



GAMPEL PAVILION RENOVATION

PROJECT #: 300284

2098 HILLSIDE ROAD

STORRS, CT 06268

CONTRACTOR OPEN INVITATION TO BID – Rebid

UCONN GAMPEL PAVILION RENOVATIONS – PHASE 1

Date: January 27, 2026

1. Intent of this Solicitation

DPR Construction has been selected as the Construction Manager (CM) for the Gampel Pavilion Renovation Project. The purpose of this Invitation to Bid (ITB) is to solicit bids of experienced and qualified trade contracting companies for the Gampel Pavilion Renovations project on UConn’s Storrs campus.

- **Critical Dates:**

Pre-Proposal Conference	Virtual (Teams Meeting Link)	
Pre-Proposal Conference Date & Time	January 29, 2026	10:00a-11:00a
RFI Due Date and Time	February 4, 2026	2:00pm
Proposal Due Date and Time	February 12, 2026	2:00pm
▪ ITB Bid Opening	<u>Teams Meeting Link</u>	2:30pm

- **Scope Review Meetings:** Will be held virtually:

- Scope Review Schedule to be communicated after bid.
- Bidder must bring have team present on call:
 - Lead Foreman(s) / Superintendent
 - Project Manager
 - Safety Officer
 - Estimator

- **If your Company is submitting multiple bid packages, a separate and complete submission must be submitted for each package. Your submission should indicate which package your are submitting for.**

- **Pre-Bid Conference:** The pre-proposal conference will virtual.

- **Bid Opening:** Will be via a virtual conference at 2:30pm. Bid is due on the Proposal Due Date and Time stated above. Link to Teams Meeting for the bid opening is above.

- **Location of Solicitation:** All Project Documents will be available for download through Building Connected: Building Connected. Bid Documents will be accessible at time of receipt of this ITB.

- **Request for Information:** All RFI questions are to be submitted on the ITB Form provided and posted to Building Connected at link provided above. 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.

- **Clarifications, Addenda and Interpretations:** Bidders shall promptly notify DPR of any ambiguity, inconsistency, or error which they may discover upon review of the plans, specifications and Contract

Documents. Any and all interpretations of the drawings, specifications, RFI responses, contract documents, and supplemental instructions, will be in the form of a clarification/addendum, and posted in Building Connected. Failure of a Bidder to receive any such clarification/addendum or interpretation shall not release a Bidder from the obligations under its Bid as submitted.

- **Consideration of bids:** Cost Proposals received in response to this ITB are opened during a public opening. To ensure the integrity of the bidding process, the Total Bid Amount and prices for any Alternates are read at the bid opening. After the bid opening and before the contract award, the lowest responsible Bidder is determined by adding together the Total Bid Amount plus any Alternates (additive or deductive) accepted by the DPR Construction and the University. DPR Construction and the University reserves the right to elect to implement some, all, or none of the Alternates (if applicable) set forth in this Bid, as may be in the best interest of the University and DPR Construction. Prices for Alternates are not negotiable since they are a component in determining the lowest responsible Bidder. The lowest responsible Bidder shall also demonstrate, to the satisfaction of DPR Construction and the University, that they possess the proven financial ability (for packages over \$100,000), 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. Bids shall be evaluated utilizing the objective technical criteria listed within the ITB, as well as any additional information obtained from persons or other sources identified in the Bid. Proposals, alternates and unit prices (if applicable) shall remain in effect for ninety (90) calendar days after time and date of receiving bids, may be accepted by Owner anytime within that period, and may be withdrawn after that time by the bidder without notice. The selected bidder shall execute the Contract Agreement within seven (7) calendar days after receiving written notification of award of contract or presentation of the contract agreement, whichever is later.
 - A bid security in the form of a bid bond, certified check or a treasurer's or cashier's check issued by a responsible bank or trust company, payable to DPR Construction (reference the attached bid bond form) must accompany all bids if the Total Bid Amount is over \$50,000.00. Bid bonds must be issued by a surety licensed in Connecticut and listed on the Department of Treasury's Listing of Approved Sureties with an underwriting limitation of no less than the full amount of the bid. The bid security shall be in the amount equal to TEN PERCENT (10%) of the amount of the bid. In lieu of a bid bond or certified check, a letter of credit that shall be in the amount of TEN PERCENT (10%) of the total bid amount for a bid valued less than \$100,000 and in the amount of twenty-five percent (25%) of the bid amount for any bid value that exceeds \$100,000 may be submitted.
 - DPR Construction and the University reserve the right to request a hard copy of the bid bond at any time. Reference item 15 below for the required Good Faith Efforts Plan and CHRO Contract Compliance Plan Program for the S/MBE requirements on the project.
 - The Bidder and DPR Construction agree that the materials and equipment to be furnished and the work to be performed will be in accordance with the Contract Documents for the University of Connecticut Gampel Pavilion Renovation Project, Phase 1.
- **Right to Reject Bids:** DPR Construction and the University reserve the right to reject any or all Bids and to waive any informality in the bidding, should it be deemed in the University's opinion to be in any way, the best interest to the University.

THIS SOLICITATION IS FOR BID PACKAGES VALUED AT LESS THAN \$1M. BIDS OVER \$1M (INCLUDING ALL ALTERNATES) CANNOT BE CONSIDERED BY DPR CONSTRUCTION

- A Bid 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:
 - Project Relevant Experience

- Project Team Qualifications
- Integrity Questionnaire
- Prequalification at Award
- Project References

- Submit required information utilizing the ITB Form provided in the ITB. No substitution of the Form is permitted.
- Any Bid omitting or adding items, altering the ITB Form, or containing conditional or alternative language/pricing (if applicable), may be deemed a non-responsive Bid and the Bid may be rejected.
- All Bids 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.
- DPR Construction and the University reserve the right to waive any informalities, irregularities, or technical defects in the Bids, if it is deemed to be in the best interest of DPR Construction and 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 10, 2026
- Team Locker Room/Coaches Suite Complete October 09, 2026
- Grab N Go's Complete September 30, 2026
- Operations Storage 110 Complete June 24, 2026
- Officials Locker Rooms Complete June 24, 2026
- Kinesiology – Court Level East Complete December 31, 2026
- Substantial Completion January 15, 2027

➤ *Note that phase 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 be required for work occurring in multiple levels and locations, simultaneously.*

3. **Liquidated Damages:** Liquidated Damages of Five Hundred Dollars and 00/100 (\$500.00) per calendar day shall be assessed if the Contractor fails to achieve Substantial Completion or causes delay to the Substantial Completion of any portion of the work within the Contract Time.

4. **Wage Rate:** Prevailing Wages are required for this Project if the total cost of all work to be performed by the Contractor and Subcontractors is \$100,000.00 or more subject to Connecticut General Statutes §31-53, §31-54, and §31-55: https://www.cga.ct.gov/current/pub/chap_557.htm#sec_31-53

5. **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

6. 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.

7. Bid Packages and Estimated Values: The table below identifies the anticipated bid packages along with the estimated values for each of the bid packages and the spending allocation goals. Reference Section 14 below for the Good Faith Efforts Plan on the Spending Allocation Goals for this project.

UConn – Gampel Pavilion Renovations Bid Packages

Bid Package No.	Bid Package Name	Estimated Value	Open ITB (Yes/No)	Spending Allocation Goal
03	CIP Concrete	\$170,000	Yes	30/10
20B	Wood Flooring	\$70,000	Yes	Set-Aside
21	Painting & Sealed Concrete	\$245,000	Yes	Set-Aside
34C	Final Cleaning	\$30,000	Yes	Set-Aside
36	Jobsite Trailers	\$100,000	Yes	30/10

8. Proposed Team Qualifications: On the form included with this ITB, the Bidder 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.

9. Previous Relevant Experience: On the form included with this ITB, 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.
 - 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
 - Fire Protection: 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.
10. **Cost Proposal:** Submit a Cost Proposal utilizing the Bid Form **(Re: Attachment 2 of each of the Bid Packages of the Subcontract Agreement)**. No substitution of the Bid Form is permitted. No exceptions, additional documents, clarifications, or additional terms and conditions can be submitted with the Bid Form.
11. **Financial Ability:** The lowest responsible Bidder must demonstrate the financial ability and bond letter (if bondable) to complete a construction project with a minimum value of at least equal to the estimated value indicated in the table in Section 7 above. Although these documents are not required to be submitted with the Bid, it is strongly recommended that this information be provided as part of the response to this Invitation to Bid as identified on the ITB Form. If awarded, prequalification will be required as identified on the Prequalification Requirements Document list on the ITB Form.
12. Failure of the lowest responsible Bidder to submit financial documents ***within 5 business days*** of notification from DPR Construction failure to pass DPR Construction and/or the University's financial requirements will result in a non-responsive Bid. **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. CT DAS Supplier Diversity Certificates are required for set-aside bid packages and must be active as of the due date of the RFQ.
- 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 submit 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.
13. **Miscellaneous Required Documents:** The Bid shall include the following documents:
- a. **Bonding Capacity:** Provide a letter from your bonding company or representative confirming bonding capacity and include if they have ever had to complete or finance work on your behalf. Bonding capacity shall be for, at a minimum, the Total Bid Amount submitted for this Project.

14. **Subcontract Agreement:** A draft of DPR Construction’s Subcontract Agreement has been provided with the solicitation documents. DPR Construction reserves the right to modify the contract or waive any informality as it deems to be in the best interest of DPR Construction and the University. By submitting a Bid, your Company accepts the Subcontract Agreement and any modifications that the University deems necessary to it without exception. Bidders will be notified of any modifications to the Subcontract Agreement made by DPR Construction. Any exceptions to the Subcontract Agreement submitted by the Bidder will not be considered.
- a. **Self-Performance Requirement:** If awarded this contract, the Bidder shall be required to perform not less than ten percent (10%) of the Total Contract Price with its own forces.
15. **Good Faith Efforts Plan:** The Spending Allocation Goal for this Project is that (1) not less than thirty percent (30%) of the Total Contract Price be awarded to subcontractors who are certified by the Connecticut Department of Administrative Services as “Small Business Enterprises” (“SBEs”) and (2) not less than ten percent (10%) of the Total Contract Price be awarded to subcontractors who are certified by the Connecticut Department of Administrative Services as “Minority Business Enterprises” (“MBEs”) (the 10% Spending Allocation Goal for MBEs may be included in the 30% Spending Allocation Goal for SBEs). If the Contractor is an S/MBE, then any self-performed work may be included in the Spending Allocation Goal, however, self-performing MBE’s must still demonstrate good faith efforts to employ other MBEs as subcontractors and supplier of materials. The Contractor is responsible for ensuring that they, and the S/MBEs they have selected, are eligible Connecticut-certified S/MBE contractors. Failure to make good faith efforts will be subject to enforcement that may lead to withholding of contract payments, disqualification from future bidding, and/or civil penalties and legal action by CHRO. For further information see: CHRO’s Contract Compliance Program.
16. **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

END OF INVITATION TO BIDDERS