

# Roy Wilkins Rec Center Pre-Solicitation Conference



# 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.

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# AGENDA

1. Welcome & Introduction
2. DDC Design Build Program Overview
3. The Roy Wilkins Community and Legacy
4. Project Teaming - RFEI
5. Parks Department Design Manual
6. Procurement Lookahead
7. Q&A

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# AGENDA

- 1. Welcome & Introduction**  
*Lea Mapp, Chief M/WBE Compliance Officer/  
Magalie D. Austin, Executive Deputy Commissioner/  
Ding Xi Zheng (Steven), M/WBE Compliance Analyst*
2. DDC Design Build Program Overview
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# Minority & Women-Owned Business Enterprises:



## PARTICIPATION REQUIREMENTS

### Design-Build Legislation

The legislation that authorizes DDC to use Design-Build as a capital project delivery method provides additional tools or opportunities to engage the M/WBE community in City capital projects.

- As a result of this newly found flexibility, DDC now requires all Design Build teams to submit an “M/WBE Program Experience Form” prior to solicitation at the RFQ stage.
- M/WBE Participation goals on the Design and Construction phases will be disaggregated as follows:
  - 10% Black American
  - 10% Hispanic American
  - 10% Unspecified
- Firms will **not** be allowed to submit pre-proposal and pre-award waivers
- The Office of Diversity and Industry Relations will monitor performance against M/WBE goals throughout the life of the project. We will work closely with the design-builder to make sure that they meet the goals.

# Minority & Women-Owned Business Enterprises:

## PARTICIPATION REQUIREMENTS



In order to facilitate meeting targets while maintaining a robust vendor pool, the Design-Build Program:

- Allows for the use of **state-certified M/WBEs** in addition to city-certified M/WBEs
- **Eliminates any tier restrictions** on eligible M/WBE participation
- **Counts suppliers** at 60% of the subcontract value

# Minority & Women-Owned Business Enterprises:

## PARTICIPATION REQUIREMENTS



### 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 M/WBE firms listed at: <https://sbsconnect.nyc.gov/certification-directory-search/>

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

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*Jade Bailey, P.E., PMP, Director,  
Alternative Delivery*
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# DDC's Design-Build Program

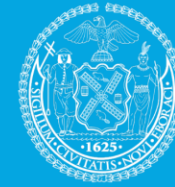
## #Design-Build Projects

Infrastructure	5
Public Buildings	7
Borough-Based Jails	9
	21

**DDC's 2022 Progress Report can be found on our Design Build page, here:**

<https://www1.nyc.gov/site/ddc/contracts/designbuild.page>

City of New York



Design-Build Program  
2022 Progress Report  
to the New York  
State Legislature

# **DDC Design-Build**

## **Borough Based Jails Portfolio**



### **9 Design-Build Projects across 4 Project Sites**

#### **Facilities Dismantling and Site Prep, including construction of swing space & garage**

- 5 Early Works Projects awarded, \$43M – 125M+, totaling \$400M
- Multi-level garage with community space in Queens – DDC's first completed DB project, delivered in half the time of a DBB project

#### **New Facilities in Manhattan, Brooklyn, Queens & the Bronx, focusing on reentry service**

- 4 New Facilities in procurement, each with \$1.5B – 1.8B estimated contract value, totaling \$8B+

# DDC Design-Build Infrastructure DB Portfolio



- 5 Pilot Projects | \$12.5M – 90M
- First 3 NTPs anticipated Summer/Fall 2023 for pilot projects
- 2 projects \$50M to \$100M RFQ to be released in 2023
- **Lexington Avenue Pedestrian Safety**
- **Pedestrian Ramps in MN, QN & BX**
- **ROW Green Infrastructure via Precast Porous Concrete Panels**
- **Raised Crosswalk**
- **Deep Sewer Manhole**

# DDC Design-Build

## Public Buildings DB Portfolio



- 7 Projects | \$15M – 130M+
- 6 NTPs with projects in Design
- 1 projects pending Contract Registration (this week!)
- Several others in Pipeline
- **Orchard Beach and Rockaway Beach M&Os**
- **Marlboro Greenhouse**
- **Shirley Chisholm Rec Center**
- **Mary Cali Dalton Rec Center**
- **Brownsville Girls Empowerment Center & Community Hub**
- **Harper St. Admin Facility**

# Our Next Public Buildings Project

## Roy Wilkins Recreation Center



Objective: Create a world-class recreation facility for the Department of Parks and Recreation (NYC Parks)

- Embed equity in design, construction and work opportunities
- Meaningful M/WBE and small business participation is a DDC priority and will be reflected in the procurement process

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*Enid De Gracia, Deputy Director,*  
*Front End Planning*
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# Roy Wilkins Recreation Center





# Roy Wilkins Park

## Neighborhood Context – Walking Radius



- Cricket Fields
- Fitness Equipment
- Handball Courts
- Playgrounds
- Spray Showers
- Tennis Courts
- Comfort Station

- Barbecuing Areas
- Baseball Fields
- Basketball Courts
- Comfort Station
- Bicycling and Greenways
- Cricket Fields
- Dog-friendly Areas
- Fishing
- Fitness Equipment
- Football Fields
- Handball Courts
- Playgrounds
- Running Tracks
- Soccer Fields
- Spray Showers
- Tennis Courts
- Wi-Fi Hot Spots



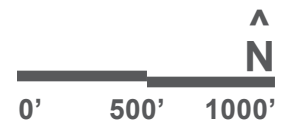
NYC Parks



- AMENITIES:**
- Baseball Fields
  - Basketball Courts
  - Comfort Station
  - Cricket Fields
  - Fitness Equipment
  - Handball Courts
  - Indoor Pools
  - Playgrounds
  - Recreation Centers
  - Running Tracks
  - Spray Showers
  - Tennis Courts
  - Wi-Fi Hot Spots

- Comfort Station
- Handball Courts
- Playgrounds
- Spray Showers

Wifi Hotspots





# Neighborhood Context



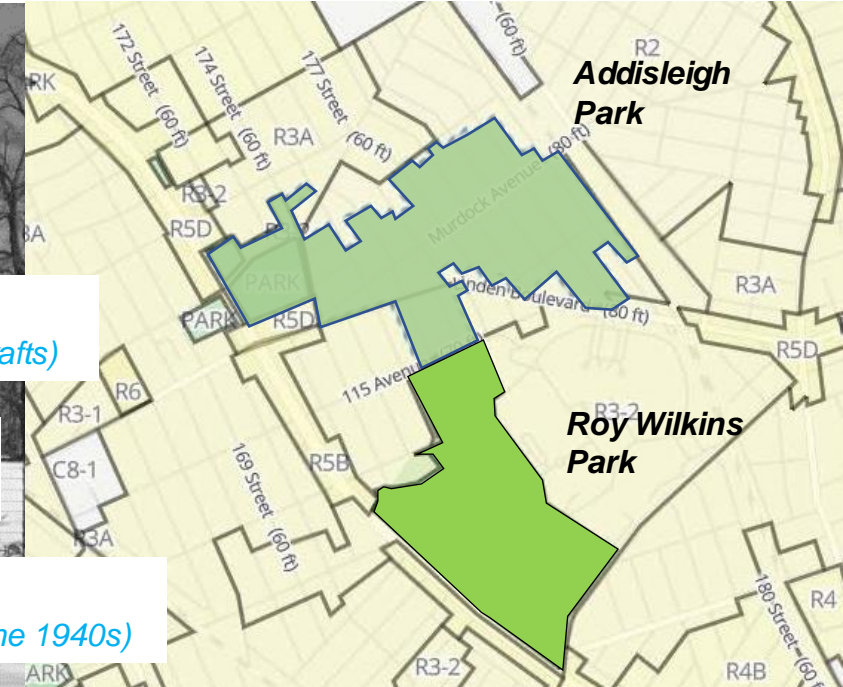
**St. Albans, Queens**

**Addisleigh Park**  
*(Designated a Historic District in 2011)*

**Buildings built between 1910 -1930**  
*(Architecture - Tudor & Colonial Revival, and Arts and Crafts)*

**Restrictive Covenants**  
*(Prohibited home sales to non-whites until 1948)*

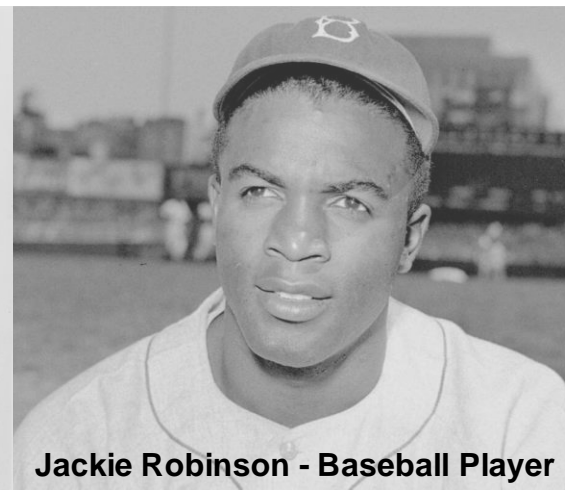
**Residents**  
*(Attracted middle-class and prominent African-Americans by the 1940s)*



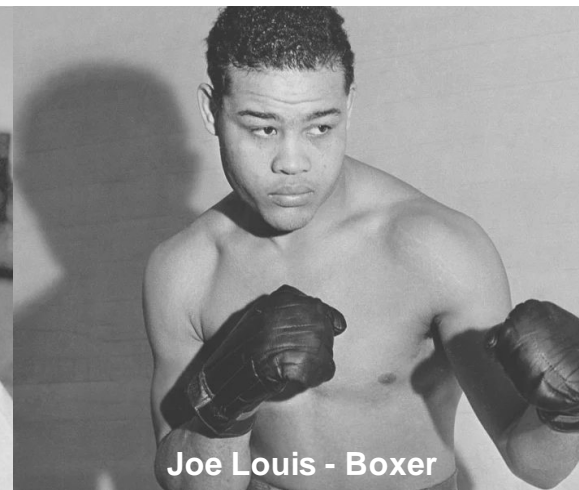
Lena Horne – Actress/Singer



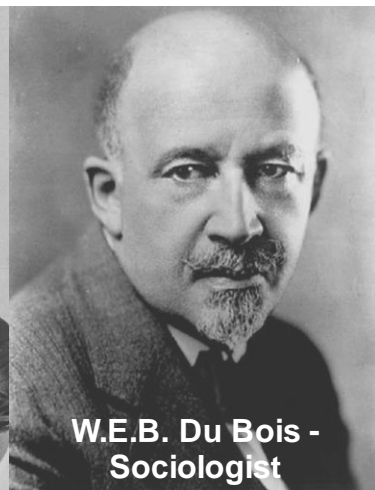
Ella Fitzgerald – Singer



Jackie Robinson - Baseball Player

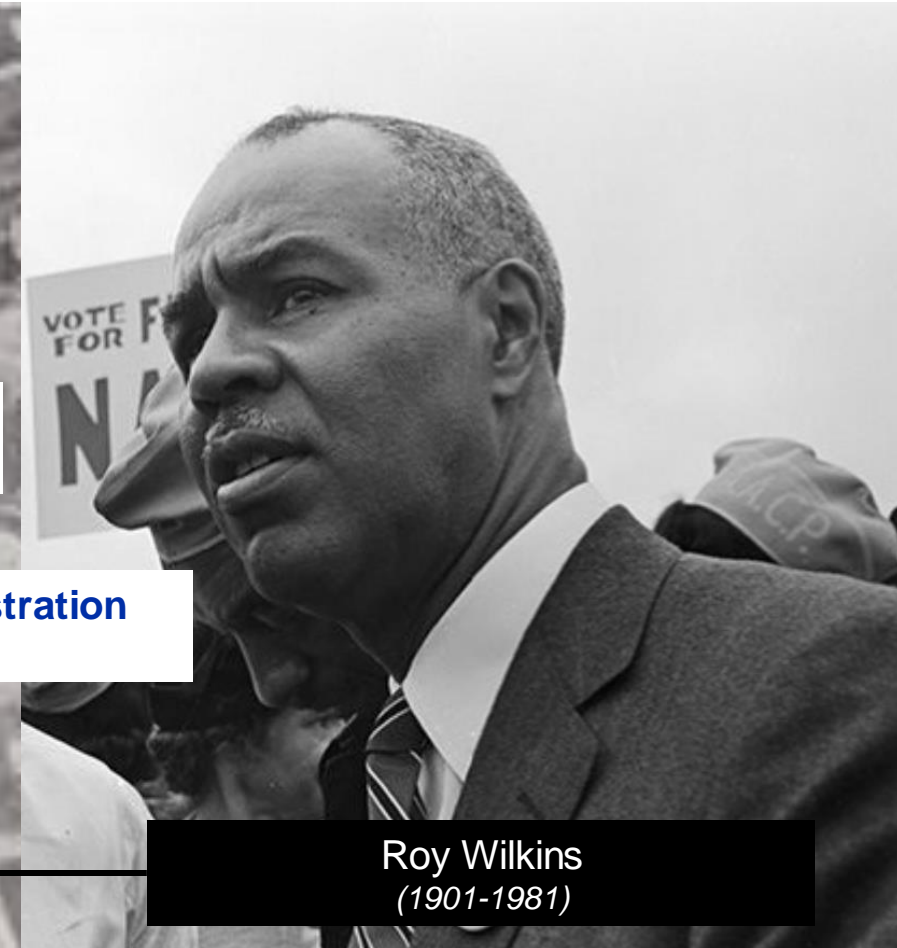


Joe Louis - Boxer



W.E.B. Du Bois - Sociologist

# Existing Roy Wilkins Recreation Center



## Roy Wilkins Family Center

- Park named after Roy Wilkins
- In 1986 the 50,000sf Hospital was converted into Roy Wilkins Family Center

## Civil Rights Leader

- 1931 began career with NAACP
- NAACP President (1955-1977)
- Promoted legislation for fair housing laws, and equity in wages



# Existing Roy Wilkins Recreation Center

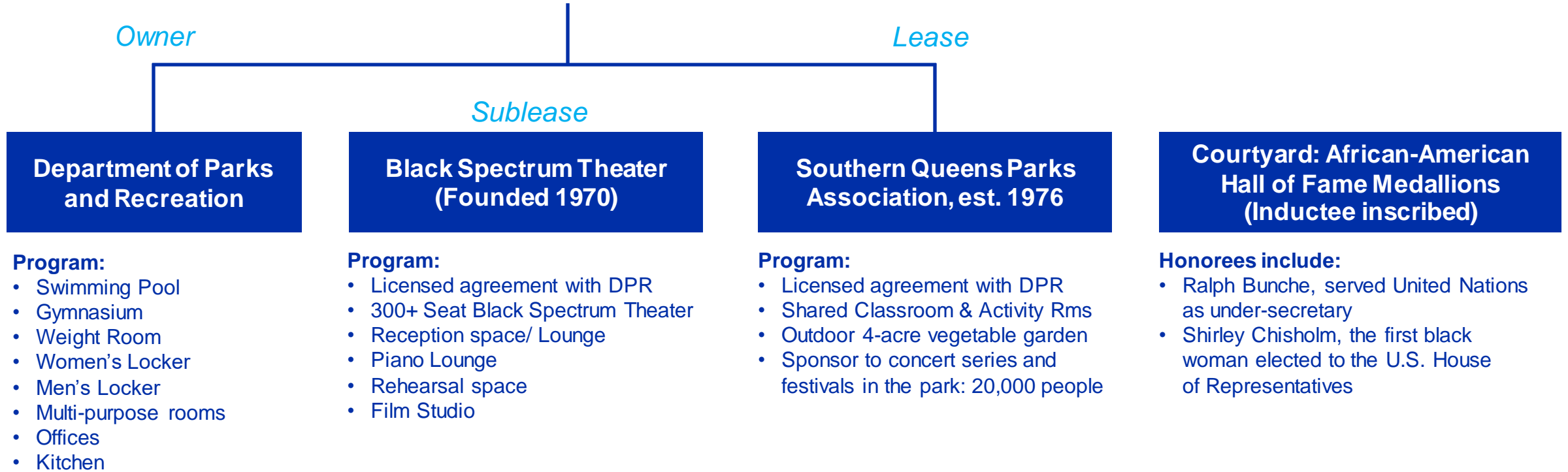




# Existing Roy Wilkins Recreation Center



## Existing Recreation Center to Remain



### Existing Building Conditions

- ADA non-compliant
- Roof leaks
- Mechanical issues
- Plumbing backups related to storm events
- Triple duplex sump pump system – addressing ground water infiltration at cellar

# New Facility Roy Wilkins Recreation Center



## New Facility – Site Conditions

### Additional Program

- Swimming Pool
- Gymnasium
- Running Track
- Weight Rooms
- Fitness Rooms
- Men/Women's Lockers
- Multi-purpose room
- Administration
- Support Space

### Building Orientation

- High visibility from main street/  
Convenient access to new  
Rec Center
- Concerts & Festivals / Importance  
of maintaining open field
- Reduce impact to existing trees
- New Rec Center located on  
higher ground

### Site Conditions

- Site located in a MS4 District  
(municipal separate storm  
sewer system is required)
- On-site high water table/  
Build on-grade/ no basement

### LEED

- Geothermal system  
consideration
- NYC energy and local codes
- Fully electrified building



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***Alison Landry, Associate Commissioner***  
***Alternative Delivery***
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# DDC's Recent RFEI

## Roy Wilkins Recreation Center, Teaming Intentions



The screenshot shows the NYC Department of Design and Construction website. The header includes the NYC logo, the text 'Department of Design and Construction', and a search bar. Below the header is a navigation menu with 'About', 'Contracts', 'Projects', 'MWBE', 'STEAM', 'Resources', and 'Careers'. A blue banner contains buttons for 'Work with DDC', 'Bid', 'RFP', 'Design-Build', and 'RFQ / PQL'. The main content area features a search bar with 'SEARCH' and 'RESET' buttons, a 'Sign In' button, and a link to 'Register for DDC Anywhere'. A dropdown menu on the left lists 'Current Opportunities', with 'NYCDB - PB RFEI - Public Building RFEI for Roy Wilkins Project' highlighted in orange. Below this, there are two blue buttons: 'CLICK HERE FOR LIST OF INTERESTED SUBS/SUPPLIERS' and 'CLICK HERE TO OPEN INTERESTED SUB/SUPPLIER ENTRY FORM'. A blue arrow points from the right side of the slide to the second button. A 'Notice' section at the bottom lists 'RFEI for Roy Wilkins Project - Last Updated: 3/30/2023' with a calendar icon.

- RFEI Posted 3/30
- RFEI Responses Due 5/5
- Vendors Encouraged to Utilize Live Links for Entry Form and Interested Subs List

# DDC's Recent RFEI

## Roy Wilkins Recreation Center, Teaming Intentions

- DDC strongly encourages all interested Vendors to respond to the RFEI
- Responding to the RFEI is not required for future procurement participation
- Opportunity to publicize your firm's interest in this project, and increase teaming potential



# DDC's Recent RFEI

## Roy Wilkins Recreation Center, Teaming Intentions



RFEI responses provide the opportunity to give feedback to DDC:

- Procurement approach and structure
- MWBE approach
- Design-Build approach
- Community Outreach

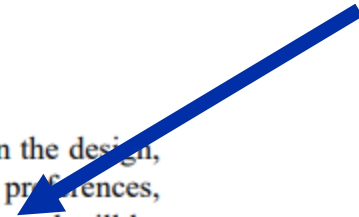
# DDC's Recent RFEI

## Roy Wilkins Recreation Center, Teaming Intentions



### NYC Parks Recreation Center Design Manual

- 6) The NYC Parks Recreation Center Design Manual collects technical information on the design, construction, and operations of similar facilities to provide teams with current goals, preferences, priorities, and lessons learned from prior projects. This document is available [here](#), and will be included as part of the RFP. Given that proposers will have access to this level of information in addition to the Specific Project Requirements, does Respondent have any suggestions about structuring the procurement and the ability of teams to develop refined design solutions during the procurement phase?



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# NYC Parks Recreation Center Design Manual



- Available via link in this RFEI and on the DDC website under “Publications”
- Will be used to develop the specific project requirements for the Roy Wilkins Rec Center
- Developed with NYC Parks Facilities, Capital Projects, and Public Programs
- Collected lessons learned from the design, construction and operation of recreation centers all over the city

# NYC Parks Recreation Center Design Manual



Basis for teams to develop a contextual approach that is responsive to the needs of a specific site, neighborhood, community, and set of uses

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Performance-based, to maximize opportunities for flexibility and innovation in the team's approach to design

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Not a checklist, not design standards or specifications, but a guide to what has been successful in past centers.

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# Roy Wilkins Procurement



## Roy Wilkins Recreation Center

55,000 sq. ft. Rec Center for NYC Parks located in Roy Wilkins Park, Queens  
DB Budget Approximately \$120M

- Anticipated RFQ Issuance: Summer/Fall 2023
- Anticipated RFP Issuance: Winter 2023/2024
- Estimated Proposals Due: Summer 2024
- Estimated Notice to Proceed to Design-Builder: Fall 2024

# Connect with DDC



## Current, Upcoming, Future Opportunities

<https://www.nyc.gov/site/ddc/contracts/designbuild.page>

### Get Involved:

- Upcoming opportunities – teaming for RFQ / SOQ Response
- Shortlists announced on DDC Website
- Awarded Teams announced on DDC Website, and at DB Forums



# 2023 Future DDC Events



- **DB Forum, May 2023 – Meet the Teams, Public Buildings**  
Brownsville Girls Empowerment Center & Community Hub  
Gilbane / Marvel Architects  
  
Harper St. Admin Building and Site Improvements  
Scalamandre-Tully / Urbahn Architects / Selldorf Architects
- **DDC Industry Open House - June 8**  
In Person Event! 9:30-11:30am – Register via Eventbrite link, up on our website and social media outlets soon
- **DB Forum, Fall 2023 – Meet the Teams, Infrastructure**  
Lexington Avenue Pedestrian Safety  
Pedestrian Ramps

# Thank you!

Design Build and Alternative Delivery at DDC  
Current and Past Design Build Opportunities  
<https://designbuild.ddcanywhere.nyc/>

## Design Build Unit, Public Buildings

Jade Bailey, Jenny Gillette, Sarah Oakes

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[oakessa@ddc.nyc.gov](mailto:oakessa@ddc.nyc.gov)



Department of  
Design and  
Construction

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***THANK YOU!***

