

**NOTICE OF INTENT**  
**Design-Build Services for Various Projects within DDC's**  
**Public Buildings Division**

Posted on August 11, 2021

The New York City (City) Department of Design and Construction (DDC) intends to issue various requests for qualifications (RFQs) to obtain statements of qualifications (SOQs) from highly qualified design-build teams interested in providing design-build services for projects within DDC's Public Buildings Division.

This Notice of Intent (NOI) is being issued solely for informational and planning purposes and to allow potential proposers an opportunity to form design-build teams in anticipation of the issuance of future RFQs. No qualifications submittals are required or requested at this time.

Interested parties are encouraged to return the attached NOI Response Form. Returning this form is neither required nor a prerequisite for responding to future RFQs. The form includes an option to be included on a list of firms that will be posted to DDC's website, for reference in potential teaming opportunities.

### **Background**

As part of the New York City Public Works Investment Act ("Act") recently passed by New York State, DDC is authorized to award design-build contracts for certain public works within the City, expanding the City's range of project delivery methods. Under the design-build ("DB") delivery method, a single entity, which may include one or more firms, will be procured and will be responsible to the City for the design and construction of a project.

### **Benefits of Design-Build Project Delivery**

The City is committed to achieving excellence in design and construction across its portfolio of public works, building on the tradition of innovation in architecture and engineering that has contributed to the City's prestige as a global destination. By utilizing a DB delivery approach, the City and DDC expect to benefit from best value selection, greater cost and schedule certainty, and potential time savings. Other expected benefits include:

- An integrated project team with single point of contact and clear assignment of responsibilities, with an emphasis on coordination and quality assurance in all aspects of design and construction;
- An exemplary design executed with high-quality, durable construction for long-term performance, functionality, and reliability, including considerations of life-cycle operational and maintenance costs and energy performance;
- Conformance to applicable laws and regulations, with an emphasis on public safety, accessibility, sustainability and resiliency.

## Design-Build Procurement

DDC will utilize a two-stage, best value selection that significantly prioritizes design, quality, qualifications and experience along with the proposed price. The objective of the first phase of procurement is to create a short-list of the most highly qualified proposers with the general capability, capacity, qualifications, experience and past performance necessary to successfully undertake and complete the work for the project. Only proposers who demonstrate a capability to complete the work for the project in its entirety will be considered eligible to be included on a short-list.

DDC seeks design-build teams that are dedicated, responsive, and collaborative, exemplifying Project Excellence as described at the link below. This will be reflected in the qualitative evaluation factors of the RFQs and in the subsequent RFPs and the DB Agreements. Information on Project Excellence can be found at: <https://www1.nyc.gov/site/ddc/about/dc-excellence.page>

## Anticipated Upcoming Solicitations

DDC intends to issue RFQs for the following projects in the upcoming months.

Project	Scope Summary	Estimated Value
<b>444 T.S. Boyland Street Multi-Service Center</b> Site Work and New Construction	Demolition of existing building and site, New Construction of 60,000 sf building to house multiple Community Based Organizations (CBOs) providing community services for both adult and child programs as well as the offices and meeting space for Community Board #16	\$120M
<b>Harper Street Administration Building</b> Site Work and New Construction	Demolition and construction of a New Administration and Personnel facility for the Department of Transportation located at Harper Street Yard, Queens. The existing administration building to be demolished currently houses 30 personnel. The work also includes installation of sanitary and storm sewer systems previously designed by the Consultant, Stantec, and will be incorporated into the DB firm's design.	\$121M

## Team Development and Minority- and Women- Owned Business Enterprises (M/WBE)

It is the goal of the City to use qualified firms that have a demonstrated history of hiring, training, developing, promoting, and retaining minority and women staff and to encourage participation by City- and State-certified M/WBE firms.

Each DB project will be subject to M/WBE participation goals for both design/consulting and construction activities. Only work performed by M/WBE entities certified as such by the City's Department of Small Business Services (SBS) or by Empire State Development's Division of Minority and Women's Business Development, in accordance with Article 15-A of the New York State Executive Law, will be counted towards project goals.

Eligible firms are encouraged to get certified, and/or to get their eligible trade partners certified, well in advance of SOQ submission. For information about getting certified and assistance in contacting qualified M/WBE firms for partnering and subcontracting opportunities, please visit SBS's website at: <https://www1.nyc.gov/nycbusiness/description/minority-and-womenowned-business-enterprise-certification-program-mwbe>

### **PASSPort Registration**

Entities submitting SOQs will be required to create an online account and file an online disclosure application with the NYC Mayor's Office of Contract Services (MOCS) in the Procurement and Sourcing Solutions Portal (PASSPort). Entities interested in submitting an SOQ as a joint venture will not be required to file the online disclosure application as the joint venture at the time of SOQ submission, but each member of the joint venture will be required to be registered.

Additional information on how to file an application or register for PASSPort can be found at: <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>

### **Additional Information and Links**

DDC reserves the sole right, without incurring any liability, to change any aspect of the proposed procurement described above, including the right to not proceed with the procurement and/or the right to proceed in a different manner or on a different timeline than as described above.

DDC will not respond to any inquiries for information about the projects or the intended solicitations. Additional information will be publicly announced at a later date and interested vendors are advised to closely watch DDC's design-build website for announcements at the link below.

All solicitation documents and amendments will be posted on DDC's website at:

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

**NOI RESPONSE FORM**  
**Design-Build Services for Various Projects within DDC's**  
**Public Buildings Division**

To receive notifications from DDC of future Design-Build contracting opportunities, please complete this form upon review of the NOI, and submit the form to the address provided below, via email, to [designbuild@ddc.nyc.gov](mailto:designbuild@ddc.nyc.gov).

- We anticipate submitting a qualifications package in response to a future design-build RFQ within DDC's Public Buildings Division.
- We are seeking opportunities to team with other firms in the architecture, engineering, and construction industry and would like to have the below-noted contact information posted publicly for this purpose on DDC's website.

Respondents that do not anticipate responding to a future design-build RFQ are encouraged to provide more information below.

- Not our scope of work
- Learned about the project too late
- Present work load too heavy
- Unable to meet bonding requirements
- Not enough time to propose (How much time, in total, is needed?)
- Unable to meet insurance requirements
- Specification requirements too stringent (please explain below)
- Unable to submit a competitive proposal at this time
- Commercial requirements too stringent (please explain below)
- Key personnel unavailable at this time
- Scope of work too small
- Lack of experience
- Scope of work too large
- Cannot meet deliver or schedule requirements

Additional explanation:

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<b>Respondent Information</b>	
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Name of Organization	_____
Type of Services	<input type="checkbox"/> Design-Build <input type="checkbox"/> Architecture <input type="checkbox"/> Construction <input type="checkbox"/> Engineering <input type="checkbox"/> Other: _____
MWBE Status	<input type="checkbox"/> City-certified MWBE <input type="checkbox"/> Other: _____
Point of Contact (name and title):	_____
Email Address:	_____
Telephone:	_____
Date of submission:	_____