NYC DDC Consultants
Open House
June 12, 2018

Ana Barrio
Acting Commissioner
Office of the Chief Architect

Speaker:
Margaret Castillo, FAIA, LEED AP
Chief Architect
<table>
<thead>
<tr>
<th>Value</th>
<th>Description</th>
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<tr>
<td>$13.8</td>
<td>billion current portfolio value</td>
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<tr>
<td>$17</td>
<td>billion expected by 2020</td>
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<td>$20.5</td>
<td>billion completed since 1996</td>
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<td>650</td>
<td>active infrastructure portfolio</td>
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<tr>
<td>546</td>
<td>active public buildings portfolio</td>
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<tr>
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D+CE

Reaffirms and extends our commitment to deliver enduring, functional, responsive, and innovative public buildings and infrastructure of the highest quality that meets community needs and client goals.
1100: Architect · Abruzzo Bodziak Architects · Agrest and Gandelsonas Architects · Allied Works Architecture · Ammann & Whitney · Andrew Berman Architect · Architecture in Formation · Architecture Research Office · Arquitectonica · Asymptote Architecture · Atelier Pagnamenta Torriani Architects Planners · Audrey Matlock Architect · Bade Stageberg Cox · Belmont Freeman Architects · Bentel & Bentel, Architects/Planners · Bernheimer Architecture · Beyhan Karahan & Associates Architects · Biber · Bjarke Ingels Group · BKSK Architects · Body Lawson Associates · Buro Koray Duman Architecture · BWA + de.Sign · Caples Jefferson Architects · Charles Rose Architects · Christoff + Finio Architecture · CR Studio Architects · Dattner Architects · Dean/Wolf Architects · Deborah Berke & Partners Architects · Elmslie Osler Architect · Ennead Architects · Fox & Fowle · Frederic Schwartz Architects · G Tects Architecture · Gans Studio: Architecture · Garrison Architects · Gluckman Mayner Architects · Gray Organschi Architecture · Grimshaw Architects · H3 Hardy Collaboration Architecture · Hanrahan Meyers Architects · HS2 Architecture and FREE · Huff + Gooden Architects · IKON.5 Architects · Jaklitsch/Gardner Architects · Jordan Parnass Digital Architecture · Karen Bausman + Associates · Keenen/Riley Kiss + Cathcart, Architects · LARC Studio · Leeser Architecture · Leroy Street Studio · LEVENBETTS · Locascio Architect · LTL Architects · Marble Fairbanks · Marpillero Pollak Architects · Marvel Architects · Matthew Baird Architects · Michielli + Wyetzner Architects · Monica Ponce de Leon Studio · Moorhead & Moorhead · Murphy Burnham & Buttrick Architects · nARCHITECTS · OBRA Architects · Ogawa/Depardon Architects · Ohlhausen DuBois Architects · Pasanella + Klein Stolzman + Berg · Pendergast Laurel Architects · Rafael Vinoly Architects · Rice + Lipka Architects · Rietveld Architects · Rogers Marvel Architects · Sage and Coombe Architects · Selldorf Architects · Sen Architects · Skidmore, Owings and Merrill · Slade Architecture · Smith-Miller + Hawkins Architects · Snohetta · Spacesmith · Stephen Yablon Architecture · Steven Harris Architects · Steven Holl Architects · Studio Gang · Studio Joseph · Studio SUMO · TEN Arquitectos · The Galante Architecture Studio · Thomas Phifer and Partners · Toshiko Mori Architect · Urbahn Architects · W Architecture and Landscape Architecture · Wallance + Hibbs Architects · Weiss/Manfredi Architects · Weisz + Yoes Architecture · WORK Architecture Company · Yoshihara McKee Architects · Zakrzewski + Hyde Architects
Design and Construction Excellence | Community

40th Precinct Station House | BIG
Design and Construction Excellence | Functionality

Queens Borough Hall Parking Field | WXY
Design and Construction Excellence | Constructability
Snug Harbor Cultural Center Music Hall | Studio Joseph
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<th>medium</th>
<th>large</th>
<th>mega</th>
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<td>8 firms over $5 million</td>
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<td>2007</td>
<td>24 firms under $10 million</td>
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<td>8 firms over $10 million</td>
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<td>2010</td>
<td>20 firms under $15 million</td>
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<td>8 firms over $15 million</td>
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<td>2013</td>
<td>20 firms under $15 million</td>
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<td>6 firms over $15 million</td>
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<td>2018</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>up to 10 firms over $50 million</td>
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</table>

*13 of 26 firms are certified M/WBE
Safety & Site Support

Speaker:
Jean M. Jean-Louis, LEED AP BD+C, ENV SP, CIAQM
Assistant Commissioner
In the upcoming Fiscal Year 2019, Safety and Site Support will solicit 15 bids from qualified consultants to provide various technical services associated with DDC capital construction projects within the five boroughs in the following areas:

Quality Assurance & Construction Safety (QA&CS) is looking for consultants to perform engineering services:
For the inspection and material testing of water main, sewer pipe and appurtenances
• At fabrication plants throughout the United States and abroad
• Associated with Infrastructure Division related projects

Site Engineering & Topographical Services (OSE) just solicited 10 contracts to:
Conduct Land Surveying Activities in support of the New York City Capital Plan
• To provide additional survey services to NYC Law for litigation purposes
• Associated with Infrastructure and Public Buildings Division capital construction related projects

Office of Environmental & Geotechnical Services (OEGS) will solicit contracts:
For Environmental Investigation, and Laboratory Services
• Associated with Infrastructure & Public Buildings Divisions capital construction projects
Construction Quality
  • Inspection & Testing Services.
    • RFP Fall 2018 – 1 Award
      • $2 Million with a 3 year based term contract
      • A 1 year renewal at $1.2M
      • And a 1 year Time Extension

Surveying
  • Land Surveying
    • RFP Summer 2018 – 10 awards city-wide – Rotation Assignments
      • Each valued at $4.5M with a 3 year based term contract
      • A 1 year renewal at $2M each
      • And a 1 year Time Extension

Environmental
  • Environmental Investigation
    • RFP Fall 2018 - 2 awards city-wide
      • Each valued at $4 Million with a 3 year based term contract
      • A 2 year renewal at $2 Million
      • And a 1 year Time Extension

Geotechnical
  • Geotechnical Investigation
    • RFP Spring 2018 - 2 awards city-wide- under review for Award
      • Each valued at $3M with a 3 year based contract
      • A 2 year renewal at $1.5M
      • And a 1 year Time Extension

FY 2019 Upcoming Contracts
Safety
CM/REI’s have a role in the Contractor’s Site Safety Plan Submittal & Implementation

- Review project scope for accuracy and completeness
- Review re-submittals for responsiveness to comments
- No physical project work without an approved Site Safety Plan and JHA
- Ensure that JHAs are current and address construction activities, health & safety hazards and control methods for identified and specified hazards.

Construction Quality – Safety
Employee training, registrations and certifications must be kept current

- Quality Training – Welding, Concrete, Asphalt & Soil Material Testing, etc.
- Licenses – Asbestos, Lead, Mold certifications etc.
- Special Certifications, ACI, NICET, CPESC, CSP, ASP, etc.
Completed Projects
SW MTS Brooklyn (Substantial Completion in August 2018)
Wavertree Vessel Stabilization and Restoration
St. George Theatre
What’s New at Public Buildings?
Public Buildings Policies and Standard Operating Procedures (SOPs) Initiative

- Streamline processes
- Achieve efficiency
- Provide clarification
- Share best industry practices
- Reduce training time
- Promote employee engagement
Change Order Estimating Policy

Elimination of $25,000 Change Order threshold for estimates
Upcoming SOPs to be released:

- New Contractor Payment Forms
- CM Contract Administration
- CM Constructability Review
- Bluebook in Benchmark
- Record Keeping
- Eliminating Thresholds
- Pre-Award Process
CM Cost and Scheduling Support Services for Public Buildings

• Public Buildings is seeking to award a number of firms to provide cost and scheduling support services through our existing CM contracts in an effort to improve project delivery.

• RFPs are currently being prepared, to be issued end of May 2018.

• Through various expedited procurement methods, we anticipate utilizing these services as early as August 2018 for our Libraries and Culturals Portfolios, and as needs arise throughout the rest of our Division.

• It is expected that these services will significantly improve cost and schedule performance as well as project delivery turnaround time for our clients.
Expansion of In-House Design

• Project delivery and time savings for Client
• Continue the growth of In House Design
• Commitment of $84M for calendar year 2017
• Decrease design time by at least 6 months
• Help with client needs and expectations
Draft CPI or scope issued by client agency

1 day

Scope review, field visit and data collection and analysis

2-3 weeks

Identify required scope or design issues and prepare draft project scope with program unit

1 week

Prepare scope package for submission to estimating unit

Prepare project presentation with design concerns, cost estimates and recommendations for presentation to Strategy Board

1 week

Strategy Board Presentation

1-2 weeks

Provide conclusions and project scope analysis for transmittal to client agency

1 week

Projects not recommended for initiation may require follow-up meetings with client agency to reach alignment of a revised CPI

Varies

Review Turnaround Time: 6 – 8 weeks
Master Specifications

Streamline and improve efficiency with the preparation and review of contract specifications

Selected firm(s) would be responsible for:
• Providing up-to-date relevant (code) information
• Updating General Condition Standards
• Safety Requirements
• Standardizing the AIA master specifications with language pertaining to the City (DDC) as the owner
• Projected to save at least 15% on design duration
Upcoming Projects
Ambrose Lightship PV394AMBR Stabilization and Restoration of 1907 Lightship Ambrose
New Westchester Square Library
Final Design - Estimated Project Total $20M

Roosevelt Island Branch Library
Final Design
Estimated Project Total $8M

Jefferson Market Library
Final Design – Estimated Project Total $7M

East Flatbush Library
Final Design - Estimated Project Total $8.6M

Far Rockaway Library
Construction Procurement – Estimated Project Total $27M

Upcoming Contracting Opportunities – Public Buildings Libraries
Upcoming Contracting Opportunities – Public Buildings Culturals

Museum of Jewish Heritage
Design Excellence

Snug Harbor Cultural Center
Final Design – Estimated Project Total $10M

64 E. Fourth Street Building
Renovation
Final Design
Estimated Project Total $1–2 M

Brooklyn Children’s Museum Auditorium
Compliance
Design Excellence
Estimated Project Total $6M
Upcoming Contracting Opportunities – Public Buildings Parks

Starlight Comfort Station
Final Design

Queens County Farm Museum
Restoration
Final Design
Estimated Project Total $4-6M
New 116th Precinct Station House
Schematic Design
Estimated Project Total $70M +

Bomb Squad Building
Estimated Project Total $12M

Rodman’s Neck Firearms Training Facility
Scope Development/ RPF for Design & CM
Estimated Project Total $280 M

NYPD Property Clerk Warehouse
Capital Project Initiation
Estimated Project Total $425 M +

Upcoming Contracting Opportunities – Public Buildings Police
Upcoming Contracting Opportunities – Public Buildings

FDNY & DOC Training Academy at Fort Totten
Capital Project Scope Development
Estimated Total $400-700M
Upcoming Contracting Opportunities – Public Buildings DEP

**DEP Clove Road Facility**
- Capital Project Scope Development
- Estimated Project Total $30M

**Newtown Creek Nature Walk Phase II**
- Out to bid 11/8/17
- Estimated Project Total $10M +

**DEP Maspeth Facility**
- Capital Project Scope Development
- Estimated Construction Budget TBD

**Newtown Creek Nature Walk Phase III**
- Final Design
- Estimated Project Total $10M +
Upcoming Contracting Opportunities – Public Buildings DSNY / TLC

- TLC Woodside Inspection Facility
  - Final Design
  - Estimated Project Total $75M +

- DSNY Staten Island
  - 1/3 New Garage
  - Schematic Design
  - Estimated Project Total $135M +
Upcoming Contracting Opportunities – Public Buildings Human Services

Bellevue Men’s Shelter
Courtyard Reconstruction
Scope Development
Estimated Project Total $5M +

Bellevue Men’s Residence
Façade and Window Replacement
Construction Procurement
Estimated Project Total $55M +

Bellevue Men’s Shelter
Atrium Area Reconstruction
Scope Development
Estimated Project Total $12M +
Upcoming Contracting Opportunities – Public Buildings OneNYC + Health

Bushwick Health Center Rehabilitation
- Final Design
- Estimated Project Total $12M +

Corona Health Center Rehabilitation
- RFP for Design
- Estimated Project Total $10M +

Energy Efficiency at DSNY Brooklyn N1 & 4 District Garages
- Design Procurement
- Estimated Project Total $13M +
Upcoming Contracting Opportunities – Public Buildings Corrections

New Riker’s Island Facility
FDNY & DOC Fort Totten Training Academies
Capital Project Scope Development
Estimated Construction Budget $400-700M
**NYPD Property Clerk Facility**

*Capital Project Scope Development*

*Estimated Construction Budget $300M*
DOHMH Bronx Animal Shelter
Estimated Construction Budget $70M
Public Buildings - Upcoming Contracting Opportunities

DEP Clove Road Facility
Capital Project Scope Development
Estimated Construction Budget $30M
DOC Borough-Based Justice Centers
Capital Project Scope Development
Estimated Construction Budget TBD
Infrastructure

Speaker:
Eric Macfarlane, P.E.,M.ASCE
Deputy Commissioner, Infrastructure
Infrastructure Portfolio  650 Projects
Estimated Construction value $ 9.5 billion
31 INFRASTRUCTURE
PROJECT TYPES

INFRASTRUCTURE PORTFOLIO: 650 PROJECTS

Estimated Construction Value $9.5 billion

IN-HOUSE DESIGN - 60%
CONSULTANT DESIGN - 40%

IN-HOUSE CM/REI - 30%
CONSULTANT CM/REI - 70%

- Flood Mitigation
- Emerg repair
- New Storm sewers
- Resiliency
- Security
- Special Project
- Vision Zero

- Bluebelt project
- Green Infra
- Ped Ramp Rehab
- Resurfacing
- Select Bus Service impr
- Step Street

- Catch Basins
- Infra Development
- Pedestrian Bridge
- Retaining Wall
- SEQ Storm sewer program
- Streetscape

- Combined Sewers
- Intersection Improvement
- Pedestrian ramps
- Roadway Reconstruction
- Sewer rehabilitation
- Trench Restoration

- Distribution Water Main
- New Sanitary sewers
- Plazas
- Sanitary sewer reconstruction
- Sidewalk Maintenance
- Trunk Water Main
INFRASTRUCTURE PORTFOLIO PHASES

Design Dev, $2,129,982,384
PRELIM DESIGN, $2,061,228,428
CONSTRUCTION, $3,073,281,669
Final Design, $476,482,872
Close-Out, $1,741,361,138

Infrastructure Portfolio  650 Projects
Estimated Construction value $ 9.5 billion
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<th>DESCRIPTION</th>
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<td>CONSTRUCTION OF RIGHT-OF-WAY- GREEN INFRASTRUCTURE IN THE JAMAICA BAY CSO TRIBUTARY AREAS JAM-003 AND JAM-003A</td>
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<td>Bronx &amp; N. Queens Total</td>
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Fiscal Year 2019 Infrastructure Pedestrian Ramps Contracts
Estimated $ of Construction per Borough

Sub. Totals for FY 19: 8000 $85,768,000
Request for Proposals
Upcoming REI/CM Requirement Contracts

Qualifications Based Selection

Key Debriefing Factors
Quality-Based Selection

Challenge
Engage the best consultants who have not traditionally sought City work due to the limitations of the procurement process and the perceived lack of interest in quality

Solution
Modify the procurement process by eliminating fee competition and emphasizing qualifications and expertise in selecting design and construction management consultants
Quality-Based Selection
Steps for Success

1. Target potential applicant pool
2. Advertise in local and national design trade publications
3. Provide informational seminars
4. Create presence at design and construction events
Quality-Based Selection
Two primary contract groups

Valued at >$50m
Project specific
Stand alone

Two-stage RFP process:

Stage one
Firms submit general qualifications
DDC establishes short list

Stage two
Short list submits technical proposal
Short list is interviewed
Proposals evaluated and ranked
Contract negotiated with highest-ranked firm

CONTRACT GROUP ONE
Quality-Based Selection

Two primary contract groups

Contracts valued at <$50m
8 small firms (10 staff or less) – Contract $25m ea.
12 unrestricted size firms – Contract Value $35m ea.
REI/CM requirement contracts

Firms are assigned projects as they arise on a rotational basis based on initial selection ranking

Project construction value <$15m
Assigned to small firms

Project construction value =$15m
Assigned to unrestricted size firms

CONTRACT GROUP TWO
Examples that focus on projects types under consideration

Depth of qualified staff
Available resources to support projects and maintain schedules
Relevant experience and competence to perform DDC projects types
Ability to provide technical support services during construction

Strategic approach
Project management objectives: budget, schedule, safety
Critical milestones and constructability issues
Design organization: project team experiences
REI organization: project team experiences
Innovative proposals or concepts of relevance
Close-Out of projects

Financial resources
Ability to meet expenses pending City reimbursement
Thank you