

# Pre-Submission Conference

## NYC Borough-Based Jails Program

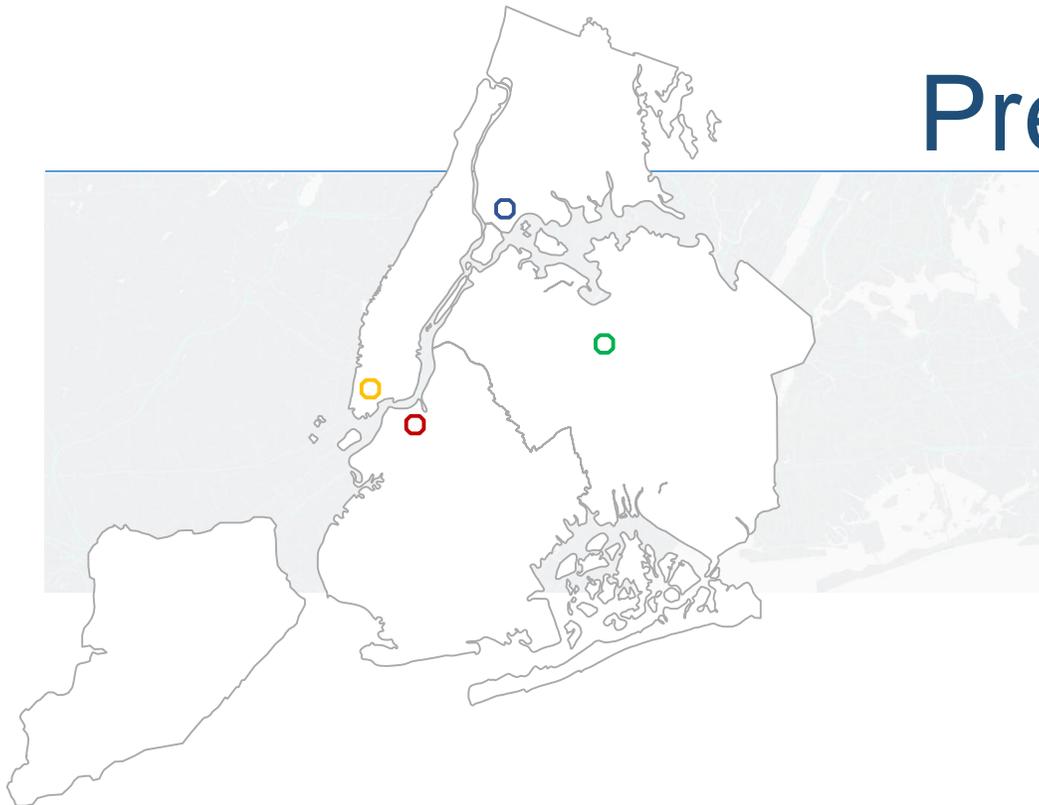
Two RFQs:

Queens Site Parking Garage  
Brooklyn Site Facility Dismantle

10 a.m. to 12 p.m.

1st Floor, Multi-Purpose Room

Department of Design and Construction



December 5, 2019

# Introductions and Welcome

Magalie Austin

Chief Diversity and Industry Relations Officer

Rebecca Clough

Assoc. Commissioner, Borough Based Jails Program

David Varoli

Deputy Commissioner / General Counsel

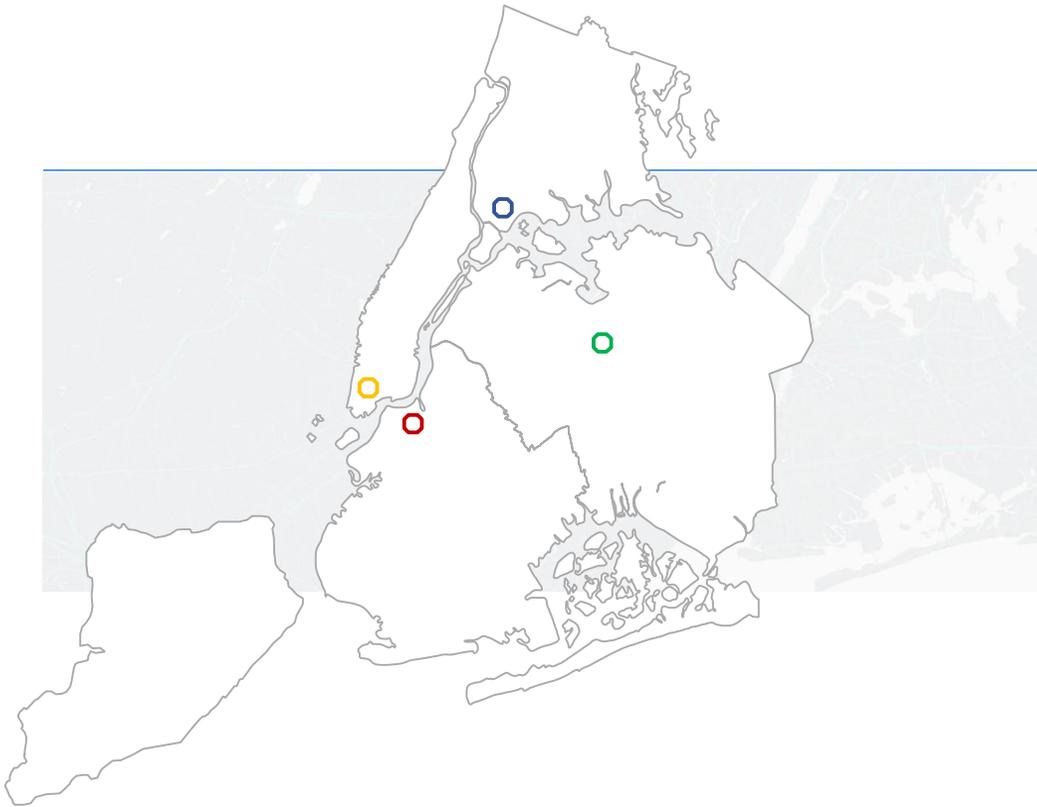
Nicholas Mendoza

Agency Chief Contracting Officer

# Agenda

1. Summary of the Overall Borough-Based Jail Program
2. Commitment to Project Excellence
3. RFQ and SOQ: Step 1 of a 2-Step Process
4. Project Requirements
5. Two RFQs
  - Queens Site Parking Garage
  - Brooklyn Site Facility Dismantle
6. Q&A

# 1. Summary of the Overall Program



December 5, 2019

# Borough-Based Jails Program

The City is closing its outdated jails and **seeking to create buildings that are equal in ambition to the transformational changes that have taken place and continue to unfold** in the City's criminal justice system.

These projects must be a beacon of **high quality civic architecture, supportive of immediate neighborhood context and of all New Yorkers.**

# Overall Program Scope of Work

**Smaller, Safer, Fairer** system by 2026 that will have:

> **Housing for a total of 3,300 people  
(requires 3,545 beds)**

Tailored housing for medical, behavioral and mental health needs

Stable re-entry into the community

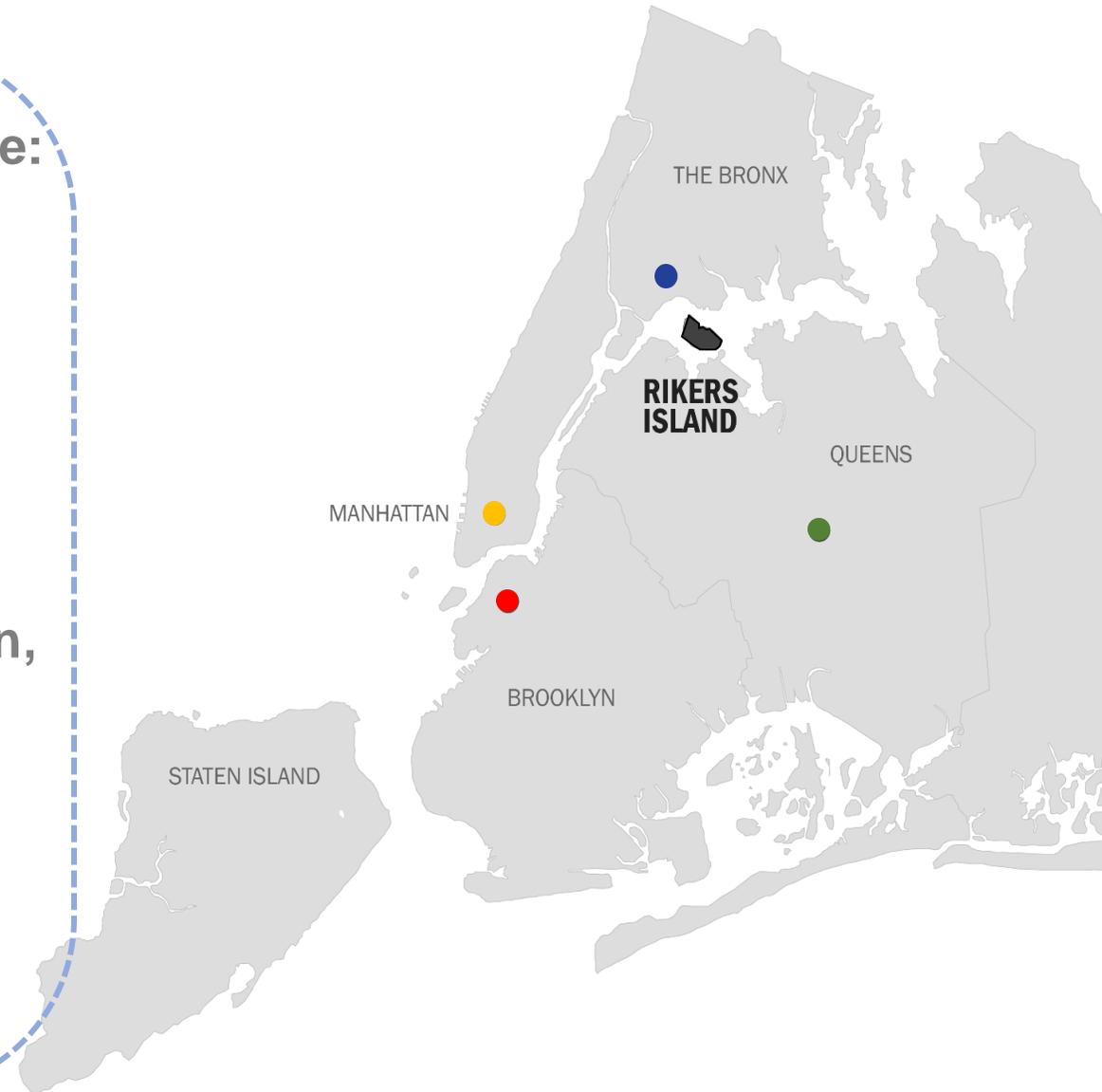
> **Four borough-based sites (Manhattan, Brooklyn, Queens, and The Bronx)**

Queens: Parking Garage, Swing Space, Dismantle, Facility

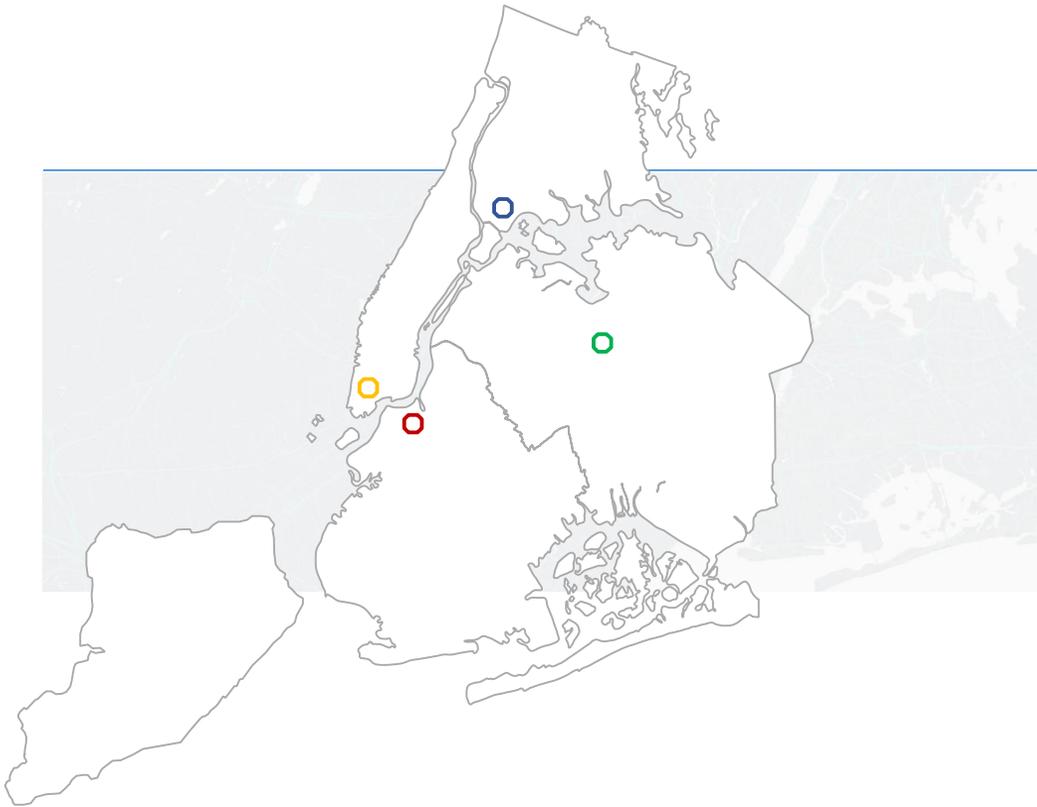
Brooklyn: Swing Space, Dismantle, Facility

Manhattan: Swing Space, Dismantle, Facility

The Bronx: Dismantle, Facility



## 2. Commitment to Project Excellence



December 5, 2019

# NYC Commitment to Project Excellence

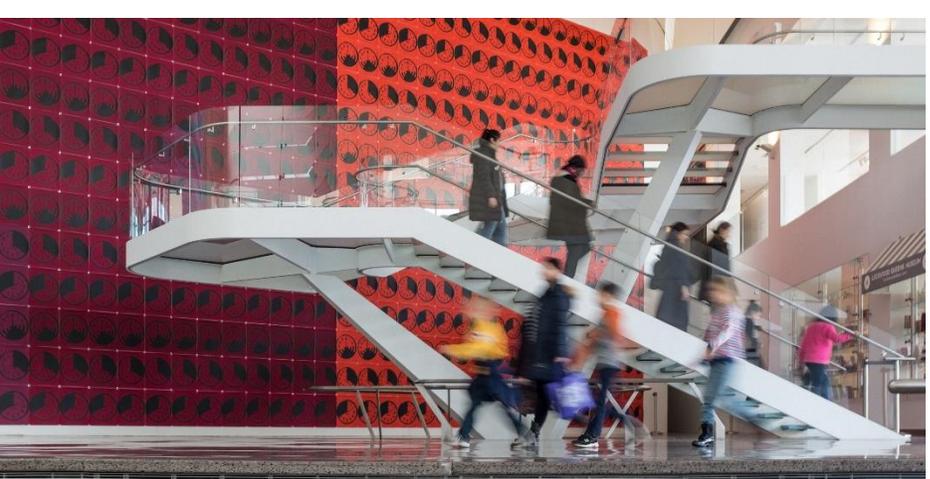
The City is committed to achieving design excellence in its capital program by continuing to **build on a strong tradition of innovation in architecture and engineering** that has contributed to the City's prestige as a global destination.

As part of this commitment, DDC's Design and Construction Excellence program sets forth strategies and practices to ensure that all capital projects delivered to sponsor agencies and the City result in **enduring, practical, constructible, economical, and inspiring** community resources.

# Our Project Excellence Experience



# Our Project Excellence Experience



# Commitment to Collaboration

This Design-Build program **goal is for the Design–Build Teams and NYC DDC to collaborate** in creating facilities and structures that capture The City’s vision for justice reform and that lay the foundation for **high-quality, innovative and transformative design-build projects.**

# Commitment to Design-Build Done Right

## Commitment to the Design-Build Institute of America's Best Practices

- Best value selection
- Two-step Process
- Stipends in Phase 2
- Alternative Dispute Resolution (ADR) partnering program
- Design-Builder's flexibility to satisfy contract requirements
- Integrated City-DB Team approach to exceed Project goals
- Award fee program throughout the Project

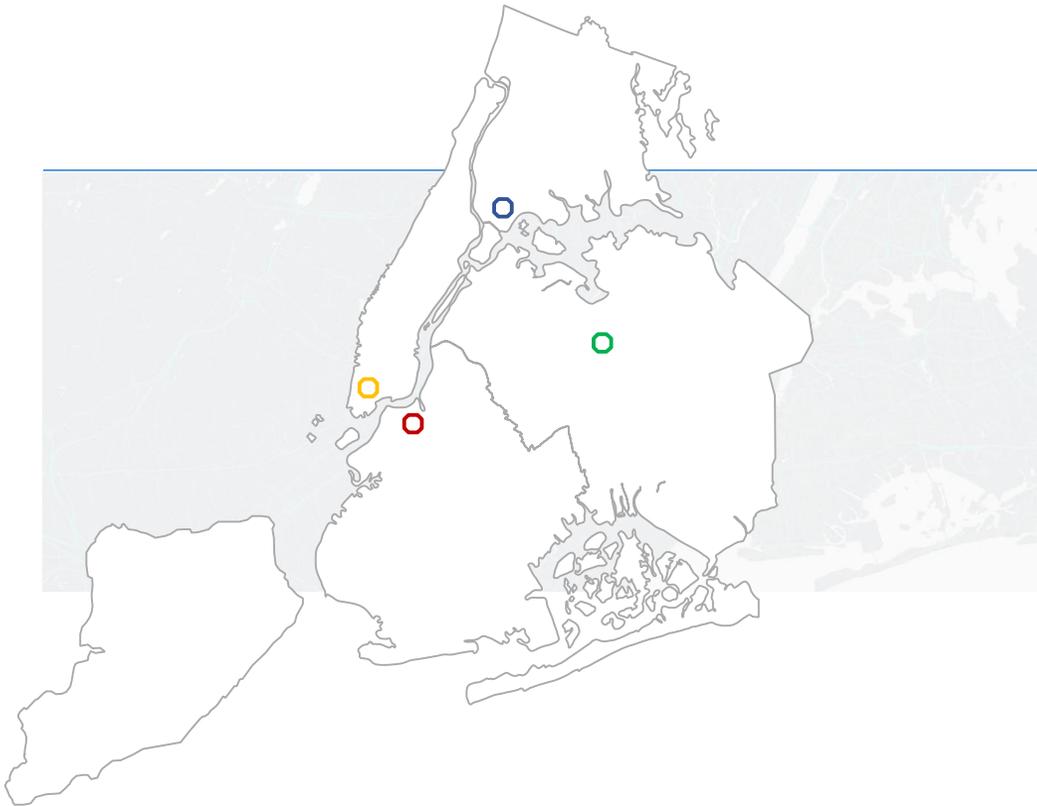
## Mitigating Risk

- Appropriate Allowances
- Potential Price Adjustment Provisions
- Mitigating Unknown Subsurface Conditions

# 3. RFQ and SOQ

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## Step 1 of a 2-Step Process



December 5, 2019

# Request for Qualification (RFQ)

- **Intent:** Provide project information to Proposers to assist in the formation of the most highly qualified Design-Build Teams.
- **Result:** DDC will shortlist the most highly qualified Proposer DB Teams that exhibit the capability, capacity and outstanding past performance necessary to complete the project.

# Statement of Qualification (SOQ)

- **Intent:** Respond to the RFQ, by allowing proposers to submit an SOQ addressing each pass/fail and quality evaluation factors.

**TAB 0** – Fundamental Qualifications

**TAB 1** – Project Past Performance / Experience

**TAB 2** – Design Build Team Resume

**TAB 3** – Organizational and Management Approach

- **Result:** Proposers submit an SOQ displaying abilities to successfully complete the project.

# Response Tabs

## RFQ Section 4.4

## Evaluation

Tab 0 – Fundamental Qualifications

Pass/Fail

Tab 1 – Project Past Performance/Experience

35%

Tab 2 – Design-Build Team Key Personnel Resumes

35%

Tab 3 – Organizational and DB Management Approach

30%

# SOQ Submittal

New York City Department of Design and Construction  
Contracts Section

30-30 Thomson Avenue (entrance on 30th Place)

Long Island City, NY 11101

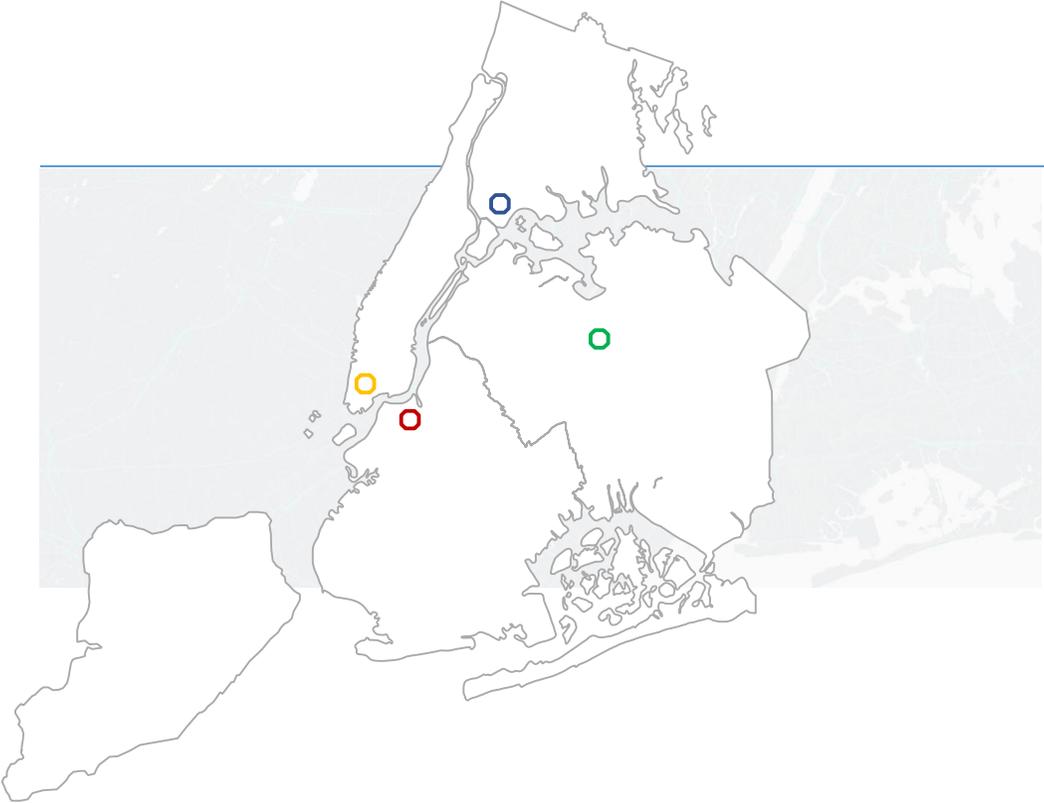
Attn: Nicholas Mendoza

**No later than 12.00 pm (Noon) Eastern Time (ET)**

Proposers must provide the following SOQ copies upon submission:  
one (1) original, six (6) paper copies, one (1) electronic copy

# 4. Project Requirements

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December 5, 2019

# PASSPort: Procurement and Sourcing Solutions Portal

Procurement and Sourcing Solutions Portal (PASSPort) Disclosure Filing (formerly known as Vendor Information Exchange System (VENDEX) Forms or Certificate of No Change)

All organizations intending to do business with the City of New York should complete an online disclosure process to be considered for a contract. This disclosure process was formerly completed using Vendor Information Exchange System (VENDEX) paper-based forms. In anticipation of awards, proposers must create an online account in the new Procurement and Sourcing Solutions Portal (PASSPort) and file all disclosure information.

**Paper submissions, including certifications of no changes to existing VENDEX packages will not be accepted in lieu of complete online filings.**

**PASSPort**  
Procurement and Sourcing Solutions Portal

For more information, please visit [nyc.gov/passport](https://nyc.gov/passport).

# Minority/Women-Owned Business Enterprise

- Local Law 1 of 2013: Applicable to this anticipated procurement
- Goal percentage will be established at time of RFP release
- **City Requirement**
  - NYC Department of Small Business certified MWBE firm.
  - Qualified joint venture with an MWBE firm.
  - MWBE Sub-Consultant and/or Sub-Contractors.

Find MWBE firms at:  
Link: [www.nyc.gov/buycertified](http://www.nyc.gov/buycertified)

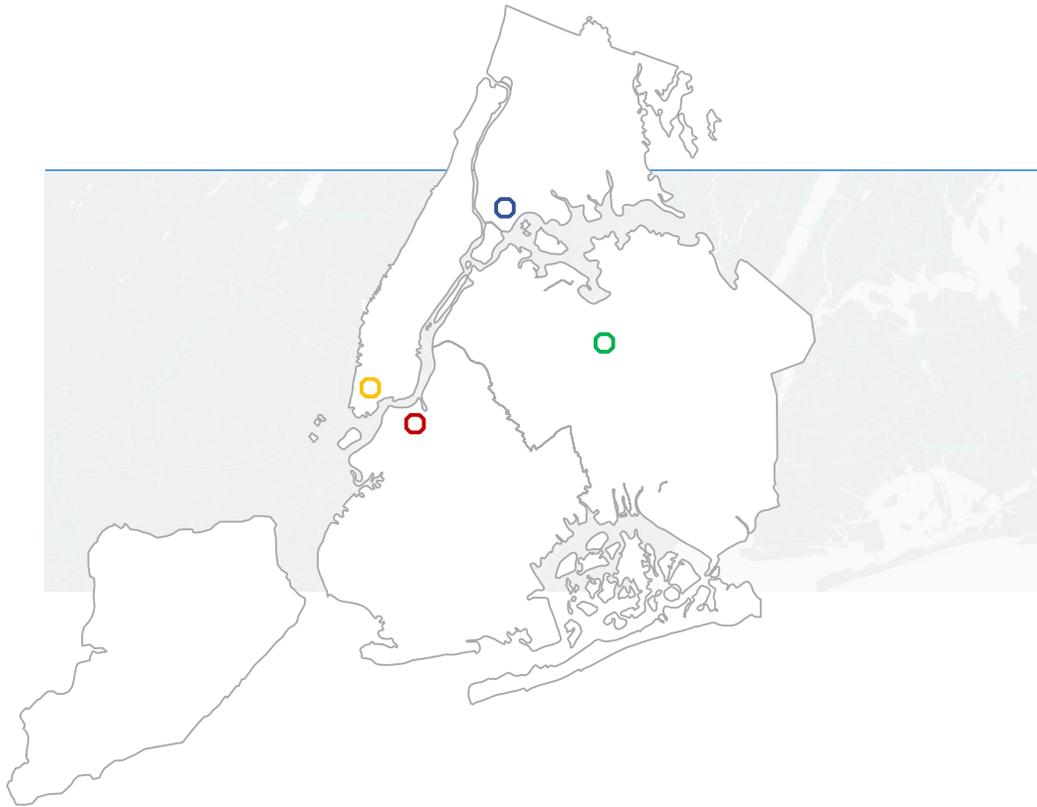
# Safety

DDC takes seriously the importance of construction safety. As part of DDC's commitment to safety, evaluations will be based on the Proposer's safety record.

A Safety Questionnaire is provided in the **Appendix D-5**.

## 5. Two RFQs

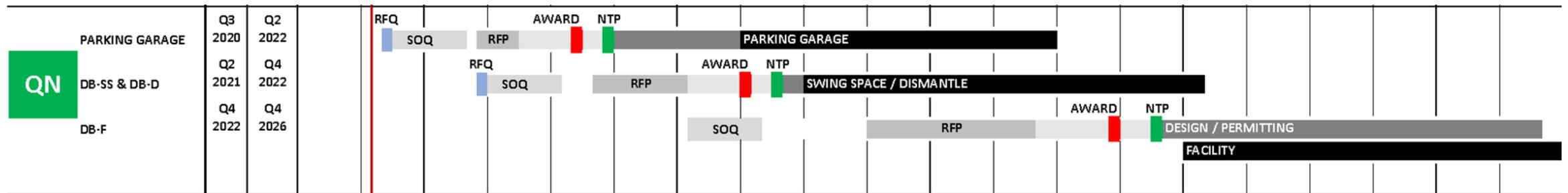
1. Queens Site Parking Garage
2. Brooklyn Site Building Dismantle



# Queens Site Project Summary

This RFQ is for the Queens Site Parking Garage, which is the **first of three projects** associated with the Queens site.

1. Available Now - RFQ for Early Works Queens Garage
2. Coming in 2020 - RFQ for Early Works Demo and Swing Space
3. Coming in 2020 - RFQ for Facility Construction



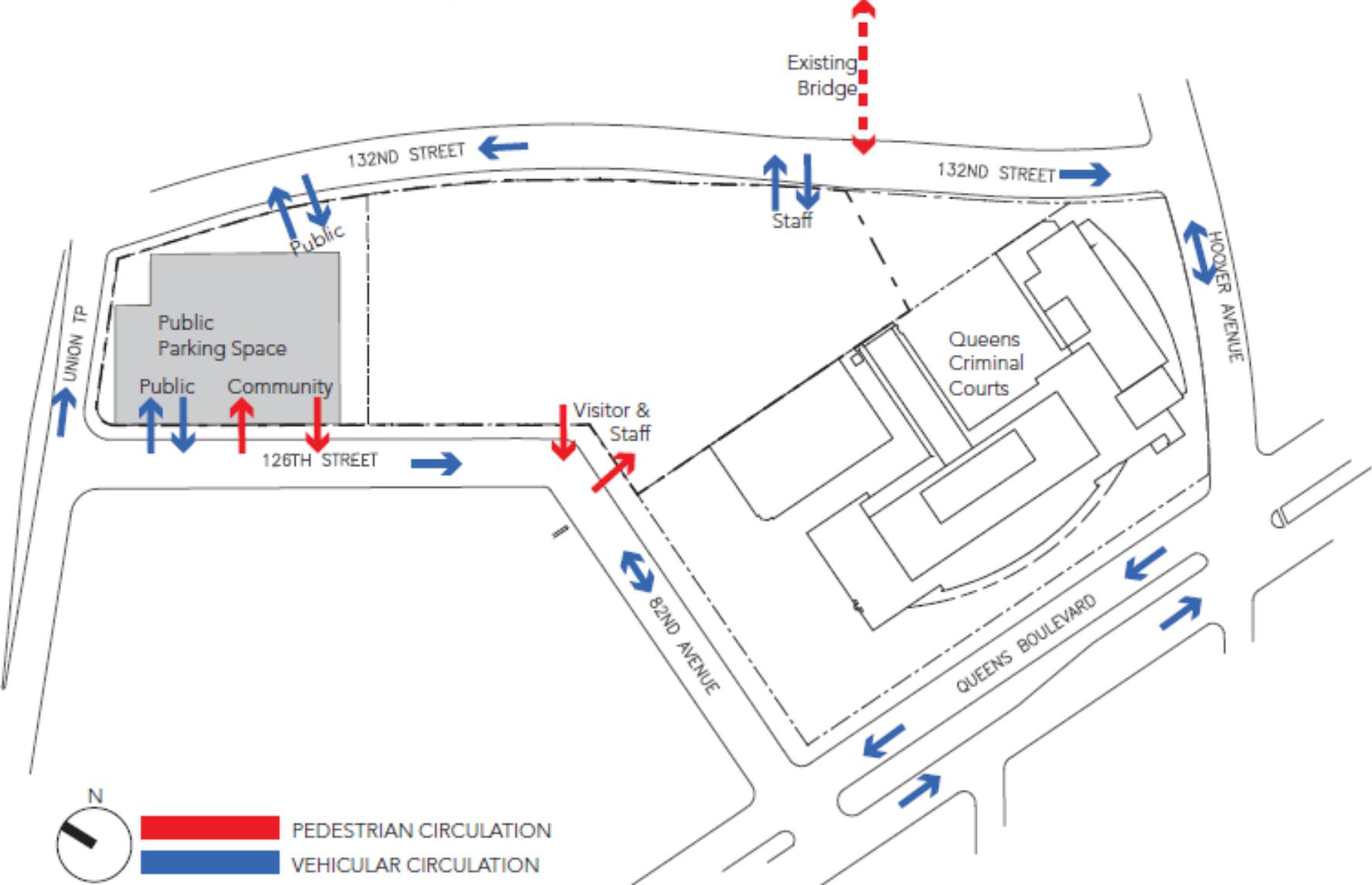
Final RFP schedule may be advanced pending overall market response.

# Queens Garage Scope of Work

- New multi-level parking garage
  - Above and below grade levels
  - Footprint of approximately 40,770 sf
  - Minimum 676 parking spaces
- Maximum surface parking to be maintain and operational during construction
- Additional Program Requirements
  - Up to 25,000 sf of community space
  - Parking garage office with toilet facilities
  - HVAC and Security systems



# Queens Garage Site Context



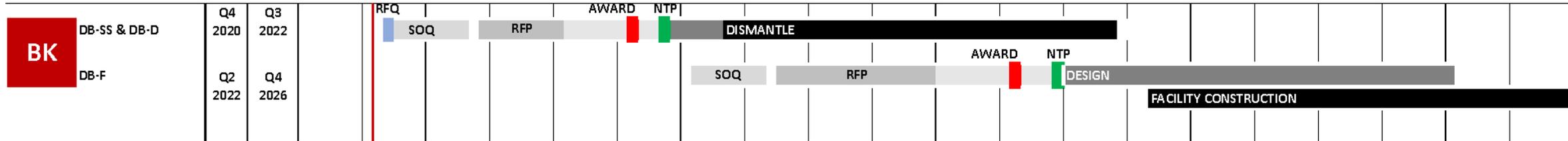
# Queens Garage Key Procurement Dates

Procurement Process	Date
RFQ (Phase I) Questions and Comments	December 13, 2019, 12 p.m.
Final Response to Proposer Questions	December 20, 2019
Register w/ PASSPort No Later Than	January 03, 2020
Statements of Qualification Due Date	January 10, 2020, 12 p.m.
Shortlisted Teams Announced	February 28, 2020
Issue Draft RFP	March 2020
Final RFP	March 2020
Proposal Due	June 2020
Contract Award	August 2020

# Brooklyn Site Project Summary

This RFQ is for the dismantling of the Brooklyn Site building, which is the **first of two projects** associated with the Brooklyn site.

1. Available now - RFQ for Early Works Building Dismantle
2. Coming 2020 - RFQ for Facility Construction



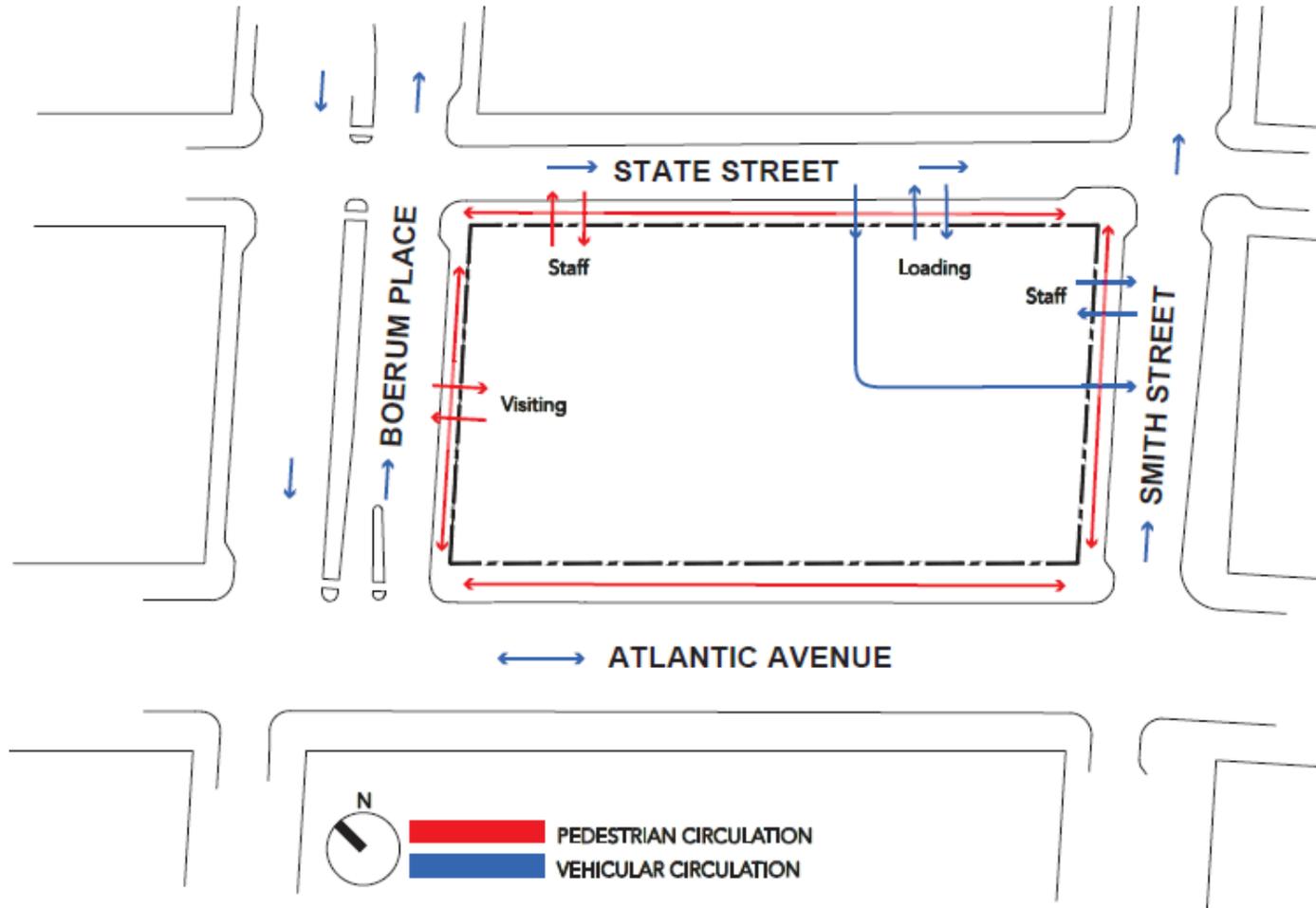
Final RFP schedule may be advanced pending overall market response.

# Brooklyn Site Scope of Work

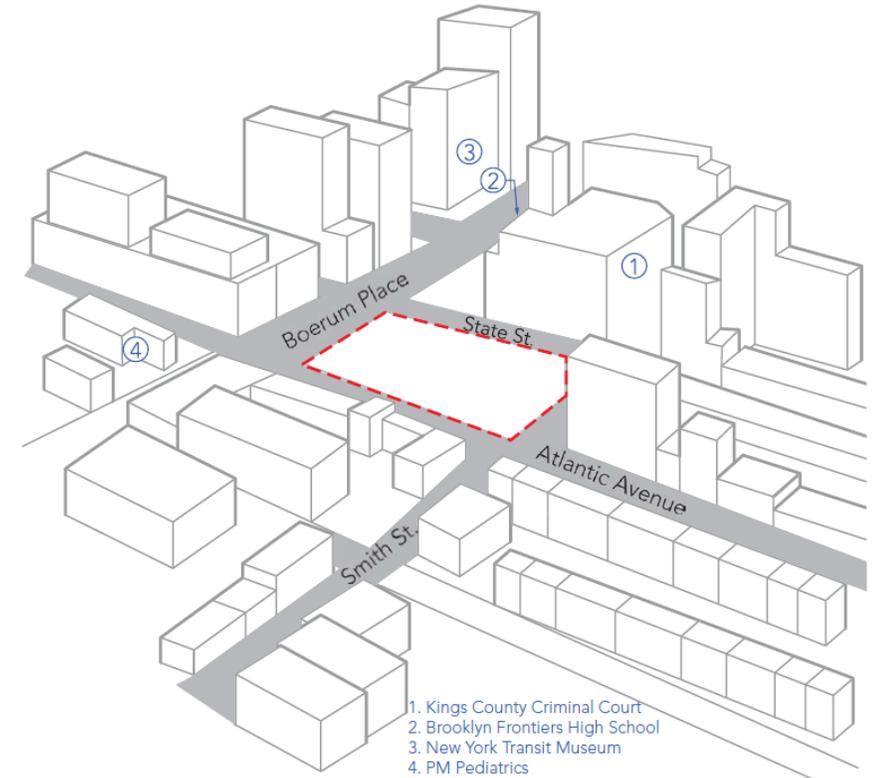
- Swing Space
  - Temporary Sallyport
  - Closing-off an existing tunnel connection
- Dismantlement
  - Brooklyn Detention Complex  
240,000 sf
  - Utility investigation and relocation
- Deliverable site condition



# Brooklyn Site Context



Subway & Bus Accessibility



# Brooklyn Site Key Procurement Dates

Procurement Process	Date
RFQ (Phase I) Questions and Comments	December 10, 2019, 12 p.m.
Final Response to Proposer Questions	December 17, 2019
Register w/ PASSPort No Later Than	January 17, 2020
Statements of Qualification Due Date	January 24, 2020, 12 p.m.
Shortlisted Teams Announced	March 12, 2020
Issue Draft RFP	March 2020
Final RFP	April 2020
Proposal Due	September 2020
Contract Award	November 2020

## 6. Questions and Answers

The DDC's designated representative for this procurement:

Nicholas Mendoza  
Agency Chief Contracting Officer  
[NYCBBJ@ddc.nyc.gov](mailto:NYCBBJ@ddc.nyc.gov)

Additionally, Proposers may leave a message for the DDC Designated Representative at 718-391-2022.