

March 1, 2021

The New York City (City) Department of Design and Construction (DDC) intends to issue multiple requests for qualifications (RFQs) to obtain statements of qualifications (SOQs) from highly qualified design-build firms interested in providing design-build services for the new safe and secure Detention Facilities in the Borough-Based Jails Program (Program). This Notice of Intent (NOI) is being issued solely for informational and planning purposes and does not constitute a solicitation. DDC is not seeking responses to this NOI.

Background

Passed by the City Council in October 2019, the City's plan to close the jails on Rikers Island and build smaller, safer and fairer borough-based jail facilities comes at a time when New York City has the lowest crime and incarceration rates of any large city in the United States. This is part of a once-in-many-generations opportunity to build a smaller and more humane justice system that includes four 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.

In selecting the design-build teams and carrying out a collaborative design-build approach to project delivery, DDC is committed to using best practices as defined by the Design-Build Institute of America. DDC will utilize a best-value selection process that prioritizes design, quality, past performance and qualifications. DDC will make available stipends to short-listed firms that participate in the Request for Proposal (RFP) process, but are not selected to be awarded a design-build contract.

Program to date

Early Works:

As part of the Program, DDC has initiated procurements for design-build services for early works packages at each of the sites, as set forth in this table. The Queens site also includes a package for a new parking structure that has been awarded.

Each site package includes scope related to remediation, dismantling and/or swing space which are currently in the procurement stage with contract budgets ranging from \$40M to \$125M and stipends of up to \$200,000.

	RFQ Site and Scope Summary	RFQ Release Date	SOQ Due Date	Final RFP Release Date	Contract Budget
Early Works	Queens Garage	DB team has been awarded Contract			\$81M
	Brooklyn Dismantle / Swing Space	DB teams are in proposal stage			\$56M
	Queens Dismantle / Swing Space	DB teams are in proposal stage			\$41M
	The Bronx Site Preparation	DB teams are shortlisted		April 2021	\$80M
	Manhattan Site Dismantle	February 11, 2021	March 22, 2021	April 2021	\$100-125M

Future Program

DDC intends to issue RFQ's for the four (4) new detention facility projects in the following sequence. Separate, subsequent requests for proposals (RFPs) will be issued, and DDC intends to award a separate design-build contract, for each project.

Budgets for each of these detention facilities will range from \$1.5B - \$1.8B with stipends set as a maximum of \$6,000,000.

	RFQ Site and Scope Summary	RFQ Release Date	SOQ Due Date	Final RFP Release Date
New Facilities	Queens Facility	March 2021	April 2021	June 2021
	The Bronx Facility			Sept 2021
	Manhattan Facility	Q2 2021	Q3 2021	Q4 2021
	Brooklyn Facility	Q3 2021	Q4 2021	TBD

Note: The final schedules may be adjusted pending overall market response

Minority- and Women- Owned Business Enterprises (MWBE)

The City highly encourages participation in the jails program by Minority- and Women-Owned Business Enterprises (M/WBEs) and will set significant requirements for M/WBE participation in the program's design-build contracts. To learn more about how eligible firms can become certified as an M/WBE, please visit Certify With the City.

M/WBE's interested in participating in this program should reach out to the short-listed firms to express their interest. Contact info for the short list is located in the shortlist announcement letter at <https://designbuild.ddcanywhere.nyc>.

More Information

Question on the overall program may be found here <https://rikers.cityofnewyork.us/nyc-borough-based-jails/>
 Advertisements will be posted on DDCAnywhere <https://designbuild.ddcanywhere.nyc>.