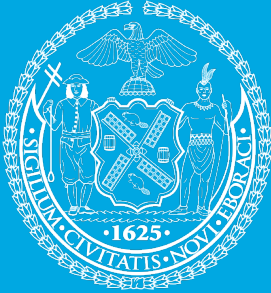


New York City Department of Design and Construction



Design-Build Program 2025 Progress Report to the New York State Legislature

I. Key Findings

Since the passage of the NYS Public Works Investment Act, DDC has been a leader in using design-build to transform capital project delivery. The agency has awarded a dozen contracts in its Design-Build Program for Public Buildings and Infrastructure, with a total value exceeding \$800 million, saving at least two years on every project, meeting the highest standards of quality and design excellence, and advancing a model of collaboration and innovation that would not be possible with traditional design-bid-build. In 2025, DDC completed the first two projects on behalf of NYC Parks just three years after Notice to Proceed (NTP) – the Orchard Beach Maintenance and Operations Facility and the Shirley Chisholm Recreation Center. Both facilities were recognized with Excellence in Design Awards from the Public Design Commission.

Within the Borough-Based Jails (BBJ) Program, DDC completed all five early works projects within budget and on schedule, taking half the time of comparable design-bid-build projects while exceeding the 30% M/WBE utilization goals. The first new building in the BBJ portfolio, the Queens Garage and Community Center, earned the agency a 2024 National Award of Excellence and an I.N.S.P.I.R.E.D Owner of the Year Award from the Design-Build Institute of America (DBIA), in recognition of DDC's transformative design-build program. DDC has awarded all four design-build contracts for the new jail facilities, with construction of the Brooklyn facility well underway and the other three facilities closely following.

Design-build delivery has dramatically expanded DDC's ability to engage M/WBEs and local workforce, and the agency prioritizes robust participation by City and State-certified M/WBEs on all design-build projects. DDC sets mandatory disaggregated M/WBE participation goals for design-build projects: 30% during both the design and construction phases, allocated to 10% Hispanic, 10% Black, and 10% Unspecified. Using best value selection, DDC evaluates teams on both their past performance and proposed approach to engaging M/WBEs, and teams are now required to include an M/WBE and Community Engagement Executive as part of their key personnel. After award, design-builders are required to host "Join the Team" events to highlight subcontracting and workforce opportunities and, in 2025, teams started these outreach efforts as early as two days after NTP.

DDC is expanding its design-build program with major new projects like the East Side Greenway 14th Street Connector in Manhattan that will leverage the transformative potential of design-build across project types throughout New York City.

Borough-Based Jails

Following City Council approval of the Borough-Based Jails program in 2019, DDC advanced multiple projects using a design-build delivery method, significantly accelerating schedules compared to traditional design-bid-build. Across projects, design-build reduced delivery timelines by an average of three years per project, all while staying on-time and on-budget.

To prepare sites across the Bronx, Brooklyn, Manhattan, and Queens for new facilities, four dismantling and site preparation procurements advanced concurrently. Requests for Proposals were received in summer 2021, and notices to proceed were issued in December 2021 for dismantling the Brooklyn, Manhattan, and Queens facilities, as well as for site preparation at the Bronx location. All dismantling projects were completed on time and on budget. On average, these efforts were forecast to take 6 years under a design-bid-build delivery method but under design-Build, they were completed within 3 years.

Queens Garage and Community Space

One month after the City Council approved the Borough-Based Jails program in late 2019, DDC released its first Request for Qualifications (RFQ), pursuant to State law. A Request for Proposals (RFP), the second step of the two-step procurement process required by State law, was released in June 2020. By March 2021, a design-build team had been selected and preparation work for the site had begun. In May 2023, the project reached Substantial Completion, and in June 2023, DOT opened the parking facility.

Forecast design, procurement and construction duration using design-bid-build:

6 years

Actual procurement, design and construction duration using design-build:

3 years

Total time savings:

3 years

M/WBE participation at project closeout:

Design: 45%

Construction: 44%



Queens Garage
and Community
Space

Borough-Based Jails

Facility Dismantling and Site Preparation

Four procurements advanced concurrently to prepare the Bronx, Brooklyn, Manhattan and Queens sites for new buildings. RFP responses were received during the summer of 2021, and DDC issued notice to proceed for dismantling existing Brooklyn, Manhattan, and Queens facilities in December 2021. Site preparation notice to proceed for the Bronx location was issued at the same time. Dismantle projects were completed on time and on budget.

Forecast design, procurement and construction duration using design-bid-build:

6 years (average)

Forecast procurement, design and construction duration using design-build:

3 years (average)

Total estimated time savings:

3 years

M/WBE participation at project closeout:

Design: 48%

Construction: 54%

Brooklyn Facility

RFQ was released in fall 2021 followed by RFP in spring 2022. Proposals were received November 2022 and notice to proceed was issued June 2023. Phase 1 completion was completed fall 2024 and substantial completion is anticipated for spring 2029.

Forecast design, procurement and construction duration using design-bid-build:

12 years

Forecast procurement, design and construction duration using design-build:

6-7 years

Total estimated time savings:

5-6 years

M/WBE participation as of February 2026*:

Design: 30%

Construction: 16%

*M/WBE percentages have increased in subsequent months as both design and construction have proceeded. Participation is expected to meet the 30% design and 30% construction goals.

Borough-Based Jails

Bronx Facility

RFQ was issued fall 2021, followed by RFP fall 2022. Proposals were received fall 2023 and Notice to Proceed for both was issued fall 2024. Site is in Phase I with substantial completions anticipated for 2031.

Forecast design, procurement and construction duration using design-bid-build:

12 years

Forecast procurement, design and construction duration using design-build:

6-7 years

Total estimated time savings:

5-6 years

M/WBE participation as of February 2026*:

Design: 28%

Construction: Not yet applicable

*M/WBE percentages have increased in subsequent months as both design and construction have proceeded. Participation is expected to meet the 30% design and 30% construction goals.

Queens Facility

RFQ was issued fall 2021, followed by RFP summer 2022. Proposals were received fall 2023 and Notice to Proceed was issued fall 2024. Site is in Phase I with substantial completions anticipated for 2031.

Forecast design, procurement and construction duration using design-bid-build:

12 years

Forecast procurement, design and construction duration using design-build:

6-7 years

Total estimated time savings:

5-6 years

M/WBE participation as of February 2026*:

Design: 29%

Construction: Not yet applicable

*M/WBE percentages have increased in subsequent months as both design and construction have proceeded. Participation is expected to meet the 30% design and 30% construction goals.

Borough-Based Jails

Manhattan Facility

RFQ was issued fall 2023 and RFP was issued early 2024. Notice to proceed was issued in spring 2025 with substantial completion in 2032.

Forecast design, procurement and construction duration using design-bid-build:

12 years

Forecast procurement, design and construction duration using design-build:

6-7 years

Total estimated time savings:

5-6 years

M/WBE participation as of February 2026*:

Design: 13%

Construction: Not yet applicable

*M/WBE percentages have increased in subsequent months as both design and construction have proceeded. Participation is expected to meet the 30% design and 30% construction goals.

Design-Build Programs for Public Buildings and Infrastructure

Immediately upon passage of the Public Works Investment Act, DDC established a design-build pilot program – partnering with national experts in design-build delivery to train staff at DDC and across the City, staffing a program management team, preparing new procurement and contract documents, and commencing procurements for several priority projects.

Since the pilot program was established, DDC has awarded twelve design-build projects for Public Buildings and Infrastructure valued at over \$800 million. The first two projects were completed in 2025, with an additional seven projects scheduled for completion in 2026. An additional three projects are currently in procurement and not yet awarded, with others in the pipeline.

In 2024, DDC centralized design-build staff into a single Alternative Delivery Unit directly responsible for overseeing projects in the portfolio. This transformation, which parallels the recommendations of the 2022 State of Practice Report by ACEC Research Institute, has allowed the agency to build dedicated expertise in all aspects of design-build project delivery. The agency continues to refine its approach to contract administration, design management, regulatory review and approvals processes, and quality management oversight, integrating lessons learned into all design-build projects.

II. Description of Each Design-Build Contract

Portfolio Summary*

DDC's current design-build portfolio includes 23 projects valued at over \$14 billion. These projects fall within two separate programs – the Borough-Based Jails Program, which is being administered as a standalone program authorized in 2018 prior to the PWIA, and the Design-Build Program for Public Buildings and Infrastructure authorized under the 2019 PWIA.

Within the Borough-Based Jails Program, DDC awarded a program management contract in April 2019, and in October 2019, the New York City Council approved the City's plan to close the jails on Rikers Island and build a network of smaller, safer, and fairer borough-based jail facilities. DDC completed five early works projects within the program and is currently working toward the construction of four new jail facilities on behalf of the NYC Department of Correction.

Within the Design-Build Program for Public Buildings and Infrastructure, DDC's portfolio includes new recreation and community facilities for NYC Parks, HRA, and NYCHA; operational facilities for NYC Parks and DOT; pedestrian ramps and raised crosswalks for NYC DOT, deep sewer manholes for the NYC Department of Environmental Protection, and other projects. DDC selects projects for this program on a rolling basis during Front End Planning, balancing individual project characteristics, community and administration goals, and program capacity.

** DDC implements design and construction work on behalf of sponsors, which include other City agencies and public entities, some of which also received design-build authorization. This section of the report addresses the projects under DDC management; some projects in the remainder of the report are self-initiated and self-managed by the other entities.*

Design-Build Contract Terminology

This section uses terminology specific to design-build procurement and contracting:

- In a **lump sum contract**, the proposer provides the total cost at proposal, which becomes basis of the award.
- In a **guaranteed maximum price (GMP)** structure, the proposer provides a target GMP at proposal that is then adjusted post-award to a binding GMP. The proposal includes a commitment to soft costs (i.e., professional services including design and pre-construction); then, after the contract is awarded and design and pre-construction services have advanced to better define the work, the binding price for construction work and associated costs is negotiated.

Program	Projects	Total Value
BOROUGH-BASED JAILS PROGRAM	9	\$13,369,200,000*
DB PROGRAM FOR PUBLIC BUILDINGS AND INFRASTRUCTURE	14	\$1,012,500,000
PUBLIC BUILDINGS	9	\$670,000,000
INFRASTRUCTURE	5	\$342,500,000
	23	\$14,381,700,000

* Note that the Borough-Based Jails overall publicly stated \$15 billion cost includes associated expenses that do not fall under design-build.

Borough-Based Jails Program

BBJ-QGAR Queens Garage and Community Space - COMPLETED

Sponsor: Department of Transportation	Contract Type: Lump sum
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Description: Construction of new multi-level Garage with Community Space as part of the Borough-Based Jails program.

BBJ-MDSS Manhattan Dismantle and Swing Space

Sponsor: Department of Correction

Contract Type: Lump sum

Description: Dismantle of existing Manhattan Facility and construction of swing space/interim sallyport.

BBJ-QDSS Queens Dismantle and Swing Space

Sponsor: Department of Correction

Contract Type: Lump sum

Description: Dismantle of existing Queens Facility and construction of swing space/interim sallyport.

BBJ-KDSS Brooklyn Dismantle and Swing Space

Sponsor: Department of Correction

Contract Type: Lump sum

Description: Dismantle of existing Brooklyn Facility and construction of swing space/interim sallyport.

BBJ-XSP Bronx Site Preparation

Sponsor: Department of Correction

Contract Type: Lump sum

Description: Site preparation of existing NYPD Bronx Tow Pound for future BBJ Facility, including removal of debris and ground leveling.

BBJ-KFAC Brooklyn BBJ Facility

Sponsor: Department of Correction

Contract Type: Phase 1 Lump Sum,
Phase 2 GMP converted to Lump Sum

Description: Construction of new Brooklyn Facility as part of the Borough-Based Jails program. This will be a 1040-bed facility focusing on reentry services.



Brooklyn
Borough-Based
Jails Facility

BBJ-MFAC Manhattan BBJ Facility

Sponsor: Department of Correction

Contract Type: Phase 1 Lump Sum,
Phase 2 GMP converted to Lump Sum (TBD)

Description: Construction of new Manhattan Facility as part of the Borough-Based Jails program. This will be a 1040-bed facility focusing on reentry services.

BBJ-QFAC Queens BBJ Facility

Sponsor: Department of Correction

Contract Type: Phase 1 Lump Sum,
Phase 2 GMP converted to Lump Sum (TBD)

Description: Construction of new Queens Facility as part of the Borough-Based Jails program. This will be a 1040-bed facility focusing on reentry services.

BBJ-XFAC Bronx BBJ Facility

Sponsor: Department of Correction

Contract Type: Phase 1 Lump Sum,
Phase 2 GMP converted to Lump Sum (TBD)

Description: Construction of new Bronx Facility as part of the Borough-Based Jails program. This will be a 1040-bed facility focusing on reentry services.

Design-Build Program for Public Buildings and Infrastructure

Public Buildings Projects

SANDY4-50 Rockaway Operational Headquarters

Sponsor: NYC Parks

Contract Type: Lump sum

Description: Construction of a new, resilient facility for a Parks operational headquarters in the Rockaways. The new facility will consist of elevated shop space for maintenance activities as well as elevated and ground level storage, elevated office space, locker rooms, and bathrooms.

Reasons for selecting project for DB: A Parks priority project with defined performance criteria and potential for schedule savings. Presents opportunity to standardize maintenance facilities across the Parks portfolio.

P-1ORCHMO Orchard Beach Maintenance and Operations Building Site Work & New Construction

Sponsor: NYC Parks

Contract Type: Lump sum

Description: Construction of a new building that will house material and equipment storage and a variety of Parks offices to meet a range of critical operational needs; includes an enclosed yard.

Reasons for selecting project for DB: A Parks priority project with defined performance criteria and potential for schedule savings. Presents opportunity to standardize maintenance facilities across the Parks portfolio.

NDF-CRLYN Mary Cali Dalton Recreation Center

Sponsor: NYC Parks

Contract Type: GMP Procurement,
Lump sum binding proposal

Description: New construction of a recreation center within the Lyons Pool complex with a variety of amenities and flexible programming spaces.

Reasons for selecting project for DB: A community priority project with a complex scope of work, including third-party coordination, that will benefit from close coordination between design and construction team experts to accelerate delivery to the community.

HAM17GHSE Marlboro Greenhouse

Sponsor: New York City Housing Authority

Contract Type: Lump sum

Description: New building to house a greenhouse, community kitchen, and educational spaces for the Campaign Against Hunger in NYCHA-owned Marlboro Houses in Brooklyn.

Reasons for selecting project for DB: A project with a complex scope, site conditions, and specialized agricultural equipment that will benefit from an integrated team.

P-217SCRC Shirley Chisholm Recreation Center

Sponsor: NYC Parks	Contract Type: Lump sum
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Description: New recreation center at Nostrand Playground in Flatbush, Brooklyn that will include an indoor pool and kitchen for cooking classes.

Reasons for selecting project for DB: A community priority project with a complex scope of work, including specialized indoor aquatic equipment, that will benefit from close coordination between design and construction team experts to accelerate delivery to the community.

HR25BRCS Brownsville Multi-Service Center

Sponsor: Human Resources Administration	Contract Type: Lump sum
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Description: Demolition, design, and construction of a new multi-service center. This new building will have sufficient space to accommodate the needs of an anchor tenant and also returning (or new) community-based organizations.

Reasons for selecting project for DB: A City priority project with a complex scope of work, including demolition and site constraints, that will benefit from close coordination between design and construction team experts to accelerate delivery to the community.

HWHARPADM Harper Street Administrative Building

Sponsor: Department of Transportation	Contract Type: Lump sum
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Description: Construction of a new administration and personnel facility for DOT, including demolition of the existing building and associated trailers to create space for vehicle storage. Work also includes site improvements, such as infrastructure upgrades to the DOT yard, which will focus on resiliency and sustainability while optimizing the functionality and performance needs of daily operation.

Reasons for selecting project for DB: A DOT priority project with a complex scope of work, including phased construction for continuous site operations, that will benefit from close coordination between design and construction team experts to optimize delivery and minimize disruption to DOT operations on site.



Shirley Chisholm
Recreation Center

P-412RWR1 Roy Wilkins Recreation Center

Sponsor: NYC Parks	Contract Type: Lump sum
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Description: Construction of a new recreation facility within Roy Wilkins Park in Queens, consisting of a variety of amenities, including swimming pool, running track, gymnasium, and fitness rooms.

Reasons for selecting project for DB: A community priority project with a complex scope of work, including specialized indoor aquatic equipment, that will benefit from close coordination between design and construction team experts to accelerate delivery to the community.

MURPHCOMF, P-413SCS1, P-4DSTG06, P-108VCCS, P-303ERPR Parks Public Restroom Buildings Bundle

Sponsor: Department of Parks and Recreation	Contract Type: GMP
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Description: Construction of five new public restroom buildings located in Van Cortlandt Park, Kissena Park, Brookville Park, East River Park, and Murphy Brothers Playground.

Reasons for selecting project for DB: Priority projects for Parks to accelerate delivery of public restrooms to communities. DB contract will bundle multiple project locations using standardized prescriptive and performance criteria, achieving economies of scale and allowing for innovation with phasing and site condition solutions.

Infrastructure Projects

HWP20MXQC Pedestrian Ramps

Sponsor: Department of Transportation	Contract Type: Lump sum
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Description: Complex pedestrian ramp installation across Manhattan, Queens and the Bronx

Reasons for selecting project for DB: Standard scope of work across the portfolio that can be replicated, and performance can be measured from project to project. If pilot execution is successful, potential to realize significant time savings on overall Pedestrian Ramps program.

HWMMLEXAV Lexington Avenue Pedestrian Safety Improvements

Sponsor: Department of Transportation

Contract Type: Lump Sum

Description: Construction of seven curb and sidewalk extensions along the east side of Lexington Avenue between East 41st and East 48th Streets, ensuring that all corner ramps and pedestrian crossings in the project area are built to ADA compliance.

Reasons for selecting project for DB: Well-defined scope with significant sub-surface investigation complete. Major priority for the City and East Midtown Governing Group.

HWCRADB Raised Crosswalks

Sponsor: Department of Transportation

Contract Type: GMP

Description: Installation of raised crosswalks for traffic calming in all five boroughs of NYC

Reasons for selecting project for DB: The Raised Crosswalks project is a high priority for the City of New York to provide pedestrian safety in high traffic zones. The design-build method will allow DDC to phase the work based on complexity, achieving greater efficiency and the timely delivery of safety improvements.

SEKDSMH23 - Deep Sewer Manholes

Sponsor: Department of Environmental Protection

Contract Type: Lump sum

Description: Rehabilitation of existing deep sewer manholes at risk of failure in the borough of Brooklyn.

Reasons for selecting project for DB: This project is the first of DEP's program for the rehabilitation of deep sewer manholes. Design-build was selected as the delivery method to explore innovative technology, addressing aging infrastructure and complex site conditions to mitigate potential cave-ins and sinkholes.

HBFDR14BP East Side Greenway 14th Street Connector

Sponsor: NYC Parks

Contract Type: GMP

Description: The proposed East Side Greenway 14th Street Connector will be an outboard esplanade in the East River that provides a widened connection for pedestrians and bicyclists where the existing Manhattan Greenway narrows to a width of four feet between the Con Edison facility on the East and the FDR Drive Highway on the West (the "pinch point"), between E.13th Street and E.15th Street.

Reasons for selecting project for DB: This project is unique to our portfolio and would benefit from the innovation design-build allows to solve for the various physical and operational site constraints.

III. Short Lists of Each Project

Because design-build is new to public works in New York City, DDC has positioned its program to expand the field while building expertise and capacity within the industry. DDC's design-build procurement participation from FY21 to FY26 demonstrates that high-caliber industry leaders choose to participate, with shortlisted and awarded firms including both seasoned partners and those who have never done business with the City.

DDC utilizes a two-step procurement process pursuant to the 2019 State Law. First, interested teams may submit Statements of Qualifications (SOQ), which are evaluated and scored by the selection teams. After that, the highest-evaluated teams are short-listed and may participate in the Requests for Proposals (RFP) phase. Included here is a summary of each project's short list and the complete list of proposers for each project. Short lists are determined based on general capability, capacity, qualifications, experience, and past performance. In alignment with industry best practices, DDC's best value selection process prioritizes design, quality, past performance, and qualifications over price. The table below highlights the number of submissions DDC received from vendors found responsive.

Division / Program	Project Name	# of Respondents	Status	Next Steps
BOROUGH-BASED JAILS PROGRAM	Queens Garage and Community Space	9	Substantial Completion	Closeout
	Manhattan Dismantle and Swing Space	3	Substantial Completion	Closeout
	Queens Dismantle and Swing Space	5	Substantial Completion	Closeout
	Brooklyn Dismantle and Swing Space	5	Substantial Completion	Closeout
	Bronx Site Preparation	12	Substantial Completion	Closeout
	Brooklyn Facility	2	In Design	Construction
	Bronx Facility	2	In Design	Construction
	Queens Facility	2	In Design	Construction
	Manhattan Facility	2	Procurement	Award
PUBLIC BUILDINGS	Rockaway Operational Headquarters	17	Construction	Substantial Completion
	Orchard Beach Maintenance and Operations Building Site Work & New Construction	18	Substantial Completion	Closeout
	Mary Cali Dalton Recreation Center	11	Construction	Substantial Completion
	Marlboro Greenhouse	16	Construction	Substantial Completion
	Shirley Chisholm Recreation Center	14	Substantial Completion	Closeout
	Brownsville Multi-Service Center	7	Construction	Substantial Completion
	Harper Street Administrative Building	9	Construction	Substantial Completion
	Roy Wilkins Recreation Center	12	In Design	Completion
	Parks Public Restroom Buildings Bundle	11	In Design	Construction
INFRASTRUCTURE	Pedestrian Ramps	12	Construction	Substantial Completion
	Lexington Avenue Pedestrian Safety Improvements	10	Construction	Substantial Completion
	Raised Crosswalks	7	In Design	Construction
	Deep Sewer Manholes	8	Procurement	Award

Project ID	Project Name	Short-listed Firm
BBJ-QGAR	Queens Garage and Community Space	Hunter Roberts Construction Group, LLC Peter Scalamandre & Sons, Inc. Walsh Construction Company II, LLC
BBJ-MDSS	Manhattan Dismantle and Swing Space	Gramercy Group, Inc. Hudson Meridian - Breeze National Inc. JV Leon D. De Matteis Construction Corp.
BBJ-QDSS	Queens Dismantle and Swing Space	Hudson Meridian Construction Group Hunter Roberts Construction Group NorthStar Contracting Group, Inc.
BBJ-KDSS	Brooklyn Dismantle and Swing Space	Hudson Meridian Construction Group Hunter Roberts Construction Group, LLC Northstar Contracting Group, Inc.
BBJ-XSP	Bronx Site Preparation	ECCO III Enterprises, Inc. Gramercy/LiRo JV Yonkers Contracting Company, Inc.
BBJ-KFAC	Brooklyn BBJ Facility	NYCJ Builders JV Tutor Perini Corporation
BBJ-MFAC	Manhattan BBJ Facility	Tutor Perini Corporation Transformative Reform Group, LLC
BBJ-QFAC	Queens BBJ Facility	Leon D. DeMatteis Construction Corp Tutor Perini Corporation
BBJ-XFAC	Bronx BBJ Facility	Transformative Reform Group, LLC Cauldwell Wingate Company, LLC
SANDY4-50	Rockaway Operational Headquarters	EW Howell + H3 JV/Arquitectonica Gilbane Building Company / Marvel Architects Suffolk Construction Company, Inc. / Ennead Architects
P-1ORCHMO	Orchard Beach Maintenance and Operations Building Site Work & New Construction	Gilbane Building Company / nARCHITECTS Skanska USA Building, Inc. / Dattner Architects Suffolk Construction Company, Inc. / Ennead Architects
NDF-CRLYN	Mary Cali Dalton Recreation Center	Peter Scalamandre & Sons, Inc. / STV Incorporated / Caples Jefferson Architects PC Padilla Construction Services, Inc. / Rogers Partners Architects / Architecture in Formation J. Kokolakis Contracting, Inc./ Ikon.5 Architects, LLC.

Project ID	Project Name	Short-listed Firm
HAM17GHSE	Marlboro Greenhouse	CNY Public LLC. / PSF Projects Architecture D.P.C Consigli & Associates / Studio Gang Architects Kiss & Cathcart / LoDuca Associates / Skyline Industries (Urban Farming Collective)
P-217SCRC	Shirley Chisholm Recreation Center	Lendlease (US) Construction LMB, Inc. / Studio Gang Architects Leon D. DeMatteis Construction Corp. / Dattner Architects Sciame Construction, LLC. / Grimshaw Architects P.C.
HR25BRCS	Brownsville Multi-Service Center	Gilbane Building Company / Marvel Architects Hunter Roberts Construction Group, LLC. / Sage & Coombe / Obra Architects Flatiron Turner Construction of NYC, LLC. / WXY Architects
HWHARPADM	Harper Street Administration Building Reconstruction	Hunter Roberts Construction Group, LLC. / Dattner Architects Plaza Construction, LLC. / Gannet Fleming Engineers & Architects, PC / Sage & Coombe Architects / Socotec, Inc. Scalamandre Construction / Tully Construction Co., Inc. / Urbahn Architects Initiatives PLLC / Selldorf Architects JV
P-412RWR1	Roy Wilkins Recreation Center	Citnalta Construction Corp. / McKissack JV/ Urbahn Architects Initiatives PLLC Hunter Roberts Construction Group, LLC/ Urban Architectural Initiatives PLLC Triton Construction Company, LLC./ Elite JV / Beyer Blinder Belle Architects & Planners
MURPHCOMF, P-413SCS1, P-4DSTG06, P-108VCCS, P-303ERPR	Parks Public Restroom Buildings Bundle	Armand Corporation dba Armand of New York / INFOTRAN Engineers & Architects P.C. Citnalta Construction Corp. / NV5 New York - Engineers, Architects, Landscape Architects and Surveyors/ WXY Architecture + Urban Design Paul J. Scariano, Inc. / AI Engineers, Inc.
HWP20MXQC	Pedestrian Ramps	J.R. Cruz Corp. / KCE Consulting Engineering Oliviera Contracting / LiRo-Hill JV Restani Construction Corp. / T&T Tomasetti
HWMMLLEXAV	Lexington Avenue Pedestrian Safety Improvements	J.R. Cruz Corp. / KCE Consulting Engineering Restani Construction Corp. / T&T Tomasetti Triumph Construction Corp. / NV5 New York - Engineers, Architects, Landscape Architects and Surveyors/ WXY Architecture + Urban Design

Project ID	Project Name	Short-listed Firm
HWCRADB	Raised Crosswalks	E.E. Cruz & Company, Inc./ COWI Consulting Inc./ Flatiron Turner Construction of NYC, LLC. Restani Construction Corp. / T&T Tomasetti / KS Engineers, PC / Infrastructure Engineers, Inc. Triumph Constuction Corp. / NV5 New York - Engineers, Architects, Landscape Architects and Surveyors/ WXY Architecture + Urban Design
SEKDSMH23	Deep Sewer Manholes	C.A.C. Industries, Inc. / AECOM USA, Inc. Judlau Contracting, Inc./-MFM Contracting Corp. JV / COWI Pullman SST, Inc. / Wade Trim, Inc.

IV. Cost of Each Contract and Estimated Savings

When the agency utilizes the design-bid-build method, costly and delay-inducing change orders are common. Design-build is structured to avoid change orders, yielding significant savings. Change orders on design-bid-build projects are estimated at 10% of total cost. By minimizing change orders, DDC's design-build projects are expected to yield an estimated savings of \$1.43 billion of the estimated portfolio value. As shorter construction schedules will save public funds on a range of costs, such as escalation, oversight, and maintenance of site costs, the time savings of utilizing design-build delivery will also yield significant cost savings, although these are not illustrated within this report. Estimated change order savings are based on a percentage of the estimated contract value and anticipated costs. Because of unprecedented cost escalation and market conditions, though, cost estimates may change over time. DDC anticipates sufficient data will be available to begin incorporating comparisons of estimates and actual project costs in future reporting.

- Total estimated savings from DB projects: **\$1.43 billion out of \$14.3 billion** total estimated portfolio value

	Estimated Portfolio Value	Estimated CO Savings
BOROUGH-BASED JAILS	\$13,369,200,000	\$13,369,200,000
PUBLIC BUILDINGS	\$697,400,000	\$697,400,000
INFRASTRUCTURE	\$373,200,000	\$373,200,000
TOTAL	\$14,439,800,000	\$14,439,800,000

Design-Build Program for Public Buildings and Infrastructure

Project ID	Project Name	Est. Project Size	Awarded DB Contract Value	Est. CO Savings
SANDY4-50	Rockaway Operational Headquarters	11,000 ft2, + site work	\$23,500,000	\$2,350,000
P-10RCHMO	Orchard Beach Maintenance and Operations Building Site Work & New Construction	11,600 ft 2 + site work	\$34,447,000	\$3,450,000
NDF-CRLYN	Mary Cali Dalton Rec Center	45,000 ft2	\$84,553,649	\$8,500,000
HAM17GHSE	Marlboro Greenhouse	8,000 ft2	\$14,815,502	\$1,500,000
P-217SCRC	Shirley Chisholm Recreation Center	65,000 ft2	\$130,986,000	\$13,100,000
HR25BRCS	Brownsville Multi-Service Center	60,000 ft2	\$119,000,000	\$12,000,000
HWHARPADM	Harper Street Administrative Building	77,350 ft2	\$120,648,807	\$12,500,000
P-412RWR1	Roy Wilkins Recreation Center	55,000 ft2	\$120,490,000	\$12,000,000
MURPHCOMF, P-413SCS1, P-4DSTG06, P-108VCCS, P-303ERPR	Parks Public Restroom Buildings Bundle	3,600 ft2	\$21,962,348	\$2,000,000
LN25WTSNB	Westchester Square Library	10,000 ft2	\$27,000,000*	\$2,700,000
HWP20MXQC	Pedestrian Ramps	69 corners	\$12,400,000	\$1,250,000
HWMMLEXAV	Lexington Avenue Pedestrian Safety Improvements	7 curb ext. 11 corners	\$32,800,000	\$3,300,000
HWCRADB	Raised Crosswalks	100 RC	\$100,000,000	\$10,000,000
SEKDSMH23	Deep Sewer Manholes	23 MH	\$35,200,000*	\$3,500,000
HBFDR14BP	East Side Greenway 14th Street Connector	1,500 LF structure	\$163,000,000*	\$16,300,000
Total			\$1,040,802,000	\$104,080,000

* Estimated DB contract value for projects not yet awarded

Borough-Based Jails Program

- The BBJ program and plan to close the jails on Rikers Island were initiated in 2018 and approved by City Council in late 2019. DDC issued a notice to proceed for the Brooklyn facility in June 2023, and for the Bronx and Queens facilities in August 2024. The Brooklyn, Bronx and Queens contracts reflect the value of the new facilities based on post-pandemic market conditions and associated escalation costs.
- **Total estimated savings from BBJ portfolio: \$1,336,920,600 out of \$13,369,206,000 total estimated portfolio value**

	Early Works	New Facilities	
Est. DB Contract Value	\$385,000,000	\$13,400,000,000	~\$13.8 billion
Est. CO Savings	\$38,500,000	\$1,400,000,000	~\$1.4 billion

Early Works Projects

Project ID	Project Name	Est. Project Size	Awarded DB Contract Value	Est. CO Savings
BBJ-QGAR	Queens Garage and Community Space	247,314 ft ²	\$80,142,427	\$8,100,000
BBJ-MDSS	Manhattan Dismantle and Swing Space	2,819 ft ² + sallyport	\$125,183,169	\$12,500,000
BBJ-QDSS	Queens Dismantle and Swing Space	152,000 ft ²	\$43,104,235	\$4,300,000
BBJ-KDSS	Brooklyn Dismantle and Swing Space	5,500 ft ² + sallyport	\$59,760,000	\$5,900,000
BBJ-XSP	Bronx Site Preparation	135,134 ft ²	\$76,711,100	\$7,700,000
Total			\$384,900,931	\$38,490,000

New Facilities Projects

Project ID	Project Name	Est. Project Size	Awarded DB Contract Value	Est. CO Savings
BBJ-KFAC	Brooklyn BBJ Facility	1,150,000 ft ²	\$2,950,000,000	\$300 million
BBJ-MFAC	Manhattan BBJ Facility	806,000 ft ²	\$3,764,000,000	\$150 - \$180 million
BBJ-QFAC	Queens BBJ Facility	957,273 ft ²	\$3,984,820,000	\$400 million
BBJ-XFAC	Bronx BBJ Facility	970,000 ft ²	\$2,971,891,839	\$300 million
Total Estimated Cost and Savings			~\$13.4 billion	~\$1.3 billion

V. Time Savings

DDC has completed all five early works projects in the Borough-Based Jails Program and the two projects in the Design-Build Program for Public Buildings and Infrastructure. All seven projects were completed on time. Orchard Beach, which was completed just three years from NTP, is estimated to have saved over two and a half years off the schedule of a comparable design-bid-build project.

These initial results demonstrate that design-build can help the agency deliver public projects years faster. Fostering collaboration through an integrated design and construction team embeds constructability expertise during the design phase and hands-on problem-solving during construction, allowing design-build teams to address challenges as they arise. Additional time is saved by eliminating the separate low-bid procurement and phasing certain early construction work while design is still ongoing. As a result, DDC estimates time savings to range from a year on small projects to over three years.

	Project Name	Project ID	Est. Time Savings (y)
BOROUGH-BASED JAILS	Queens Garage and Community Space	BBJ-QGAR	3.0
	Manhattan Dismantle and Swing Space	BBJ-MDSS	2.9
	Queens Dismantle and Swing Space	BBJ-QDSS	3.2
	Brooklyn Dismantle and Swing Space	BBJ-KDSS	3.1
	Bronx Site Preparation	BBJ-XSP	3.1
	Brooklyn BBJ Facility	BBJ-KFAC	1.5
	Manhattan BBJ Facility	BBJ-MFAC	1.5
	Queens BBJ Facility	BBJ-QFAC	1.5
	Bronx BBJ Facility	SBBJ-XFAC	1.5
PUBLIC BUIDLINGS	Rockaway Operational Headquarters	SANDY4-50	1.8
	Orchard Beach Maintenance and Operations Building Site Work & New Construction	P-1ORCHMO	2.6
	Mary Cali Dalton Recreation Center	NDF-CRLYN	3.1
	Marlboro Greenhouse	HAM17GHSE	1.8
	Shirley Chisholm Recreation Center	P-217SCRC	2.9
	Brownsville Girls Empowerment Center and Community Hub	HR25BRCS	2.3
	Harper Street Administrative Building	HWHARPADM	2.4
	Roy Wilkins Recreation Center	P-412RWR1	2.4
	Parks Public Restroom Buildings Bundle	MURPHCOMF, P-413SCS1, P-4DSTG06, P-108VCCS, P-308RPCS, P-303ERPR	0.9
INFRASTRUCTURE	Pedestrian Ramps	HWP20MXQC	2.0
	Lexington Avenue Pedestrian Safety Improvements	HWMMLEXAV	1.0
	Raised Crosswalks	HWCRCDB	1.0
	Deep Sewer Manholes	SEKDSMH23	1.0
	Eastside Greenway 14th Street Connector	HBFDR14BP	2.0
Average**:			2 years

Data Notes:

This report considers the durations for design-bid-build projects to commence at Design Notice to Proceed (NTP) through Substantial Completion, and for design-build projects to commence at design-build NTP through Substantial Completion. Design-bid-build durations are estimates of how long the project would have taken with the delivery method, based on either typical durations for those project types and sizes or from an original Front-End Planning design-bid-build schedule. For projects currently underway, design-build Substantial Completion dates are projections and subject to change.

VI. M/WBE Participation Goals

Design-build delivery dramatically expands the City's ability to engage M/WBEs and a local workforce. Across its design-build portfolio, DDC aims to maximize use of City- and State-certified Minority and Women-owned Business Enterprises (M/WBE), and the use of firms that have a demonstrated history of hiring, training, developing, promoting, and retaining minority and women staff. DDC sets mandatory thirty percent M/WBE participation goals for both the design and construction phase and has made disaggregated goals standard on all design-build contracts. In addition, DDC is leveraging our Design-Build projects to create employment and apprenticeship opportunities for low-income individuals and residents of economically disadvantaged communities.

DDC has also undertaken extensive outreach to share upcoming opportunities and build capacity within the industry, increasing knowledge and participation in the procurement process. The agency does not require designers and builders to have teamed together in the past, and does not require respondents to demonstrate prior design-build experience, thus increasing the number of firms that are eligible to partner with the agency. Teams are now required to include an M/WBE and Community Engagement Executive as a part of their Key Personnel, and DDC requires design-builders to host "Join the Teams" events for each project to highlight subcontracting and opportunities for M/WBE firms and workforce opportunities.



Orchard Beach
Maintenance and
Operations Building

M/WBE Participation Goals for Awarded Design-Build Projects

	Design Work	Construction Work
Borough Based Jails		
BBJ QUEENS GARAGE AND COMMUNITY SPACE	30% of value of design work	30% of value of construction work
BBJ MANHATTAN DISMANTLE AND SWING SPACE	30% of value of design work	30% of value of construction work
BBJ QUEENS DISMANTLE AND SWING SPACE	30% of value of design work	30% of value of construction work
BBJ BROOKLYN DISMANTLE AND SWING SPACE	30% of value of design work	30% of value of construction work
BBJ BRONX SITE PREPARATION	30% of value of design work	30% of value of construction work
BBJ BROOKLYN FACILITY*	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified
BBJ BRONX FACILITY*	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified
BBJ QUEENS FACILITY*	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified
BBJ MANHATTAN FACILITY*	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified

	Design Work	Construction Work
Public Buildings		
ROCKAWAY OPERATIONAL HEADQUARTERS	30% of value of design work	30% of value of construction work
ORCHARD BEACH MAINTENANCE AND OPERATIONS BUILDING SITE WORK & NEW CONSTRUCTION	30% of value of design work	30% of value of construction work
MARY CALI - DALTON RECREATION CENTER	30% of value of design work	30% of value of construction work
MARLBORO GREENHOUSE	30% of value of design work	30% of value of construction work
SHIRLEY CHISHOLM RECREATION CENTER	30% of value of design work	30% of value of construction work
BROWNSVILLE MULTI-SERVICE CENTER*	7.5% Black American 7.5% Hispanic American 15% Unspecified	7.5% Black American 7.5% Hispanic American 15% Unspecified
HARPER STREET ADMINISTRATIVE BUILDING*	7.5% Black American 7.5% Hispanic American 15% Unspecified	7.5% Black American 7.5% Hispanic American 15% Unspecified
PUBLIC RESTROOM BUNDLE*	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified
ROY WILKINS RECREATION CENTER*	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified
Infrastructure		
LEXINGTON AVENUE PEDESTRIAN SAFETY IMPROVEMENTS	30% of value of design work	30% of value of construction work
PEDESTRIAN RAMPS	30% of value of design work	30% of value of construction work
CITYWIDE RAISED CROSSWALKS*	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified

Data Notes:

Based on the refinements in the project's scope and design, DDC may revise the M/WBE participation goals during the RFP period and prior to the proposal due date.

* To promote equity within the M/WBE program, DDC shifted from an overall 30% goal to disaggregated goals to increase participation of underrepresented M/WBE subgroups.

M/WBE Utilization for Awarded Design-Build Projects

	Project Name	Design Work	Construction Work
BBJ EARLY WORK*	BBJ Queens Garage	Award: \$1,676,769 Utilization: 44.8%	Award: \$28,994,036 Utilization: 44.0%
	BBJ Manhattan Dismantle	Award: \$3,745,931 Utilization: 47.4%	Award: \$56,832,746 Utilization: 61.4%
	BBJ Queens Dismantle	Award: \$687,430 Utilization: 38.1%	Award: \$13,609,080 Utilization: 42.3%
	BBJ Brooklyn Dismantle	Award: \$2,576,715 Utilization: 51.5%	Award: \$15,865,114 Utilization: 37.7%
	BBJ Bronx Site Prep	Award: \$2,166,617 Utilization: 47.4%	Award: \$27,704,093 Utilization: 62.4%
BBJ FACILITIES	BBJ Brooklyn Facility	Award: \$44,904,909 Utilization: 30%	Award: \$183,723,216 Utilization: 16.1%
	BBJ Bronx Facility (Phase 1)	Award: \$36,888,312 Utilization: 28.7%	Award: \$931,924 Utilization: 13.1%
	BBJ Manhattan Facility (Phase 1)	Award: \$13,738,779 Utilization: 13.4%	Award: \$4,323,371 Utilization: 1.7%
	BBJ Queens Facility (Phase 1)	Award: \$38,730,994 Utilization: 29.3%	Award: \$2,706,408 Utilization: 17.0%

	Project Name	Design Work	Construction Work
PUBLIC BUILDINGS	Rockaway Operational Headquarters	Award: \$1,246,776 Utilization: 48.44%	Award: \$6,773,630.89 Utilization: 34.96%
	Orchard Beach Maintenance and Operations Building Site Work & New Construction	Award: \$1,670,250 Utilization: 59.7%	Award: \$7,641,986.40 Utilization: 25.8%
	Mary Cali Dalton Rec Center	Award: \$1,803,510.00 Utilization: 23.1%	Award: \$27,394,227.00 Utilization: 39.7%
	Marlboro Greenhouse	Award: \$1,500,269 Utilization: 68.3%	Award: \$3,620,663 Utilization: 30.3%
	Shirley Chisholm Rec Center	Award: \$4,845,648.44 Utilization: 52.30%	Award: \$39,951,253.21 Utilization: 35.68%
	Brownsville Multi-Service Center	Award: \$2,914,426 Utilization: 44.0%	Award: \$29,288,432.00 Utilization: 29.79%
	Harper St. Admin Building and Site Improvements	Award: \$3,499,653.00 Utilization: 39.3%	Award: \$30,365,847.50 Utilization: 29.7%
	Roy Wilkins Recreation Center	Award: \$3,748,797 Utilization: 3.83%	Award: \$0 Utilization: 0.0%
	Public Restroom Bundle	Award: \$1,764,323 Utilization: 88.0%	Award: \$17,993,572 Utilization: 99.8%
INFRASTRUCTURE	Lexington Avenue	Award: \$2,165,877 Utilization: 30.2%	Award: \$1,425,000 Utilization: 10.8%
	Pedestrian Ramps	Award: \$473,000 Utilization: 35.0%	Award: \$2,868,740 Utilization: 60.4%
	Citywide Raised Crosswalks	Award: \$10,072,481 Utilization: 89.14%	Award: \$17,966,111 Utilization: 24.58%

Data Notes:

* As the BBJ Early Works projects were substantially complete as of April 2025, the award values and the percentage of M/WBE participation were calculated based on payment data. The M/WBE utilization for the other active projects were calculated based on commitment (subcontractor award) data.