

May 8, 2020

ADDENDUM NO. 4

PROJECT: Design-Build Program for the NYC Borough Based Jail System, Detention Facilities in Manhattan, the Bronx, Brooklyn, and Queens
PIN: 8502020CR0049P-60P

THIS ADDENDUM IS ISSUED FOR THE PURPOSE OF AMENDING THE REQUIREMENTS OF THIS REQUEST FOR QUALIFICATIONS AND IS HEREBY MADE A PART OF SAID REQUEST FOR QUALIFICATIONS TO THE SAME EXTENT AS THOUGH IT WERE ORIGINALLY THEREIN.

Request for Qualifications

1. Amendments to the RFQ, provided in the attached documents in redline, have been made affecting the following RFQ and pages:
 - RFQ Page 4 (Schedule change)
 - RFQ Exhibit C-1, Page 6 (Schedule change)
 - RFQ Exhibit C-2, Page 5 (Schedule change)
 - RFQ Exhibit F, Page 1 (Schedule change)

A clean, revised copy of the entire RFQ is also included with this Addendum No. 4.

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Phone: 718-391-2022

By signing in the space provided below, the Proposer acknowledges receipt of this Addendum.
THIS ADDENDUM MUST BE SIGNED BY THE SUBMITTING FIRM AND INCLUDED WITH APPENDIX E-13 – Acknowledgement of Addenda.

Name of Submitting Firm

By _____

Title _____

invited to submit Proposals in response to subsequently issued RFPs for the design and construction of the four Detention Facilities.

To reduce repetitive SOQ submissions for each Detention Facility, as well as to streamline the procurement and lessen the burden on Proposers, the City will utilize a single RFQ for all the Detention Facilities. As a result, DDC will only require two SOQ submissions in two separate rounds for the Detention Facilities (“**Rounds**”). Each of the Rounds and their respective SOQ due dates for each group of Detention Facilities is as follows (each, an “**SOQ Due Date**”):

Project	SOQ Due Date
Manhattan Detention Facility	Round 1, May 15 <u>June 15</u> , 2020
The Bronx Detention Facility	
Brooklyn Detention Facility	Round 2, March 2021
Queens Detention Facility	

Any Proposer may choose to be considered for one or more Detention Facilities being procured during each Round. During Phase II, DDC intends to award one DB Agreement for each Detention Facility. However, no Key Personnel may be part of a DB Team on more than one Detention Facility, as described further in Section 2 (*Procurement Process*). The overall procurement process, restrictions and limitations for each Detention Facility is described in further detail in Section 2 (*Procurement Process*). Based on the market response, DDC reserves the right to accelerate the timing of the SOQ Due Date for Round 2 in its sole discretion.

1.4 BBJ Program Goals

DDC’s general goals and objectives for the BBJ are listed below (the “**Program Goals**”). Additional goals for each individual Detention Facility (“**Project Goals**”) are listed in the Project Description Appendices:

- (a) design and construct new Detention Facilities grounded in dignity and respect; offering better connections to, and space for, families, attorneys, courts, medical and mental health care, education, therapeutic programming and service providers. These Detention Facilities must provide for effective and tailored programming, appropriate housing for those with medical, behavioral and mental health needs, and opportunity for a more stable reentry into the community;
- (b) design and construct new Detention Facilities that provide a safe and efficient work environment for those who work within the facilities;
- (c) design and construct each Detention Facility in a manner that seamlessly integrates its operations, design and landscaping into the applicable existing neighborhood as a civic asset;
- (d) select a DB Team for each new Detention Facility that can provide exceptional design in a collaborative manner;
- (e) select a DB Team to design and construct each new Detention Facility in a manner that provides the best value to the City and in a manner in full compliance with all applicable legal and agency requirements;
- (f) select a DB Team that will proactively seek out innovative solutions to expedite the project schedule while controlling cost and achieving a high degree of quality and safety;

PROCUREMENT SCHEDULE FOR THE MANHATTAN DETENTION FACILITY

Pre-Submission Conference	February 19, 2020 at 10:00AM at DDC
RFQ (Phase I) Questions and Comments Due	April 24 May 21 , 2020
Final Response to Proposer Questions	May 8 June 8 , 2020
Register with PASSPort (Principal Participants)	May 8 June 8 , 2020
Statements of Qualification Due (Round 1)	May 15 June 15 , 2020
Shortlisted Teams Announced	June 29 July 28 , 2020
Issue Draft RFP (Phase II)	June 30 July 29 , 2020

PRELIMINARY PROJECT SCHEDULE FOR THE MANHATTAN DETENTION FACILITY

DDC anticipates that a notice to proceed (NTP) shall be issued to the Design-Builder in or around ~~October~~ [November](#) 2021, and that the Detention Facility shall be substantially completed in 2026.

PRELIMINARY BUDGET FOR THE MANHATTAN DETENTION FACILITY

Approximately \$1.5-1.8B

PRELIMINARY PROPOSAL STIPEND FOR THE MANHATTAN DETENTION FACILITY

Approximately \$6M

PRELIMINARY BUDGET FOR THE BRONX DETENTION FACILITY

Approximately \$1.5-1.8B

PRELIMINARY PROPOSAL STIPEND FOR THE BRONX DETENTION FACILITY

Approximately \$6M

PROCUREMENT SCHEDULE FOR DETENTION FACILITY 2 (BRONX)

Pre-Submission Conference	February 19, 2020 at 10:00AM at DDC¹
RFQ (Phase I) Questions and Comments Due	April 24 <u>May 21</u> , 2020
Final Response to Proposer Questions	May 8 <u>June 8</u> , 2020
Register with PASSPort (Principal Participants)	May 8 <u>June 8</u> , 2020
Statements of Qualification Due (Round 1)	May 15 <u>June 15</u> , 2020
Shortlisted Teams Announced	June 29 <u>July 28</u> , 2020
Issue Draft RFP (Phase II)	September 16 <u>October 16</u> , 2020

PRELIMINARY PROJECT SCHEDULE FOR THE BRONX DETENTION FACILITY

DDC anticipates that a notice to proceed (NTP) shall be issued to the Design-Builder in or around ~~December 2021~~ January 2022, and that the Detention Facility shall be substantially completed in 2026.

¹ See Notice of Pre-Submission Conference for details: <https://www.eventbrite.com/e/nyc-borough-based-jails-pre-submission-conference-facilities-construction-registration-91786348439>

DRAFT REQUEST FOR PROPOSALS (PHASE II) INFORMATION

1. Notice

Information provided in this Appendix F is provided for informational purposes and understanding only and may be changed by DDC at any time in its sole discretion.

2. RFP (Phase II) – Draft Procurement Schedule

DDC intends to conduct the RFP for the Manhattan Detention Facility and the Bronx Detention Facility based upon the procurement schedules identified below. These schedules are an estimate only and subject to change by DDC in its sole discretion prior to issuance of the applicable RFP. Information about the procurement schedules for the Brooklyn Detention Facility and Queens Detention Facility will be provided in an Addendum to this RFQ nearer the time of the SOQ Due Date for Round 2.

The final solicitation schedule for each Detention Facility will be provided to the Short-listed Proposers for that Detention Facility when the applicable RFP is issued.

Manhattan Detention Facility	
Issue Draft RFP (Phase II):	June July 2020
Issue Final RFP (Phase II):	August September 2020
Collaborative Dialogue Meetings:	Sept. Oct. 2020- Jan. Feb 2021
Proposals Due:	April May 2021
Notification of Selection of Best Value Proposal:	July August 2021
DB Agreement Award:	August September 2021

The Bronx Detention Facility	
Issue Draft RFP (Phase II):	Sept. Oct. 2020
Issue Final RFP (Phase II):	Oct. Nov. 2020
Collaborative Dialogue Meetings:	Oct. Nov. 2020- Jan. Feb2021
Proposals Due:	June July 2021
Notification of Selection of Best Value Proposal:	Oct. Nov. 2021
DB Agreement Award:	Nov. Dec. 2021

3. RFP (Phase II) - Preliminary Information

For each Detention Facility DDC will release complete RFP solicitation documents to the applicable Short-listed Proposers. Information listed here is summarized to provide information to Proposers in evaluating DDC’s evaluation priorities expected during Phase II.

4. Proposal Security

The Proposer will be required to submit Proposal security in the form of a Proposal bond or letter of credit sized to \$20,000,000. Such proposal security will secure the Proposer’s commitment to enter into the DB Agreement on the terms set out in the final draft RFP and in their Proposal. Such Proposal security, and the Proposal will be required to be in-force and valid for at least a 180-day Proposal validity period.

5. Collaborative Dialogue Meetings

DDC intends to conduct a series of interactive collaborative dialogue meetings (“CDMs”) with each Proposer and its DB Team on dates and times provided in the RFP schedule and on any other dates DDC designates in writing to Proposers. CDMs will enable DDC and the Consultant Support Team to: (i) engage in dialogue with each Proposer with the intention of identifying solutions for the delivery of the Project that best meet the BBJ Goals and the applicable Project Goals and (ii) discuss important commercial and technical issues. Proposers are encouraged also to allocate a portion of the time available during