



PROCUREMENT SERVICES

CAPITAL PROJECTS AND
FACILITIES PROCUREMENT

PROJECT INFORMATION

Project Number: 300133 / 300173

Project Name: UConn Hockey Arena / I-Lot Improvements

Procurement Agent: Cesar E. Alonzo, cesar.alonzo@uconn.edu, 860-486-0012

Bids for this solicitation (event) can be submitted through the HuskyBuy Portal:
<https://bids.scquest.com/apps/Router/PublicEvent?CustomerOrg=UConnFullSuite>

Critical Dates:

	Date	Time
PreQual Due Date and Time	Thursday July 30, 2020	2:00PM
Q&A (RFI) Due Date and Time	Wednesday July 22, 2020	2:00 PM

DAS Classification:

Only Construction Managers prequalified by both the Department of Administrative Services (DAS) in the specified classification for this project (**Construction Manager at Risk (Group C)**) as of the due date of the Application, and the University, through this Prequalification Application, shall be permitted to bid on this project.

Project Description:

The Owner intends to utilize a Construction Manager (CM) at Risk contract format with a Guaranteed Maximum Price, (GMP), with separately negotiated pre-construction services. The selection process will include, but not be limited to, a firm's proven performance to manage projects of similar scope, size and complexity and deliver it on time and within budget. Due to the nature of the proposed project, the Construction Manager's experience should include examples of successful projects which required similar types of construction as described below producing superior quality within time and pricing constraints.

After pre-qualification, each pre-qualified firm will be asked to respond to a Request for Proposal, (RFP), by providing information relative to such items as project staffing, schedule compliance, project controls, construction plan, fee for construction management services, general conditions costs and fee for pre-construction services, including producing estimates based on the proposed design. A combination of technical qualifications, fees and an interview process will be considered

in the final selection process. The GMP will be established prior to the start of construction in accordance with State Statute and University Policies and Procedures.

The University of Connecticut intends to proceed with the construction of a new ice hockey arena on an approximately 12.5-acre site located west of and adjacent to the existing Mark Edward Freitas Ice Forum on its main campus in Storrs (Mansfield), Connecticut. The site is approximately half developed today and consists primarily of a surface parking lot (I-Lot), stormwater conveyance, some wetlands, and rolling, wooded uplands. Construction is anticipated to start April 1, 2021 and conclude in December 2022.

Scope of Work:

The Project consists but is not limited to the following program elements:

- 97,700sf Ice Hockey Facility that will meet NCAA Division 1 Ice Hockey requirements, Hockey East Conference standards, University Design Standards and Performance Guidelines which includes up to 59,750sf ice level, 33,250sf concourse level and dedicated 4,700sf club level.
- Up to 2,700 seats, with approximately 50% seatback chairs; the balance being benches, rail seats and dedicated club level seating and lounge seating. Total minimum capacity with standing room for 3,500 people.
- Locker rooms, strength and conditioning room, training room, coach and office space, concessions areas, team congregational rooms, press area, rail seating around concourse, ice lounge, student deck area, and other equipment and support spaces.
- Core branding and arena experience systems, as well as, infrastructure for future branding and experience system opportunities.
- Parking for up to 360 vehicles with associated stormwater conveyance, wetlands impact and protection, site lighting, landscaping, security and site utilities consisting of storm water, domestic and high pressure water, electric, tel/data, and natural gas.
- Soil improvements for building foundations and possible site utility support.
- The building is targeting LEED v4 Certified certification and will conform to Connecticut High Performance Building requirements as a State of Connecticut Threshold Building.
- The project is not pursuing Sustainable SITES certification.

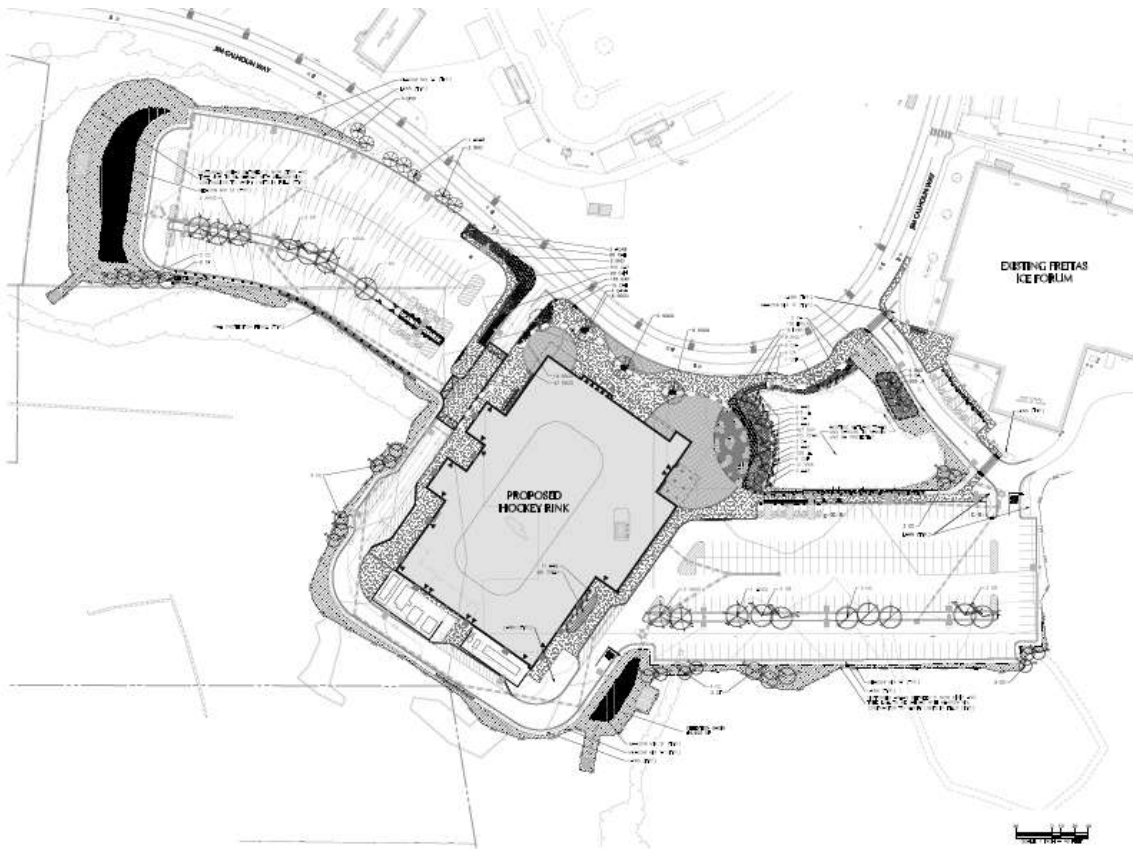


Figure 1: UConn Hockey Arena and I-Lot Improvements – University of Connecticut

Project Schedule/Duration:

- | | |
|---------------------------|-----------------------------------|
| • Pre-Design: | Complete |
| • Schematic Design: | Complete |
| • Design Development: | July – August 31, 2020 |
| • Construction Documents: | September – December 7, 2020 |
| • Bid/Award: | December 8, 2020 – March 12, 2021 |
| • Notice to Proceed | March 15, 2021 |
| • Construction Start: | April 1, 2021 |
| • Occupancy: | December 31, 2022 |

Financial Ability:

The Contractor must demonstrate the financial ability and bonding capacity to complete a construction project with a minimum value of at least \$60,000,000.

Project Staffing:

The Construction Manager must demonstrate the ability to staff the project with high quality, experienced personnel. A full-time dedicated on-site Project Superintendent, on-site Project Manager, Safety Engineer, Field Superintendent, Field Engineers, LEED Coordinator, is mandatory and the contractor must demonstrate adequate levels of staffing to oversee the project through completion. The firm must demonstrate the individual staff members' experience on past relevant projects performing work of a similar scope and nature to this project and in a comparable position as assigned on this project.

Project Relevant Experience:

A minimum of **three (3) examples** must be submitted that are in progress (at least 75% complete) or completed within the past **ten (10) years**. The project relevant experience must demonstrate the firm's ability to execute as a Construction Manager, new construction or large renovations of arenas or ice rinks of similar size and complexity in a similar environment for major collegiate athletic programs or professional teams. UCONN may, in its sole judgement and discretion, consider and accept in lieu of one or more ice rinks project examples, project relevant experience that can demonstrate sufficient experience in the construction or renovation of large athletic projects, indoor practice facilities, performance centers and/or recreational facilities greater than 75,000 square feet in size. For a project to be considered, the value of that project must have a minimum value of **\$30,000,000**. In addition, submitting firms must demonstrate relevant experience in completing projects that have attained LEED Certified or higher. A detailed description of the work performed and how it relates to the scope of work outlined in the Prequalification Application shall be included.

Threshold Building Project:

This project is a "Threshold Building" project.

All contractors and major subcontractors must possess, at the time the Application is submitted, a valid license, registration or certification issued by the Department of Consumer Protection in accordance with Connecticut General Statutes Sec. 20-341gg if a project(s) is for a "Threshold Building" as defined in Connecticut General Statutes Sec. 29-276b. (Pursuant to C.G.S. §29-276b, the term "threshold limit" shall apply to any structure or addition thereto (1) having four stories, (2) sixty feet in height, (3) with a clear span of one hundred fifty feet in width, (4) containing one hundred fifty thousand square feet of total gross floor area, or (5) with an occupancy of one thousand persons. If a joint venture, all joint venture partners shall be licensed, registered or certified).

Supplier Diversity Requirements:

If prequalified, as is the case with most deferred maintenance, major renovation, and new construction projects, the awarded Construction Manager is advised that they must award thirty percent (30%) or more of the cost of the work of the Construction Manager's Guaranteed Maximum Price contract to certified SBE's and, of that amount, one-third (10% of the total award) or more must be awarded to SBE's who are also MBE's. The Construction Manager is responsible for ensuring that the SBE's/MBE's they have elected are eligible contractors, and that they meet state requirements. In support of the 30/10 goal, it is suggested that a thoughtful approach be considered in package size, value, and design to encourage SBE/MBE opportunities.