
HOUSEKEEPING

- Attendance will be taken using the Microsoft Form link provided in the Webex 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.
- Please be advised that anything discussed verbally in this meeting will not constitute a change to the RFQ document. Formal changes to the RFQ will only be made through addenda posted on our DDC website.

PRE-PROPOSAL CONFERENCE

Request for Qualifications of Design Build Services for Various
Public Buildings Projects

PROJECT: P-1ORCHMO
PIN: 8502021PV0002C
PROJECT: SANDY4-50
PIN: 8502021PV0003C

AGENDA

1. **Welcome & Introduction**

Thomas Foley, P.E., CCM, Deputy Commissioner, Public Buildings

2. **Design-Build Program Overview**

Alison Landry, AIA, Executive Director, Public Buildings

3. **Project Overview**

Andrew Murjas, Project Manager, Public Buildings

Rodolfo Leyton, Project Manager, Public Buildings

4. **Project Procurement Information**

Alison Landry, AIA, Executive Director, Public Buildings

5. **General Procurement Information**

Nicholas Mendoza, Agency Chief Contracting Officer

Jennifer Vega, Deputy Director for Design Build

6. **Q&A**



DDC PROJECTS



DESIGN-BUILD LEGISLATION

NYC Public Works Investment Act

The Act authorizes design-build project delivery for the following categories of public works:

- Public works projects with an estimated value above \$10,000,000; and
- Public works projects with an estimated value above \$1,250,000 for Parks, NYCHA, and other cultural institutions (*subject to certain exemptions*)

DDC DESIGN-BUILD

Setting Up for Successful Delivery of Design-Build Projects

- Pilot program with typologies and project sizes commensurate with procurement process to encourage industry response
 - *New construction with hard costs above \$15M*
- Issue a 'Notice of Intent' to prepare industry for upcoming opportunities
- Streamline procurement process by bundling similar projects where possible
- Adapt DDC requirements to prioritize project excellence through performance validation and design management
 - *Include considerations for early works, such as site preparation in parallel to comprehensive design development*

DDC 2020 DESIGN-BUILD STATUS

Assessment of this year's progress with the pilot program

This year we have:

- Developed capacity with in-house Design-Build knowledge
- Created project selection methodology in consultation with our sponsor agencies and initiated a pilot project program
- Established foundations for best practice via connections with the industry
- Released a procurement for Owner's Representative Services, to be onboarded in early 2021
- Issued an NOI for upcoming procurement opportunities

DB PROGRAM OVERVIEW

Alison Landry, AIA
Executive Director, Public Buildings

DDC DESIGN-BUILD

Why do Design-Build?

The City of New York is committed to achieving **excellence in design and construction** across its portfolio of public works.

With **Design-Build project delivery**, the City expects to benefit from:

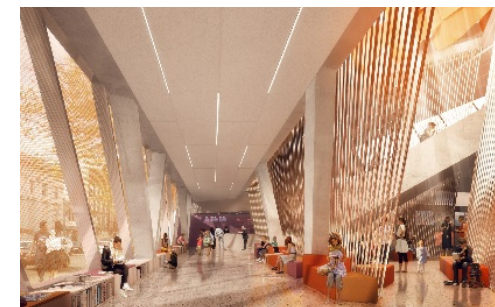
- Exemplary design that prioritizes Project Excellence
- Team coordination and collaboration
- Qualitative, best value selection
- Construction expertise in the design process
- Design expertise in the construction process

DDC DESIGN-BUILD

Commitment to Project Excellence

Project Excellence builds on the tradition of **innovation in architecture and engineering** that has contributed to the City's prestige as a global destination, with projects that are:

- Inspiring
- Enduring
- Practical
- Constructible
- Cost-Sensitive



DDC DESIGN-BUILD

Design-Build Legislation

As part of the **NYC Public Works Investment Act**, DDC is authorized to award design-build contracts for certain public works within the City:

- Public works projects with an estimated value above \$10,000,000; and
- Public works projects with an estimated value above \$1,250,000 that meet certain criteria

DDC DESIGN-BUILD

NYC Public Works Investment Act

... public works projects above \$1,250,000 that meet certain criteria:

- Parks Department
- NYCHA
- Cultural institutions on City-owned land
- Public libraries for NYPL, BPL, and QPL
- Security infrastructure
- Right of way accessibility improvements

DDC DESIGN-BUILD

Partnering for DB Delivery

Owner's Representative Services

Design-Build Program / Projects

1 Year On Call

Stand-Alone Design Build

Design-Build Project Execution

Project Specific

AE Standard Requirements

AE1 role

3 Years On Call

DDC DESIGN-BUILD

Partnering for DB Delivery

| | | |
|---------------------------------|---------------------------------------|-------------------------|
| Owner's Representative Services | Design-Build Program / Projects | 1 Year On Call |
| Stand-Alone Design Build | Design-Build Project Execution | Project Specific |
| AE Standard Requirements | AE1 role | 3 Years On Call |

DDC DESIGN-BUILD

Stand-Alone Design Build

- 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
 - **Scope 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 stage

HINT

Exhibit F includes draft terms of the Design Build Agreement (DBA).

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.**
- 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.

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

Potential/Upcoming Design-Build Projects

- Notice of Intent (NOI) released 10/19/2020
- Potential upcoming projects include:
 - Parks Department Recreation Centers
 - Parks Department M&O Facilities
 - NYCHA / Community Centers
 - Other New Facilities

DDC DESIGN-BUILD

Potential/Upcoming Design-Build Projects

- Notice of Intent (NOI) released 10/19/2020
- Potential upcoming projects include:
 - Parks Department Recreation Centers
 - Parks Department M&O Facilities
 - NYCHA / Community Centers
 - Other New Facilities

This is the **first DB procurement** under DDC Public Buildings' new Design-Build Program

DDC DESIGN-BUILD

Orchard Beach M&O and Rockaway Operational HQ

- **Streamlined procurement:** two projects, one qualifications deliverable
 - DPR Orchard Beach Maintenance & Operations Facility
 - DPR Rockaway Operational Headquarters
- **Two-stage procurement**
 - Request for Qualifications (RFQ)
 - Request for Proposals (RFP)
- **At the RFQ stage, limited project information** is provided to allow proposers to assemble a qualified team
- **At the RFP stage, extensive project information** will be released to the shortlisted teams

PROJECT OVERVIEW

Andrew Murjas, Project Manager, Public Buildings
Rodolfo Leyton, Project Manager, Public Buildings

ORCHARD BEACH M&O FACILITY

Project Description

- This project will provide a new **maintenance and operational headquarters** for NYC DPR at Orchard Beach, facilitating DPR's **operations and emergency response**
- The facility is for **DPR use only** and will not be open to the public



ORCHARD BEACH M&O FACILITY

Project Description

- Orchard Beach is located in **Pelham Bay Park** in the Bronx
- It includes the landmarked **Orchard Beach Pavilion**, built by Robert Moses in 1936-37



ORCHARD BEACH M&O FACILITY

Project Description

- The new facility will **replace the existing M&O facility**, which is housed in the Pavilion and was damaged during Hurricane Sandy
- The new facility will be located on a **previously undeveloped site** above the floodplain, as identified in a 2015 master planning study

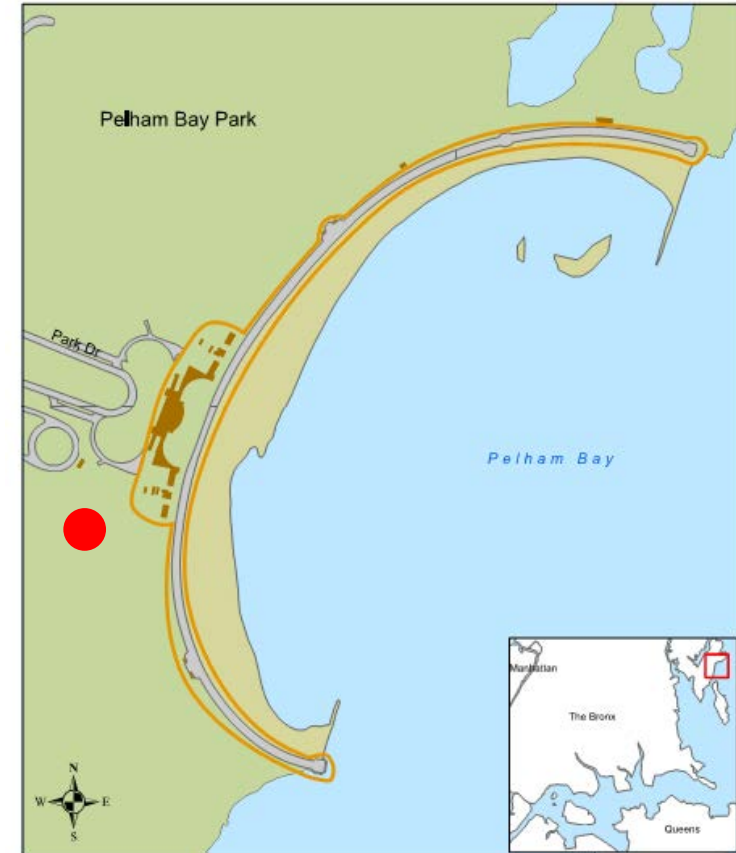


ORCHARD BEACH M&O FACILITY

Project Description

- The scope will include a **new building, maintenance yard, fueling station, and ancillary access and service roads**
- The site is located **outside the NYC Landmarks designation**, but the landscape and roadways contribute to the historic value of the site

- Site of M&O building
- Extent of Landmarks designation



Orchard Beach Bathhouse and Promenade (LP-2197), Pelham Bay Park, Bronx.
Landmark Site: Borough of Bronx, Tax Map Block 5650, Lot 1, in part.
Graphic Source: New York City Department of City Planning, MapPLUTO, Edition 03C, December 2003

ROCKAWAY OPERATIONAL HQ

Project Description

- This project will provide a new **maintenance and operational headquarters** for NYC DPR in the Rockaways, facilitating DPR's **operations and emergency response**
- The facility is for **DPR use only** and will not be open to the public



ROCKAWAY OPERATIONAL HQ

Project Description

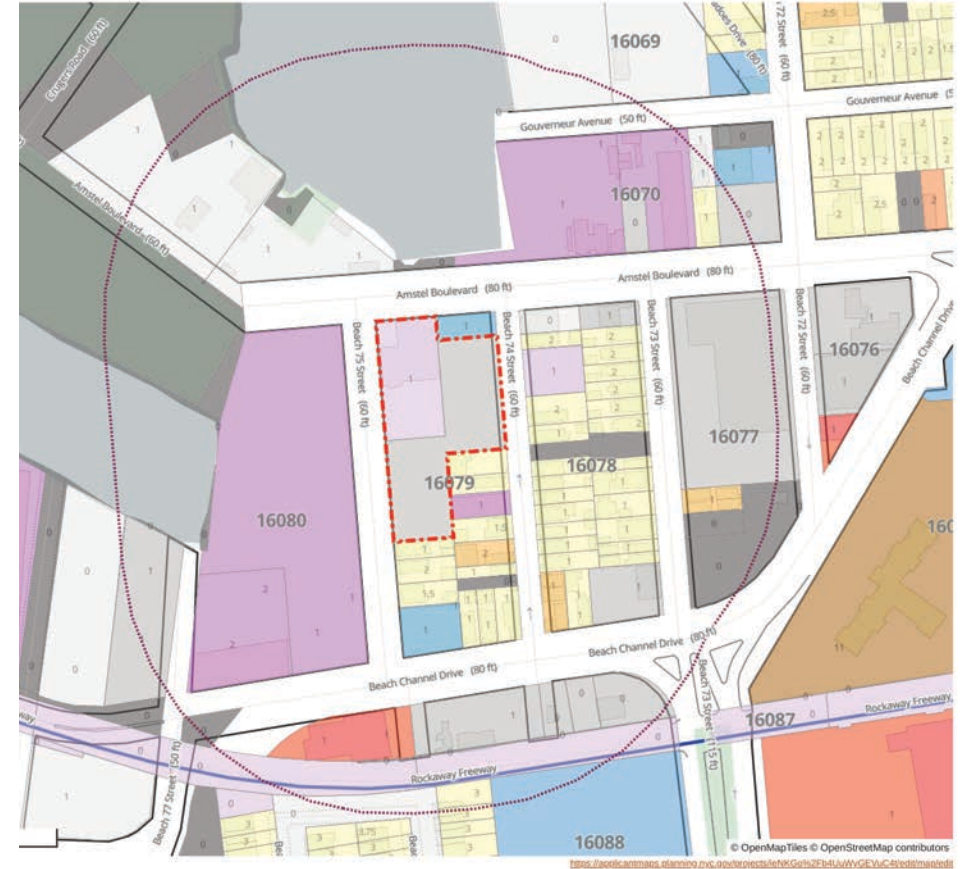
- DPR's Rockaway Operational Headquarters is located in **Arverne, Queens**
- The unit is responsible for **maintaining 5.5 miles of beachfront** on the Rockaway peninsula



ROCKAWAY OPERATIONAL HQ

Project Description

- The new facility will **replace the existing M&O facility**, which was heavily damaged during Hurricane Sandy
- The site is located in a **special flood hazard area** and was severely inundated during the storm



ROCKAWAY OPERATIONAL HQ

Project Description

- The scope will include a **resilient new building, maintenance yard, and fueling station**



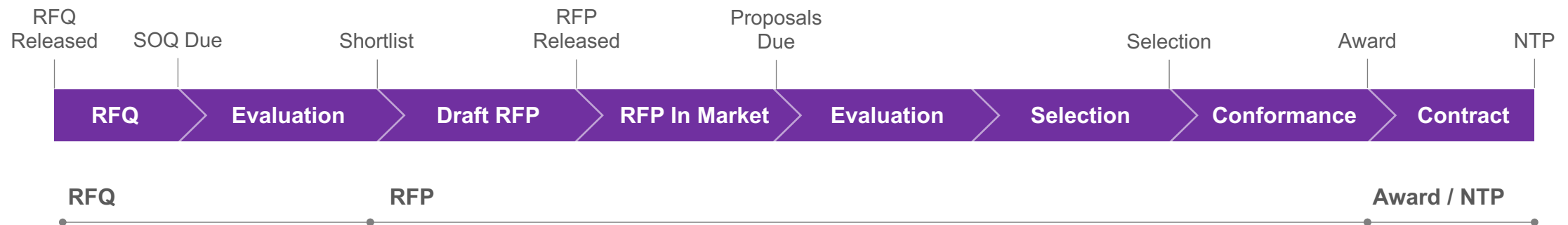
PROJECT PROCUREMENT INFORMATION

Alison Landry, AIA
Executive Director, Public Buildings

DB PROCUREMENT OVERVIEW

Design-Build Two-Stage Procurement

- DDC will utilize a **two-stage, best value selection** that significantly prioritizes design, quality, qualifications and experience along with the proposed price



DB PROCUREMENT OVERVIEW: RFQ

RFQ Overview and Goals

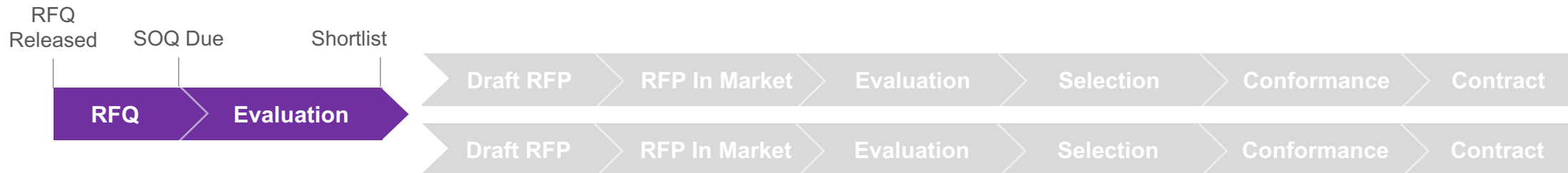
- This RFQ is the **first stage** of the two-stage procurement
- The intent of the RFQ is to shortlist the **most highly qualified** Proposers



DB PROCUREMENT OVERVIEW: RFQ

RFQ Overview and Goals - Multi-Project

- This RFQ is for **two separate projects**
- DDC will shortlist up to six proposers, **three for each project**
- The two projects will **proceed independently** after the RFQ stage



DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

- The RFP is the **second stage** of the two-stage procurement
- There is **no stipend** intended for this project
- In-market and proposal **deliverables will be limited**



DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

- **At the RFP stage, DDC will release:**
 - Scoping Documents, including detailed information on project requirements
 - Draft Design-Build Agreement

HINT

Exhibit B-3 includes a detailed RFP look-ahead, including a list of anticipated proposal requirements.



DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

- **During the RFP in-market stage, there will be:**
 - One initial dialogue meeting
 - One collaborative dialog meeting
 - No interim submissions

HINT

Exhibit B-3 includes a detailed RFP look-ahead, including a list of anticipated proposal requirements.



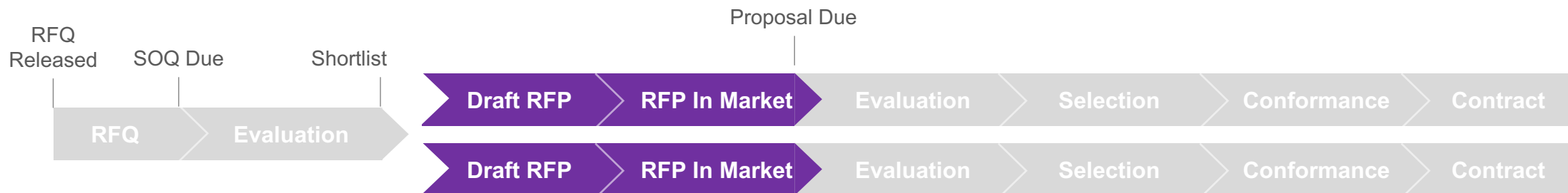
DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

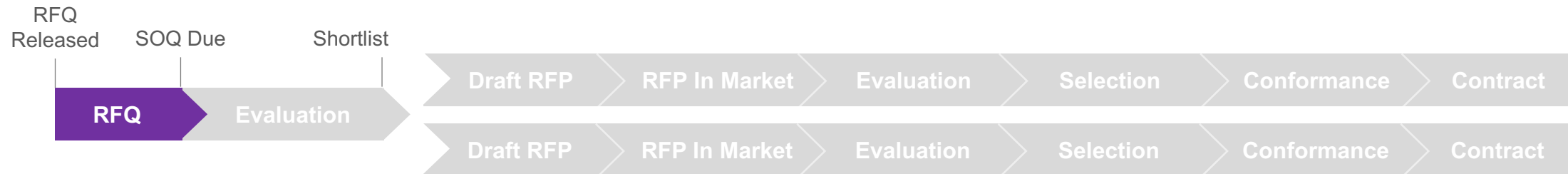
- **As part of the proposal**, DDC will require deliverables that represent a **thoughtful, comprehensive approach** to executing the work, including schematic-level investigations, construction schedule, and project plan.

HINT

Exhibit B-3 includes a detailed RFP look-ahead, including a list of anticipated proposal requirements.



STATEMENT OF QUALIFICATIONS (SOQ)



STATEMENT OF QUALIFICATIONS (SOQ)

SOQ Overview and Goals

- In response to the RFQ, proposers provide a **Statement of Qualifications (SOQ)**
- The intent of the SOQ is to demonstrate the team's ability to **undertake the complete design and construction work** for each project

STATEMENT OF QUALIFICATIONS (SOQ)

SOQ Requirements

- Requirements for the SOQ are contained in the following sections of the RFQ:
 - RFQ **Section 5** - SOQ Submission Requirements
 - RFQ **Exhibit B** - Project-specific procurement information and submission requirements
 - RFQ **Exhibit C** - Project information

HINT

Exhibit B-4 includes a comprehensive checklist of submission requirements.

STATEMENT OF QUALIFICATIONS (SOQ)

SOQ Overview and Goals

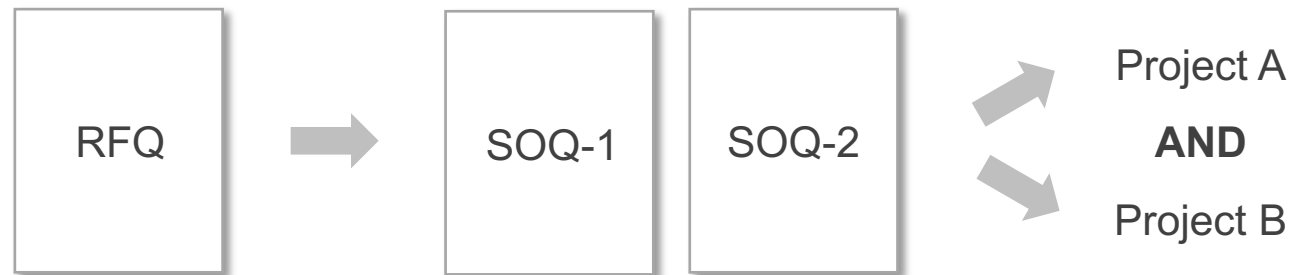
- Teams submitting a single Statement of Qualifications (SOQ) will be **considered for one project**



STATEMENT OF QUALIFICATIONS (SOQ)

SOQ Overview and Goals - Multi-Project

- Teams submitting the Multi-Project Supplemental SOQ (SOQ-2) will be **considered for both projects**
- SOQ-2 demonstrates the team's **capacity to deliver both projects simultaneously**



STATEMENT OF QUALIFICATIONS (SOQ)

SOQ Response Tabs

- The SOQ is organized into five tabs, as detailed in **RFQ Section 5**:
 - Tab 1 – Fundamental Qualifications
 - Tab 2 – Design Build Approach
 - Tab 3 – Key Personnel and Team Organization
 - Tab 4 – Project Experience and Past Performance
 - Tab 5 – M/WBE Program Experience and M/WBE Approach



STATEMENT OF QUALIFICATIONS (SOQ)

SOQ Response Tabs - Multi-Project

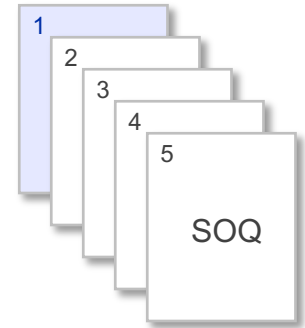
- While some items may be identical between SOQ-1 and SOQ-2, each tab includes **additional requirements** for SOQ-2
- Only teams submitting a **complete, separate SOQ-2** will be considered for both projects



SOQ REQUIREMENTS

Tab 1: Fundamental Qualifications

- The intent of Tab 1, **Fundamental Qualifications**, is to establish the fundamental qualifications of each Proposer, including:
 - Insurance and bonding capacity
 - Legal structure
 - Teaming agreements
 - Employment practices



SOQ REQUIREMENTS: MULTI-PROJECT

Tab 1: Fundamental Qualifications - SOQ-2

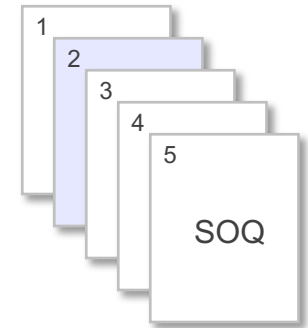
- In addition, SOQ-2 must:
 - Demonstrate the team's **available bonding capacity** for multiple simultaneous projects



SOQ REQUIREMENTS

Tab 2: Design-Build Approach

- The intent of Tab 2, **Design Build Approach**, is to describe the team's collaborative approach to design build, including:
 - Team Approach and Organization
 - Design Approach and Philosophy
 - Project Management Approach
 - Project Understanding
 - Comments on Project Information, Goals, and Objectives



SOQ REQUIREMENTS: MULTI-PROJECT

Tab 2: Design-Build Approach (SOQ-2)

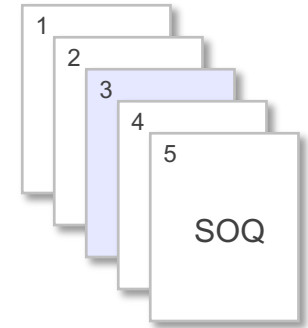
- In addition, SOQ-2 must:
 - Address the team's **approach to delivering both projects simultaneously**



SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- The intent of Tab 3, **Key Personnel and Team Organization**, is to demonstrate that all Key Personnel have the qualifications, expertise, experience, resources, and competence required, including:
 - Team Introduction and Organization Chart
 - Resumes
 - Key Personnel Commitment
 - Project Team Summary Matrix



HINT

Exhibit B-2 provides a list of Key Personnel required for the Project, including qualifications.

SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- At the RFQ stage, **not all team members required for the project** will be listed in the RFQ; the key personnel list is limited to major participants and key personnel.
- This allows shortlisted proposers to **expand their teams at the RFP stage** to include other roles necessary to complete the work, allowing additional qualified subconsultants and subcontractors to **partner with shortlisted teams**.
- No Major Participant or Key Personnel may be a member or participant in more than one DB Team, either during Stage 1 or Stage 2.



HINT

Exhibit B-2 provides a list of Key Personnel required for the Project, including qualifications.

SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- **Key Personnel Required:**
 - Design-Build Project Executive
 - Design-Build Project Manager
 - Design Manager
 - Design Lead
 - Project Architect-of-Record
 - Construction Project Manager
 - Landscape Architect
 - Sustainability and Resiliency Specialist



HINT

Exhibit B-2 provides a list of Key Personnel required for the Project, including qualifications.

SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- **Key Personnel Required:**

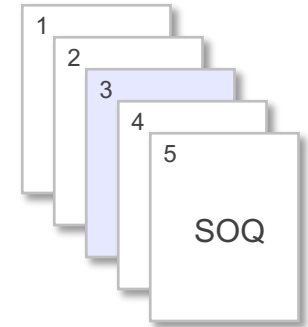
- Design-Build Project Executive
- Design-Build Project Manager
- Construction Project Manager

May be the same individual

- Design Manager
- Design Lead
- Project Architect-of-Record

May be the same individual

- Landscape Architect
- Sustainability and Resiliency Specialist



HINT

Some key roles may be filled by the same individual, as noted in **Exhibit B-2**.

SOQ REQUIREMENTS: MULTI-PROJECT

Tab 3: Key Personnel and Team Organization (SOQ-2)

- In addition, SOQ-2 must:
 - Describe the **team organization** required to deliver both projects simultaneously, including any additional key personnel
 - Provide **resumes** for additional key personnel
 - Incorporate additional key personnel into required forms, including **Key Personnel Commitment** and **Project Team Summary Matrix**



SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- **Key Personnel Required:**

- Design-Build Project Executive
- Design-Build Project Manager
- Construction Project Manager
- Design Manager
- Design Lead
- Project Architect-of-Record
- Landscape Architect
- Sustainability and Resiliency Specialist

Must be assigned to **both** projects

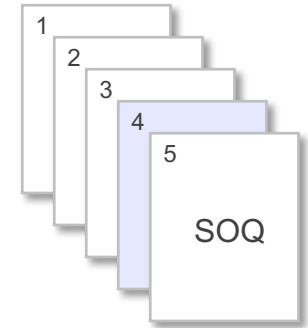
May be assigned to **one or both** projects



SOQ REQUIREMENTS

Tab 4: Project Experience and Past Performance

- The intent of Tab 4, **Project Experience and Past Performance**, is to demonstrate that the proposing team has the project experience and record of performance required to provide design-build services for the project, including:
 - Project Experience Overview
 - Reference Project Information Form
 - Reference Project Relevancy Form
 - Reference Project Description and Images
 - Owner Evaluations



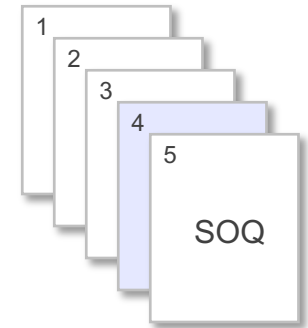
HINT

Reference Projects should include involvement by **Major Participants** and **Key Personnel**.

SOQ REQUIREMENTS

Tab 4: Project Experience and Past Performance

- Provide **4-6 reference projects** reflecting the following **Required Experience**:
 - DB or commensurate experience
 - Innovative design and construction solutions to similar issues
 - Public, municipal, or community facilities, especially in NYC or similar urban context
 - Sustainable and resilient design, especially for waterfront sites
 - Schedule and budget management, safety, QA/QC



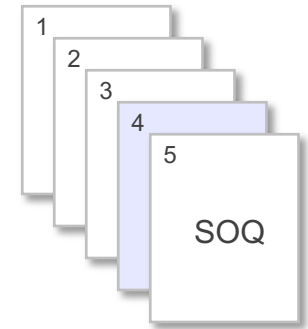
HINT

Exhibit B-2 provides a list of Required and Desired Experience for the project.

SOQ REQUIREMENTS

Tab 4: Project Experience and Past Performance

- Reference projects may also reflect the following **Desired Experience**:
 - Site planning, including vehicular circulation
 - Operational facilities
 - Critical facilities for emergency preparedness
 - Projects in a floodplain / special flood hazard zone
 - Projects with federal grant funding and associated documentation



HINT

Each Reference Project can reflect **multiple types** of Required and Desired Experience.

SOQ REQUIREMENTS: MULTI-PROJECT

Tab 4: Project Experience and Past Performance (SOQ-2)

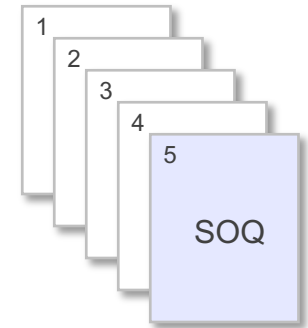
- While SOQ-2 does not have additional requirements under Tab 4, reference projects should reflect the involvement of **any additional Key Personnel**



SOQ REQUIREMENTS

Tab 5: M/WBE Program Requirements and M/WBE Approach

- The intent of Tab 5, **M/WBE Program Requirements and M/WBE Approach**, is to demonstrate the team's approach to meeting M/WBE goals during **design and construction**



SOQ REQUIREMENTS: MULTI-PROJECT

Tab 5: M/WBE Program Requirements and M/WBE Approach (SOQ-2)

- While SOQ-2 does not have additional requirements under Tab 5, it should reflect the **team organization** associated with delivering both projects simultaneously



SOQ EVALUATION

Evaluation Factors and Weighting

- SOQ Tab 1 includes materials evaluated with **pass/fail evaluation factors**
- SOQ Tabs 2-5 include materials evaluated with **qualitative evaluation factors**
- **Only if a team passes all pass/fail evaluation factors** will their proposal be evaluated using the qualitative evaluation factors

SOQ EVALUATION

Evaluation Factors and Weighting

| Qualitative Evaluation Factors | Weighting |
|---|-----------|
| Tab 1 - Fundamental Qualifications | Pass/Fail |
| Tab 2 - Design-Build Approach | 25% |
| Tab 3 - Key Personnel and Team Organization | 40% |
| Tab 4 - Project Experience and Past Performance | 30% |
| Tab 5 - M/WBE Program Experience and M/WBE Approach | 5% |

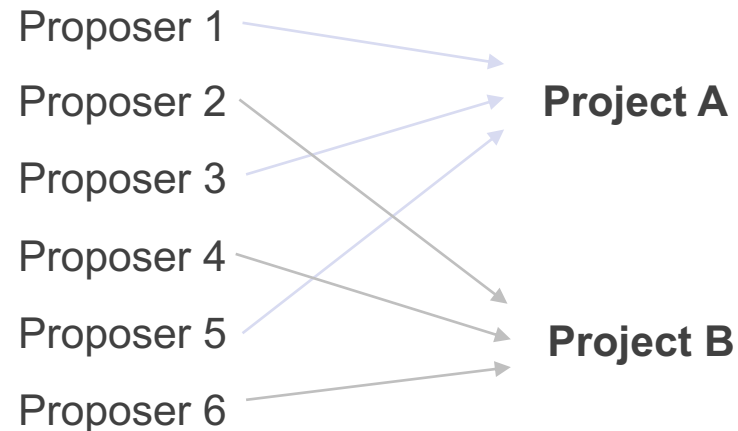
HINT

Exhibit B-2 lists the weighting of qualitative evaluation factors for this project.

SHORTLIST

One Evaluation, Two Shortlists

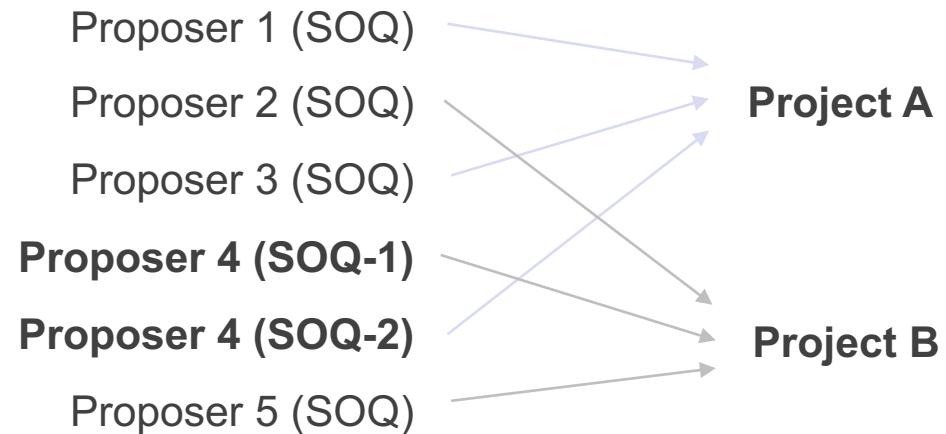
- DDC will **evaluate all proposals** together and will generate a shortlist of up to six proposers
- DDC will **divide the shortlist** between the two projects (three shortlisted proposers per project)



SHORTLIST

One Evaluation, Two Shortlists

- Only teams submitting SOQ-1 and SOQ-2 will be **considered for both shortlists**



GENERAL PROCUREMENT INFORMATION

Nicholas Mendoza, Agency Chief Contracting Officer
Jennifer Vega, Deputy Director for Design Build

ATTENDANCE

Please be sure to sign in. Attendance will be taken using the Microsoft Form link provided in the Webex chat.

This attendance sheet will be posted on our DDC website.

MINORITY & WOMEN-OWNED BUSINESS ENTERPRISES: PARTICIPATION REQUIREMENTS

M/WBE Participation Goals will be set for design and construction.

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 MWBE firms listed at: www.NYC.Gov/SBS

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

PASSPORT

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.

REQUEST FOR QUALIFICATIONS: KEY DATES

| Procurement Process | Timeline for Project A & B | |
|--|----------------------------|-------------------|
| RFQ Release | November 19, 2020 | |
| RFQ (Phase I) Questions and Comments Due | December 4, 2020 @ 4:00PM | |
| Final Response to Proposer Questions | December 9, 2020 | |
| Register w/ PASSPort No Later Than | December 9, 2020 | |
| Statement of Qualifications Due | December 16, 2020 @ 4:00PM | |
| Shortlisted Teams Announced | January 28, 2021 | |
| Issue Draft RFP (Phase II) | January 28, 2021 | |
| Final RFP | February 26, 2021 | March 11, 2021 |
| Proposal Due | April 20, 2021 | May 13, 2021 |
| Contract Award | August 2021 | Late August 2021 |
| Notice to Proceed | October 2021 | Late October 2021 |

REQUEST FOR QUALIFICATIONS: INQUIRIES

**Inquiries must be requested via email no later than:
4:00PM, December 4, 2020**

**Inquiries must be submitted to:
Design_Build@DDC.NYC.gov**

**Use subject line:
Proposer Name-RFI-#-Project ID-A-Project ID-B**

REQUEST FOR QUALIFICATIONS: SOQ CONTENTS

Proposers shall submit the following separate PDF Files. Proposals must be in accordance with **RFQ Section 5, Exhibit B2, and Exhibit B4.**

1. SOQ-1
2. Doing Business Data Form (Exhibit E-2)
3. SOQ-2, if applicable

Proposers are required to submit all items on Exhibit B-4 to ensure their proposals are complete.

All Addenda are required to be acknowledged and included with the proposal.

REQUEST FOR QUALIFICATIONS: SOQ SUBMISSION

Proposals must be submitted electronically no later than:

4:00 pm on December 16, 2020

Proposals must be submitted by email (max size 25mb):

Design_Build@ddc.nyc.gov

On the subject line, please enter the following information:

Proposer's Name-SOQ-1-12.16.20-Project ID-A–Project ID-B

If submitting *two* SOQs, send a second email with subject line:

Proposer's Name-SOQ-2-12.16.20-Project ID-A-Project ID-B

QUESTIONS?

THANK YOU!