



NYC Criminal Justice

NYC DDC Department of Design and Construction

PRE-SUBMISSION CONFERENCE

NYC BOROUGH-BASED JAILS PROGRAM
A DESIGN-BUILD PROGRAM

September 27, 2023



MN MANHATTAN FACILITY

PRE-SUBMISSION CONFERENCE

Design-Build Program for the NYC Borough-Based Jails Program,
Manhattan Facility



Attendance: will be tracked via Microsoft Forms. Please sign the attendance sheet upon entry into the meeting: [Attendance Sheet](#)



Mics & Cameras: Please keep mics muted and cameras off for the duration of the Conference



Questions: Please save questions until the end of the presentation. At that time, questions must be entered into the Teams Chat.

SEPTEMBER 27, 2023, 10:00 AM

AGENDA & PRESENTERS

- 1 Welcome**
Tom Foley, PE, CCM - *Commissioner, Department of Design and Construction*
- 2 The Borough-Based Jails Program Summary**
Eduardo N. del Valle, AIA, LEED-AP - *Associate Commissioner for BBJ Program*
- 3 The Guaranteed Maximum Price Approach**
Eduardo N. del Valle, AIA, LEED-AP - *Associate Commissioner for BBJ Program*
- 4 Design and Construction Excellence and Program Goals**
Eduardo N. del Valle, AIA, LEED-AP - *Associate Commissioner for BBJ Program*
- 5 Administrative Requirements**
Judy Lee - *Deputy Agency Chief Contracting Officer*
- 6 M/WBE Requirements**
Ding (Steven) Zheng - *Office of Diversity and Industry Relations (ODIR)*
- 7 Q&A**

Manhattan

DDC WELCOMING REMARKS

Tom Foley, PE, CCM

Commissioner, Department of Design and Construction



Manhattan

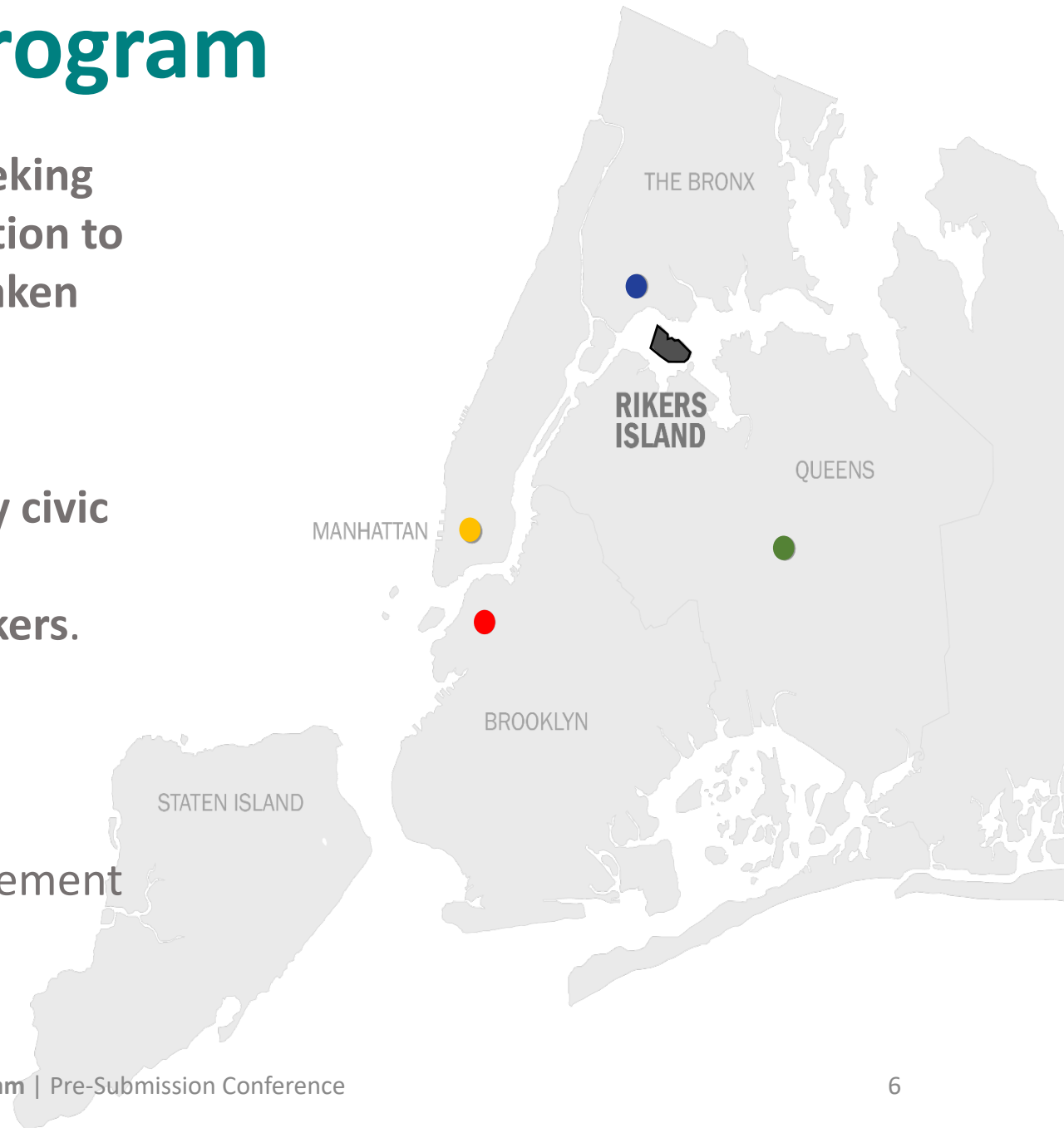
BOROUGH-BASED JAILS PROGRAM SUMMARY

Eduardo N. del Valle, AIA, LEED-AP
Associate Commissioner for BBJ Program



Borough-Based Jails Program

- The City is closing its outdated jails and **seeking to create buildings that are equal in ambition to the transformational changes that have taken place and continue to unfold** in the City's criminal justice system.
- These projects must be a beacon of **quality civic architecture, supportive of immediate neighborhood context and of all New Yorkers.**
- Seeking **high-quality, innovative and transformative** designs
- This procurement is **NOT** a low-bid procurement

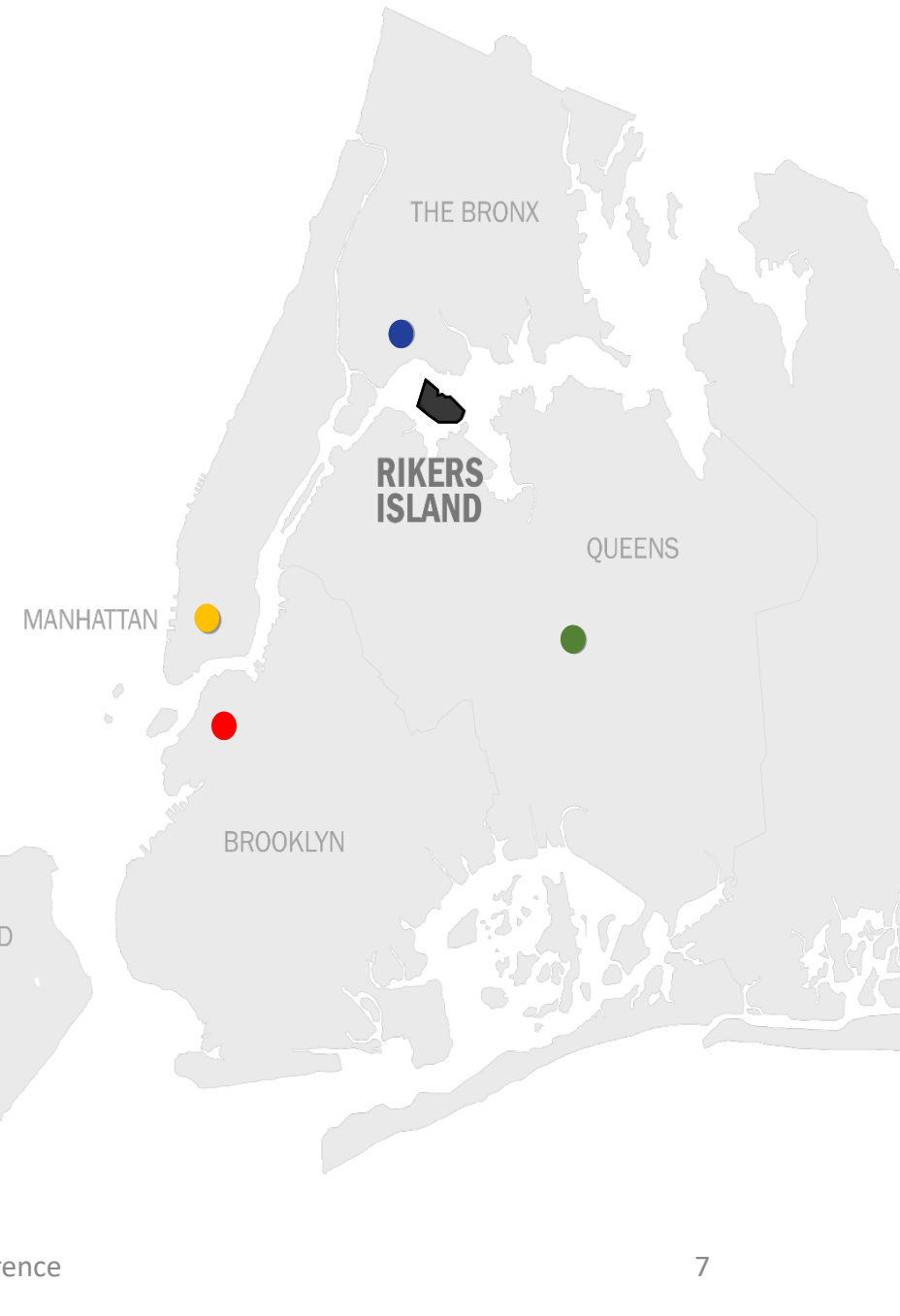


Program Summary

We are currently working with our vendors to complete the four active dismantle/site prep contracts. We are still moving forward with the registered Design-Build contract for the Brooklyn Facility and the three other facility procurements for Queens, Bronx and Manhattan.

Build a **smaller, safer, fairer** system that will have:

- **Housing for a total of 4,160 beds**
 - Tailored housing for medical, behavioral, and mental health needs
 - Enhanced staff support and wellness spaces including a gym, staff lounge, outdoor space and quiet areas
- **Four borough-based sites (Manhattan, Brooklyn, Queens, and The Bronx)**
 - Housing based on borough of residence
- **Continued focus on stable re-entry into the community, support services, and culture change**



BBJ Design-Build Projects

EARLY WORKS	SITE	NTP DATE	CONTRACT
	Queens Garage	March 2021	\$82.0 M
	Queens Dismantle	December 2021	\$43.1 M
	Brooklyn Dismantle	December 2021	\$59.8 M
	Bronx Site Preparation	December 2021	\$76.7 M
	Manhattan Dismantle	December 2021	\$125.1 M
FACILITIES	SITE	NTP DATE	CONTRACT
	Brooklyn Facility	March 2022	\$2.9B NTP Issued (June 2023)
	Queens Facility	July 2022	In-Market
	Bronx Facility	September 2022	In-Market
	Manhattan Facility	1st Quarter 2024	New Procurement

Progress



Queens Garage (NYC DDC)



Manhattan

THE GUARANTEED MAXIMUM PRICE APPROACH

Eduardo N. del Valle, AIA, LEED-AP
Associate Commissioner for BBJ Program





- RFP to establish Initial Target GMP and Phase 1 Design/Enabling Work proposal
- Register contract for full GMP and proceed with Phase 1 Design/Enabling Work
- In Phase 1, develop ~70% design and Perform Enabling Works to finalize GMP
- Negotiate final GMP and proceed with Phase 2 of the Design-Build Completion
- If DDC and the Design-Builder do not come to a GMP agreement, then the procurement can be canceled, and DDC may proceed with finalizing the design for competitive bidding

Manhattan

DESIGN AND CONSTRUCTION EXCELLENCE AND PROGRAM GOALS

Eduardo N. del Valle, AIA, LEED-AP
Associate Commissioner for BBJ Program



Commitment to Design and Construction Excellence

- The City is committed to **building on a strong tradition of innovation in architecture and engineering** through strategies and practices that balance aesthetics, functionality, cost, constructability, and durability to bring form and meaning to public space.
- **Design and Construction Excellence encompasses all aspects of project delivery** from capital project planning through design, construction, commissioning, and close-out, to ensure on time and on budget delivery of exemplary civic projects. Integrated project delivery practices include enhanced project initiation and management tools, quality-based selection and best value procurements, performance evaluation and management, knowledge sharing, and continuing education. Together, these strategies ensure that all capital projects delivered to the City are **inspiring, enduring, practical, constructible, and economical**.

Commitment to Design-Build

- City gained authorization to construct the Borough-Based Jail program using **design-build** in 2018 by New York State
- Authorization continues through the New York City Public Works Investment Act enacted in 2019 by New York State
 - Enables commissioning of a **single integrated team** to design and build a project.
 - In use across the country, in NYS and in NYC for some State projects
- **Advantages:**
 - Reduces project delays, creates efficiencies, and promotes innovation by:
 - Builders and Designers work collaboratively during design and construction
 - Taking advantage of best practices from across the country

Commitment to Collaboration

- The City is **seeking to collaborate** with Design-Build Teams capable of delivering:
 - Reduced environmental and operations-related impacts
 - LEED Gold Certification for the overall Program
 - Robust minority- and women-owned business enterprise involvement
- The City will **provide support** to the Design-Build Teams by:
 - Quality oversight
 - Reasonable assistance with third parties
 - M/WBE partnering oversight and compliance

Borough-Based Jails Program Goals

- Humane facilities designed to improve health, educational, and social outcomes
- Provide greater access to communities, social services, attorneys, courts and providers
- Create normative environments with improved lines of sight to increase safety
- Reduce violence with new procedures, smaller housing units and increased quality programming

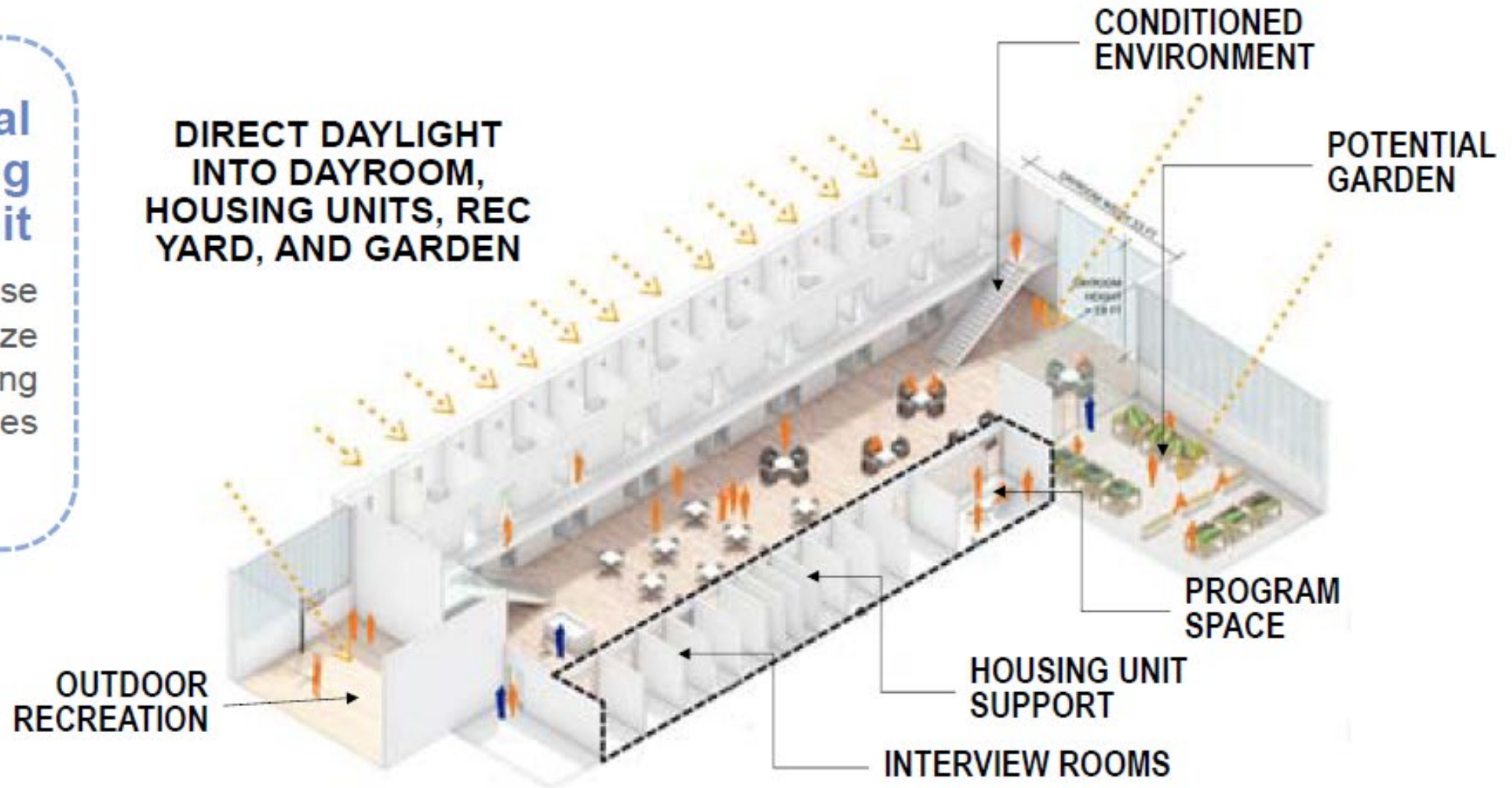


Prison in southeastern Norway

Improving the Inside Experience

Typical Housing Unit

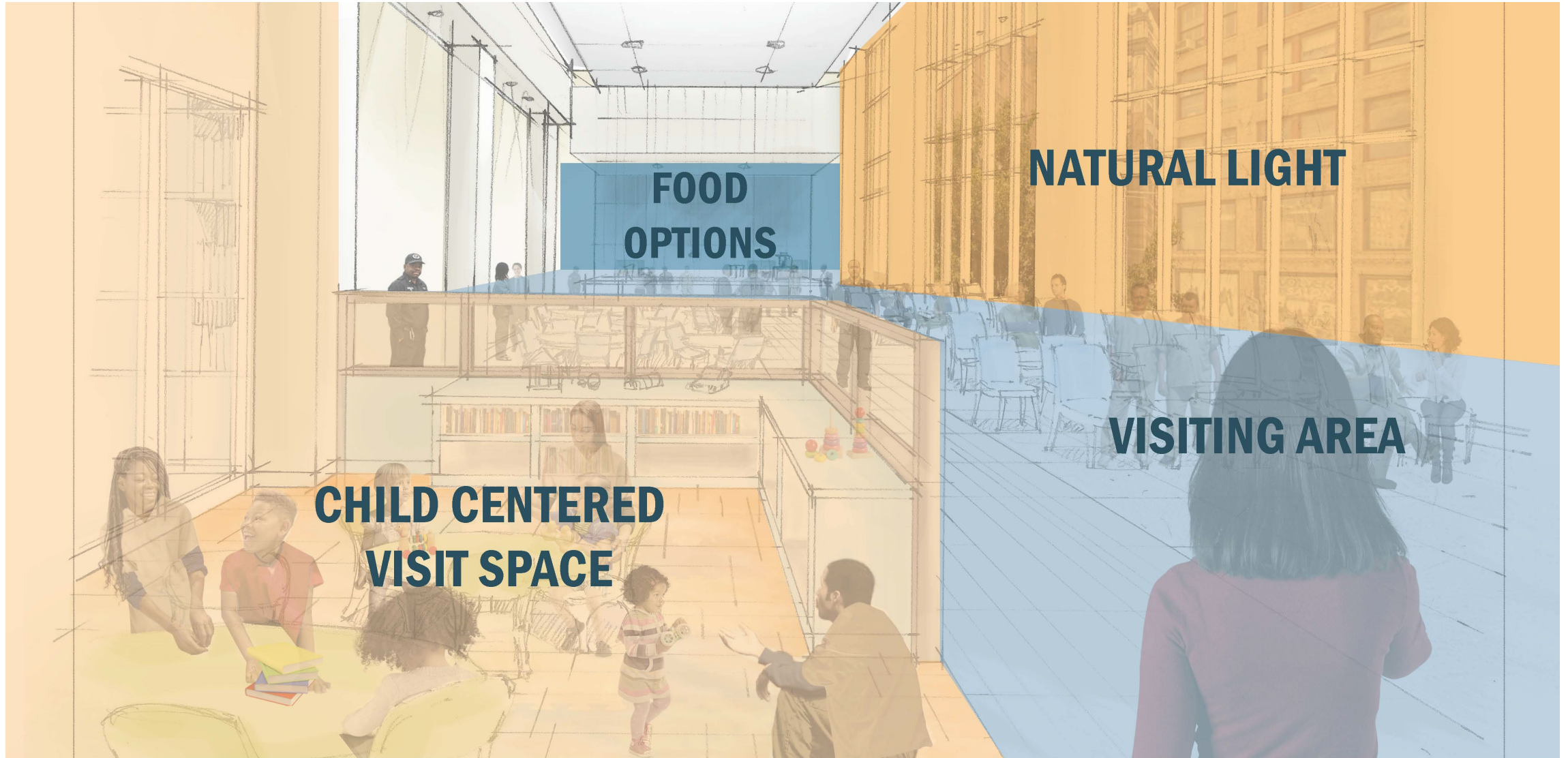
Smaller units increase safety and maximize tailored programming opportunities



Improving the Community Connection



Improving the Visitor Experience

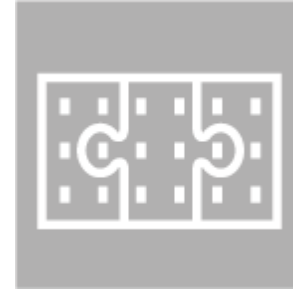


Program-Wide Design Goals



Supportive Environments

Provide normative environments that foster safety, autonomy and well-being



Civic Assets

Exemplify outstanding architecture that is well-integrated with the fabric of existing neighborhoods



Connected Communities

Facilitate connections to enhance the network of support to people in custody



Enduring Resources

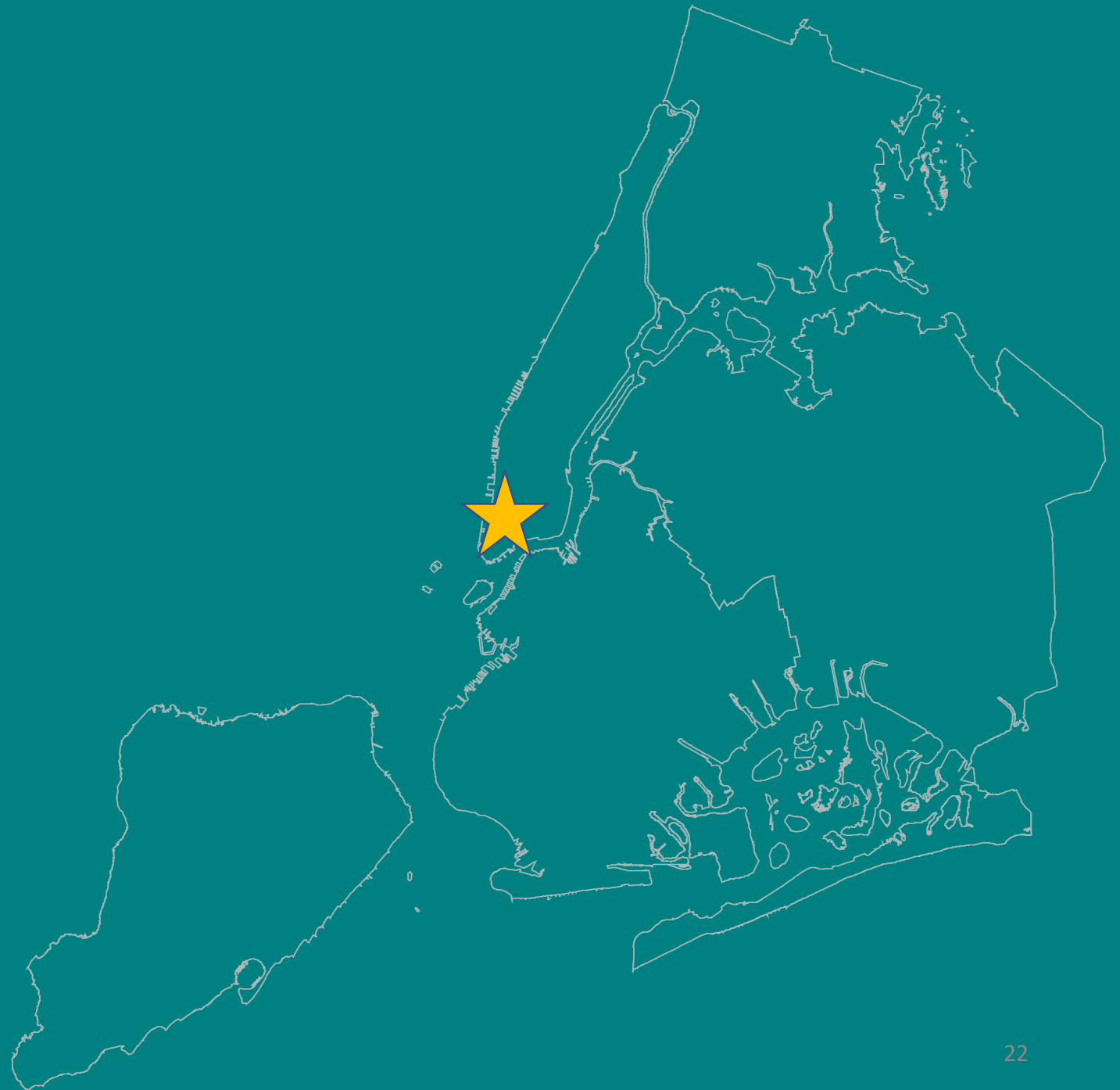
Perform optimally over and beyond the course of its 50-year life cycle

Design-Builder Selection Criteria

- **Best Value Selection.** A two-phase, best-value selection that prioritizes design, quality, past performance, and qualifications over price.
- **Design and Construction Excellence Criteria.** In addition to the City's goal for enduring design that supports justice reform for many decades to come, the City is seeking teams with the capability to deliver high-rise facilities in dense, urban environments, to optimize energy-efficiency and sustainability, to provide robust minority- and women-owned business enterprise participation, to deliver design excellence in the community-specific urban realm, and to reduce construction and operations-related community impacts.
- **Evaluation.** Proposers are evaluated on overall design philosophy with respect to the BBJ and identifying opportunities to achieve excellence in design, construction and project delivery.

THE MANHATTAN FACILITY

Eduardo N. del Valle, AIA, LEED-AP
Associate Commissioner for BBJ Program



Manhattan Site

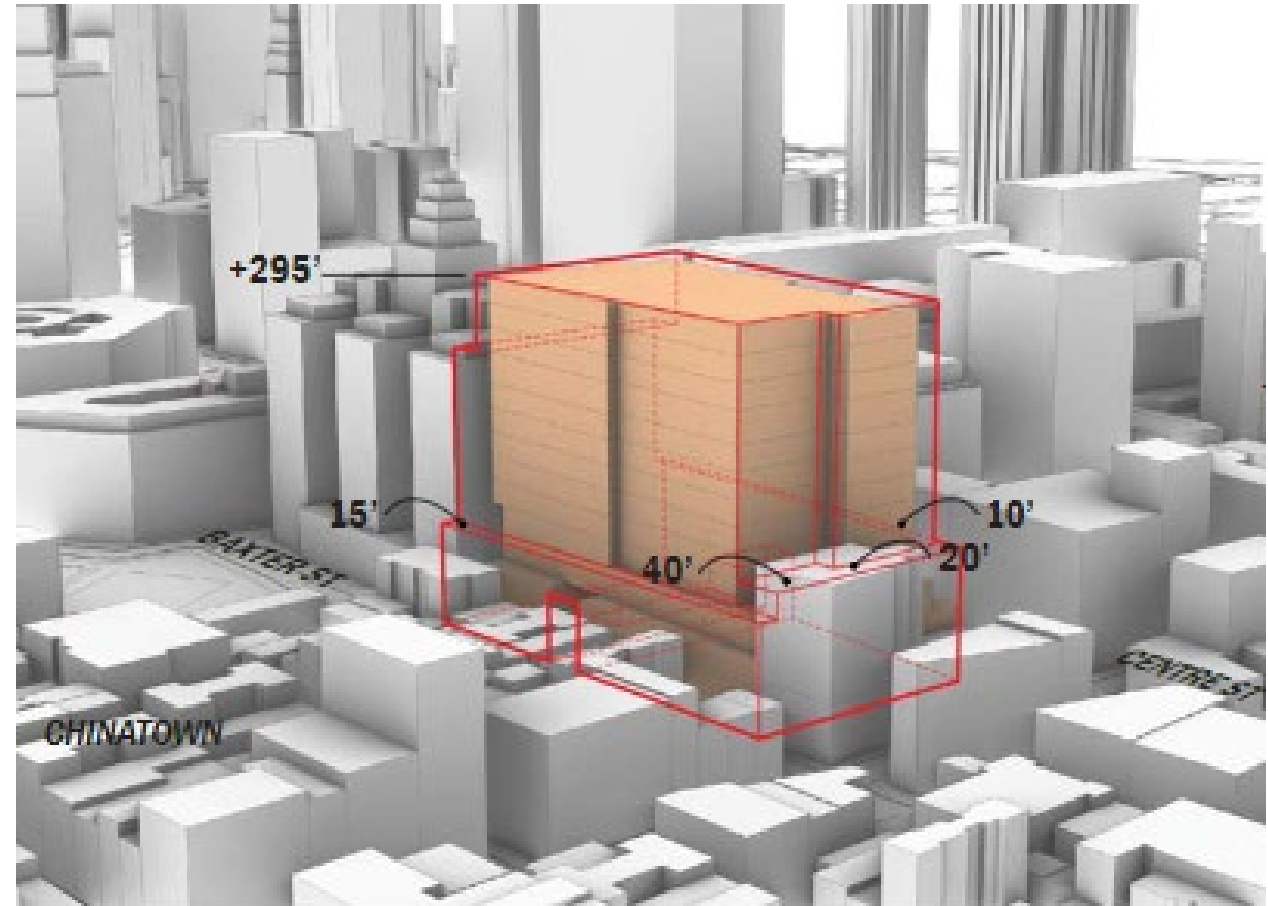
124-125 White Street



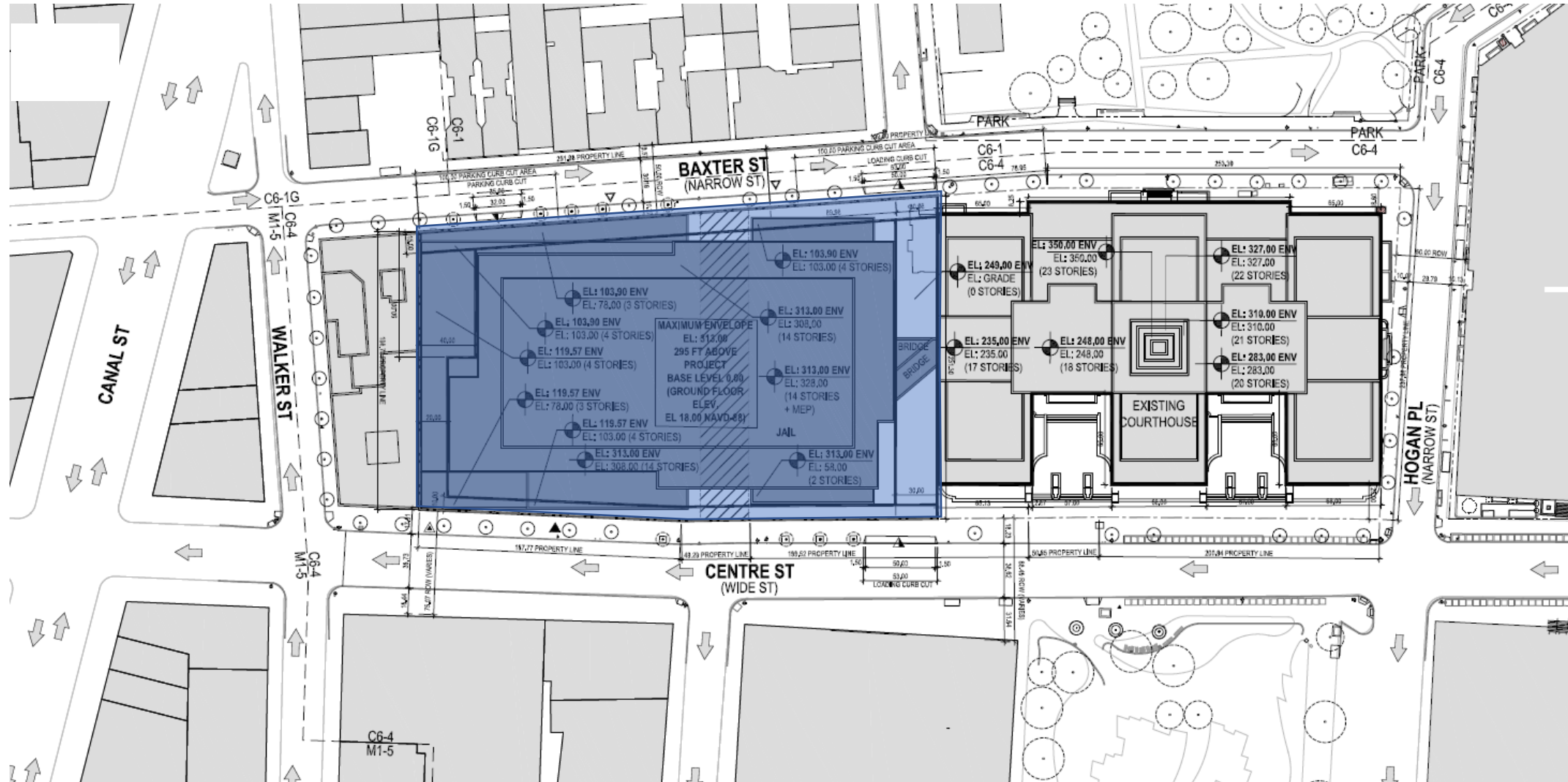
Manhattan Facility

The Scope of Work includes the design and construction of:

- New facility to house 1,040 beds
- On-site services and programming, including medical facilities
- 697,675 sf zoning floor area
- 125 below-grade accessory parking spaces
- Community space
- White Street pedestrian arcade and retail

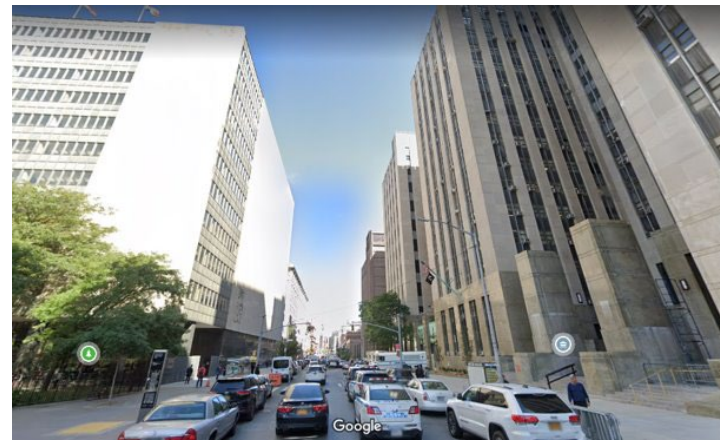
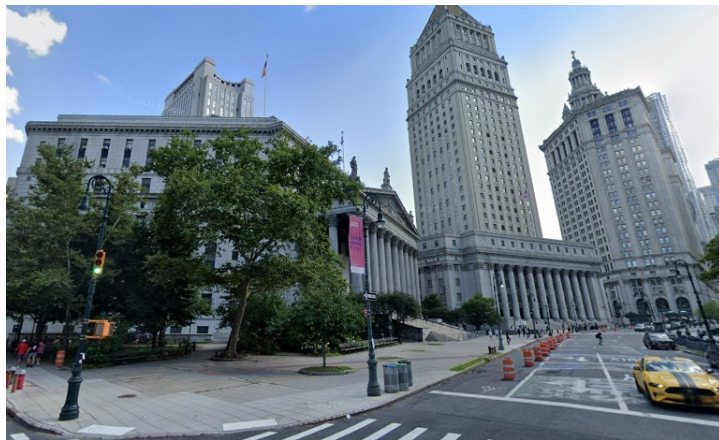


Manhattan ULURP



*Floor plan/roof massing for illustrative purposes only

Manhattan Site



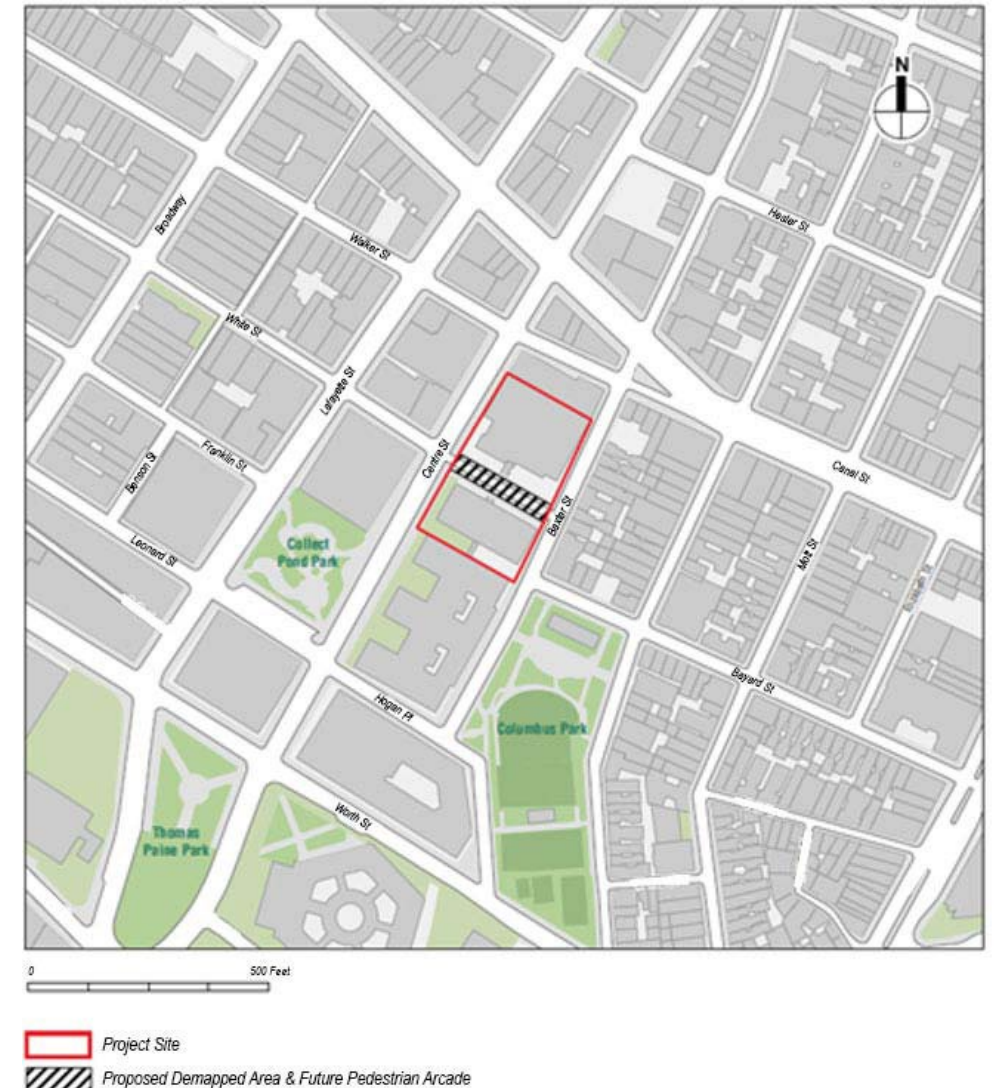
Manhattan Site

➤ Early Works

- Dismantle existing North and South Towers
- Excavation of Site
- Interim Sally port

➤ New Detention Facility

- New Facility and Connections to Courthouse
- Community and Commercial space at ground level
- Below grade parking for 125 vehicles
- Roadway and sidewalk restoration



Manhattan

ADMINISTRATIVE REQUIREMENTS

- Safety
- PASSPort
- RFQ/SOQ Process

Judy Lee

Deputy Agency Chief Contracting Officer



Safety

- Construction Safety is of vital importance to DDC
- As part of DDC's commitment to safety, the **evaluations process will consider the Proposer's safety record**
- As part of "Fundamental Qualifications" factor, the Proposer must provide a Safety Questionnaire; provided in the RFQ **Appendix E-4**

PASSPort: Procurement and Sourcing Solutions Portal

All organizations intending to do business with the City of New York should complete an online disclosure process to be considered for a contract.

In anticipation of awards, proposers **must create an online account** in the Procurement and Sourcing Solutions Portal (PASSPort) and **file all disclosure** information.

ONLY online filings through PASSPort will be accepted.

For more information, please visit nyc.gov/passport

Request for Qualification (RFQ)

Purpose:

DDC intends to shortlist up to **three (3)** most highly qualified Design-Build Teams, through full and open, Design-Build competition. The shortlist will be announced on our website and will be able to move to the Request for Proposal (RFP) Stage.

Inquiries:

Request for Information (RFI) must be submitted via link provided in RFQ, no later than RFI deadline in the schedule: November 13, 2023, 12PM

<https://tinyurl.com/MN-FAC-RFQ-RFI>

Addenda:

Any changes to RFQ will be incorporated via an official addendum and posted on our website.

We encourage you to monitor our website periodically!

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

RFQ

September 2023

NYC

Department of Design and Construction

311 | Search all NYC.gov websites

Building for you

NYC

Department of Design and Construction

Translate | ▼ Text-Size

Home

About

Contracts

Projects

MWBE

STEAM

Resources

Careers

Work with DDC

Bid

RFP

Design-Build

RFQ / PQL

NYC DDC - Design Build Projects

SEARCH

RESET

Sign In

Register for DDC Anywhere

Current Opportunities ▼

HWCRADB - INF - Citywide Raised Crosswalks

BBJ-MFAC - Borough Based Jails Design-Build Program, Manhattan Facility

P-412RWR1 - PB - Roy Wilkins Recreation Center

NYCDB - RFEI - Infrastructure - Request for Expressions of Interest

NYC DB- RFEI - PB- Request for Expressions of Interest for Smaller Projects

BBJ-MFAC - Borough Based Jails Design-Build Program, Manhattan Facility

CLICK HERE FOR LIST OF INTERESTED SUBS/SUPPLIERS

CLICK HERE TO OPEN INTERESTED SUB/SUPPLIER ENTRY FORM

Letter of Intent

- Notice of Intent August 2023 - Last Updated: 8/14/2023

Pre-Submission Conference

- Pre-Submission Conference - September 27 2023 - Last Updated: 9/13/2023

Request for Qualifications (RFQ)

- Request for Qualifications for BBJ-MFAC Manhattan Facility - Last Updated: 9/13/2023

Statement of Qualification (SOQ)

Responsiveness:

Please make sure to respond to all submission requirements in RFQ. If submission is not complete, your SOQ may be found **non-responsive**.

➤ Fundamental Qualifications (Pass/Fail)

- Conflict of Interest – Provide any known/potential conflict of interest.
 - **Consultant Support Team**, listed in **Appendix G** – Entities retained in prep for this procurement listed, are not eligible to participate as DB team member with any proposer for this procurement.
 - See RFQ Section 3.1 (*Conflict of Interest*) for more info.

➤ TAB 1 – Project Past Performance / Experience

- Required Experience [Mandatory or disqualify] **vs.** Desired Experience [Strongly Recommended]

➤ TAB 2 – Design-Build Team Key Personnel Resumes

- Requirement for DB team to remain intact, see RFQ Section 3.8 (*Changes in Design-Build Team*).

➤ TAB 3 – Design Philosophy and DB Management Approach

- M/WBE Approach

Response Tabs

RFQ Weighted Criteria (RFQ Section 5.5)		
Tab	Item Description	Weighting
	Fundamental Qualifications	Pass/Fail
1	Project Past Performance / Experience	40 percent
2	Design-Build Team Key Personnel Resumes	30 percent
3	Design Philosophy and DB Management Approach	30 percent
	Total	100 percent

SOQ Submittal

A "list of interested vendors" and Pre-submission Conference attendees will be made available on DDC's website for participation opportunities

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



The proposer's submissions must consist of the following **two (2) files** and **must** be labeled in accordance with RFQ Section 4.3 (*Page Limit and Format*).

- Statement of Qualifications (SOQ)
- Doing Business Data Form (DBDF)

Submittals **must** be received electronically at the link, in RFQ: [UPLOAD LINK - DROP BOX](#)

No later than 12:00 PM (Noon) Eastern Time (ET) on December 15, 2023

Key Procurement Dates

Procurement Process	Date
RFIs Due	November 13, 2023
Register w/ PASSPort No Later Than	November 15, 2023
Final Response to RFIs	November 30, 2023
Statements of Qualification (SOQ) Due Date	December 15, 2023
Shortlisted Teams Announced	1 st Quarter 2024
Issue RFP	1 st Quarter 2024
Proposal Due	3 rd Quarter 2024
Contract Award	4 th Quarter 2024
Notice to Proceed (NTP)	1 st Quarter 2025

Manhattan

M/WBE REQUIREMENTS

Ding (Steven) Zheng

Office of Diversity and Industry Relations (ODIR)



Minority / Women-Owned Business Enterprises

- The Department of Design and Construction is committed to creating an equitable and competitive business environment while ensuring the agency's procurement reflects the diversity of New York City
- New M/WBE program developed for BBJ Program focused on partnering and delivering results
 - See RFQ Section 8.1 (*M/WBE Policy*) for details; DDC will provide a manual of practice with the RFP with full processes and details
 - BBJ program must comply with the “objectives and goals” of Section 6-129 of the Admin. Code of the City of New York

Minority / Women-Owned Business Enterprises

Major differences:

- Design-Builder will be credited for M/WBEs certified by either NYC or NYS
- Design-Builder may be credited for City- or State-certified M/WBEs at any tier and for certified M/WBE suppliers
- Design-Builder may be credited for City- or State-certified M/WBE participation within the prime joint venture
- M/WBE supplier counts at 60% of the contract value
- M/WBE participation and approach will be one of the proposal evaluation criteria
- The RFQ sets forth a **Draft Goal** of 30% on design and 30% on construction
 - Breakdown requirement: Black American: 10%, Hispanic American: 10%, and Unspecified: 10%

Minority / Women-Owned Business Enterprises

Need help finding certified M/WBEs?

➤ City-certified M/WBE Resources:

- NYC Dept. of Small Business Services

<http://mtprawvwsbawtp1-1.nyc.gov/>

- DDC Office of Diversity and Industry Relations

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

➤ State-certified M/WBE Resources:

- Empire State Development, Division of Minority and Women's Business Development

<https://esd.ny.gov/doing-business-ny/mwbe>

If you or a firm you'd like to work with
may be eligible, **ACT NOW!**
Get certified now and encourage potential
business partners to get certified.

Q&A

The DDC's designated representative for this procurement:

Kimberly A. Acham

Contract Manager, ACCO, Finance and Procurement

NYCBBJ@ddc.nyc.gov

Please enter questions in the Teams Chat.

We will do our best to respond to today.

Manhattan

THANK YOU

