

## **DDC Design Build 2-22-23 Forum Q&A**

### **1. Do you encourage architects to get DBIA certification for design build?**

DDC does encourage DBIA training and certification, although it is not required.

### **2. I am a sole-proprietor architecture firm. Will small firms be able to participate in DDC projects?**

DDC encourages all firms to participate in Design Build projects.

### **3. How will owner's representative firms be selected for these projects?**

DDC currently has three Owner's Representatives on board for the three Design Build Programs in BBJ, Infrastructure and Public Buildings. As the contract terms come to completion, we will be soliciting new procurements for new OR contracts.

### **4. I am WMBE architect. How to become a part of Design Build team as it may be difficult get in when are new?**

You can check out the DDC website or google DDC design build. On the design build page, there is a drop-down feature to check current opportunities. Look for a short-listed firm or final score PDF. This is where you can see the Design Builder company and you can reach out directly to the firm to discuss any opportunities.

### **5. Where can the design-build teams find a copy of DDC's design build agreement?**

A copy of DB agreement for Queens Garage and Community Space Design-Build Project is posted on our DDC Website.

### **6. How many proposers will the DDC short list for each RFP?**

Per DBIA recommendation and Design Build best practices, DDC will shortlist three teams from the SOQ responses on our Design Build procurements.

### **7. Will the DDC publish the standard design build contract for preliminary review of terms and conditions?**

Please keep looking at DDC's website for updates. As the agency continues to do more design-build projects, we envision a standard agreement being implemented sometime in the future.

### **8. What does NTP stand for?**

Notice to Proceed

### **9. Will DDC be engaging MWBE owner's representatives for any of the projects?**

The Owner's Representative procurements are open & competitive procurements and are announced on DDC's Design Build website page. All firms are encouraged to compete per requirements for DDC Design Build Procurements.

**10. How do the prime firms reach out to the MWBE subs for potential work? We never received a solicitation for submitting proposal.**

If you are a subcontractor interested in working with a prime DB, you can review DB projects on our website [link below] and fill out link for “Click here for list of interested subs/supplier” for any project of your interest.

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

**11. How do we engage with prime contractors for sub-contracting opportunities?**

Once the firms are shortlisted, a notification is placed on the DDC website with contact information.

**12. What are the requirements to get invited for DB Project from DDC?**

DDC will release a Request for Qualifications (RFQ) which will note the requirements for the project. Invitations are not sent. Please review the DDC website for upcoming information of new projects. Notices of RFQ release will also be placed in the City Record.

**13. I missed the beginning of the Upcoming Public Buildings Update. Is there a way to access these slides or a recording?**

Yes, the slides and the recorded presentation will be shared on the DDC website.

**14. Are there any ongoing Progressive Design Build pilot projects under way at this time or scheduled for the near future?**

Please check the DDC website for upcoming projects.

**15. What are the requirements to apply for Infrastructure Projects?**

DDC will release a Request for Qualifications (RFQ) which will note the requirements for the project.

**16. There is a great deal of concern regarding the selection process of Black/Hispanic and other minority owned architecture firms that often appear non-transparent leaving small minority owned firms out of the initial stages of the process. A perfect example of this can be found more recently with the Shirley Chisholm Community Center project in Central Brooklyn. This project and the process of architect selection resonated loudly and deeply among many Black architects and further perpetuated the level of confidence they have of the DDC.**

DDC will continue to prioritize a transparent and communicative procurement process for all of our Design Build Projects. We will increase efforts to ensure meaningful M/WBE and small business participation throughout the planning, solicitation, and procurement process, as well as through design and construction. We will hold several industry engagement opportunities, including the DB Forums, a pre-solicitation info. session, and of course a widely advertised RFQ release. We will also ensure that the AE1 completes a thorough community engagement plan. Please keep checking the DDC website for updates.

**17. How often are these meetings? Where can I find out about the next meeting?**

DDC holds these DB Forums Quarterly. They are publicized on our website.

**18. Will it be the Owner's (DDC) Representative that oversees the Design/Build projects as well?**

DDC's Owner's Representatives provide general consulting and advisory services related to the Design-Build program activities, and may support DDC Project Managers with oversight and coordination assistance on specific Design-Build projects.

**19. What is the role of REI in the design-built projects?**

The role of the REI is to provide construction oversight / QA/QC.

**20. What are some of the key aspects for the Legislation Act that you were talking about earlier?**

The key point in the City's comprehensive legislative approach is to give the City's agency's the project delivery tools to design and build more effectively. In 2022, the City created a Capital Process Reform Task Force made up a broad coalition of support within NYC government and external partners representing every facet of design, construction, labor, and project management. The Task Force made 39 recommendations. Nine of the recommendations require NYS legislative changes. The nine-part legislative package would cut years off of the capital project delivery process and save taxpayers tens of millions of dollars every year. In summary, the nine-part package expands alternative project delivery tools, modernizes procurement, increases insurance options, and expands support and opportunities for M/WBEs.

**21. Will DDC consider increasing the stipend values for short-listed companies that are not successful as in our experience the stipend is not adequate to cover even 25% of the expenses required by the RFP?**

While DDC was not originally allowed to offer stipends on our first few DB projects, we are excited that we can now follow best practices and award stipends to the two non-awarded shortlisted teams. We have undergone a research study with our Owner's Rep regarding how best to calculate our stipends, which includes several factors such as project size, budget, complexity, and the level of effort required of the DB teams to produce the proposal. The stipends offered on current procurements are aimed to be more in-line with industry standards. In addition, we look forward to expanding legislation that will allow us to utilize other Alternative Delivery methods such as Progressive Design Build, which will translate to a less resource intensive procurement process and level of effort required to produce a proposal.

**22. Would RFQ be sent to all consultants to participate?**

Our RFQ's are open and competitive, and are released on our website, and any qualified firms can respond with an SOQ.

**23. What is your prompt pay policy?**

Section 4-06 Prompt Payment Policy, of Procurement Policy Board [PPB] Rules of New York City, applies to Design Build Contracts. You can access PPB rules on Mayor's Office of Contract Services [MOCS] site, at <https://www.nyc.gov/site/mocs/legal-forms/procurement-policy-board-ppb-rules.page> . You can also web search for NYC PPB Rules.

**24. Would be a separate RFP or RFQ for REI consultants to represent the owner?**

No there is no separate contract for REI, the DB must provide construction oversight and QA/QC.