

December 3, 2025

TO: Members of the Board of Trustees

FROM: Reka Wrynn *Reka Wrynn*
Interim Vice President for Finance

RE: Project Budget for Gampel Pavilion Renovation (Revised Final: \$99,400,000)

RECOMMENDATION:

That the Board of Trustees approve the Revised Final Budget of \$99,400,000, as detailed in the attached project budget, for the Gampel Pavilion Renovation project, for construction. This reflects an increase of \$63,400,000 to the previously approved Final budget of \$36,000,000. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approve the use of \$99,400,000 in UCONN 2000 Bond Funds for the Gampel Pavilion Renovation project."

BACKGROUND:

The University is set to advance its efforts to upgrade Athletic Facilities by undertaking major renovation of the Harry A. Gampel Pavilion on the Storrs Campus, to modernize the facility and create more revenue-generating facilities. As a prominent University landmark, Gampel Pavilion is the home of the men's and women's basketball teams and the men's golf team. The facility opened in January 1990 and totals more than 171,000 square feet in the domed arena.

The goal is to upgrade Harry A. Gampel Pavilion to enhance the daily experience for student-athletes and visitors by instilling a sense of Husky pride by offering first-class facilities that support player development and recruitment, as well as to introduce new premium clubs and concession options for fans. The planning of the Gampel Pavilion renovation and the market survey to identify potential revenue sources and strategies for maximizing income within the arena are ongoing.

This funding increase will support the construction phase of the project, encompassing roof repairs, interior renovations, installation of fixed seating structures, expansion of interior and exterior spaces, and IT system upgrades within the new seating structure and lower bowl. It will also enable the University to retain the services of a Construction Manager to oversee the remaining project phases.

Gampel Pavilion renovations will not be able to achieve LEED certification, as the scope of work does not include façade replacement or full mechanical and electrical system upgrades throughout the facility. Without comprehensive replacement of these systems – many of which are not feasible due to space and structural constraints – LEED certification cannot be obtained. However, the project is focused on enhancing building performance to improve heat recovery, ventilation, and overall energy efficiency. These efforts aim to reduce electrical and gas consumption while continuing to integrate new systems with the campus-wide steam and chilled water infrastructure.

During the design phase, it was determined that the 39-year-old HVAC system requires significant improvements that were not included in the original project scope and budget. These upgrades are essential to mitigate condensation within the arena during events and prevent water accumulation and dripping onto the court surface.

The Revised Final Budget for Construction is attached for your information.

Attachments

CAPITAL PROJECT BUDGET REPORTING FORM

TYPE BUDGET: **REVISED FINAL**

PROJECT NAME: **GAMPEL PAVILION RENOVATION**

	APPROVED PLANNING 10/11/2024	APPROVED REVISED PLANNING 10/30/2024	APPROVED DESIGN 2/26/2025	APPROVED FINAL¹ 6/25/2025	PROPOSED REVISED FINAL 12/3/2025
<u>BUDGETED EXPENDITURES</u>					
PRC					
CONSTRUCTION	\$ -	\$ 1,100,000	\$ 1,350,000	\$ 20,000,000	\$ 75,000,000
DESIGN SERVICES	100,000	100,000	5,000,000	5,000,000	5,100,000
TELECOMMUNICATIONS	-	-	-	3,500,000	4,250,000
FURNITURE, FIXTURES AND EQUIPMENT	-	-	-	-	5,550,000
CONSTRUCTION ADMINISTRATION	-	-	-	2,000,000	2,600,000
OTHER AE SERVICES (including Project Managem	250,000	250,000	1,800,000	1,800,000	780,000
ART	-	-	-	-	-
RELOCATION	-	-	-	-	250,000
ENVIRONMENTAL	-	-	-	-	200,000
INSURANCE AND LEGAL	5,000	5,000	10,000	10,000	20,000
MISCELLANEOUS	-	-	-	50,000	150,000
OTHER SOFT COSTS	-	-	-	140,000	-
SUBTOTAL	\$ 355,000	\$ 1,455,000	\$ 8,160,000	\$ 32,500,000	\$ 93,900,000
PROJECT CONTINGENCY	120,000	145,000	840,000	3,500,000	5,500,000
TOTAL BUDGETED EXPENDITURES	<u>\$ 475,000</u>	<u>\$ 1,600,000</u>	<u>\$ 9,000,000</u>	<u>\$ 36,000,000</u>	<u>\$ 99,400,000</u>
<u>SOURCE(S) OF FUNDING*</u>					
UConn 2000 BOND FUNDS	\$ 475,000	\$ 1,600,000	\$ 9,000,000	\$ 36,000,000	\$ 99,400,000
TOTAL BUDGETED FUNDING	<u>\$ 475,000</u>	<u>\$ 1,600,000</u>	<u>\$ 9,000,000</u>	<u>\$ 36,000,000</u>	<u>\$ 99,400,000</u>

¹ Budget includes design of full project and construction of Phase I improvements

* This budget reflects the University's current intended source(s) of funding for the specified project. The University may adjust this funding plan in order to ensure compliance with applicable federal and state law(s) or to strategically utilize all fund sources, within the approved budget amount, as appropriate.

*BOT 12.3.25
300284*

GAMPEL PAVILION RENOVATION

Project Budget (REVISED FINAL)

December 3, 2025



Phase 1 Construction - In Progress



Phase 1 Construction - Seating Complete- South Side

RESOLUTION RE:
GAMPEL PAVILION RENOVATION (REVISED FINAL: \$99,400,000)

BE IT RESOLVED that the University of Connecticut Board of Trustees approves the use of \$99,400,000 in UCONN 2000 Bond Funds for the Gampel Pavilion Renovation project.

It is hereby certified that the foregoing resolution was duly authorized by the Board of Trustees on December 3, 2025.

Bryan K. Pollard, Secretary

Date