

NYCDOT Design-Build Program

Division of Bridges

April 28, 2023



Agenda

- Introductions
- Design-Build Program
- Procurement Process
 - RFQ Process
 - RFP Process
- NYCDOT Design-Build Projects
- Q & A



Introductions

Executive Staff

- **Ydanis Rodriguez**, Commissioner
- **Margaret Forgione**, First Deputy Commissioner
- **Paul Ochoa**, Executive Deputy Commissioner
- **Julie Bero**, Chief Strategy Officer
- **Nancy Carolan**, ACCO
- **Paul Schwartz**, PE Deputy Commissioner of Bridges
- **Tanvi Pandya**, PE DBIA Executive Director of Design-Build (Bridges)

Design-Build Program

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NYCDOT Design-Build Program

Division of Bridges – Design-Build Unit

Building excellence from within



- **Streamlining the process**
- **Managing projects effectively**
- **Stepping outside the box**
- **Fostering strategic partnerships**

NYCDOT Design-Build Program

Division of Bridges - Design-Build Unit

The Division of Bridges Design-Build Unit is comprised of a **specialized staff** of project managers, technical leads, and administrative support, led by:

- **Tanvi Pandya, PE DBIA** Executive Director of Design-Build
- **Dawn Harrison, PE** Director of Design & Planning, & Lead Structural Engineer
- **Gail Hatchett**, Contract Administration



NYCDOT Design-Build Program

ACCO

- **Nancy Carolan**, Associate Commissioner
- **Ajay Patel**, Executive Deputy
- **Carlos Bannister**, M/W/BE Officer
- **Udayakumar Dommaraju**, Executive Director
- **Navneet Kumar**, Contract Specialist



NYCDOT Design-Build Program

Owner's Representative Services

NYCDOT has procured an Owner's Representative to support the Department, from procurement through project execution.

- **General Scope**
 - DB Procurement, Design Quality Assurance Oversight & Construction Quality Assurance Oversight
- **Contract Arrangement**
 - Task Order ; Two teams chosen, with tasks assigned on a rotating basis
 - Hardesty & Hanover and LIRO (JV prime)
 - HDR(prime)

Design-Build Program

Design-Build Webpage & PASSPort

All general information for NYCDOT Design-Build projects can be found at the following web address:

<https://www.nyc.gov/DOTDesignBuild>

Once procurements begin, all procurement documents must be accessed through the Procurement and Sourcing Solutions Portal (PASSPort).

Instructions on how to create a PASSPort account, can be found at the following web address:

<https://www.nyc.gov/site/mocs/systems/about-go-to-passport.page>

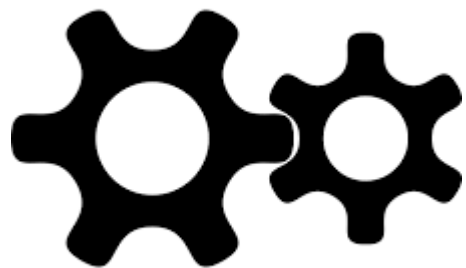
Procurement Process

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Procurement Process

Two-Step Process

Letting the process work



- **Maximizing precedence**
- **Building on a strong foundation**
- **Welcoming industry collaboration**
- **Fostering and maintaining transparency**

Procurement Process

Industry Engagement

For successful D-B projects, Industry Engagement is not a “one-stop-shop”, but a continual building of relationship between the Owner and the Industry.

NYCDOT plans to engage with the Industry in the following ways:

- Pre-Procurement Meetings
- Request for Letters of Interest
- Industry Day
- M/W/DBE Outreach
- Stipends
- Draft RFP Review
- One-on-One Meetings
- Risk Allocation Workshops

Procurement Process

Two-Step Process

NYCDOT is following a two-step process, following the guidelines, and working from the templates, set forth in the NYSDOT Design-Build Manual.

Step 1: Request for Qualifications (RFQ)



Step 2: Request for Proposals (RFP)



Step 1

Request for Qualifications

Excellent projects begin with an excellent team

Request for Qualifications

RFQ Best Practices

NYCDOT understands that building an effective Design-Build team hinges on having the right information spelled out in the RFQ.

Special consideration will be given to:

- **Defining the Project Scope, Qualifications, and Key Personnel**, so that prospective proposers are fully aware of what expertise is needed
- **Rationally defining M/W/DBE requirements** so that they are relevant to the project needs and can be realistically obtained and maintained.
- The development of a rational **short-list** of the most qualified teams. Short-Lists will be comprised of a minimum of 3, but no more than 4 teams.
- The offering of **stipends** to teams who are not awarded the DB Contract. NYCDOT understands that the preparation of a qualified RFP proposal requires time and resource.

Request for Qualifications

RFQ Contents

- **Project Goals & Objectives**
- **Scope Definition**
- **Qualifications and Key Personnel**
- **General information on schedule, environmental process, project status, rules of contact, governing law, and bonding/insurance**
- **Explanation of the procurement process**
- **Explanation of the evaluation process, including the evaluation factors**
- **Protest procedures**
- **M/W/DBE Requirements**
- **PLA Status**
- **Department rights and disclaimers**
- **Explanation of Stipends**

Request for Qualifications

Key Personnel

Key Personnel and their qualifications will be decided on a project-by-project basis, but generally, will include:

- **Project Manager**
- **Resident Engineer**
- **Construction Manager**
- **Project Superintendent**
- **Design Manager**
- **Quality Manager**
- **Safety Manager**
- **Lead Design Engineer**
- **Lead Structural Engineer**
- **Lead Civil Engineer**
- **Lead Geotechnical Engineer**

Request for Qualifications

RFQ Evaluation Criteria

Evaluation teams will be comprised of NYCDOT and Owner's Rep staff who will evaluate the following:

- **Pass/Fail Evaluation Factors**

- Legal
- Financial
- Backlog & Capacity
- Vendor Responsibility

- **Quality Evaluation Factors**

- Organization & Key Personnel (35%)
- Experience of the Firms (30%)
- Past Performance (35%)



NYCDOT plans to shortlist 3 – 4 of the most qualified teams

Step 2

Request for Proposals

Excellent proposals, excellent projects

Request for Proposals

RFP Best Practices

NYCDOT understands that the benefits of DB hinge on several factors, including clarity of scope, the flexibility to allow for the best innovations and efficiencies to emerge, and clear and transparent communication that fosters trust, while maintaining confidentiality.

- Special consideration will be given to the use of **performance-based requirements**. Prescriptive requirements will only be used when called for by design or site constraints.
- Evaluations will be defined by an open and transparent process that allows for clear communication. Special consideration will be given to the use of **One-on-One meetings and Alternative Technical Concepts**.
- NYCDOT is committed to awarding contracts based on a **Best-Value Selection**. Evaluation Criteria will be clearly defined in the RFP.

Request for Proposals

RFP Contents

- **Instructions to Proposers**
- **Contract Documents**
 - Design-Build Agreement
 - DB Section 100
 - Design Requirements
 - Special Provisions
 - Performance Criteria
- **Engineering Reference Documents**
 - Reference Design Plans
 - Survey Plans
 - Subsurface Investigation Report

Request for Proposals

Evaluation Criteria

Evaluation teams will be comprised of NYCDOT and Owner's Rep staff who will evaluate the following:

- **“Pass/Fail” Factors**
 - Legal
 - Financial
 - Proposal Responsiveness
- **Quality Factors**
 - Experience and Qualifications
 - Management Approach
 - Technical Solutions
- **Price Factors**
 - Proposal Price
 - Reasonableness of the Proposal Price
 - Consistency with the Proposed Baseline Schedule;

Request for Proposals

Special Considerations

- Project Requirements
- Sustainable Solutions
- Alternative Technical Concepts
- Award Fees
- Risk Allocation
- Allowances
- Dispute Resolution
- Change Order Process
- Project Labor Agreement
- M/W/DBE Engagement

Request for Proposals

Special Considerations

- **Project Requirements**

- A combination of **performance-based** and **prescriptive** requirements
- Crafted to allow **for flexibility, innovation and collaboration**
- Encompassing the Department's commitment to excellence in design and construction, with an emphasis on **sustainable solutions**

Request for Proposals

Special Considerations

- **Sustainable Solutions:**
 - Encompass **new ideas, processes and materials**
 - Take into account the “long-haul” view of projects
 - Optimize the balance between **social, environmental, and economic goals**
 - **Consider the life-cycle** of a structure from beginning to end



Request for Proposals

Special Considerations

- **Alternative Technical Concepts**
 - Provisions for confidential ATC's will be included in the RFP
 - One-on-One meetings will be held throughout the evaluation process to answer questions and give relevant feedback
- **Award Fees**
 - At the Department's discretion, award fees may be included as a contract addendum after the preferred proposer is chosen.

Request for Proposals

Special Considerations

- **Risk Allocation**

- A detailed risk assessment will be performed for every project ,but generally, NYCDOT will likely own:
 - Community related risks
 - Risks associated with Unforeseen Site Conditions
 - Risks associated with City/Agency approvals, such as Rail/Transit

- **Allowances**

- Allowances will be determined on a project-by-project basis, Provisions will be included in the RFP.

Request for Proposals

Special Considerations

- **Dispute Resolution**

- A Dispute Resolution Board (DRB), consisting of a representative(s) from NYCDOT and the DB team will be secured to handle all project disputes
- DRB decisions will be deemed “binding”, pursuant to acceptance by both parties

- **Change Order Process**

- NYCDOT is currently working with MOCS, OMB and the Comptroller’s Office to ensure the most efficient processing of change orders, should they arise.

Request for Proposals

Special Considerations

- **Project Labor Agreement**

- The Design-Build legislation mandates the use of a Project Labor Agreement (PLA).
- Currently, a City-wide Infrastructure PLA is being developed through the coordinated efforts of the Law Department, Mayor's Office, DDC, and NYCDOT.
- Every project will be evaluated for the need of a project-specific PLA, as required. Details will be included in the RFP.

Request for Proposals

Special Considerations

- **M/W/DBE Engagement**

- Goals for each project will be rationally determined, in accordance with the following regulations:
 - 49 CRF Part 26 (DBE)
 - Section 6-129 of the NYC Administrative Code, Local Law 1 (M/W/BE)
- Goal determination will prioritize:
 - **Project-specific needs**
 - **Industry availability**
 - **Long-term maintenance**
- NYCDOT plans to host outreach workshops to facilitate M/W/DBE engagement with Prime Contractors and Designers.

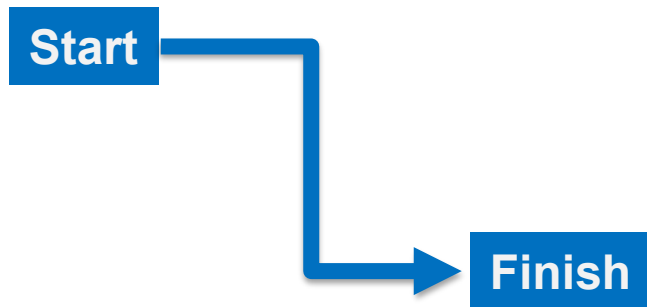
Design-Build Projects

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Design-Build Projects

Start to Finish

Excellence from beginning to end



- **Scope definition**
- Performance-based requirements
- **Room for innovation**
- **Flexibility**
- **Strategic planning & schedule**

Design-Build Projects

Design-Build Services for Belt Shore Parkway

Anticipated Scope

- Bridge replacement and widening
- Reconstruction of the Parkway segments between the bridges and to the tie in points
- Retaining walls and embankments
- Architectural and landscaping features
- Improvement of lane and column configuration at Nostrand Ave.



Nostrand Avenue



Bedford Avenue



Ocean Avenue



Sheepshead Bay
Road

Design-Build Projects

Design-Build Services for Belt Shore Parkway

Anticipated Construction Cost

- \$220 M

Anticipated Stipend

- Up to 0.22% of Anticipated Construction Cost

Funding

- Federal

Procurement Schedule

- RFQ Release: June, 2023
- Short List: September, 2023
- Draft RFP Release: November, 2023
- Final RFP Release: January, 2024
- Award: August, 2024
- NTP: September, 2024

Design-Build Projects

Design-Build Services for E183rd & E188th Over MNRR

Anticipated Scope

- Bridge replacement
- MNRR coordination
- DEP Coordination
- Sidewalk reconstruction/ADA compliance
- Utility coordination and possible relocation (Con Edison, Verizon, ECS)
- Street Lighting



East 183rd St Bridge



East 188th St Bridge

Design-Build Projects

Design-Build Services for E183rd & E188th Over MNRR

Anticipated Construction Cost

- \$70 M

Anticipated Stipend

- Up to 0.28% of Anticipated Construction Cost

Funding

- Federal

Procurement Schedule

- RFQ Release: July, 2023
- Short List: October, 2023
- Draft RFP Release: December, 2023
- Final RFP Release: February, 2024
- Award: September, 2024
- NTP: October, 2024

Design-Build Projects

Design-Build Services for E191st St Tunnel

Anticipated Scope

- Drainage
- Electrical & Lighting
- Concrete Repair
- Fire Safety
- Entrance reconstruction; ADA compliance

Anticipated Construction Cost

- TBD

Anticipated Stipend

- TBD

Procurement Schedule

- Anticipated RFQ : Q1 2024

Funding

- City



Thank You!

Questions?



NYCDOT



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NYCDOT