



NYC Build it Back
NYC Department of Design and Construction
Community Recovery Construction Management
Pre-Solicitation Conference
September 9, 2014



Pre-Solicitation Conference Agenda

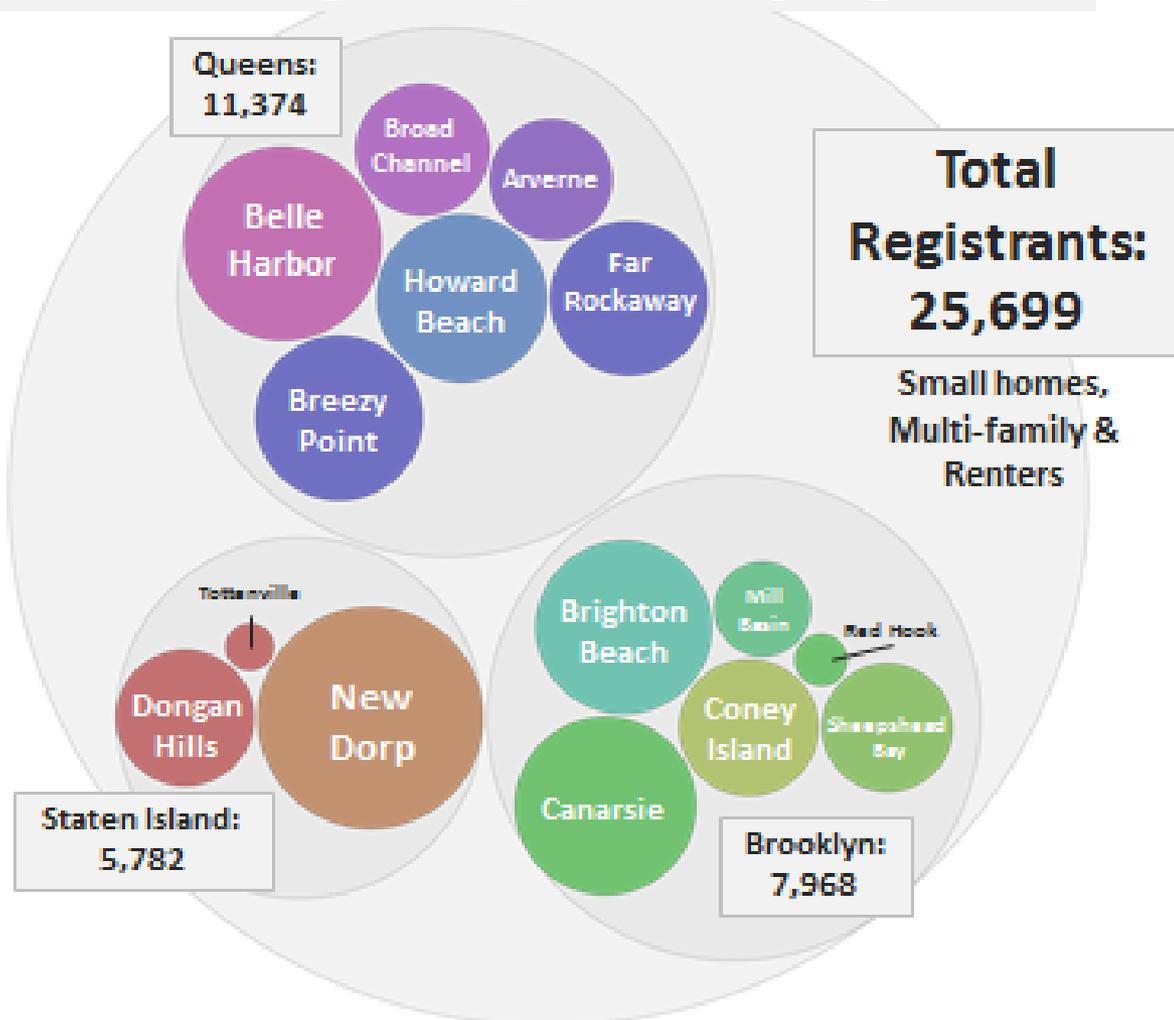
- 1. Introduction: Bill Goldstein**
- 2. Build it Back Program Overview, Needs, and Anticipated Scope: Amy Peterson**
- 3. Build it Back Program Background: Danielle Grillo**
- 4. Industry Feedback: Commissioner Feniosky Peña-Mora**

- **The City is committed to helping New Yorkers impacted by Hurricane Sandy repair, elevate, and rebuild their homes.**
- **Over 15,000 homeowners across the Sandy impacted areas have applied for our program.**
- **We estimate that almost 5,000 homes will need to be elevated. These are 1-4 unit single-family homes, including attached homes and row-houses.**
- **We estimate that approximately 10,000 1-4 unit single-family homes will require repairs.**
- **Over 500 homes will be full rebuilds**

Core Build it Back Programs

- ❑ **Single Family Dwellings** (Approximately 20,000 dwellings) Includes Rehabilitation, Rebuild, Acquisition, and Reimbursements and is largely administered by HRO with support from HPD on the Rebuild and Acquisition programs.
- ❑ **Multifamily Buildings** (Approximately 1,000 buildings) Includes Rehabilitation, Resiliency and Reimbursements and is administered by HPD.
- ❑ **Tenant Disaster Assistance Program** Administers rental vouchers to low income tenants displaced by Sandy and is administered by HPD.

Who has signed up for the program?



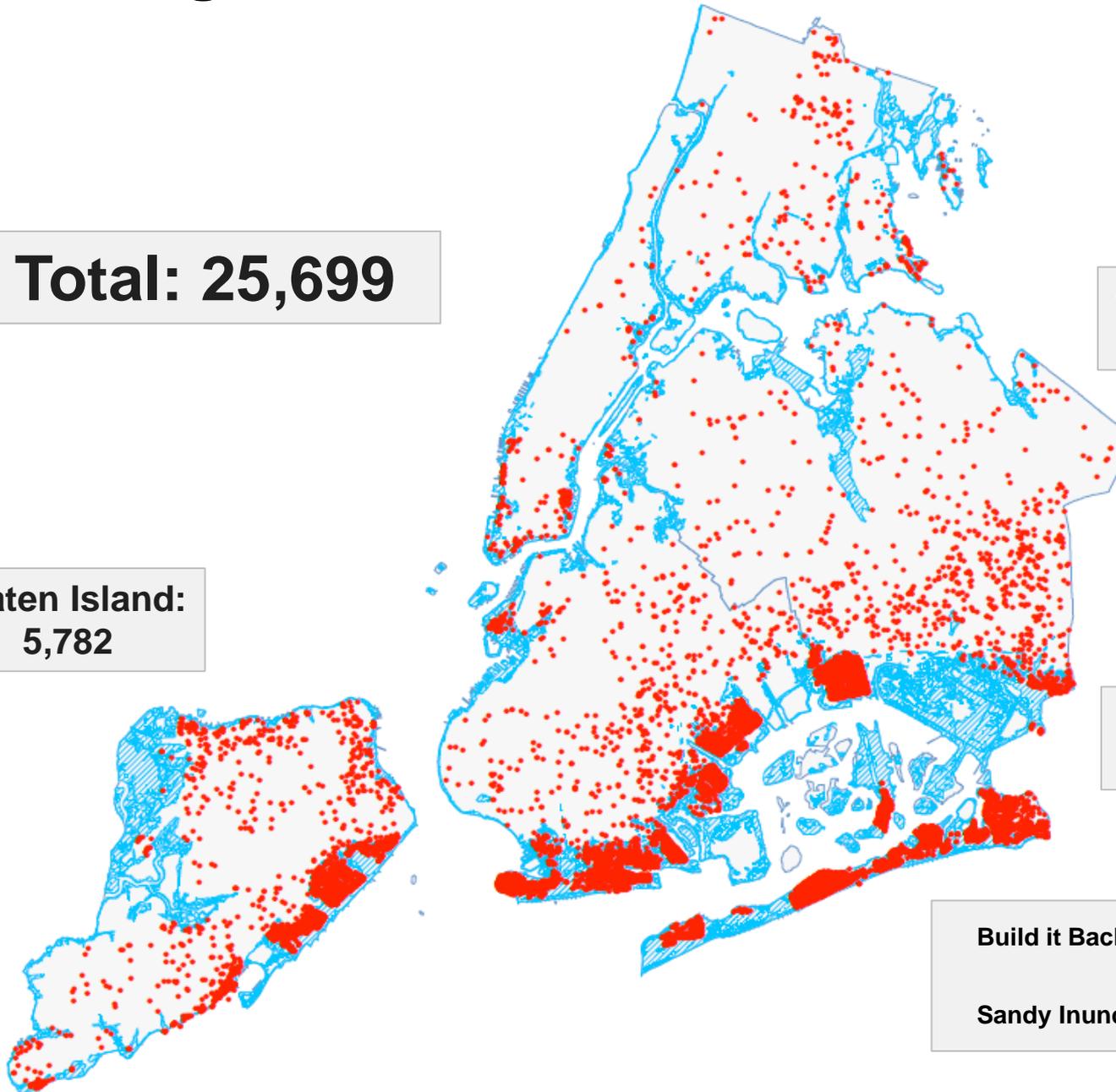
Registrants and Inundation Areas

Total: 25,699

**Queens:
11,374**

**Staten Island:
5,782**

**Brooklyn:
7,968**



Build it Back Registrant ●

Sandy Inundation Area ■

There are 5 Homeowner Pathways



Repair



Elevate + Repair



Rebuild



Reimbursement
(Homeowner
Completed Work)



Acquisition
(or Relocation in Breezy Point)

Choose Your Own Contractor Option

Use City
Contractor
(80% selection
rate)

City manages contractor, guarantee performance, established schedules to perform work – **City issues check to contractor based on progress inspections**

Choose Your
Own
Contractor
(20% selection
rate)

Owner manages contractor, greater flexibility and preference, potentially earlier start date depending on backlog -**City issues check to contractor based on progress inspections**

- 1. Coordination at community and neighborhood level – minimize impact to community**
- 2. Increase design and construction capacity**
- 3. Accelerate elevation work for homeowners – target intensive design and construction work across neighborhoods in 2015**

Complex pre-construction and design issues

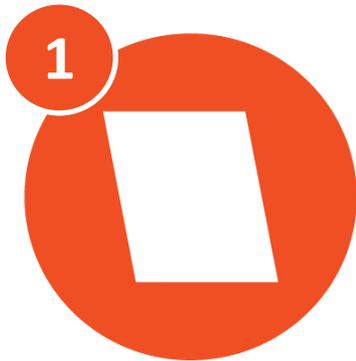
- 1. Substantial damage calculations – pathway decisions**
- 2. Flood Zones and elevation requirements**
- 3. Attached homes and coordination of multiple homeowners in and out of program**
- 4. BSA issues - Narrow lots; no legal street frontage; street widenings**
- 5. Wetlands and Coastal Erosion Hazards Areas (CEHA)**
- 6. Unmapped streets and connections to City infrastructure**

- **Sheepshead Bay, Brooklyn**
- **Gerritsen Beach, Brooklyn**
- **Coney Island, Brooklyn**
- **Midland Beach, Staten Island**
- **Cedar Grove/New Dorp, Staten Island**

Sandy Recovery Priorities

- **Commitment to helping Sandy communities recover – workforce and local businesses**
- **Section 3: Hiring locally**
- **Connection to Apprenticeship and Job Training Programs**
- **Local Law 140: Tracking wages, fringe benefits, community of residence, apprenticeship participation, and workforce development**
- **Minority and Women-Owned Businesses**

Single-Family Home Process



**Registration and
Intake Appointment**



**Document Collection
and Review**



**Damage
Assessment**



**Award
Calculation**



**Award
Decision**



**Recovery
Pathway**

- 1. Identify upcoming projects by neighborhood**
- 2. Coordinate upcoming construction with the community, City agencies, and others completing work in the community**
- 3. Coordinate, manage, and complete design services including elevation services**
- 4. Complete construction**

- **Construction Management**
 - Neighborhood coordination and management
 - Homeowner coordination, scheduling, and management
 - Design and construction coordination and planning
 - Coordination with City agencies and projects
 - Environmental Health & Safety Support
 - Quality Assurance/ Control & Auditing
 - Monitor Close-Out and Warranty Period

- **Design Services**

- Pre-Construction Services including site survey, wetland delineations, and other land use, zoning, and architectural and engineering services
- Conduct Home Inspections
- Prepare Bid Documents - Job Orders, Scopes, Plans and Specs
- Home Elevations
- As-Needed A&E Services

- **Construction**

- Elevate and repair homes

Rehabilitation (Repair) Scope of Work

• Eligible Properties

- Single family (1 to 4-unit) properties
- Moderately or substantially damaged by Hurricane Sandy
- Cost to repair is less than 75% of the cost to reconstruct

• Typical Range of Construction Work

- *Structural Repair or Replacement* (Foundations, subflooring, framing, wall, ceilings)
- *Interior Repair* (Floors and wall finish, bathroom tiles and fixtures, kitchen cabinets, appliances, interior doors and finish carpentry)
- *Exterior Repair* (doors, windows, roofing)
- *Utility and Service Equipment* (HVAC, plumbing, electrical, lighting, home elevation)
- *Accessibility* (options for eligible homeowners)
- *Environmental Remediation* (testing and abatement of mold, asbestos, lead)
- *Home Elevations*

Design Services

- CSRs schedule Design Consultation with Homeowner
- Design Specialists and Contractor develop detailed scope of repairs for property
- Homeowner signs agreements that outline program stipulations and homeowner and contractor responsibilities

Construction

- Contractor performs all repair work on property
- JOC contractor capacity is 360 homes per month (across all JOCs and Regions)
- Repair program monitors and inspects work

Closeout

- Final evaluation of construction work
- Homeowner enters 1-year warranty period

Design Consultation Tools



Bedroom4/R6

Height: 9' 2"

| | |
|---------------------------|--------------------------|
| 352.92 SF Walls | 92.50 SF Ceiling |
| 445.42 SF Walls & Ceiling | 92.50 SF Floor |
| 10.28 SY Flooring | 38.50 LF Floor Perimeter |
| 38.50 LF Ceil. Perimeter | |

| DESCRIPTION | QNTY | REMOVE | REPLACE | TOTAL |
|--|-----------|--------|---------|----------|
| 75. 1/2" water rock - hung, taped, floated, ready for paint (DIV 9)(LBP) | 445.42 SF | 0.00 | 3.54 | 1,576.79 |
| 76. Seal/prime then paint the walls and ceiling (2 coats) (DIV 9) | 445.42 SF | 0.00 | 0.66 | 293.98 |
| 77. Interior door unit - Slab Only (08211) | 1.00 EA | 0.00 | 139.31 | 139.31 |
| 78. Door knob - interiore (DIV 8) | 1.00 EA | 0.00 | 42.51 | 42.51 |
| 79. Paint door or window opening - 2 coats (per side) (DIV 9) | 2.00 EA | 0.00 | 31.81 | 63.62 |
| 80. Paint door slab only - 2 coats (per side) (DIV 9) | 2.00 EA | 0.00 | 30.25 | 60.50 |
| 81. Smoke detector (DIV 16) | 1.00 EA | 0.00 | 190.90 | 190.90 |

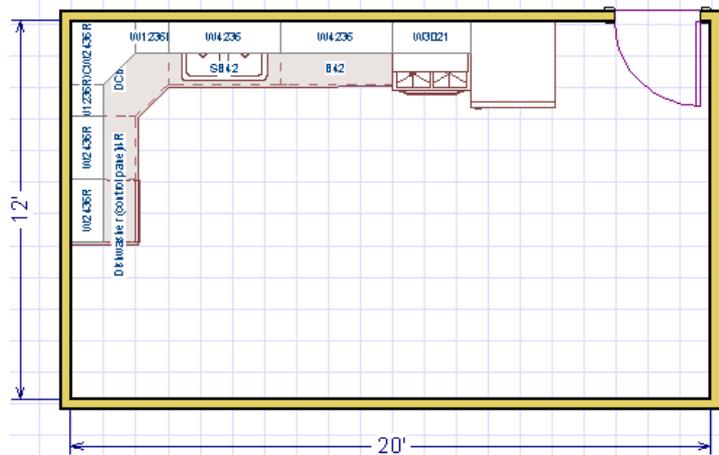
Totals: Bedroom4/R6

2,367.61

ROSS_SAMPLE

10/1/2013

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Design Consultation Procedures

Design Team, Contractor and Homeowner MUST all be present during a Design Consultation.

Pre-Site Review (min 24hrs prior)

- Review Damage Assessment
- Feasibility
- Tier II

Conduct Exterior Assessment

- Measurements
- Photo Inventory

Conduct Interior Assessment

- Fully assess all floors
- Basic floor plans
- Photo inventory

Homeowner Selections

- Develop basic kitchen/bath layouts
- Help Homeowner choose style/color

Review Prelim Scope of Work with Homeowner

- Homeowner can ask questions about work to be completed in their home
- What is eligible and ineligible?

Contractor Reviews Prelim Scope

- Contractor submits bids for any non-unit priced items
- Contractor submits appeal for any disagreements in scope

Design Team Reviews Environmental Reports

- Asbestos and mold
- Incorporate any positive results into Scope

Finalize Scope and TPA for Contractor

- Determine construction duration
- Contractor signs TPA electronically

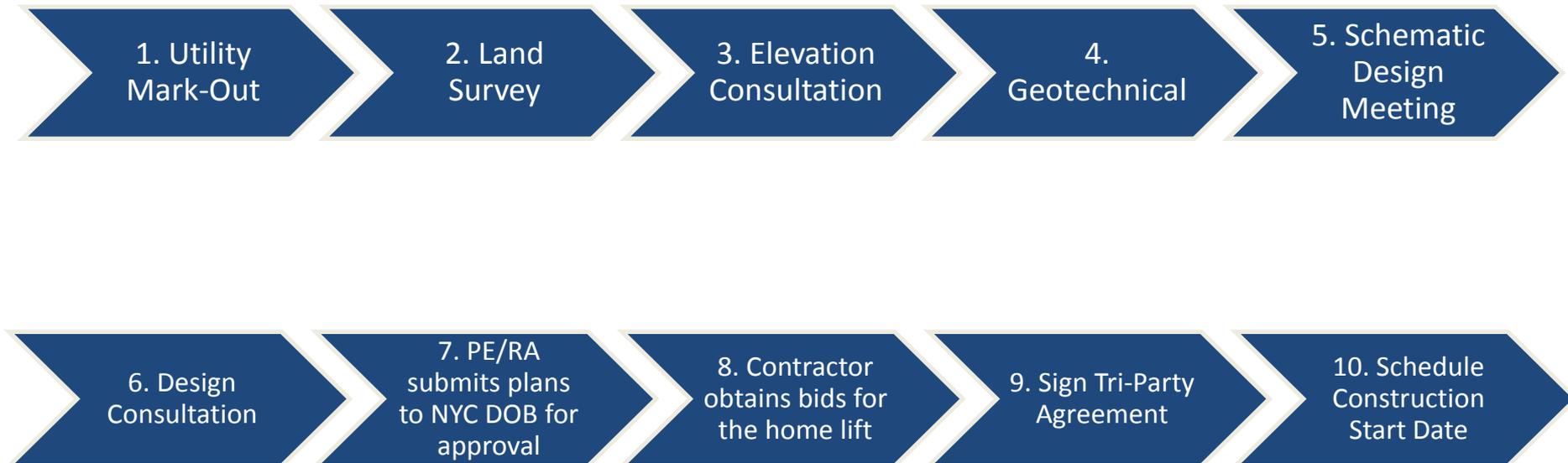
Homeowner Signs TPA

- Design Team calls Homeowner to review final Scope
- Homeowner signs TPA electronically, OR can be signed in Design Team's Office or BiB Center

Determine Construction Start Date

- BiB and Contractor work with Homeowner to set construction start date

Elevations are more complex and require multiple home visits prior to the Design Consultation:

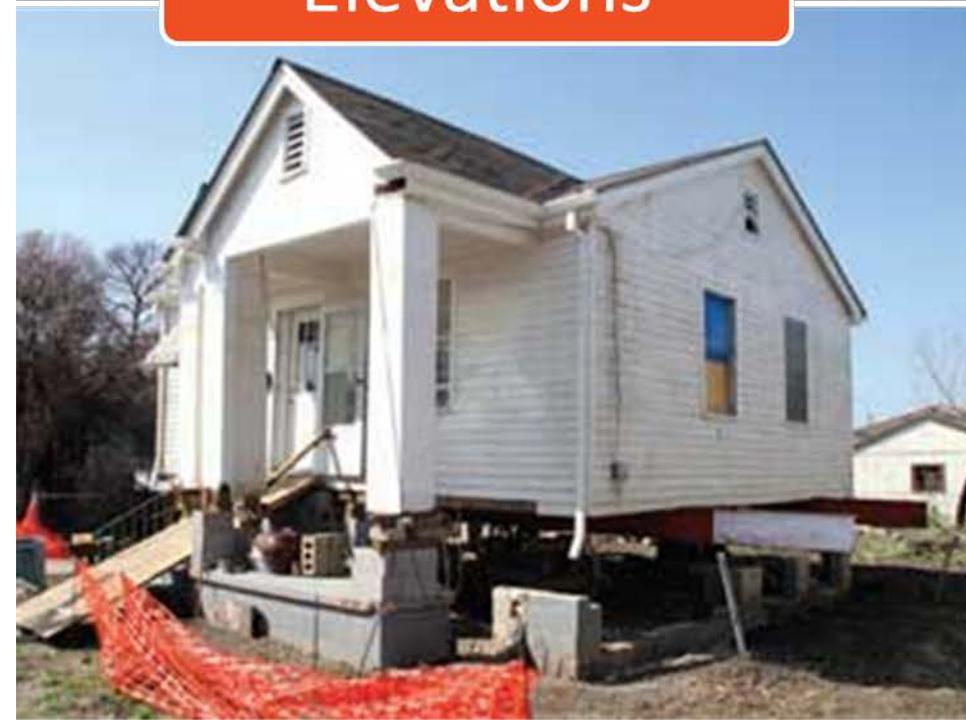




Elevations



Home Repairs



The City is requesting the industry's feedback on the use of a City Pre-Qualified List for the provision of construction services.

The construction contracts are anticipated to be held by the awarded firm(s) of this solicitation.

- 1. What is important to you in this procurement?**
- 2. What issues do you think will arise from the scope of this procurement?**
- 3. Any suggestions on how best to structure the payment model and terms?**
- 4. Would your firm be interested in bidding? Why or why not?**
- 5. Any other questions?**