

The New York City (City) Department of Design and Construction (DDC) intends to issue a Request for Qualifications (RFQ) for the Manhattan Facility design-build project as a part of the City’s Borough-Based Jails (BBJ) Program. **The RFQ is expected to be released in mid-September 2023 and Statements of Qualifications will be due in mid-December 2023.** DDC anticipates issuing a Request for Proposal (RFP) to shortlisted proposers in the 1st Quarter of 2024.

The Manhattan Facility is the fourth Facility of the BBJ Program that will be procured through a two-phase Guaranteed Maximum Price (GMP) process in accordance with the New York City Public Works Investment Act. This process allows for a “target price proposal” to be submitted at the RFP proposal stage and a “contract price proposal” to be developed collaboratively between DDC and the awarded Design-Builder during the Phase 1 Design and Enabling Work under the Design-Build Contract.

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

In October 2019, the City Council passed a plan to close the jails on Rikers Island and provide a borough-based jails as part of a once-in-many-generations opportunity to build a more humane justice system. The BBJ includes facilities grounded in dignity and respect offering better connections to the Court system, accommodating the needs of families, and improving medical, mental health, education, and therapeutic programming services.

In selecting design-build teams and implementing a collaborative design-build project delivery, DDC is continuing its commitment to best practices. DDC’s best value selection process prioritizes design, quality, past performance, and qualifications. DDC will make available stipends to short-listed firms that participate in the RFP process but are not selected for award of a design-build contract. To date, the City has awarded the GMP design-build contract for the Brooklyn Facility with Notice-to-Proceed (NTP) issued in June 2023. The Queens and The Bronx Facility procurements are currently underway with anticipated NTP for each in mid 2024.

Program to date

Early Works:

DDC has procured design-builders for BBJ Early Works Projects as set forth in the adjacent table.

	Site	NTP Date	Contract
Early Works	Queens Garage	March 2021	\$82.0M
	Queens Dismantle	December 2021	\$43.1M
	Brooklyn Dismantle	December 2021	\$59.8M
	The Bronx Site Prep	December 2021	\$76.7M
	Manhattan Dismantle	December 2021	\$125.1M

Facilities:

DDC issued a single RFQ for the new detention facility projects in Fall 2021, and separate RFPs were issued to the shortlisted firms in accordance with the dates shown on the adjacent table.

	Site	RFP	Current Status
Facilities	Brooklyn Facility	March 2022	\$2.9B NTP Issued (June 2023)
	Queens Facility	July 2022	In-Market
	The Bronx Facility	September 2022	In-Market
	Manhattan Facility	Anticipated 1 st Quarter 2024	New Procurement

Minority- and Women-Owned Business Enterprises (MWBE)

The City encourages participation in the BBJ 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](https://certifywiththecity.com) or [Certify with the State](https://certifywiththestate.com). 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 current and future shortlisted firms can be found at <https://designbuild.ddcanywhere.nyc>.

More Information

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