

Design-Build Forum

January 21, 2021



AGENDA

Introductions

Design-Build Overview

Next Steps

Resources

Q & A

DESIGN-BUILD OVERVIEW

WHY DESIGN-BUILD?

NYC Public Works Investment Act



The Act authorizes design-build project delivery for the following categories of public works:

- Public works projects with an estimated value above \$10,000,000; and
- Public works projects with an estimated value above \$1,200,000 that meet additional criteria (next slide)

WHY DESIGN-BUILD?

NYC Public Works Investment Act



... public works projects above \$1,200,000 that meet certain criteria:

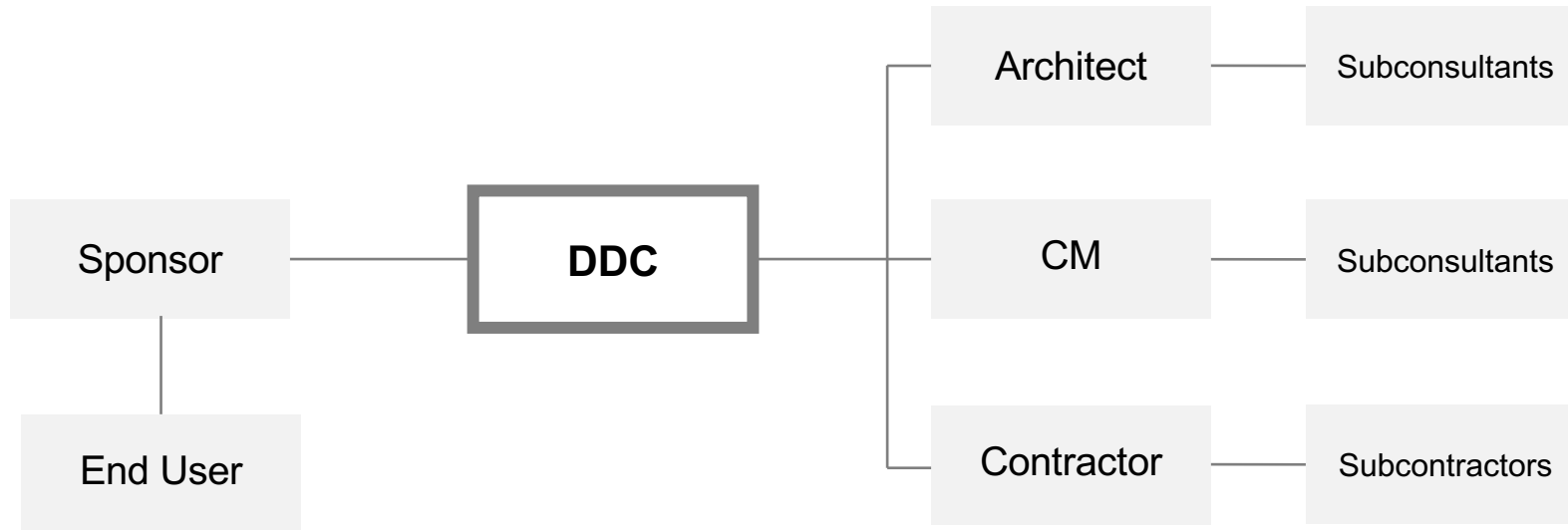
- Parks Department jurisdiction
- NYCHA jurisdiction
- Cultural institutions on publicly-owned land
- Public libraries for NYPL, BPL, and QPL
- Security infrastructure
- Right of way accessibility improvements



WHAT MAKES DB DIFFERENT?

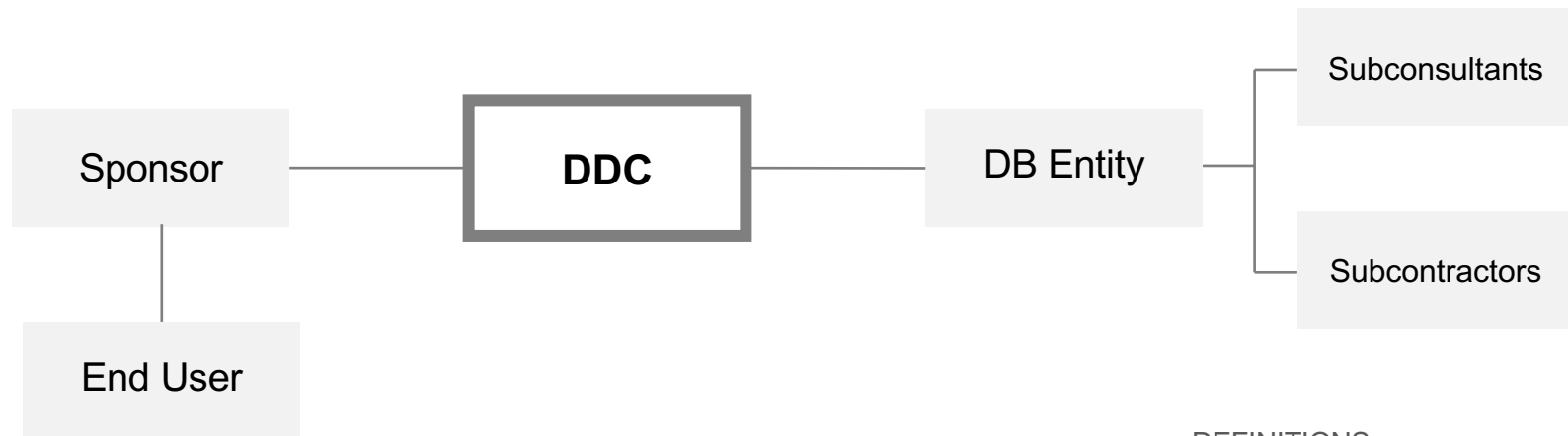


Team Structure: Design-Bid-Build



WHAT MAKES DB DIFFERENT?

Team Structure: Design-Build

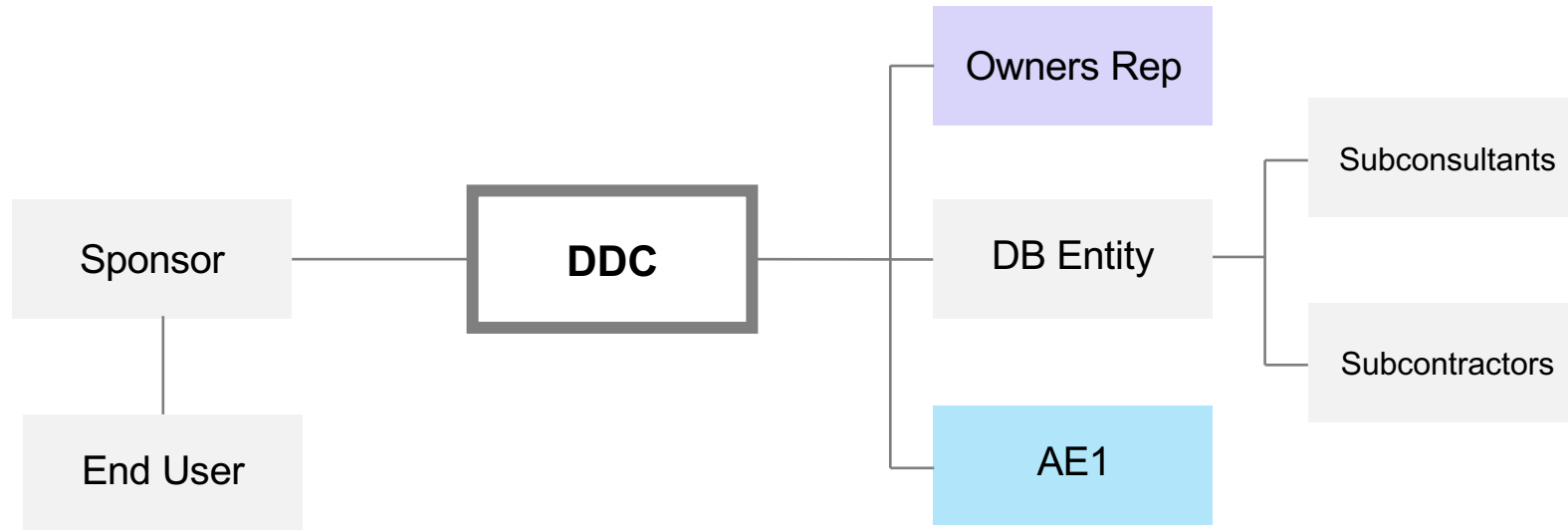


DEFINITIONS

The **Design-Build entity** includes the architect, contractor, key subconsultants and trades

WHAT MAKES DB DIFFERENT?

Team Structure: Design-Build



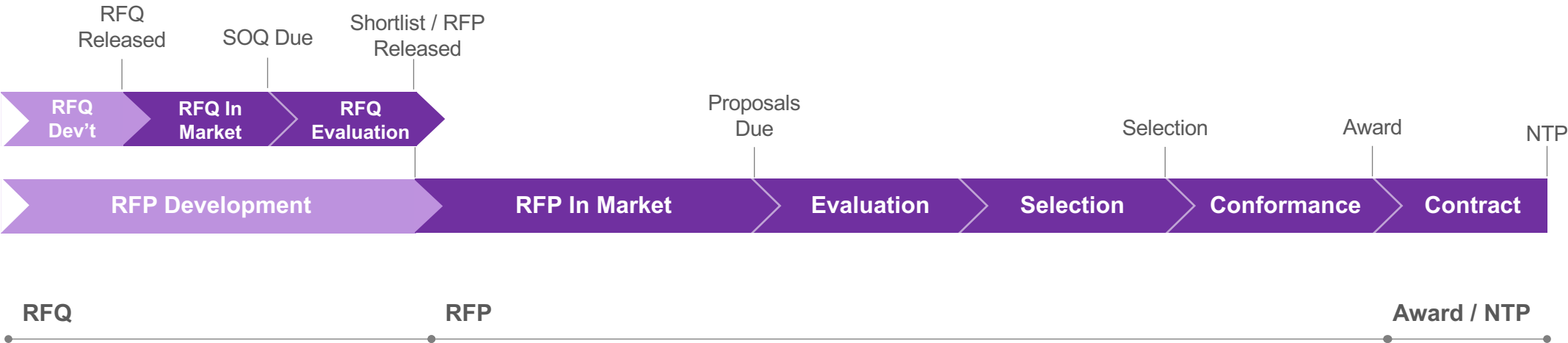
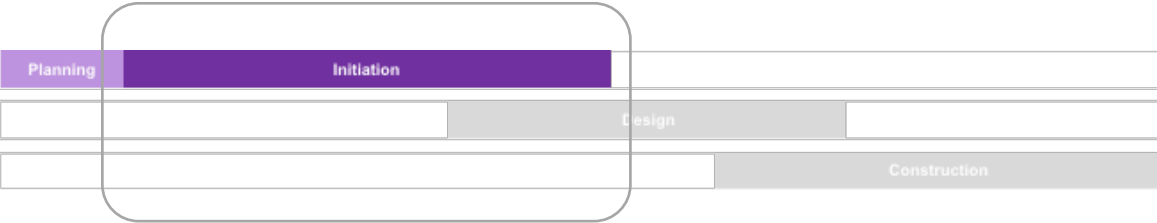
DEFINITIONS

The **AE1** is responsible for pre-design (including procurement docs). This role may be filled by DDC's AE team, the Owners Rep, or an outside design consultant

DESIGN-BUILD AT DDC



Design-Build Two-Stage Procurement



DESIGN-BUILD PROCUREMENT: STAGE 1 - RFQ



- **Project Information**

- Overview and Goals
- Project Description and Scope
- Schedule and Budget

Project-Specific

- **Procurement Information**

- Procurement Stages
- Evaluation Process
- Procurement Instructions

DDC Standard for DB Procurements
(Project-Specific Modifications)

- **Submission Requirements**

- SOQ Contents and Format

- **Procurement Rules and Legal Requirements**

DDC Standard for all Procurements

DESIGN-BUILD PROCUREMENT: STAGE 1 - RFQ



- Fundamental Qualifications or Pass/Fail (including financial, legal, teaming)
- Design-Build Approach
- Key Personnel and Team Organization
- Project Experience and Past Performance
- M/WBE Program Experience and Approach

DESIGN-BUILD PROCUREMENT: STAGE 2 - RFP

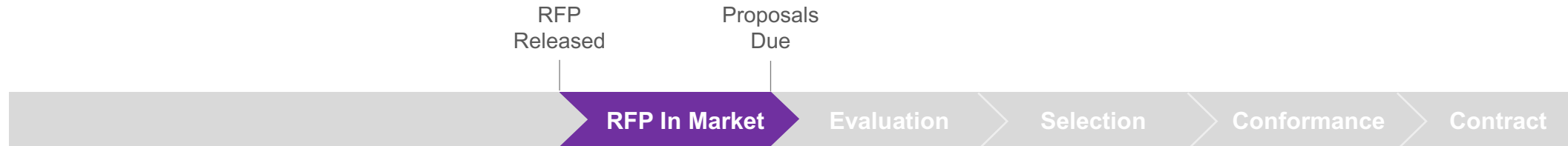


- **Instructions to Proposers**
- **Design-Build Agreement**
- **Standard Project Requirements**
 - Safety, management, documentation, payments, sustainability, environmental, commissioning, etc.
- **Specific Project Requirements**
 - Scoping or Bridging Documents
 - Project Schedule
- **Reference Documents**
 - ULURP, reference standards, best practices
- **Available Documents**
 - CPSD, surveys, geotechnical reports, etc.

DDC Standard

Project-Specific

DESIGN-BUILD PROCUREMENT: STAGE 2 - RFP

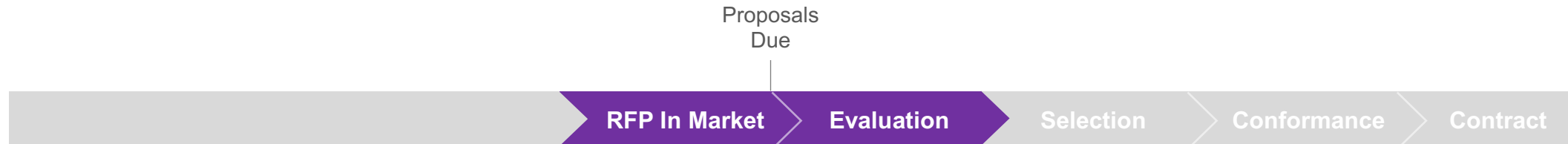


- **Collaborative Dialog Meetings**
 - Confidential
 - Design, technical, legal
- **RFIs**
- **Alternative Technical Concepts (ATCs)**

DEFINITIONS

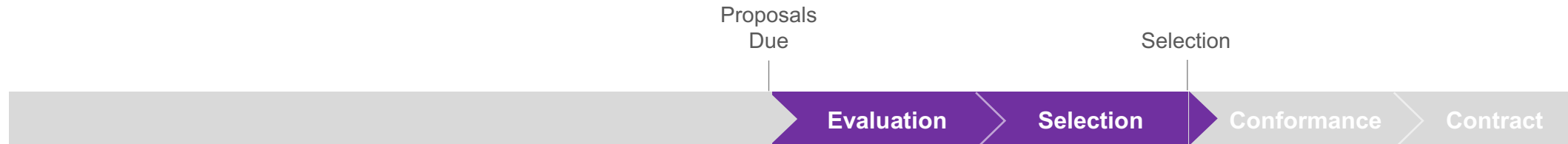
Alternative Technical Concepts are innovative solutions that are equal or better than the proposed design or construction criteria

DESIGN-BUILD PROCUREMENT: STAGE 2 - RFP



- **Administrative Proposal**
 - Team Legal and Financial Information
- **Technical Proposal**
 - Design Approach Summary and Presentation
 - Drawings
 - Outline Specifications
 - Life-Cycle Costs
 - Schedule
 - Construction Solution
 - Team Structure, Experience, and Key Personnel
- **Price Proposal**
 - Contract Price, Schedule of Values, Payment Schedule

DESIGN-BUILD PROCUREMENT: STAGE 2 - RFP



- **Technical Evaluation**
 - Design, Schedule and Logistics, Team Experience, Financial Strength, Price/Value Reasonableness
- **Selection**
 - Best Value Determination

DESIGN-BUILD PROCUREMENT: AWARD



- **Negotiation**
 - Limited negotiations if initiated by DDC
- **Conformance**
 - Minor changes to the contract documents if needed
- **Award**
- **Execution**
- **Registration**

PUBLIC BUILDINGS

Alison Landry, AIA
Executive Director, Public Buildings



DDC DESIGN-BUILD

Commitment to Project Excellence



Project Excellence builds on the tradition of **innovation in architecture and engineering** that has contributed to the City's prestige as a global destination, with projects that are:

- Inspiring
- Enduring
- Practical
- Constructible
- Cost-Sensitive



PUBLIC BUILDINGS: DESIGN BUILD DELIVERY AND PROJECT EXCELLENCE

DESIGN-BUILD AND PROJECT EXCELLENCE



Advantages

- Two step procurement process — shortlist the most qualified teams and complete best value selection (vs. low bid) — ensures greater quality control
- Coordinated design and construction team with **single point of contact** for entirety of project implementation
- **Construction expertise** during design
- **Design expertise** during construction
- Opportunities to proceed with early work, such as site preparation and fast track packages

DESIGN-BUILD AND PROJECT EXCELLENCE



Planning for Success

- Establish **objective and performance-based requirements** to manage sponsor and end user goals at project initiation, and confirm sponsor agency scope and program needs early on
- With these requirements established:
 - Higher degree of **cost and schedule certainty** early in project
 - Mitigate risk of owner changes during delivery
 - **Performance-based quality tracking** uninterrupted throughout design and construction process

WHAT DOES DB MEAN FOR DDC & SPONSORS?



Considerations

- Target **typologies** and **project sizes** to leverage best value selection and encourage industry response
 - *Establish hard cost ranges (e.g., New Construction from \$15-100M)*
 - *Bundle portfolio of similar projects where possible*
- Ensure that sponsor, end user, and community **project requirements** can be established prior to DB procurement
- Develop a **design management strategy** that prioritizes project excellence
- Provide and/or create **materials for reference**
 - *Precedent facilities, design standards or guidelines*

DDC DESIGN-BUILD

Upcoming Design-Build Projects



- Notice of Intent (NOI) released 10/19/2020
- Upcoming projects include:
 - Parks Department M&O Facilities
 - Parks Department Recreation Centers
 - NYCHA / Community Centers
- Updated Notice of Intent (NOI) to be released in Q1 2021

DDC DESIGN-BUILD

Upcoming Design-Build Projects



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This was the **first DB procurement** under DDC Public Buildings' new Design-Build Program

DDC DESIGN-BUILD



Orchard Beach M&O and Rockaway Operational HQ

- **Streamlined procurement:** two projects, one qualifications deliverable
 - DPR Orchard Beach Maintenance & Operations Facility
 - DPR Rockaway Operational Headquarters
- **Two-stage procurement**
 - Request for Qualifications (RFQ)
 - Request for Proposals (RFP)
- **At the RFQ stage, limited project information** is provided to allow proposers to assemble a qualified team
- **At the RFP stage, extensive project information** will be released to the shortlisted teams

ORCHARD BEACH M&O FACILITY

Project Description



- This project will provide a new **maintenance and operational headquarters** for NYC DPR at Orchard Beach, facilitating DPR's **operations and emergency response**
- The facility is for **DPR use only** and will not be open to the public
- The scope will include a **new building, maintenance yard, fueling station, and ancillary access and service roads**
- Site: Orchard Beach, located in Pelham Bay Park in the Bronx



ORCHARD BEACH M&O FACILITY

Procurement Status

- DB Procurement Status: RFQ (Phase 1)
 - Shortlisted Proposers will be published and will expand their team beyond the limited key personnel included in their SOQ
- Anticipated Contract Value
 - NTE \$33M
- Anticipated Schedule
 - 3 years for delivery of substantial completion from NTP



ROCKAWAY OPERATIONAL HQ

Project Description

- This project will provide a new **maintenance and operational headquarters** for NYC DPR in the Rockaways, facilitating DPR's **operations and emergency response**
- The scope will include a **resilient new building, maintenance yard, and fueling station** for Parks Department use in maintaining **5.5 miles of beachfront** on the Rockaway peninsula
- Site: Arverne, Queens



ROCKAWAY OPERATIONAL HQ

Procurement Status



- DB Procurement Status: RFQ (Phase 1)
 - Shortlisted Proposers will be published and will expand their team beyond the limited key personnel included in their SOQ
- Anticipated Contract Value
 - NTE \$23M
- Anticipated Schedule
 - 3 years for delivery of substantial completion from NTP



DDC DESIGN-BUILD

Upcoming Design-Build Projects



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- Upcoming projects include:
 - Parks Department M&O Facilities
 - Parks Department Recreation Centers
 - NYCHA / Community Centers
- Updated Notice of Intent (NOI) to be released in Q1 2021

MARLBORO GREENHOUSE

Project Description

- This project will provide a new **sustainable agriculture education center** to serve as a source of fresh produce for the local community, as well as a hub for multi-generational education, job training, internships and community leadership operated by **The Campaign Against Hunger**
- The facility will be located at the grounds of the NYCHA Marlboro Houses public housing complex in Gravesend, Brooklyn.



MARLBORO GREENHOUSE

Procurement Status

- DB Procurement Status:
 - RFQ will be released in Q1 2021
- Anticipated Contract Value
 - \$15M+
- Anticipated Schedule
 - 2.75 years for delivery of substantial completion from NTP



DDC DESIGN-BUILD

Upcoming Design-Build Projects



- Notice of Intent (NOI) released 10/19/2020
- Upcoming projects include:
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DDC DESIGN-BUILD

Upcoming Design-Build Projects



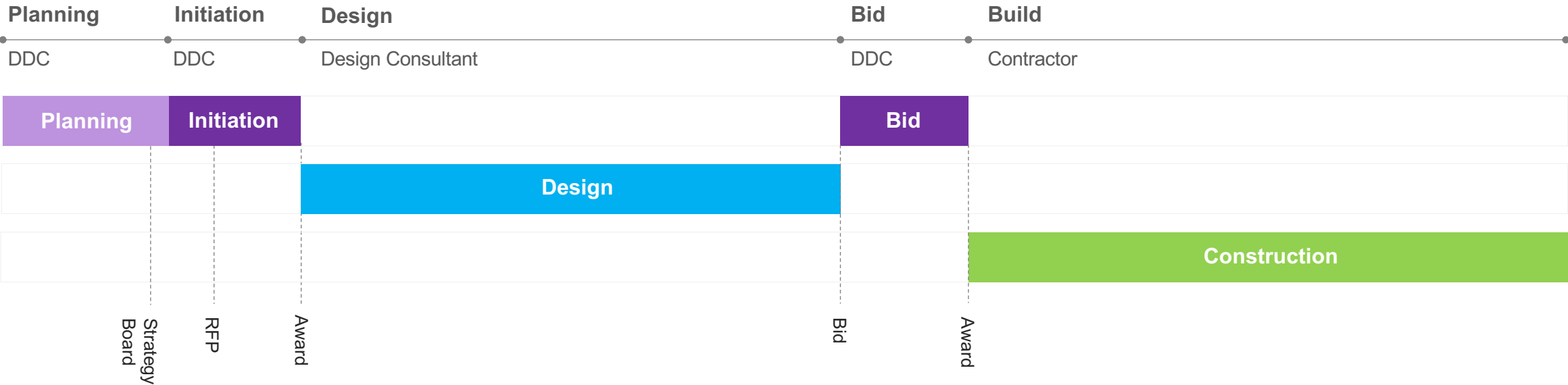
- **Parks Department Recreation Centers**
 - Shirley Chisholm Recreation Center \$100M+ Contract value
 - North Shore Recreation Center \$100M+ Contract value
 - Additional Recreation Centers \$100M+ Contract value
- **NYCHA Community Centers**
 - Community Centers \$100M+ Contract value
- **DOT Facility**
 - Administration Facility \$100M+ Contract value

OVERVIEW OF PROCESS IMPROVEMENTS

HOW DOES DB DIFFER FROM DBB?



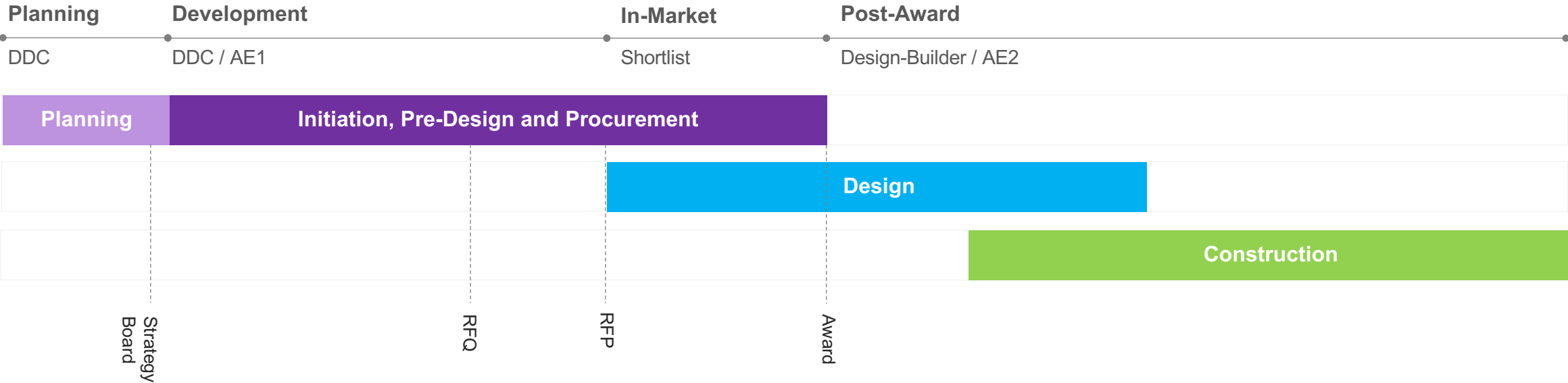
Process: Design-Bid-Build



HOW DOES DB DIFFER FROM DBB?



Process: Design-Bid-Build



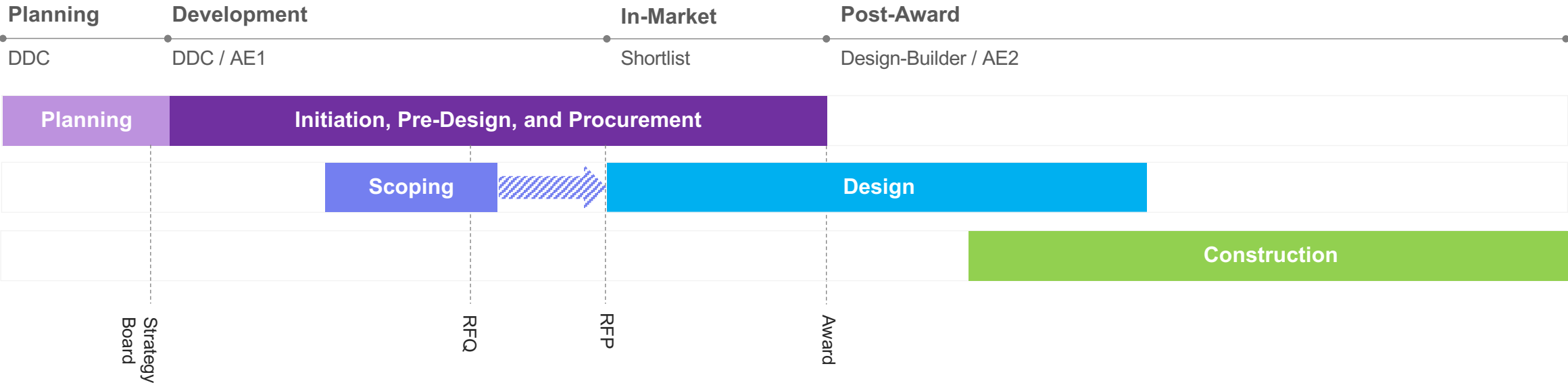
DESIGN BUILD FOR PUBLIC BUILDINGS



Process: Design-Build with Scoping Documents

DEFINITIONS

Scoping Documents state the project requirements in narrative form and do not include a design solution



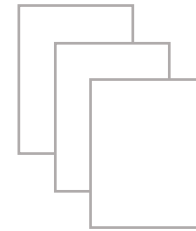
DESIGN BUILD FOR PUBLIC BUILDINGS



Scoping vs. Bridging Documents

RFP Contents

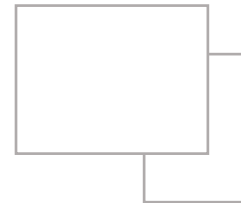
1. Instructions to Proposers
2. Design-Build Agreement
3. General Project Requirements
4. Specific Project Requirements
5. Reference Documents
6. Available Documents



Scoping Documents

- Project Program and Criteria
- Scope of Work (Basis of Design)
- Performance Specifications

OR



Bridging Documents

- Drawings (SD or DD level)
- Performance Specifications

AND

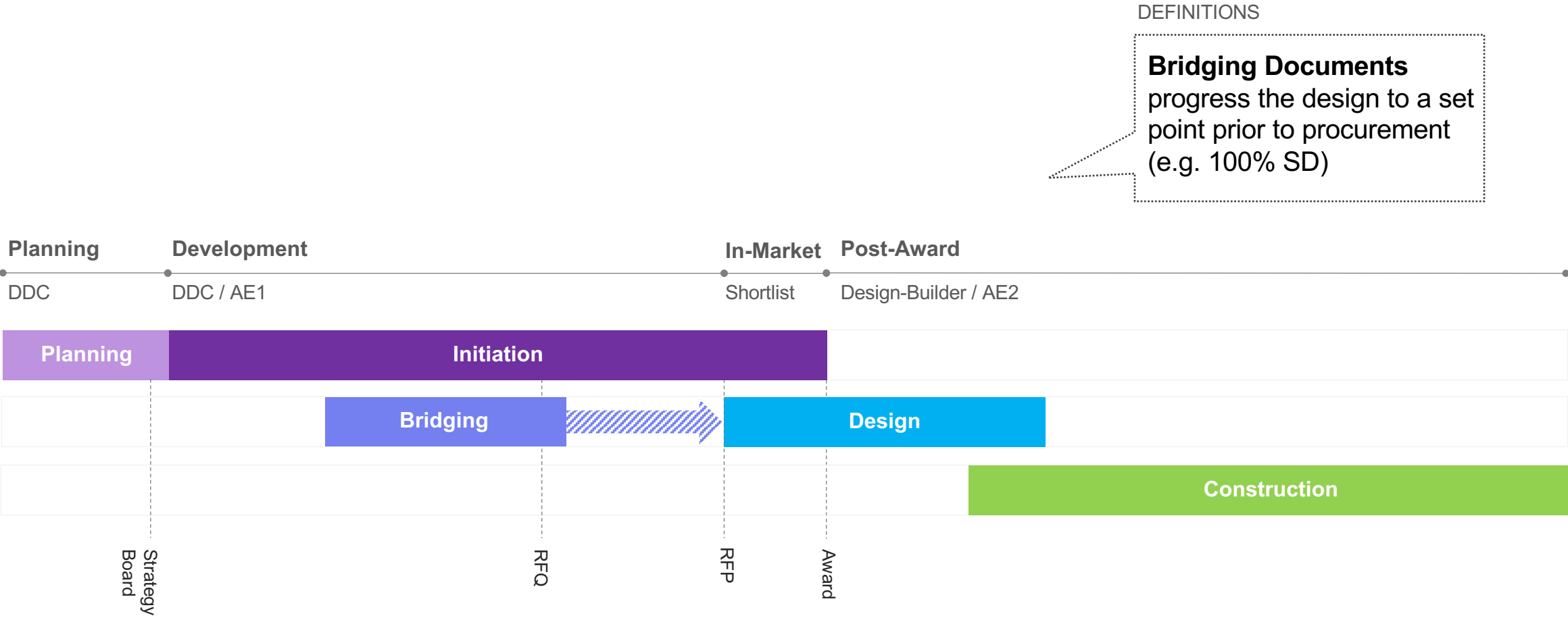


Project Schedule

DESIGN BUILD FOR PUBLIC BUILDINGS



Process: Design-Build with Bridging Documents



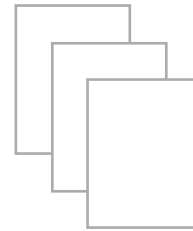
DESIGN BUILD FOR PUBLIC BUILDINGS



Scoping vs. Bridging Documents

RFP Contents

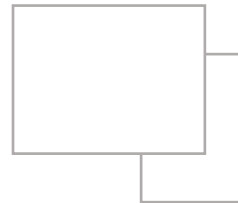
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Scoping Documents

- Project Program and Criteria
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- Performance Specifications

OR



Bridging Documents

- Drawings (SD or DD level)
- Performance Specifications

AND



Project Schedule

DESIGN BUILD FOR PUBLIC BUILDINGS



Development prior to DB Award and NTP

- Considerations: Planning, Initiation and Pre-Design
 - Work completed by DDC and AE1 with Sponsor and End User input
 - Extent of development necessary to define a project for the RFP
- Considerations: Procurement
 - Work completed by DB shortlist
 - Availability of a stipend
 - Complexity of program and scope to validate technical proposal, including the schedule and price proposal

PARTNERS AND RESOURCES FOR DESIGN BUILD DELIVERY AT DDC



Owner's Representative Services	Design-Build Program / Projects	1 Year On Call
Stand-Alone Design Build	Design-Build Project Execution	Project Specific
AE Standard Requirements	AE1 role	3 Years On Call

PARTNERS AND RESOURCES FOR DESIGN BUILD DELIVERY AT DDC



Owner’s Representative Services	Design-Build Program / Projects	1 Year On Call
Stand-Alone Design Build	Design-Build Project Execution	Project Specific
AE Standard Requirements	AE1 role	3 Years On Call

NOTE

Existing AE requirements contracts are separate from standalone Design-Build procurements, but those consultants are eligible to join a DB proposing team

PARTNERS AND RESOURCES FOR DESIGN BUILD DELIVERY AT DDC



Owner's Representative Services	Design-Build Program / Projects	1 Year On Call
Stand-Alone Design Build	Design-Build Project Execution	Project Specific
AE Standard Requirements	AE1 role	3 Years On Call

DDC DESIGN-BUILD

Stand-Alone Design Build



- The Design Builder is responsible for **overall design and construction** of the project
- The Design Build Agreement (DBA) will include provisions for:
 - Flexibility to use **fast-track construction** packages
 - **Scope validation** period
 - Alternate **dispute resolution**
- **Key terms** of DBA will be included with RFQ
- A full draft of the DBA will be included at the RFP stage

DDC DESIGN-BUILD

Teaming for Design-Build



- There is no role-requirement for the leadership of the DB team; **for example, teams may be designer-led.**
- It is desirable that the DB Team have collective experience in **DB and DB-based project delivery methods** and other alternative project delivery methods.
- If key members of the DB Team do not have experience in DB and DB-based project delivery, the Proposer shall indicate **familiarity with the objectives of this alternative delivery approach** and demonstrate an understanding of the **interrelationship between design and construction** under the DB project delivery approach.

HINT

If members of the DB Team do not have extensive experience collaborating on projects, the Proposer shall explain the relationship and rationale for teaming.

DESIGN-BUILD RFQ PROCESS: STEP 1



Key Personnel

1. Design-Build Project Executive
- 2. Design-Build Project Manager**
3. Design Manager
4. Design Lead (Individual)
5. Project Architect-of-Record (Individual)
6. Construction Project Manager
7. Landscape Architect
8. Sustainability and Resiliency Specialist

DESIGN-BUILD RFQ PROCESS: STEP 2



In-Market Development and Proposal Deliverables

- The in-market process and proposal deliverables will demonstrate that the research and investigations that necessarily precede design have been conducted, and that the team has a comprehensive strategy for executing the project.
- In-market process will include dialogue meetings to allow shortlisted proposers to collaborate, clarify, and review alternative technical concepts.

DESIGN-BUILD RFQ PROCESS: STEP 2



In-Market Development and Proposal Deliverables

- The technical proposal will include the following components:
 - Technical Approach, including design
 - Execution and Delivery, including schedule
 - Management, including team organization
 - MWBE Requirements
 - Price Proposal

DESIGN-BUILD RFQ PROCESS: STEP 2

Procurement Process



- Stipends will only be available for projects that require more extensive development during the in-market phase and resulting proposal.
- Where a stipend payment is not feasible, the in-market and proposal requirements will be limited to the essential materials necessary to demonstrate the team's process and approach without a fully developed design proposal.

HIGHLIGHTS FROM SAMPLE DESIGN-BUILD DELIVERY



Post-Award Process

- Scope Validation Period
- Design Development and Technical Submittals
- Stakeholder and Community Engagement
- Environmental Review
 - *Phase 1 to be provided in RFP*
- Early work, including site preparation and fast track packages
 - Subject to regulatory approvals, including PDC where applicable

WHAT'S NEXT FOR DESIGN-BUILD AT DDC



Program Goals and Objectives

- Emphasize quality at all stages of delivery, including procurement
- **Standardize** contract documents so firms are familiar with the materials, terms, and process
- Clearly define project requirements and establish scoping document template system
- Bundle similar projects where possible to **streamline** submissions and prequalification
- Reduce barriers for entry, including transferrable experience for DB

INFRASTRUCTURE

Angela D. Sabet, CHMM, LEED AP BD&C, ENV SP
Senior Program Coordinator, Infrastructure

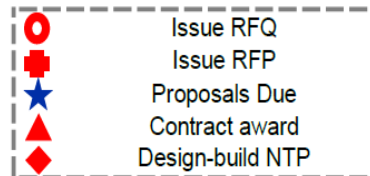
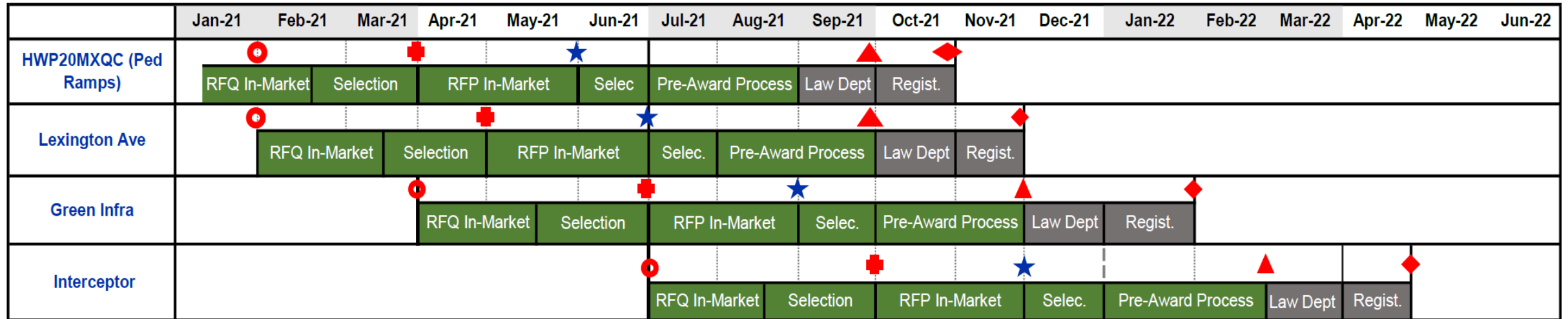


Infrastructure Design Build Projects:



1. **HWP20MXQC** - Pedestrian Ramps - Installation of Non-Standard (Complex) pedestrian ramps (curb ramps) across Manhattan, Queens and the Bronx
2. **HWMMLEXAV** - Lexington Avenue Pedestrian Safety
3. **Potential** – Design-Build Green Infrastructure Project
4. **Potential** – Design-Build Interceptor Project

Infrastructure Design-Build Timeline for Procurement



HWP20MXQC - Pedestrian Ramps



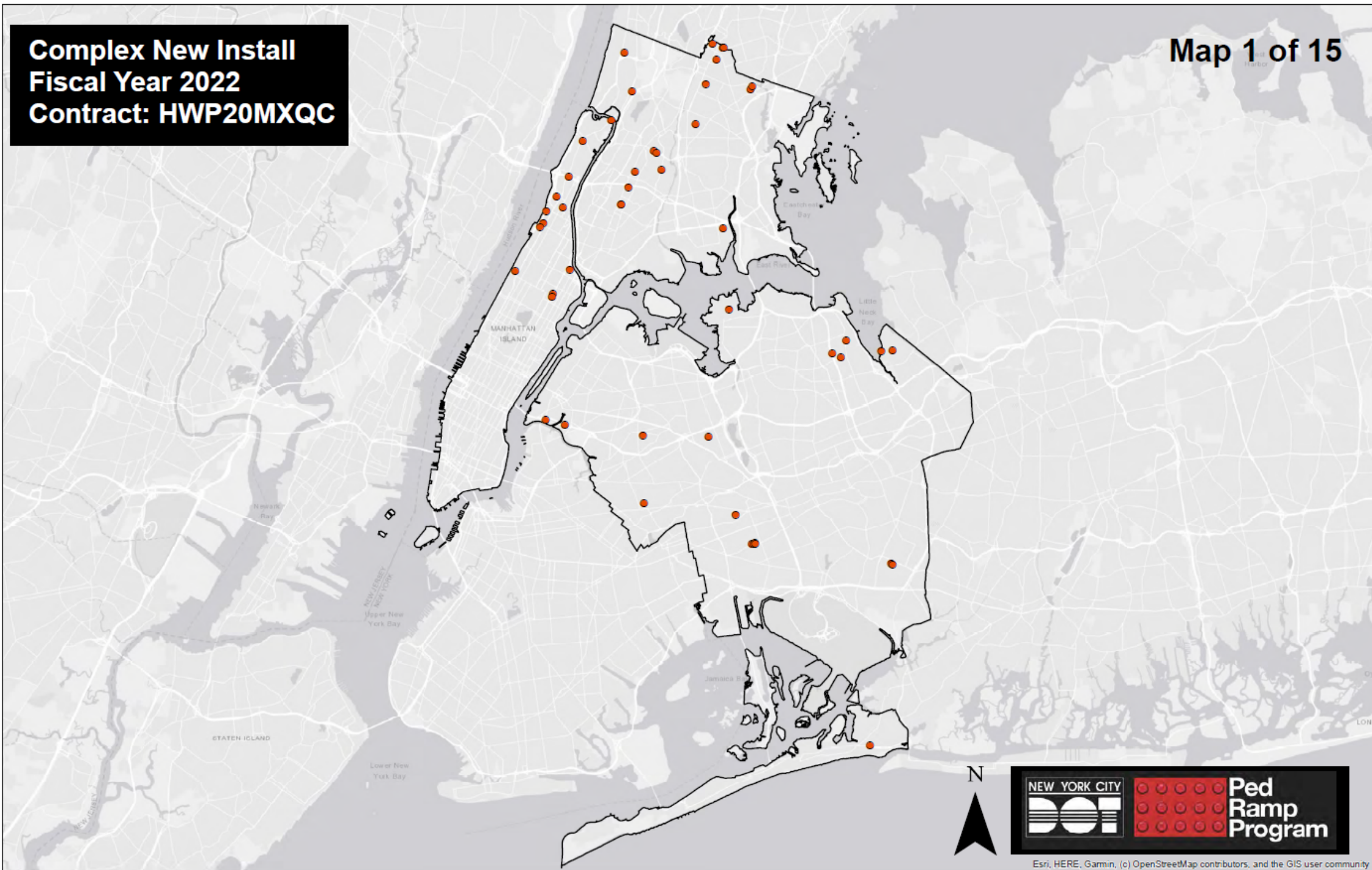
Budget: \$7 million, FY 22

Project Summary:

- Installation of Non-Standard (Complex) pedestrian ramps (curb ramps) across Manhattan, Queens and the Bronx
 - Following *Minimum Design Requirements*, which includes 2010 ADA, PROWAG, and ADAAG Standards for Accessible Design
- Designer should meet these requirements with a capital asset that can maintain ADA compliance.
- Incidental relocation of infrastructure or revisions to roadway geometry may be required.
- Relocation of infrastructure or revisions to roadway geometry that do not meet project intent may not be considered part of the scope of work
 - i.e. if a catch basin prevents installation/upgrade of a compliant ped ramp, relocation may be considered
 - But if a catch basin does not prevent the installation/upgrade of a compliant ped ramp, relocation would be considered outside of the scope of work

**Complex New Install
Fiscal Year 2022
Contract: HWP20MXQC**

Map 1 of 15



HWMMLXAV - Lexington Avenue Pedestrian Safety



Budget: \$14 million, FY 23

Project Summary:

Construct seven curb and sidewalk extensions along the east side of Lexington Avenue between East 41st and East 48th Streets (near Grand Central Terminal)

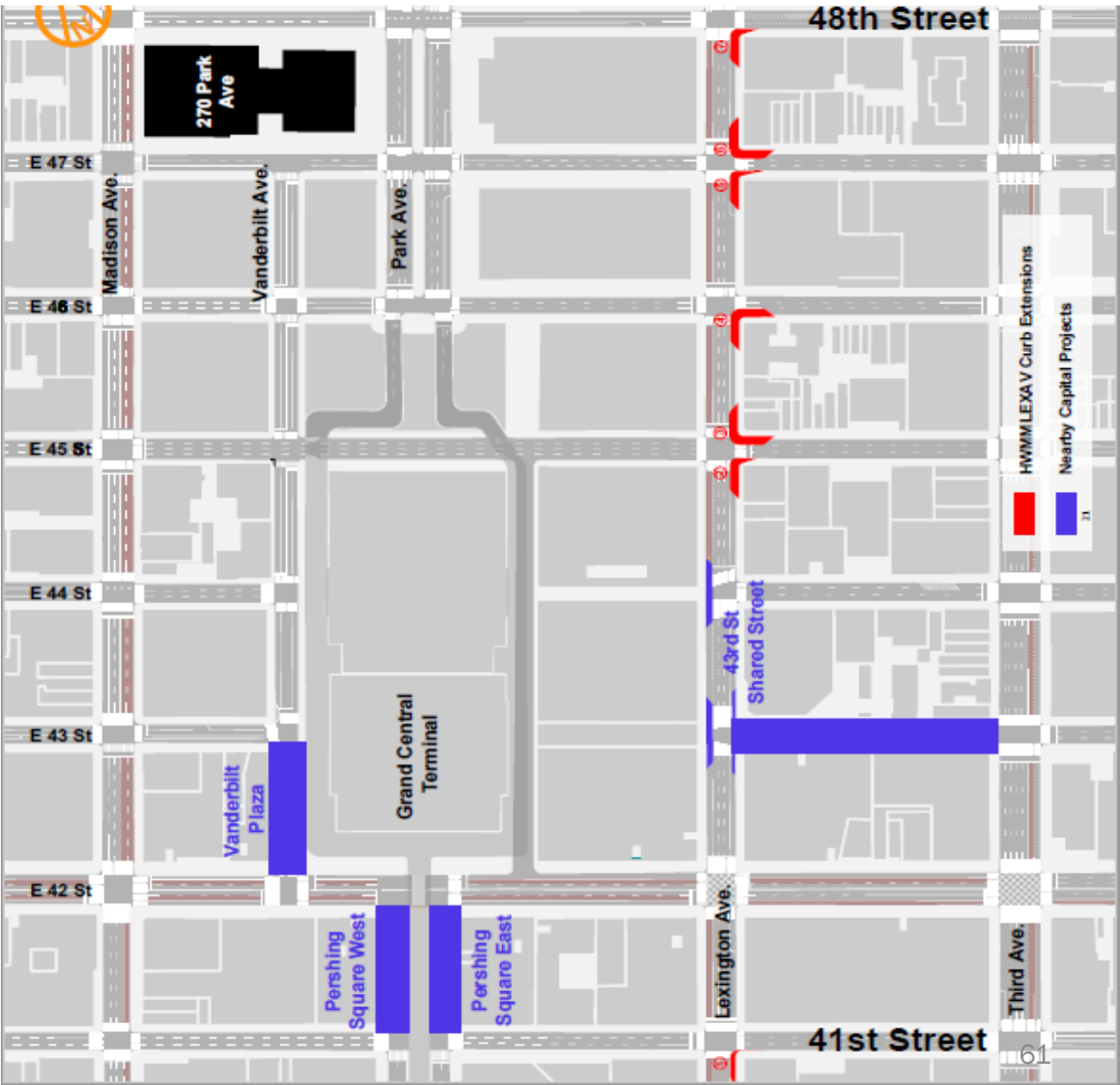
Department of Transportation

- Vision Zero capital project
- Upgrade all pedestrian ramps at all five intersections receiving safety improvements

Department of Environmental Protection

- Minimal DEP Water Main replacement scope within project limits only, not extend beyond west of Lexington due to MNRD overlap.

HWMMLEXAV - Lexington Avenue Pedestrian Safety



Green Infrastructure



Budget: \$20 million

Project Summary:

A pilot project to construct green infrastructure assets.

Background:

- NYSDEC Consent Order sets a combined sewer overflow (CSO) reduction goal of 1.67 billion gallons a year
- NYC DEP goal: 507 million gallons a year through the green infrastructure program

Interceptor



Budget: \$22 million

Project Summary:

- Interceptor is a 16' x 16' concrete pipe owned and operated by NYCDEP that runs approximately 30-feet below grade.
- While performing soil boring, the roadway experienced subsidence. The drilling company allegedly drilled through the interceptor causing damage. This damage needs to be repaired because it will gradually undermine the roadway and contribute to potential future roadway cave-in, and further damage to the interceptor and/or adjacent properties.
- Under this contract, the contractor needs to perform additional investigation, assess and develop repair alternatives, cost estimate for each alternative, recommend most feasible repair method, and prepare construction documents.
- Streetscape, Remediation of Subsidence issues are part of this project.

What is the expectation of a Successful Design-Build Project for Infrastructure?

Design-Build Project should include the following key aspects.

1. On Time Project Delivery
2. Project on Budget (best quality of work for money spent)
3. Project well coordinated (Community & Utilities)
4. Innovation (on schedule delivery with least amount of inconvenience to the public.)
5. Sustainability (using critical frameworks such as Envision)
6. Designer and Builder Relationship (Teamwork)

M/WBE

Wayne Lambert
Chief Diversity and Industry Relations Officer



Design-Build M/WBE Process



Design-Build legislation provides additional opportunities to engage the M/WBE industry in various City capital projects.

To leverage this opportunity, the M/WBE Program under Design-Build will include:

- M/WBE Program Experience Form at the RFQ Stage
- M/WBE Participation goal will be:
 - 30% of the Construction Cost (Including CM Services)
 - 30% of the Design Cost
- Firms will **not** be allowed to submit pre-proposal and pre-award waivers
- There will be a post-award modification assessment that focuses on the design-builder's good faith effort practices
- DDC will monitor performance against M/WBE goals and all good faith efforts during the life of the project

Design-Build M/WBE Process



To facilitate meeting targets while maintaining a robust vendor pool, the Design-Build Program:

- Not subject to NYC Admin. Code 6-129, but must comply “with the objectives and goals” of Admin. Code 6-129
- Allows for the use of **state-certified M/WBEs** in addition to city-certified M/WBEs
- **Eliminates any tier restrictions** on eligible M/WBE participation
- **Counts suppliers** at 60% of the subcontract value

NEXT STEPS

Next Steps



- Visit <https://designbuild.ddcanywhere.nyc/> regularly for current and past DDC Design-Build Opportunities
- Review existing and current Design Build Opportunities and familiarize yourself with DDC's existing RFQ's
- If you are an interested sub, click on the interested sub form within a specific project page and fill it out to share your information with interested Design-Build Primes
- Sign up and file disclosures in [PASSPort](#)

RESOURCES

Resources



- <https://designbuild.ddcanywhere.nyc/>
- [PASSPort](#)
- [MWBE Certification Webpage](#)
- <https://dbia.org/what-is-design-build/>
- Email: Design_Build@ddc.nyc.gov

Q & A

THANK YOU!

