



**Department of  
Design and  
Construction**

# Department of Design and Construction 2024 Industry Open House

Eric Adams  
Mayor

Thomas Foley, P.E.  
Commissioner

Welcome!



**Eric Macfarlane, P.E.**  
First Deputy Commissioner

# Our Unofficial Mascot

Save the drama  
for your llama







Queens Garage and Community Space





Far Rockaway Library



Department of  
Design and  
Construction

# Strategic Blueprint Progress Update

Eric Adams  
Mayor



Department of  
Design and  
Construction

# Strategic Blueprint Progress Update

Thomas Foley, P.E.  
Commissioner



Department of  
Design and  
Construction

# Strategic Blueprint Progress Update

Eric Adams  
Mayor

# Joint Bidding



Greenwich Street

City of New York



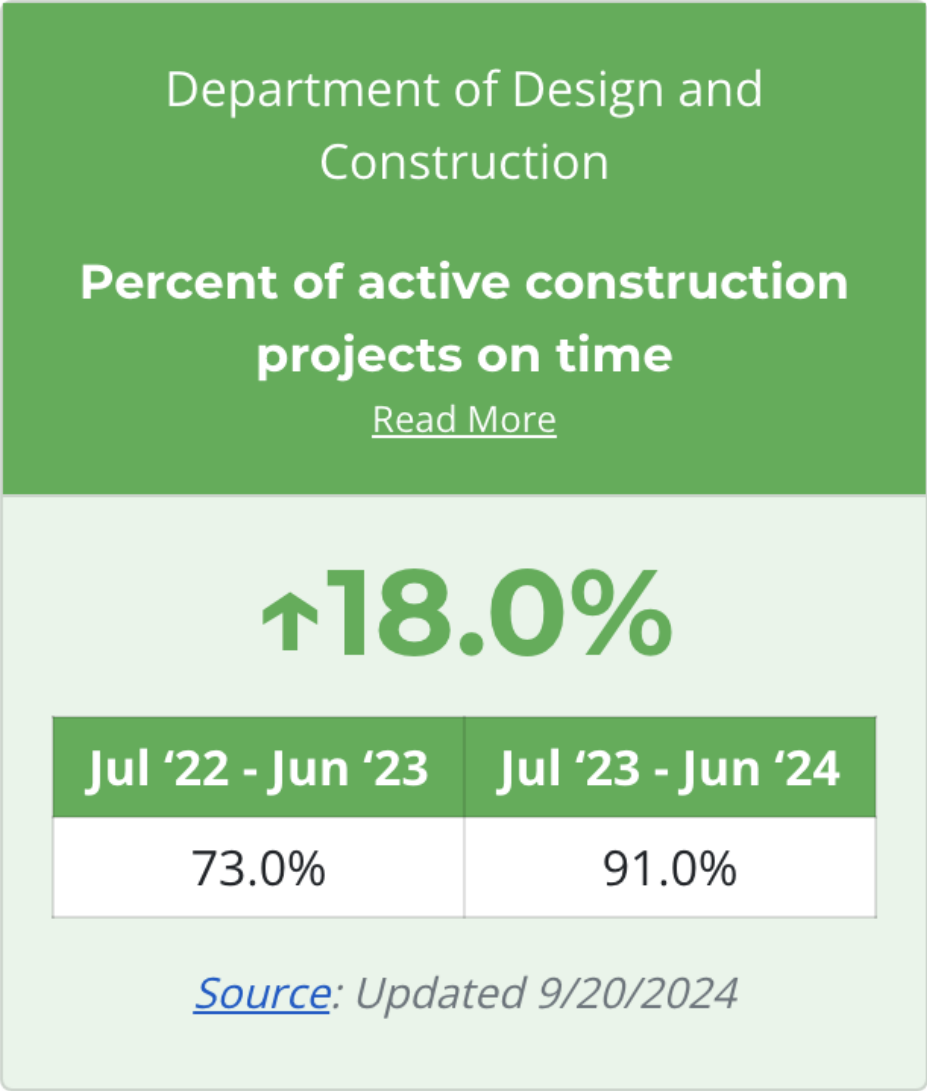
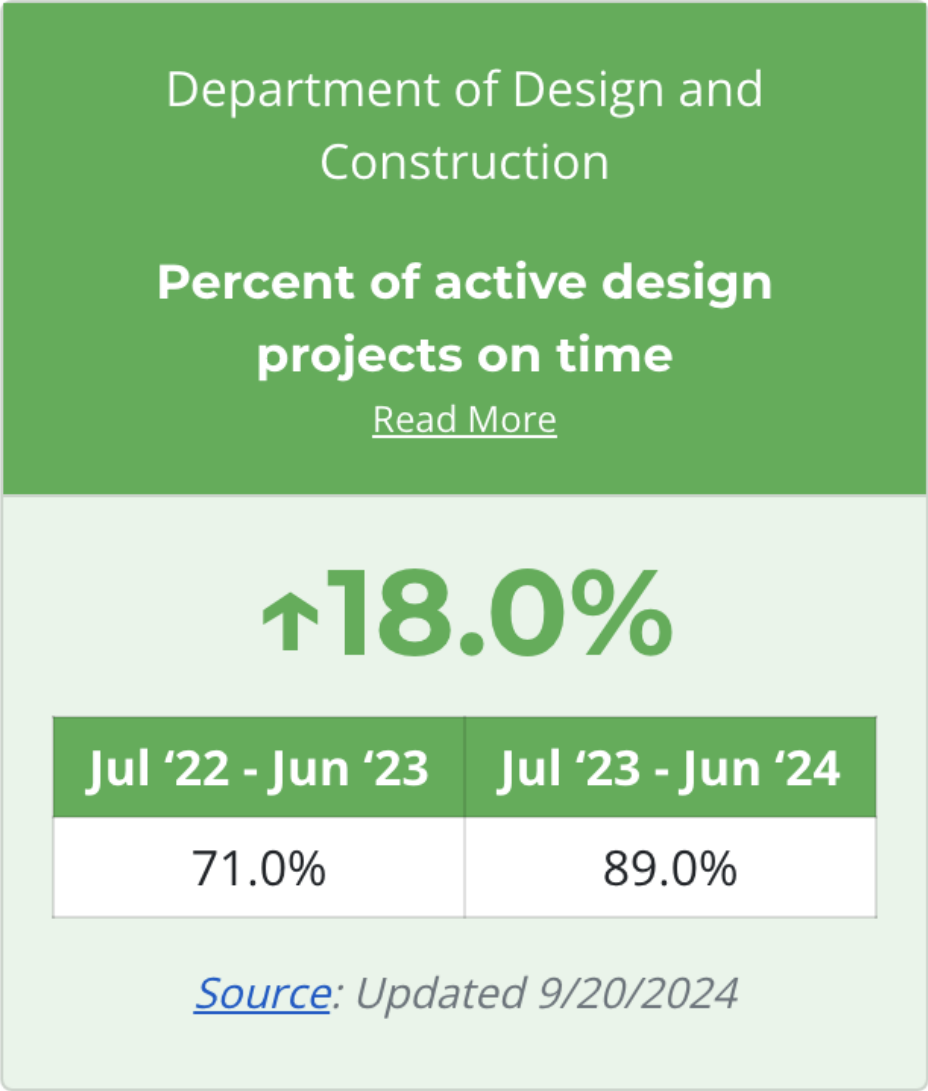
NYC DDC  
Utility Coordination  
Report

September 2024

Eric Adams  
Mayor

Thomas Foley, P.E.  
Commissioner

# Comptroller's Dashboard



# Office of Diversity and Industry Relations



**Magalie Austin, Esq.**  
Executive Deputy Commissioner

# Office of Diversity and Industry Relations



- M/WBE
- Workforce Development
- Community Hiring
- Industry Relations

# M/WBE Program



- The ODIR M/WBE Compliance team develops, implements, and monitors policies and procedures to promote compliance with local law and build the prosperity of M/WBEs.
- Develop contract-specific M/WBE goals released with procurement
- Establish disaggregated goals where availability of MBE firms allow
- Validate the MWBE goal dollar amount as a percentage of the overall contract value
- Monitor compliance with MWBE goal during the life of the contract at major progress milestones and at project closeout
- Support primes who need assistance finding certified M/WBE firms for subcontracting
- Work with M/WBE subcontractors identified on prime's M/WBE Utilization Plan to verify scope of work being performed
- Identify opportunities to award contracts to M/WBE's using the M/WBE Noncompetitive Small Purchase method and release the solicitations

# DDC M/WBE Combined Utilization (LL 1)

## Fiscal Year 2024



M/WBE Utilization Primes and Subs	Count	Value
Prime Contracts	86	\$269,209,679
Subcontracts	559	\$203,560,340
<b>Total M/WBE</b>	<b>617</b>	<b>\$461,399,773</b>
Total Prime Contracts	293	\$1,718,957,039
Total Subcontracts	810	\$319,089,765
<b>Total Contracts</b>	<b>688</b>	<b>\$1,899,340,155</b>
<b>DDC M/WBE Utilization</b>		<b>24.3%</b>

# DDC M/WBE Combined Utilization (LL 1)

## Fiscal Years 2019 to 2024



Fiscal Year	Total M/WBE			Total Contracts	
	#	\$	%	#	\$
FY19	483	\$332,957,664	20.4%	741	\$1,635,040,614
FY20	440	\$335,393,220	31.7%	674	\$1,059,407,210
FY21	334	\$660,280,412	25.6%	521	\$2,580,202,913
FY22	476	\$514,662,915	18.5%	634	\$2,784,939,937
FY23	525	\$361,094,855	25.2%	688	\$1,431,024,620
<b>FY24</b>	<b>617</b>	<b>\$461,399,773</b>	<b>24.3%</b>	<b>688</b>	<b>\$1,899,340,155</b>

# Strategies to Increase MWBE Participation



## DDC works to grow capacity and utilization of M/WBEs by utilizing the tools available:

- Directly awarding contracts up to \$1.5M to City-certified M/WBE firms for procurement opportunities up to the new \$1.5million maximum threshold
- Utilizing the 5% scoring preference for M/WBEs allowable by law (standard practice on all DDC procurements)
- Establishing disaggregated goals, where possible, on DDC projects (traditional procurements and alternative delivery methods)
- Working to get greater participation of MBE firms for prime contracting opportunities between \$1M to \$5M where there is high availability of certified firms, and using the M/WBE PQL when possible
- Working with our Design-Build teams to ensure compliance with M/WBE goals, and requiring the DB team to host at least biannually a “Meet The Teams” event, with the first one required no later than 90 days after NTP

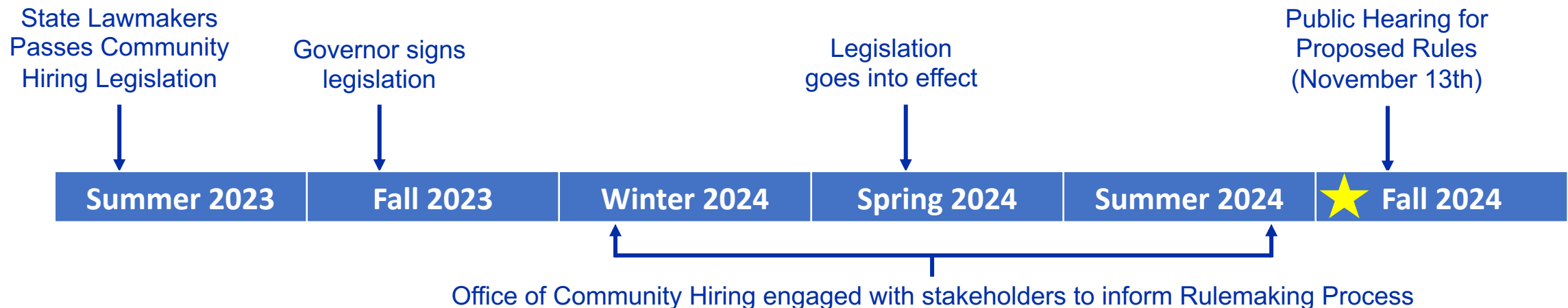
If you have any suggestions/recommendations, email ODIR team at [DDCODIR@ddc.nyc.gov](mailto:DDCODIR@ddc.nyc.gov)

# Community Hiring – why it’s important



- Initiative to **leverage City purchasing power to drive economic mobility** by connecting job seekers to career pathways on City contracts
- City will set contract **hiring goals** for contractors to offer employment and apprenticeship opportunities to low-income individuals and residents of economically disadvantaged communities
- For DDC this legislation will improve our ability to support the City’s workforce goals like those in the **City’s Project Labor Agreements (PLA)**

## Brief History of Community Hiring Legislation



# Proposed Community Hiring Goals



\*“Residence-Based Community Hire” or “economically disadvantaged region candidate” means an individual who lives in certain public housing or a ZIP code in which at least 15% of the population lives below the federal poverty threshold.

\*“Income-Based Community Hire” or “economically disadvantaged candidate” means an individual whose income falls below 300% of the federal poverty guidelines.

# Community Hiring at DDC – Months Ahead



## Short Term Aspirational Timeline for Community Hiring at DDC



# Construction Career and Training Resource Fairs in 2024



## Boroughs:

- Brooklyn, Queens, and Bronx

## Attendance:

- We have had more than 900+ people combined attend our Career Fairs.
- Average attendance of 325+ people per event.

## Exhibitors:

- Average of 20 exhibitors per event.
- Categories: Pre-Apprenticeship programs, Job Training Programs, Construction Employers, and Trade Unions

**Our next Manhattan event will be on December 4, 2024 at the National Museum of the American Indian.**



# Finance & Procurement



**Rachel Laiserin**  
Deputy Commissioner (CFO)

## DDC On-Call Contracts



Allows us to pre-select vendors for specific scopes of work. Projects are either rotationally assigned or competitively awarded within the scope category.

# On-Call Contracts in Procurement 2024



Type	Contract Name	DDC Division	Status
Owner Services	Resident Engineering Inspection Services	Infrastructure	In evaluation
Technical	Engineering Inspections and Infrastructure Testing	Safety and Site Support	Pending Public Hearing
Technical	Material Testing Services	Safety and Site Support	Proposals due 10/21
Technical	Schedule, Cost Estimating & Data Analytics	Project Controls	Q4 2024 release
Technical	Environmental & Laboratory Testing	Safety and Site Support	Q4 2024 release

# On-Call Contracts to Be Released in 2025



Type	Contract Name	DDC Division	Planned Release
Technical	Title Search	Infrastructure	Q1 2025
Technical	Appraisal Services	Infrastructure	Q1 2025
JOCS	Job Order Contracting	Public Buildings	Q1 2025
Technical	Forensic Engineering	Safety and Site Support	Q2 2025
Design	Public Buildings Architectural Design	Public Buildings	Q2 2025
Design	Public Buildings Technical Design	Public Buildings	Q2 2025
Design	Public Buildings Engineering Design	Public Buildings	Q2 2025
Design	Infrastructure Design (City-Funded)	Infrastructure	Q4 2025

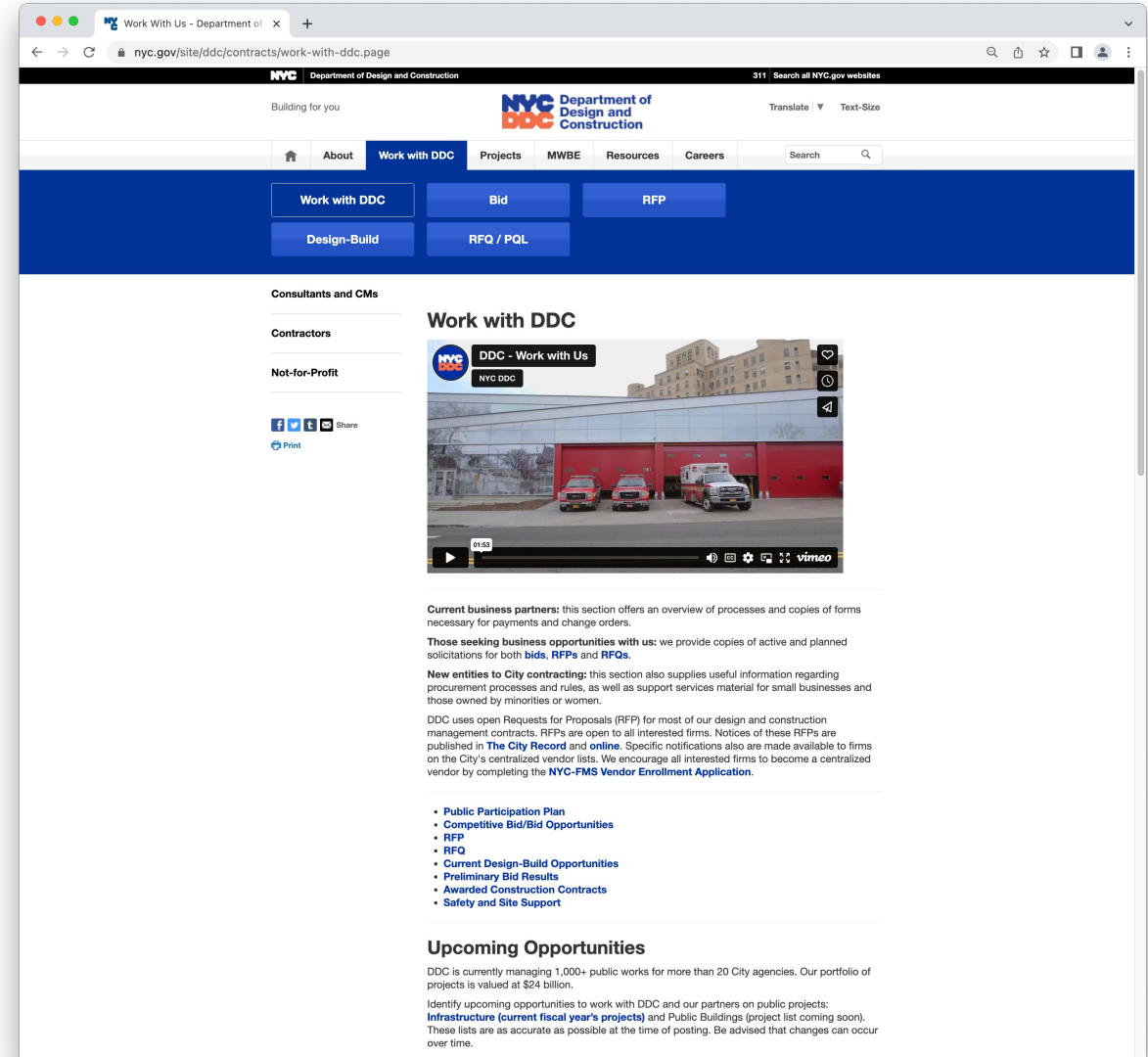
# On-Call Contracts on our Website



All procurements conducted  
via PASSPort

Coming Soon:  
Comprehensive updates to DDC's  
“Work with Us” page:

- How to work with DDC
- Current Contracts Directory
- Lookahead



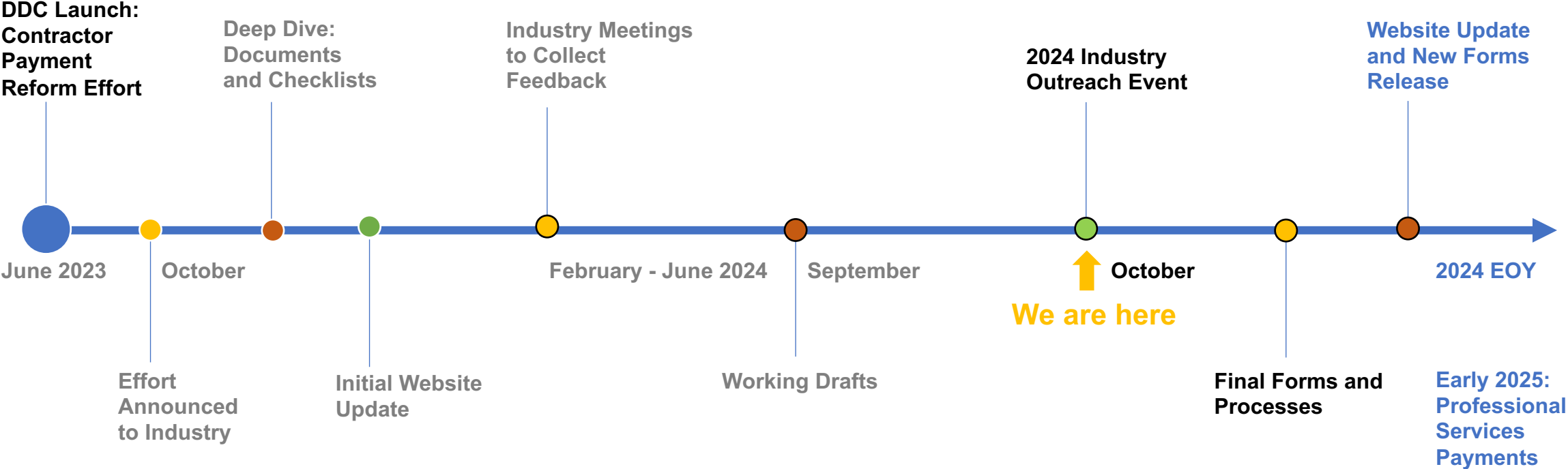
# Payment Reform Update

# Goal



Pay vendors quickly and accurately by streamlining requirements, forms and processes to reduce the administrative burden and time spent on all sides

# Process



# Process: Deep Dive



CITY OF NEW YORK  
DEPARTMENT OF DESIGN AND CONSTRUCTION  
DIVISION OF STRUCTURES

**CONTRACTOR PAYMENTS  
DOCUMENT CHECKLIST**

Contract Registration # \_\_\_\_\_ Payment # \_\_\_\_\_ Task Order # \_\_\_\_\_  
 Payment Type\*: ☐ Partial ☐ Change Order ☐ Substantial Completion ☐ Final ☐ Other:  
 \*\*For Requirements Contracts: ☐ Partial ☐ Last Partial (last payment on a task order) ☐ Final (last payment on the last task order to the contract) ☐ Other: \_\_\_\_\_

The following documents comprise a complete payment package. Two complete payment packages are to be assembled and submitted. One package is to contain all the originals; if there is no original, place a copy in the 'original' package.

ORIGINALS	COPIES	DOCUMENT	ENCLOSED/AT SITE
1	0	DDC Payment Routing & Signature Sheet	<input type="checkbox"/>
0	2	Document Checklist (this form)	<input type="checkbox"/>
1	1	Payment Requisition (Parts A & C or B & D)	<input checked="" type="checkbox"/>
1	1	Contractor Non-Discrimination Certificate	<input checked="" type="checkbox"/>
1	1	Contractor Comptroller's Certificate (Notarized)	<input checked="" type="checkbox"/>
1	1	Contractor's Payroll Report (Certified)	<input checked="" type="checkbox"/>
1	1	Insurance: ACCO Cover Letter and Certificate	<input type="checkbox"/>
0	2	Summary T & M Worksheets (4) (For Time & Material Payments only)	<input type="checkbox"/>
1	0	Daily T & M Worksheet (at site for EAO Audit) (For Time & Material Payments only)	<input type="checkbox"/>
0	2	Approved Time Extension (if applicable)	<input checked="" type="checkbox"/>
0	2	Registered Change/Task Order or Overrun (if applicable)	<input checked="" type="checkbox"/>
1	1	125% Overrun Justification Report (For unit priced item overruns and change orders, if applicable)	<input type="checkbox"/>
<b>ADDITIONAL ITEMS FOR SUBSTANTIAL/FINAL PAYMENTS:</b>			
0	2	Substantial Completion Letter and Punch List (Substantial Completion Payments only)	<input type="checkbox"/>
1	1	Certificate of Completion & Acceptance (Last Partial and Final Payments only)	<input type="checkbox"/>
0	2	Warranties, Bldg. Dept. Approvals and Certifications (Last Partial, Substantial Completion or Final Payments)	<input checked="" type="checkbox"/>
0	2	Final Time Extension (Last Partial, Sub. Comp. & Final Payments only)	<input checked="" type="checkbox"/>
0	2	Mylar/Record Drawing Receipts (Last Partial and Final/S.C. Payments only)	<input type="checkbox"/>
0	2	Contractor's Performance Evaluation (Last Partial & Final Payments only)	<input type="checkbox"/>
1	1	Release of Retainage Monies (For Guarantee/Retainage releases only/per task order)	<input type="checkbox"/>
0	2	OCO Compliance Memo (Final Payments only)	<input type="checkbox"/>
<b>IF CONTRACTOR HAS SUBCONTRACTORS:</b>			
1	1	Subcontractor Payment Form (Notarized)	<input checked="" type="checkbox"/>
1	1	Subcontractor Comptroller's Certificate (Notarized)	<input checked="" type="checkbox"/>
1	1	Subcontractor's Non-Discrimination Certificate	<input checked="" type="checkbox"/>
1	0	Subcontractor Payroll Report (Certified)	<input checked="" type="checkbox"/>
0	2	Subcontractor(s) Performance Evaluation (Last Partial and Final Payments only)	<input type="checkbox"/>

\* Insurance covering all stored material and asbestos work is required. For off-site storage, a Lease Agreement must be submitted and reviewed by DDC Legal Counsel.  
 NOTES: 1. An original is a document with an original signature. All originals must be signed in blue ink.  
 2. ☐: Submitted by RE/PM; ☒: Submitted by Contractor. RE/PM to check off ☒ all documents enclosed or at site.  
 3. See page 2 for additional requirements for CM Build & CM Design Build contracts, stored materials, and asbestos work.  
 4. See separate Document Checklists for Pass-through contracts and JOC contracts for payments on these contracts.

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rev. 05/15/01

CITY OF NEW YORK

DEPARTMENT OF DESIGN AND CONSTRUCTION  
DIVISION OF STRUCTURES

**CONTRACTOR PAYMENTS  
DOCUMENT CHECKLIST**

ORIGINALS	COPIES	DOCUMENT	ENCLOSED/AT SITE
<b>IF CONTRACTOR HAS STORED MATERIAL:*</b>			
1	1	Permission to Store Material	<input checked="" type="checkbox"/>
1	1	Stored Material Summary Form	<input checked="" type="checkbox"/>
0	2	Stored Material Invoices	<input checked="" type="checkbox"/>
1	1	Bill of Sale from Contractor to the City (Notarized Blumberg Form A100)	<input checked="" type="checkbox"/>
1	1	Affidavit: Vendor to Contractor (Notarized)	<input checked="" type="checkbox"/>
<b>IF PAYMENT HAS ASBESTOS WORK:*</b>			
1	1	Waste Manifest Dump Ticket	<input checked="" type="checkbox"/>
<b>IF CM BUILD/CM DESIGN BUILD:</b>			
1	1	Certification of Payment Requisition (Notarized)	<input checked="" type="checkbox"/>
1	1	Subcontractor Payment Requisitions	<input checked="" type="checkbox"/>
0	2	Subcontract Change Order Authorizations (if applicable)	<input checked="" type="checkbox"/>
1	0	Subcontract Change Order Log (At site for EAO Audit, if applicable)	<input checked="" type="checkbox"/>
1	1	Subcontract Summary Form	<input checked="" type="checkbox"/>
0	2	Letter of Approval for Allowance Transfer (if applicable)	<input checked="" type="checkbox"/>
0	2	Letter of Approval to spend Miscellaneous Expense Allowance Monies (if applicable)	<input checked="" type="checkbox"/>
0	2	Letter of Approval to spend Additional Services Allowance Monies (if applicable)	<input checked="" type="checkbox"/>
0	2	Letter of Approval to Change the Basic Fee (if applicable)	<input checked="" type="checkbox"/>
1	1	Approved & Updated Inventory and Condition Report	<input checked="" type="checkbox"/>

\* Insurance covering all stored material and asbestos work is required. For off-site storage, a Lease Agreement must be submitted and reviewed by DDC Legal Counsel.  
 NOTES: 1. An original is a document with an original signature. All originals must be signed in blue ink.  
 2. ☐: Submitted by RE/PM; ☒: Submitted by Contractor. RE/PM to check off ☒ all documents enclosed or at site.  
 3. See separate Document Checklists for Pass-through contracts and JOC contracts for payments on these contracts.

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# Recommendations

## 1. Updated checklists and payment forms

- Remove outdated, redundant, and 'hidden' requirements (notary, hard copies, signatures on multiple pages)
- Remove requirements not directly associated with payments

## 2. Step-by-step payment guide


## 3. Updated, easy-to-use external website

## 4. Requirement for requisitions every 30 days

## 5. Implementation tools including guides and trainings

# Preview: Draft New Checklist





Department of  
Design and  
Construction

PARTIAL PAYMENT DOCUMENT CHECKLIST  
CONSTRUCTION / DESIGN-BUILD

Project ID

Contract Registration Number

Task Order/Work Order Number

Payment Number

Partial Payment Type:

☐ Base Contract Partial Payment

☐ Change Order Payment

☐ Article 16 Retainage Release Payment

The following documents comprise a complete payment package for construction and Design-Build contracts. A payment package is to be submitted as a single PDF document in the order stipulated below, with electronic or scanned signatures where required. A complete printed copy, including any original signatures or notarizations, must be retained in the field office.

**Note:** Projects with grant funding have additional requirements. Refer to the appropriate supplemental checklist.

Contractor/Design-Builder Required Payment Documents:

☐ Document Checklist (this form)

☐ Payment Requisition Forms

☐ Payment Requisition Summary and Certification (form)

☐ Payment Requisition Detail (template)

☐ Contractor Deduction Request, if applicable (form)

☐ Stored Material Summary, if applicable (form)

☐ 125% Item Justification Report, for overruns, if applicable (form)

☐ Vendor Memo(s) to Project Manager

☐ Prime and Subcontractor Payment Voucher (form)

☐ Contractor's Certificate to the Comptroller (Notarized)

☐ Subcontractor Certificate to the Comptroller (Notarized)

☐ Certified Payroll Reports

☐ Prime

☐ Subcontractor(s)

☐ Design-Build Only:

☐ Payment/Work Certification Memo

☐ Lead Quality Certification Memo

☐ Designer of Record Certification Memo

PREREQUISITES FOR PAYMENT:

☐ Prime and Subcontractor's Non-Discrimination Certificate

☐ RFAS approval for all subcontractors

☐ Insurance: ACCO Cover Letter and Certificate

Design-Build Projects:

☐ Allowance Approvals

☐ Minor Waiver Approvals

For Stored Materials:

☐ Permission to Store Material

☐ Stored Material Invoices

☐ Affidavit: Vendor to Contractor (Notarized)

☐ Bill of Sale from Contractor to the City

☐ Stored Materials Certification Memo

MAINTAINED IN FIELD OFFICE:

☐ Material Test Certifications

☐ Waste Manifest Dump Ticket (insurance required)

☐ Progress Photos

☐ Performance Evaluations

☐ Employee Daily Sign-in Log

☐ Local Law 77 Monthly Reporting Form, if applicable (original to Construction Support Unit)

Design-Build Projects:

☐ Monthly Progress Report for the immediately preceding month

Change Orders:

☐ Daily Time and Material Worksheet (for Time & Materials payments only)

DDC Project Manager Required Payment Documents:

☐ Article 16 Request for Early Retainage Release, if applicable (form)

☐ Approved Time Extension, if applicable

☐ EIC/PM Deduction Report

☐ Memo(s)

October 2024

Contractor/Design-Builder Required Payment Documents:

☐ Document Checklist (this form)

☐ Payment Requisition Forms

☐ Payment Requisition Summary and Certification (form)

☐ Payment Requisition Detail (template)

☐ Contractor Deduction Request, if applicable (form)

☐ Stored Material Summary, if applicable (form)

☐ 125% Item Justification Report, for overruns, if applicable (form)

☐ Vendor Memo(s) to Project Manager

☐ Prime and Subcontractor Payment Voucher (form)

☐ Contractor's Certificate to the Comptroller (Notarized)

☐ Subcontractor Certificate to the Comptroller (Notarized)

☐ Certified Payroll Reports

☐ Prime

☐ Subcontractor(s)

☐ Design-Build Only:

☐ Payment/Work Certification Memo

☐ Lead Quality Certification Memo

☐ Designer of Record Certification Memo

# Infrastructure



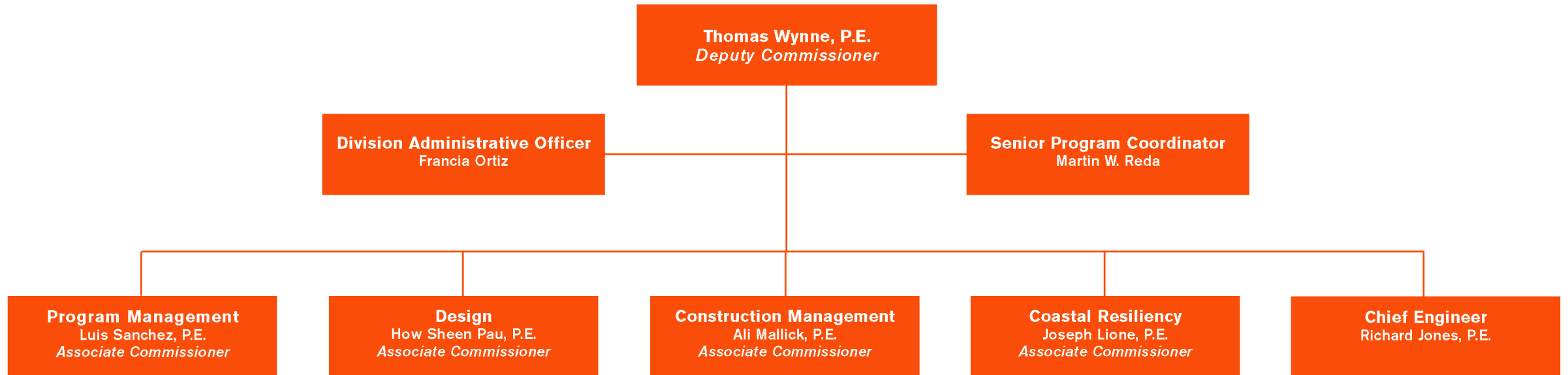
**Thomas Wynne, P.E.**  
Deputy Commissioner

# Infrastructure Introduction

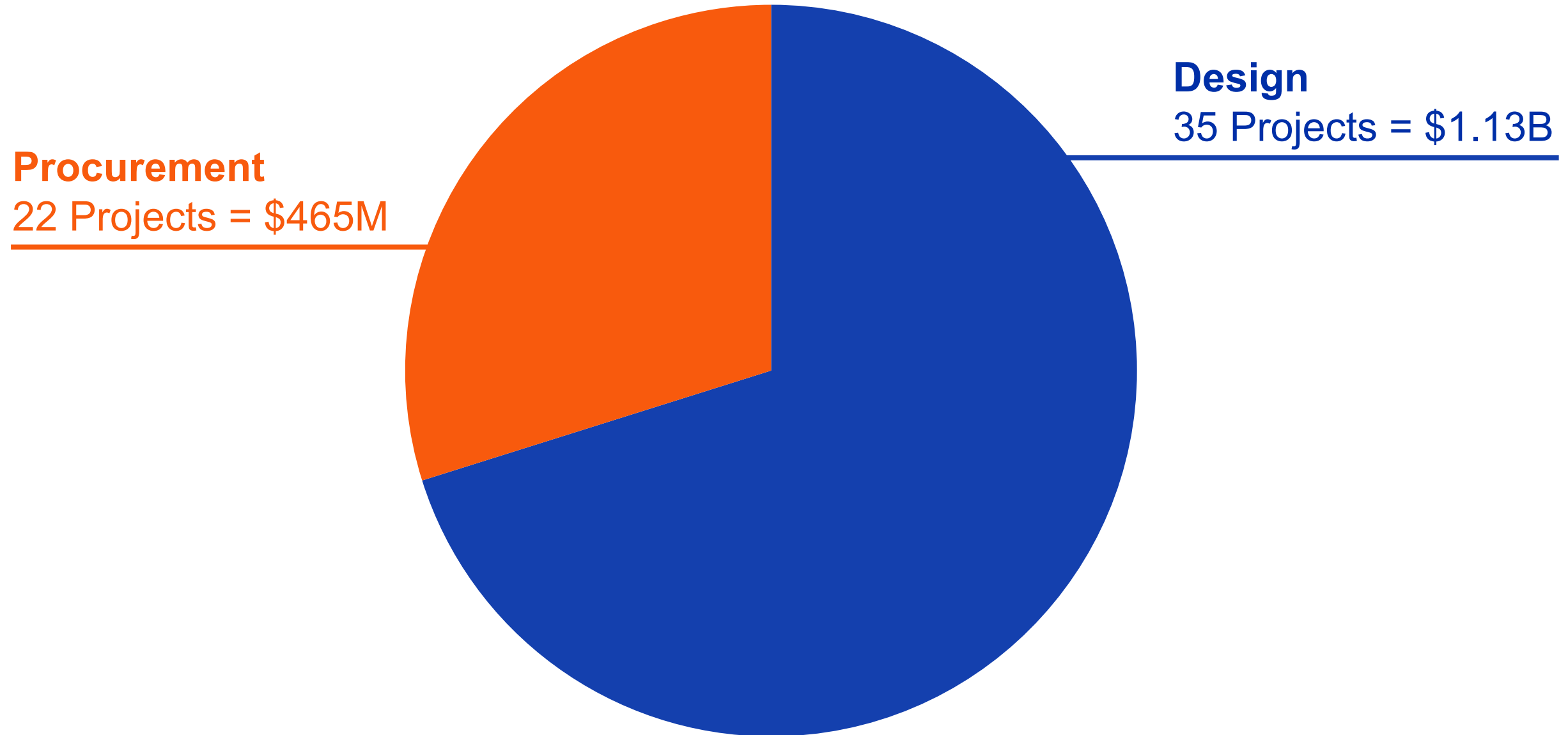


- **Management Organizational Chart**
- **Infrastructure FY Commitment Plan (as of Sept 26<sup>th</sup>)**
- **Expectations for Contractors and Consultants**
- **Procedural Changes**

# Infrastructure Organizational Chart



# FY25 Infrastructure Commitment Plan (by Phase as 9/26)



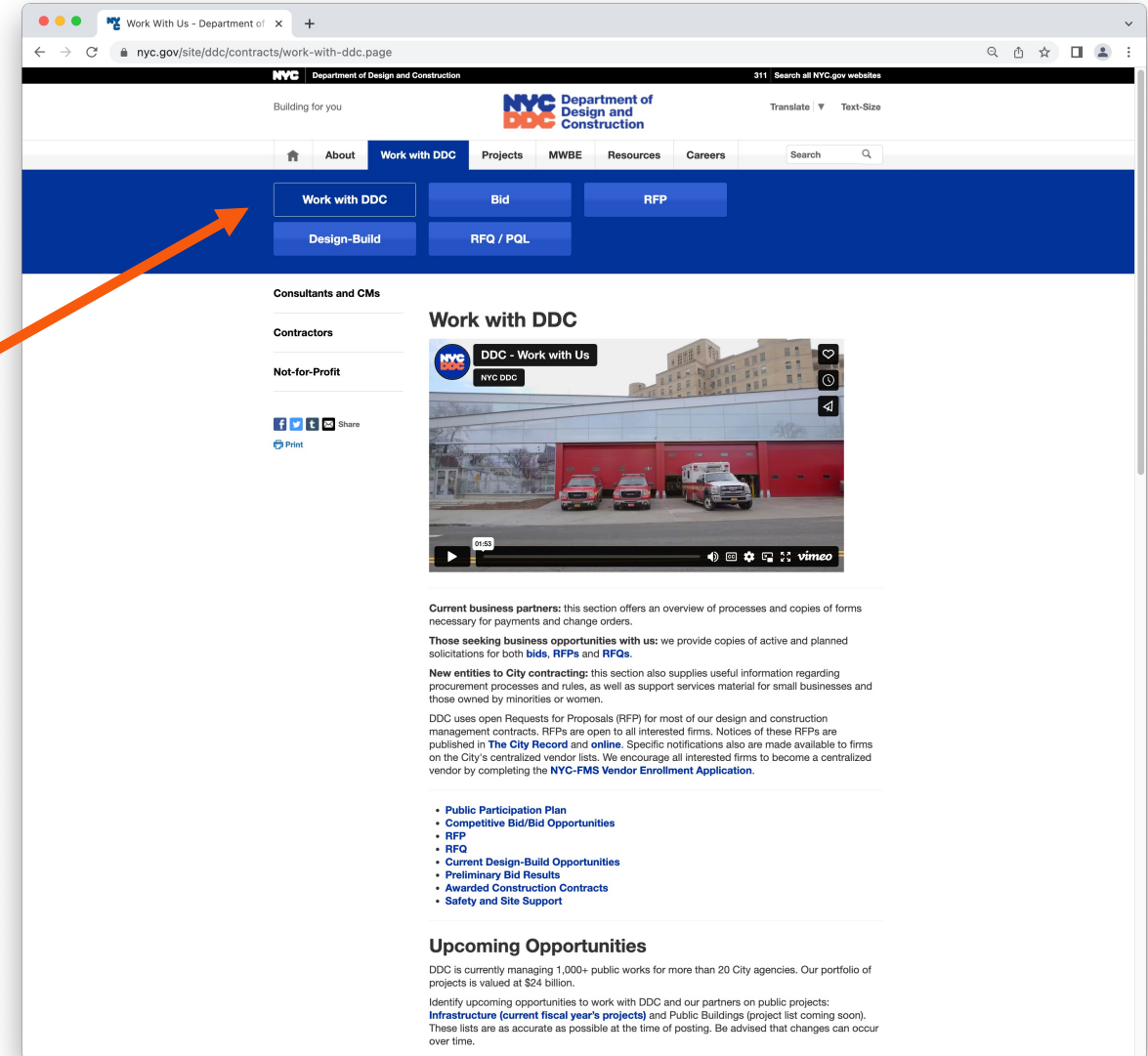
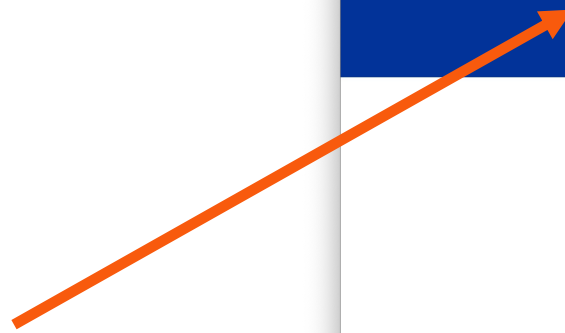
# FY25 Infrastructure Commitment Plan Typologies (# of Projects)

- Distribution Water Main (2)
- Distribution Water Main & Sewer (1)
- Emergency Repair (12)
- Flood Mitigation (2)
- GI Program (2)
- Highway (1)
- Lining (1)
- Pedestrian Ramp Install – Complex (8)
- Pedestrian Ramp Upgrade – Simple (5)
- Pedestrian Safety (1)
- Reconstruction (4)
- Resurfacing (1)
- Roadway Reconstruction (7)
- Roadway Reconstruction, Sewer & Water Main (4)
- Select Bus Service Improvements (2)
- SEQ Storm Sewer Program (1)
- Sewer Reconstruction (1)
- Streetscape (1)
- Trunk Water Main (1)

# On-Call Contracts on our Website



Find a list of projects currently in design on DDC's website at "Work with Us"



# FY25 Infrastructure Commitment Plan (as of 9/26)



FISCAL YEAR	PROJECT ID	PROJECT DESCRIPTION	PROJECT TYPE	CURRENT PHASE	VALUE RANGE	REI CATEGORY (In-House, Standalone, Rotational)
2025	EC-GUN25	Emergency Guniting of Sewers, Citywide	Emergency Repair	Design	<10M	In House
2025	EC-LC25KR	Emergency Sewer Lining Contract, Brooklyn and Staten Island	Emergency Repair	Design	10M-25M	In House
2025	EC-LC25M	Emergency Sewer Lining Contract, Manhattan	Emergency Repair	Design	<10M	In House
2025	EC-LC25QX	Emergency Sewer Lining Contract, Bronx and Queens	Emergency Repair	Design	10M-25M	In House
2025	EC-SEC25	Citywide Emergency Reconstruction of Sewers	Emergency Repair	Procurement	10M-25M	In House
2025	EC-SEKN25	Reconstruction of Existing Sewers, North Brooklyn	Emergency Repair	Procurement	<10M	In House
2025	EC-SEKS25	Reconstruction of Existing Sewers, South Brooklyn	Emergency Repair	Procurement	10M-25M	In House
2025	EC-SEQN25	Reconstruction of Existing Sewers, North Queens	Emergency Repair	Design	10M-25M	In House
2025	EC-SEQS25	Reconstruction of Existing Sewers, South Queens	Emergency Repair	Design	10M-25M	In House
2025	EC-SER25	Reconstruction of Existing Sewers, the Staten Island	Emergency Repair	Design	<10M	In House
2025	EC-SEX25	Reconstruction of Existing Sewers, the Bronx	Emergency Repair	Procurement	<10M	In House
2025	EC-WMC25	Citywide Emergency Reconstruction of Water Mains (T&M)	Emergency Repair	Procurement	10M-25M	In House
2025	GKOH15-01	GREEN INFRASTRUCTURE FOR THE GRAVESEND BAY CSO TRIBUTARY AREA OH-15, PHASE 1	Green Infrastructure Program (GI)	Design	>50M	Rotational
2025	GKOH15-03	GREEN INFRASTRUCTURE IN THE GRAVESEND BAY CSO TRIBUTARY AREA OH-15, PHASE 3	Green Infrastructure Program (GI)	Procurement	>50M	Rotational
2025	HED-562	NEW 48" TRUNK WATER MAIN IN E 233 STREET	Trunk Water Main	Design	25M-50M	Rotational
2025	HW349TOUR	STATE TOURING ROUTES RESURFACING CONTRACT	Resurfacing	Procurement	10M-25M	Rotational
2025	HWCSCHPMN	Safe routes to Schools, Manhattan	Reconstruction	Design	25M-50M	Rotational
2025	HWD007K03	Park Ave Pedestrian Safety Improvements	Reconstruction	Design	<10M	Rotational
2025	HWM12AVE	12th Avenue Accessibility Improvements	Pedestrian Safety	Design	<10M	Rotational
2025	HWM2025	Delancey Street Safety Improvements	Roadway Reconstruction	Procurement	25M-50M	Stand Alone
2025	HWP2020TA	Non-Standard Pedestrian Ramps City-Wide	Pedestrian Ramp Install - Complex	Design	10M-25M	Rotational
2025	HWPR20KC	NON-STANDARD UPGRADES PED RAMPS - BROOKLYN	Pedestrian Ramp Install - Complex	Design	<10M	Rotational
2025	HWPR20KMC	NON-STANDARD UPGRADES PED RAMPS - BROOKLYN AND MANHATTAN	Pedestrian Ramp Install - Complex	Procurement	<10M	Rotational
2025	HWPR20MQC	NON-STANDARD UPGRADES PED RAMPS - MANHATTAN AND QUEENS	Pedestrian Ramp Install - Complex	Procurement	10M-25M	Rotational
2025	HWPR20MQX	NON-STANDARD UPGRADES PED RAMPS - TA IN MANHATTAN, QUEENS AND THE BRONX	Pedestrian Ramp Install - Complex	Design	<10M	Rotational
2025	HWPR21MTA	Upgrading pedestrian ramps at 61 non-standard locations in Manhattan.	Pedestrian Ramp Install - Complex	Design	<10M	Rotational
2025	HWPR24KQ	STANDARD PED RAMPS UPGRADES QUEENS AND BRONX	Pedestrian Ramp Upgrade - Simple	Procurement	10M-25M	Rotational
2025	HWPR24KR	STANDARD PED RAMPS UPGRADES QUEENS AND BRONX	Pedestrian Ramp Upgrade - Simple	Procurement	10M-25M	Rotational
2025	HWPR24MQ	STANDARD PED RAMPS UPGRADES MANHATTAN AND QUEENS	Pedestrian Ramp Upgrade - Simple	Procurement	10M-25M	Rotational
2025	HWPR24Q1	STANDARD PED RAMPS UPGRADES QUEENS	Pedestrian Ramp Upgrade - Simple	Procurement	10M-25M	Rotational
2025	HWPR24QX	STANDARD PED RAMPS UPGRADES QUEENS AND BRONX	Pedestrian Ramp Upgrade - Simple	Procurement	10M-25M	Rotational

# Resiliency



## Currently in Construction (\$2.04B)

### East Side Coastal Resiliency PA1

Overall Cost: \$1.35B

Percentage Complete: 46%

### East Side Coastal Resiliency PA2

Overall Cost: \$165M

Percentage Complete: 90%

### Parallel Conveyance

Overall Cost: \$169M

Percentage Complete: 15%

### BMCR

Overall Cost: \$353M

Percentage Complete: 28%

## Currently in Design (\$436M)

### Red Hook

Projected Cost: \$183M

Projected Start: FY2025

### Bellevue Floodwall

Projected Cost: \$247M

Projected Start: FY2027

# Process Changes



- Increasing the level of scrutiny regarding evaluations of contractors, design consultants and REIs.
- Regarding DDC contracts, Prime Contractors must report first-tier subcontractors via PIP and submit a hardcopy Request For Approval of Subcontractor (RFAS) form. Be advised, both PIP and hardcopy RFAS are REQUIRED for all DDC contracts registered under Local Law 1 and DDC cannot approve a subcontractor without both. For further assistance, contact the City FISA Dept. via email: [pip@fisa-opa.nyc.gov](mailto:pip@fisa-opa.nyc.gov) or call the help desk at 212-857-1777.
- Improved NYSDOT coordination on specification review to speed up specification changes
- Adding priority lists to multi-location contracts to prevent re-mobilization and utility interferences
- Most projects now have an EWA change order option

# Joint Bidding Updates

## Existing Improvements

### Overheads

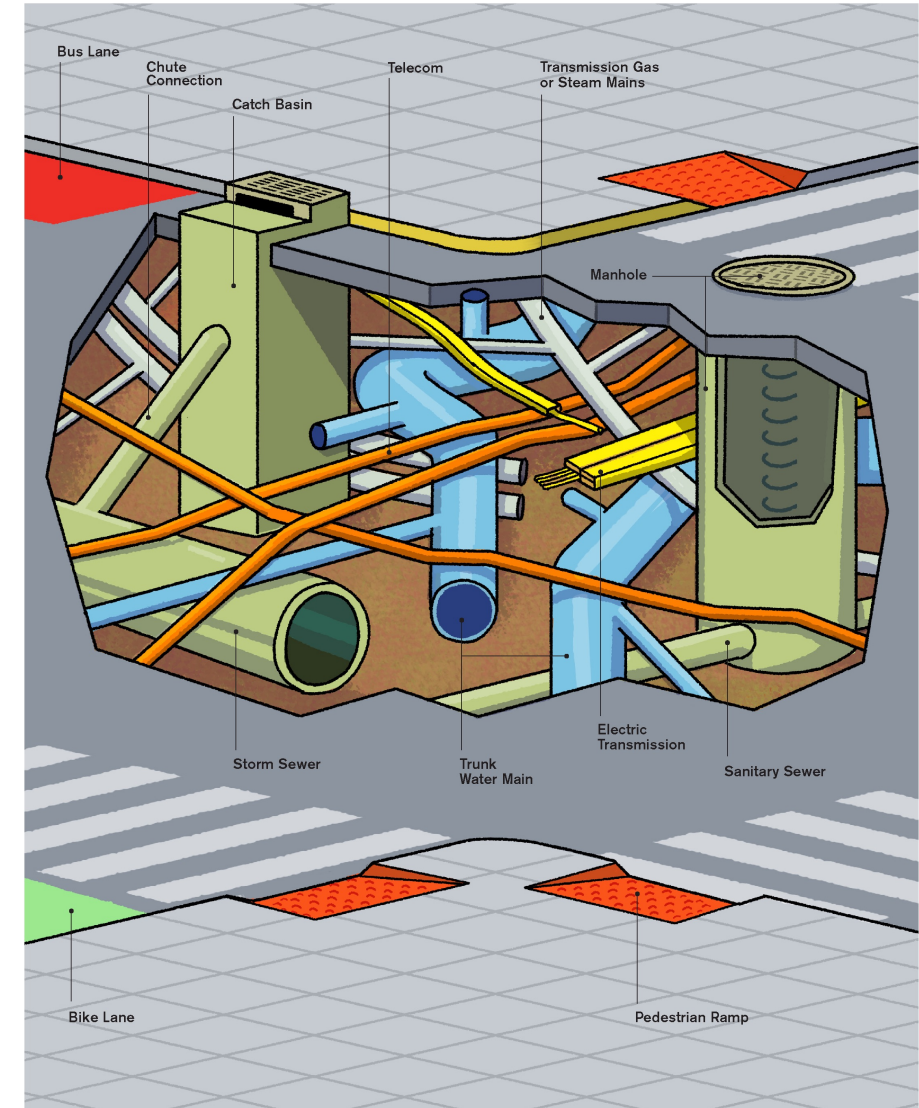
- Inclusion of Private Utility design criteria in bid documents for work associated with supporting and protecting overhead wires and poles

### Off-Shift Work

- Additionally, to account for off-shift work, overtime premium portions will be reimbursed for Price List Work.
- Annual COLA
  - Based upon the ENR NYC Building Cost index

### Specialty Items

- Bidding on JB Specialty items included in bid ranking



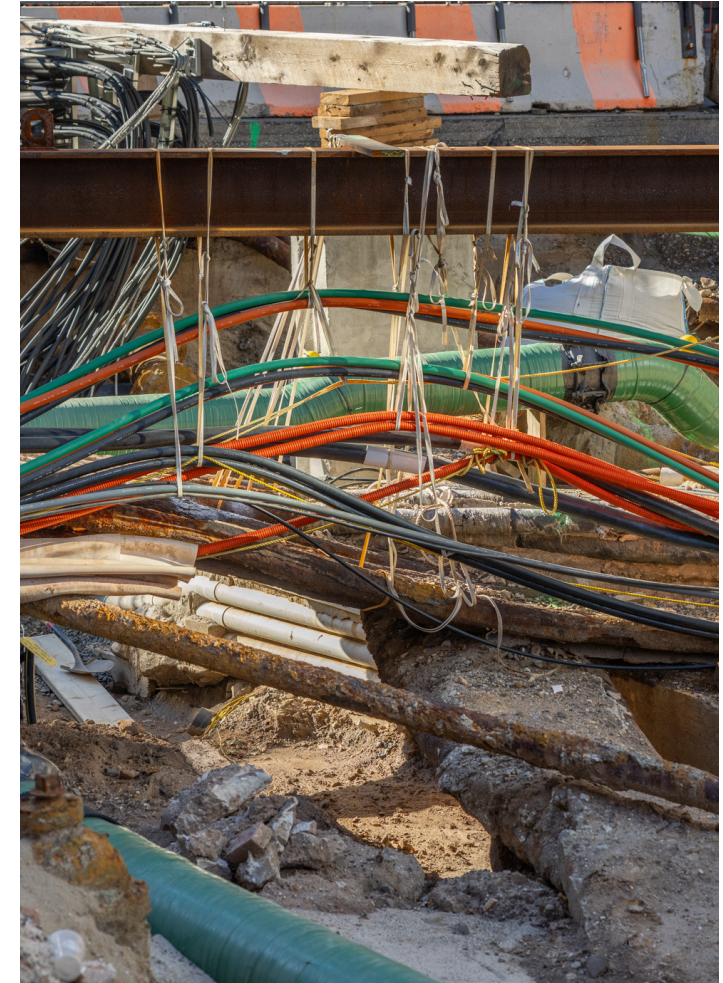
# Joint Bidding Updates (Cont.)

## Future Joint Bidding Plans

- Implement industry roundtables for feedback
- Continue data analysis from new bids
- Improve pre-engineering processes with private utilities
- Explore other options to drive better pre-engineering by the utilities
- Develop an option for lump sum bidding or a mechanism to get to lump sum
- Expand the use of early completion incentives
- Investigate open bidding on both City items and utility items

## Future of Section U

- Suitably implemented for appropriate projects (when & where, emergency contracts, etc.)
- Comprehensive update forthcoming to capture lessons learned



# Expectations

## Contractors

- SAFETY FIRST
- MPT set up and storage areas properly maintained.
- Competent person on site. Safety Officer to monitor safety.
- As built drawings for trunk mains and GI projects must be prepared and submitted in a timely manner.
- Maintain weekly/monthly production targets for projects requiring them.
- Complete payment submission with all back up information will expedite processing.
- Know your contract: Value Engineering, Extended Work Allowances, Incentive Clauses

# Expectations

## Consultants

- SAFETY FIRST
- Patrol the project for MPT, storage and safety.
- Project Manager must be involved with all project aspects; not just with payments and staffing needs. Need to lead training of their staff.
- Knowledge of all relevant codes and specifications, including ADA requirements.
- Review to ensure all permits are in place in advance of contractor operations.
- Submitting reports and/or forms with a level of consistency commensurate with a quality based selected firm.
- Monitor budget, overruns, and CP to ensure no funding issues with payments.
- Process contractor payments expeditiously.
- Contract close outs and as built drawings must be prepared and submitted in a timely manner.

# Design-Build Unit



**Yvi McEvilly, PLA, DBIA**  
Assistant Commissioner

# Design-Build at DDC

**DDC uses alternative delivery for faster, more efficient, and collaborative project implementation. With Design-Build, we contract with a single, integrated team.**

- Achieve quality and best value
- Prioritize innovative design and constructability, *simultaneously*
- Bring end-user needs to the forefront of project planning
- Open community centers, critical maintenance facilities, and public restrooms sooner
- Accelerate construction of roadway, water, and sewer infrastructure

# Design-Build at DDC



The Public Works Investment Act authorizes design-build for projects over \$10M and over \$1.2M for Parks, NYCHA, libraries, cultural institutions, pedestrian safety, and ROW security infrastructure projects.

Current portfolio of 14 projects is valued ~ \$1B.

	Awarded		In Procurement		In Development	
	<i># Projects</i>	<i>Value</i>	<i># Projects</i>	<i>Value</i>	<i># Projects</i>	<i>Est. Value</i>
Public Buildings	7	\$ 530 M	2	\$ 135 M	n/a	n/a
Infrastructure	2	\$ 46 M	1	\$ 95 M	2	\$ 190 M
<b><i>TOTAL</i></b>	<b>9</b>	<b>\$576 M</b>	<b>3</b>	<b>\$ 230 M</b>	<b>2</b>	<b>\$ 190 M</b>



Orchard Beach Maintenance and Operations Building, The Bronx



Shirley Chisholm Recreation Center, Brooklyn





Rockaway Operational Headquarters, Queens



# Mary Cali Dalton Recreation Center, Staten Island





Marlboro Agricultural Education Center, Brooklyn



Brownsville Multi-Service Center, Brooklyn



Harper Street Administration Building, Queens

# Design-Build Projects in Development

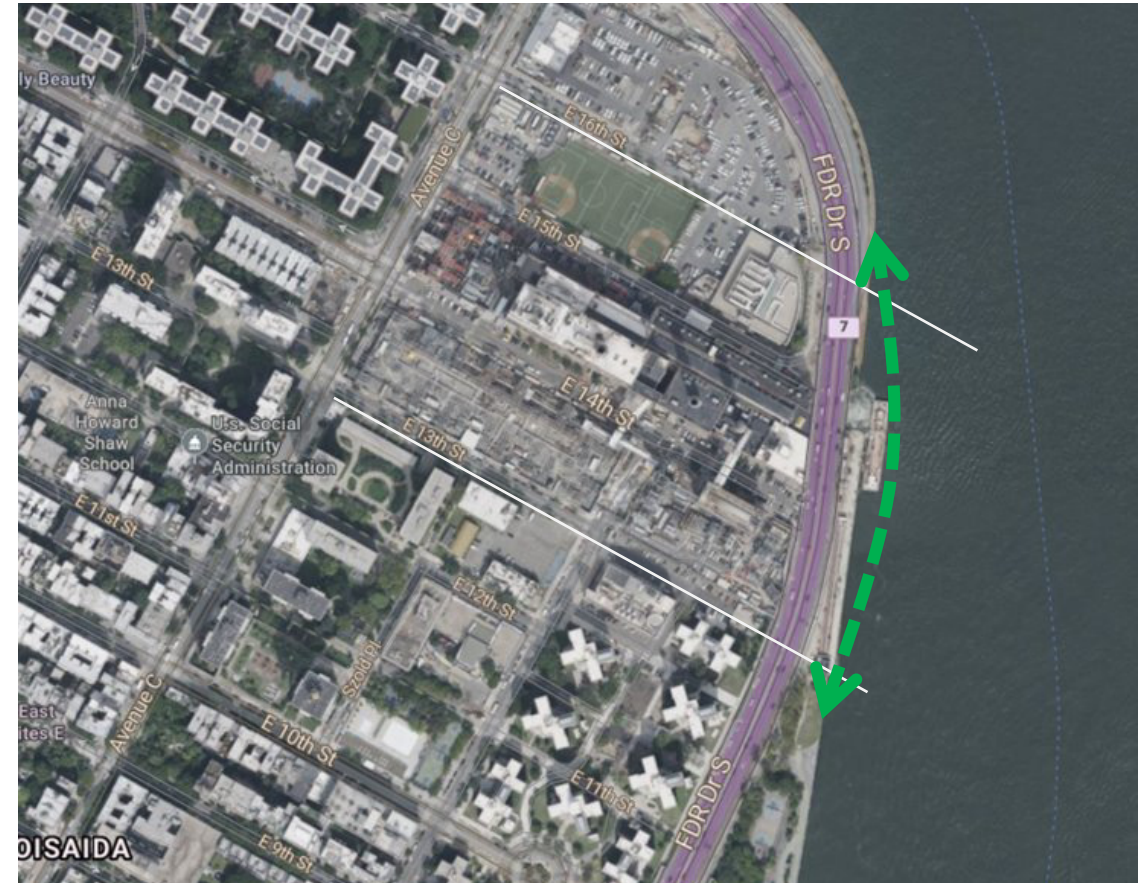
## Deep Sewer Manhole

\$40M | Brooklyn | Nov 2024 RFQ



## Greenway

\$150M | Manhattan | Dec 2024 RFQ



# Design-Build Projects in the Pipeline

## **Westchester Square Library**

\$30M | Bronx | Q2 2025 RFQ

## **Brownsville Recreation Center**

\$160M | Brooklyn | 2025 RFQ

## **Public Safety Academy**

\$225M | Bronx | 2025 RFQ

# Design-Build Industry Engagement



The image shows a screenshot of the NYC Department of Design and Construction (DDC) website. An orange box on the left contains the URL [nyc.gov/site/ddc/contracts/designbuild.page](https://nyc.gov/site/ddc/contracts/designbuild.page), with a large orange arrow pointing from it to the 'Design-Build' button in the website's navigation menu. The website header includes the NYC DDC logo, the text 'Department of Design and Construction', and a search bar. The navigation menu has links for 'Home', 'About', 'Work with DDC', 'Projects', 'MWBE', 'Resources', and 'Careers'. Below the navigation menu, there are buttons for 'Work with DDC', 'Bid', 'RFP', 'Design-Build', and 'RFQ / PQL'. The main content area features a section titled 'Design-Build at DDC' with a graphic of a building. Below this, there is a section titled 'Improved project delivery for public works' with a paragraph of text. At the bottom, there is a section titled 'An entirely new way of doing business with DDC' with a paragraph of text.

- DDC website promotes Current and Upcoming Opportunities
- Updated **‘Notice of Intent’** prepares industry for upcoming opportunities
- **Shortlist posted to encourage teaming** during Step 2 of a 2-step procurement
- **‘Meet the Teams’ events** once contracts are awarded

# What's Next in Alternative Delivery?

**CM Build will be another tool to deliver our large and complex portfolio of public works, specifically libraries and cultural institutions over \$5M.**

- Develop new CM-build contract
- Engage other agencies to ensure clear strategy for budget, contract registration, etc.
- Identify 4-5 pilot projects
- Release initial RFQs in Q2 2025

# Design-Build 2024-2025 Goals



DDC will continue to invest in design-build, **strengthening partnerships with the industry** and **adopting best practices** to deliver high-quality innovative projects for the City of New York.

**Expand program using lessons learned**

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**Refine procurement processes and requirements**

---

**Empower staff with adapted delivery tools**

---

**Expand authorization of enabling legislation**

# Borough-Based Jails (BBJ) Program



**Eduardo N. del Valle, AIA, LEED-AP**  
Deputy Commissioner

# Schedule Summary Update



	CAPITAL PROJECT	NTP	SUBSTANTIAL COMPLETION
EARLY WORKS PROJECTS	QUEENS PARKING GARAGE DESIGN + BUILD	Q1 2021	Completed
	QUEENS DISMANTLE + SWING SPACE	Q4 2021	Completed
	BROOKLYN DISMANTLE + SWING SPACE	Q4 2021	Completed
	THE BRONX SITE PREPARATION	Q4 2021	Completed
	MANHATTAN DISMANTLE + SWING SPACE	Q4 2021	Q4 2024
	QUEENS TRUNK WATER MAIN	Q1 2022	Completed
FACILITY PROJECTS	BROOKLYN FACILITY DESIGN + BUILD	Q2 2023	Q1 2029
	QUEENS FACILITY DESIGN + BUILD	Q3 2024	Q2 2031
	THE BRONX FACILITY DESIGN + BUILD	Q3 2024	Q1 2031
	MANHATTAN FACILITY DESIGN + BUILD	Q2 2025	TBD

# BBJ Portfolio – New Facilities



**BK**

## Brooklyn Facility

**Design-Build Team:** Tutor Perini Corporation  
HOK Architects

**Project Budget:** \$2.958B

**QN**

## Queens Facility

**Design-Build Team:** DeMatteis Construction Corp.  
STV Inc., Michael Graves Architects

**Project Budget:** \$3.984B

**BX**

## The Bronx Facility

**Design-Build Team:** Transformative Reform Group  
Urbahn Architects, CetraRuddy Architecture

**Project Budget:** \$2.971B

**MN**

## Manhattan Facility

**Design-Build Team:** TBD

**Project Budget:** TBD

# BBJ Portfolio – Brooklyn Facility



**Cost:** Final GMP/Lump Sum contract negotiated ahead of schedule and within the \$2.958B initial contract amount

**Schedule:** Anticipated substantial completion date remains Q1 2029

- Achieved 100% Design Development in less than ten months
- Completed Phase 1, Design Development six weeks ahead of schedule
- On target to start foundation work on November 1, 2024 – two months ahead of schedule

**Scope:** Final negotiated GMP/Lump Sum contract includes several scope changes and enhancements

- Increased number of beds, from 886 to 1,040
- New NYPD Sallyport, located on Cellar Level 1
- Updated First Responders radio communications infrastructure and FDNY Overlapping Coverage requirements
- Enhanced site perimeter security measures/protective design, as per latest NYPD requirements

# BBJ Portfolio – Brooklyn Facility



# BBJ Portfolio – Brooklyn Facility



# BBJ Portfolio – Brooklyn Facility



# BBJ Portfolio – Brooklyn Facility



# BBJ Portfolio – Brooklyn Facility



- Concrete
- Masonry
- Metals
- Wood, Plastics, and Composites
- Fire Suppression
- Rough & Finish Carpentry
- Gypsum Partitions & Ceiling Systems
- Interior Finishes
- Mechanical, Electrical, & Plumbing
- Low Voltage – Telecom, A/V, & Security



TPC Estimating Department  
Alan Rosenblum  
Email: [Estimating@wdfinc.net](mailto:Estimating@wdfinc.net)

# BBJ Portfolio – The Bronx Facility

- Excavation & Grading
- Site Utilities
- Concrete Foundation & Superstructure
- Glass Curtainwall – Building Envelope
- Roofing System – Partial Green Roof & Solar Panels
- Rough & Finish Carpentry
- Gypsum Partitions & Ceiling Systems
- Interior Finishes
- Mechanical, Electrical, Sprinkler & Plumbing
- Low Voltage – Telecom, A/V, & Security



DB Procurement Contact:  
Steven Colletta, TRG  
[scolletta@sciame.com](mailto:scolletta@sciame.com)

# BBJ Portfolio – Queens Facility



- Superstructure Concrete
- Site Utilities
- Site Work
- Site Concrete
- Miscellaneous Metals
- Unit Masonry
- Roofing / Green Roofing
- Façade Maintenance
- Landscaping
- Greenhouses
- Rough & Finish Carpentry
- Gypsum Partitions & Ceiling Systems
- Interior Finishes
- Specialties
- Appliances



DB Procurement Contact  
Matthew Palladino  
*Chief Estimator and Procurement Manager*  
[mp@dematteisorg.com](mailto:mp@dematteisorg.com)

# Opportunities & Expectations



## Design-Build

- Design-Build is a paradigm shift for New York City
- Understand the City & Design-Builders are both in a learning curve
- Opportunities & risk factors may not be fully appreciated
- Listening to Industry concerns & responding – Share risk
- Shift from Lowest Bid to Best Value

## Being an Owner of Choice

- Make the most of collaborative design development – Build rapport
- Commitment to keeping schedule moving – Sustain transparency
- Training & teambuilding – This is not a *"one-and-done"* but an ongoing process
- DDC/PMC leads must work as a team & speak in one voice to the Design-Builder
- Nurture & maintain transparency, open communications across the program

# Opportunities & Expectations

## Oversights management

- Proactive engagement – continually build understanding of the Design-Build process & expectations; engage City stakeholders in DBIA design-build training
- Weekly engagement of internal & external stakeholders to facilitate early identification of issues & proactive solutions

## Sponsors management

- Partnering & managing potential risks with Design-Builders – manage Sponsors' timely input & provide consistent direction; elicit buy-in from stakeholders early on is critical

## Community Engagement

- Each community has different priorities & concerns. Build rapport, be as transparent as possible – pause, listen & respond
- Communities are not familiar with & don't trust the Design-Build process

# Public Buildings



**Salvatore Cali, Jr.**  
Deputy Commissioner, Public Buildings

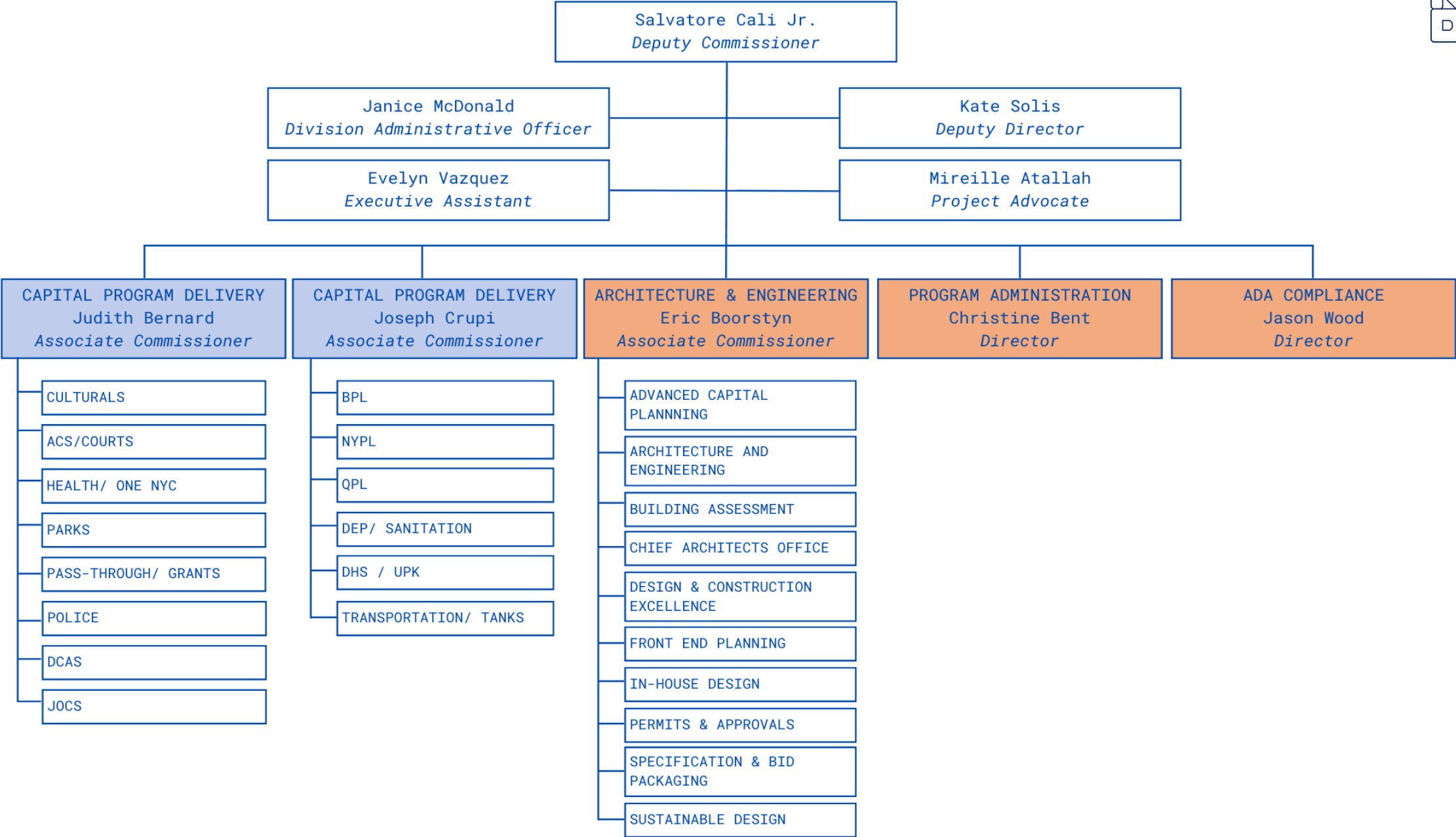
# We Are Public Buildings



300 executive, managerial, professional and administrative staff responsible for the design and construction of over 240 active projects for 25+ sponsor agencies with portfolios valued at over 5 billion dollars.



# PUBLIC BUILDINGS DIVISION



# What do we look for in our partners?

- Dedication and collaboration
- Creativity and innovation
- Proven track record of top-quality projects and quality control practices
- On-time and on-budget delivery
- Ability to resolve complex requirements and navigate unforeseen circumstances

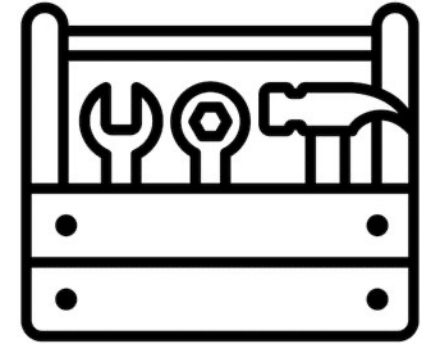


**Parks - Walter Gladwin Recreation Center (completing design)**

# PB Tools and Updates

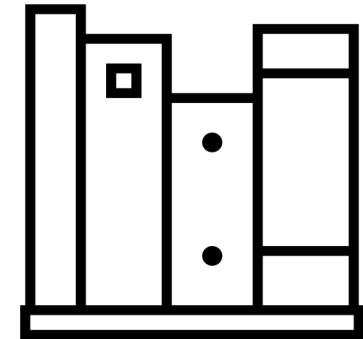
## PB Tools

- PB Internal Performance Evaluations
- Construction Management Software (CMS)
- Construction Contract Tools: EWA, Acceleration, Early Completion



## Key Updates

- Updated Design Contracts
- Updated Design Consultant Guide



## Upcoming Opportunities

# PB Tools: PB Internal Performance Evaluation



## Objective and Goal:

- PB internal performance evaluations to supplement MOCs Passport system
- Evaluate vendor service and quality in alignment with DDC standards and priorities
- Objectively identify underperforming vendors
- Develop corrective action plans/improvement strategies

### Categories:

- ✓ Timeliness of Performance
- ✓ Fiscal Administration & Accountability
- ✓ Performance & Overall Quality

**PB Internal General Contractor Performance Evaluation Launch October 2024**

# PB Tools: Construction Management Software (CMS)

## Objective and Goal:

- Implementation of standard CMS across all Public Buildings projects
- Increased communication, collaboration, efficiency
- Alignment with industry practices



**CMS Implementation effective January 2024 with language included in 31+ active contracts**

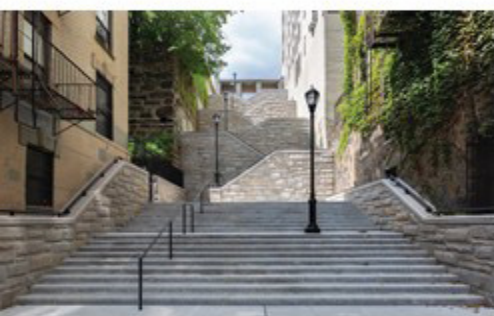
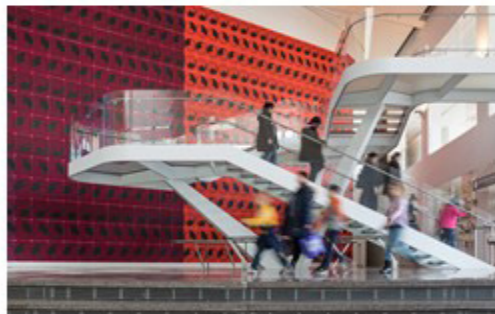
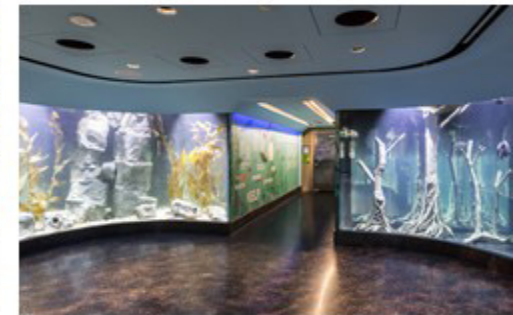
# PB Tools: Construction Contract Tools



- Expanded Work Allowance
  - Price Adjustments Allowance
  - Early Completion Incentive
  - City Work Acceleration
- Addressing contingency
- Saving time

# CELEBRATING 20 YEARS OF D+CE

1100: Architect · Abruzzo Bodziak Architects · Agrest and Gandelsonas Architects · **Allied Works Architecture** · Ammann & Whitney · Andrew Berman Architect · Architecture in Formation · Architecture Research Office · Arquitectonica · Asymptote Architecture · Atelier Pagnamenta Torriani Architects Planners · Audrey Matlock Architect · Bade Stageberg Cox · Belmont Freeman Architects · Bentel & Bentel Architects/Planners · Bernheimer Architecture · Beyhan Karahan & Associates Architects · Biber · Bjarke Ingels Group · **BKSK Architects** · Body Lawson Associates · Buro Koray Duman Architecture · BWA + de.Sign · Caples Jefferson Architects · Charles Rose Architects · Christoff : Finio Architecture · CR Studio Architects · Dattner Architects · Dean/Wolf Architects · Deborah Berke & Partners Architects · Elmslie Osler Architect · Ennead Architects · Fox & Fowle · Frederic Schwartz Architects · G Tects Architecture · Gans Studio: Architecture · Garrison Architects · Gluckman Mayner Architects · Gray Organschi Architecture · **Grimshaw Architects** · **H3** · Hanrahan Meyers Architects · HS2 Architecture and FREE · Huff + Gooden Architects · **ikon.5 Architects** · Jaklitsch/Gardner Architects · Jordan Parnass Digital Architecture · Karen Bausman + Associates · Keenen/Riley · Kiss + Cathcart, Architects · LARC Studio · Leeson Architecture · **Leroy Street Studio** · LEVENBETTS · Locascio Architect · LTL Architects · Marble Fairbanks · Marpillero Pollak Architects · **Marvel Architects** · Matthew Baird Architects · Michielli + Wyetzner Architects · Monica Ponce de Leon Studio · Moorhead & Moorhead · **Murphy Burnham & Buttrick Architects** · **nARCHITECTS** · OBRA Architects · Ogawa/Depardon Architects · Ohlhausen DuBois Architects · Pasanella + Klein Stolzman + Berg · Pendergast Laurel Architects · **Platt Byard Dovell White Architects** · **R2 – Ronnette Riley Architect/Ross Barney Architects** · Rafael Vinoly Architects · **Ricardo Zurita Architecture & Planning** · Rice + Lipka Architects · Rietveld Architects · **Rogers Partners** · Sage and Coombe Architects · **Selldorf Architects** · Sen Architects · **Shakespeare, Gordon, Vlado: Architects** · **SHoP** · Skidmore Owings and Merrill · Slade Architecture · Smith-Miller + Hawkinson Architects · **Snøhetta** · Spacesmith · Stephen Yablon Architecture · Steven Harris Architects · Steven Holl Architects · **Studio Gang** · Studio Joseph · Studio SUMO · TEN Arquitectos · The Galante Architecture Studio · Thomas Phifer and Partners · **Tod Williams Billie Tsien Architects + Partners** · Toshiko Mori Architect · Urbahn Architects · **Verona Carpenter Architects** · W Architecture and Landscape Architecture · Wallance + Hibbs Architects · Weiss/Manfredi Architects · Weisz + Yoes Architecture · WORK Architecture Company · Yoshihara McKee Architects · Zakrzewski + Hyde Architects



# PB Updates: Upcoming Design Contracts



## Request for Proposals for on-call Design Contracts mid-2025



# PB Updates: Upcoming Design Contracts

## Contract categories, numbers, and types calibrated to account for:

- Industry and internal feedback
- Current contract utilization and anticipated needs
- Use of MWBE Non-Competitive and Design-Build contracts

## Qualification/Quality-Based Selection RFP Requirements

- Demonstration Projects
- Design and Project Management Approach
- MWBE Approach and Utilization
- Key Personnel and Resumes

# PB Updates: Design Consultant Guide (DCG) 2025

## New Organization:

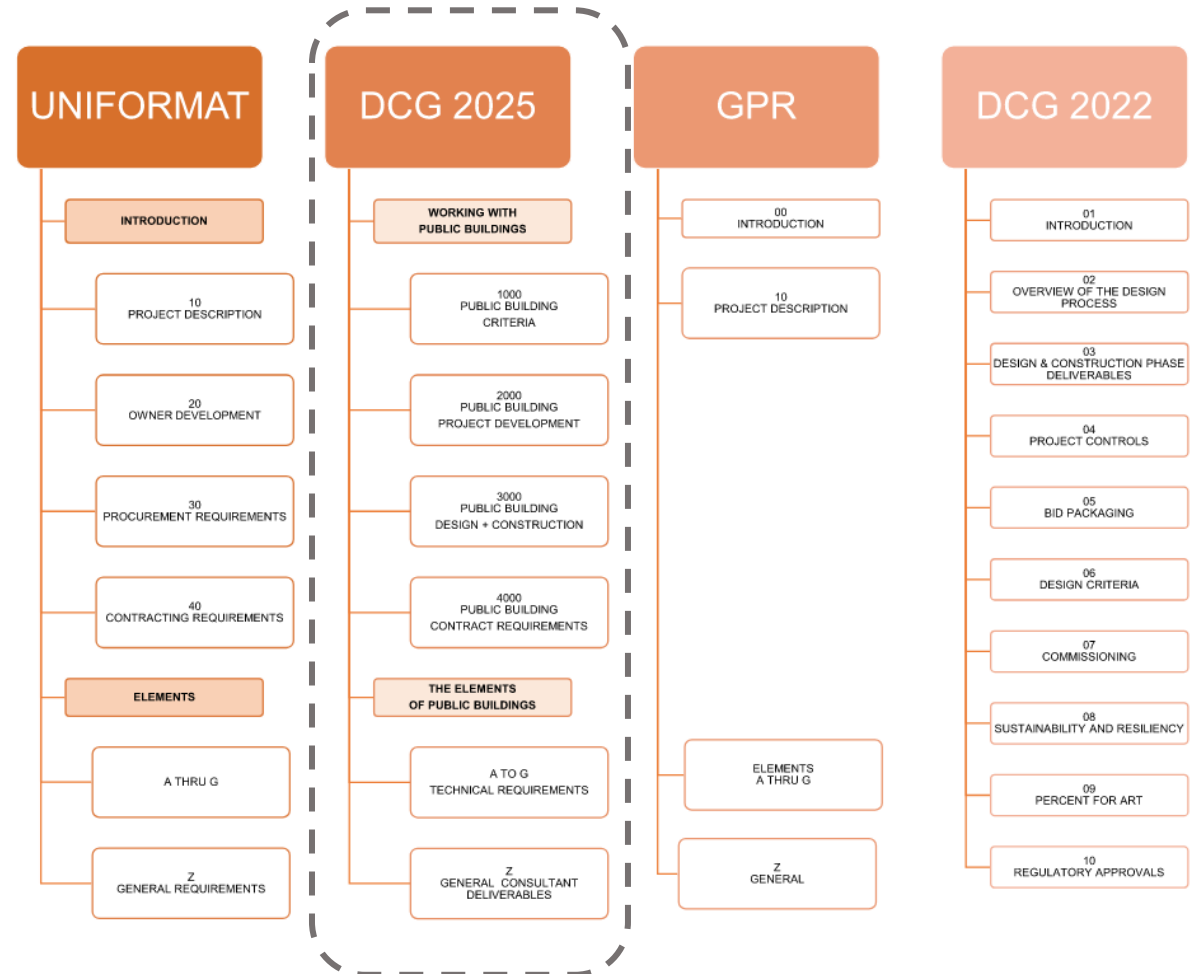
- Updates to align with organizing principles for the Design and Construction process using CSI Unifformat (like the GPR for Design-Build)
- Merge criteria, content and deliverables across delivery types

## New Content:

- Include broader context about working with DDC and the City

## Living Document:

- Updates occur on a regular basis and the latest version of the guide will be assigned based on Task Order
- Organized with room to expand for new or modified project delivery types (Design-Build and CM-Build)



# PB Opportunities: Front End Planning Portfolio

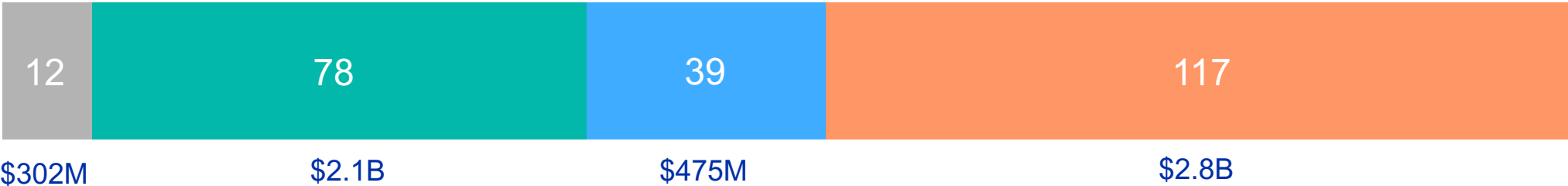


	# of Projects	Total Construction Budget (\$)	Project Type
	1	<\$10M	Electrical Renovation
	3	<\$10M	Elevator Replacement
	4	<\$10M	Exterior Renovation Façade
	1	\$10-25M	Exterior Renovation Façade
	2	\$10-25M	Fire Alarm and or Fire Sprinkler
	1	\$25-50M	Fire Alarm and or Fire Sprinkler
	1	>\$50M	Fire Alarm and or Fire Sprinkler
	18	<\$10M	Interior Renovation and/or HVAC Replacement
	15	\$10-25M	Interior Renovation and or HVAC Replacement
	1	\$10M	New Construction
	2	\$25-50M	New Construction
	1	>\$50M	New Construction
	3	<\$10M	Roof Renovation / Rehabilitation
	1	\$10-25M	Demolition / Site Restoration
<b>Total</b>	<b>54</b>	<b>Approx. \$755M</b>	

# PB Opportunities: Public Buildings Portfolio



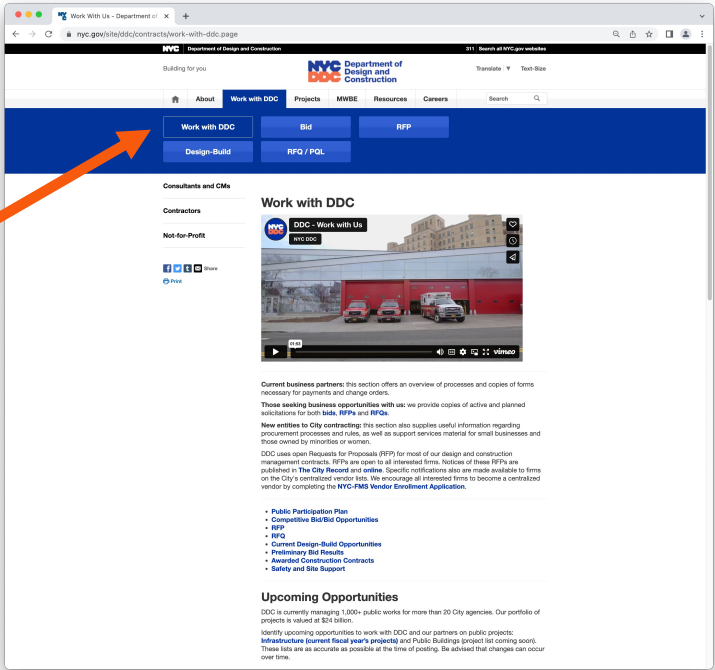
● 1. Initiation ● 2. Design ● 3. Construction Procurement ● 4. Construction



246 active projects

\$5.7 billion

Find a list of projects currently in design on DDC’s website at “Work with Us”



# PB Opportunities: Upcoming Bids



## QPL: New Rego Park Library

Demolition of the existing single story Rego Park Community Library facility, and construction of a new multi-story building to fulfill the expanding needs of the surrounding community.

Budget: \$46M

Design Completion: Q3 2024

Anticipated Bid: Q4 2024  
(currently being bid)



## QPL: New Douglaston Library

The new library will serve more than 42,000 patrons annually and will feature two levels above ground and one below. Incorporates energy-efficient and sustainable design elements and includes a green roof and a public art installation. Designed to achieve LEED Gold.

Budget: \$29.3M

Anticipated Design Completion: Q4 2024

Anticipated Bid: Q1 2025

# PB Opportunities: Upcoming Bids



## FDNY: Engine Company 268

New 13,000 SF firehouse with offices, kitchens, residences and furnished roof common space. Located in a FEMA-flood zone and required special considerations for resilience measures, ADA and egress configurations.

Budget: \$27M

Design Completion: Q3 2024

Anticipated Bid: Q4 2024

**(currently being bid)**



## Parks: Coney Island Beach Ops Headquarters

This project will provide a modern and fully functional beach operations headquarters. The main building will be reconstructed while leaving the Administration Building and Vehicle Shops operational during and after the project.

Budget: \$51M

Anticipated Design Completion: Q4 2024

Anticipated Bid: Q1 2025

# PB Opportunities: Upcoming Bids



## BPL: Eastern Pkwy Library Renovation + Expansion

Renovation and expansion to restore and enhance the original 1914 Carnegie library. With 13,400 sf of additional space, the project expands the functionality, accessibility, and programming of the library to meet the growing needs of the community. Designed to comply with a minimum LEED Silver.

Budget: \$31M

Design Completion: Q3 2024

Anticipated Bid: Q4 2024

**(currently being bid)**



## DCLA: Ambrose Restoration

Stabilization and restoration of 1907 Lightship Ambrose. Intent is to return the lightship to her original 1907 appearance to be used as an educational platform for South Street Seaport's mission to educate the public on the importance of the history of New York harbor.

Budget: \$10M

Anticipated Design Completion: Q4 2024

Anticipated Bid: Q1 2025

# PB Opportunities: Upcoming Bids



## DCAS: 70 Mulberry Street Reconstruction

This large reconstruction and restoration project in Manhattan's Chinatown includes preserving and restoring portions of the existing historic façade that survived the 2019 fire. Returning over 50,000 SF of space to the previous five tenant groups, it will create 16,500 SF of community common space and offices, including building enhancements to ensure greater accessibility.

Budget: \$157M

Anticipated Design Completion: Q4 2024

Anticipated Bid: Q1 2025

Thank you!