

- Please note, that the conference presentation is informational only and that the official controlling document for the procurement is the RFQ. Please refer to published RFQ for information.

AGENDA



1. Welcome & Introduction

Joseph Lione, PE, Associate Commissioner
Coastal Resiliency

2. Alternative Delivery Overview

Yvi McEvelly, PLA, DBIA, Assistant Commissioner
Alternative Delivery

3. Project Overview

Ketty Paulino, P.E., Deputy Director
Infrastructure, Coastal Resiliency

4. Project Procurement Information

Manuel Lago, Deputy Director
Alternative Delivery

5. General Procurement Information

Judy Lee, Deputy Agency Chief Contracting Officer

6. M/WBE

Janelle Husain-Singh, Senior Program Coordinator
Elaine Kao, M/WBE Outreach and Compliance Analyst
Office of Diversity & Industry Relations

7. Q&A

PRE-SUBMISSION CONFERENCE

Joseph Lione, PE, Associate Commissioner
Coastal Resiliency

Request for Qualifications | Design-Build Services for Infrastructure Project:

EAST SIDE GREENWAY 14TH STREET CONNECTOR
FMS ID: HBFDR14BP

DDC PROJECTS

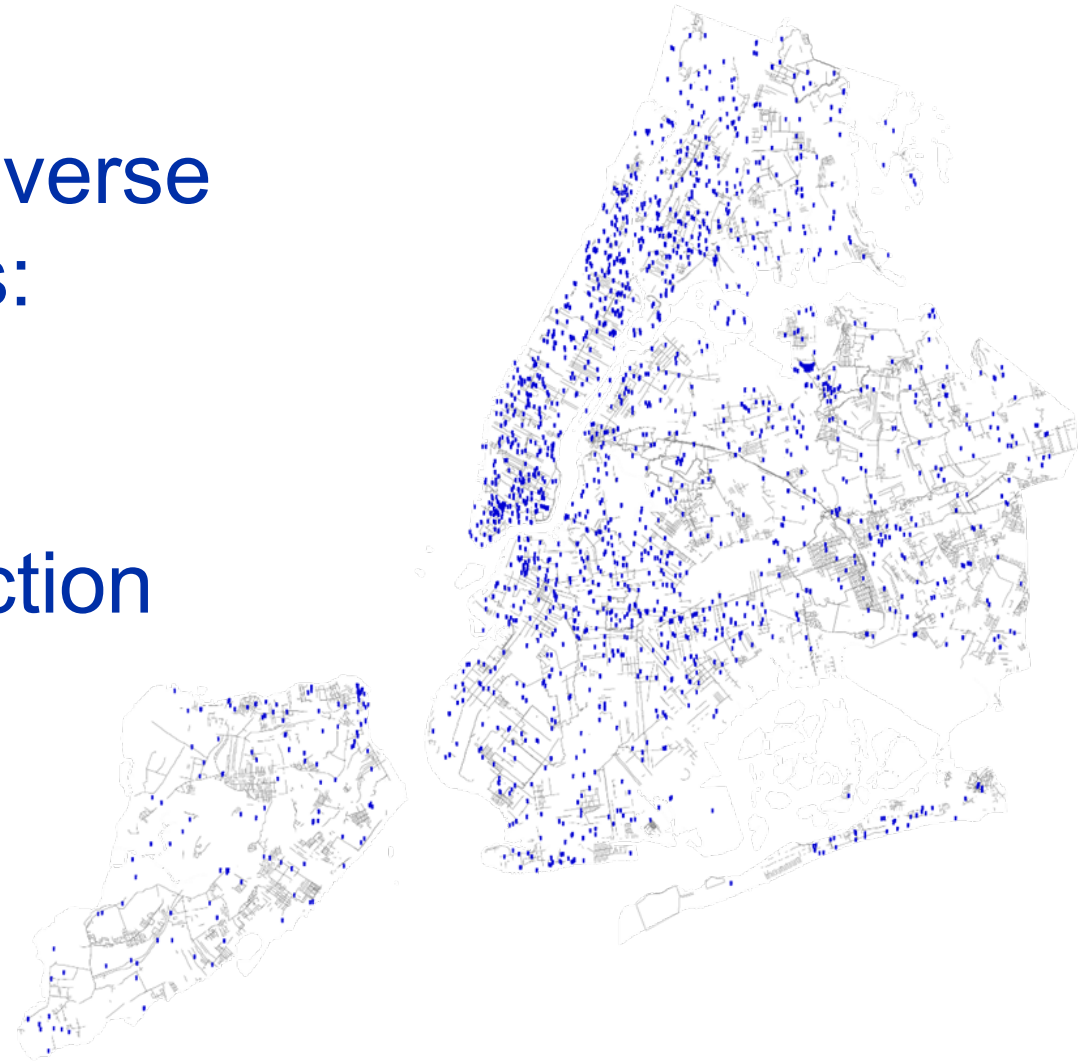




DDC AT A GLANCE

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

- ❖ 320 projects in Design
- ❖ 260 projects in Construction
- ❖ \$30B portfolio



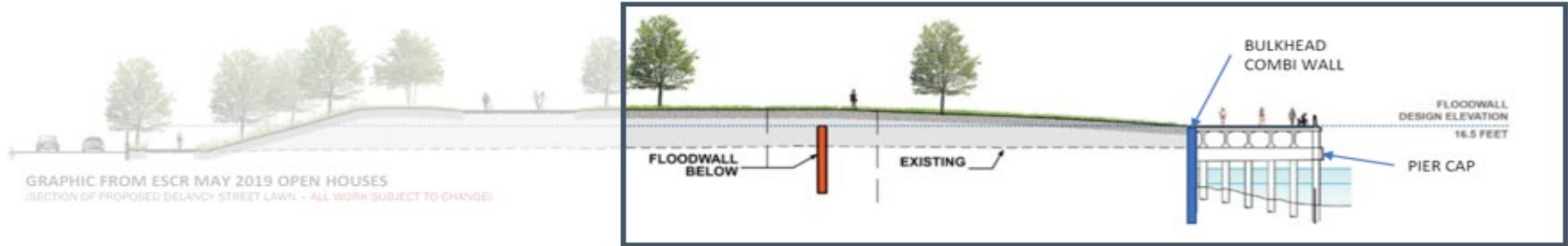
DDC BUILDS COOL STUFF



ESCR PA1 | Delancey Bridge

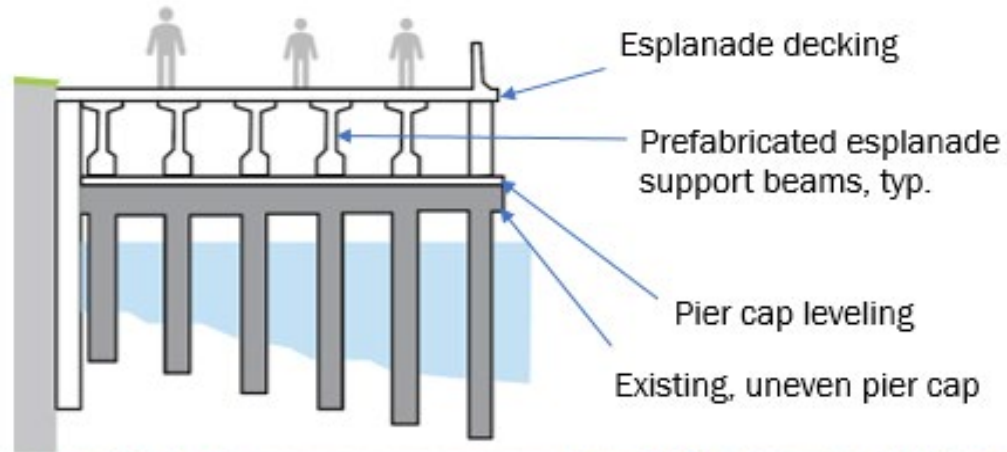


ESCR PA1 | East River Bulkheads



Waterfront Construction South of Williamsburg Bridge, July 2023

ESCR PA1 | Building The New East River Esplanade



Prefabricated esplanade support beams being place, January 2024



ALTERNATIVE DELIVERY PROGRAM OVERVIEW

Yvi McEvilly, PLA, DBIA, Assistant Commissioner
Alternative Delivery, Office of the Commissioner

HISTORY OF DESIGN-BUILD AT DDC

- 2018** • NYS law authorizes DB for Borough-Based Jails
- 2019** • NYS law authorizes DB for projects across DDC's portfolio
- 2023** • DDC completes first Borough-Based project, 22 months after award
- 2025** • DDC to complete first two DB pilot projects, three years after award.



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

...and 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

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**, the City expects to benefit from:

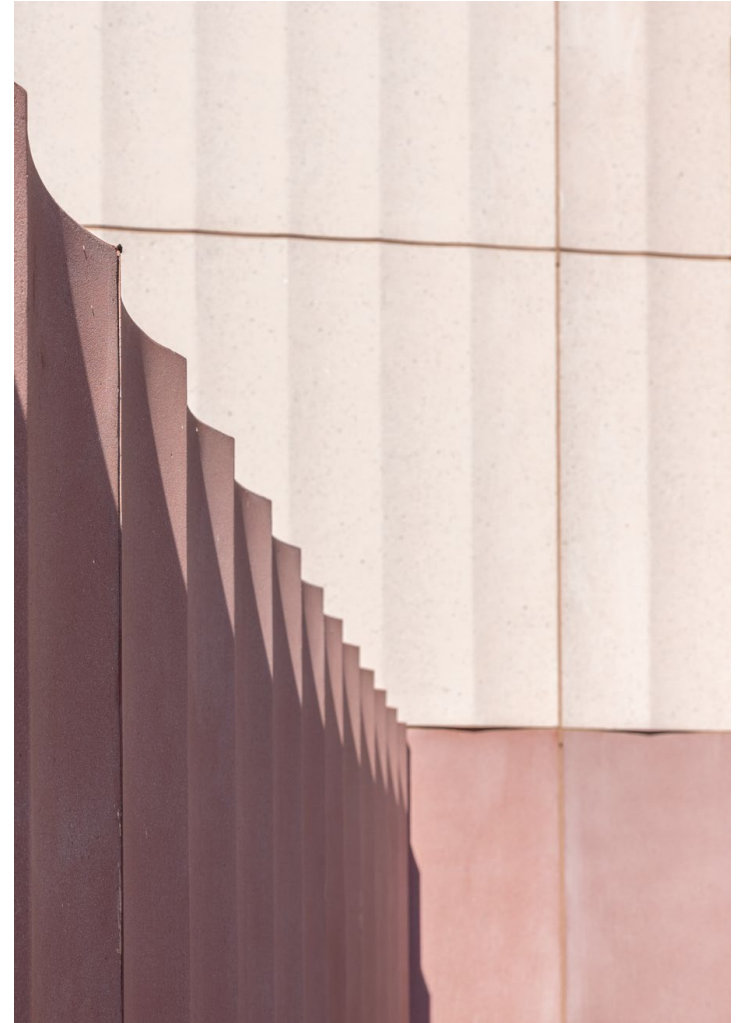
- Exemplary design that prioritizes project excellence
- Team coordination and collaboration
- Qualitative, best value selection
- Construction expertise in the design process
- Design expertise in the construction process

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:

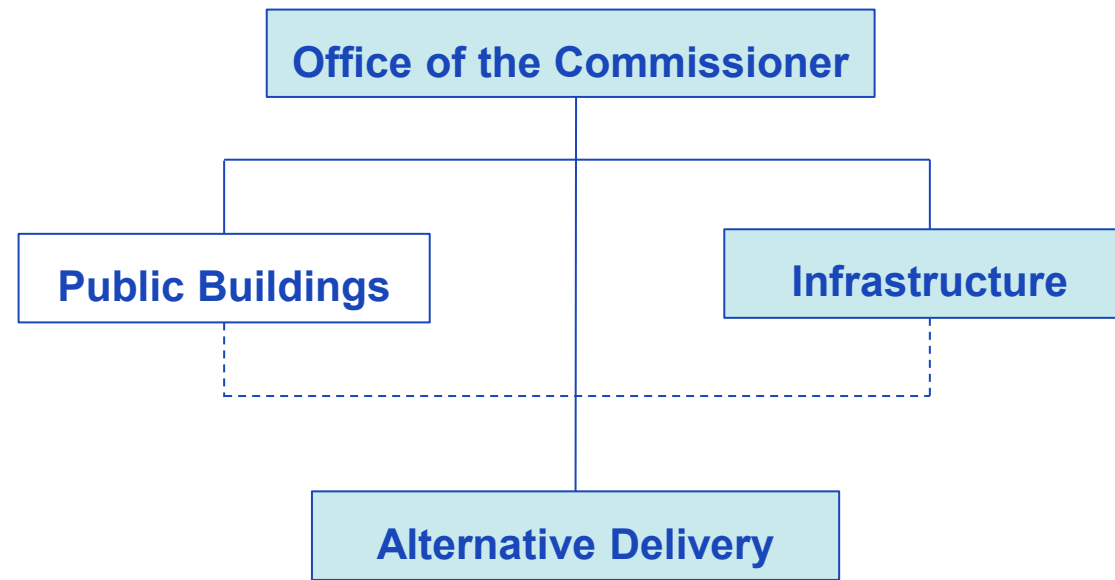
- Inspiring
- Enduring
- Practical
- Constructible
- Cost-Sensitive



DDC ALTERNATIVE DELIVERY

As the program has expanded, so has our team.

Alternative Delivery is a newer DDC division comprised of professional architects and engineers managing DB public building and infrastructure projects.



DDC DESIGN-BUILD STATUS

Progress To-Date

- Awarded 10 projects (7 Public Buildings, 3 Infrastructure)
- Expanded in-house Alternative Delivery team
- Right-sized the procurement and in-market process
- Revised proposal and submission requirements to target information required to get to NTP





Orchard Beach M&O



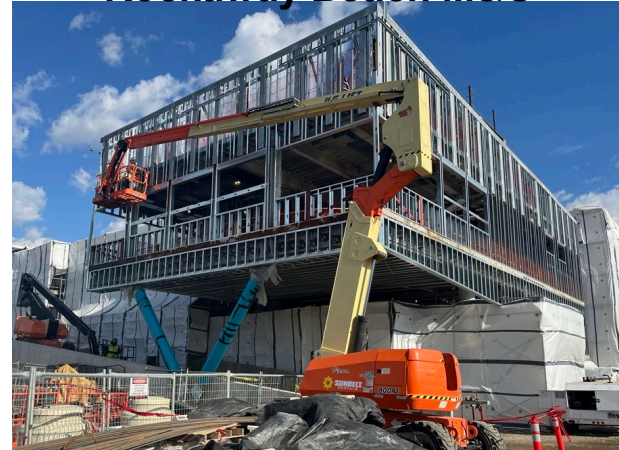
Shirley Chisholm Rec Center



Rockaway Beach M&O



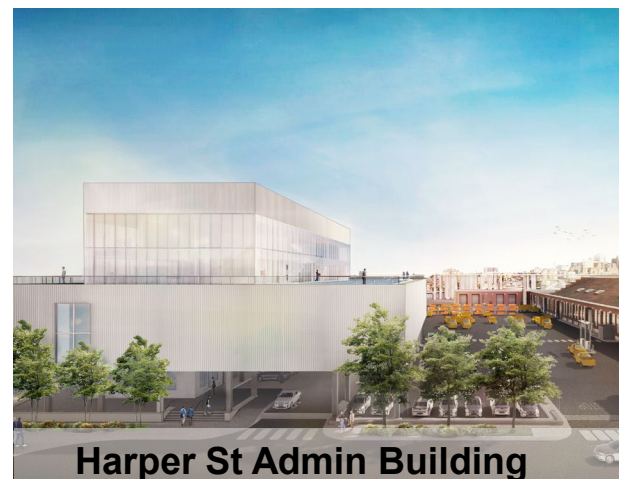
Brownsville Rec Center



Dalton Rec Center



Dalton Rec Center



Harper St Admin Building



Marlboro Agricultural Education Center

DDC ALTERNATIVE DELIVERY

Progress and Lookahead

What's Next:

- Continue to evaluate projects for Design-Build and expand portfolio
- Incorporate lessons learned into each new procurement
- Continue to implement best practices
- Maintain and strengthen relationships with the design and construction industry
- Establish new CM-Build Pilot Program

PROJECT OVERVIEW

Ketty Paulino, P.E., Deputy Director
Infrastructure, Coastal Resiliency

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.
- Specific key personnel roles should have **DBIA certification by NTP** as specified in the RFQ.

DDC DESIGN-BUILD

East Side Greenway 14th Street Connector

- **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

GENERAL OVERVIEW

- Scope is for the Design and Construction of an esplanade for pedestrians and bicyclists, located in the East River between E.13th and E.15th St and connecting Captain J. Brown walkway and East River Park.
- "In Water" Structure
- Anticipated Project Duration: 1460 CCD's
- Preliminary Budget: \$163,109,322

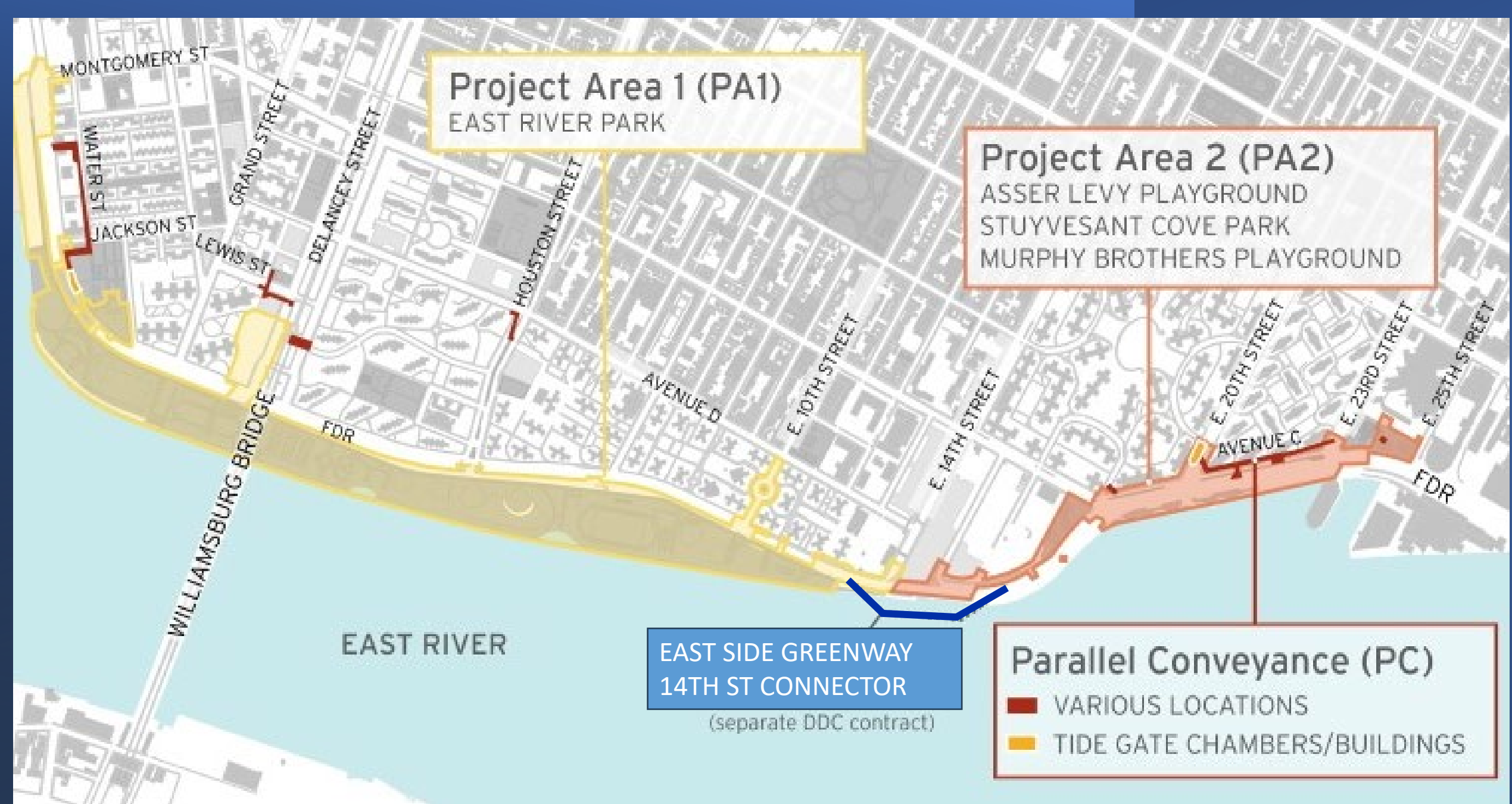
Our Next Infrastructure Project

East Side Greenway 14th St. Connector



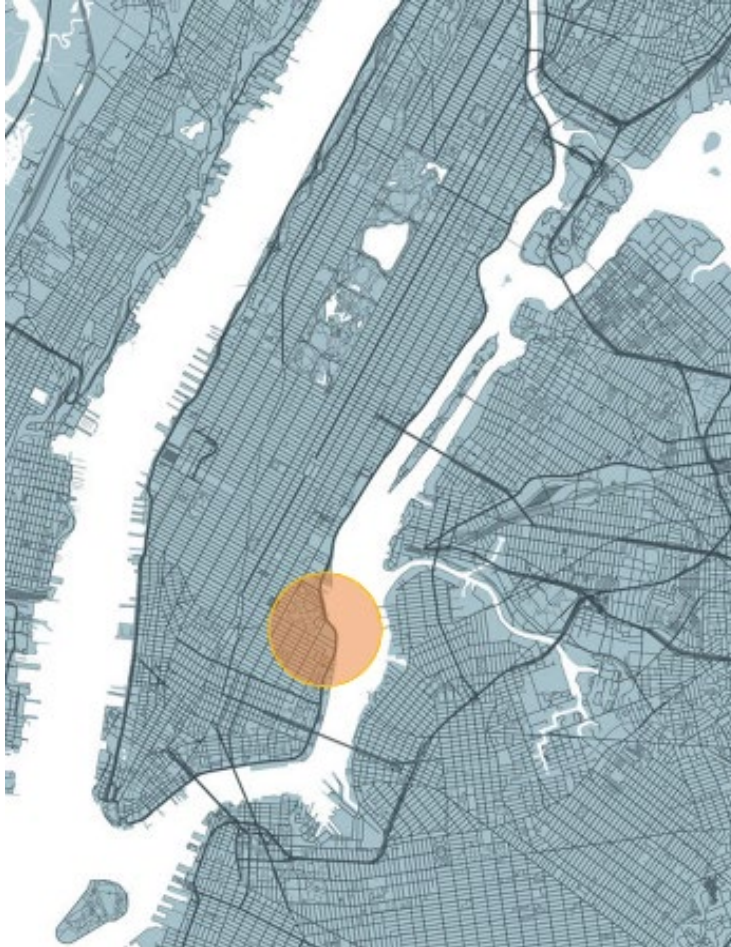
Objectives:

- The Greenway will improve the Manhattan Greenway network by providing a safe connection for pedestrians and bicyclists between East River Park to the south and Captain Patrick J. Brown Walk (CPJBW) to the north.
- The outboard esplanade in the East River will provide a widened connection where the existing Manhattan Greenway narrows to a width of four feet where it is constrained by the East River to the west and the Con Edison facility to the east (the “pinch point”), between E. 13th Street and E. 15th Street.

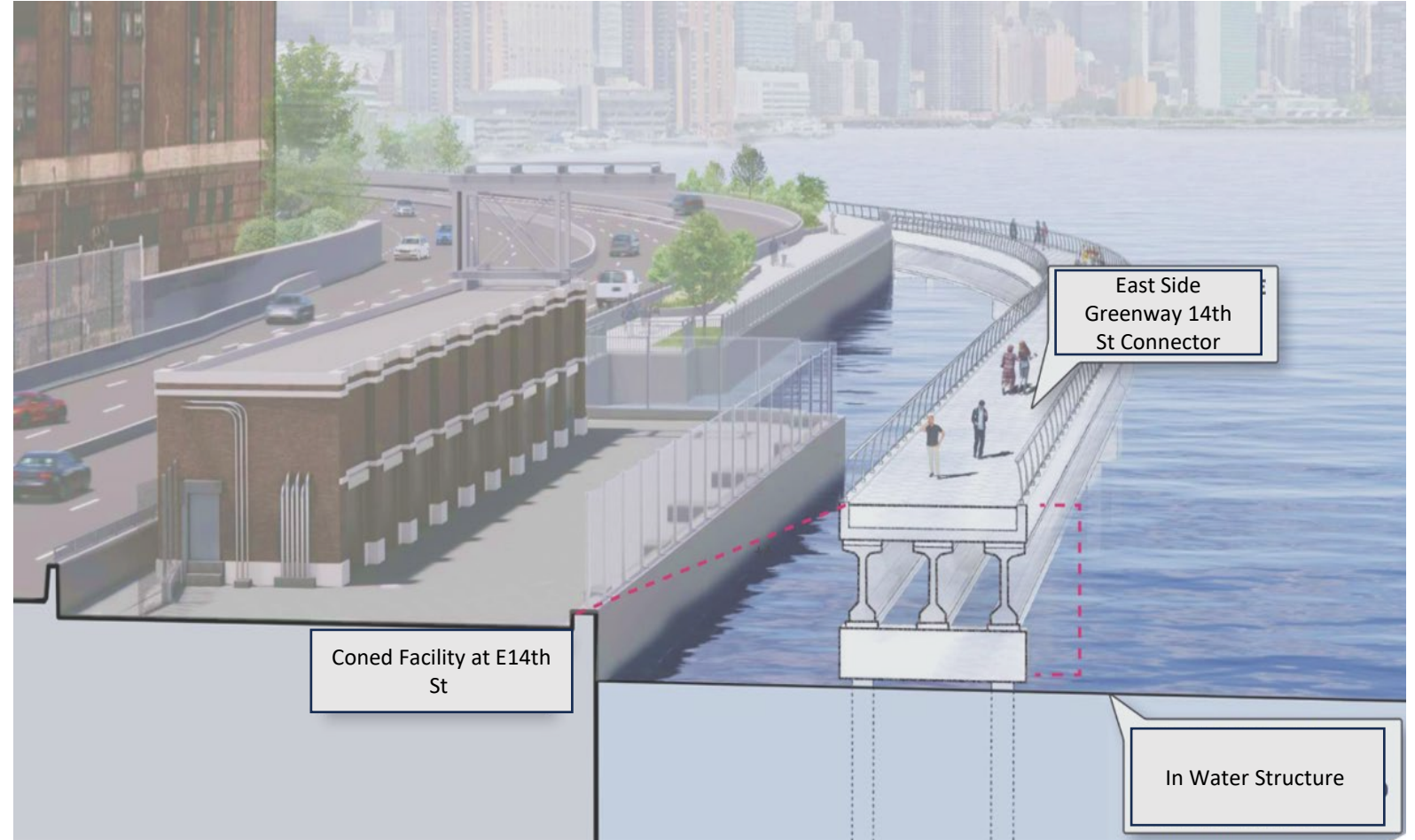


Our Next Infrastructure Project

East Side Greenway 14th St. Connector



PROJECT LOCATION



CONCEPTUAL GRAPHIC OF GREENWAY

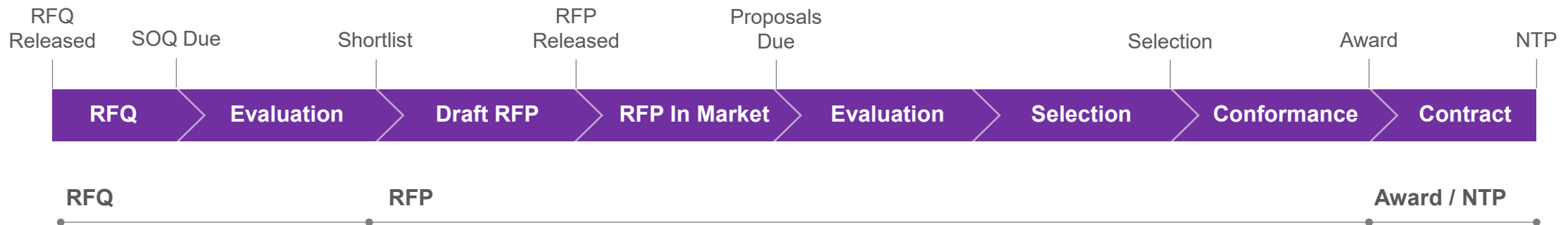
PROJECT PROCUREMENT INFORMATION

Manuel Lago, Deputy Director
Alternative Delivery, 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

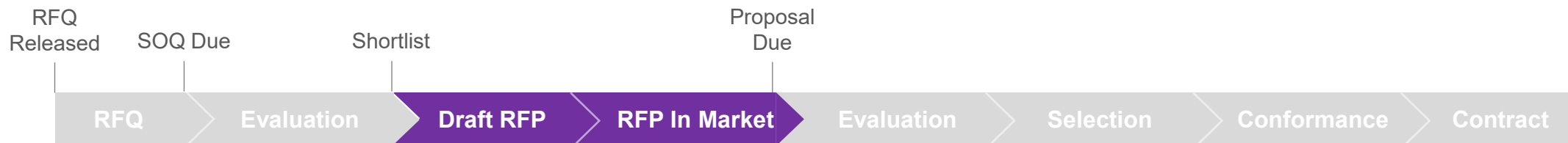
- Per Exhibit B-2, DDC will shortlist **up to three Proposers** based on their:
 - Project Experience and Past Performance
 - Key Personnel and Team Organization
 - Project Understanding and Approach
 - M/WBE Program Experience and M/WBE Approach



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 up to \$400K per Proposer



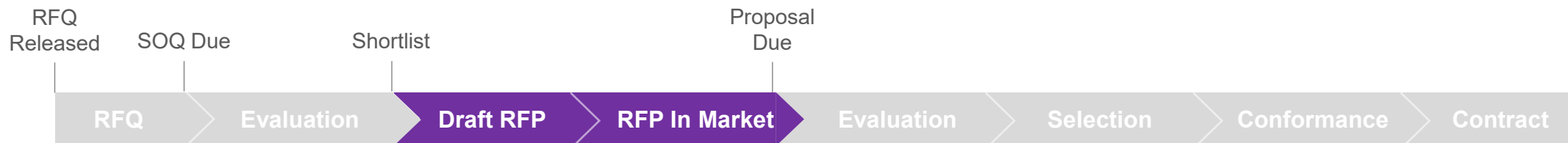
DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

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

HINT

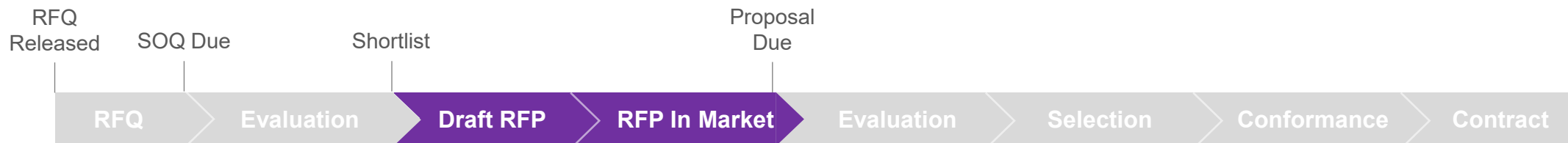
Exhibit B-3 includes a detailed RFP lookahead, including a list of anticipated proposal requirements.



DB PROCUREMENT OVERVIEW: RFP

RFP Lookahead

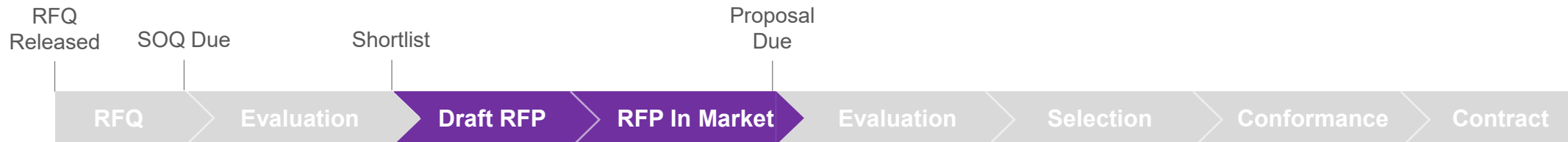
- **During the RFP in-market stage**, there will be:
 - Collaborative dialogue meetings with each Proposer



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

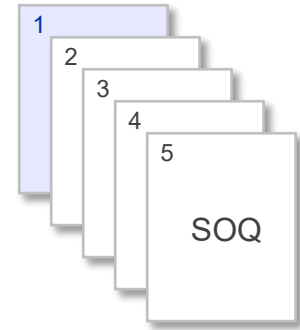
- The SOQ is organized into five tabs, as detailed in **RFQ Exhibit B**:
 - Tab 1 – Fundamental Qualifications
 - Tab 2 – Project Experience and Past Performance
 - Tab 3 – Key Personnel and Team Organization
 - Tab 4 – Project Understanding and Approach
 - Tab 5 – M/WBE Program Experience and M/WBE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



SOQ REQUIREMENTS

Tab 1: Fundamental Qualifications

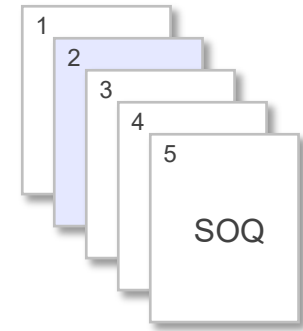
- The intent of Tab 1, **Fundamental Qualifications**, is to review the fundamental qualifications of each Proposer, including:
 - Equal Opportunity Employer Statement
 - Construction Employment Record
 - Legal structure
 - Teaming agreements
 - DB Team Qualifications



SOQ REQUIREMENTS

Tab 2: Project Experience and Past Performance

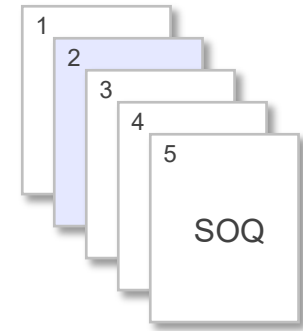
- The intent of Tab 2, **Project Experience and Past Performance**, is to describe the team's collaborative approach to design build, including:
 - Project Experience Overview
 - Reference Project Information Form
 - Reference Project Description and Drawings/Images



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-Build Project Manager and at least two representing the Designer-of-Record



SOQ REQUIREMENTS

Tab 2: Project Experience and Past Performance

- Provide **3-5 reference projects** reflecting the following **Required Experience:**
 - The Proposer must demonstrate recent (within the last seven (7) years), timely completion of at least two (2) projects similar in scope and type to the required work. Such prior projects may have been performed as a prime contractor, subcontractor, or sub-subcontractor
 - Demonstrate experience with Esplanade Design and Construction
 - Demonstrate experience with Infrastructure construction in high density populated municipalities
 - Demonstrate experience with understanding Regulatory Requirements for In-Water structures and/or similar Project typology, including any/all Agencies having jurisdiction such as United States Coast Guard (USCG), United States Army Corps of Engineers (USACE), New York State Department of Environmental Conservation (NYSDEC), and others.
 - Demonstrated experience with Greenway and Waterfront connectors.
 - Schedule oversight, budget management, safety, and QA/QC



HINT

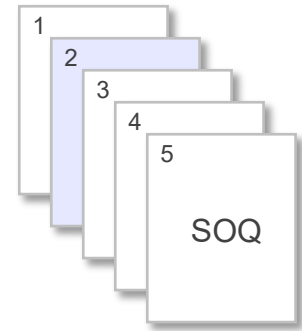
Exhibit B-2 provides a list of Required and Desirable Experience for the project.

SOQ REQUIREMENTS

Tab 2: Project Experience and Past Performance

- Reference projects may also reflect the following **Desirable Experience**:

- Experience with Guaranteed Maximum Price (GMP) Contracts
- Experience with private and public utility coordination.
- Experience in managing and coordinating with multiple/complex stakeholders including NYC Parks and other NYC Agencies..
- Experience with Greenway and Waterfront connectors that accommodate both pedestrian and cyclist circulation and site amenities.
- Experience in community engagement.
- Experience with the NYC Small Business Services (NYCSBS) Waterfront Permit application process
- Familiarity with United States Department of Transportation Manual of Uniform Traffic Control Device (MUTCD) and NYCDOT/NYSDOT Maintenance and Protection of Traffic (MPT) requirements; including experience coordinating with NYCDOT OCMC
- Experience in coordination with nearby active facilities while minimizing impact on operations.



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 and Organization Chart
 - Project Team Summary Form
 - Resume Template
 - 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.



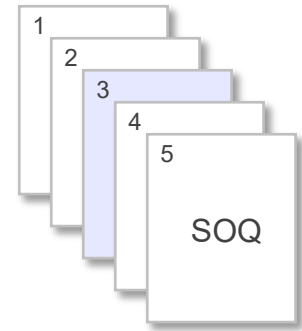
HINT

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 Project Manager
 - Design Project Manager Geotechnical
 - Construction Project Manager
 - Structural Engineer of Record
 - Landscape Architect
 - Stakeholder Manager



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
- Design Manager
- Design Project Manager Geotechnical
- Structural Engineer of Record
- Landscape Architect
- Stakeholder Manager

May be the same individual

May be the same individual



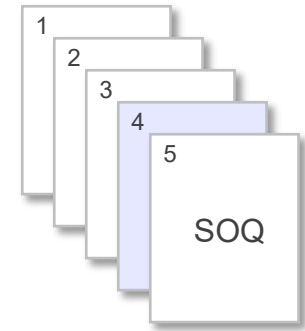
HINT

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



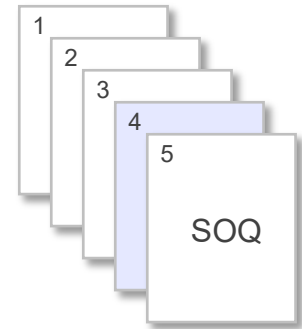
HINT

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.



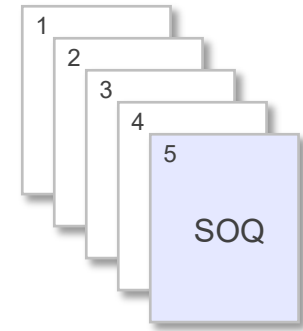
HINT

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	25%
Tab 4 – Project Understanding and Approach	30%
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.

[Alternative Delivery - Department of Design and Construction](#)

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	March 11, 2025
RFQ (Step I) Questions and Comments Due	April 11, 2025 @4:00PM
Responses to RFQ Questions Posted	April 15, 2025
Register w/ PASSPort No Later Than	May 12, 2025
Statement of Qualifications Due	May 13, 2025 @ 2:00PM
Shortlisted Teams Announced	June 30, 2025
Issue Draft RFP (Step II)	3rd Quarter 2025
Proposal Due	4th Quarter 2025
Contract Award	TBD
Notice to Proceed	3rd Quarter 2026

REQUEST FOR QUALIFICATIONS: **INQUIRIES**

Inquiries must be requested via link (provided in RFQ) no later than the RFI Deadline: **April 11, 2025, 4:00 PM**

Inquiries must be submitted to:
<https://forms.office.com/g/hPmkqyNr21>

Responses to RFIs will be posted in Passport on a rolling basis, on or before April 15, 2025

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 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:

2:00 PM on May 13, 2025

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) along with series of questions.

- 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

Janelle Husain-Singh, Senior Program Coordinator
Elaine Kao, M/WBE Outreach and Compliance Analyst
Cindy Moy, M/WBE Outreach and 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:

- 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!