



GAMPEL PAVILION RENOVATION

PROJECT #: 300284

2098 HILLSIDE ROAD

STORRS, CT 06268

CONTRACTOR OPEN INVITATION TO BID

UCONN GAMPEL PAVILION RENOVATIONS – PHASE 2

Date: Monday, April 20, 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 Walk-Through Location	Procurement Building, 3 Discovery Drive, Storrs	
Pre-Proposal Walk-Through Date & Time	April 27, 2026	10:00a-11:00a
	April 27, 2026	1:00p-2:00p
RFI Due Date and Time	May 04, 2026	2:00pm
Proposal Due Date and Time	June 02, 2026	2:00pm
▪ ITB Bid Opening	Teams Meeting Link	2:30pm

• **Scope Review Meetings:** Will be held in-person with the lowest qualified bidder:

- Scope Review Schedule is attached.
 - Dates have been set and are not moveable considering team members will be traveling from other areas of the country to attend
- Bidder must bring the team that has been proposed for the project in this Invitation to Bid
 - Lead Foreman(s) / Superintendent
 - Project Manager
 - Safety Officer
 - Estimator
- Location of meeting on Storrs campus, will be provided upon notification of lowest qualified bidder
- Should weather conditions prevent travel for the in-person Scope Review, a Teams Meeting Link will be provided

• **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 you are submitting for.

• **Pre-Proposal Walk-Through:** The pre-proposal conference will be held at the Procurement Building on 3 Discovery Drive and a walk-through of Gampel will be held following the meeting. Parking is available at North Garage (closest to Procurement Building) or South Parking Garage (closest to Gampel Pavilion) as available, which is paid for parking through the Pay By Phone app or kiosk. ***It is highly recommended that a seasoned foreman/superintendent, Project Manager along with estimator be the attending proposed team. Only one of the pre-bid walkthrough’s should be attended by each Company.***

• **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. Bid Package Specific Scopes of Work (ie DPR Bid Form) will be accessible **By no later than Monday, April 27, 2026**.
- **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, 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**. 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 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 any 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 17 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.



THIS SOLICITATION INCLUDES BOTH PREVIOUSLY PREQUALIFIED PACKAGES AND OPEN ITB PACKAGES. **ONLY COMPANIES PREQUALIFIED DURING THE RFQ PHASE CAN SUBMIT A BID FOR THE PREQUALIFIED PACKAGES. FOR THE OPEN ITB PACKAGES, ANY 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 all ITB Form worksheets:
 - Project Relevant Experience (Open ITB packages only)
 - Project Team Qualifications (Open ITB packages only)
 - **Integrity Questionnaire (Both Open ITB and Prequalified packages)**
 - Prequalification at Award (for reference only. Information will be required after bid award)
 - **Project References (Both Open ITB and Prequalified Packages)**
- 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.
- Do not submit additional documents other than what is requested above. Any additional documents submitted will not be accepted and may deem your Company’s bid non-responsive.
- 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 reject any or all Bids and 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 by 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	January 11, 2027
• Courtside Club Complete	August 16, 2027
• Training Table and Servedy Complete	August 16, 2027
• Fan Amenities	October 15, 2027
• Market and All-American Club	November 9, 2027
• New Elevator & Stair North	October 15, 2027
• AD Suite	April 12, 2027
• Visitors Locker Room	November 1, 2027
• North Canopy & Natatorium	October 15, 2027
• Kinesiology North	December 6, 2027
• New Stair	November 1, 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 (potentially 4 crews simultaneously) will be required for work occurring in multiple levels and locations, simultaneously, requiring completion on the same date.**

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 and 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. UConn's stipulated rates are available with the bid documents. Note that these rates are updated on a yearly basis and are subject to change. Awarded contractors will have an opportunity to submit their own labor rates, for UConn approval. Note division 1 requirements in submitting your own labor rates for approval.

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:

- Courtside Club Complete
- Training Table and Servedy Complete
- Fan Amenities
- Market and All-American Club
- New Elevator & Stair North
- AD Suite
- Visitors Locker Room
- North Canopy & Natatorium
- Kinesiology North
- New Stair

6. **Project Scope: Phase 2**

The project scope will include but is not limited to selective demolition (interior and exterior), structural demolition, sitework, hardscapes, landscaping, shoring, scaffolding, concrete foundations, slab on grade, slab trenching, concrete pits and bases, structural steel & miscellaneous metals, decorative stairs, 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, new elevator, M/E/P-FP systems, telecommunications, sound and AV systems, access control and surveillance systems, integrated automation, 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 18 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	Prequalified/ Open ITB	Spending Allocation Goal
01A	Landscaping	Open ITB	Set-Aside
02	Demolition and Abatement	Prequalified	30/10
03	CIP Concrete	Prequalified	30/10
04	Masonry	Open ITB	30/10
05	Structural Steel	Prequalified	30/10
06	Miscellaneous Metals	Prequalified	30/10
07	Millwork	Prequalified	30/10
07A	EPDM Roofing	Open ITB	30/10
09	Fireproofing	Open ITB	30/10
10	Waterproofing	Open ITB	30/10
11	Metal Panels	Prequalified	30/10
13	Doors, Frames and Hardware	Open ITB	30/10
15	Entrances, Storefronts & Curtainwalls	Prequalified	30/10
16	Interior Glass & Glazing	Open ITB	30/10
17	Drywall and Framing	Prequalified	30/10
17B	General Trades – D/F/H, Specialties and General Construction – Rough carpentry	Open ITB	30/10
18	Acoustical Ceilings and Wall Panels	Prequalified	30/10
19	Tile	Prequalified	30/10
20	Terrazzo Flooring	Prequalified	30/10
20A	Resilient Flooring & Carpet	Open ITB	30/10
20B	Wood Flooring	Open ITB	Set-Aside
20C	Epoxy Flooring	Open ITB	30/10
21	Painting & Sealed Concrete	Open ITB	Set-Aside
23	Specialties	Open ITB	Set-Aside

27	Food Service Equipment	Prequalified	30/10
28	Elevator	Open ITB	NA
29	Fire Protection	Open ITB	30/10
30	Plumbing	Prequalified	30/10
31	HVAC	Prequalified	20/10
31A	Testing and Balancing	Open ITB	30/10
32	Electrical	Prequalified	30/10
32A	Access Controls and Security	Open ITB	30/10
32B	AV & Data Communication Systems	Open ITB	30/10
34A	General Construction – Labor	Prequalified	Set-Aside
34C	Final Cleaning	Open ITB	30/10

8. **Proposed Team Qualifications:** Complete this worksheet included in the workbook issued 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.
9. **Previous Relevant Experience:** Complete this worksheet included in the workbook issued with this ITB. The Bidder must meet the requirements and describe their overall qualifications, including background in this field and the services that it provides.
10. **Integrity Questionnaire:** Complete this worksheet included in the workbook issued with this ITB.
11. **Prequalification at Award:** Reference this worksheet included in the workbook issued with this ITB for financial information that will be required if and at award of work.
12. **Project References:** Complete this worksheet included in the workbook issued with this ITB. The Bidder must provide GC/CM, owner and design team references. This should include valid names, email addresses and telephone numbers.
13. **Cost Proposal:** Submit a Cost Proposal utilizing the Bid Form (DPR Attachment 2 to be provided with Subcontract Agreement documents). 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.**
14. **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 that is at least equal to the amount of your Bid. 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 Workbook (re: Prequalification at Award worksheet). If awarded, prequalification with DPR will be required as identified on the Prequalification at Award worksheet in the ITB Workbook, for open ITB bidders only (RFQ qualified Bidders information has already been submitted).
15. Failure of the lowest responsible Bidder to submit financial documents ***within 5 business days*** of notification from DPR Construction, or failure to pass DPR Construction’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 ITB.

- 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.

16. **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 DPR Construction 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.

17. **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.

18. **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