



Department of  
Design and  
Construction

06.08.23

# Department of Design and Construction Industry Open House

Eric Adams  
Mayor

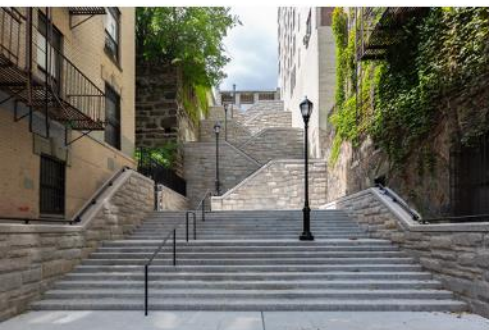
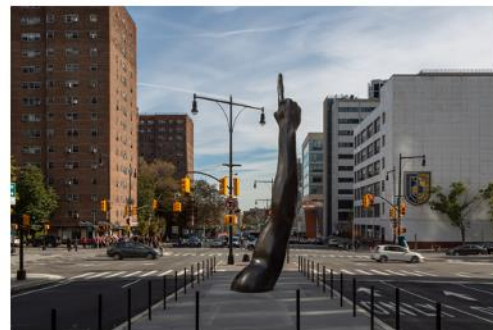
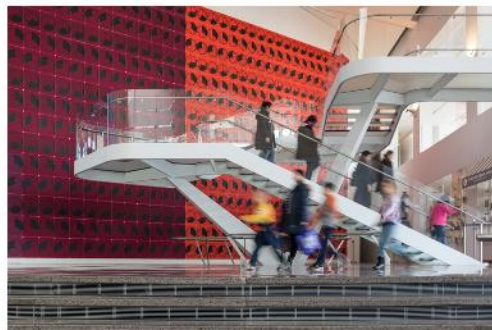
Thomas Foley, P.E.  
Commissioner

**We are DDC. We are growing.**



We are the City of New York's principal design and construction manager. We manage a portfolio of more than **\$24 billion** in design and construction work on behalf of civic sponsors, including more than 20 City agencies and the library system.

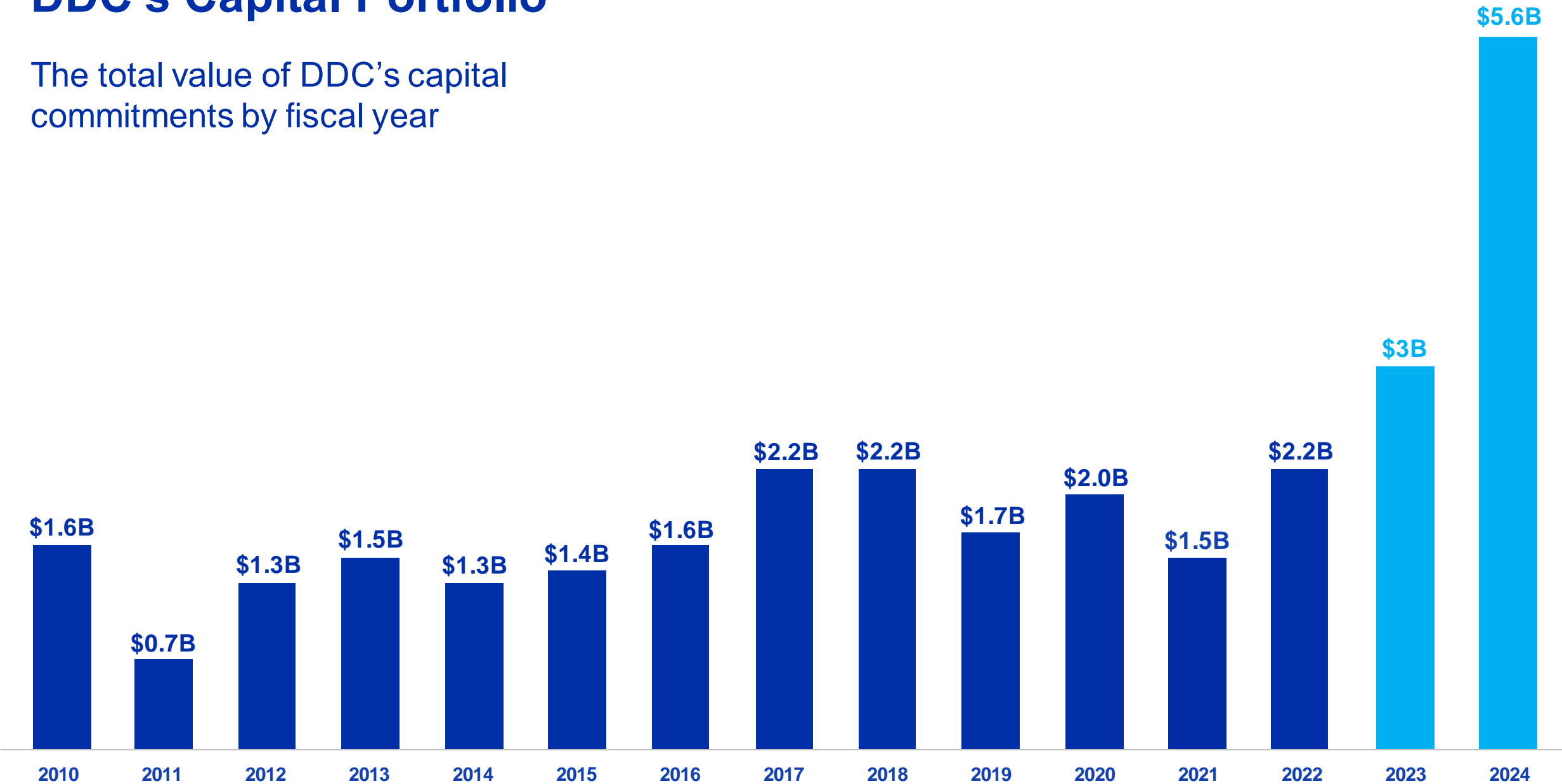






# DDC's Capital Portfolio

The total value of DDC's capital commitments by fiscal year





Coastal Resiliency



Borough-Based Jails



Support for Asylum Seekers





## Our Strategic Blueprint







- Expanding project delivery methods
- Transforming the City's capital delivery process
- Strengthening industry partnerships
- Expanding opportunities for Minority & Women-Owned Businesses (M/WBEs)
- Empowering our agency's professionals



# Expanding Alternative Delivery

## Design-Build

23 projects valued at more than \$8 billion

Additional projects in the pipeline

Note: Preliminary Design Renderings – subject to change



Shirley Chisholm Recreation Center



Brownsville Girls Empowerment Center and Community Hub



DDC is committed to treating every project and every day as if it is an emergency.





# Listening To You





# Better Contracts



## Improving Design Contracts

Higher fee curves

Shorter design durations

New set of tools

## Improving Construction Contracts

Piloting early completion incentives

Value engineering

Cost adjustments for escalation

Enhanced mobilization

## Streamlining Change Orders

Piloted Expanded Work Allowance (EWA) – saving months on common types of change orders

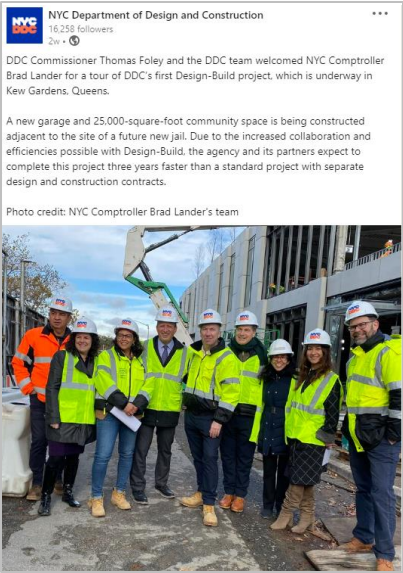
Expanding EWA to all projects that can benefit



# Strengthen our Partnerships



## Social Media



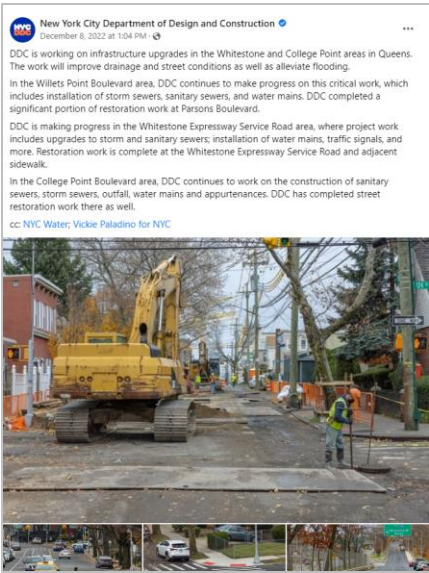
LinkedIn



Twitter

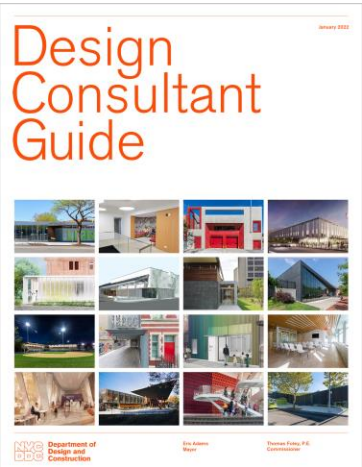
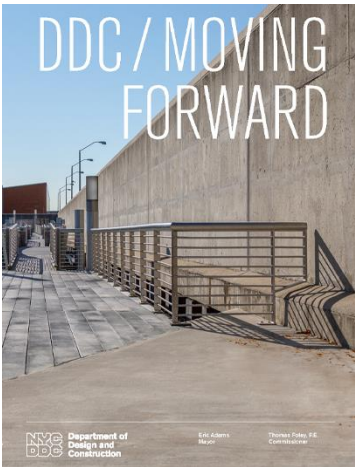


Instagram



Facebook

## Publications





We need your best  
every single day.



DDC Lessons Learned Site Visit



# Managing DDC Projects



**Safety** – always comes first

**Technology** – consistently innovate

**Lessons Learned** – remember what you did well, and learn how to improve

**Opportunities and Expectations** – we have high expectations

**Construction Management Tools** – better tools for the industry

**Streamlining Payments** – [DDCPaymentsTaskForce@ddc.nyc.gov](mailto:DDCPaymentsTaskForce@ddc.nyc.gov)

# Our Unofficial Mascot

Save the drama  
for your llama





# Public Buildings



**Salvatore Cali, Jr.**  
Deputy Commissioner

# We Are Public Buildings



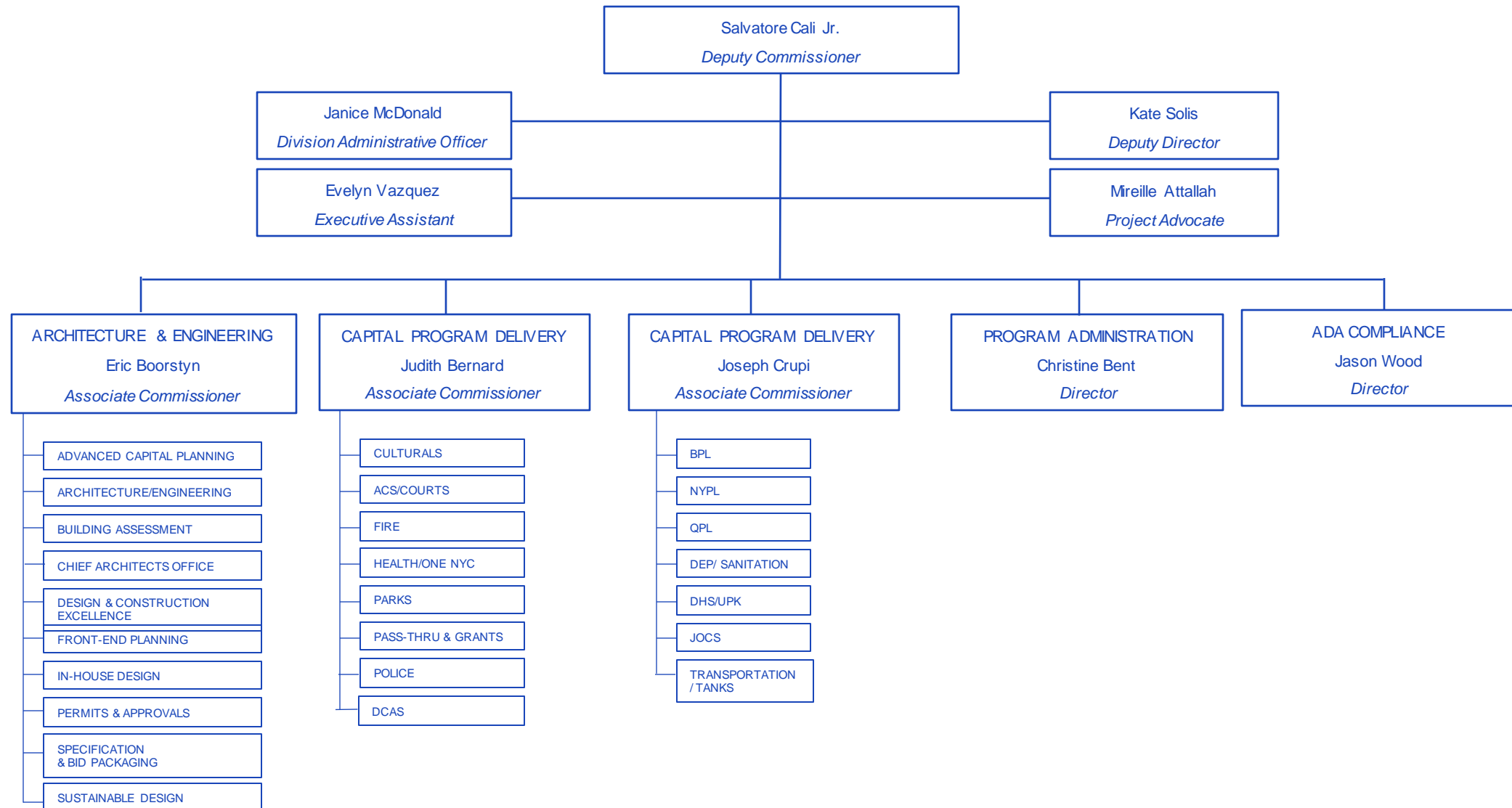
265 executive, managerial, professional and administrative staff responsible for the design and construction of over 270 active projects for 28 sponsor agencies with portfolios valued at over 5 billion dollars.

+ Emergency projects to provide temporary housing and respite centers for NYC Asylum Seekers





# PUBLIC BUILDINGS DIVISION



# Design, CM & Emergency Contracts Update



## Design Contracts

- 20 Architectural Design Contracts
  - 14 projects awarded, 7 in the pipeline
- 10 Technical Design Contracts
  - 8 projects awarded, 10 in the pipeline
- Full registration in early 2022, expiration in early 2025
- 110 debriefings completed early 2023

## Emergency Contracts

- Asylum Seekers (HERRC)
  - 5 Technical Design
  - 3 CM-Build
  - 1 Administrative Services

## Construction Management (CM) Contracts

- 15 CM Contracts
  - 8 projects awarded, 10 in the pipeline
- Full registration in early 2023, expiration in early 2026
- Debriefings forthcoming CM Orientation on 5/22



# Environmental and Engineering On-Call Contracts



- **Environmental Services**
- **Asbestos/Lead/Mold Abatement Services**
- **Environmental Surveys & Air Monitoring**
- **Geotechnical Boring Services**
- **Geotechnical Engineering & Testing Services**
- **Forensic Engineering Services**
- **Land Surveying Services**

# Key Priorities



**Schedule**

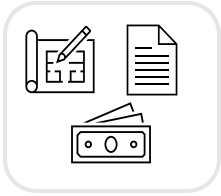
**Budget**

**Quality**

**Performance**



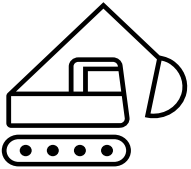
# Key Priorities



**Design Completion** on schedule



**Bid Packaging** improved specifications, requiring less time for review and approval



**Construction** with fewer change orders, RFIs, delays and cost overruns

# DDC Expectations



**Responsiveness:** Remain in contact with the Project Manager throughout the life of a project.

**Dedication:** Act as an extension of the Capital Program Delivery team and take responsibility for delivering projects **on time, within budget**, and according to DDC's standards and requirements.

**Collaboration:** Communicate all concerns related to scope, budget and schedule to the Project Manager immediately and work together with the Project Team to resolve.





# Construction: Contract Tools



## Expanded Work Allowance (EWA)

- Provides registered funds to address unforeseen field conditions

## Price Adjustments Allowance

- Provides funds to offset unanticipated fluctuations within fuel, asphalt, and steel indexes

## Early Completion Incentive

- Financial incentive for a contractor to complete the work early
- Incentive payment is tied to an accelerated substantial completion date
- Liquidated damages can be levied if substantial completion date is not met

## City Work Acceleration

- In the event a project needs to be delivered earlier, or coordinate work to align with other projects in the same facility, city work acceleration can be used to compensate contractors for overtime and/or additional shifts

# Updated General Conditions



- **Capital Reform Taskforce**  
Mobilization payments
- **Time-related Division 1 items payable by unit price**
- **Added language for substitutions and Sustainable Construction Requirements**
- **Additional clarification on Payment Procedures**



# Construction Management Software



Transparent Cloud Based System

- Document Management
- RFIs & Submittals
- Specifications & Drawings
- Schedule & Delays
- Photos
- Punchlist
- Meeting Minutes
- Ball in court tracking
- Daily Logs

# **PB OPPORTUNITIES**

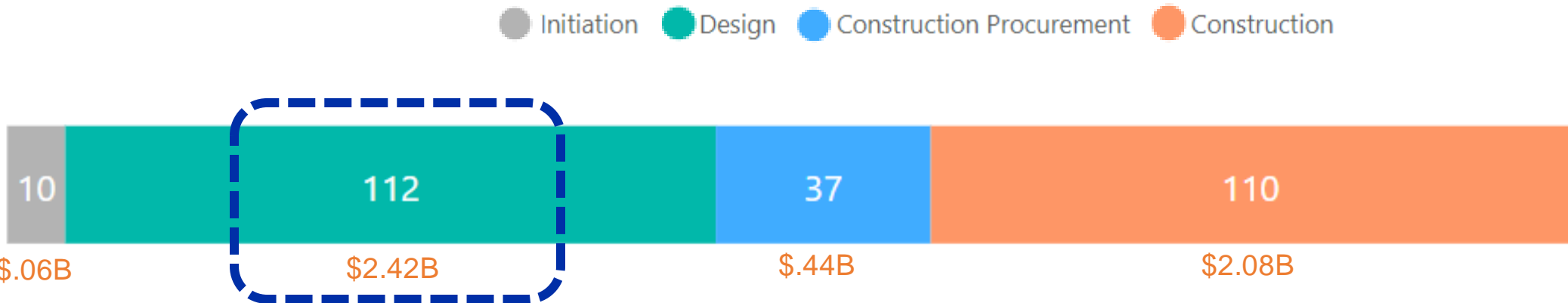


# Public Buildings Portfolio – Front End Planning



	# of Projects	Total Construction Budget	Project Type
	1	<10M	Electrical Renovation/ Upgrade
	1	<10M	Elevator
	1	10M-25M	Exterior Renovation Façade
	4	25M-50M	Fire Alarm Upgrade
	1	>50M	Fire Sprinkler Upgrade
	7	<10M	Interior Renovation Boiler Upgrade and/or Replacement
	6	10M-25M	Interior renovation HVAC Upgrade and/ or Replacement
	7	25M-50M	Major Renovation/ Rehabilitation
	7	>50M	New Construction
	2	<10M	Roof Renovation/ Rehabilitation
<b>Total</b>	<b>37</b>	<b>Approx. \$550M</b>	

# Public Buildings Portfolio



Total Portfolio:  
270 Projects  
\$5 Billion

✓ Projects in Design	112	\$2.4B
✓ Projected Design Completions by 12/2023	35	\$600M



# Upcoming Bids



New building that will support ambulance response time for the growing population of the Bronx.

Budget: \$37M

Design Completion: Spring 2023

Anticipated Bid: Summer 2023

FDNY – New EMS Station 17

# Upcoming Bids



New construction of a secure training facility and compound. The facility shall consist of new partially baffled outdoor ranges, a training/administration building and associated security and infrastructure improvements. The project aims to provide sheltered firearm ranges that will mitigate noise pollution for adjacent neighborhoods, reduce hazardous waste removals and provide appropriate infrastructure in a secure compound.

Budget: \$215M

Anticipated Design Completion:

Summer 2023

Anticipated Bid: Fall 2023

NYPD – New Firearms & Tactics Facility



# Upcoming Bids



Demolition of the existing single story Rego Park Community Library facility, and the design and construction of a new multi-story building to fulfill the expanding needs of the surrounding community.

Budget: \$41M

Anticipated Design Completion:  
Summer 2023

Anticipated Bid: Fall/Winter 2023

QPL – New Rego Park Library



# Upcoming Bids



Van Dyke - This project will upgrade the existing space into a Boxing Gym that will y be used for individual and small group boxing training and other large community events, with the boxing ring serving as a main stage.

This project aims to transform the Brownsville Houses Community Center into a valuable community asset for youth, families, senior citizens. Architectural, mechanical, electrical and plumbing renovations will modernize the space for public use while facilitating comfort, quality of life and safety for all

Budget: \$8.8M, \$8.8M  
Anticipated Design Completion:  
Summer 2023  
Anticipated Bid: By the end of 2023

NYCHA – Van Dyke Boxing Gym and Brownsville Community Center Renovations

# Upcoming Bids



This project will provide a modern and fully functional beach operations headquarters. The main building will be reconstructed while leaving the Administration Building and Vehicle Shops operational during and after the project.

Budget: \$51M  
Anticipated Design Completion:  
Summer 2023  
Anticipated Bid: Fall/Winter 2023

Parks – Coney Island Beach Operations Headquarters



# Alternative Delivery



**Alison N. Landry, AIA**  
Associate Commissioner



## Adaptive project delivery methodology for improved delivery of public works

Complete public projects faster and more efficiently, emphasizing collaboration, efficiency, and risk reduction

Tool to open libraries, fire stations, and maintenance facilities sooner – and we expect that it will accelerate road, water, and sewer projects.

Benefit our partners in the design and construction process, our City, our sponsor agencies, and the New Yorkers who rely on our projects.

# Design-Build at DDC

#Design-Build Projects	
Infrastructure	5
Public Buildings	9
Borough-Based Jails	9
	23

DDC’s 2022 Progress Report can be found on our Design-Build web page, here:

[www1.nyc.gov/site/ddc/contracts/designbuild.page](http://www1.nyc.gov/site/ddc/contracts/designbuild.page)

City of New York



Design-Build Program  
2022 Progress Report  
to the New York  
State Legislature

# Design-Build at DDC

## Infrastructure DB Portfolio



### 5 Pilot Projects \$12.5M – 90M

First 2 NTPs anticipated Q3 23 for pilot projects

3 projects \$50M to \$100M RFQs to be released in 2023

- Lexington Avenue Pedestrian Safety
- Pedestrian Ramps in MN, QN & BX
- ROW Green Infrastructure via Precast Porous Concrete Panels
- Raised Crosswalk
- Deep Sewer Manhole



# Design-Build at DDC

## Public Buildings DB Portfolio



**9 Active Projects**  
**\$10M – 130M+**

7 NTPs with projects in Design

2 projects preparing for  
procurement, and evaluating  
potential projects in front end  
planning stage

- Orchard Beach and Rockaway Beach M&Os
- Marlboro Greenhouse
- Shirley Chisholm and Mary Cali Dalton Rec Centers
- Brownsville Girls Empowerment Center & Community Hub
- Harper St. Admin Facility
- Roy Wilkins Rec Center
- Public Restroom Buildings Bundle

## Industry engagement strengthens our program

- **Feedback loop** from recent procurements informs upcoming projects
- **Enhanced due diligence** for projects pre-award
- **Stipends** for resources at RFP stage
- **Debriefs** include program staff to provide salient, technical feedback
- **Post-award trainings** with program tools to efficiently and effectively manage the work, for our staff, sponsors and end users

# Design-Build Industry Engagement



## DDC Website

- Upcoming Opportunities
- Current Opportunities
- Active Procurements
- Completed Procurements

NYC Department of Design and Construction

311 | Search all NYC.gov websites

Building for you

NYC DDC

Department of Design and Construction

Translate | Text-Size

Home

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Work with DDC

Bid

RFP

Design-Build

RFQ / PQL

NYC DDC - Design Build Projects

SEARCH

RESET

Sign In

Register for DDC Anywhere

Current Opportunities

NYCDB - PB RFEI - Public Building RFEI for R Project

NYCDB - RFEI - Infra - Request for Express Interest

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

NYCDB - PB RFEI - Public Building RFEI for Roy Wilkins Project

CLICK HERE FOR LIST OF INTERESTED SUBS/SUPPLIERS

Project Title	Type	Scope Summary	Estimated Value	Anticipated Release	Stipend
Raised Crosswalks [Infrastructure]	Infrastructure	Installation of 100 Raised Crosswalks in all five boroughs	\$85M - \$95M	Q2 2023	Yes
Roy Wilkins Recreation Center (Public Buildings)	New Construction	New approximate 55,000 sq. ft. recreation facility for the Department of Parks and Recreation located at Roy Wilkins Park in Queens, consisting of a variety of amenities including swimming pool, running track, gymnasium, weight training and fitness rooms, and other support spaces. Existing recreation center programming will relocate to the new building, but existing building is to remain with no work in existing building included in this project scope. DDC will seek to embed equity in the procurement, design and construction processes, and to prioritize community involvement and meaningful M/WBE and small business participation.	\$115M - \$125M	Q3 2023	Yes

Notice of Intent posted on a rolling basis, approx. quarterly updates



# DB Partnerships: Recent Events



## Upcoming DB Contract

### 04/18 Pre-Solicitation Meeting

Pre-solicitation conference in advance of RFQ to allow advance notice for teaming for a world-class recreation facility for NYC Parks.

Embed equity in design, construction and work opportunities

Meaningful M/WBE and small business participation is a DDC priority and will be reflected in the procurement process

A screenshot of a social media post from the NYC Department of Design and Construction (DDC). The post features the NYC DDC logo, the department's name, and follower information. The main text is a reminder about a virtual pre-solicitation conference. Below the text is a blue banner with white text and a line drawing of construction equipment.

**NYC DDC**  
18,504 followers  
1mo • 🌐

REMINDER: On April 18th at 11 AM, DDC will host a virtual Pre-Solicitation Conference for the Roy Wilkins Recreation Center.

[...see more](#)

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**NYC DDC Seeks  
Construction Industry Firms  
for the Roy Wilkins  
Recreation Center**

A blue line drawing of a construction scene. It includes a large truck with a crane, a smaller truck, and a person standing next to a piece of heavy machinery.


# DB Partnerships: Recent Events




## Awarded DB Contract


## 04/10 Project Hiring Event

Engagement with local contracting and workforce community, facilitated by Design-Build team represented by Lendlease, Studio Gang, and McKissack



NYC Department of Design and Construction  
18,123 followers  
3w • 

Reminder: there's still time to RSVP for tonight's M/WBE Opportunities Event for the Shirley Chisholm Recreation Center: <https://on.nyc.gov/3nxio7O>



**SHIRLEY CHISHOLM RECREATION CENTER**


**Minority/Women Business Enterprise (M/WBE) Opportunities Event**

**Project Details**

- Sponsor Agency: NYC Dept. of Parks
- Managing Agency: NYC DDC
- Design/Builder: Lendlease
- \$131M, 65,000SF Recreation Center
- Includes:
  - Running Track
  - Teaching Kitchen
  - Multipurpose Rooms
  - Indoor Pool
  - Gymnasium

**When & Where**

April 10th 5-8pm  
Brooklyn College  
2700 Campus Road  
Whitehead Hall Room 222



**Trades Needed**

- Electrical
- Plumbing
- Carpentry
- HVAC
- Painting
- Flooring & Tile
- Glass & Glazing
- Fire Protection

**Sponsored by**

Assembly Member: Rodneyse Bichotte Hermelyn  
and  
Council Member: Farah Louis

# DB Partnerships: Recent Events



## Awarded DB Contract

### 05/24 Meet the Teams Event

#### Brownsville Empowerment Center and Community Hub

Gilbane Building Company / Marvel

#### Harper St. Admin Building and Site Improvements

Scalamandre-Scully JV / Urbahn Architects / Selldorf Architects





# Brownsville Girls Empowerment Center & Community Hub



## Project Information Session focusing on Community Engagement, Economic Inclusion & Workforce Development

- Emphasis on local Brooklyn businesses and workers
- Career Fair Opportunities
- Online Outreach Events
- Economic Inclusion commitments are part of the bid assessment
- Commitment to contractor success on the job site



# Brownsville Girls Empowerment Center & Community Hub



## Project Scope of Work

- Abatement & Demolition
- Excavation & Grading
- Site Utilities
- Concrete Foundation & Superstructure
- Brick / Masonry & Glass – Building Envelope
- Roofing System – Partial Green Roof
- Rough & Finish Carpentry
- Gypsum Partitions & Ceiling Systems
- Interior Finishes
- Mechanical, Electrical, & Plumbing
- Low Voltage – Telecom, A/V, & Security



**Amanda Brink**  
*Project Manager II*  
(917) 602-7531  
[abrink@GilbaneCo.com](mailto:abrink@GilbaneCo.com)



**Ed Sheeran**  
*Project Executive*  
(347) 334-2907  
[esheeran@GilbaneCo.com](mailto:esheeran@GilbaneCo.com)

# Design-Build Opportunities



## Industry Engagement for pilot program

- Convene **quarterly DB Forums**, to engage members of the design and construction industry and share information about upcoming opportunities
- Updated **‘Notice of Intent’** on a quarterly basis to prepare industry for upcoming opportunities + host pre-solicitation / pre-submission events
- **Shortlist posted to encourage teaming** during the second step of a two-step procurement
- Facilitating **‘Meet the Teams’ events** once contracts are awarded
- **Project-specific events** hosted by DB teams

# Upcoming DDC Events



## **New Owner's Representative Procurement**

Combined Public Buildings and Infrastructure RFP  
Anticipated release summer 2023

## **DB Forum, Fall 2023 – Meet the Teams, BBJ and Infrastructure**

1. Brooklyn New Facility
2. Lexington Avenue Pedestrian Safety
3. Pedestrian Ramps

## **Pipeline Procurements on rolling basis throughout 2023**

RFQ Release and Pre-Submission Conferences

*Refer to NOI for pipeline information*



# Infrastructure



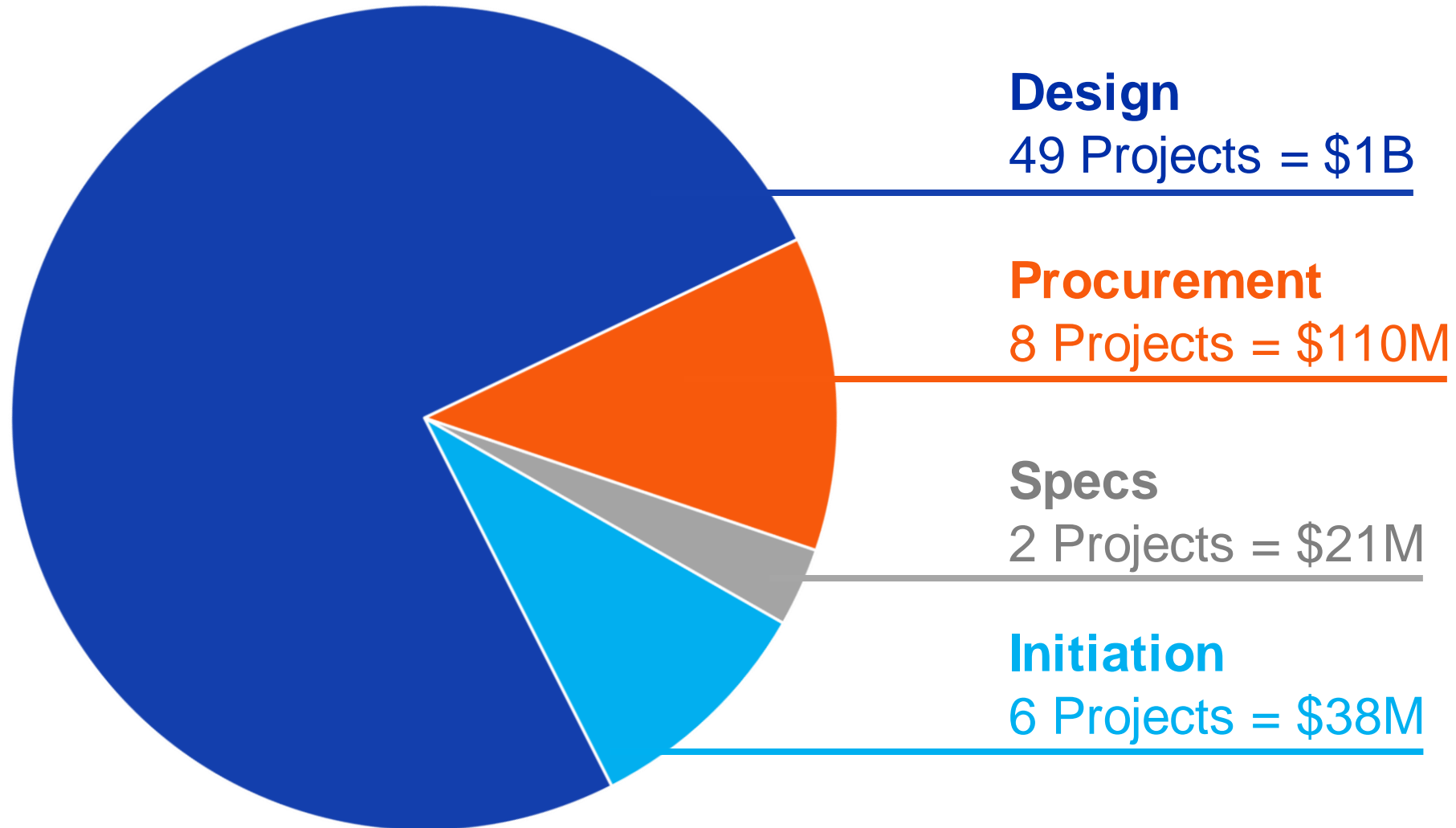
**Thomas Wynne, P.E.**  
Deputy Commissioner

# Infrastructure Introduction



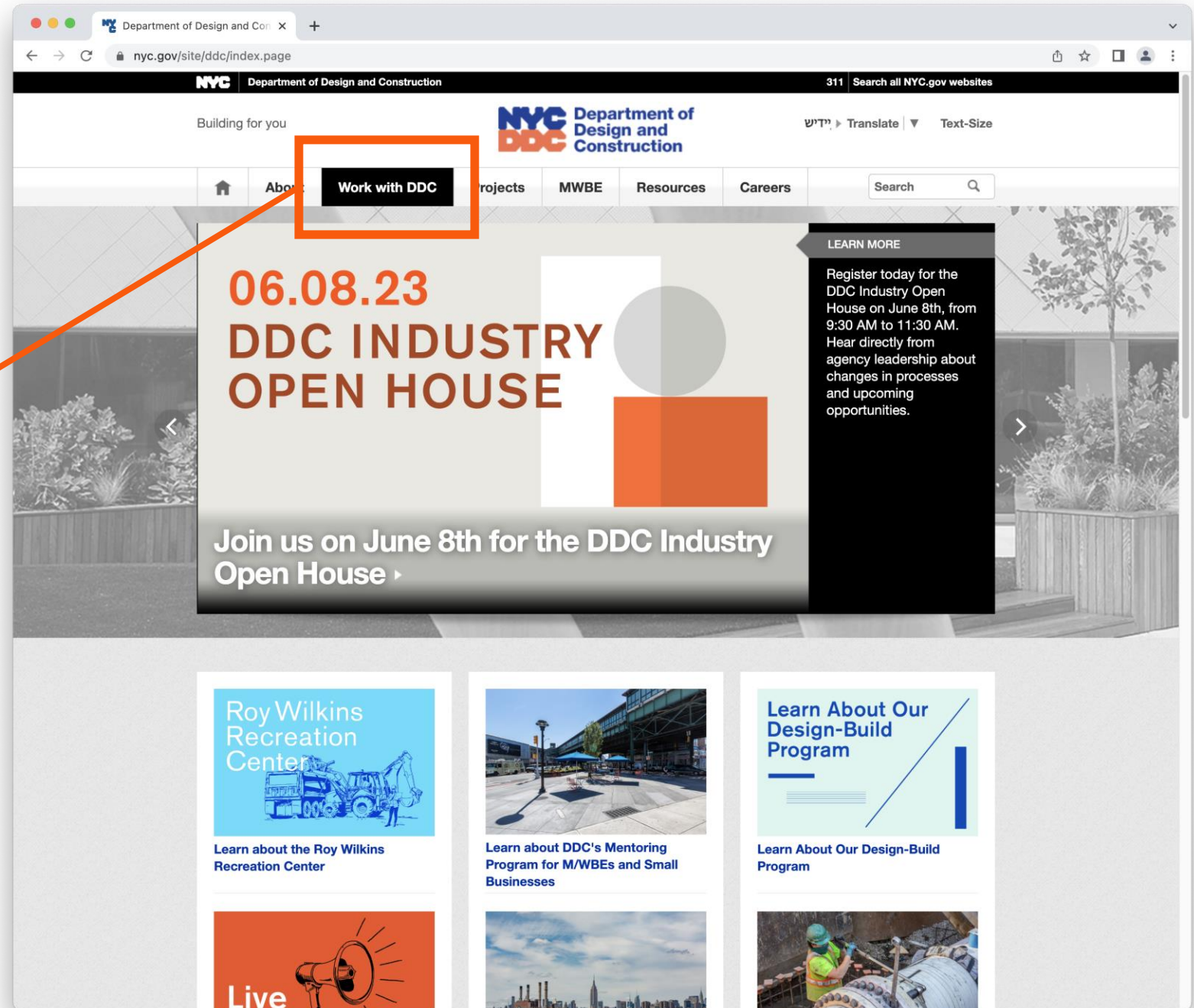
- **Infrastructure FY Commitment Plan**
- **Expectations for Contractors and Consultants**
- **Procedural Changes**

# FY24 Infrastructure Commitment Plan



# Infrastructure Commitment Plan

Find a link to the  
Commitment Plan on  
the *Work with DDC*  
page on our website at:  
[www.nyc.gov/ddc](http://www.nyc.gov/ddc)





# Infrastructure Commitment Plan

Find a link to the  
Commitment Plan on  
the *Work with DDC*  
page on our website at:

[www.nyc.gov/ddc](http://www.nyc.gov/ddc)

The screenshot shows the NYC Department of Design and Construction website. The left sidebar contains links for Consultants and CMs, Contractors, and Not-for-Profit. The main content area is titled 'Work with DDC' and features a video player. Below the video, there are sections for 'Current business partners', 'Those seeking business opportunities with us', and 'New entities to City contracting'. A list of links is provided, including 'Public Participation Plan', 'Competitive Bid/Bid Opportunities', 'RFP', 'RFQ', 'Current Design-Build Opportunities', 'Preliminary Bid Results', 'Awarded Construction Contracts', and 'Safety and Site Support'. The 'Upcoming Opportunities' section is highlighted with an orange border and contains information about the department's portfolio and upcoming projects.

**Work with DDC**

DDC - Work with Us  
NYC DDC

**Current business partners:** this section offers an overview of processes and copies of forms necessary for payments and change orders.

**Those seeking business opportunities with us:** we provide copies of active and planned solicitations for both **bids**, **RFPs** and **RFQs**.

**New entities to City contracting:** this section also supplies useful information regarding procurement processes and rules, as well as support services material for small businesses and those owned by minorities or women.

DDC uses open Requests for Proposals (RFP) for most of our design and construction management contracts. RFPs are open to all interested firms. Notices of these RFPs are published in **The City Record** and **online**. Specific notifications also are made available to firms on the City's centralized vendor lists. We encourage all interested firms to become a centralized vendor by completing the **NYC-FMS Vendor Enrollment Application**.

- **Public Participation Plan**
- **Competitive Bid/Bid Opportunities**
- **RFP**
- **RFQ**
- **Current Design-Build Opportunities**
- **Preliminary Bid Results**
- **Awarded Construction Contracts**
- **Safety and Site Support**

**Upcoming Opportunities**


DDC is currently managing 1,000+ public works for more than 20 City agencies. Our portfolio of projects is valued at \$24 billion.

Identify upcoming opportunities to work with DDC and our partners on public projects: **Infrastructure (current fiscal year's projects)** and Public Buildings (project list coming soon). These lists are as accurate as possible at the time of posting. Be advised that changes can occur over time.

# Infrastructure Commitment Plan

Find a link to the  
Commitment Plan on  
the *Work with DDC*  
page on our website at:  
[www.nyc.gov/ddc](http://www.nyc.gov/ddc)

The screenshot shows a web browser window with the URL `ddcnyc.app.box.com/v/infrastructurecommitmentplan`. The page header includes the NYC DDC logo and navigation links for 'Log in' and 'Sign up'. The main content area is titled 'Infra Commitment Plans' and features a table with the following data:

NAME	UPDATED ↓	SIZE
 FY2023_InfrastructureCommitmentPlan.xlsx	Apr 28, 2023 by Rich Jones	18.7 KB

To the right of the table, there is a 'Details' section under the heading 'Folder Properties'. It lists the following information:

- Owner: Devendra
- Enterprise Owner: NYC Department of Design and Construction
- Created: Dec 27, 2022, 4:03 PM
- Modified: Apr 28, 2023, 11:37 AM
- Size: 200.7 KB

# FY23 Infrastructure Commitment Plan



Project ID	Project Description	Project Type	Current Phase	Value Range	REI Category (In-House, Standalone, Rotational)
BED-827	Regulator Chamber Roof Replacements 5 in Brooklyn and 1 in The Bronx	Trunk Water Main	Procurement	<10M	Rotational
BLCOMPLNT	Backlog Complaint Standard Ped Ramps Citywide	Pedestrian Ramps	Procurement	<10M	Rotational
EC-GUN23	Emergency Guniting of Sewers, Citywide	Emergency Repair	Construction	10M-25M	In-House
EC-LC23	Emergency Sewer Lining Contract, Citywide	Emergency Repair	Construction	10M-25M	In-House
EC-SEC23	Emergency Construction Capital Program, Emergency T&M Sewers	Emergency Repair	Construction	25M-50M	In-House
EC-SEKN23	Reconstruction of Existing Sewers, North Brooklyn	Emergency Repair	Construction	<10M	In-House
EC-SEKS23	Reconstruction of Existing Sewers, South Brooklyn	Emergency Repair	Construction	<10M	In-House
EC-SEQN23	Reconstruction of Existing Sewers, North Queens	Emergency Repair	Construction	<10M	In-House
EC-SEQS23	Reconstruction of Existing Sewers, South Queens	Emergency Repair	Construction	<10M	In-House
EC-SER23	Reconstruction of Existing Sewers, Staten Island	Emergency Repair	Construction	<10M	In-House
EC-SEX23	Reconstruction of Existing Sewers, The Bronx	Emergency Repair	Construction	<10M	In-House
EC-WMC23	Citywide Emergency Reconstruction of Water Mains (T&M)	Emergency Repair	Construction	10M-25M	In-House
GKCI05-2A	Construction of Row Green Infra in CI-005 Phase 2A Brooklyn	Green Infrastructure (GI)	Procurement	10M-25M	Rotational
GKCI05-3A	Construction of Row Green Infrastructure in CI005 Phase 3	Green Infrastructure (GI)	Construction	10M-25M	Rotational
GKOH15-02	Gi - Gravesend Bay CSO - Phase 2	Green Infrastructure (GI)	Procurement	25M-50M	Rotational

# Resiliency



## Currently in Construction (\$1.9B)

### East Side Coastal Resiliency PA1

Overall Cost: \$1.272B

Percentage Complete: 36%

### East Side Coastal Resiliency PA2

Overall Cost: \$163M

Percentage Complete: 65%

### Parallel Conveyance

Overall Cost: \$155M

Percentage Complete: 18%

### BMCR

Overall Cost: \$349M

Percentage Complete: 12%

## Currently in Design (\$436M)

### Red Hook

Projected Cost: \$189M

Projected Start: FY2025

### Bellevue Floodwall

Projected Cost: \$247M

Projected Start: FY2027



# Expectations



## Contractors

- SAFETY FIRST
- MPT set up and storage areas properly maintained.
- Competent person on site. Safety Officer to monitor safety.
- As built drawings for trunk mains and GI projects must be prepared and submitted in a timely manner.
- Maintain weekly/monthly production targets for projects requiring them.
- Complete payment submission with all back up information will expedite processing.
- Know your contract: Value Engineering, Extended Work Allowances, Incentive Clauses

# Expectations

## Consultants

- SAFETY FIRST
- Patrol the project for MPT, storage and safety.
- Project Manager must be involved with all project aspects; not just with payments and staffing needs. Need to lead training of their staff.
- Knowledge of all relevant codes and specifications, including ADA requirements.
- Review to ensure all permits are in place in advance of contractor operations.
- Submitting reports and/or forms with a level of consistency commensurate with a quality based selected firm.
- Monitor budget, overruns, and CP to ensure no funding issues with payments.
- Process contractor payments expeditiously.
- Contract close outs and as built drawings must be prepared and submitted in a timely manner.

# Procedural Change Updates

- REI-CCL and RE to ensure that watermains are turned back on. They are the first point of contact for the public.
- PDMS has been rolled out and had some challenges that we continue to improve upon for a better user experience. Despite the challenges, PDMS is an improvement over past payment systems. Because of this, Change Orders are now also being processed through PDMS.
- Infrastructure Design is no longer supporting REI shop drawing review including approvals of sheeting design, MPT, etc.
- JB 4.0 has been rolled out. We welcome all feedback from our contractors and consultants.

# Borough-Based Jails (BBJ) Program



**Eduardo N. del Valle, AIA, LEED-AP**  
Associate Commissioner



# BBJ Portfolio: Early Works Contracts



**BK**

## Brooklyn Dismantle & Temp. Sallyport

**Design-Build Team:** NorthStar Contracting Group Inc. with LiRo Group

**Project Budget:** \$59.7M

**BX**

## The Bronx Site Preparation

**Design-Build Team:** Yonkers Contracting Co. with Mueser Rutledge Engineers, PLLC

**Project Budget:** \$76.7M

**MN**

## Manhattan Dismantle & Temp. Sallyport

**Design-Build Team:** Gramercy Group, Inc. with LiRo Group

**Project Budget:** \$125M

**QN**

## Queens Garage & Community Space

**Design-Build Team:** Hunter Roberts Construction Group Inc. with Urbahn Architects

**Project Budget:** \$82M

## Queens Dismantle & Temp. Sallyport

**Design-Build Team:** Hunter Roberts Construction Group Inc. with Urbahn Architects

**Project Budget:** \$43M

## Queens Trunk Water Main Relocation

**Design-Bid-Build Contractor:** Triumph Construction Corporation

**Project Budget:** \$6.4M

# Early Works Milestones



Project	Substantial Completion
Queens Parking Garage & Community Space	4/28/2023
Queens Trunk Water Main	5/12/2023
Queens Temporary Sallyport	Complete
Queens Dismantle	Feb. 2024
Brooklyn Temporary Sallyport	Complete
Brooklyn Dismantle	Sep. 2023
Bronx Site Preparation	Oct. 2023
Bronx Sewer Main	Oct. 2023
Manhattan Temporary Sallyport	June 2023
Manhattan Dismantle	May 2024

# BBJ Portfolio: Queens Garage & Community Space



**Project Timeline:** NTP: March 2021  
Substantial Completion: April 2023

- Project Scope:** 8-level parking garage offering:
- +600 parking spaces for the community
  - +30 charging stations for electric vehicles
  - Infrastructure for +100 future charging stations
  - PV panels for near zero net grid energy usage
  - 25,000 SF multi-purpose community space
  - Green roof & on-site stormwater retention
  - LEED Gold certification for Community Space
  - Parksmap Certification for Garage



# BBJ Portfolio: New Facilities



**BK**

## Brooklyn New Facility

- Design-Build Team: Tutor Perini with HOK
- Project Budget: \$ 2.95 Billion

**QN**

## Queens New Facility

- Design-Build Team: In Procurement
- Project Budget: \$ TBD

**BX**

## The Bronx New Facility

- Design-Build Team: In Procurement
- Project Budget: \$ TBD

**MN**

## Manhattan New Facility

- Design-Build Team: In Procurement
- Project Budget: \$ TBD



# Lessons Learned



## Oversights management

- Proactive engagement – continually build understanding of the Design-Build process & expectations; engage City stakeholders in DBIA design-build training
- Weekly engagement of internal & external stakeholders to facilitate early identification of issues & proactive solutions

## Sponsors management

- Partnered & identified potential risks with Design-Builders – manage Sponsors' timely input & provide consistent direction; elicit buy-in from stakeholders early on is critical

## Community Engagement

- Each community has different priorities & concerns. Build rapport, be as transparent as possible – pause, listen & respond
- Communities are not familiar with & don't trust the Design-Build process

# Lessons Learned



## Training & Team Building

- Training & teambuilding – This is not a *"one-and-done"* but an ongoing process
- DDC/PMC leads must work as a team & speak in one voice to the Design-Builder
- Nurture & maintain transparency, open communications across the program

## Design-Build

- Design-Build is a paradigm shift for the City
- Risk factors are greatly magnified
- Shift from Lump Sum to GMP

## Being an Owner of Choice

- Make the most of CDMs and DCMs – Build rapport
- Listening to Industry concerns & responding – Share risk
- Commitment to keeping schedule moving – Sustain transparency
- Understand the City & Design-Builders are both in a learning curve

Thank you