

March 5, 2021

ADDENDUM NO. 1

PROJECT: Design-Build Program for the NYC Borough Based Jail System, ~~The Bronx Site~~  
~~Preparation~~ [Manhattan Dismantle & Swing Space](#)  
PIN: 8502021CR0004P-6P ~~1P-3P~~

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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.

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Request for Qualifications

1. Questions and Answers.

Contact: Nick Mendoza  
Email: nycbbj@ddc.nyc.gov  
Phone: 718-391-2022

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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 \_\_\_\_\_

Manhattan Site Dismantle and Swing Space RFQ  
RFI Responses/Questions & Answers

1. **Question:** DB procurement method has been used recently and not many firms who worked on DDC DBB projects have this experience. What approach will DDC take to provide an opportunity for those who are new to DB method of delivery? The evaluation criteria of 35% for past DB experience may limit the DB opportunities to a limited pool of companies.
  - **Answer:** Firms without Design-Build experience are encouraged to partner with firms that have Design-Build experience for this procurement.
2. **Question:** How can we obtain a copy of the Pre-submission conference presentation?
  - **Answer:** The Pre-submission conference presentation is posted on DDC's website <https://designbuild.ddcanywhere.nyc/>
3. **Question:** Can you provide a list of Pre-submission conference attendees?
  - a. **Answer:** A list of attendees is posted on DDC's website <https://designbuild.ddcanywhere.nyc/>
4. **Question:** Will this contract require any coordination with the future construction contract, or will there be no overlap?
  - a. **Answer:** We anticipate a slight overlap towards the end of this work and there will be coordination required with the incoming DB team.
5. **Question:** Would you please advise us on estimated dates for issue of the RFQ for the Bronx Building? Does splitting Manhattan this way move up the Bronx project in the queue?
  - a. **Answer:** The overall Program schedule is still under review but will be released as soon as it is available.
6. **Question:** There are two different contacts listed in the RFQ: Lisa Rigatti, DDC Representative, NYCBBJ@DDC.NYC.gov, per Section 3.2, and Nicholas Mendoza, DDC Representative, NYCBBJ@ddc.nyc.gov, per Section 5.2. Please confirm the correct contact.
  - a. **Answer:** Communication can be addressed to either Nicholas Mendoza or Lisa Rigatti at NYCBBJ@DDC.NYC.gov. Per RFQ Section 3.2, all questions in connection with this RFQ must be submitted via the following link:  
<https://app.smartsheet.com/b/form/1663a1bfae174d63abccb11b5a7b3b1c>
7. **Question:** What MEP engineering design services will be required for this project?
  - a. **Answer:** The Design-Builder is responsible to determine specific work required based on the scope of work which includes complete demolition of the building and disconnection of utilities, as described in the RFQ Appendix C - Project Description. Additional scope information will be provided to the Short-listed firms in the subsequent RFP.
8. **Question:** Will the winning D/B team for this contract be precluded from competing for the future construction contract?
  - a. **Answer:** No, firms participating in this procurement are not precluded from participating in other procurements within the Borough-Based Jails Program.
9. **Question:** Since there is a page limit who should be filling out the forms?
  - a. **Answer:** Proposers and Principal Participants, as defined in the RFQ Appendix A should fill out the SOQ forms.
10. **Question:** Will this presentation be made available?

- a. **Answer:** The Pre-submission conference presentation is posted on DDC's website <https://designbuild.ddcanywhere.nyc/>
11. **Question:** What is the estimated budget cost of this project?  
a. **Answer:** The preliminary budget for the Manhattan Site Dismantle and Swing Space project is approximately \$100,000,000 to \$125,000,000, as stated in the RFQ Appendix C.
12. **Question:** Since DB is a recent method, having 35% criteria would limit those who have not done DB before and may prevent them for upcoming DB projects.  
a. **Answer:** Firms without Design-Build experience are encouraged to partner with firms that have Design-Build experience for this procurement.
13. **Question:** Is there a site walk through?  
a. **Answer:** Site walk throughs will be provided for the Short-listed firms during the RFP phase. Due to Covid-19 and other restrictions, a public walk through will not be available during the RFQ phase.
14. **Question:** Will preliminary sketches for the sally port be available to determine team needed?  
a. **Answer:** A schematic will be provided in the RFP, however it is up to the Proposer to determine a solution that will meet the criteria stipulated in the RFP requirements.
15. **Question:** What is the project timeline?  
a. **Answer:** Refer to the RFQ Appendix C - DDC anticipates that a notice to proceed (NTP) shall be issued to the Design-Builder in or around December 2021, and that the Dismantle and Swing Space shall be substantially completed in October 2023.
16. **Question:** Will there be a procurement schedule issued for the new detention facilities based upon the separation of the demo package for Manhattan?  
a. **Answer:** The overall Program schedule is still under review but will be released as soon as it is available.
17. **Question:** Would NYCCDC prefer the team to be led by a CM firm rather than a contractor?  
a. **Answer:** It is up to the Proposer to determine its best DB Team. As stated in the RFQ Section 5.5(ix), there is no role requirement for the leadership of the DB Team.
18. **Question:** Did COVID-19 slow down this program or cut any money out of it? Is the program fully funded and going forward?  
a. **Answer:** The BBJ Program is funded and moving forward. Covid-19 temporarily slowed down all of New York City but the BBJ Program is rapidly progressing.
19. **Question:** Is AECOM in charge of this program?  
a. **Answer:** DDC, on behalf of its sponsor agencies the Mayor's Office of Criminal Justice ("MOCJ") and the Department of Correction ("DOC"), is in charge of the BBJ Program. The AECOM-Hill JV is part of the City's Consultant Support Team acting as the Program Manager for the BBJ Program.
20. **Question:** When will the RFQ for Manhattan detention facility be issued?  
a. **Answer:** The overall Program schedule is still under review but will be released as soon as it is available.
21. **Question:** Will the Bronx detention facility be issued before Manhattan?  
a. **Answer:** The overall Program schedule is still under review but will be released as soon as it is available.