

NEW YORK CITY DEPARTMENT OF DESIGN AND
CONSTRUCTION

REQUEST FOR EXPRESSIONS OF INTEREST

IN CONNECTION WITH
TEAMING INTENTIONS FOR THE ROY WILKINS RECREATION CENTER FOR THE
PUBLIC BUILDINGS DIVISION

Issuance Date: March 30, 2023

Website: [Design-Build at the New York City Department of Design and Construction
\(nyc.gov\)](https://www.nyc.gov/design-build)

Response Due Date: 4:00 PM, May 5, 2023

POINT OF CONTACT:

All inquiries regarding this Request for Expressions of Interest are to be directed to the following Points of Contact, with the subject line “Multi-site DB Projects for Infra RFEI”:

Jennifer Vega, Deputy Director, Design Build
Design_build@ddc.nyc.gov
New York City Department of Design and Construction

This RFEI is not an offering for the award of any contract. Submission of a response to this RFEI is not required for future participation in any solicitation.

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I. PURPOSE

The City of New York (the “City”) by and through its Department of Design and Construction (“DDC”) is issuing this Request for Expressions of Interest (“RFEI”) to solicit industry feedback and to evaluate vendor interest in the Public Buildings design-build procurement for the Roy Wilkins Recreation Center in Queens.

DDC is seeking responses from interested vendors (“Vendors” or “Respondents”) on their interest in responding to a Request for Qualifications (“RFQ”) to perform design-build (“DB”) services for the Roy Wilkins Recreation Center. Per DDC’s recently released NOI, this design-build project will bring a new recreation facility to the Roy Wilkins Park in Queens for the Department of Parks. DDC is interested in hearing from interested vendors for this procurement, with the intention of publicly sharing vendor information and availability to team as a Prime or Sub vendor. In addition, DDC is soliciting feedback from vendors about experiences with other agencies on DB projects, including considerations on variations to the procurement process, such as extent of proposal development and the procurement schedule.

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II. BACKGROUND

DDC is the City’s primary capital construction manager. Working with other City entities and servicers, DDC delivers roadway, sewer, and water main construction projects in all five boroughs, as well as sidewalks, street reconstruction, and pedestrian ramps. DDC also builds many of the civic facilities New Yorkers use every day, including community centers, firehouses, libraries, police precincts, courthouses, senior centers and more.

The New York State Legislature passed the New York City Public Works Investment Act (“Act”) in December 2019, which authorizes DDC to award design-build contracts for certain public works within the City. A copy of the Act is available at:

<https://www.nysenate.gov/legislation/bills/2019/a7636/amendment/b>

The Act authorizes design-build for the following categories of public works:

- (a) Public works projects with an estimated value above \$10,000,000; and
- (b) Public works projects with an estimated value above \$1,200,000 if the public work:
 - a. is in connection with property within the jurisdiction of the City’s Department of Parks and Recreation (“DPR”) or the New York City Housing Authority (“NYCHA”);
 - b. is for pedestrian ramps and similar infrastructure to improve access to sidewalks in the City for people with disabilities;
 - c. is for renovation and construction of cultural institutions located on publicly owned property;
 - d. is for public libraries in the City;
 - e. is for security infrastructure, including bollards, planters and other physical structures designed to protect life and property from acts of terror or mass violence.

The Act requires that DDC utilize a two-step procurement process for design-build contracts; a request

for qualifications and then a request for proposals to short-listed vendors. The Act also requires that DDC select the design-build proposal that provides the best value to the City, taking into consideration the qualifications of the design-builder, the quality of the proposal, and the cost of the proposal. Design-build contracts awarded pursuant to the Act may be for a lump sum, guaranteed maximum price (“GMP”), or other price format.

Since the authorizing legislation was passed, DDC has initiated three separate DB programs: the Borough Based Jails Program, the Public Buildings Design-Build Pilot Program, and the Infrastructure Design-Build Pilot Program.

The Public Buildings design-build portfolio includes 7 pilot projects so far, ranging in budgets from \$15 Million to \$130 Million. DDC is in the process of expanding the pilot program to include additional projects to ensure we are capturing a broad range of lessons learned on projects of different typologies, sizes, and project complexity.

III. RFEI OBJECTIVES

DDC is in the process of developing an RFQ and a Request for Proposal (“RFP”) for a new Recreation Center for the Department of Parks and Recreation (DPR). This new center will be located in Roy Wilkins Park in South Jamaica, Queens, an area that has been identified by DPR as under-served. One of the project goals of the new facility will be to honor the legacy of Roy Wilkins who was an important civil rights leader and the NAACP President from 1955-1977. It is anticipated that the value of the project will be between \$115 Million and \$125 Million. The facility will be approximately 55,000 sq. ft, and will include a variety of amenities including a swimming pool, running track, gymnasium, weight training and fitness rooms, and other support spaces. The programming of the existing recreation center in the park will relocate to the new building, but no work to the existing building will be included in this project scope.

A priority for DDC and the City will be to maximize meaningful M/WBE and small business participation, particularly in the southeast Queens community, and to embed equity in the procurement, design, construction and work opportunities.

DDC will be holding a pre-solicitation conference in a few weeks to offer more details about this project and the procurement. Please check the DDC Design-Build website page for updated information and to register for this event.

Guided by best practices promoted by the Design-Build Institute of America (“DBIA”), DDC’s goal is to become an “owner of choice” for design-build projects of all types and sizes. In support of this, DDC is seeking feedback from the industry on adapting the current procurement process.

IV. SUBMISSION INSTRUCTIONS

1) Content Requirements:

- a) Expressions of Interest **MUST** include the following:
 - i) A completed copy of the RFEI Response Form attached to this RFEI as the cover sheet.
 - ii) A summary of Respondent’s background, qualifications and experience related to the services

required for the program objectives described in **Section III** of this RFEI. This summary should include brief descriptions of Respondent's past experience with design-build projects, including Respondent's experience as a design-builder, if any, and as an owner's advisor or project management consultant on design-build projects.

iii) Approximate number of staff employed by Respondent in the tri-state area.

iv) Approximate average gross revenue for the prior three (3) years.

b) Respondents are **ENCOURAGED**, but not required, to provide responses to the questions/topics listed in **Section V** and any other information that would be informative and responsive to this RFEI. Respondents may submit an Expression of Interest with the information requested in **sub-Section (a)**, above, without submitting any response to this **sub-Section (b)**.

i) Respondents are not required to provide answers to all questions/topics listed in **Section V**, and may provide responses to some questions/topics and forego others.

ii) Respondents are requested to limit the use of logos and identifying graphics in responding to **Section V** questions/topics.

2) **Technical Submission Requirements:**

a) Responses **should not exceed 10 pages total**, exclusive of the RFEI response form attached to this RFEI, and responses **must not exceed 25MB**.

b) Pages must be 8.5x11". Larger page sizes (8.5x14", 11x17", etc.) will be considered two (2) pages each.

c) Responses to **Section IV(1)(a)**, above, **should not exceed three (3) pages, total, exclusive of the RFEI Response Form**.

d) Responses should be in portable document format (PDF). Respondent's PDF file size must not exceed 25MB.

e) The maximum size limit for emails submitted to the Point of Contact is **25MB**. DDC's email system will automatically reject emails larger than 25MB.

3) **How to Submit:**

a) **INQUIRIES:** Any inquiries related to this RFEI should be directed by email only, with the subject line "**Inquiry for Teaming Intentions for Roy Wilkins Rec Center Public Buildings RFEI**", to design_build@ddc.nyc.gov.

The deadline for submission of written Inquiries/Requests for Clarification is April 25, **2023**. DDC will respond to the questions no later than May 1, 2023.

b) **RESPONSE SUBMISSIONS:** Responses should be made to the Point of Contact via email with the subject line "Submission for Teaming Intentions for Roy Wilkins Rec Center Project RFEI". The submissions should be in PDF format and include the "RFEI Response Form" attached to this document.

The RFEI Submissions/Responses are due by May 5, 2023, at 4:00pm EST, to design_build@ddc.nyc.gov

V. QUESTIONS/TOPICS FOR RESPONDENTS

DDC requests ideas and suggestions with respect to DB services, including how best to structure the procurement, which informs the extent of proposal development.

This information will assist DDC in optimizing the development of its RFQ and RFP for the upcoming Roy Wilkins Recreation Center mentioned in this RFEI, as well as future Public Buildings projects that are completed using design-build delivery model.

In addition, DDC encourages all interested vendors to click on the live link associated with this RFEI on the DDC Design-Build website page to facilitate teaming opportunities as a Prime or Sub vendor.

[CLICK HERE FOR LIST OF INTERESTED SUBS/SUPPLIERS](#)



[CLICK HERE TO OPEN INTERESTED SUB/SUPPLIER ENTRY FORM](#)

Respondents are encouraged, but not required, to respond to all topics.

- 1) Describe the Respondents experiences (if any) in proposing on DB projects and/or programs for other owners. Identify experiences of the procurement process, and those that the Respondent thought were/weren't beneficial from their perspective.
- 2) Describe Respondents approach to teaming on DB projects.
- 3) Describe Respondent's approach to diversifying minority- and women- owned business enterprises ("MWBE") participation in design-build projects, with special attention to maximizing underutilized Black and Hispanic M/WBE firms. Where the Respondent is an MWBE/DBE firm, what barriers do Respondents see in proposing as PRIME on DB projects?
- 4) Does Respondent have any suggestions to increase Community Outreach efforts, in order to raise awareness of this project for MWBE and/or local firms to ensure robust teaming opportunities?
- 5) Does Respondent have any suggestions about engagement with the community during the facility design process to ensure meaningful inclusion and alignment with end user needs?
- 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?

- 7) If the response to the last section of this RFEI is that Respondent **DOES NOT** intend to submit a proposal. What factors would change the response to **DOES** intend to submit/participate?
- 8) Is there other information the Respondent wishes to communicate to DDC in connection with this RFEI?

VI. ADDITIONAL INFORMATION

- 1) This RFEI does not commit DDC to any specific form of procurement or delivery method.
- 2) This RFEI does not initiate a formal procurement or represent a commitment to issue an RFQ or an RFP.
- 3) Participation in this RFEI is not a requirement for participation in any future solicitation that DDC may undertake.
- 4) Participation in this RFEI as a respondent or otherwise will not provide participants with any advantage or disadvantage in any future RFQ or RFP. Responses, or lack thereof, will not be considered in any evaluation process for future solicitations.
- 5) DDC does not intend to grant or issue any agreements on the basis of this RFEI.
- 6) Respondents to this RFEI will not be deemed proposers for any project or solicitation by virtue of participating in this RFEI.
- 7) DDC, the City and their officials, officers, agents, and employees make no representation or warranty and assume no responsibility for the accuracy of the information set forth in this RFEI.
- 8) Neither DDC nor the City shall be liable for any costs incurred by any Respondent in the preparation, submittal, presentation, clarification, or revision of its RFEI submission.
- 9) Neither DDC nor the City shall be obligated to pay and shall not pay any costs in connection with the preparation of such submissions.
- 10) DDC at its sole discretion reserves, without limitation, the right to:
 - a. Withdraw the RFEI at any time;
 - b. Not to issue any RFQ or RFP;
 - c. To discuss various approaches with one or more respondents (including parties not responding to the RFEI);
 - d. Use the ideas and/or submissions in any manner deemed to be in the best interests of DDC and the City, including but not limited to soliciting competitive submissions relating to such ideas or proposals and/or undertake the prescribed work in a manner other than that which is set forth herein; and
 - e. Change any terms of the RFEI.
- 11) All submissions shall become the property of DDC and the City and shall not be returned. Respondents acknowledge and understand that none of the information contained in the submissions shall be deemed confidential. Furthermore, information in the submissions will likely be shared with other governmental entities. Therefore, Respondents should not submit any

information deemed to be proprietary information.

- 12) DDC is subject to the New York State Freedom of Information Law, which governs the process for the public disclosure of certain records maintained by DDC. (See New York State Public Officers Law, Sections 87 and 89.) Individuals or firms that submit materials to DDC may request that DDC except all or part of such materials from public disclosure, on the grounds that the materials contain trade secrets, proprietary information, or that the information, if disclosed, would cause substantial injury to the competitive position of the individual or firm submitting the information. Such exception may extend to information contained in the request itself, if public disclosure would defeat the purpose for which the exception is sought. The request for such an exception must be in writing and state, in detail, the specific reasons for the requested exception. It must also specify the materials or portions thereof for which the exception is requested. This characterization shall not be determinative but will be considered by DDC when evaluating the applicability of any exemptions in response to a FOIL request.

RFEI RESPONSE FORM

Please complete this form upon review of the RFEI. The completed form should be included as a cover page to Respondent’s submission. Responses must be emailed to the address below no later than **4:00 PM** on **May 5, 2023**.

Jennifer Vega, Deputy Director, Design Build
design_build@ddc.nyc.gov
New York City Department of Design and Construction

In the event that DDC issues an RFQ and subsequent RFP(s) for the Design-Build services described in this RFEI:

_____ Respondent **DOES** intend to respond to RFQ as a **PRIME** Design Builder.

_____ Respondent **DOES** intend to participate as a **SUBCONSULTANT OR SUBCONTRACTOR to a PRIME Design Builder.**

_____ Respondent **DOES NOT** intend to respond to an RFQ for the following reasons:

Name and Address of Respondent:

Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail Address: _____

Contact Name, Title: _____