



GAMPEL PAVILION RENOVATION

PROJECT #: 300284

2098 HILLSIDE ROAD

STORRS, CT 06268

INSTRUCTIONS FOR PREQUALIFYING CONTRACTORS

REQUEST FOR STATEMENT OF QUALIFICATIONS

UConn GAMPEL PAVILION RENOVATIONS – PHASE 2

Date: March 18, 2026

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 2 of the project.

• **Critical Dates:**

Pre-Proposal Conference Date and Time	March 25, 2026	10:00am
Pre-Proposal Conference Location	Virtual (Link here to Teams meeting)	
RFI Due Date and Time	April 1, 2026	2:00pm
RFQ Proposal Due Date and Time	April 14, 2026	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.

- *Proposals with incomplete responses, inaccurate information, or missing documents will be deemed a non-responsive Proposal and the Proposal will not be accepted. Proposers that were prequalified for Phase 1 must submit a new Proposal for Phase 2.* Complete and provide information and supplemental documents for All RFQ Form worksheets included with this RFQ:

- DAS Construction Contractor Prequalification Program Certificate
- Project Relevant Experience
- Project Team Qualifications

- **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 by DPR Construction and the University and made a part of the contract file.

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

- Targeted Start of Construction/Mobilization on Site **December 2026**
 - Phase 2 Completion **November 2027**
- *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.

4. **Project Scope: Phase 2**

The renovation scope for the Phase 2 of the project includes:

- New Student Athlete Training Table
- New North Entry Canopy/South AD Entry Canopy
- Technology and FFE enhancements
- New Elevator
- Premium Club Spaces (Courtside Club, All-American Club/Market and Upper Level Fan Amenity Area)
- New Stair
- Administrative Offices
- New Kinesiology Space
- Athletic Department Renovations
- Site Improvements / Landscaping

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, terrazzo flooring, resilient base, acoustical ceiling finishes, elevators, stairs, M/E/P-FP systems,



telecommunications, sound and AV systems, access control and surveillance systems, integrated automation, interior architectural woodwork and casework.

5. **Bid Packages, Estimated Values and DAS Contractor Prequalification Requirements:** The table below identifies the anticipated bid packages and estimated values for each package. *All Proposers must provide with their RFQ response:*

- CT DAS (Connecticut Department of Administration Services) / Contractor Classification Certification. *Reference Section 9 below for CT DAS Construction Contractor Prequalification program requirements and 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	30/10 Required
01	Earthwork	\$1,250,000	Yes	Sitework	30/10
02	Demolition and Abatement	\$1,850,000	Yes	Demolition/ Asbestos Removal	30/10
03	CIP Concrete	\$1,360,000	Yes	Concrete	30/10
05	Structural Steel	\$1,000,000	Yes	Iron: Structural and Miscellaneous	30/10
06	Miscellaneous Metals	\$1,220,000	Yes	Iron: Structural and Miscellaneous	30/10
07	Millwork	\$1,150,000	Yes	Carpentry/Millwork	30/10
11	Metal Panels	\$1,000,000	Yes	Metal Siding	30/10
15	Entrances, Storefronts & Curtainwalls	\$1,930,000	Yes	Doors and Window	30/10
17	Drywall and Framing	\$2,510,000	Yes	Drywall and Acoustical	30/10
18	Acoustical Ceiling and Wall Panels	\$1,680,000	Yes	Drywall and Acoustical	30/10
19	Tile	\$1,000,000	Yes	Floor Covering	30/10
20	Terrazzo Flooring	\$1,000,000	Yes	Floor Covering	30/10
27	Food Service Equipment	\$2,720,000	Yes	-	30/10
30	Plumbing	\$3,320,000	Yes	Plumbing	30/10
31	HVAC	\$7,000,000	Yes	HVAC	30/10
32	Electrical	\$4,930,000	Yes	Electrical	30/10
34C	General Construction - Labor	\$1,000,000	Yes	General Trades	30/10

6. **RFQ Form Phase 2:** Proposers must meet, describe and complete all worksheets in their entirety in the Excel Workbook included with this RFQ. Below is the list of worksheets that must be completed:

a. **Previous Relevant Experience**

- 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
- Projects with any information on the Form stated as “confidential” may not be considered

b. **Proposed Team Qualifications**

- Proposers must demonstrate the ability to staff the Project with high quality, experienced personnel

c. **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

7. **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.

- 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>
- **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.

8. **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