
HOUSEKEEPING

- Attendance will be taken using the Microsoft Form link provided in the Teams 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.
- Please be advised that anything discussed verbally in this meeting will not constitute a change to the RFQ document. Formal changes to the RFQ will only be made through addenda posted on our DDC website.

AGENDA



1. Welcome & Introduction

Yvi McEvilly, P.L.A., Assistant Commissioner
Design-Build Unit

2. Design-Build Program Overview

Manuel Lago, Deputy Director
Design-Build Unit

3. Project Overview

Helen Ko, R.A., Senior Project Manager
Design-Build Unit

4. Project Procurement Information

Manuel Lago, Deputy Director
Design-Build Unit

5. General Procurement Information

Judy Lee, Deputy Agency Chief Contracting Officer

6. M/WBE

(Steven) Ding Xi Zheng, M/WBE Compliance Analyst
Office of Diversity & Industry Relations

7. Q&A

PRE-SUBMISSION CONFERENCE

Request for Qualifications of Design-Build Services for
Public Buildings Project:

PUBLIC RESTROOM BUILDINGS BUNDLE
FMS ID: MURPHCOMF, P-4DSTG06, P-108VCCS, P-308PRCS, P-413SCS1

DDC PROJECTS

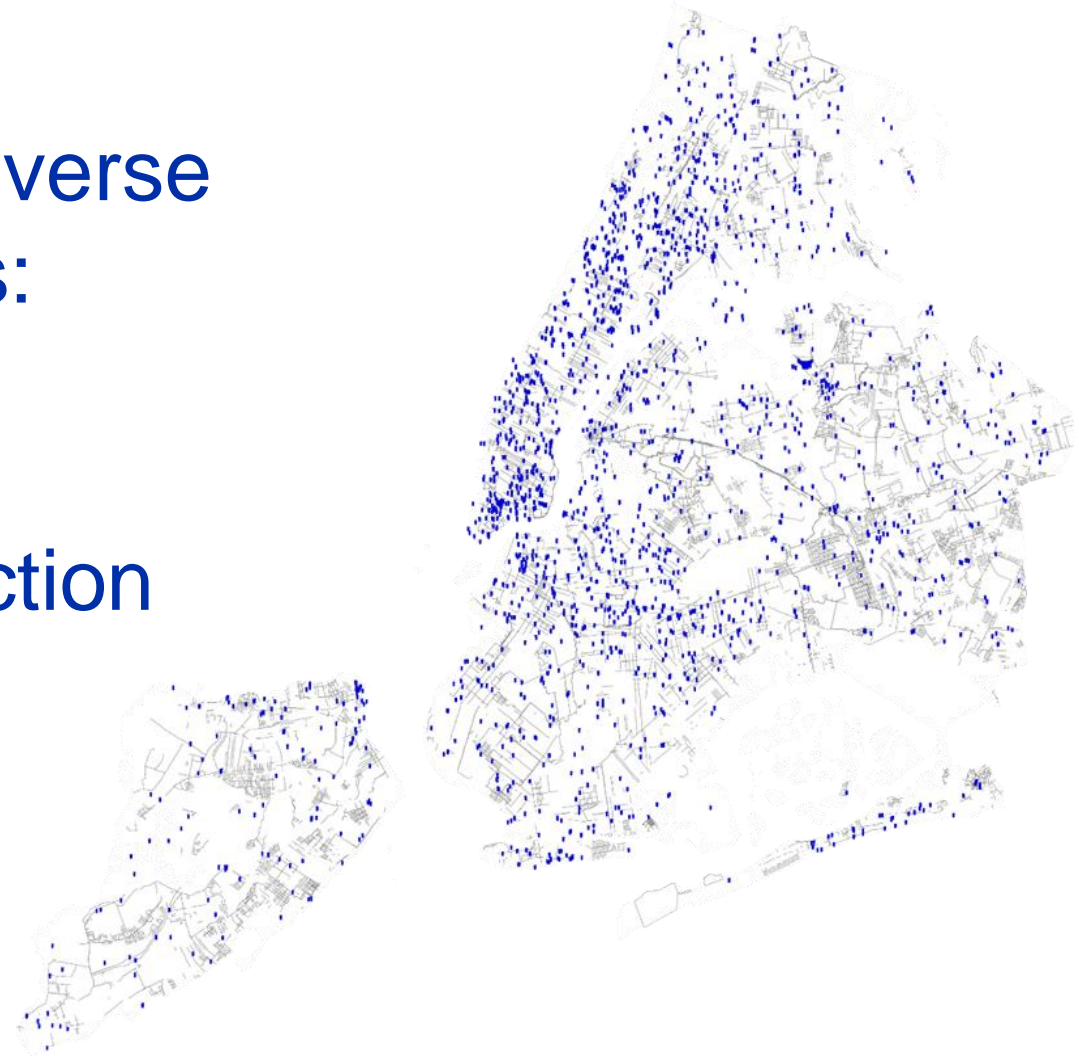




DDC AT A GLANCE

DDC builds the City, with a diverse portfolio of projects/programs:

- ❖ 320 projects in Design
- ❖ 260 projects in Construction
- ❖ \$16B portfolio



HISTORY OF DESIGN-BUILD AT DDC

Immediately after passage of the State Legislation in December 2019, we established a pilot program to coordinate with each division, organized a Design-Build project management team, developed a brand-new procurement strategy, and commenced procurement for several priority projects

DDC DESIGN-BUILD

Design-Build Legislation

As part of the **NYC Public Works Investment Act**, DDC is authorized to award design-build contracts for certain public works within the City:

- Public works projects with an estimated value above \$10,000,000; and
- Public works projects with an estimated value above \$1,200,000 that meet certain criteria

DDC DESIGN-BUILD

NYC Public Works Investment Act

... public works projects above \$1,200,000 that meet certain criteria:

- NYC Parks
- NYCHA
- Cultural institutions on City-owned land
- Public libraries for NYPL, BPL, and QPL
- Security infrastructure
- Right of way accessibility improvements

DDC DESIGN-BUILD UNIT

As the program has expanded, so has our team. The Design-Build Unit is a newer DDC division comprised of professional architects and engineers managing DB public building and infrastructure projects, our Owner's Representative contracts, and Design-Builders.

DB PROGRAM OVERVIEW

Manuel Lago, Deputy Director
Design-Build Unit, Office of the Commissioner

DDC DESIGN-BUILD STATUS

Progress To-Date

- Awarded 9 projects (7 Public Buildings, 2 Infrastructure)
- Expanded in-house Design-Build Unit
- Formed an internal task force to refine the procurement and in-market period process
- Revised proposal and submission requirements to target information required

DDC DESIGN-BUILD STATUS

Improvements to Process. Now, DDC:

- Issues an updated 'Notice of Intent' on a quarterly basis to prepare industry for upcoming opportunities;
- Convenes quarterly DB Forums to engage members of the design and construction industry and promote upcoming opportunities;
- Publishes the RFP shortlist to encourage subcontractors to team during step two of the procurement

DDC DESIGN-BUILD

Progress and Lookahead

What's Next:

- Continue to evaluate projects for Design-Build and expand portfolio
- Incorporate lessons learned into each new procurement
- Award new combined Owner's Representative Contract to consolidate Public Buildings and Infrastructure projects
- Continue to implement best practices and adapt DDC requirements for project administration and management
- Maintain and strengthen relationships with the design and construction industry

DDC DESIGN-BUILD

Why do Design-Build?

The City of New York is committed to achieving **excellence in design and construction** across its portfolio of public works.

With **Design-Build project delivery**, the City expects to benefit from:

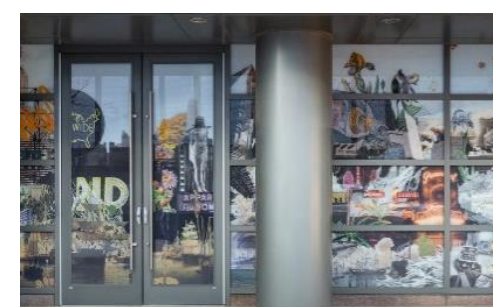
- Exemplary design that prioritizes project excellence
- Team coordination and collaboration
- Qualitative, best value selection
- Construction expertise in the design process
- Design expertise in the construction process

DDC DESIGN-BUILD

Commitment to Design and Construction Excellence

Design and Construction Excellence builds on the tradition of **innovation in architecture and engineering** that has contributed to the City's prestige as a global destination, with projects that are:

- Inspiring
- Enduring
- Practical
- Constructible
- Cost-Sensitive



DDC DESIGN-BUILD

Partnering for DB Delivery

Owner's Representative Services	Design-Build Program / Projects	3 Year On Call
Stand-Alone Design Build	Design-Build Project Execution	Project Specific
AE Standard Requirements	AE1 role	3 Years On Call

DDC DESIGN-BUILD

Partnering for DB Delivery

Owner’s Representative Services	Design-Build Program / Projects	3 Year On Call
Stand-Alone Design Build	Design-Build Project Execution	Project Specific
AE Standard Requirements	AE1 role	3 Years On Call

DDC DESIGN-BUILD

Stand-Alone Design Build

- The Design Builder is responsible for **overall design and construction** of the project
- The Design Build Agreement (DBA) will include provisions for:
 - Flexibility to use **fast-track construction** packages
 - **Site validation** period
 - **Dispute resolution process**
- **Key terms** of DBA are included with RFQ
- A full draft of the DBA will be included at the RFP step

HINT

Exhibit D includes a summary of select Design Build Agreement (DBA) commercial terms.

DDC DESIGN-BUILD

Teaming for Design-Build

- There is no role-requirement for the leadership of the DB team; **for example, teams may be designer-led.**
- Proposed DB team members are not required to have prior experience working together.

HINT

If members of the DB Team do not have extensive experience collaborating on projects, the Proposer shall explain the relationship and rationale for teaming.

DDC DESIGN-BUILD

Teaming for Design-Build

- It is preferred that the DB Team have collective experience in **DB and DB-based project delivery methods** and other alternative project delivery methods.
- If key members of the DB Team do not have experience in DB and DB-based project delivery, the Proposer must indicate **familiarity with the objectives of this alternative delivery approach** and demonstrate an understanding of the **interrelationship between design and construction** under the DB project delivery approach.

DDC DESIGN-BUILD

Public Restroom Buildings Bundle

- **Two-step procurement**
 - Request for Qualifications (RFQ)
 - Request for Proposals (RFP)
- **At the RFQ step, limited project information** is provided to allow proposers to assemble the best qualified team
- **At the RFP step, extensive project information** will be released to the shortlisted teams

PROJECT OVERVIEW

Helen Ko, R.A., Senior Project Manager
Design-Build Unit, Office of the Commissioner

Our Next Public Buildings Project

Public Restroom Buildings Bundle

Objective: Build welcoming and durable standardized public restroom buildings throughout NYC Parks

- Six public restroom buildings located in parks throughout Manhattan, Queens, and the Bronx
- DB Budget approximately \$18M-23M
- Implement Park's Public Restroom Standards
- Simultaneous delivery of all project sites

Public Restroom Buildings Bundle

Project Sites



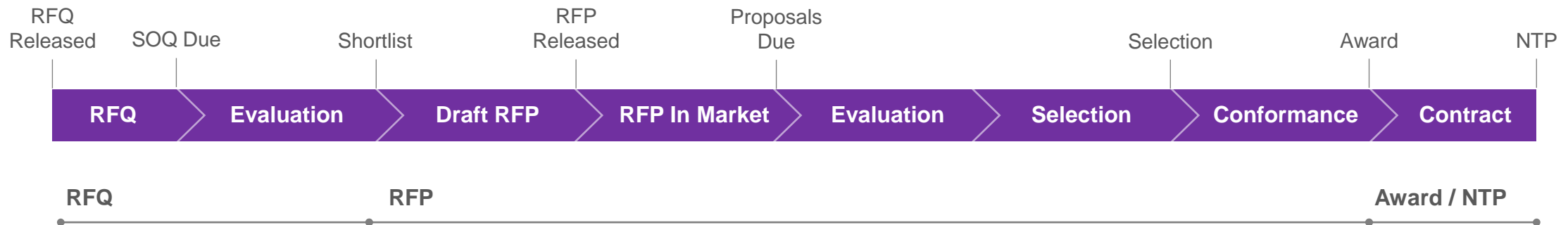
PROJECT PROCUREMENT INFORMATION

Manuel Lago, Deputy Director
Design-Build Unit, Office of the Commissioner

DB PROCUREMENT OVERVIEW

Design-Build Two-Step Procurement

- DDC will utilize a **two-step, best value selection** that significantly prioritizes design, quality, qualifications and experience along with the proposed price



DB PROCUREMENT OVERVIEW: RFQ

RFQ Overview and Goals

- This RFQ is the **first step** of the two-step procurement
- The intent of the RFQ is to shortlist the **most highly qualified** Proposers



DB PROCUREMENT OVERVIEW: RFQ

RFQ Overview and Goals

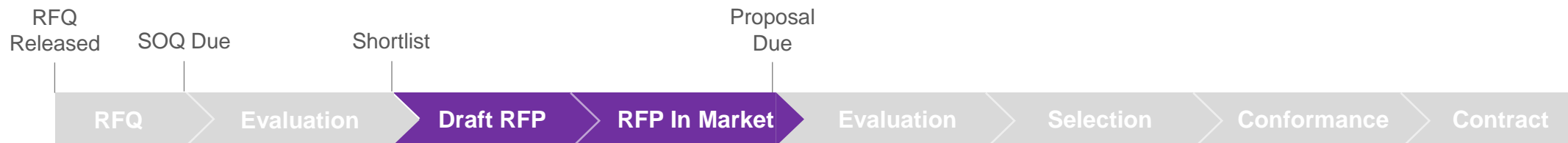
- Per Exhibit B-2, DDC will shortlist **up to three Proposers** based on their:
 - Project Experience and Past Performance
 - Key Personnel and Team Organization
 - Project Understanding and Approach
 - M/WBE Program Experience and M/WBE Approach



DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

- The RFP is the **second step** of the two-step procurement
- There is a **stipend** intended for this project. The stipend will be \$85K to \$90K per Proposer



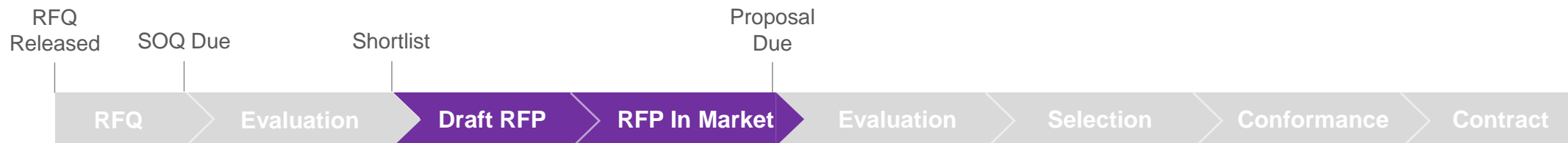
DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

- **At the RFP step, DDC will release:**
 - Scoping Documents, including detailed information on project requirements
 - Draft Design-Build Agreement

HINT

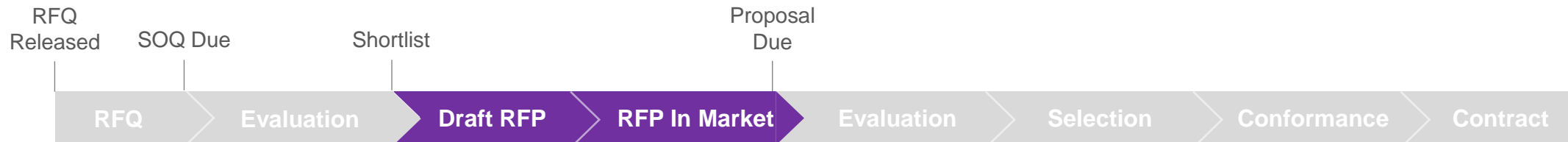
Exhibit B-3 includes a detailed RFP lookahead, including a list of anticipated proposal requirements.



DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

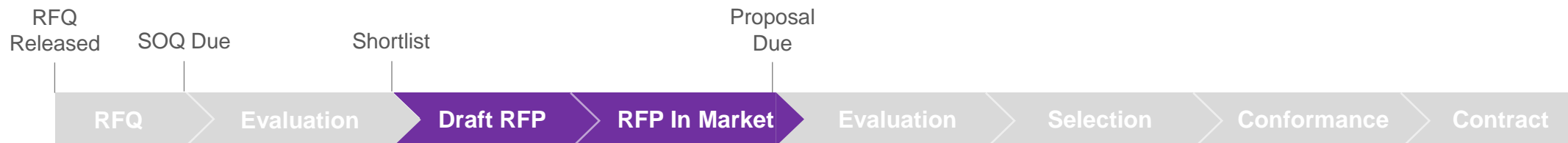
- **During the RFP in-market stage**, there will be:
 - Collaborative dialogue meetings with each Proposer



DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

- **As part of the proposal**, DDC will require deliverables that represent a **thoughtful, comprehensive approach** to executing the work, including schematic-level investigations, construction schedule, and project plan.



STATEMENT OF QUALIFICATIONS (SOQ)

SOQ Overview and Goals

- In response to the RFQ, proposers provide a **Statement of Qualifications (SOQ)**
- The intent of the SOQ is to demonstrate the team's ability to **undertake the complete design and construction work** for the project



STATEMENT OF QUALIFICATIONS (SOQ)

SOQ Requirements

- Requirements for the SOQ are contained in the following sections of the RFQ:
 - RFQ **Exhibit B** - Project-specific procurement information and submission requirements
 - RFQ **Exhibit C** - Project information and requirements

HINT

Exhibit B-4 includes a comprehensive checklist of submission requirements.

STATEMENT OF QUALIFICATIONS (SOQ)

SOQ Response Tabs

- The SOQ is organized into five tabs, as detailed in **RFQ Exhibit B**:
 - Tab 1 – Fundamental Qualifications
 - Tab 2 – Project Experience and Past Performance
 - Tab 3 – Key Personnel and Team Organization
 - Tab 4 – Project Understanding and Approach
 - Tab 5 – M/WBE Program Experience and M/WBE Approach



SOQ REQUIREMENTS

Tab 1: Fundamental Qualifications

- The intent of Tab 1, **Fundamental Qualifications**, is to review the fundamental qualifications of each Proposer, including:
 - Equal Opportunity Employer Statement
 - Construction Employment Record
 - Legal structure
 - Teaming agreements
 - DB Team Qualifications



SOQ REQUIREMENTS

Tab 2: Project Experience and Past Performance

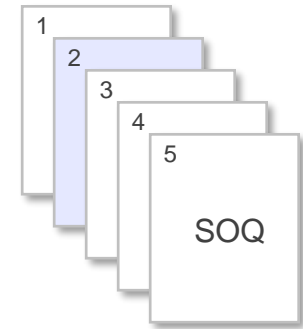
- The intent of Tab 2, **Project Experience and Past Performance**, is to describe the team's collaborative approach to design build, including:
 - Project Experience Overview
 - Required and Desirable Experience
 - Reference Project Information Form
 - Reference Project Relevancy Form
 - Reference Project Description and Images



SOQ REQUIREMENTS

Tab 2: Project Experience and Past Performance

- Reference projects should **collectively represent the work of the DB team members**, including the work of the Designer and the work of the Builder, and are **not required to represent prior experience working together**
- At least two projects must represent the work of the Design Lead and at least two representing the Designer-of-Record



SOQ REQUIREMENTS

Tab 2: Project Experience and Past Performance

- Provide **4-8 reference projects** reflecting the following **Required Experience**:
 - Alternative delivery methods in which the design and construction personnel collaborated throughout project delivery (DB, DB-based delivery, or other alternative approaches)
 - Excellence in Urban Spaces – Connection to nature in the city through healthy and thriving parks or urban spaces, and convenient access to accessory buildings
 - Standards – Support and facilitate consistency with design standards as specified despite site specific challenges
 - Innovation in Construction – Efficiency in construction and delivery of multiple sites simultaneously, leading to effective cost-saving construction details
 - Operations & Maintenance – Optimize operations and maintenance of facilities and promote cost-effective assemblies that are durable, and low maintenance
 - Sustainable Design
 - Schedule oversight, budget management, safety, and QA/QC



HINT

Exhibit B-2 provides a list of Required and Desirable Experience for the project.

SOQ REQUIREMENTS

Tab 2: Project Experience and Past Performance

- Reference projects may also reflect the following **Desirable Experience**:
 - Resilient design for a project within the current flood plain
 - Construction phasing to ensure continuous operation of the site with minimized impact and disruption to a park or larger site context
 - Soliciting, synthesizing, and presenting input from multiple stakeholder groups, such as clients, end users, public agencies, and community organizations



HINT

Each Reference Project can reflect **multiple types** of Required and Desirable Experience.

SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- The intent of Tab 3, **Key Personnel and Team Organization**, is to demonstrate that all Key Personnel have the qualifications, expertise, experience, resources, and competence required, including:
 - Team Introduction
 - Team Organization Chart
 - Project Team Summary Form
 - Resumes of Key Personnel
 - Identification of Key Personnel



HINT

Exhibit B-2 provides a list of Key Personnel required for the Project, including qualifications.

SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- At the RFQ step, **not all team members required for the project** will be identified.
- This allows shortlisted proposers to **expand their teams at the RFP step** to include other roles necessary to complete the work, allowing additional qualified subconsultants and subcontractors to **partner with shortlisted teams**.



SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- **Major Participants** are the Proposer (including each member firm if the Proposer is a joint venture), the Designer, and the Builder.
- **Key Personnel** are personnel identified as such in the RFQ and RFP. They **must be employed or contracted by the Design-Builder** and **may not be on more than one proposing team** on either step of the procurement.



HINT

Exhibit B-2 provides a list of Key Personnel required for the Project, including qualifications.

SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- **Key Personnel Required:**
 - Design-Build Project Executive
 - Design-Build Project Manager
 - Design Manager
 - Design Lead
 - Project Designer-of-Record
 - Construction Project Manager
 - Resiliency Specialist



HINT

Exhibit B-2 provides a list of Key Personnel and Other Personnel required for the Project, including qualifications.

SOQ REQUIREMENTS

Tab 3: Key Personnel and Team Organization

- **Key Personnel Required:**

- Design-Build Project Executive
- Design-Build Project Manager
- Construction Project Manager

May be the same individual

- Design Manager
- Design Lead
- Project Designer-of-Record
- Resiliency Specialist

May be the same individual

May be the same individual for two of the three



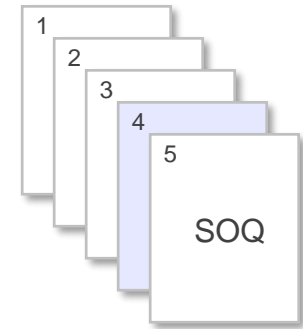
HINT

Some key roles may be filled by the same individual, as noted in **Exhibit B-2**.

SOQ REQUIREMENTS

Tab 4: Project Understanding and Approach

- The intent of Tab 4, **Project Understanding and Approach**, is to describe the team's collaborative approach to design-build and demonstrate that the team possesses the design approach and management strategy required to provide design-build services for the Project, including:
 - Partnership and Collaboration
 - Project Understanding
 - Comments on Project Information



HINT

Reference Projects should include involvement by **Major Participants and Key Personnel**

SOQ REQUIREMENTS

Tab 4: Project Understanding and Approach

- Partnership and Collaboration demonstrates the team's **approach to ensuring successful collaboration** among members of the DB team.
- This includes the **rationale for teaming, approach to partnership**, and may include a history of **past working relationships** where applicable.



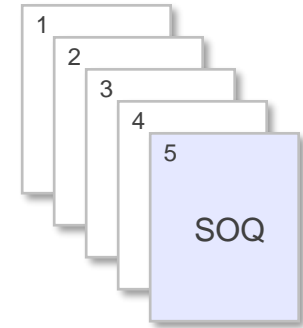
HINT

DB team members are not required to have worked together in the past but should describe their approach to **building a successful partnership**.

SOQ REQUIREMENTS

Tab 5: M/WBE Program Requirements and M/WBE Approach

- The intent of Tab 5, **M/WBE Program Requirements and M/WBE Approach**, is to demonstrate the team's approach to meeting M/WBE goals during **design and construction**



SOQ EVALUATION

Evaluation Factors and Weighting

- SOQ Tab 1 includes materials evaluated with **pass/fail evaluation factors**
- SOQ Tabs 2-5 include materials evaluated with **qualitative evaluation factors**
- **Only if a Proposer passes all pass/fail evaluation factors** will its proposal be evaluated using the qualitative evaluation factors

SOQ EVALUATION

Evaluation Factors and Weighting

Qualitative Evaluation Factors	Weighting
Tab 1 - Fundamental Qualifications	Pass/Fail
Tab 2 – Project Experience and Past Performance	35%
Tab 3 - Key Personnel and Team Organization <i>Sub-weighting for Design Lead</i>	30% 10%
Tab 4 – Project Understanding and Approach	25%
Tab 5 - M/WBE Program Experience and M/WBE Approach	10%

HINT

Exhibit B-1 lists the weighting of qualitative evaluation factors for this project.

GENERAL PROCUREMENT INFORMATION

Judy Lee
Deputy Agency Chief Contracting Officer

ATTENDANCE

Please be sure to sign in. Attendance will be taken using the Microsoft Form link provided in the Teams chat.

This attendance sheet will be posted on our DDC website.

PASSPORT

Procurement and Sourcing Solutions Portal (PASSPort) - Disclosure Filing

- 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 new Procurement and Sourcing Solutions Portal (PASSPort) and **file all disclosure** information.

ONLY online filings through PASSPort will be accepted.

REQUEST FOR QUALIFICATIONS: KEY DATES

Procurement Process	Timeline
RFQ Release	December 21, 2023
RFQ (Step I) Questions and Comments Due	January 30, 2024 @ 4:00PM
Responses to RFQ Questions Posted	February 13, 2024
Register w/ PASSPort No Later Than	February 22, 2024
Statement of Qualifications Due	February 22, 2024 @ 4:00PM
Shortlisted Teams Announced	April 11, 2024
Issue Draft RFP (Step II)	2nd Quarter 2024
Proposal Due	3rd Quarter 2024
Contract Award	4th Quarter 2024
Notice to Proceed	TBD

REQUEST FOR QUALIFICATIONS: **INQUIRIES**

Inquiries must be requested via link (provided in RFQ) no later than the RFI Deadline:

4:00PM on January 30, 2024

Inquiries must be submitted to:

<https://forms.office.com/g/GCSX30MT83>

Responses to RFIs will be posted on DDC website on or before **February 13, 2024**

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

NYC DDC - Design Build Projects

[SEARCH](#)
[RESET](#)
[Sign In](#)
[Register for DDC Anywhere](#)

Current Opportunities

NYCDB-MURPHCOMF - PB - PUBLIC RESTROOM BUILDINGS

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

NYCDB-MURPHCOMF - PB - PUBLIC RESTROOM BUILDINGS

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

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

Request for Qualifications (RFQ)

- RFQ for MURPHCOMF - Last Updated: 12/21/2023 

REQUEST FOR QUALIFICATIONS: RFQ

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](#)



Purpose:

DDC intends to shortlist up to three (3) most highly qualified Proposers, 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.

Addenda:

Any changes to RFQ will be incorporated via an official addendum and updated on the PASSPort.

All Addenda are required to be acknowledged and included with the SOQ.

REQUEST FOR QUALIFICATIONS: SOQ SUBMISSION

SOQs must be submitted electronically in PASSPort, no later than:

4:00 pm on February 22, 2024

The proposer's submissions must consist of the following **two (2) separate files** and must be in accordance with RFQ **Exhibit B-2 and Exhibit B-4** (Page Limit and Format).

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

Vendors are required to submit all items on Exhibit B-4 to ensure their submittals are complete.

M/WBE

(Steven) Ding Xi Zheng, M/WBE Compliance Analyst
Office of Diversity & Industry Relations

MINORITY & WOMEN-OWNED BUSINESS ENTERPRISES:

PARTICIPATION REQUIREMENTS

Design-Build legislation provides additional opportunities to engage the M/WBE industry in various City capital projects.

- M/WBE Participation goal will be as follows:
 - 30% of the Construction Cost
 - 30% of the Design Cost

*The above 30% goals are disaggregated as 10% Black, 10% Hispanic, and 10% unspecified
- Firms will **not** be allowed to submit pre-proposal and pre-award waivers
- There will be a post-award modification assessment that focuses on the design-builder's good faith effort practices
- DDC will monitor performance against M/WBE goals and all good faith efforts during the life of the project

MINORITY & WOMEN-OWNED BUSINESS ENTERPRISES: PARTICIPATION REQUIREMENTS

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

- Will comply “with the objectives and goals” of Admin. Code 6-129 for all Design-Build projects
- 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 MWBE firms listed at: www.nyc.gov/SBS

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

QUESTIONS?

THANK YOU!