

Design Build Forum

Meet the Teams



Housekeeping



Attendance will be taken using the Microsoft Form link provided in the WebEx chat. Please take the time to complete the form. This attendance sheet will be posted on our DDC website.

Please stay muted and keep your camera off.

Please hold all questions to the end of the presentation to assist our team with monitoring and consolidating duplicate questions. Questions will be accepted in writing via the "chat" function.

FORUM AGENDA

1. Welcome & Introduction
2. Public Buildings – DB Program Status
3. Gilbane for Brownsville Girls Empowerment Center and Community Hub
4. Scalamandre-Tully JV for Harper St. Admin Building and Site Improvements
5. Dispute Resolution Opportunities
6. BBJ Program Status
7. Lookahead
8. Q&A

FORUM AGENDA

1. **Welcome & Introduction**
Ding Xi Zheng (Steven)
M/WBE Compliance Analyst
2. **Public Buildings – DB Program Status**
3. **Gilbane for Brownsville Girls Empowerment Center and Community Hub**
4. **Scalamandre-Tully JV for Harper St. Admin Building and Site Improvements**
5. **Dispute Resolution Opportunities**
6. **BBJ Program Status**
7. **Lookahead**
8. **Q&A**



Minority & Women-Owned Business Enterprises: Participation Requirements



Design-Build Legislation

The legislation that authorizes DDC to use Design-Build as a capital project delivery method provides additional tools or opportunities to engage the M/WBE community in City capital projects.

- As a result of this newly found flexibility, DDC now requires all Design Build teams to submit an “M/WBE Program Experience Form” prior to solicitation at the RFQ stage.
- M/WBE participation goals on the Design and Construction phases for Brownsville Girls Empowerment Center and Harper Street Administrative Building will be disaggregated as follows:
 - 7.5% Black American
 - 7.5% Hispanic American
 - 15% Unspecified
- Firms will **not** be allowed to submit pre-proposal and pre-award waivers.
- The Office of Diversity and Industry Relations will monitor performance against M/WBE goals throughout the life of the project. We will work closely with the design-builder to make sure that they meet the goals.

Minority & Women-Owned Business Enterprises: Participation Requirements



In order to facilitate meeting targets while maintaining a robust vendor pool, the Design-Build Program:

- Allows for the use of **state-certified M/WBEs** in addition to city-certified M/WBEs
- **Eliminates any tier restrictions** on eligible M/WBE participation
- **Counts suppliers** at 60% of the subcontract value

Minority & Women-Owned Business Enterprises: Participation Requirements



M/WBE Requirement can be achieved by:

1. M/WBE Prime Vendor
2. Qualified M/WBE Joint Venture
3. M/WBE Subcontractor(s)

New York City Department of Small Business Service certified M/WBE firms listed at: <https://sbsconnect.nyc.gov/certification-directory-search/>

New York State certified MWBE firms listed at:
<https://ny.newnycontracts.com//>

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*Jade Bailey, P.E., PMP, Director,
Public Buildings Design Build Unit*
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Design-Build Report

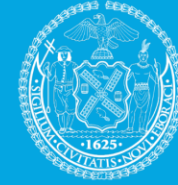
#Design-Build Projects

Infrastructure	5
Public Buildings	7
Borough-Based Jails	9
	21

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

www1.nyc.gov/site/ddc/contracts/designbuild.page

City of New York



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

DDC Design-Build

Borough Based Jails Portfolio



9 Design-Build Projects across 4 Project Sites

Facilities Dismantling and Site Prep, including construction of swing space & garage

- 5 Early Works Projects awarded, \$43M – 125M+, totaling \$400M
- Multi-level garage with community space in Queens – DDC's first completed DB project, delivered in half the time of a DBB project

New Facilities in Manhattan, Brooklyn, Queens & the Bronx, focusing on reentry service

4 New Facilities in procurement, each with \$1.5B – 1.8B estimated contract value, totaling \$8B+

DDC Design-Build Infrastructure DB Portfolio



**5 Pilot Projects:
\$12.5M – 90M**

**First 2 NTPs anticipated
Summer/ Fall 2023 for
pilot projects**

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

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

DDC Design-Build Public Buildings DB Portfolio



8 Projects
\$15M – 130M+

7 NTPs with projects in Design

**1 project preparing for
procurement**

Several others in Pipeline

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

Public Buildings – Design-Build Status



Progress and Lookahead

Adaptations: Initiating Public Building's pilot program

- Created project selection methodology in consultation with our sponsor agencies and end users, with typologies and project sizes commensurate with procurement process to encourage response
- Adapt DDC requirements to prioritize project excellence through performance validation and design management
 - *Include considerations for early works and fast track packages*
- Developed capacity with in-house Design-Build knowledge and trainings

Public Buildings – Design-Build Status



Progress and Lookahead

Opportunities for Public Building's pilot program:

- Issue an updated 'Notice of Intent' on a quarterly basis to prepare industry for upcoming opportunities
- Convene quarterly DB Forums, to engage members of the design and construction industry and share information about upcoming opportunities
- Released first series procurements within the pilot program
- Publishing the shortlist to encourage teaming during the second step of the two-step procurement

What's Next for DDC Design Build



DDC expanding the use of Design Build to partner with the industry in the delivery of high-quality innovative projects for the City of New York.

Expand pilot program using lesson learned

Refine procurement processes and requirements

Empower staff with adapted delivery tools

Extending authorization of enabling legislation

Recent Design Build Contracts



Brownsville Empowerment Center and Community Hub

DB Team: Gilbane Building Company / Marvel

Harper St. Admin Building and Site Improvements

**DB Team: Scalamandre-Scully JV / Urbahn Architects
/ Selldorf Architects**

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THE LOWER EASTSIDE
GIRLS CLUB
MARVEL

**Brownsville Girls
Empowerment
Center &
Community Hub**

Project Information Session

May 24, 2023





Session Objectives

Introductions

Project Overview & Goals

Community Engagement – Economic Inclusion & Workforce Development

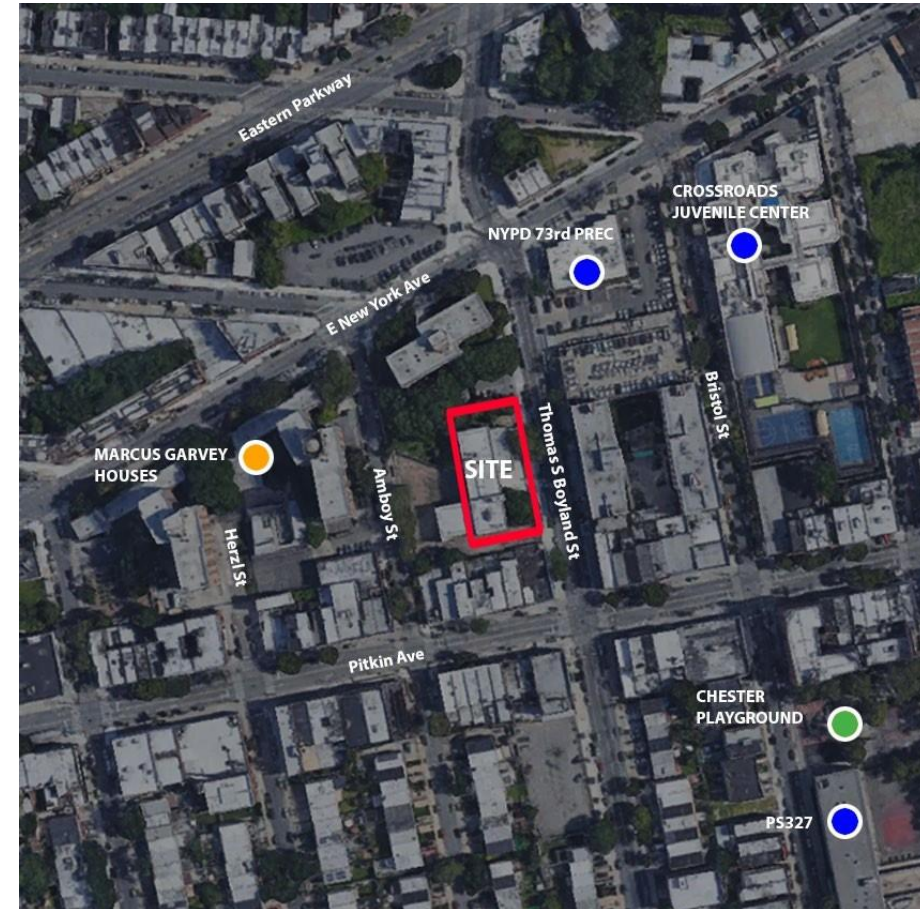
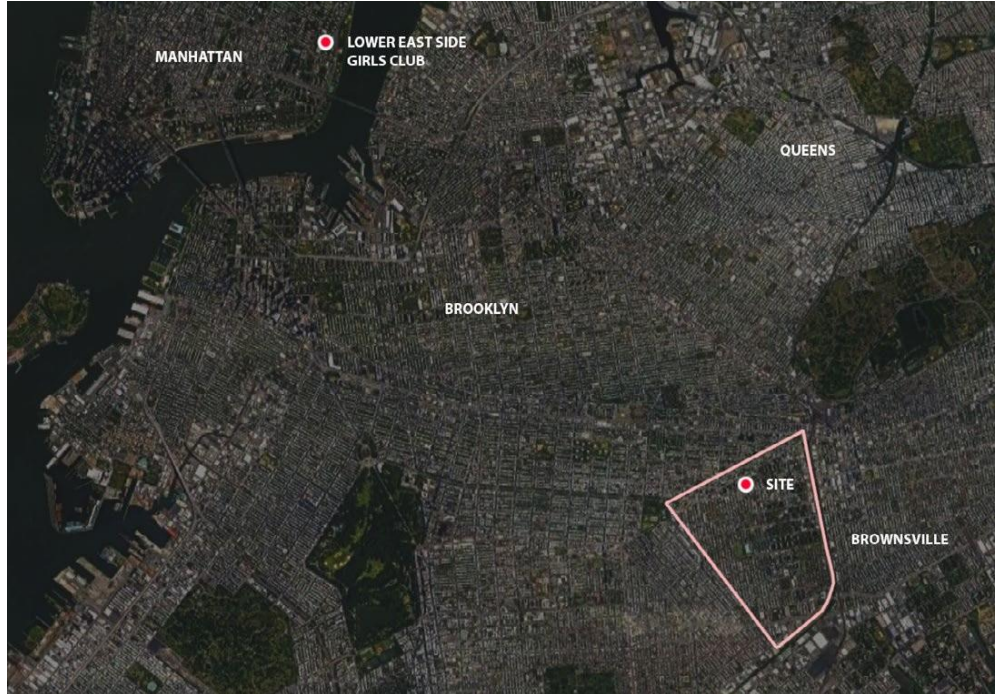
Introductions



MARVEL

Design Consultants		
<p>Sustainability Specialist CodeGreen Hannah Bronfman <small>LEED AP O+M, LEED AP BD+C, WELL AP</small></p>	<p>Civil Engineer Gedeon Engineering (MBE) James LaPadula <small>PE, ENV SP</small></p>	<p><i>Signage/Wayfinding</i> t-squared design, inc. (WBE)</p>
<p>Structural Engineer Silman John P. (Pat) Arnett <small>PE</small></p>	<p>Mechanical Engineer Setty and Associates (MBE) Brendan Smith <small>PE, CCP</small></p>	<p><i>Envelope</i> CANY Technical Services</p>
<p>Electrical Engineer Setty and Associates (MBE) Conrad Dela Cruz <small>PE</small></p>	<p>Kitchen Design Consultant Romano Gatland John Labarbera</p>	<p><i>Vertical Transportation</i> CBA Elevator Consultants (MBE)</p>
<p>Lighting Designer Lumen Architects (MBE) Nelson Jenkins</p>	<p>Security Specialist Shen Milson & Wilke (MBE) David Goetz <small>CPP, PSP</small></p>	<p><i>Geotech</i> EnTech Engineering (WBE)</p>
<p>Plumbing & Fire Protection Engineer Setty and Associates (MBE) Seongwan (Danny) Kang <small>PE, LEED AP BD+C</small></p>	<p>Planetarium Design Specialist Charcoalblue Owen Hughes</p>	<p><i>IT/AV</i> Shen Milson & Wilke (MBE)</p>
		<p><i>Specifications</i> Robert Schwartz & Associates</p>
		<p><i>Code and Expeditor</i> JM Zoning</p>
		<p><i>Accessibility</i> United Spinal Association's Accessibility Services</p>
		<p><i>Acoustics</i> LSTN Consultants</p>

ROOTED IN BROWNSVILLE



BLOCK SCALE: approx. 1/8 mile radius



ROOTED IN BROWNSVILLE

The Brownsville Plan:
2016 - Present



Project Strategies

01 PRomote active mIXed-Use coRRIdoRs

Increase access to services and amenities that bring activity to Brownsville's streets

02 ImpRove connectIons thRoUghoUt the neIghboRhood

Implement physical, design, and programmatic interventions that reduce social isolation and improve safety

03 CReate active and safe pUbIc spaces

Improve safety and health by creating high quality places for gathering, programming, and community building

04 PRovIde ResoURces to sUppoRt healthy lIfestyles

Expand City and community programming and create new policies to support healthy living, eating, gardening, and exercise to reduce health inequities

5. Connect BRownsvIlle ResIdents to jobs and job tRaNIng

Pair city investments with opportunities for economic advancement

6. SUppoRt smAll bUsInesses and aspIRIng entRepReneURs

Enable local businesses to grow and thrive

07 ImpRove hoUsIng stabIItY and sUppoRt ResIdents at RIsk of dIsplacement

Ensure that residents have opportunities to stay in the neighborhood, including those facing foreclosure or homelessness, or those seeking to buy a home

08 PRovIde SUppoRt and capAcIty bUIldIng oppoRtUnItIes

Prepare local organizations to continue the work of this plan into the future

Our Values



Iconic & Contextual

A new local landmark that responds to its surroundings



Connected

Strengthening connection by building the social and cultural infrastructure



Safe & Welcoming

Create welcome by building a sense of comfort and security



Healthy Building

A Wellness-promoting environment that encourages active use



Resilient & Sustainable

A Local Law 41 pilot that meets energy targets and minimizes embodied carbon



Empowering & Inclusive

Allowing young women and gender expansive youth to gather and connect



Honor the Legacy

Honor the original Bond Ryder Structure by responding to its massing and materiality



Responsive

A Community asset that fills community needs in education and services

THE NEW BROWNSVILLE GIRLS EMPOWERMENT CENTER & COMMUNITY HUB

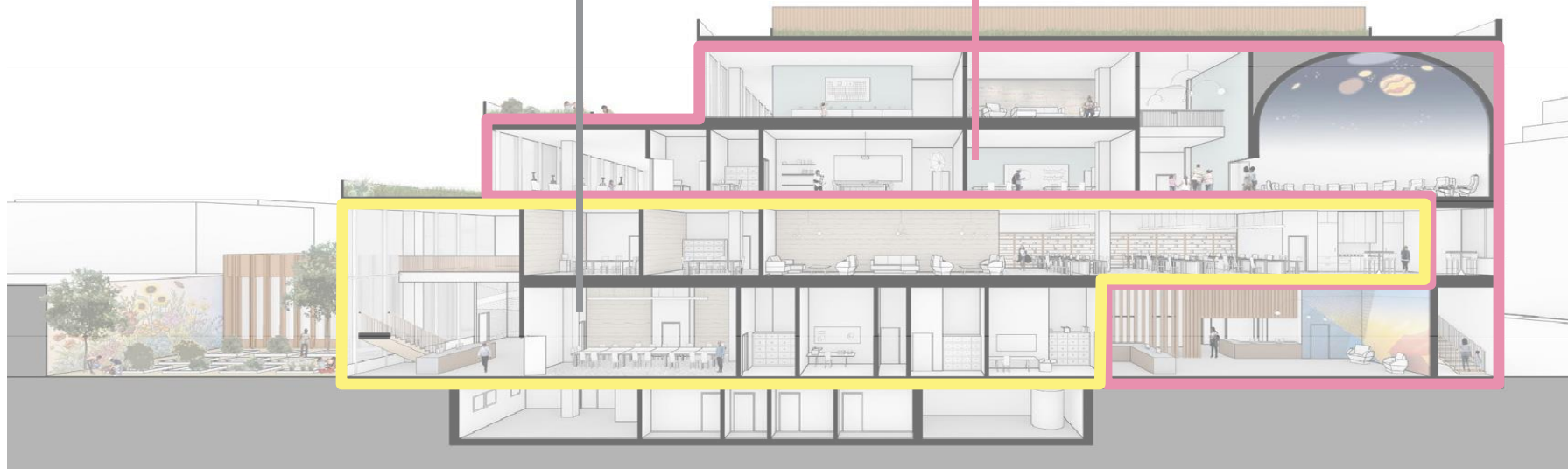
NYC HUMAN RESOURCES ADMINISTRATION

- BK Community Board 16's New Home
- Meeting space for the community
- 13,000sf Rentable office space for Community Organizations
- 1500sf Community Garden

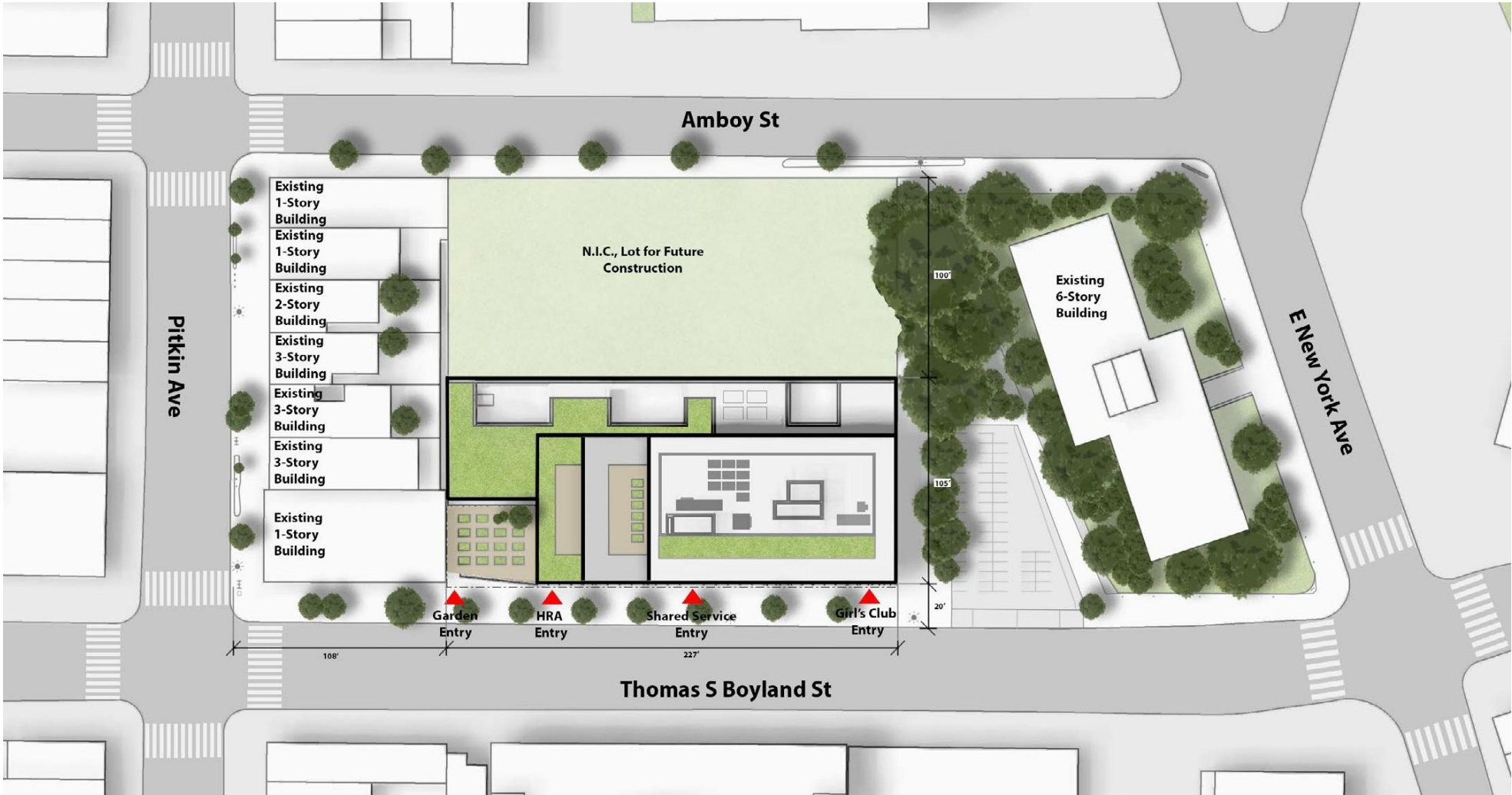


THE BROWNSVILLE GIRLS EMPOWERMENT CENTER

- 18000sf Community Club with free, year-round innovative programs in STEM, Arts, Digital Media and Sound, Wellness, Civic Engagement, and Leadership for young women




SITE PLAN

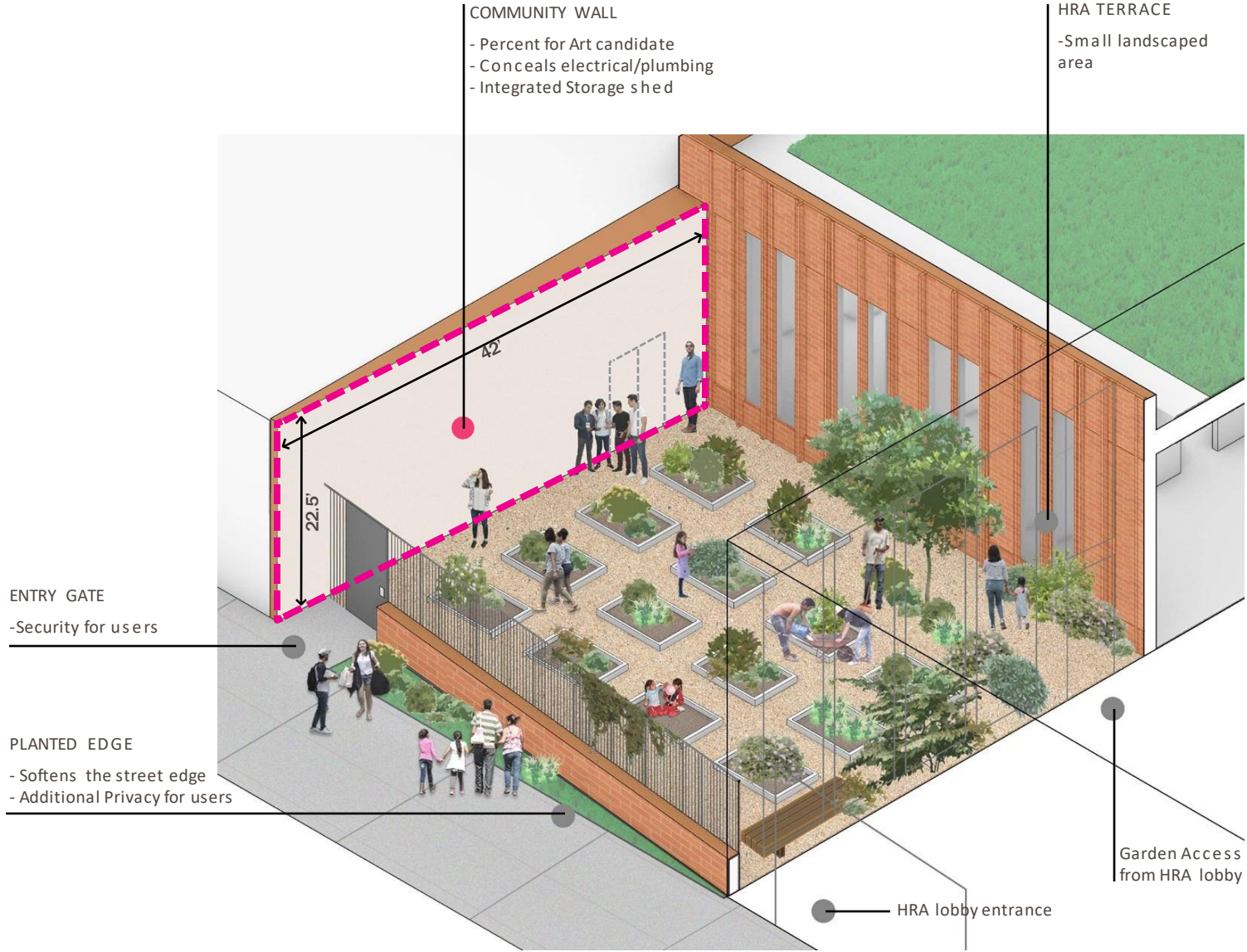


Site Plan
 Scale 1" = 50'-0"



COMMUNITY GARDEN

  Potential Art Locations

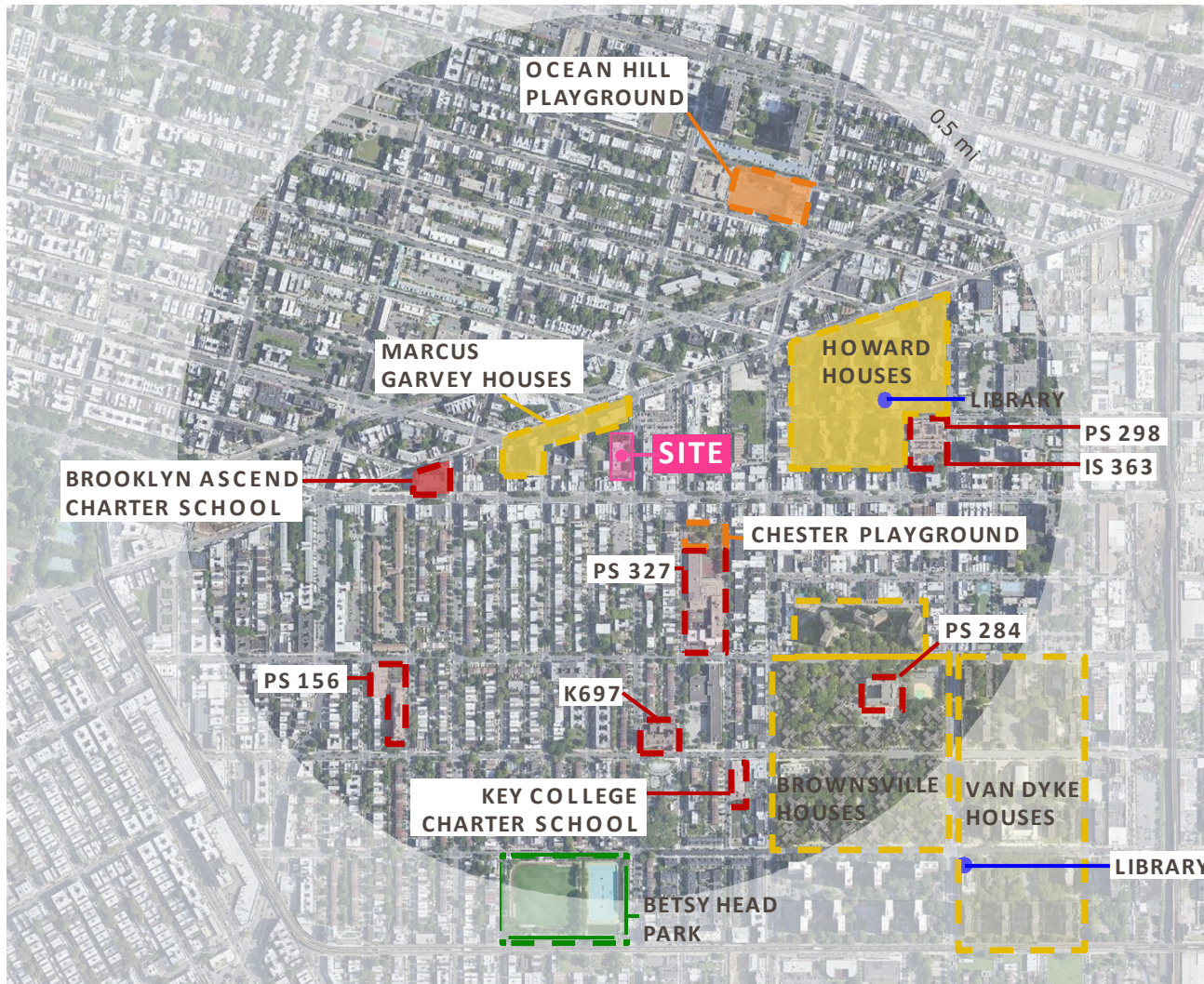


Commitment to Economic Inclusion

- 30% M/WBE Goal
- Emphasis on local Brooklyn businesses and workers
- Career Fair Opportunities
- Online Outreach Events
- Economic Inclusion commitments are part of the bid assessment
 - Economic Inclusion Commitment Form must be submitted with bid
 - Utilize attendee list from events to find partners
- Commitment to contractor success on the job site



NEIGHBORHOOD ASSETS



PS 327 Dr Rose B. English School



Howard Houses - NYCHA



The recently renovated Betsy Head Park

Project Scope of Work

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



VIEW FROM THOMAS S. BOYLAND ST - NORTH



AERIAL VIEW



Gilbane Building Company – Contact Information



Amanda Brink
Project Manager II

(917) 602-7531

abrink@GilbaneCo.com



Ed Sheeran
Project Executive

(347) 334-2907

esheeran@GilbaneCo.com

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HWHARPADM: Harper St. Administration Building & Site Improvements
DB Forum: May 2023



Agenda

- Introductions
- STJV at a Glance
- Project Information
- Pre-qualification & Bidding Process
- Question and Answers



Speakers



Principal

Rafael Stein

steinr@urbahn.com



Project Executive

Peter Mazza

MazzaMan@tullyconstruction.com



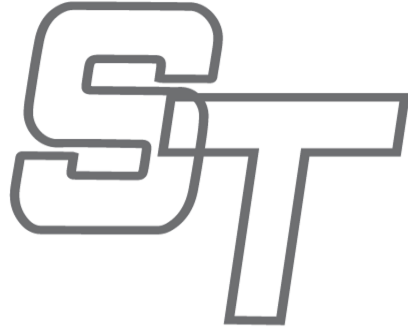
Project Executive

Damon Disimone

Damon@Scalamandreconstruction.com



The Team



- **Scalamandre-Tully Joint Venture** is the proven union of two of New York's most accomplished independent builders.
- Peter Scalamandre & Sons, Inc. has served the construction needs of a wide range of New York area agencies since its founding nearly a century ago. They are a leader in alternative project delivery, having commenced their first Design-Build project three decade ago, and continuing to the present with over \$350 million in DB construction value started or completed to date.
- Tully Construction is a regional leader in largescale infrastructure projects, including site improvement and resiliency projects such as the \$309 million Long Term Flood Mitigation of the MTA Coney Island Yard Complex. They have provided major Design-Build projects, including the recent \$93.5 million Nassau Expressway Operational Resiliency Improvements.



- **Urbahn Architects PLLC** is a well-established New York City architectural firm that focuses on public service.
- Urbahn's practice embraces innovation and has designed highly resilient and sustainable facilities. In the Design-Build realm, Urbahn has led A/E teams on well over \$1 billion in construction value for agencies including DDC, SCA, NYCT, LIRR, DASNY, SUCF, and the Army Corps of Military Engineers.

Experience Case Studies

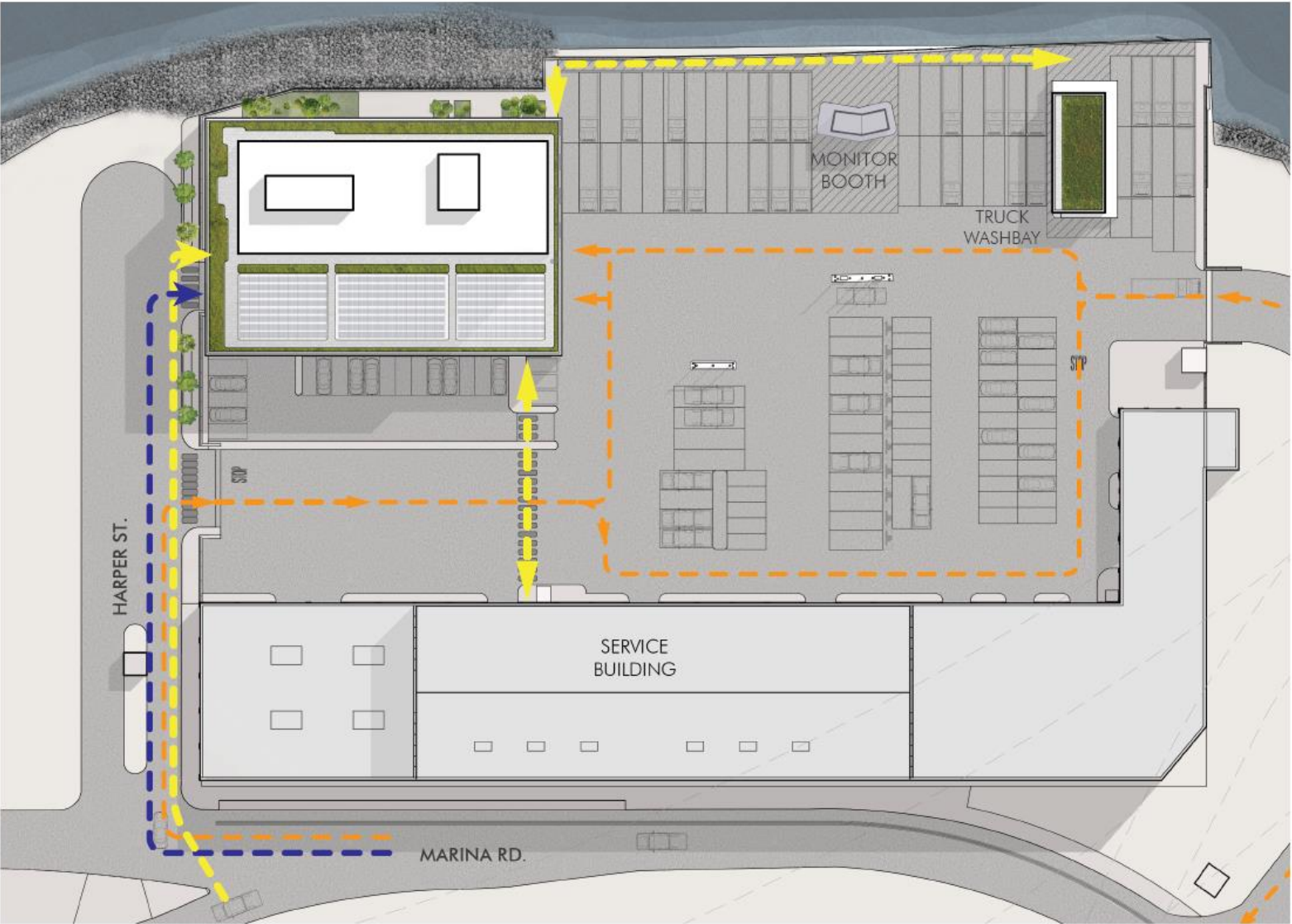


Scope of Work Summary

- **Demolishing** and relocating of existing structures
- Construction of **New Administration Building**
- General Site Improvements
 - **Resiliency**
 - **Sustainability**
 - **Organization & Flow**
- Construction of **New Truck Wash Building**
- Underground **utility upgrades**



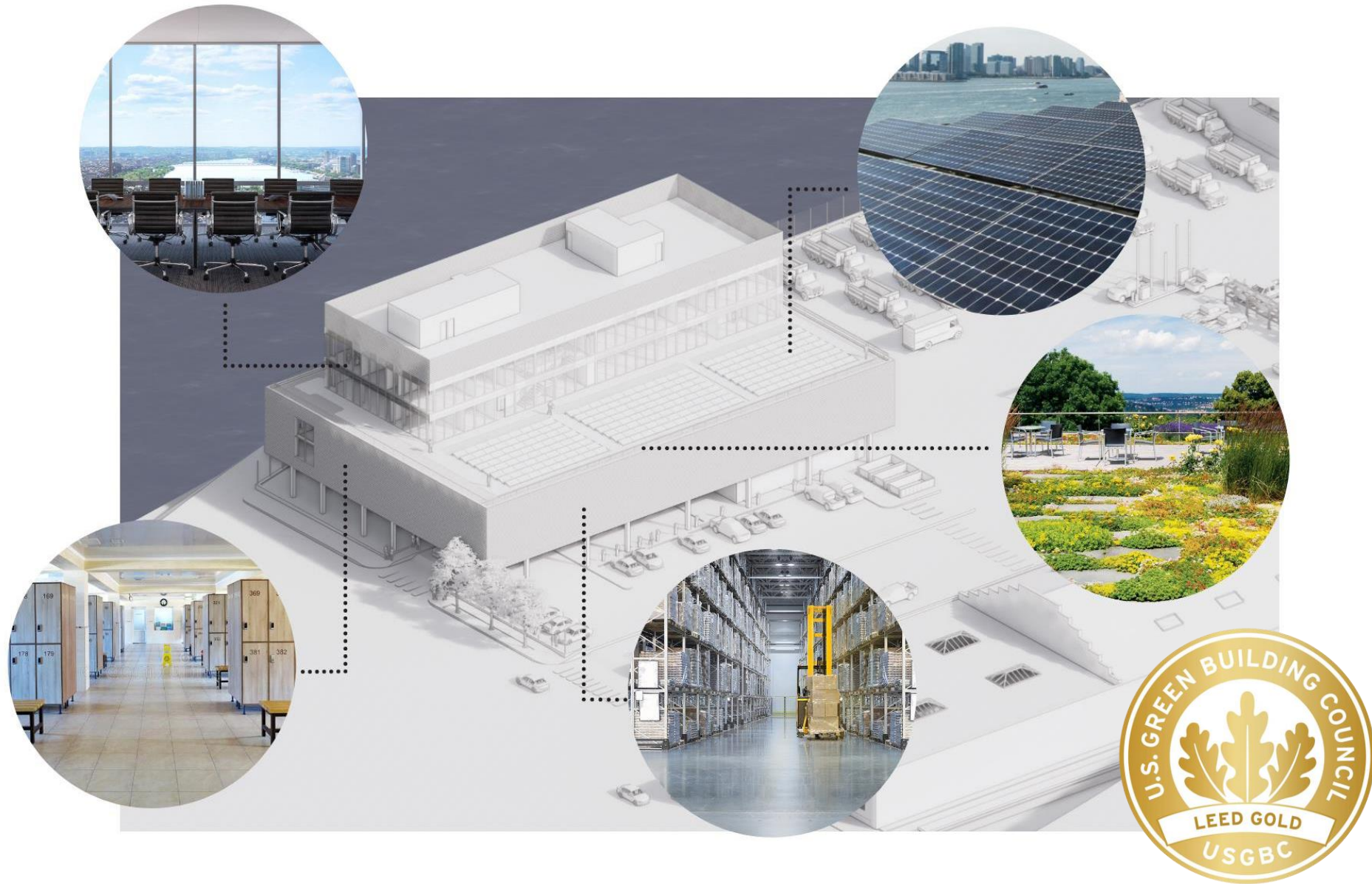
Site Plan



- PEDESTRIAN
- TRAFFIC
- SUPERVISORS



Administrative Building Functions





Contract MWBE Goals

- **Design: 30%**
- **Construction 30%**

Additional Requirements

Black: 7.5%

Hispanic: 7.5%

Subcontractor Opportunities

- Structural Steel
- Miscellaneous Metals
- Overhead Coiling Doors
- Floor Finishes – VCT, Carpet, resinous flooring
- Painting
- Toilet Partitions, Accessories, Fire Extinguishers
- Lockers
- Specialty Storage Equipment
- Flood Control
- Fire Suppression
- Plumbing
- Electrical



How to get Started



www.bit.ly/stjv-sub

Craig Kelly

MWBE: Diversity Outreach Coordinator

CKelly@Scalamandreconstruction.com

A screenshot of a web form titled "STJV - Join as a Subcontractor". The form is enclosed in a light gray border. At the top left is the "ST" logo. Below the title, there are five input fields: "Company Name" (required), "Company Website", "Location City" (required), "Location Country" (required, with a dropdown menu showing "United States"), and "Contact Name" (required). Each required field has a red asterisk next to its label. The form is set against a light gray background.

ST

STJV - Join as a Subcontractor

Company Name *

Company Website

Location City *

Location Country *

United States

Contact Name *



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Kayla Hom, Public Buildings Design Build Project Manager
6. BBJ Program Status
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Dispute Resolution in Design Build



M/WBE Opportunities

- Applies to **all alternative delivery projects**, across Public Buildings, Infrastructure, and BBJ programs
- Each Design-Build contract uses **alternative dispute resolution procedures**, including the use of a dispute resolution board
- Each project has a unique dispute resolution board established, with **members selected collectively** by the DB and the DDC
- Dispute Review Board intent is to **provide special expertise** in, and facilitate, the **timely and equitable resolution of disputes** between the DDC and the Design-Builder

Dispute Resolution in Design Build



M/WBE Opportunities

- DRB Member Candidates, Licensed in the United States:
 - Engineers
 - Architects
 - Attorneys
- Eligible participants cannot have a conflict of interest:
 - e.g., prior involvement in the project
 - e.g., cannot be employed, including fee-based consulting services, by either the DDC or the DB-Team, unless prior approval

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- 6. Borough-Based Jails (BBJ) Program Update
*Kaushik Patel, BBJ Executive Program Director***
7. Lookahead
8. Q&A



BBJ Portfolio: Early Works Contracts



Brooklyn Dismantle & Temp. Sallyport

BK

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

Project Budget: \$59.7M

The Bronx Site Preparation

BX

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

Project Budget: \$76.7M

Manhattan Dismantle & Temp. Sallyport

MN

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

Project Budget: \$125M

Queens Garage & Community Space

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

Project Budget: \$82M

Queens Dismantle & Temp. Sallyport

QN

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

Project Budget: \$43M

Queens Trunk Water Main Relocation

Design-Bid-Build Contractor: Triumph Construction Corporation

Project Budget: \$6.4M

BBJ Portfolio: New Facilities



BK

Brooklyn New Facility

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

QN

Queens New Facility

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

BX

The Bronx New Facility

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

MN

Manhattan New Facility

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

Brooklyn New Facility Proposal Renderings



Coming Attraction – Meet the Team at DDC’s Next DB Forum

DB Team: Tutor Perini / HOK – Contract Pending Registration



Main Entry & Public Space Close Up View



Aerial View from Southwest

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*Sarah Oakes, Deputy Director,
Alternative Delivery*
8. Q&A



Upcoming DDC Events

DDC Industry Open House - June 8

In Person Event! 9:30-11:30am – Register via Eventbrite link on DDC's website home page: nyc.gov/ddc

New Owner's Representative Procurement

Combined Public Buildings and Infrastructure RFP

Anticipated release summer 2023

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

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

Roy Wilkins Procurement Startup, end of 2023

RFQ Release and Pre-Submission Conference

Thank you!

Design Build at DDC, Public Buildings
Current and Past Design Build Opportunities
<https://designbuild.ddcanywhere.nyc/>

Jade Bailey, Sarah Oakes and Kayla Hom

Design Build Unit, Public Buildings

baileyja@ddc.nyc.gov

homk@ddc.nyc.gov

oakessa@ddc.nyc.gov

Kaushik Patel

BBJ Program

patelk4@ddc.nyc.gov

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THANK YOU!

