical level (Fan Room Level) and upper concourse (Upper Level). Gampel Pavilion is the largest on-campus venue for college basketball in the New England area. The goal of this project's renovation is to modernize and create maximum efficiencies of the existing spaces in Gampel Pavilion while also further increasing new revenue generating areas and opportunities that support the facility's use. The renovation scope for the project could include, but are not limited to:

- New Student Athlete Training Table
- Grab & Go food service options
- New concessions and options
- New Premium Club spaces
- Loge Box and press seating options
- Locker room enhancements
- Building canopy enclosures
- Technology and FFE enhancements
- Dome condensation and roof leak
- Revenue generation opportunities

4. **Project Scope: Phase 1** (Kinesiology, Team Locker Rooms/Coaches Suite, New Elevator/ Stair, Grab n Go's)

The project scope will include but is not limited to selective demolition (interior and exterior), structural demolition, shoring, scaffolding, concrete foundations, slab on grade, slab trenching, concrete pits and bases, structural steel & miscellaneous metals, GWB and CMU partitions, curtainwall assemblies, equipment screens, D/F/H, interior windows, ACT, interior specialties, tile, vinyl wall covering, paint, epoxy flooring, vinyl floor tile, resinous flooring, resilient base, acoustical ceiling finishes, elevators, M/E/P-FP systems, telecommunications, sound and AV

systems, access control and surveillance systems, integrated automation, laboratory fume hoods, sterilization equipment, laboratory casework, interior architectural woodwork and casework.

5. **Bid Packages, Estimated Values and DAS Contractor Prequalification Requirements:** The table below identifies the anticipated bid packages, estimated values, set-aside packages for Small Business Enterprise (SBE), Minority Business Enterprise (MBE), Women-Owned Business Enterprise (WBE) and Disabled Veterans (DisVE), CT DAS (Connecticut Department of Administration Services prequalification required packages and Contractor Classification requirements. Reference Section 9 below for CT DAS Construction Contractor Prequalification program requirements and Set-Aside or 30/10 requirements for this project.

UConn – Gampel Pavilion Renovations Bid Packages

Bid Package No.	Bid Package Name	Estimated Value	DAS Required (Yes/No)	CT DAS Classification	Set-Aside or 30/10
02	Demolition and Abatement	\$1,500,000	Yes	Demolition	30/10
17	Drywall and Framing	\$1,000,000	Yes	Carpentry/Millwork/Drywall/Acoustical	30/10
30	Plumbing	\$2,675,000	Yes	Plumbing	30/10
31	HVAC	\$1,440,000	Yes	HVAC	30/10
32	Electrical	\$5,580,000	Yes	Electrical	30/10
32A	Access Controls and Security	\$1,000,000	Yes	Electrical or Alarm Systems	30/10
32C	AV & Data Communications Systems	\$2,452,000	Yes	Electrical or Telecommunications	30/10

6. **Proposed Team Qualifications:** On the form included with this RFQ, the Proposers must demonstrate the ability to staff the Project with high quality, experienced personnel. Describe the qualifications and responsibilities of the key personnel who will be assigned to the Project including their experience on similar assignments and their specific responsibilities for the proposed Project.
- It is recommended that the Proposer provide the following positions: Project Superintendent/lead foreman, Project Manager, and Project Safety Officer. Only provide resumes for the key project team; do not include resumes for personnel not assigned to the team.
7. **Previous Relevant Experience:** On the form included with this RFQ, the Proposers must meet the following requirements and describe their overall qualifications, including background in this field and the services that it provides.
- a. It is recommended that the Proposer **provide a minimum of three (3) examples of projects** that are in progress or completed within the past ten (10) years, comparable in size, scope, and similar environment to this Project, **with an emphasis** on occupied collegiate and/or professional multi-use sports arenas and in the following but not limited to and as applicable:
 - Safety: Emphasis on company's safety record and will be evaluated based on project requirements.
 - Structural Demolition: Emphasis on engineered shoring systems and coordination with critical components of structural walls
 - Concrete: Emphasis on the critical nature of placing concrete with limited access to areas requiring work, logistics and knowledge and experience in planning to complete work in an occupied building setting
 - Structural Steel and Misc. Metals: Emphasis on the critical nature of erecting steel in limited access to areas requiring work, logistics and knowledge and experience in planning to complete work in an occupied building setting

- MEP/FP: Emphasis on critical nature of submitting and procuring material and equipment to accomplish scheduled dates including how this will be accomplished. This includes coordination of work with other trade work in place, planning and coordination with 3rd party vendors and planning capabilities to meet the schedule requirements.
 - b. It is recommended to provide project examples that have a construction value that is equal to or greater than the estimated values in the Bid Package table in Section 5 above.
 - c. A detailed description of the work performed and how it relates to the Scope of Work outlined in the RFQ shall be included.
 - d. Projects with any information on the Form stated as “confidential” may not be considered.
8. **Financial Ability:** The Proposer must demonstrate the financial ability and bonding capacity to complete a construction project with a minimum value of at least equal to the estimated value indicated in the table in Section 5 above. See the Financial Ability Prequalification Requirements Document for further information.
9. **DAS Contractor Pre-Qualification Requirements:** The pre-qualification program for this project will require submitting additional documentation including but not limited to CT DAS Construction Contractor Certificates as applies to this project and estimated package values, CT DAS Supplier Diversity Certificates (set-aside bid packages identified in Section 5 above), resume for your company safety manager if applicable, and project references.
- For bid packages with an estimated cost more than \$1,000,000: The Proposer must be prequalified pursuant to C.G.S. Section 4a-100 (CT DAS Construction Contractor Prequalification Program) Applicant shall provide their CT DAS Construction Contractor Certification and Classification. DAS Contractor Classifications can be found at the following website: <https://portal.ct.gov/das/procurement/prequal/das-contractor-classification-list>
 - **SBE/MBE PARTICIPATION:** DPR Construction and the University of Connecticut are committed to providing a professionally inclusive environment within which small and minority businesses. As such, we encourage participation by Small (SBE) businesses, Minority-Owned (MBE) businesses, Woman-Owned (WBE) businesses, and businesses owned by persons with a disability (DisBE), certified as such by the Connecticut’s Department of Administrative Services Supplier Diversity Division.
 - For further information, visit: <https://portal.ct.gov/DAS/Services/Licensing-Certification-Permitting-and-Codes/Small-Minority-Business-Center>
 - To learn about the University of Connecticut’s Supplier Diversity Program, visit: <https://supplierdiversity.ubs.uconn.edu>
 - Proposers that intend to prequalify for a set-aside designated bid package on this project must provide their Connecticut Department of Administrative Services certification in the Supplier Diversity program as required by this solicitation
 - a. **30/10 Requirements:** Proposers are advised to award 30% and 10% of the total estimated value of their designated bid package(s) to SBE/MBE sub-tier Contractor(s) as designated in the Bid Packages listed in Section 5 above:
 - Thirty percent (30%) to Connecticut certified SBE’s (Small Business Enterprises)
 - Ten percent (10%) to Connecticut certified MBE’s (Minority Business Enterprise) which includes
 - WBE’s (Women-owned Business Enterprises)
 - DisBE’s (Disability Owned Business Enterprises)
 - Ten percent (10%) is allowable to be included in the 30% SBE requirement
 - The Proposer is responsible for ensuring that the SBE/MBE they have selected, are State of Connecticut SBE/MBE certified.
 - If the Contractor is an S/MBE, then any self-performed work may be included in the 30/10 requirement.

- b. **Set-Aside Requirements:** Proposers are a certified SBE/MBE Contractor that meet the SBE/MBE percentage as outlined in item a. above:
- Contractor is an SBE/MBE, self-performing work meeting the estimated total value of the designated Bid Package(s)
 - Reference Section 5 above for Bid Packages designated as “Set-Aside”
 - CT DAS Supplier Diversity Certificates are required for set-aside bid packages and must be active as of the due date of the RFQ.

10. CT Commission on Human Rights & Opportunities Requirements

The project will be subject to the contract compliance laws and requirements of the Connecticut Commission on Human Rights and Opportunities (CHRO). Information regarding the CT CHRO can be found online at: <https://portal.ct.gov/chro/contract-compliance/contract-compliance/contract-compliance-forms-and-reports>. Monthly utilization and status reports will be required during the course of construction as outlined in the Connecticut General Statutes and can be found in the above referenced website.

END OF INSTRUCTIONS TO PREQUALIFYING CONTRACTORS