



Gowanus Neighborhood Plan

Wyckoff Gardens Update

NYCHA Comprehensive Modernization Department

Agenda



Project Overview

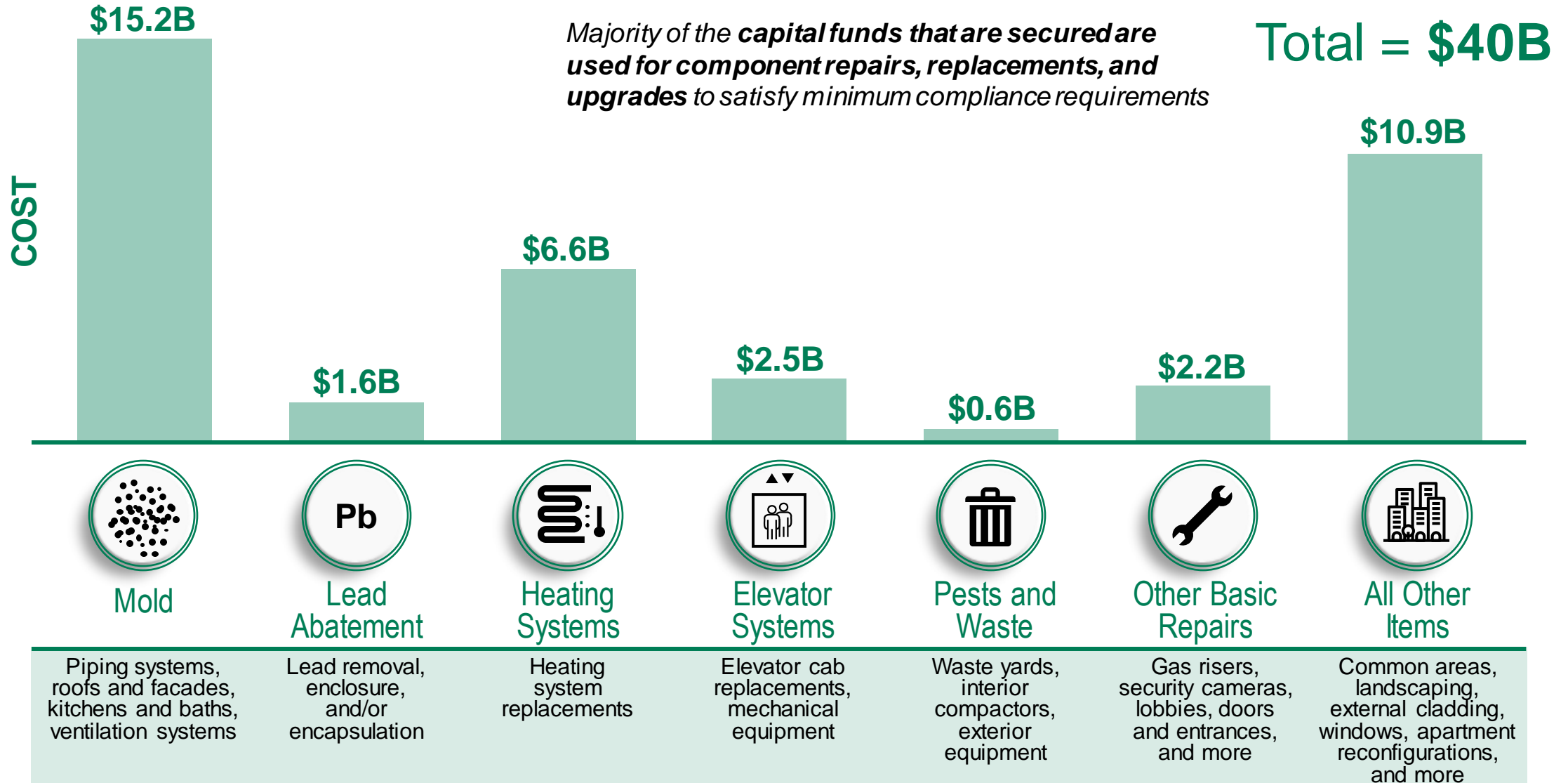
Project Delivery Methods: Overview

Basis of Design-Build

Operations and Resident Touchpoints

Q&A

NYCHA's Funding Challenge – \$40 billion in Capital Need



Gowanus Neighborhood Plan

In 2021, the City Council adopted the **Gowanus Neighborhood Plan**, a shared, long-term vision for a thriving neighborhood



Thanks to the decade-long community engagement between City Council, CB 6, residents, and a large City agency team, **\$200M** is being invested at two NYCHA campuses as part of the plan

NYCHA will use the funding to deliver comprehensive interior apartment renovations

Gowanus Neighborhood Plan Funded Sites



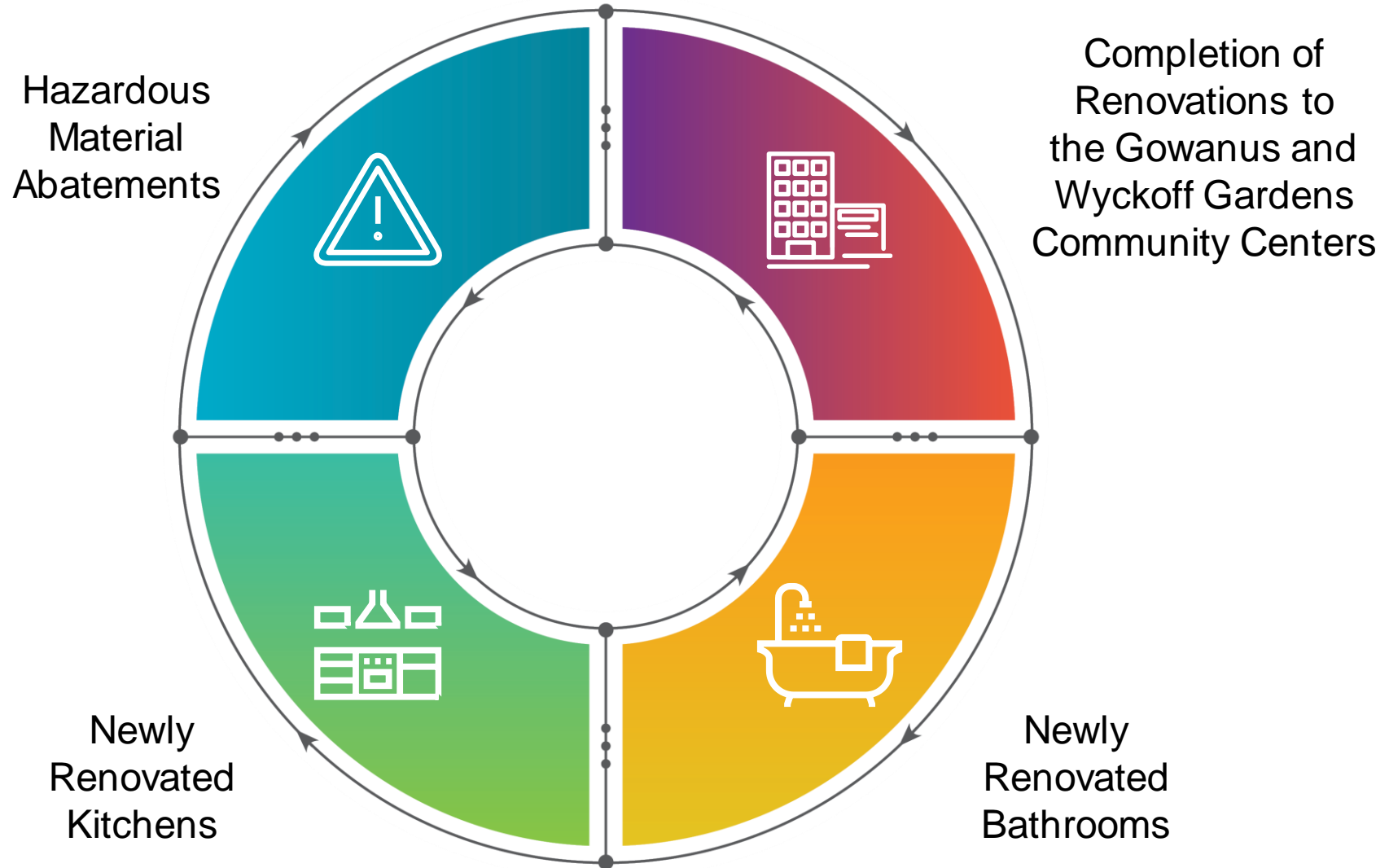
Gowanus Houses – Brooklyn

15 buildings (4, 6, 9, 13, 14 stories);
1,139 units; 2,604 residents

Wyckoff Gardens – Brooklyn

3 buildings (21 stories each);
529 units; 1,119 residents

Categories of Work



Community Visioning Workshop Summary

On October 9, NYCHA convened a Community Visioning Workshop. **Full report can be found on the website.**

Key Takeaways:

- Residents do not believe the work justifies full-scale temporary move.
- Begin work at 280 Wyckoff Street to protect the newly renovated Community Center.
- Overwhelming preference for new paint and flooring in both kitchens and bathrooms
- Desire to vote on certain aspects of the renovations (i.e. material and paint)



Resident Engagement Feedback...

40+ residents from **Wyckoff Gardens** were surveyed

Flyers
are the
top preference
for outreach,
followed by
email and
phone calls

General feedback was extremely positive

100% of **all residents** found the meeting(s) informative and helpful

98% Of **all residents** found the first engagement meeting organized

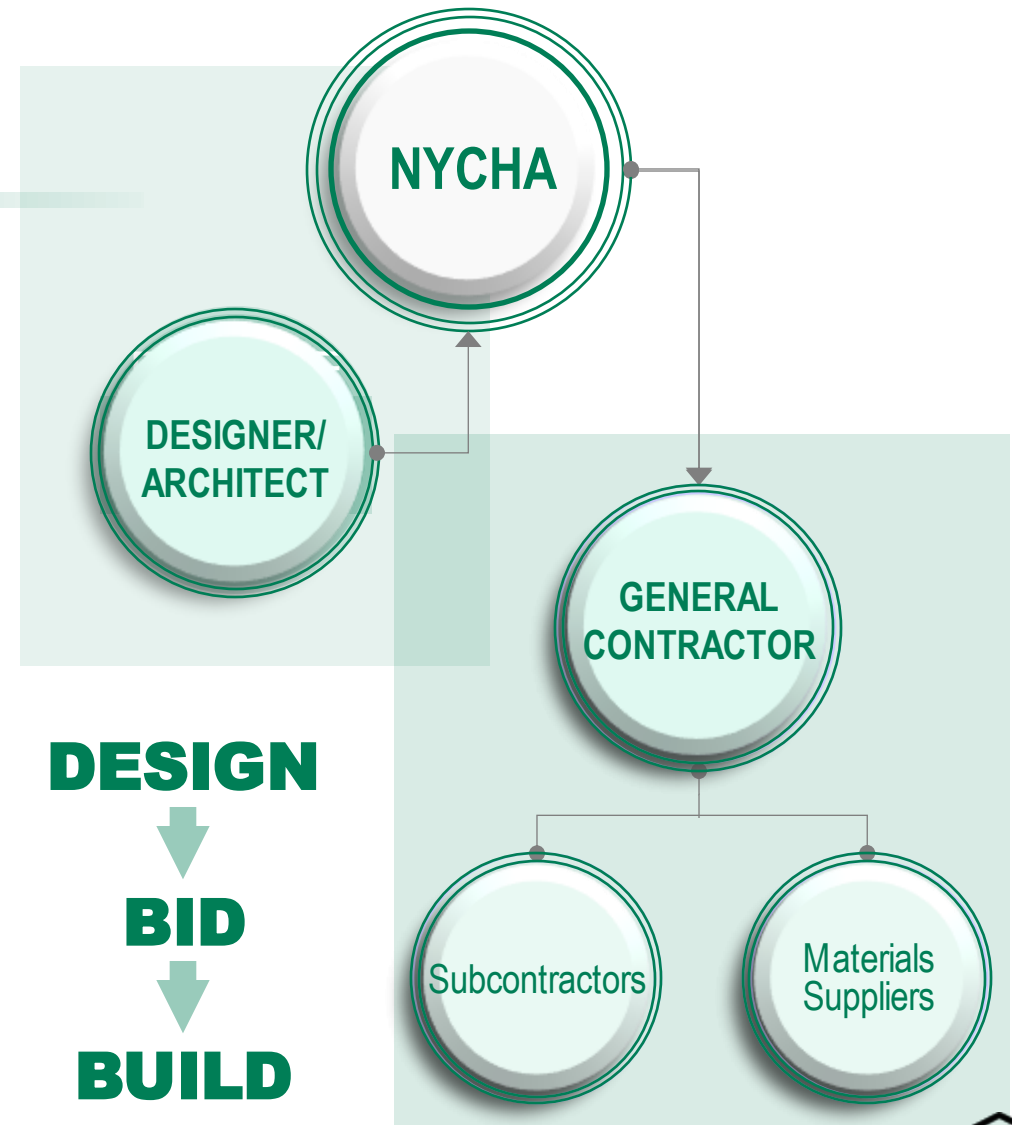
99% of **all residents** look forward to learning more

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- **Project Overview**
- **Project Delivery Methods: Overview**
- **Basis of Design-Build**
- **Resident and Operations Touchpoints**
- **Q&A**

Traditional Project Delivery Method: Design-Bid-Build

- There are two separate contracts **Designer** and **Contractor**.
- When the design phase is complete, the agency **then** procures a contractor.
- The construction contract is awarded based on the **lowest bid**.
- The designer and contractor do not have a **contractual relationship**.



Design-Bid-Build Challenges



Long time before construction can start because the designer must be selected and then complete the design.



Project is designed without valuable input from a contractor/builder. Design mistakes and missing items can require change orders during construction that NYCHA must pay for.



The designer and contractor do not work as a team. They can blame each other for cost overruns and other problems.



“Lowest bidder” means the contractor is selected based on price alone.

New Legislation Offers Better Delivery of Capital Project

- Enacted in December 2019, the New York City Public Works Investment Act (PWIA) **authorizes NYCHA and six other NYC agencies to use design-build contracts** for public works projects.
- Before PWIA, the agencies were permitted to deliver capital projects using only **design-bid-build**.



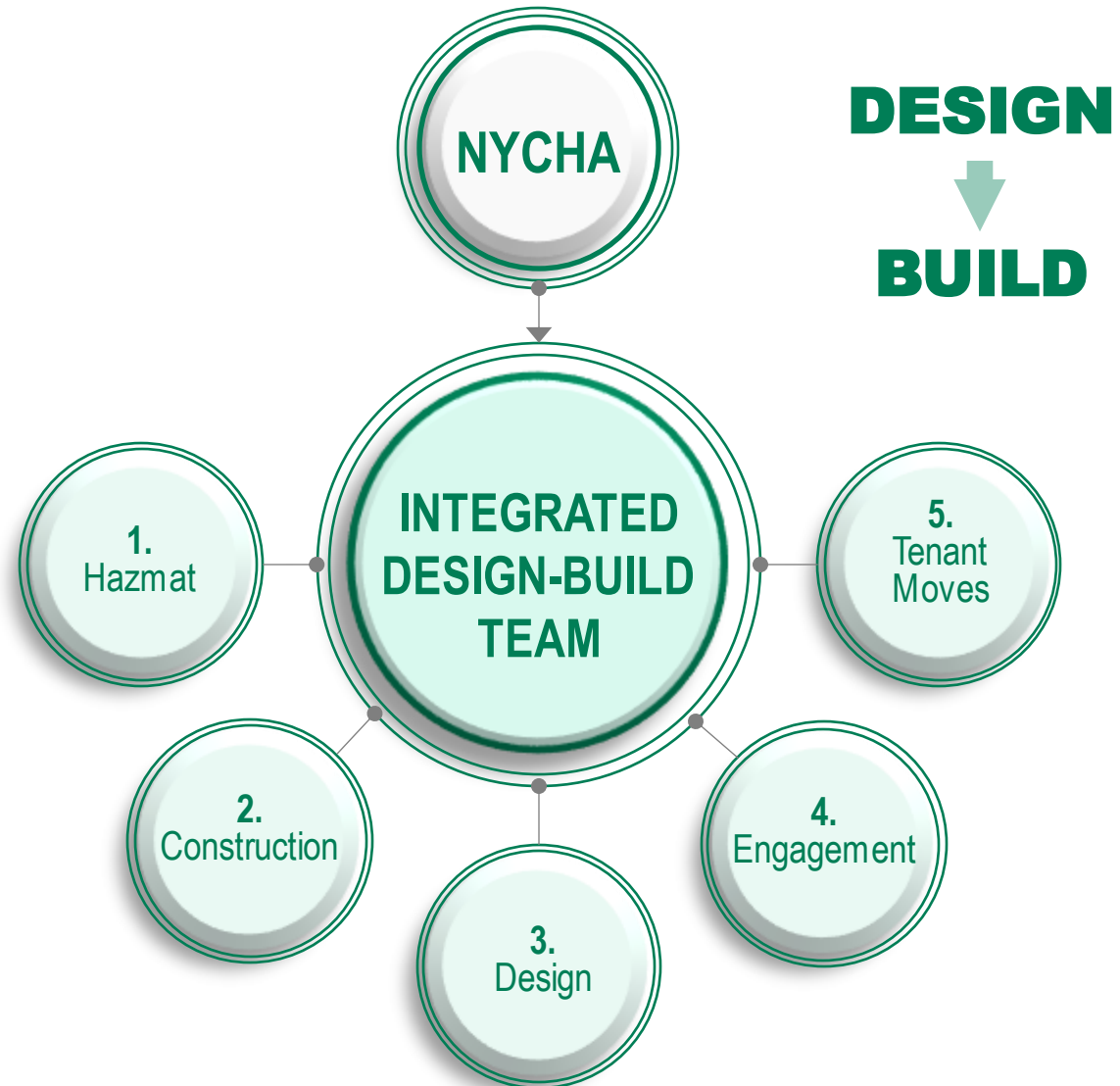
NYCHA advocated for more tools for capital delivery based on **experience** and **input from residents**.
PWIA gives NYCHA further authorization to undertake design-build procurements.

New Approach for Project Delivery: Design-Build

One Contract
for Design *and* Construction

**Single Point of
Responsibility**

Five Areas of Focus



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Design-Build Benefits

Compared to the traditional **Design-Bid-Build**, **Design-Build** (DB) can save NYCHA significant time and money and provide better value-for-money.



Save time from:

- Reduced procurement timelines
- Ability to overlap design and construction phases
- Reduced communication lead times between design and construction partners during construction



Save money from:

- Value engineering and constructability analysis during design
- Shorter project timelines
- Reduced change orders due to improved coordination

Design-Build – Two-Step Procurement Process



1

REQUEST FOR QUALIFICATIONS (RFQ)

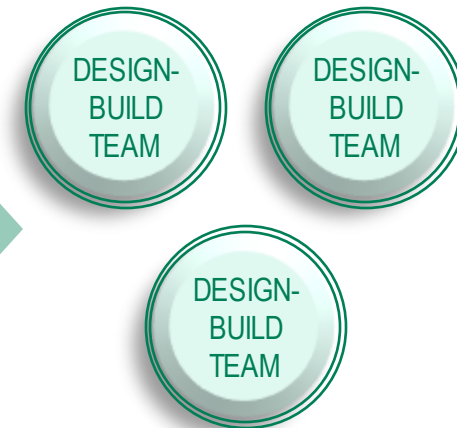
Identify and select the most highly qualified D-B teams



2

REQUEST FOR PROPOSAL (RFP)

Specify the project's technical requirements and proposal evaluation criteria



EVALUATION CRITERIA INCLUDE:

- Team qualifications and experience
- Compliance with strict licensing requirements
- Financial health
- Successful completion of similar projects

- Quality of the proposed design
- Impact on NYCHA residents
- Anticipated project duration
- Cost

Timeline



Ensuring the Selection of the **Best Team!**



Compared to selecting the lowest bidder contractor in Design-Bid-Build, contractors in D-B are selected based on **best value**.



Best value focuses on factors *other* than price, such as quality and expertise!

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 **Operations and Resident Touchpoints**

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Design Touchpoints with NYCHA Operations

- 1 In Procurement Phase:** NYCHA staff from various departments including the Property Management Team and / or NYCHA's technical teams on the selection committee for each site.
- 2 During Design:** The D-B Team will meet with the Property Management Team to discuss any aspects of the design that will require updated maintenance procedures.
- 3 During Construction:** Workshops dedicated to specific topics will be held with NYCHA for areas such as heating systems and mold/moisture prevention.
- 4 At Substantial Completion:** The D-B Team must provide operational information and training to the Property Management Team when necessary and ensure that any building management system and other tracking systems are functional and understood.

Resident Involvement



- **With D-B, residents will have a seat at the table!**
- The D-B Team will be required to engage with NYCHA tenants throughout the project at set milestones.
- Residents will have opportunities to provide input and will know what to expect throughout the project.



Design Touchpoints with Residents

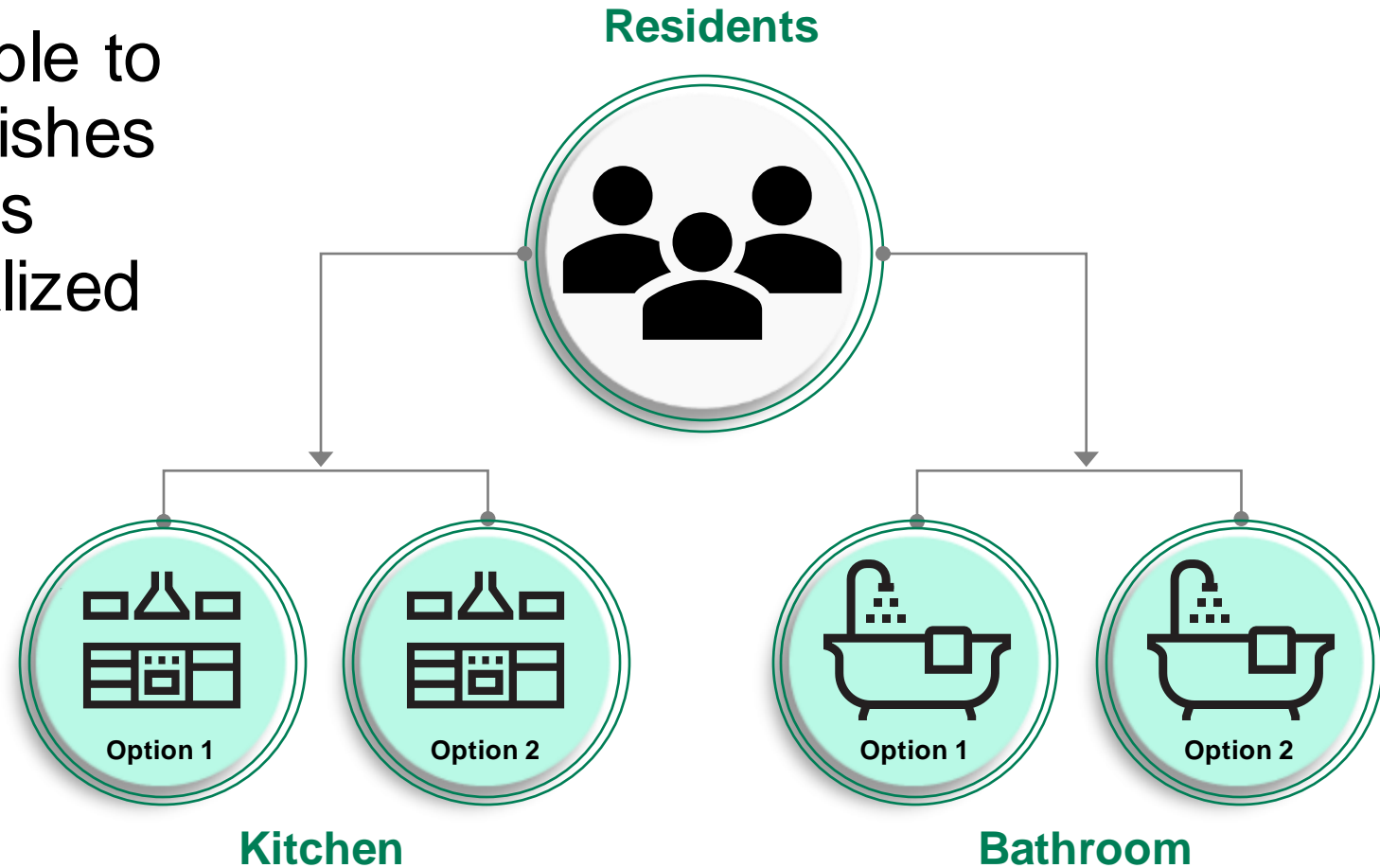
In **D-B**, some final design decisions can be made concurrently with early construction.

D-B Teams will be required to submit a schedule for engagement with residents:

- 1 In Pre-Procurement Phase:**
NYCHA will solicit resident input through community visioning workshops and surveys to formulate vision plan

- 2 In Procurement Phase:**
Vision plan will be provided to potential vendors to incorporate onto design consideration

- 3 During Design:**
The D-B Team will lead regular touchpoints to discuss design options and construction phasing with the residents.

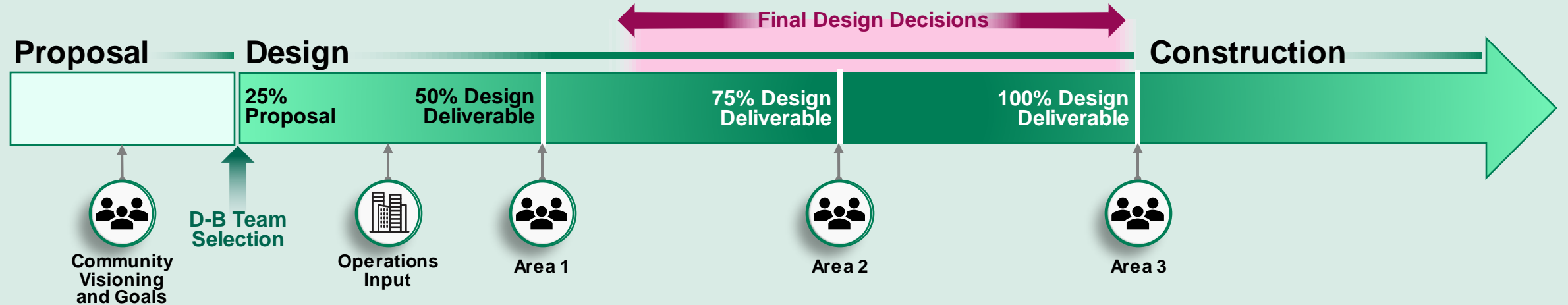
Residents Will Get to Vote on Certain Renovation Preferences

Residents will be able to provide input on finishes and material options as the scope is finalized



Resident Touchpoint in Design-Build

Design-Build



 = Resident Input

Thank You



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