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# Roy Wilkins Rec Center Pre-RFQ Conference

# Housekeeping



- Attendance will be taken using the Microsoft Form link provided in the Microsoft Teams chat. Please take the time to complete the form. This attendance sheet will be posted on our DDC website.
- Please stay muted and keep your camera off.
- Please hold all questions to the end of the presentation to assist our team with monitoring and consolidating duplicate questions. Questions will be accepted in writing via the "chat" function.
- The contents shared are informational only and may subject to change.

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# AGENDA

1. Welcome & Introduction
2. DDC Design-Build Program Overview
3. The Roy Wilkins Project
4. Parks Department Design Manual
5. Project Teaming / Procurement Lookahead
6. Q&A

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# AGENDA

1. **Welcome & Introduction**  
*Magalie D. Austin, Executive Deputy Commissioner/  
Ding Xi Zheng (Steven), M/WBE Compliance Analyst*
2. DDC Design-Build Program Overview
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# Minority & Women-Owned Business Enterprises:



## PARTICIPATION REQUIREMENTS

### Design-Build Legislation

The legislation that authorizes DDC to use Design-Build as a capital project delivery method provides additional tools or opportunities to engage the M/WBE community in City capital projects.

- As a result of this newly found flexibility, DDC now requires all Design Build teams to submit an “M/WBE Program Experience Form” at the RFQ stage.
- M/WBE Participation goals on the Design and Construction phases will be disaggregated as follows:
  - 10% Black American
  - 10% Hispanic American
  - 10% Unspecified
- Firms will **not** be allowed to submit pre-proposal and pre-award waivers
- The Office of Diversity and Industry Relations will monitor performance against M/WBE goals throughout the life of the project. We will work closely with the design-builder to make sure that they meet the goals.

# Minority & Women-Owned Business Enterprises:

## PARTICIPATION REQUIREMENTS



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

- 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

# Minority & Women-Owned Business Enterprises:

## PARTICIPATION REQUIREMENTS



### M/WBE Requirement can be achieved by:

1. M/WBE Prime Vendor
2. Qualified M/WBE Joint Venture
3. M/WBE Subcontractor(s)

New York City Department of Small Business Service certified M/WBE firms listed at: <https://sbsconnect.nyc.gov/certification-directory-search/>

New York State certified MWBE firms listed at: <https://ny.newnycontracts.com//>

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*Manuel Lago, Deputy Director,  
Alternative Delivery*
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# DDC Design-Build Public Buildings DB Portfolio



**9 Projects | \$15M – 130M+**

**7 NTPs with projects in Design**

**2 projects approaching  
procurement**

**Several others in Pipeline**

- Orchard Beach and Rockaway Beach M&Os
- Marlboro Greenhouse
- Shirley Chisholm and Mary Cali Dalton Rec Centers
- Brownsville Girls Empowerment Center & Community Hub
- Harper St. Admin Facility
- Roy Wilkins Recreation Center
- Public Restroom Buildings Bundle

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*Helen Ko, Senior Project Manager,*  
*Alternative Delivery*
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# Our Next Public Buildings Project

## Roy Wilkins Recreation Center



Objective: Create a world-class recreation facility for the Department of Parks and Recreation (NYC Parks)

- 55,000 sq. ft. Rec Center for NYC Parks located in Roy Wilkins Park, Queens
- DB Budget approximately \$120M
- Embed equity in design, construction and work opportunities
- Meaningful M/WBE and small business participation is a DDC priority and will be reflected in the procurement process

# Roy Wilkins Recreation Center Project Site – Roy Wilkins Park



# Roy Wilkins Park

## Existing Recreation Center



# Roy Wilkins Recreation Center

## New Facility



### Additional Program

- Swimming Pool
- Gymnasium
- Running Track
- Weight Rooms
- Fitness Rooms
- Men/Women's Lockers
- Multi-purpose room
- Administration
- Support Space

### Building Orientation

- High visibility from main street/  
Convenient access to new  
Rec Center
- Concerts & Festivals / Importance  
of maintaining open field
- Reduce impact to existing trees
- New Rec Center located on  
higher ground

### Site Conditions

- Site located in a MS4 District  
(municipal separate storm  
sewer system is required)
- On-site high water table/ Build  
on-grade/ no basement

### LEED

- NYC energy and local codes
- Geothermal system consideration
- Fully electrified building



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*Starling Keene, RA, Director,*  
*Architecture and Engineering*
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# NYC Parks Recreation Center Design Manual



- Collected lessons learned from the design, construction and operation of recreation centers all over the city
- Developed with NYC Parks Facilities, Capital Projects, and Public Programs
- Will be used to develop the specific project requirements for the Roy Wilkins Rec Center
- Available via link on the DDC website under “Publications”



# NYC Parks Recreation Center Design Manual



Basis for teams to develop a contextual approach that is responsive to the needs of a specific site, neighborhood, community, and set of uses

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Performance-based, to maximize opportunities for flexibility and innovation in the team's approach to design

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Not a checklist, not design standards or specifications, but a guide to what has been successful in past centers.

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*Jade Bailey, P.E., PMP, Director /*  
*Sarah Oakes, Deputy Director,*  
*Alternative Delivery*
6. Q&A



# DDC Design-Build Agreement Preview



- 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
  - **Site validation** period
  - Alternate **dispute resolution**
- **Key terms** of DBA are included with RFQ
- A full draft of the DBA will be included at the RFP step

HINT

**Exhibit D** includes a summary of select Design Build Agreement (DBA) commercial terms.

# 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.**
- Proposed DB team members are not required to have prior experience working together.

### 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.

# DDC Design-Build

## Teaming for Design-Build

- 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.

# DDC's Recent RFEI

## Roy Wilkins Recreation Center, Teaming Resources

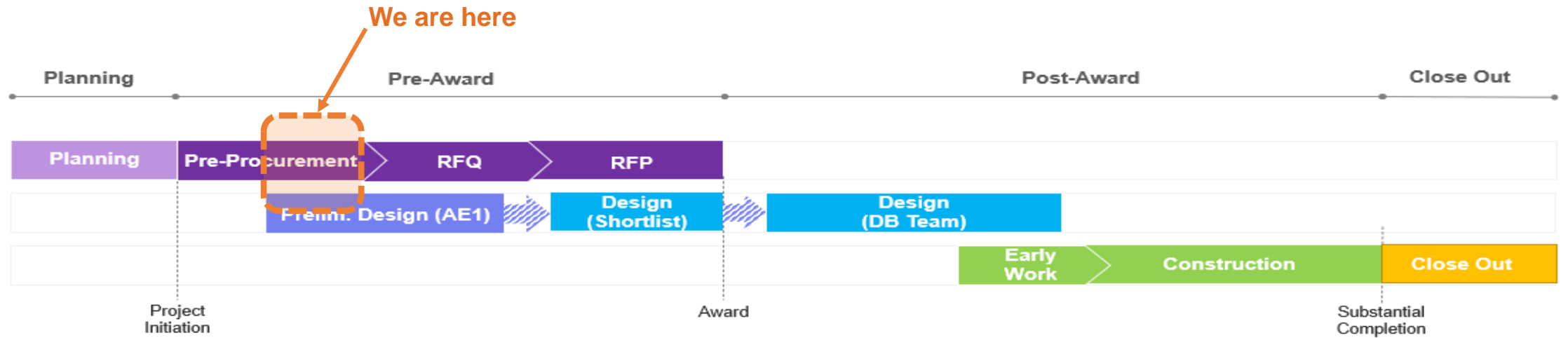


The screenshot shows the NYC Department of Design and Construction website. The top navigation bar includes 'Home', 'About', 'Contracts', 'Projects', 'MWBE', 'STEAM', 'Resources', and 'Careers'. Below this is a blue banner with buttons for 'Work with DDC', 'Bid', 'RFP', 'Design-Build', and 'RFQ / PQL'. The main content area is titled 'NYC DDC - Design Build Projects' and features a search bar with 'SEARCH' and 'RESET' buttons, and a 'Sign In' button. A dropdown menu is open, showing 'Current Opportunities' with three items: 'NYCDB - PB RFEI - Public Building RFEI for Roy Wilkins Project' (highlighted in orange), 'NYCDB - RFEI - Infrastructure - Request for Expressions of Interest', and 'NYC DB- RFEI - PB- Request for Expressions of Interest for Smaller Projects'. Below the dropdown, the 'NYCDB - PB RFEI - Public Building RFEI for Roy Wilkins Project' is detailed with two buttons: 'CLICK HERE FOR LIST OF INTERESTED SUBS/SUPPLIERS' and 'CLICK HERE TO OPEN INTERESTED SUB/SUPPLIER ENTRY FORM'. A 'Notice' section at the bottom mentions 'RFEI for Roy Wilkins Project - Last Updated: 3/30/2023'.

- Design-Build Web Page;  
>Current Opportunities Tab
- RFEI Posted 3/30
- RFEI Responses Received early May
- Currently 52 Vendors Have Filled out the Interested Subs List Form

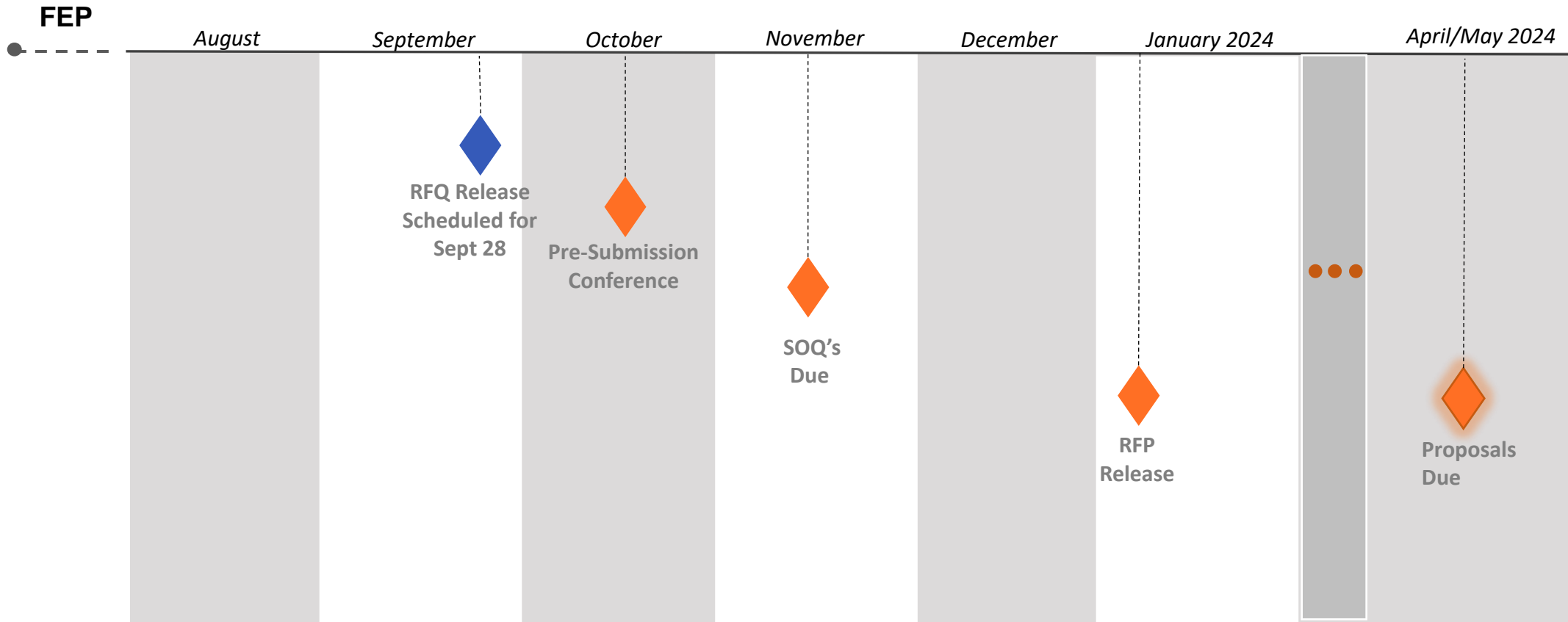
# Design Build Project Phases

## RWRC Current Phase



# Procurement Phase

## RWRC Overall Schedule





# Connect with DDC



## Current, Upcoming, Future Opportunities

<https://www.nyc.gov/site/ddc/contracts/designbuild.page>

## Get Involved:

- Upcoming opportunities – teaming for RFQ / SOQ Response
- Shortlists announced on DDC Website
- Awarded Teams announced on DDC Website, and at DB Forums

# Design-Build and Alternative Delivery at DDC



## Current and Past Design Build Opportunities

<https://designbuild.ddcanywhere.nyc/>

## Alternative Delivery, Public Buildings

Jade Bailey: [baileyja@ddc.nyc.gov](mailto:baileyja@ddc.nyc.gov)

Manuel Lago: [lagoma@ddc.nyc.gov](mailto:lagoma@ddc.nyc.gov)

Sarah Oakes: [oakessa@ddc.nyc.gov](mailto:oakessa@ddc.nyc.gov)

Helen Ko: [kohe@ddc.nyc.gov](mailto:kohe@ddc.nyc.gov)

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***THANK YOU!***

