

NOTICE OF INTENT
Design-Build Services for Various Projects within DDC's
Infrastructure and Public Buildings Portfolio

Posted on March 13, 2023

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 Infrastructure and Public Buildings portfolio.

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") passed by New York State in late 2019, 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-step, 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 and Project Lookahead

On the attached chart, the anticipated upcoming solicitations are listed. On the same chart, DDC is also providing advance notice to give an idea of our pipeline projects currently in Front End Planning. Budget and Schedule are subject to change; once a project has been initiated, additional information about the project will be released.

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

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/>

Anticipated Upcoming Solicitations and Project Lookahead

Project Title	Type	Scope Summary	Estimated Value	Anticipated Release	Stipend
Raised Crosswalks [Infrastructure]	Infrastructure	Installation of 100 Raised Crosswalks in all five boroughs	\$85M - \$95M	Q2 2023	Yes
Roy Wilkins Recreation Center {Public Buildings}	New Construction	New approximate 55,000 sq. ft. recreation facility for the Department of Parks and Recreation located at Roy Wilkins Park in Queens, consisting of a variety of amenities including swimming pool, running track, gymnasium, weight training and fitness rooms, and other support spaces. Existing recreation center programming will relocate to the new building, but existing building is to remain with no work in existing building included in this project scope. DDC will seek to embed equity in the procurement, design and construction processes, and to prioritize community involvement and meaningful M/WBE and small business participation.	\$115M - \$125M	Q3 2023	Yes
Murphy Brothers Playground Comfort Station [Public Buildings]	New Construction	A new comfort station that will house bathrooms and associated mechanical space for the playground. Site demolition and site preparation are not included in this scope, but will be undertaken by DDC Infrastructure as part of the East Side Coastal Resiliency project and renovation of the Murphy Brothers Playground. Site utility connections will be included in scope.	\$4M - \$4.5M	TBD	Yes
Queens County FarmMuseum Visitors Center [Public Buildings]	New Construction	A new approximately 17,000 sq. ft., two-story building to house a visitor and education center at Queens County Farm Museum for the Department of Cultural Affairs. Programming and visitor amenities will include classrooms, teaching kitchen, gallery space, offices and conference rooms, visitor deck with lobby, a farm store, cafeteria and restrooms.	\$40M - \$50M	TBD	Yes

Anticipated Upcoming Solicitations and Project Lookahead

Project Title	Type	Scope Summary	Estimated Value	Anticipated Release	Stipend
Bundle of (4) Parks Comfort Stations [Public Buildings]	New Construction	Four new comfort stations for the Department of Parks and Recreation, located in Van Corlandt Park, Kissena Park, Brookville Park, and Ruppert Park. These (4) new buildings will follow Parks' new standards for design, with each site having unique conditions to be addressed and coordinated. All four comfort stations will be procured and awarded as a bundle to one Design Build team.	\$40M - \$50M	TBD	Yes
Deep Sewer Manholes [infrastructure]	Infrastructure	Refurbishment of 23 deep sewer manholes in Brooklyn, with innovative technology to refurbish and extend the life of the deep sewer manhole.	\$40M - \$50M	TBD	Yes

NOI RESPONSE FORM
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Please use the following link to access the NOI Response Form:

[NOI Response Form for Design Build](#)