

HOCKEY REQUESTS FOR INFORMATION

UPDATED: October 31, 2017

QUESTIONS	ANSWERS
1 Is Geotechnical available on both or either University site?	Geotechnical investigation has not been done on either of the University sites
2 Is the latest Master Plan available for the University?	The University Master Plan is available at: http://masterplan.uconn.edu/ . The 2015 Master Plan shows and discusses expansion of the Freitas Arena. Parcel B is not shown or discussed in the 2015 Master Plan. The 2012 Tech Park Master Plan is on the website as well, but it also does not show or discuss the development of Parcel B as a site for a hockey arena, but the goal would be to abide by the character and density guidelines in the document for this parcel.
3 Is Wetlands information available on either University site?	Wetlands delineation for both University properties is now posted to the RFEI website
4 What University approval process will the project have to go through?	The developer will work with UPDC and the University Administration on a development agreement, which will be subject to final approval by the Board of Directors. Thereafter, the developer will work with UConn Athletics and UConn UPDC for approvals related to site planning and design. The development will be subject to the State CEPA approval process, which typically takes 9 - 12 months, and ultimately, subject to either OSBI or UConn Building Official's approval to attain a permit to build.
5 Can you provide current and past operating and expense results for the existing rink?	The University does not run the current ice rink as a business unit, therefore full revenue and expense statements are not available. Revenue from non-University sources was \$252,762 in 2016-2017 and \$263,471 in 2015-2016, and the average rental rate was \$225/hour. The University does not charge Athletics or Residential Life for the use of the ice and does not itemize/comingle expenses with all other Athletic facilities
6 Can Standing Room space be utilized to meet the seating requirements of 3,500, and if so, what is the allowable maximum Standing Room occupancy?	Standing room cannot be utilized to meet the seating requirements. The minimum number of actual seats must be no less than 3,500.
7 What is the extent of FF&E that the University intends on being responsible for?	The University did not plan on being responsible for any of the FF&E for the development, but is also not adverse to discussions over whether it would be beneficial for the University to supply certain types of FF&E.

<p>8 Beyond what is listed in the RFEI, what University guidelines or requirements must the project adhere to, and is there any other University needs related to hiring, staffing, etc.?</p> <p>9 Does the University have a preferred delivery method, including but not limited to, private public partnership or turnkey development agreement?</p> <p>10 Please provide preliminary scheduling goals, including critical milestones, construction completion and occupancy dates.</p> <p>11 Are architectural documents of the existing Freitas Ice Arena available?</p> <p>12 Will the construction phase be subject to specific bidding requirements such as UConn contractor prequalification procedures, workforce diversity participation, prevailing wages, etc.?</p>	<p>If the University is not an equity investor, then the requirements of the development will solely be those that are negotiated between the parties. If the University is an equity investor, then the University Design Standards and Guidelines (located at: http://updc.uconn.edu/contractors-working-at-uconn/) will most likely apply to the development. There are no requirements to hire University staff or students to operate the development, however there may be opportunities for partnership in this area.</p> <p>As indicated in the RFEI, the University's preference is to keep its equity investment in the development to a minimum. The University has no preference as to the development structure and is open to P3's, turn-key development agreements or any other flexible or creative structure.</p> <p>We anticipate several months will be required to complete the development agreement and scope of work for the development. We would anticipate the design process and CEPA approval process will run concurrently and take approximately one year. Ideally, the arena would be available for the start of the hockey season in October 2019, but at the latest for October 2020.</p> <p>The floor plan of the existing Freitas Arena has now been posted to the RFEI website.</p> <p>If the University is not an equity investor in the development, and it is just a private development on State property with the University as one of possible many users, then the UConn procurement and construction phase requirements will likely not apply. If the University is an equity investor in part or all of the development, then the University procurement and construction phase procedures, including diversity and prevailing wage requirements, will apply to that part or all of the project.</p>
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