

The New York City (City) Department of Design and Construction (DDC) intends to issue a single request for qualifications (RFQ) from design-build teams with experience in the design and construction of detention facilities or similarly complex high-rise building projects exceeding 500,000 s.f. who are interested in providing similar services for the new Facilities in the NYC Borough-Based Jails Program (Program). Based on industry feedback, the City is modifying the lump sum contract delivery format adopted previously for the Early Works to a **Cost Plus Not-to-Exceed Guaranteed Maximum Price (GMP) format** in accordance with the New York City Public Works Investment Act. This GMP procurement approach will allow for a “target price proposal” to be submitted at the RFP stage and for a “contract price proposal” to be developed collaboratively with DDC and the awarded Design-Builder during the Phase 1 Design and Enabling Work under the Design-Build Contract. At the conclusion of Phase 1, the Phase 2 Design-Build completion work will be authorized. 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 the Court system. The Facilities will be designed to accommodate the needs of families as well as for medical, mental health, education, and therapeutic programming service providers.

In selecting the design-build teams and carrying out a collaborative design-build approach to project delivery, DDC is committed to using industry best practices. 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:

DDC has initiated procurements for design-build services for early works packages at each of the sites as set forth in the adjacent table. The Queens site also includes a new garage and community center. The other site packages have contract budgets ranging from \$43.6 to \$136.8 million.

	Site	Scope Summary	Design-Build Budget	Actual or Planned Award Date
Early Works	Queens	Garage and Community Center	\$80.5M	November 2020
	Brooklyn	Dismantle and Swing Space	\$62.5M	September 2021
	Queens	Dismantle and Swing Space	\$43.6M	September 2021
	The Bronx	Site Preparation	\$82.9M	October 2021
	Manhattan	Dismantle and Swing Space	\$136.8M	October 2021

Future Program

New Facilities:

DDC intends to issue a single RFQ for the 4 new detention facility projects in accordance with the dates shown on the adjacent table. Separate requests for proposals (RFPs) will be issued to shortlisted firms permitting award of a separate design-build contract for each project. The budget for each facility is \$1.5 to \$1.8 billion.

	Site	Scope Summary	RFQ Release Date	SOQ Due Date	RFP Release Date
New Facilities	Manhattan	886-Bed High-Rise Detention Facility	September 2021	November 2021	RFPs will be released between December 2021 and Q3 2022
	Brooklyn				
	Queens				
	The Bronx				

Minority- and Women-Owned Business Enterprises (MWBE)

The City encourages participation in the jails program by Minority- and Women-Owned Business Enterprises (M/WBEs) and will set 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 firms shortlisted for the Early Works has been posted at <https://designbuild.ddcanywhere.nyc>. The Facilities shortlist will also be posted to that site by Q1 2022.

More Information

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