

The New York City (City) Department of Design and Construction (DDC) intends to issue multiple requests for qualifications (RFQs) to obtain statements of qualifications (SOQs) from highly qualified design-build firms interested in providing design-build services for the Borough-Based Jails Program (Program).

This Notice of Intent (NOI) is being issued solely for informational and planning purposes and does not constitute a solicitation. DDC is not seeking responses to this NOI.

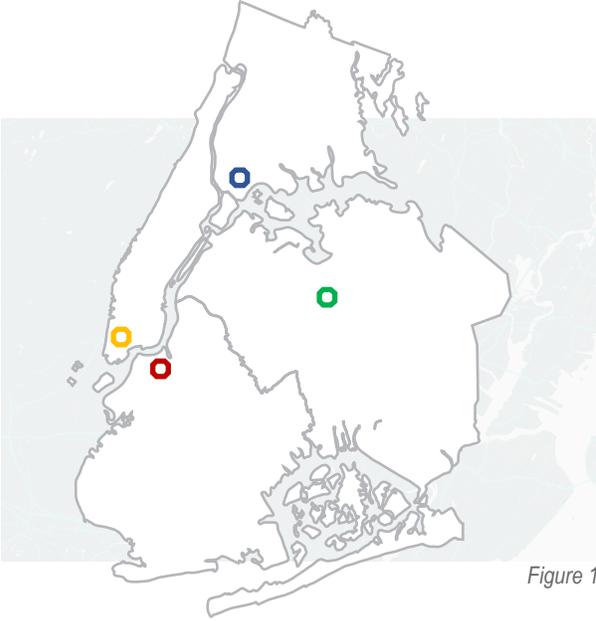


Figure 1

Background

The City has committed to closing the jails on Rikers Island and building a network of smaller, safer and fairer borough-based jail facilities at a time when New York City has the lowest crime and incarceration rates of any large city in the United States. This is part of a once in many generations opportunity to build a smaller and more humane justice system that includes facilities grounded in dignity and respect, offering better connections to and space for families, attorneys, courts, medical and mental health care, education, therapeutic programming and service providers.

The new facilities must realize these values through innovative and high quality design that will foster safety and wellbeing for those incarcerated, their families and for staff, through normalized environments. These facilities must be beacons of high-quality civic architecture that integrate into the immediate neighborhood context and are assets to all New Yorkers.

The borough-based jail system will include a facility in the The Bronx, Brooklyn, Manhattan and Queens, as shown in Figure 1.

To learn more about the City's roadmap to closing Rikers, please visit: <https://rikers.cityofnewyork.us/>.

The public review process for site selection for the Program was recently completed for the facilities. Environmental impact statements and related documents can be found at: <https://on.nyc.gov/2oOVrPw>

Anticipated Design-Build Solicitations

Early Works:

As part of the Program, DDC intends to issue RFQs for design-build services for early works packages at the Queens and Brooklyn sites, as set forth in the table below. The Queens site will include a package for a new parking structure and a package for remediation/dismantle/swing-space. The Brooklyn site will include a dismantle/swing-space package. Details will be provided in the RFQs.

New Facilities:

DDC intends to issue one (1) RFQ for the four (4) new detention facility projects.

Separate, subsequent requests for proposals (RFPs) will be issued, and DDC intends to award a separate design-build contract, for each project. Details will be provided in the RFQ.

	RFQ Site and Scope Summary	Anticipated RFQ Release Date	Anticipated SOQ Due Date
Early Works	Queens Garage	November 2019	First Quarter 2020
	Brooklyn Dismantle/Swing Space	November 2019	First Quarter 2020
	Queens Dismantle/Swing Space	March 2020	Third Quarter 2020
New Facilities (1 RFQ for all)	Manhattan and The Bronx Bundled Dismantle/Swing Space/Facility Brooklyn Facility and Queens Facility	First Quarter 2020	Phased Submissions starting in early 2020

Table 1

Design-Build Project Delivery Procurement & Methodology

DDC understands that integrated design-build and design-bid-build are fundamentally different project procurement and delivery systems. As part of DDC's shift from "business as usual" into a collaborative design-build approach, DDC will implement Design-Build Institute of America best practices, such as:

- > A two-phase, best-value selection that significantly prioritizes design, quality, past performance, and qualifications over price, in accordance with the Rikers Island Jail Complex Replacement Act of 2018.
- > Offering stipends to unsuccessful responsive and responsible proposers in the subsequent RFP phases.
- > Implementation of a formal alternative dispute resolution partnering program.
- > Allowing the design-build entity flexibility to choose means and methods to satisfy contract requirements.
- > An integrated City-design-build team approach to meet or exceed project goals.
- > Establishment of an award fee program to reward key performance criteria throughout each project.
- > Mitigating the risk to the design-builder by providing for appropriate allowances, potential economic price adjustment provisions, and mitigating unknown subsurface conditions.

The RFQ will set forth criteria for selection to participate in the subsequent RFP phases. DDC will be looking for vendors with significant design-build experience.

A history of exceptional past performance, collaboration, good labor relations, successful diversity practices, including meeting diversity goals (e.g. for minority- and women-owned business enterprises), and design and construction excellence will be key considerations in the selection process. DDC intends to place significant emphasis on the strength of the design-build entity's design team.

In accordance with the authorizing legislation, each design-build project will be subject to a project labor agreement (PLA). A copy of the PLA will be included in the subsequent RFP for each project, after the most highly qualified design-build entities have been short-listed.

Additional Information and Links

DDC reserves the sole right, without incurring any liability, to change any aspect of the proposed procurement described above, including the right to not proceed with the procurement and/or the right to proceed in a different manner or on a different timeline than as described above. Nothing in this NOI commits the City to a specific course of action.

This NOI is issued to allow potential proposers an opportunity to form design-build teams in anticipation of issuance of various RFQs for the Program.

No submittals are required or requested at this time.

DDC will not respond to any inquires for information about the projects or the intended solicitations. Additional information will be publicly announced at a later date and interested vendors are advised to closely watch DDC's design-build website for announcements at the link below.

All solicitation documents and amendments will be posted to DDC's website at: <https://www.designbuild.ddcanywhere.nyc>.

PASSPort Registration

Entities submitting SOQs will be required to create an online account and file an online disclosure application with the NYC Mayor's Office of Contract Services (MOCS) in the Procurement and Sourcing Solutions Portal (PASSPort). Entities interested in submitting an SOQ as a joint venture will not be required to file the online disclosure application as the joint venture at the time of SOQ submission, but each member of the joint venture will be required to be registered.

Additional information on how to file an application or register for PASSPort can be found at: <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page>.

Minority- and Women- Owned Business Enterprises (MWBE)

The City welcomes participation in the Program by MWBE firms. DDC anticipates that each design-build project will be subject to MWBE participation goals for both design/consulting and construction activities. Only work performed by MWBE entities certified as such by the City's Department of Small Business Services (SBS) will be counted towards project goals.

Eligible firms are encouraged to get certified, and/or to get their eligible trade partners certified, well in advance of SOQ submission. For information about getting certified and assistance in contacting qualified MWBE firms for partnering and subcontracting opportunities, please visit SBS's website at: <https://www1.nyc.gov/nycbusiness/description/minority-and-womenowned-business-enterprise-certification-program-mwbe>.