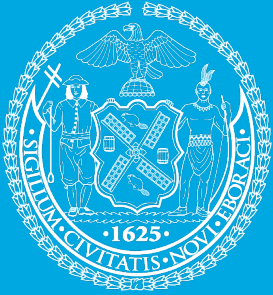


# City of New York



# Design-Build Program 2024 Progress Report to the New York State Legislature

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## Reporting on City of New York's use of design-build delivery for Fiscal Year 2024

When procuring and delivering construction projects, State law typically requires the City to follow a design-bid-build process and award the job to the lowest responsive and responsible bidder, with limited exceptions. This means that typically, the City must conduct two separate procurements: one for design, and then one for construction after design is finished. This sequencing not only protracts project schedules, but also limits collaboration. Because design must be completed before construction can be bid out, the design is finished without input from the contractors that will build the project.

Design-build eliminates the two procurements required under design-bid-build and brings the designer and builder together, creating a single point of responsibility and emphasizing quality in addition to price. Design-build is a single procurement with two steps: a Request for Qualifications (RFQ) that produces a shortlist followed by a Request for Proposals (RFP). It is anticipated that design-build will cut years off the typical design-bid-build project.

The passage of the New York City Public Works Investment Act (PWIA) in December 2019 authorized seven agencies — New York City's Department of Design and Construction, Department of Transportation, Department of Parks and Recreation, Department of Environmental Protection, School Construction Authority, Housing Authority, and Health and Hospitals Corporation — to use design-build project delivery on certain projects. The PWIA enables these agencies to use a two-step qualifications-based procurement process to select a single team of designers and builders to work on public works projects from start to finish. Additionally, New York City Housing Authority (NYCHA) received legislative permission from the State of New York under the NYC Housing Authority Modernization Investment Act in 2018 to use design-build project delivery on certain projects. Since the 2018 and 2019 legislation, the City successfully advocated for and received a five-year extension of the PWIA from the State. In addition, the Department of Citywide Administrative Services (DCAS) was authorized to use design-build under the 2022 extension.

The City continues to dedicate resources to adopt design-build best practices across agencies authorized to use design-build: hiring staff, seeking outside expertise, implementing training programs, and developing new procedures and documents as needed. The City continues to conduct outreach, including hosting virtual open-houses and roundtables and engaging with potential contractors and new vendors, particularly small firms and M/WBE contractors.

While a very important tool, two-step design-build is far from the only tool in the procurement toolbox: it's best for new buildings, where the project requirements and site conditions are well-defined upfront, and less suitable for complex infrastructure projects or building renovations, where site conditions heavily influence design and delivery.

The City has advocated for tools that integrate construction expertise in the design process, provide cost control and reduced durations, and mitigate risk. These tools have been preliminary authorized to DDC only, on limited project types, in an 'expanded alternative delivery' bill that passed as a single piece of legislation in 2024 State session and was signed into State law in November 2024.

The City will support DDC in developing the tools to stand up this legislation for 2025 project implementation. Moving forward, the City will seek expanded authorization to apply to a wider range of agencies and apply these tools on more project types.

## **Fiscal Year 24 Reporting**

In Fiscal Year 24, four design-build contracts were registered, all of which were by DDC (the only Agency that has registered Design-Build contracts to date), totaling \$57 million. While additional Agencies have Design-Build authority and have initiated procurements using this alternative delivery method, none of those procurements resulted in contract registrations in FY24.

The Design-Build Annual Report for Fiscal Year 2024 includes updates on design-build procurement and contracts procured by the following agencies:

- Department of Design and Construction (DDC)
- Department of Citywide Administrative Services (DCAS)
- Department of Environmental Protection (DEP)
- Department of Transportation (DOT)
- New York City Health and Hospitals Corporation (H+H)
- New York City Housing Authority (NYCHA)

Note:

- Projects managed on behalf of NYC Parks in FY2024 are included within the DDC section of this report.
- The New York City School Construction Authority (SCA) does not have any Design-Build contracts to report on for FY2024.

# New York City Department of Design and Construction

# I. Key Findings

DDC's design-build program is expanding, growing stronger, and demonstrating tangible results in project delivery. At the same time, we continue to incorporate lessons learned to improve our processes both internally, with our partner agencies, and with the industry.

We are currently constructing new buildings for Shirley Chisholm Recreation Center in Brooklyn and Mary Cali Dalton Recreation Center in Staten Island, both design-build projects that the agency expects to complete at least two years faster than with the traditional design-bid-build low-bid method. Other prominent examples of design-build projects include maintenance facilities for the Parks Department at Orchard Beach in the Bronx and in Arverne, Queens. These follow the agency's first completed design-build project, a garage and community space in Kew Gardens, Queens that is part of the Borough-Based Jails Program. DDC completed the project three years faster than a typical design-build-bid project with robust participation from Minority and Women-owned Business Enterprises, exceeding the 30% utilization goals for both design and construction.

Within the Borough-Based Jails Program, all four dismantle and site preparation projects were completed within budget and on schedule, taking only half the time that they would have as traditional design-bid-build projects while exceeding the 30% M/WBE utilization goals. We expect comparable results on the new jail facilities. These projects showcase how increased collaboration and efficiencies are hallmarks of design-build, helping the agency deliver projects faster. This report details the significant time savings anticipated by using design-build on these and other critical projects.

The agency remains committed to robust participation by City and State-certified M/WBEs on all of the projects listed in this report. We continue to develop ambitious disaggregated M/WBE participation goals for design-build projects of 30% during both the design and construction phases, broken down into 10% Hispanic, 10% Black, and 10% Other. The agency has further implemented an extensive outreach program to help meet those goals. Regular forums, events, and direct outreach efforts are taking place. In addition, we have developed more robust language requiring our design-builders to host teaming events to encourage not only M/WBE participation but also potential participation from the boroughs in which our projects are located. The agency developed a dedicated page on its website for interested firms to learn about our projects and our commitment to embedding equity into the procurement, design, and construction processes.

## Borough-Based Jails

### Queens Garage and Community Space

One month after the City Council approved the Borough-Based Jails program in late 2019, DDC released its first Request for Qualifications (RFQ), pursuant to State law. A Request for Proposals (RFP), the second step of the two-step procurement process required by State law, was released in June 2020. By March 2021, a design-build team had been selected and preparation work for the site had begun. In May 2023, the project reached Substantial Completion, and in June 2023, DOT opened the parking facility.

Forecast design, procurement and construction duration using design-bid-build:

**6 years**

Actual procurement, design and construction duration using design-build:

**3 years**

Total time savings:

**3 years**

M/WBE participation as of June 2024:

**Design: 43%**

**Construction: 43%**

### Facility Dismantling and Site Preparation

Four procurements advanced concurrently to prepare the Bronx, Brooklyn, Manhattan and Queens sites for new buildings. RFP responses were received during the summer of 2021, and DDC issued notice to proceed for dismantling existing Brooklyn, Manhattan, and Queens facilities in December 2021. Site preparation notice to proceed for the Bronx location was issued at the same time. Dismantle projects are within budget and on schedule for completion prior to the award of new facility contracts.

Forecast design, procurement and construction duration using design-bid-build:

**6 years (average)**

Forecast procurement, design and construction duration using design-build:

**3 years (average)**

Total estimated time savings:

**3 years**

M/WBE participation as of May 2024:

**Design: 39%**

**Construction: 50%**

## Borough-Based Jails

### Brooklyn Facility

RFQ was released in fall 2021 followed by RFP in spring 2022. Proposals were received November 2022 and notice to proceed was issued June 2023. DDC anticipates Phase 1 completion fall 2024 and substantial completion spring 2029.

**Forecast design, procurement and construction duration using design-bid-build:**

**12 years**

**Forecast procurement, design and construction duration using design-build:**

**9 years**

**Total estimated time savings:**

**3 years**

**M/WBE participation as of June 2024:**

**Design: 20.4%**

**Construction: 12%**

\*M/WBE percentages have increased in subsequent months as both design and construction have proceeded. Participation is expected to meet the 30% design and 30% construction goals.

### Bronx, Queens, Manhattan Facilities

Three procurements advanced concurrently for the design and construction of new buildings at the Bronx, Queens, and Manhattan sites. RFQ for Bronx and Queens were issued fall 2021. RFP were issued summer 2022 for Queens and fall 2022 for Bronx. Proposals for both were received fall 2023 and notice to proceed for both are anticipated summer 2024. For Manhattan, RFQ was issued fall 2023 and RFP was issued early 2024. Proposals are anticipated fall 2024.

**Forecast design, procurement and construction duration using design-bid-build:**

**12 years**

**Forecast procurement, design and construction duration using design-build:**

**9 years**

**Total estimated time savings:**

**3 years**

**M/WBE participation as of June 2024:**

**Design: Not applicable**

**Construction: Not applicable**

## Design-Build Programs

Immediately after passage of the authorizing State Legislation, DDC established a pilot program to coordinate with each project management division, organize a design-build project management team, prepare a brand-new procurement strategy, and select and commence procurements for several priority projects. DDC has awarded nine design-build projects, which are a combination of both public building and infrastructure projects. Of the first nine awarded DB projects, construction is underway on seven and will commence within the next fiscal year



on the next two. We have expanded our focus to refine post-award resource needs, including contract administration, design management, regulatory review and approvals processes, and quality management oversight. An additional three procurements are underway with several large projects in the pipeline, and the agency will continue to identify strong candidates that can benefit from best-value selection and innovative delivery by an integrated team.

## II. Description of Each Design-Build Contract

### Portfolio Summary\*

There are 22 projects in DDC's current design-build portfolio with a total estimated cost of over \$14 billion. These projects include four infrastructure projects and nine public buildings, as well as nine projects that are part of the Borough-Based Jails program. Work includes support facilities for NYC Parks, raised crosswalks for the NYC Department of Transportation, deep sewer manholes for the NYC Department of Environmental Protection, and the construction of new jails for the NYC Department of Correction. Certain projects are City priorities that stand to benefit from design-build's emphasis on innovation and collaboration. Others, including the pedestrian ramps pilot, have the potential to allow the agency to realize significant time savings on overall programs.

For Public Buildings and Infrastructure design-build portfolio, DDC is selecting projects on a rolling basis in the Front-End Planning process, balancing individual project characteristics with agency resources and community and administration goals.

Note: The Borough-Based Jails program is administered as a stand-alone program, as the City received design-build authorization for this program in 2018, prior to the PWIA. DDC awarded a program management contract in April 2019, and in October 2019, the New York City Council approved the City's plan to close the jails on Rikers Island and build a network of smaller, safer, and fairer borough-based jail facilities.

*\* DDC implements design and construction work on behalf of sponsors, which include other City agencies and public entities, some of which also received design-build authorization. This section of the report addresses the projects under DDC management; some projects in the remainder of the report are self-initiated and self-managed by the other entities.*

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### Design-Build Contract Terminology

This section uses terminology specific to design-build procurement and contracting:

- In a **lump sum contract**, the proposer provides the total cost at proposal, which becomes basis of the award.
- In a **guaranteed maximum price (GMP)** structure, the proposer provides a target GMP price at proposal that is then adjusted post-award to a binding GMP. The proposal includes a commitment to soft costs (i.e., professional services including design and pre-construction); then, after the contract is awarded and design and pre-construction services have advanced to better define the work, the binding price for construction work and associated costs is negotiated.

<b>Division / Program</b>	<b>#Design-Build Projects</b>	<b>Total Value</b>
<b>INFRASTRUCTURE</b>	4	\$190,500,000
<b>PUBLIC BUILDINGS</b>	9	\$670,000,000
<b>BOROUGH-BASED JAILS</b>	9	\$13,369,200,000*
	<b>22</b>	<b>\$14,229,700,000</b>

\* Note that the Borough-Based Jails publicly stated \$15 billion total cost includes associated expenses that do not fall under design-build.

## Public Buildings Pilot Projects

### SANDY4-50 Rockaway Operational Headquarters

<b>Sponsor:</b> New York City Parks	<b>Contract Type:</b> Lump sum
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**Description:** Construction of a new, resilient facility for a Parks operational headquarters in the Rockaways. The new facility will consist of elevated shop space for maintenance activities as well as elevated and ground level storage, elevated office space, locker rooms, and bathrooms.

**Reasons for selecting project for DB:** A Parks priority project with defined performance criteria and potential for schedule savings. Presents opportunity to standardize maintenance facilities across the Parks portfolio.

### P-1ORCHMO Orchard Beach Maintenance and Operations Facility

<b>Sponsor:</b> New York City Parks	<b>Contract Type:</b> Lump sum
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**Description:** Construction of a new building that will house material and equipment storage and a variety of Parks offices to meet a range of critical operational needs; includes an enclosed yard.

**Reasons for selecting project for DB:** A Parks priority project with defined performance criteria and potential for schedule savings. Presents opportunity to standardize maintenance facilities across the Parks portfolio.

## NDF-CRLYN Mary Cali-Dalton Recreation Center

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**Sponsor:** New York City Parks

**Contract Type:** GMP Procurement, Lump sum binding proposal

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**Description:** New construction of a recreation center within the Lyons Pool complex with a variety of amenities and flexible programming spaces.

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**Reasons for selecting project for DB:** A community priority project with a complex scope of work, including third-party coordination, that will benefit from close coordination between design and construction team experts to accelerate delivery to the community.

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## HAM17GHSE Marlboro Greenhouse

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**Sponsor:** New York City Housing Authority

**Contract Type:** Lump sum

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**Description:** New building to house a greenhouse, community kitchen, and educational spaces for the Campaign Against Hunger in NYCHA-owned Marlboro Houses in Brooklyn.

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**Reasons for selecting project for DB:** A project with a complex scope, site conditions, and specialized agricultural equipment that will benefit from an integrated team.

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## P-217SCRC Shirley Chisholm Recreation Center

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**Sponsor:** New York City Parks

**Contract Type:** Lump sum

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**Description:** New recreation center at Nostrand Playground in Flatbush, Brooklyn that will include an indoor pool and kitchen for cooking classes.

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**Reasons for selecting project for DB:** A community priority project with a complex scope of work, including specialized indoor aquatic equipment, that will benefit from close coordination between design and construction team experts to accelerate delivery to the community.

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## HR25BRCS Brownsville Girls Empowerment Center and Community Hub

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**Sponsor:** Human Resources Administration

**Contract Type:** Lump sum

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**Description:** Demolition, design, and construction of a new multi-service center. This new building will have sufficient space to accommodate the needs of an anchor tenant and also returning (or new) community-based organizations.

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**Reasons for selecting project for DB:** A City priority project with a complex scope of work, including demolition and site constraints, that will benefit from close coordination between design and construction team experts to accelerate delivery to the community.

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## HWHARPADM Harper Street Administrative Building

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**Sponsor:** Department of Transportation

**Contract Type:** Lump sum

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**Description:** Construction of a new administration and personnel facility for DOT, including demolition of the existing building and associated trailers to create space for vehicle storage. Work also includes site improvements, such as infrastructure upgrades to the DOT yard, which will focus on resiliency and sustainability while optimizing the functionality and performance needs of daily operation.

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**Reasons for selecting project for DB:** A DOT priority project with a complex scope of work, including phased construction for continuous site operations, that will benefit from close coordination between design and construction team experts to optimize delivery and minimize disruption to DOT operations on site.

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## P-412RWR1 Roy Wilkins Recreation Center

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**Sponsor:** New York City Parks

**Contract Type:** Lump Sum

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**Description:** Construction of a new recreation facility within Roy Wilkins Park in Queens, consisting of a variety of amenities, including swimming pool, running track, gymnasium, and fitness rooms.

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**Reasons for selecting project for DB:** A community priority project with a complex scope of work, including specialized indoor aquatic equipment, that will benefit from close coordination between design and construction team experts to accelerate delivery to the community.

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## MURPHCOMF, P-413SCS1, P-4DSTG06, P-108VCCS, P-308RPCS, P-303ERPR - Parks Public Restroom Buildings Bundle

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**Sponsor:** New York Parks

**Contract Type:** GMP

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**Description:** Construction of six new public restroom buildings located in Van Cortlandt Park, Kissena Park, Brookville Park, Ruppert Park, East River Park, and Murphy Brothers Playground.

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**Reasons for selecting project for DB:** Priority projects for Parks to accelerate delivery of public bathrooms to communities. DB contract will bundle multiple project locations using standardized performance criteria, achieving economies of scale and allowing for innovation with phasing and site condition solutions.

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## Infrastructure Pilot Projects

### HWP20MXQC Pedestrian Ramps

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**Sponsor:** Department of Transportation

**Contract Type:** Lump sum

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**Description:** Complex pedestrian ramp installation across Manhattan, Queens and the Bronx.

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**Reasons for selecting project for DB:** Standard scope of work across the portfolio that can be replicated, and performance can be measured from project to project. If pilot execution is successful, potential to realize significant time savings on overall Pedestrian Ramps program.

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### HWMMLEXAV Lexington Avenue Pedestrian Safety Improvements

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**Sponsor:** Department of Transportation

**Contract Type:** Lump sum

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**Description:** Construction of seven curb and sidewalk extensions along the east side of Lexington Avenue between East 41st and East 48th Streets, ensuring that all corner ramps and pedestrian crossings in the project area are built to ADA compliance.

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**Reasons for selecting project for DB:** Well-defined scope with significant sub-surface investigation complete. Major priority for the City and East Midtown Governing Group.

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## HWCRADB Raised Crosswalks

**Sponsor:** Department of Transportation

**Contract Type:** GMP

**Description:** Installation of raised crosswalks for traffic calming in all five boroughs of NYC.

**Reasons for selecting project for DB:** The Raised Crosswalks project is a high priority for the City of New York to provide pedestrian safety in high traffic zones. The design-build method will allow DDC to phase the work based on complexity, achieving greater efficiency and the timely delivery of safety improvements.

## SEKDSMH23 Deep Sewer Manholes

**Sponsor:** Department of Environmental Protection

**Contract Type:** Lump sum

**Description:** Rehabilitation of existing deep sewer manholes at risk of failure in the borough of Brooklyn.

**Reasons for selecting project for DB:** This project is the first of DEP's program for the rehabilitation of deep sewer manholes. Design-build was selected as the delivery method to explore innovative technology, addressing aging infrastructure and complex site conditions to mitigate potential cave-ins and sinkholes.

## Borough-Based Jails Program

### BBJ-QGAR Queens Garage and Community Space - COMPLETED

**Sponsor:** Department of Transportation

**Contract Type:** Lump sum

**Description:** Construction of new multi-level Garage with Community Space as part of the Borough-Based Jails program.

### BBJ-MDSS Manhattan Dismantle and Swing Space

**Sponsor:** Department of Correction

**Contract Type:** Lump sum

**Description:** Dismantle of existing Manhattan Facility and construction of swing space/interim sallyport.

## BBJ-QDSS Queens Dismantle and Swing Space

**Sponsor:** Department of Correction

**Contract Type:** Lump sum

**Description:** Dismantle of existing Queens Facility and construction of swing space/interim sallyport.

## BBJ-KDSS Brooklyn Dismantle and Swing Space

**Sponsor:** Department of Correction

**Contract Type:** Lump sum

**Description:** Dismantle of existing Brooklyn Facility and construction of swing space/interim sallyport.

## BBJ-XSP Bronx Site Preparation

**Sponsor:** Department of Correction

**Contract Type:** Lump sum

**Description:** Site preparation of existing NYPD Bronx Tow Pound for future BBJ Facility, including removal of debris and ground leveling.

## BBJ-KFAC Brooklyn BBJ Facility

**Sponsor:** Department of Correction

**Contract Type:** Phase 1 Lump Sum, Phase 2 GMP or Lump Sum (TBD)

**Description:** Construction of new Brooklyn Facility as part of the Borough-Based Jails program. This will be a 1040-bed facility focusing on reentry services.

## BBJ-MFAC Manhattan BBJ Facility

**Sponsor:** Department of Correction

**Contract Type:** Phase 1 Lump Sum, Phase 2 GMP or Lump Sum (TBD)

**Description:** Construction of new Manhattan Facility as part of the Borough-Based Jails program. This will be a 1040-bed facility focusing on reentry services.

## BBJ-QFAC Queens BBJ Facility

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<b>Sponsor:</b> Department of Correction	<b>Contract Type:</b> Phase 1 Lump Sum, Phase 2 GMP or Lump Sum (TBD)
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**Description:** Construction of new Queens Facility as part of the Borough-Based Jails program. This will be a 1040-bed facility focusing on reentry services.

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## BBJ-XFAC Bronx BBJ Facility

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<b>Sponsor:</b> Department of Correction	<b>Contract Type:</b> Phase 1 Lump Sum, Phase 2 GMP or Lump Sum (TBD)
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**Description:** Construction of new Bronx Facility as part of the Borough-Based Jails program. This will be a 1040-bed facility focusing on reentry services.

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### III. Short Lists of Each Project

DDC's design-build procurement process from FY21 to FY24 demonstrates that high-caliber industry leaders choose to participate, aiming to partner on constructible projects. Pursuant to the State Law, a two-step procurement process is required. First, interested teams may submit Statements of Qualifications (SOQ), which are evaluated and scored by the selection teams. After that, the highest-evaluated teams are short-listed and may participate in the Requests for Proposals (RFP) phase. Included here is a summary of each project's short list, where applicable, as well as the complete list of proposers for each project that has reached that phase. Short lists are determined based on general capability, capacity, qualifications, experience, and past performance. A best value selection process that prioritizes design, quality, past performance, and qualifications over price will lead to improved outcomes. In the table on the next page, we highlight the number of submissions DDC received from vendors found responsive.



<b>Division / Program</b>	<b>Project Name</b>	<b># of Respondents</b>	<b>Status</b>	<b>Next Steps</b>
<b>INFRASTRUCTURE</b>	Pedestrian Ramps	12	In Design	Construction
	Lexington Avenue Pedestrian Safety Improvements	10	In Design	Construction
	Raised Crosswalks	7	RFP	Award
	Deep Sewer Manholes	-	Procurement Prep	RFQ
<b>PUBLIC BUILDINGS</b>	Rockaway Operational Headquarters	17	Construction	Substantial Completion
	Orchard Beach M&O Facility	18	Construction	Substantial Completion
	Mary Cali-Dalton Recreation Center	11	Construction	Substantial Completion
	Marlboro Greenhouse	16	Early Works	Construction
	Shirley Chisholm Recreation Center	14	Construction	Substantial Completion
	Brownsville Girls Empowerment Center and Community Hub	7	Early Works	Construction
	Harper Street Administrative Building	9	Early Works	Construction
	Roy Wilkins Recreation Center	12	RFP	Award
	Parks Public Restroom Buildings Bundle	11	RFP	Award
<b>BOROUGH-BASED JAILS PROGRAM</b>	Queens Garage and Community Space	9	Substantial Completion	Closeout
	Manhattan Dismantle & Swing Space	3	Construction	Substantial Completion
	Queens Dismantle & Swing Space	5	Substantial Completion	Closeout
	Brooklyn Dismantle & Swing Space	5	Substantial Completion	Closeout
	Bronx Site Preparation	12	Substantial Completion	Closeout
	Brooklyn Facility	2	In Design	Construction
	Bronx Facility	2	In Design	Construction
	Queens Facility	2	In Design	Construction
	Manhattan Facility	2	Procurement	Award

<b>Project ID</b>	<b>Project Name</b>	<b>Short-listed Firm</b>
<b>HWP20MXQC</b>	Pedestrian Ramps	JR Cruz Corp. / KCE Oliviera / LiRo JV Restani Construction / T&T
<b>HWMMLEXAV</b>	Lexington Avenue Pedestrian Safety Improvements	JR Cruz Corp. / KCE Restani Construction / T&T Triumph Construction Corp. / NV5
<b>HWCRADB</b>	Raised Crosswalks	EE Cruz / COWI / Turner Restani Construction / T&T / KS Engineers / Infrastructure Engineers Triumph Constuction Corp. / NV5
<b>SEKDSMH23</b>	Deep Sewer Manholes	RFQ Prep
<b>SANDY4-50</b>	Rockaway Operational Headquarters	EW Howell + H3 / Arquitectonica Gilbane Building Company / Marvel Architects Suffolk Construction Company, Inc. / Ennead Architects
<b>P-10RCHMO</b>	Orchard Beach M&O Facility	Gilbane Building Company / nARCHITECTS Skanska USA Building, Inc. / Dattner Architects Suffolk Construction Company, Inc. / Ennead Architects
<b>NDF-CRLYN</b>	Mary Cali-Dalton Recreation Center	Peter Scalamandre & Sons Inc. / STV Incorporated Caples Jefferson Architects PC Padilla Construction Services, Inc. / Rogers Partners Architects Architecture in Formation J. Kokolakis Contracting, Inc. / Ikon.5 Architects, LLC.
<b>HAM17GHSE</b>	Marlboro Greenhouse	CNY Public LLC PSF Projects Architecture D.P.C Consigli & Associates / Studio Gang Architects Kiss & Cathcart LoDuca Associates Skyline Industries
<b>P-217SCRC</b>	Shirley Chisholm Recreation Center	Lendlease (US) Construction LMB Inc. / Studio Gang Architects DeMatteis-Dattner Sciame Construction, LLC. / Grimshaw Architects P.C.
<b>HR25BRCS</b>	Brownsville Girls Empowerment Center and Community Hub	Gilbane Building Company / Marvel Architects Hunter Roberts Construction Group Perkins Eastman Turner Construction Company / WXY Architects
<b>HWHARPADM</b>	Harper Street Administrative Building	Hunter Roberts Construction Group LLC / Dattner Architects Plaza Construction LLC / Gannet Fleming Engineers and Architects, PC / Sage and Coombe Architects / Socotec, Inc. Scalamandre Construction / Tully Construction Co., Inc. / Urbahn Architects PLLC / Seldorf Architects

<b>Project ID</b>	<b>Project Name</b>	<b>Short-listed Firm</b>
<b>P-412RWR1</b>	Roy Wilkins Recreation Center	Citnalta-McKissack JV / Urbahn Architects LLC Hunter Roberts / Urban Architectural Initiatives Triton-Elite JV / Beyer Blinder Belle Architects & Planners
<b>MURPHCOMF, P-413SCS1, P-4DSTG06, P-108VCCS, P-308RPCS, P-303ERPR</b>	Parks Public Restroom Buildings Bundle	Armand Corporation dba Armand of New York / INFOTRAN Engineers and Architects P.C.  Citnalta Construction Corp. / NV5 New York  Paul J. Scariano, Inc. / AI Engineers, Inc.
<b>BBJ-QGAR</b>	Queens Garage and Community Space	Hunter Roberts Construction Group, LLC Peter Scalamandre & Sons, Inc. Walsh Construction Company II, LLC
<b>BBJ-MDSS</b>	Manhattan Dismantle and Swing Space	Gramercy Group, Inc. Hudson Meridian - Breeze National Inc. JV Leon D. De Matteis Construction Corp.
<b>BBJ-QDSS</b>	Queens Dismantle and Swing Space	Hudson Meridian Construction Group Hunter Roberts Construction Group NorthStar Contracting Group, Inc.
<b>BBJ-KDSS</b>	Brooklyn Dismantle and Swing Space	Hudson Meridian Construction Group Hunter Roberts Construction Group, LLC Northstar Contracting Group, Inc.
<b>BBJ-XSP</b>	Bronx Site Preparation	ECCO III Enterprises, Inc. Gramercy/LiRo JV Yonkers Contracting Company, Inc.
<b>BBJ-KFAC</b>	Brooklyn BBJ Facility	NYCJ Builders JV Tutor Perini Corporation
<b>BBJ-MFAC</b>	Manhattan BBJ Facility	Tutor Perini Corporation Transformative Reform Group, LLC
<b>BBJ-QFAC</b>	Queens BBJ Facility	Leon D. DeMatteis Construction Corp Tutor Perini Corporation
<b>BBJ-XFAC</b>	Bronx BBJ Facility	Transformative Reform Group, LLC Caldwell Wingate Company, LLC

## IV. Cost of Each Contract and Estimated Savings

When the agency utilizes the design-bid-build method, costly and delay-inducing change orders are not uncommon. Design-build is structured to avoid change orders, yielding significant savings. Change orders on design-bid-build projects are estimated at 10% of total cost. By minimizing change orders, our design-build projects will yield an estimated savings of \$1.43 billion of the estimated portfolio value. As shorter construction schedules will save public funds on a range of costs, such as field office rentals, the time savings of utilizing design-build delivery will also yield significant cost savings, although these are not illustrated within this report. Estimated change order savings are based on a percentage of the estimated contract value and anticipated costs. Because of unprecedented cost escalation and market conditions, though, cost estimates may change over time. DDC anticipates sufficient data will be available to begin incorporating comparisons of estimates and actual project costs in future reporting.

- Total estimated savings from DB projects: **\$1.43 billion out of \$14.3 billion** total estimated portfolio value

	<b>Estimated Portfolio Value</b>	<b>Estimated CO Savings</b>
<b>PUBLIC BUILDINGS</b>	\$670,000,000	\$67,000,000
<b>INFRASTRUCTURE</b>	\$190,500,000	\$19,050,000
<b>BOROUGH-BASED JAILS</b>	\$13,369,200,000	\$1,336,920,000
<b>TOTAL</b>	<b>\$14,229,700,000</b>	<b>\$1,422,970,000</b>

## DDC Divisions of Infrastructure and Public Buildings

Project ID	Project Name	Est. Project Size	Est. DB Contract Value	Awarded DB Contract Value	Est. CO Savings
<b>HWP20MXQC</b>	Pedestrian Ramps	69 corners	\$12,500,000	\$12,400,000	\$1,250,000
<b>HWMMLEXAV</b>	Lexington Avenue Pedestrian Safety Improvements	7 curb ext. 11 corners	\$33,000,000	\$32,800,000	\$3,300,000
<b>HWCRADB</b>	Raised Crosswalks	100 RC	\$100,000,000	RFQ prep	\$10,000,000
<b>SEKDSMH23</b>	Deep Sewer Manholes	23 MH	\$45,000,000	RFQ prep	\$4,500,000
<b>SANDY4-50</b>	Rockaway Operational Headquarters	11,000 ft <sup>2</sup> , + site work	\$23,500,000	\$23,500,000	\$2,350,000
<b>P-1ORCHMO</b>	Orchard Beach M&O Facility	10,200 ft <sup>2</sup>	\$34,500,000	\$34,447,000	\$3,450,000
<b>NDF-CRLYN</b>	Mary Cali-Dalton Rec Center	45,000 ft <sup>2</sup>	\$85,000,000	\$84,553,649	\$8,500,000
<b>HAM17GHSE</b>	Marlboro Greenhouse	8,000 ft <sup>2</sup>	\$15,000,000	\$14,815,502	\$1,500,000
<b>P-217SCRC</b>	Shirley Chisholm Recreation Center	65,000 ft <sup>2</sup>	\$131,000,000	\$130,986,000	\$13,100,000
<b>HR25BRCS</b>	Brownsville Girls Empowerment Center and Community Hub	60,000 ft <sup>2</sup>	\$120,000,000	\$119,000,000	\$12,000,000
<b>HWHARPADM</b>	Harper Street Administrative Building	77,350 ft <sup>2</sup>	\$125,000,000	\$120,648,807	\$12,500,000
<b>P-412RWR1</b>	Roy Wilkins Recreation Center	55,000 ft <sup>2</sup>	\$113,000,000	Pending	\$11,300,000
<b>MURPHCOMF, P-413SCS1, P-4DSTG06 P-108VCCS, P-308RPCS, P-303ERPR,</b>	Parks Public Restroom Buildings Bundle	4,320 ft <sup>2</sup>	\$20,500,000	Pending	\$2,500,000
<b>Total</b>			<b>\$858,000,000</b>		<b>\$85,800,000</b>

## Borough-Based Jails Program

- The BBJ program and plan to close the jails on Rikers Island were initiated in 2018 and approved by City Council in late 2019. DDC issued a notice to proceed for the Brooklyn facility in June 2023, and for the Bronx and Queens facilities in August 2024. The Brooklyn, Bronx and Queens contracts reflect the value of the new facility based on current, post-pandemic market conditions and associated escalation costs.
- **Total estimated savings from BBJ portfolio: \$1,336,920,600 out of \$13,369,206,000 total estimated portfolio value**

	Early Works	New Facilities	
Est. DB Contract Value	\$408,000,000	\$6,000,000,000	<b>\$6,408,000,000</b>
Est. CO Savings	\$40,800,000	\$600,000,000	<b>\$640,800,000</b>

## Early Works Projects

Project ID	Project Name	Est. Project Size	Est. DB Contract Value	Awarded DB Contract Value	Est. CO Savings
<b>BBJ-QGAR</b>	Queens Garage and Community Space	247,314 ft <sup>2</sup>	\$81,000,000	\$80,142,427	\$8,100,000
<b>BBJ-MDSS</b>	Manhattan Dismantle and Swing Space	2,819 ft <sup>2</sup> + sallyport	\$137,000,000	\$125,183,169	\$13,700,000
<b>BBJ-QDSS</b>	Queens Dismantle and Swing Space	152,000 ft <sup>2</sup>	\$44,000,000	\$43,104,235	\$4,400,000
<b>BBJ-KDSS</b>	Brooklyn Dismantle and Swing Space	5,500 ft <sup>2</sup> + sallyport	\$63,000,000	\$59,760,000	\$6,300,000
<b>BBJ-XSP</b>	Bronx Site Preparation	135,134 ft <sup>2</sup>	\$83,000,000	\$76,711,100	\$8,300,000
<b>Total</b>			<b>\$408,000,000</b>	<b>\$384,900,931</b>	<b>\$40,800,000</b>

## New Facilities Projects

Project ID	Project Name	Est. Project Size	Est. DB Contract Value	Awarded DB Contract Value	Est. CO Savings
<b>BBJ-KFAC</b>	Brooklyn BBJ Facility	1,150,000 ft <sup>2</sup>	\$1.5 - \$1.8 billion	\$2,950,000,000	\$300 million
<b>BBJ-MFAC</b>	Manhattan BBJ Facility	806,000 ft <sup>2</sup>	\$1.5 - \$1.8 billion	Pending	\$150 - \$180 million
<b>BBJ-QFAC</b>	Queens BBJ Facility	957,273 ft <sup>2</sup>	\$1.5 - \$1.8 billion	\$3,984,820,000	\$400 million
<b>BBJ-XFAC</b>	Bronx BBJ Facility	970,000 ft <sup>2</sup>	\$1.5 - \$1.8 billion	\$2,971,891,839	\$300 million
<b>Total Estimated Cost and Savings</b>			<b>\$6 - \$7.2 billion</b>		<b>\$1.15 - \$1.18 billion</b>

## V. Time Savings

By completing the Queens Garage and Community Space in three years—three years faster than a design-bid-build project—DDC has demonstrated that design-build can help the agency deliver public projects faster. We remain certain that the emphasis on collaboration and efficiency will allow the agency to complete other public projects faster as well. Selecting teams of design-builders ensures improved coordination to limit delays, and when design and construction team members work together, they can deliver a high-quality and constructible project within the scheduled timeframe. With clear project performance requirements established early in the process, design-build teams can deliver public assets that are inspiring, enduring, practical, constructible, and cost-sensitive. Estimated time savings on design-build projects range from one year to over three years, depending on project complexity and other factors. One procurement process instead of two separate processes leads to time savings of approximately nine months. Construction work can begin during design, creating additional efficiencies. Furthermore, integrated design and construction teams can produce better design results that lead to fewer errors down the line.

	<b>Project Name</b>	<b>Project ID</b>	<b>Est. Time Savings (y)</b>
<b>INFRASTRUCTURE</b>	Pedestrian Ramps	HWP20MXQC	2.0
	Lexington Avenue Pedestrian Safety Improvements	HWMMLXAV	1.0
	Raised Crosswalks	HWCRCDB	1.0
	Deep Sewer Manholes	SEKDSMH23	1.0
<b>PUBLIC BUIDLINGS</b>	Rockaway Operational Headquarters	SANDY4-50	1.8
	Orchard Beach M&O Facility	P-1ORCHMO	2.6
	Mary Cali-Dalton Recreation Center	NDF-CRLYN	3.1
	Marlboro Greenhouse	HAM17GHSE	1.8
	Shirley Chisholm Recreation Center	P-217SCRC	2.9
	Brownsville Girls Empowerment Center and Community Hub	HR25BRCS	2.3
	Harper Street Administrative Building	HWHARPADM	2.4
	Roy Wilkins Recreation Center	P-412RWR1	2.4
	Parks Public Restroom Buildings Bundle	MURPHCOMF, P-413SCS1, P-4DSTG06, P-108VCCS, P-308RPCS, P-303ERPR	0.9
<b>BOROUGH-BASED JAILS</b>	Queens Garage and Community Space	BBJ-QGAR	3.0
	Manhattan Dismantle and Swing Space	BBJ-MDSS	2.9
	Queens Dismantle and Swing Space	BBJ-QDSS	3.2
	Brooklyn Dismantle and Swing Space	BBJ-KDSS	3.1
	Bronx Site Preparation	BBJ-XSP	3.1
	Brooklyn BBJ Facility	BBJ-KFAC	3.0
	Manhattan BBJ Facility	BBJ-MFAC	3.0
	Queens BBJ Facility	BBJ-QFAC	3.0
	Bronx BBJ Facility	BBJ-XFAC	3.0
	<b>Average:</b>		<b>2.3 years</b>

Data Notes:

Design-build and design-bid-build do not have the same alignment in terms of project phases. This report considers the durations for design-bid-build to be Design Notice to Proceed (NTP) through Substantial Completion and for design-build to be design-build NTP through Substantial Completion. Design-bid-build durations are estimates of how long the project would have taken with the delivery method based on either typical durations for those project types and sizes or from an original Front-End Planning design-bid-build schedule development before pivoting to design-build. The design-build substantial completion dates are projections and subject to change.



# VI. M/WBE Participation Goals

In the design-build program, DDC aims to maximize use of qualified firms that have a demonstrated history of hiring, training, developing, promoting, and retaining minority and women staff and to encourage participation by City and State-certified Minority and Women-Owned Business Enterprises (M/WBE). The anticipated M/WBE Participation Goal for design-build projects is 30% for both design and construction. DDC has been conducting a series of forums to inform and educate the industry, thereby increasing knowledge of and participation in the procurement process. In addition, the program allows for those without prior design-build experience to participate, thus increasing the number of firms that are eligible to partner with the agency.

**Anticipated M/WBE Participation Goal for Design-Build projects:**

- Design work – 30%
- Construction work – 30%

## M/WBE Participation Goals for Awarded Design-Build Projects

	Design Work	Construction Work
<b>ROCKAWAY OPERATIONAL HEADQUARTERS</b>	30% of value of design work	30% of value of construction work
<b>ORCHARD BEACH M&amp;O FACILITY</b>	30% of value of design work	30% of value of construction work
<b>MARY CALI-DALTON RECREATION CENTER</b>	30% of value of design work	30% of value of construction work
<b>MARLBORO GREENHOUSE</b>	30% of value of design work	30% of value of construction work
<b>SHIRLEY CHISHOLM RECREATION CENTER</b>	30% of value of design work	30% of value of construction work
<b>BROWNSVILLE GIRLS EMPOWERMENT CENTER AND COMMUNITY HUB*</b>	7.5% Black American 7.5% Hispanic American 15% Unspecified of design work	7.5% Black American 7.5% Hispanic American 15% Unspecified of construction work
<b>HARPER STREET ADMINISTRATIVE BUILDING*</b>	7.5% Black American 7.5% Hispanic American 15% Unspecified of design work	7.5% Black American 7.5% Hispanic American 15% Unspecified of construction work
<b>LEXINGTON AVENUE PEDESTRIAN SAFETY IMPROVEMENTS</b>	30% of value of design work	30% of value of construction work
<b>PEDESTRIAN RAMPS</b>	30% of value of design work	30% of value of construction work
<b>BBJ QUEENS GARAGE AND COMMUNITY SPACE</b>	30% of value of design work	30% of value of construction work

	<b>Design Work</b>	<b>Construction Work</b>
<b>BBJ MANHATTAN DISMANTLE AND SWING SPACE</b>	30% of value of design work	30% of value of construction work
<b>BBJ QUEENS DISMANTLE AND SWING SPACE</b>	30% of value of design work	30% of value of construction work
<b>BBJ BROOKLYN DISMANTLE AND SWING SPACE</b>	30% of value of design work	30% of value of construction work
<b>BRONX SITE PREPARATION</b>	30% of value of design work	30% of value of construction work
<b>BBJ BROOKLYN FACILITY</b>	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified
<b>BBJ BRONX FACILITY</b>	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified
<b>BBJ QUEENS FACILITY</b>	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified
<b>BBJ MANHATTAN FACILITY</b>	10% Black American 10% Hispanic American 10% Unspecified	10% Black American 10% Hispanic American 10% Unspecified

Data Notes

Based on the refinements in the project's scope and design, DDC may revise the M/WBE participation goals during the RFP period and prior to the proposal due date.

\*To address the disparity within the disparity and increase participation of underrepresented M/WBE subgroups, DDC has applied a disaggregated breakdown of the total costs of design and construction to recent DB projects.

New York City  
Department of Citywide  
Administrative Services

# I. Executive Summary

In April 2022, the State of New York granted legislative authority to the Department of Citywide Administrative Services (DCAS) to use design-build project delivery on projects with an estimated cost of \$10 million and above. This authority was granted to DCAS over two years after the initial New York City Public Works Investment Act (PWIA) granted the authority to other select City entities. This document serves as a summary of DCAS's progress on design-build projects in Fiscal Year (FY) 2024.

From its initial authorization through the end of FY23, DCAS Energy Management (DEM) established and built the foundation of its Design-Build Contracting Program, identifying key personnel, retaining a key legal advisor, and identifying priority projects. In FY24, DEM drafted key procurement and contract documents for its first Design-Build procurement, obtained pre-solicitation approvals from oversight agencies for this project, pursuant to the City's procurement procedures, and developed a pipeline and planned for future Design-Build projects.

DEM's first Design-Build procurement, a projected \$23M project for the installation of solar photovoltaic (PV) systems at 26 City-owned buildings, is currently in progress and expected to be awarded and registered in FY25. Having developed templates for many key procurement and contracting documents and having learned the necessary Design-Build procurement procedures in FY24, DEM has laid the groundwork to scale up with additional and larger-scale procurements in FY25 and FY26.

DEM's second Design-Build procurement will be for multisystem building energy efficiency upgrades / electrification at 5 NYPD Precincts, with a projected total value of \$31M. To assist with the delivery of this project and future Design-Build projects, DEM is currently in the process of retaining a Design-Build Owner's Representative.

DEM's goals for its Design-Build Program in FY25 are to award and commence work on the initial solar PV Design-Build project and to secure preliminary approvals and release solicitations for both its Design-Build Owner's Representative, and its NYPD Precincts multisystem energy efficiency / electrification Design-Build project.

Additionally, DCAS, in partnership with mayoral agencies and City Hall, will continue to advocate for expanded authorization for agencies beyond DDC to have access to tools like progressive design-build, and to lower the project cost threshold for projects focused on energy efficiency, clean energy generation, or energy storage to \$1.2 million to match the existing threshold for other specific project categories. Progressive design build would allow comprehensive projects that DCAS is pursuing to move along even faster and more efficiently.

## II. Portfolio Summary

DCAS intends to deliver design-build projects under the following five primary scopes of work:

- **Solar PV installation** | installation of solar photovoltaic (PV) panels to generate energy, including potential roof replacement necessary for solar installation across multiple sites,
- **single system projects** | upgrades of single systems, such as lighting upgrades, across multiple like-facilities to reduce emissions,
- **multisystem comprehensive projects** | upgrades of multiple but connected systems within facilities, such as heating, ventilation, and air conditioning systems and
- **deep energy retrofits** | building-level improvements that target deep decarbonization through multiple multisystem upgrades throughout the facility.

As previously noted, DCAS has released its first design-build solicitation and is currently drafting / planning its second. DCAS has made large strides in developing its design-build program and is continuing to map out future projects. This table provides an approximate overview of the number of projects, anticipated budgets, and status of design-build projects DCAS is prioritizing as of FY24. The project type, number of projects, and estimated budget will be built out and finalized as DCAS’s design-build roadmap is confirmed. In future fiscal years, DCAS will also report on the procurement process including the list of responding entities.

#	Project Type	Description	Estimated Budget	Status
1	<b>MULTI-SITE SOLAR PV INSTALLATION</b>	Installation of PV Systems at 26 Sites	\$23,000,000	RFQ Released, award to be made in FY25
2	<b>MULTISYSTEM COMPREHENSIVE UPGRADES</b>	Multisystem Building Energy Upgrades / Electrification at 5 NYPD Precincts	\$31,000,000	RFQ / RFP being drafted. RFQ Release expected in FY25
3	<b>DEEP ENERGY RETROFIT</b>	Multisystem full electrification of a DCAS office building	\$20,000,000	Pre-design. Electrification study underway
<b>TOTAL</b>			<b>\$74,000,000</b>	

### III. Time and Cost Savings & M/WBE Participation

As previously noted, DCAS has not yet awarded its first design-build project contract, so no formal time and cost savings have been measured, however, DCAS is anticipating a minimum of a 10% cost savings against the traditional design-bid-build method based on industry standards for similar portfolios. Additionally, the design-build delivery method is structured to avoid change orders which result in delays and cost increases.

DCAS is committed to increasing M/WBE participation across most project delivery methods and anticipates design-build projects to be a great opportunity to increase M/WBE participation. DCAS will include a 30% M/WBE utilization goal with a priority on underutilized groups (i.e., Black American, Hispanic American, and Native American M/WBEs, and Asian American WBEs) for all design-build projects. DCAS is also coordinating with The New York City Economic Development Corporation's ConstructNYC program to support M/WBE and small business vendors in preparedness for involvement in energy efficiency and clean energy related procurements.

New York City  
Department  
of Environmental Protection

# I. Executive Summary

Under the New York City Public Works Investment Act (PWIA), the New York City Department of Environmental Protection (DEP) received authorization to use the design-build project delivery methodology for projects valued at more than \$10 million. This legislation permits DEP to select a team of designers and builders to work on selected projects from start to finish, instead of the partitioned design-bid-build methodology. With executive support, development of the Design-Build Program has been a high priority initiative for DEP.

In 2024, DEP selected its first Design-Builder for the DB-2: Electrical Distribution Upgrades (Port Richmond Wastewater and Resource Recovery Facility, Staten Island) project. The project is on track to start in early 2025 and reach substantial completion within 46 months, 20 months faster than the design-bid-build project delivery methodology. DEP also released the Request for Proposal (RFP) for the DB-1: Upstate Roadway Reconstruction (Westchester, Ulster, and Greene counties) project and has been actively collaborating with the shortlisted teams. Proposals for DB-1 are due in early 2025. As for the DB-3: Dock/Bulkhead Reconstruction (Port Richmond and Rockaway Wastewater and Resource Recovery Facilities, Staten Island/Queens) project, DEP has shortlisted three qualified teams, and finalized the proposal documents.

# II. Details of Design-Build Projects

## Portfolio Summary

DEP's Design-Build Program currently includes six capital projects with a total estimated budget of approximately \$400 million. The selected projects will provide DEP with the ability to consolidate and deliver multiple projects under a single contract, opportunity to develop and deliver on performance-based design criteria, and potential time and cost savings. Typology of projects includes roadway reconstruction, marine work, and electrical system upgrades at wastewater resource recovery facilities.

Design-Build Projects	Est. Project Budget	Status	Next Steps
<b>DB-1: UPSTATE ROADWAY RECONSTRUCTION</b>	\$86-\$105M	RFP in Progress	Award in 2025
<b>DB-2: ELECTRICAL DISTRIBUTION UPGRADES</b>	\$186M (In negotiation)	Contract Award in Progress	NTP in 2025
<b>DB-3: DOCK/ BULKHEAD RECONSTRUCTION</b>	\$90-\$110M	Procurement Prep	Release RFP in 2025
	<b>\$362-\$401M</b>		



Additional information on the scope of work is provided below:

- DB-1: Three projects have been bundled into a single design-build contract to provide the reconstruction of nearly 10 miles of two-lane roads, stabilization of approximately 60 culverts, and other supporting work spanning across Westchester, Ulster, and Greene counties.
- DB-2: Electrical distribution system upgrade will include the replacement of electrical feeders, substations, switchgears, generators, and motor control centers at the Port Richmond Wastewater Resource Recovery Facility in Staten Island.
- DB-3: Two projects have been bundled into a single design-build contract to replace two docks and bulkhead/fender systems to support sludge handling operations at the Port Richmond and Rockaway Wastewater Resource Recovery Facilities in Staten Island and Queens, respectively.

Each of the projects have received qualifications and shortlisted three teams for proposals. Below is a summary of the firms:

<b>Design-Build Projects</b>	<b>Qualifications Received</b>	<b>Firms Submitted Qualifications</b>	<b>Firms Shortlisted</b>
<b>DB-1: UPSTATE ROADWAY RECONSTRUCTION</b>	4	<ul style="list-style-type: none"> <li>▪ A. Servidone Inc./B. Anthony Construction Corp., JV</li> <li>▪ ECCO III Enterprises, Inc.</li> <li>▪ Ferreira Construction Co., Inc.</li> <li>▪ Restani Construction Co.</li> </ul>	<ul style="list-style-type: none"> <li>▪ A. Servidone Inc./B. Anthony Construction Corp., JV</li> <li>▪ ECCO III Enterprises, Inc.</li> <li>▪ Restani Construction Corporation</li> </ul>
<b>DB-2: ELECTRICAL DISTRIBUTION UPGRADES</b>	4	<ul style="list-style-type: none"> <li>▪ Dynamic US, Inc</li> <li>▪ Gilston Electric - RJ Industries JV</li> <li>▪ Jett Industries, Inc</li> <li>▪ John P. Picone, Inc. - Verde Electric Corp., JV</li> </ul>	<ul style="list-style-type: none"> <li>▪ Dynamic US, Inc</li> <li>▪ Jett Industries, Inc</li> <li>▪ John P. Picone, Inc. - Verde Electric Corp., JV</li> </ul>
<b>DB-3: DOCK/ BULKHEAD RECONSTRUCTION</b>	6	<ul style="list-style-type: none"> <li>▪ Ballard Marine Construction, LLC</li> <li>▪ Jett Industries, Inc.</li> <li>▪ JR CRUZ - Phoenix Marine JV</li> <li>▪ JT Cleary, Inc.</li> <li>▪ Michels Marine, Div of Michels Construction, Inc.</li> <li>▪ Trevcon Construction Company, Inc.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Jett Industries, Inc.</li> <li>▪ JT Cleary, Inc.</li> <li>▪ Trevcon Construction Company, Inc.</li> </ul>

### III. Estimated Cost and Time Savings & MWBE/ DBE Participation

DEP has also contracted the next AE1 firm that is reviewing new capital projects as they are identified for suitability of design-build delivery. Options for the next round of design-build projects include improvements to wastewater pumping systems, wastewater treatment processes, electrical systems, and resiliency improvements to infrastructure and buildings.

DEP intends to attract a diverse community of contractors to the program. Design-Build projects allow for innovative and cost and schedule-effective approaches to performing construction on critical infrastructure while maintaining operations. Compared to the design-bid-build approach, design-build is expected to provide time and cost savings, and a best value selection determined by the owner's needs.

At the project level, DEP anticipates that use of design-build will:

- Reduce the schedule by 12 to 18 months on average for the initial projects, increasing with project size and program maturity;
- Reduce the cost by 6-10% on average, increasing with project size and program maturity; and
- Improve the value through collaboration and innovation.

Time-saving projections result from: (i) reduced procurement timelines, (ii) ability to dovetail design, permitting, and construction phases, (iii) ability to purchase equipment with long manufacturing times earlier, and (iv) reduced communication lead times between design and construction partners during construction.

Cost-saving projections result from: (i) best value selection criteria, value engineering and constructability analysis during design, (ii) shorter project timelines, and (iii) reduced change orders due to improved coordination.

In its Design-Build Program, DEP intends to use qualified firms that have a demonstrated history of hiring, promoting, and retaining minority, women, and disadvantaged staff and to encourage participation by City- and State- certified Minority and Women-Owned and Disadvantaged Business Enterprises (M/WBE) and Disadvantaged Business Enterprises (DBE). M/WBE and DBE participation goals for design-build projects are below.

<b>Contract</b>	<b>M/WBE Goals<sup>1</sup></b>	<b>DBE Goals<sup>2</sup></b>
<b>AE1</b>	30%	
<b>DESIGN-BUILD (DESIGN WORK)</b>	30%	20%
<b>DESIGN-BUILD (CONSRUCTION WORK)</b>	30%	20%

<sup>1</sup> City funded projects.

<sup>2</sup> State-revolving fund (SRF) funded projects.

# New York City Health and Hospitals

# I. Executive Summary

In December 2019, NYC Health + Hospitals (the “System”) received legislative authority from the State of New York to utilize the design-build method of project delivery. The System will benefit from having another tool to deliver projects via the design-build method that will provide opportunities for innovation, efficiency, cost savings and quicker delivery timelines. With seamless integration of design and construction we hope to achieve optimized project delivery to support high-quality patient care.

There are five projects in the System’s design-build portfolio with a total estimated budget of \$114.8 million. This report includes data on the projects, detailing the selected proposers, along with information on cost and M / WBE (Minority and Women-Owned Business Enterprises) utilization.

## Portfolio Summary

Project Type	#Design-Build Projects	Total Contract Value
<b>COMPREHENSIVE MODERNIZATION</b>	4	\$ 80.9 million
<b>HEATING &amp; HOT WATER SYSTEMS</b>	1	\$ 34.08 million
<b>TOTAL</b>	<b>5</b>	<b>\$114.8 million</b>

The four comprehensive modernizations projects include two sites scheduled to receive enhancements to their space supporting Labor & Birthing, and Women’s health programs, one site developing a new clinic to provide healthcare services to a community that needs additional healthcare resources, and one creating a hub co-locating several programs aimed at providing care for substance abuse. The heating and hot water systems project involves upgrading a boiler plant to improve performance, reliability, and energy efficiency.

# II. Project Details

## Boiler Plant Replacement and Combined Heat and Power

<b>Facility:</b> NYC H+H / Harlem	<b>Project Type:</b> Heating & Hot Water Systems	
<b>Current Contract Value:</b> \$34,089,015	<b>Status:</b> Construction	
<b>Proposers:</b> 9 firms	<b>Shortlisted:</b> 4 firms	<b>Selected:</b> Fresh Meadows Mechanical Corp.

## Labor & Birthing Suite Renovation

<b>Facility:</b> NYC H+H / Woodhull Hospital		<b>Project Type:</b> Comprehensive Modernization
<b>Current Contract Value:</b> \$14,816,993		<b>Status:</b> Design / Construction
<b>Proposers:</b> 6 firms	<b>Shortlisted:</b> 3 firms	<b>Selected:</b> Sweet Group of New York LLC

## Women's Health Integrated

<b>Facility:</b> NYC H+H / South Brooklyn Health		<b>Project Type:</b> Comprehensive Modernization
<b>Current Contract Value:</b> \$21,910,667		<b>Status:</b> Design / Construction
<b>Proposers:</b> 10 firms	<b>Shortlisted:</b> 3 firms	<b>Selected:</b> Axis Construction Corporation

## Far Rockaway Primary Care Center

<b>Facility:</b> NYC H+H / Gotham		<b>Project Type:</b> Comprehensive Modernization
<b>Current Contract Value:</b> \$29,978,523		<b>Status:</b> NTP in progress
<b>Proposers:</b> 8 firms	<b>Shortlisted:</b> 3 firms	<b>Selected:</b> Gilbane Building Company

## R.I.S.E (Recovery, Integrated Support, Empowerment Center)

<b>Facility:</b> NYC H+H / Lincoln		<b>Project Type:</b> Comprehensive Modernization
<b>Current Contract Value:</b> \$14,000,000*		<b>Status:</b> Procurement
<b>Proposers:</b> 5 firms	<b>Shortlisted:</b> 3 firms	<b>Selected:</b> TBD

\* Estimate as project is still in procurement

### III. Estimated Cost and Time Savings

The design-build method emphasizes collaboration between designers and builders, which can lead to innovative solutions, cost savings, and faster project completion. Due to this integrated approach, the Corporation anticipates time savings of 6-12 months and cost savings of 0% to 10% compared to the traditional design-bid-build method.

The initial cost estimates for the Labor & Birthing, Labor & Delivery, and Women's Health projects was created based on preliminary project details and assumptions. However, these being active clinical spaces and with the complexities involved with construction in an active clinical space along with the very specific design requirements for these spaces, it was determined during scope validation that the actual project cost was higher than the initial estimates. The System is working to update its methodology to calculate estimated time savings and will provide estimated time savings once this methodology is validated.

Facility	Project	Est. Time Savings	Estimated Cost	Anticipated Contract Value
<b>NYC H+H HARLEM HOSPITAL</b>	Replacement and Combined Heat and Power	6-9 months	\$32,000,000	\$34,089,151
<b>NYC H+H WOODHULL HOSPITAL</b>	Labor & Birthing	TBD	\$11,090,000	\$14,816,993
<b>NYC H+H SOUTH BROOKLYN HEALTH</b>	Integrated Women's Health	TBD	\$18,500,000	\$21,910,667
<b>NYC H+H GOTHAM</b>	Far Rockaway Primary Care Center	TBD	\$30,000,000	\$29,978,523
<b>NYC H+H LINCOLN HOSPITAL</b>	R.I.S. E	TBD	\$14,000,000	TBD

## IV. M/WBE Participation Goals

NYC H+H intends to use in its design-build program qualified firms that have a demonstrated history of hiring, training, developing, promoting, and retaining minority and women staff and to encourage participation by City- and State-certified M/WBEs. Our anticipated M/WBE Participation Goal for design-build projects is 30% for both design and construction.

<b>Project Name</b>	<b>M/WBE Goal*</b>
<b>NYC H+H HARLEM HOSPITAL – BOILER PLANT UPGRADE</b>	30%
<b>NYC H+H WOODHULL HOSPITAL – LABOR &amp; BIRTHING</b>	34%
<b>NYC H+H SOUTH BROOKLYN HEALTH – WOMEN’S HEALTH</b>	32%
<b>NYC H+H GOTHAM FAR ROCKAWAY – NEW PRIMARY CARE CLINIC</b>	35%
<b>LINCOLN HOSPITAL – LINCOLN RECOVERY CENTER (LRC) – R.I.S.E.</b>	33%

\* Based on the refinements in the project’s scope and design, NYC H+H may revise the M/WBE participation goals during the RFP period and prior to the Proposal due date.



# New York City Housing Authority

# I. Portfolio Summary

In 2018, the New York City Housing Authority (NYCHA, or 'the Authority') received legislative permission from the State of New York under the NYC Housing Authority Modernization Investment Act to use design-build project delivery on certain projects for the first time. This legislation permits NYCHA to select a team of designers and builders that would work on selected design-build projects from start to finish, instead of the standard design-bid-build process. NYCHA subsequently received further authorization to undertake design-build procurements pursuant to the New York City Public Works Investment Act. This document provides an update on the Authority's current portfolio of design-build projects.

# II. Details of Design-Build Projects

There are 22 projects in NYCHA's active design-build portfolio with a total estimated budget of \$1.6 billion. These projects include 4 comprehensive modernization projects, 10 heating and hot water system projects, 7 waste yard projects, and 1 pneumatic waste system.

Project Type	# of Design-Build Projects	Total Budget
<b>COMPREHENSIVE MODERNIZATION</b>	4	\$1,075,490,000
<b>HEATING &amp; HOT WATER SYSTEMS</b>	10 <sup>1</sup>	\$486,395,475
<b>WASTE YARDS</b>	7	\$20,367,471
<b>PNEUMATIC SYSTEMS</b>	1	\$37,945,862
<b>TOTAL</b>	<b>22</b>	<b>\$1,620,198,808</b>

The comprehensive modernization projects include a broad scope of renovations at the four NYCHA properties, including environmental hazards abatement, facades, plumbing systems, heating and hot water systems, elevators, apartment improvements including full kitchen and bath renovation, electrical upgrades, and/or other areas. The heating and hot water systems upgrade projects involve replacing boilers with new heating and hot water equipment and technologies to improve performance, reliability and energy efficiency.

<sup>1</sup> Four projects are contracted through and managed by the New York State Power Authority (NYPA).

The waste yard projects include the construction of new waste yards with auger compactors, hydraulic compactors, and for certain projects, secondary waste collection centers, which greatly improve the waste management of NYCHA developments. These projects reduce the work required from NYCHA caretaker staff for managing waste, and enhance quality of life for residents directly and through improving pest management outcomes. The pneumatic waste system project is an innovative project to holistically improve waste management at two large developments by replacing individual compactors with a network of underground pipes, thereby keep trash away from residents' homes and also deterring pests. Additional details on the specific projects are provided below.

## Project Details

### Comprehensive Modernization

<b>NYCHA Property</b>	<b>Current Budget</b>	<b>Contracted Design-Build Firm or JV</b>
<b>ST. NICHOLAS HOUSES</b>	\$633,600,000	Saint Nicholas Revitalization Partners
<b>TODT HILL HOUSES</b>	\$194,500,000	Community Modernization Group
<b>GOWANUS HOUSES</b>	\$170,060,000	Mega / Technico JV
<b>WYCKOFF GARDENS</b>	\$77,330,000	Mega / Technico JV
<b>TOTAL</b>	<b>\$1,075,490,000</b>	

## Heating & Hot Water Systems

NYCHA Property	Current Budget	Contracted Design-Build Firm or JV
<b>830 AMSTERDAM AVENUE</b>	\$27,627,795	Dynamic US
<b>BERRY HOUSES</b>	\$31,973,296	
<b>MARBLE HILL HOUSES</b>	\$42,357,700	
<b>BROWNSVILLE HOUSES</b>	\$50,546,419	Tully Construction Co. / Richards Plumbing & Heating Co. JV
<b>EASTCHESTER GARDENS</b>	\$48,209,521	Adam's European Contracting
<b>JACKSON HOUSES</b>	\$35,041,775	
<b>PINK HOUSES</b>	\$50,668,161	Willdan Energy Solutions
<b>TILDEN HOUSES</b>	\$61,817,011	
<b>MARLBORO HOUSES</b>	\$85,017,956	Macan-Deve Engineers / Maric Mechanical JV
<b>WOODSIDE HOUSES</b>	\$53,135,841	Dynaire Corporation
<b>TOTAL</b>	<b>\$486,395,475</b>	

## Waste Yards

NYCHA Property	Current Budget	Contracted Design-Build Firm
<b>303 VERNON AVENUE</b>	\$2,833,141	All projects contracted as a bundle and awarded to LiRo Engineers / JR Cruz JV
<b>EAST 180TH ST – MONTEREY AVENUE</b>	\$2,673,959	
<b>WEBSTER HOUSES</b>	\$2,677,068	
<b>MORRIS II HOUSES</b>	\$2,911,674	
<b>JACKSON HOUSES</b>	\$3,437,568	
<b>LA GUARDIA HOUSES</b>	\$2,725,968	
<b>MARCY HOUSES</b>	\$3,108,093	
<b>TOTAL</b>	<b>\$20,367,471</b>	

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## Pneumatic Waste Collection System

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### NYCHA Property

### Current Budget

### Contracted Design-Build Firm

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**POLO GROUNDS TOWERS &  
RANGEL HOUSES**

\$37,945,862

Navillus Title / DBA Navillus Contracting JV

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**TOTAL**

**\$37,945,862**

The Design-Build firms that were selected to participate in submission of proposals under the RFP stages for these various projects were: Saint Nicholas Revitalization Partners, Comprehensive Modernization Group, Mega / Technico JV, Brooklyn Modernization Group (BMG), Structural Preservations Systems LLC, Structural JV, Dynamic US, Hunter Roberts Construction Group, Hudson Meridian Construction Group, MLJ Contracting Corp., Tully Construction Co. / Richards Plumbing & Heating Co. JV, Willdan Energy Solutions, Navillus Tile / DBA Navillus Contracting JV, Navillus Contracting, Adam's European Contracting, WDF, Technico Construction Services, LiRo Engineers / JR Cruz JV, Macan Deve Engineers-Maric Mechanical JV, and Dynaire Corporation.

## II. Estimated Cost and Time Savings

Projects listed above are in various phases from planning and procurement to design-build; construction and closeout is not yet fully completed on these projects. However, compared to the traditional design-bid-build approach, design-build can provide NYCHA time and cost savings, innovative solutions and technologies, and better value-for-money, especially for projects with complex or comprehensive scopes of work.

On a project level, NYCHA anticipates that use of design-build will on average save 0.5 to 1 year in time depending on the project complexity, and save 0% to 8% in costs. This cost savings is a benchmark range based on experience in New York and nationally, but the Authority will learn more about exact cost savings as these projects continue and when the projects are ultimately completed. Applying the midpoint of this savings benchmark (i.e. 4%) to NYCHA's current portfolio of design-build projects, with a total estimated budget of \$1.6 billion, implies a savings of approximately \$64 million overall.

### III. M/WBE Participation

Use of design-build can also improve M/WBE participation and resident employment, through best value selection criteria emphasizing these areas. The Authority is committed to addressing historic disparities in contracting by providing opportunities for minority and women entrepreneurs, and employment and training for low- and very low-income persons, including NYCHA residents. NYCHA launched a revitalized M/WBE program on July 1, 2021. Goods and services contracts now include a mandatory 30% M/WBE contracting goal, with 15% of the total contract value subcontracted to MBE(s) and 15% to WBE(s). Annually, the City reports its progress toward the Mayor's OneNYC commitment to M/WBEs of \$25 billion in contract awards by 2025. In the most recent report for Fiscal Years 2015-2024, NYCHA awarded \$5.5 billion to M/WBEs, the second highest by all Mayoral and Non-Mayoral agencies.<sup>2</sup>

Of the contracted firms for the projects listed above, two design-build firms or JVs have M/WBE status, and 30 subcontractors approved to-date under these projects are M/WBEs. The Authority is undertaking extensive promotional and training activities directed at M/WBE firms, and in particular for the large-value comprehensive modernization projects. Selected Design-Build teams under this program are required to continue outreach to the M/WBE community and host recruitment and subcontracting events to expand the pool of MWBE firms on these projects. In addition, NYCHA is investing in technology that will improve NYCHA's capability to monitor awarded contractors' M/WBE subcontracting performance during the term of contract.

<sup>2</sup> [www.nyc.gov/assets/mocs/downloads/Opportunities/m-wbe-reports/OneNYCMWBEBulletin\\_2024.pdf](https://www.nyc.gov/assets/mocs/downloads/Opportunities/m-wbe-reports/OneNYCMWBEBulletin_2024.pdf)

# New York City Department of Transportation

# I. Details of Design-Build Projects

There are 4 projects in NYCDOT's current design-build portfolio with a total estimated budget of \$400 million. This includes 3 projects within the Division of Bridges, each project comprising of multiple bridges, and 1 ferry terminal project. The Bridge Division is nearing completion of procurement of two teams to provide Owner's Representative services in support of the design-build program going forward. NYCDOT is also working closely with NYSDOT to make sure our policies and procedures adhere to federal guidelines as these bridge and ferry projects will likely be recipients of federal funding.

Program	Current Budget	Total Value
<b>BRIDGES</b>	3	\$355,000,000
<b>FERRIES</b>	1	\$45,000,000
	<b>4</b>	<b>\$400,000,000</b>

# II. Portfolio Summary

Project Name	Est. Contract Value	Status	Next Steps
<b>EAST 183RD ST BRIDGE &amp; EAST 188TH ST BRIDGE OVER METRO NORTH RAILROAD HARLEM LINE</b>	\$63 million	Preliminary Design /Design Approval	RFQ Development
<b>BELT SHORE PARKWAY OVER SHEEPSHEAD BAY ROAD/ OCEAN AVENUE/ BEDFORD AVENUE/ NOSTRAND AVENUE</b>	\$246 million	Preliminary Design /Design Approval/ RFQ issued	RFQ Development
<b>191ST ST PEDESTRIAN TUNNEL OVER BROADWAY &amp; IRT #1 SUBWAY</b>	\$46 million	Preliminary Design /Design Approval	RFQ Development
<b>FERRY TERMINAL FLOODPROOFING</b>	\$45 million	Proposals received and evaluated.	Price proposal evaluation and Award.



### III. Estimated Cost and Time Savings

Design build shows promise to help DOT speed projects and reduce costs for the following reasons.

- Design-build is structured to avoid change orders resulting from development of design without the collaboration with the contractor or other contract documentation related issues which are estimated at 10% of total cost for design-bid-build projects.
- Construction work can begin earlier in the project development and overlap with design completion which reduces the overall project duration and associated costs. These cost savings could take the form of reduced administrative burden as well as shorter contract duration for related consultant contracts
- Selecting teams of design-builders based on best value ensures improved coordination and innovation to limit delays by delivering high-quality, constructible projects.
- Efficient construction schedules determined by contractor and designer working together result in the time saving and significant cost savings for design-build contracts.