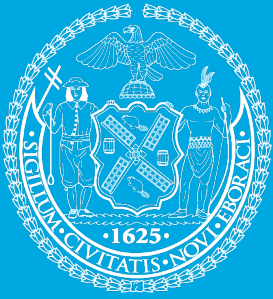


City of New York



Design-Build Program 2023 Progress Report to the New York State Legislature

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I. Executive Summary

The New York City Public Works Investment Act (PWIA), signed into law in December 2019, authorized seven entities — 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 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. This process is called “design-build.”

In 2022, the City 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. The City recommends further modifying the PWIA to allow more flexibility in structuring design-build procurements to shrink procurement schedules, maximize collaboration between the City and proposing teams, and control costs.

Prior to the PWIA's passage, the City was only permitted to deliver capital projects using the “design-bid-build” approach, which requires that a project be fully designed as a first step. Once design is completed, the entity must then procure a contractor, a process that typically takes up to nine months. The contract must also be awarded on a lowest-qualified-bid basis, regardless of any other factors, including the bidder's suitability for a project or experience with the type of work they are bidding on. The design-bid-build process extends project schedules, increases cost, and impacts project quality because it encourages time-consuming and expensive change orders, claims by the contractors against the City, and litigation between the City and the City's contractors and designers.

In contrast, the PWIA allows authorized entities to select a project team to perform both design and construction services for a project based on the team's qualifications, using clearly defined selection criteria. Design-build streamlines and combines design and construction into one point of responsibility, in a single contract, based on which the design and construction team can deliver the best project at the best value. Moreover, design-build creates a true partnership, unlike the design-bid-build project delivery method, which discourages design firms and construction firms from collaborating. For these reasons, design-build is a widely used best practice in cities and states across the nation.

The PWIA requires the City to provide an annual report on design-build projects, short lists and proposers, cost savings, time savings, and projected M/WBE utilization. This report includes the New York City Housing Authority (NYCHA), which 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.

The City continues to dedicate resources to fully utilize the provisions in the PWIA. Authorized entities hire staff, seek outside expertise, implement training programs, and develop new procedures and documents as needed. The City continues to conduct outreach, including hosting virtual open-houses and round-tables and engaging with potential contractors and new vendors, particularly small firms and M/WBE contractors.

The City recommends the legislature pass PWIA expansion to permit Progressive Design Build (PDB) and Construction Manager-Build (CM-Build). PDB is a single-step RFP process (as opposed to a two-step process). This allows an accelerated procurement, reduces the resource-intensive RFP phase of procurements, and shifts project investigations and associated risk management to the post-award phase. Once a design-builder is selected, PDB allows for an iterative, collaborative process between the selected design-builder and the project owner, leading to a specific scope that meets projects goals and requirements. With this due diligence work in place, the design-builder can develop a more accurate delivery plan, schedule, and pricing, ensuring a high-quality project, further reducing risk, and accelerating the overall project delivery process.

In CM-Build, the City holds separate contracts with the designer and the builder, is an ideal tool for addressing complex renovations in aging facilities, making it easier to adapt to unforeseen conditions without losing time. CM-Build leverages collaboration, fosters construction quality, and can accommodate separate simultaneous projects in the same building.

In short, the City is seeing tangible benefits from the PWIA. Expanding the legislation to grant the City a suite of project delivery methods — including Progressive Design-Build and CM-Build — would facilitate completing the City's capital project portfolios as efficiently as possible.

New York City
Department of Design
and Construction

I. Key Findings

DDC recently completed the agency's first-ever design-build project, a garage and community space in Kew Gardens, Queens. The Queens Garage and Community Space project is part of the Borough-Based Jails Program. Working with our partners, DDC completed this project three years faster than a typical design-bid-build project. The project also included robust participation from Minority and Women-owned Business Enterprises, exceeding the 30% utilization goals for both design and construction. This completed project demonstrates that increased collaboration and efficiencies happen with design-build and that it can help the agency deliver public projects faster.

Additionally, the Borough-Based Jails facility dismantling and site preparation projects are within budget and on schedule. These projects are projected to be completed in half the time of traditional design-bid-build projects. The agency is exceeding the 30% M/WBE utilization goals on these projects as well.

The Public Buildings and Infrastructure Design-Build Pilot Program is also progressing steadily, with several early projects showing promising time savings. Based on current schedules and industry responses to opportunities, we remain convinced that design-build will allow DDC to deliver these projects with significant time savings. For example, the project was funded in 2021, and it is expected to be complete by the end of 2025. This recreation center is on track to be finished over two years faster than with the design-bid-build method. This project is meeting our 30% M/WBE participation goal. This report details the significant time savings anticipated using design-build on additional projects, including other recreation centers.

The agency remains committed to robust participation by City and State-certified Minority and Women-owned Business Enterprises throughout the projects listed in this report. We continue to develop ambitious M/WBE participation goals for design-build projects, and the agency has implemented an extensive outreach program to help meet those goals. Regular forums, events, and direct outreach efforts have been established. As one example, the agency hosted a Pre-Solicitation Conference for the Roy Wilkins Recreation Center in May. After direct outreach efforts by the agency and others, hundreds of interested partners attended the virtual event, many of them M/WBEs from the project's local community. The agency developed a dedicated page on its website for interested firms to learn about the project, including our desire to embed equity into the procurement, design, and construction processes. Extensive outreach efforts will be undertaken on other projects detailed in this report.

Borough-Based Jails

Queens Garage and Community Space Facility.

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, 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.

Actual procurement, design and construction duration:
3 years

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

Total time savings:
3 years

M/WBE participation as of May 2023:
Design: 37%
Construction: 39%

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 with 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. As noted, dismantle projects are within budget and on schedule for completion prior to the award of new facility contracts.

Forecast procurement, design and construction duration:
3 years

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

Total estimated time savings:
3 years

M/WBE participation as of May 2023:
Design: 33%
Construction: 46%

Public Buildings and Infrastructure Design-Build Pilot Programs

Immediately after passage of the State Legislation in 2020, 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 completed procurements for seven of the pilot projects, and on these awarded contracts, DDC is expanding focus to post-award resource needs,

including contract administration, design management, regulatory review and approvals processes, and preparations for construction. On the first seven awarded design-build projects, groundbreaking for early construction has commenced on three, and will commence within the next fiscal year on the next three. Additional procurements are underway, and the agency will continue to identify strong candidates that can benefit from qualifications-based 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 \$7.3- \$8.5 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 the NYC Department of Parks and Recreation, 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 pilot programs, DDC is selecting projects on a rolling basis in the Front-End Planning process, balancing individual project characteristics with agency resources for concurrent intensive two-step procurements.

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.*

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.

Division / Program	#Design-Build Projects	Total Value
INFRASTRUCTURE	4	\$190,500,000
PUBLIC BUILDINGS	9	\$670,000,000
BOROUGH-BASED JAILS	9	\$6,408,000,000–\$7,608,000,000*
	22	\$7,268,500,000 - \$8,468,500,000

* The borough-based jails program's \$8.2 billion cost, cited elsewhere, includes associated expenses that do not fall under design-build.

Public Buildings Pilot Projects

SANDY4-50 Rockaway Operational Headquarters

Sponsor: Department of Parks and Recreation	Contract Type: Lump sum
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Description: 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

Sponsor: Department of Parks and Recreation	Contract Type: Lump sum
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Description: Construction of a new building that will house material and equipment storage and a variety of DPR 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

Sponsor: Department of Parks and Recreation

Contract Type: GMP

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

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.

HAM17GHSE Marlboro Greenhouse

Sponsor: New York City Housing Authority

Contract Type: Lump sum

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

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.

P-217SCRC Shirley Chisholm Recreation Center

Sponsor: Department of Parks and Recreation

Contract Type: Lump sum

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

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.

HR25BRCS Brownsville Girls Empowerment Center and Community Hub

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 a Girls Club and also returning (or new) community-based organizations.

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.

HWHARPADM Harper Street Administrative Building

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.

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.

P-412RWR1 Roy Wilkins Recreation Center

Sponsor: Department of Parks and Recreation	Contract Type: TBD
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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.

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.

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

Sponsor: Department of Parks and Recreation

Contract Type: TBD

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

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.

Infrastructure Pilot Projects

HWP20MXQC Pedestrian Ramps

Sponsor: Department of Transportation

Contract Type: Lump sum

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

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.

HWMMLEXAV Lexington Avenue Pedestrian Safety Improvements

Sponsor: Department of Transportation

Contract Type: Lump sum

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.

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.

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 Correction

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: Cost Plus Not-to-Exceed GMP

Description: Construction of new Brooklyn Facility as part of the Borough-Based Jails program. This will be an 886-bed facility focusing on reentry services.

BBJ-MFAC Manhattan BBJ Facility

Sponsor: Department of Correction

Contract Type: Cost Plus Not-to-Exceed GMP

Description: Construction of new Manhattan Facility as part of the Borough-Based Jails program. This will be an 886-bed facility focusing on reentry services.

BBJ-QFAC Queens BBJ Facility

Sponsor: Department of Correction

Contract Type: Cost Plus Not-to-Exceed GMP

Description: Construction of new Queens Facility as part of the Borough-Based Jails program. This will be an 886-bed facility focusing on reentry services.

BBJ-XFAC Bronx BBJ Facility

Sponsor: Department of Correction

Contract Type: Cost Plus Not-to-Exceed GMP

Description: Construction of new Bronx Facility as part of the Borough-Based Jails program. This will be an 886-bed facility focusing on reentry services.

III. Short Lists of Each Project

DDC's design-build procurement process during FY21 to FY23 demonstrates that high-caliber industry leaders chose 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 (RFQ), 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, we highlight the number of submissions DDC received from vendors found responsive.

Division / Program	Project Name	# of Respondents	Status	Next Steps
INFRASTRUCTURE	Pedestrian Ramps	12	RFP	Award
	Lexington Avenue Pedestrian Safety Improvements	10	RFP	Award
	Green Infrastructure-Porous Pavement Panels*	8	No responsive proposals	N/A
	Raised Crosswalks	-	Procurement Prep	RFQ
	Deep Sewer Manholes	-	Procurement Prep	RFQ
PUBLIC BUILDINGS	Rockaway Operational Headquarters	17	Demolition	Construction
	Orchard Beach M&O Facility	18	Early Works	Construction
	Mary Cali-Dalton Recreation Center	11	Design	Construction
	Marlboro Greenhouse	16	Design	Construction
	Shirley Chisholm Recreation Center	14	Early Works	Construction
	Brownsville Girls Empowerment Center and Community Hub	7	Design	Construction
	Harper Street Admin Building	9	Design	Construction
	Roy Wilkins Recreation Center	-	Procurement Prep	RFQ
	Parks Public Restroom Buildings Bundle	-		RFQ
BOROUGH-BASED JAILS PROGRAM	Queens Garage and Community Space	Substantial Completion	Substantial Completion	Closeout
	Manhattan Dismantle & Swing Space	Construction	Construction	Substantial Completion
	Queens Dismantle & Swing Space	Construction	Construction	Substantial Completion
	Brooklyn Dismantle & Swing Space	Construction	Construction	Substantial Completion
	Bronx Site Preparation	Construction	Construction	Substantial Completion
	BBJ Facilities: Manhattan, Brooklyn, Queens and the Bronx	Short-listed	Short-listed	Separate proposal and contract for each facility

Project ID	Project Name	Shortlisted Firm
HWP20MXQC	Pedestrian Ramps	JR Cruz Corp. Oliviera / LiRo JV Restani Construction
HWMMLEXAV	Lexington Avenue Pedestrian Safety Improvements	JR Cruz Corp. Restani Construction Triumph Construction Corp.
HWCRADB	Raised Crosswalks	RFQ Prep
SEKDSMH23	Deep Sewer Manholes	RFQ Prep
SANDY4-50	Rockaway Operational Headquarters	EW Howell + H3/Arquitectonica Gilbane Building Company / Marvel Architects Suffolk Construction Company, Inc. / Ennead Architects
P-1ORCHMO	Orchard Beach M&O Facility	Gilbane Building Company / nARCHITECTS Skanska USA Building, Inc. / Dattner Architects Suffolk Construction Company, Inc. / Ennead Architects
NDF-CRLYN	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.
HAM17GHSE	Marlboro Greenhouse	CNY Public LLC PSF Projects Architecture D.P.C Consigli & Associates / Studio Gang Architects Kiss & Cathcart LoDuca Associates Skyline Industries
P-217SCRC	Shirley Chisholm Recreation Center	Lendlease (US) Construction LMB Inc. / Studio Gang Architects DeMatteis-Dattner Sciame Construction, LLC. / Grimshaw Architects P.C.
HR25BRCS	444 Thomas S. Boyland Multi-Service Center	Gilbane Building Company / Marvel Architects Hunter Roberts Construction Group Perkins Eastman Turner Construction Company / WXY Architects
HWHARPADM	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 / Selldorf Architects

Project ID	Project Name	Shortlisted Firm
HWP20MXQC	Queens Garage and Community Space	Hunter Roberts Construction Group, LLC Peter Scalamandre & Sons, Inc. Walsh Construction Company II, LLC
HWMMLEXAV	Manhattan Dismantle and Swing Space	Gramercy Group, Inc. Hudson Meridian - Breeze National Inc. JV Leon D. De Matteis Construction Corp.
SANDY4-50	Queens Dismantle and Swing Space	Hudson Meridian Construction Group Hunter Roberts Construction Group NorthStar Contracting Group, Inc.
P-1ORCHMO	Brooklyn Dismantle and Swing Space	Hudson Meridian Construction Group Hunter Roberts Construction Group, LLC Northstar Contracting Group, Inc.
NDF-CRLYN	Bronx Site Preparation	ECCO III Enterprises, Inc. Gramercy/LiRo JV Yonkers Contracting Company, Inc.
HAM17GHSE	Brooklyn BBJ Facility	NYCJ Builders JV Tutor Perini Corporation
P-217SCRC	Manhattan BBJ Facility	TBD
HR25BRCS	Queens BBJ Facility	Leon D. DeMatteis Construction Corp Tutor Perini Corporation
HWHARPADM	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 \$727-847 million 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 - **\$727 million to \$847 million** - out of \$7.3 - \$8.5 billion total estimated portfolio value

	Estimated Portfolio Value	Estimated CO Savings
PUBLIC BUILDINGS	\$670,000,000	\$67,000,000
INFRASTRUCTURE	\$190,500,000	\$19,050,000
BOROUGH-BASED JAILS	\$6,408,000,000 – \$7,608,000,000	\$640,800,000 – \$760,800,000
TOTAL	\$7,268,500,000 – \$8,468,500,000	\$726,850,000 – \$846,850,000

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
HWP20MXQC	Pedestrian Ramps	69 corners	\$12,500,000	Pending	\$12,500,000
HWMMLEXAV	Lexington Avenue Pedestrian Safety Improvements	7 curb ext. 11 corners	\$33,000,000	Pending	\$33,000,000
HWCRADB	Raised Crosswalks	100 RC	\$100,000,000	RFQ prep	\$100,000,000
SEKDSMH23	Deep Sewer Manholes	23 MH	\$45,000,000	RFQ prep	\$45,000,000
SANDY4-50	Rockaway Operational Headquarters	11,000 ft ² , + site work	\$23,500,000	\$23,500,000	\$2,350,000
P-1ORCHMO	Orchard Beach M&O Facility	10,200 ft ²	\$34,500,000	\$34,447,000	\$3,450,000
NDF-CRLYN	Mary Cali Dalton Recreation Center	45,000 ft ²	\$85,000,000	\$84,553,649	\$8,500,000
HAM17GHSE	Marlboro Greenhouse	8,000 ft ²	\$15,000,000	\$14,815,502	\$1,500,000
P-217SCRC	Shirley Chisholm Recreation Center	65,000 ft ²	\$131,000,000	\$130,986,000	\$13,000,000

Project ID	Project Name	Est. Project Size	Est. DB Contract Value	Awarded DB Contract Value	Est. CO Savings
HR25BRCS	Brownsville Girls Empowerment Center and Community Hub	60,000 ft ²	\$120,000,000	\$119,000,000	\$12,000,000
HWHARPADM	Harper Street Administrative Building	77,350 ft ²	\$125,000,000	\$120,648,807	\$12,500,000
P-412RWR1	Roy Wilkins Recreation Center	55,000 ft ²	\$118,000,000	Pending	\$118,000,000
P-413SCS1, P-4DSTG06, P-108VCCS, P-308RPCS, MURPHCOMF	Parks Public Restroom Buildings Bundle	3,750 ft ²	\$18,000,000	Pending	\$1,800,000
			\$860,500,000		\$86,050,000

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, prior to the COVID-19 pandemic. DDC issued a notice to proceed for the Brooklyn facility in June 2023. The Brooklyn contract reflects the value of the new facility based on current, post-pandemic market conditions and associated escalation costs.
- Total estimated savings from BBJ portfolio - \$641 million to \$761 million out of \$6.4 to \$7.6 billion total estimated portfolio value**

		Early Works	New Facilities	
Lowest End of Range	Est. DB Contract Value	\$408,000,000	\$6,000,000,000	\$6,408,000,000
	Est. CO Savings	\$40,800,000	\$600,000,000	\$640,800,000
Highest End of Range	Est DB Contract Value	\$408,000,000	\$7,200,000,000	\$7,608,000,000
	Est. CO Savings	\$40,800,000	\$720,000,000	\$760,800,000

Early Works Projects

Project ID	Project Name	Est. Project Size	Est. DB Contract Value	Awarded DB Contract Value	Est. CO Savings
BBJ-QGAR	Queens Garage and Community Space	247,314 ft ²	\$81,000,000	\$80,142,427	\$8,100,000
BBJ-MDSS	Manhattan Dismantle and Swing Space	2,819 ft ² + sallyport	\$137,000,000	\$125,183,169	\$13,700,000
BBJ-QDSS	Queens Dismantle and Swing Space	152,000 ft ²	\$44,000,000	\$43,104,235	\$4,400,000
BBJ-KDSS	Brooklyn Dismantle and Swing Space	5,500 ft ² + sallyport	\$63,000,000	\$59,760,000	\$6,300,000
BBJ-XSP	Bronx Site Preparation	135,134 ft ²	\$83,000,000	\$76,711,100	\$8,300,000
Total Estimated Savings			\$408,000,000	\$384,901,931	\$40,800,000

New Facilities Projects

Project ID	Project Name	Est. Project Size	Est. DB Contract Value	Awarded DB Contract Value	Est. CO Savings
BBJ-KFAC	Brooklyn BBJ Facility	1,150,000 ft ²	\$1,500,000,000 - \$1,800,000,000	\$2,950,000,000	\$150,000,000 - \$180,000,000
BBJ-MFAC	Manhattan BBJ Facility	806,000 ft ²	\$1,500,000,000 - \$1,800,000,000	Pending	\$150,000,000 - \$180,000,000
BBJ-QFAC	Queens BBJ Facility	957,273 ft ²	\$1,500,000,000 - \$1,800,000,000	Pending	\$150,000,000 - \$180,000,000
BBJ-XFAC	Bronx BBJ Facility	970,000 ft ²	\$1,500,000,000 - \$1,800,000,000	Pending	\$150,000,000 - \$180,000,000
Total Estimated Savings			\$6,000,000,000 - \$7,200,000,000		\$600,000,000- \$720,000,000

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.

	Project Name	Project ID	Est. Time Savings (y)
INFRASTRUCTURE	Pedestrian Ramps	HWP20MXQC	2.0
	Lexington Avenue Pedestrian Safety Improvements	HWMMLEXAV	1.0
	Raised Crosswalks	HWCRADB	1.0
	Deep Sewer Manholes	SEKDSMH23	1.0
PUBLIC BUILDINGS	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
	444 Thomas S. Boyland Multi-Service Center	HR25BRCS	2.3
	Harper Street Administrative Building	HWHARPADM	2.4
	Roy Wilkins Recreation Center	P-412RWR1	2.4
	Parks Public Restroom Buildings Bundle	P-413SCS1, P-4DSTG06, P-108VCCS, P-308RPCS, MURPHCOMF	0.9

	Project Name	Project ID	Est. Time Savings (y)
BOROUGH-BASED JAILS	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	1.5
	Manhattan BBJ Facility	BBJ-MFAC	1.5
	Queens BBJ Facility	BBJ-QFAC	1.5
	Bronx BBJ Facility	BBJ-XFAC	1.5
	Average**:		2.1

VI. M/WBE Participation Goals

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.

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
ROCKAWAY OPERATIONAL HEADQUARTERS	30% of value of design work	30% of value of construction work
ORCHARD BEACH M&O FACILITY	30% of value of design work	30% of value of construction work
MARY CALI-DALTON RECREATION CENTER	30% of value of design work	30% of value of construction work
MARLBORO GREENHOUSE	30% of value of design work	30% of value of construction work
SHIRLEY CHISHOLM RECREATION CENTER	30% of value of design work	30% of value of construction work
BROWNSVILLE GIRLS EMPOWERMENT CENTER AND COMMUNITY HUB*	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
HARPER STREET ADMINISTRATIVE BUILDING*	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
QUEENS GARAGE AND COMMUNITY SPACE	30% of value of design work	30% of value of construction work
MANHATTAN DISMANTLE AND SWING SPACE	30% of value of design work	30% of value of construction work
QUEENS DISMANTLE AND SWING SPACE	30% of value of design work	30% of value of construction work
BROOKLYN DISMANTLE AND SWING SPACE	30% of value of design work	30% of value of construction work
BRONX SITE PREPARATION	30% of value of design work	30% of value of construction work
BROOKLYN BBJ FACILITY	30% of value of design work	30% of value of construction work

New York City
Department of Citywide
Administrative Services

I. Executive Summary

In April 2022, the Department of Citywide Administrative Services (DCAS) received legislative authority from the State of New York to use design-build project delivery on projects with an estimated cost of \$10 million or 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 between the granting of the authority through Fiscal Year (FY) 2023.

Between April 2022 and Q2 of FY23, DCAS's focus was on establishing the foundation of the design-build program at the agency. This included ensuring key personnel on the design-build team complete relevant training, developing a hiring plan for staff dedicated to design-build program management, acquiring access to outside legal advisers to support with the expedited development of design-build procurement and contract documents, and confirming the scopes of work DCAS will be delivering via this design-build authority.

In Q3 and Q4 of FY23, DCAS confirmed project prioritization and began developing solicitation and design-build agreement documents for a solar PV installation project. Additionally, DCAS coordinated closely with internal and external legal counsel to develop strategies of using design-build to deliver projects that will target maximum greenhouse gas (GHG) emission reduction, clean energy generation, and storage installation.

The goals for FY24 are to make an award for the initial solar PV installation project, and to build out the solicitation and agreement documents for the next prioritized project category, multisystem comprehensive projects. DCAS intends to release a request for qualifications (RFQ) for multiple multisystem comprehensive projects towards the closeout of FY24. Additionally, DCAS, in partnership with sister agencies and City Hall, will continue to urge the State legislature to modify the PWIA to allow DCAS and other City entities to utilize additional alternative project delivery methods, such as progressive design-build, and to lower the project cost threshold for projects focused on reducing emissions and improving grid security to \$1.2 million to match the existing threshold for projects related to public safety.

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,
- **energy storage systems (BESS)** | installation of storage systems 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 is in the earlier stages of establishing a design-build program, however, DCAS has made large strides in a solar PV installation project 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 FY23. The project type, number of projects, and estimated budget will be built out and finalized as DCAS's design-build roadmap is confirmed.

Project Type	# of Design-Build Projects	Estimated Budget	Status
MULTI-SITE SOLAR PV INSTALLATION	2	\$22,000,000	First project is in RFQ and RFP development, DCAS is confirming sites for second project
MULTISYSTEM COMPREHENSIVE UPGRADES	2	\$70,000,000	DCAS is confirming sites for both projects
SINGLE SYSTEM UPGRADES	1	\$15,000,000	DCAS is confirming sites for both projects
TOTAL	5	\$107,000,000	

III. Time and Cost Savings & M/WBE Participation

As previously noted, DCAS is in the early stages of launching a design-build program 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 method for projects over \$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.

Prior to 2023, DEP contracted an Owner's Advisor to assist in project selection, guidance, and development of the design-build procurement process, identified six capital projects to be delivered through design-build, and advanced the procurement of two Architect-Engineer service ("AE1") contracts to develop the design criteria for each project. DEP also secured support from an outside legal team to assist in the development of the Design-Build Agreement template. DEP continued outreach, training, expanding the project delivery team, and initiating preliminary design work on the selected projects.

In 2023, DEP continued to lay the foundation for the Design-Build Program by collaborating across the department to develop standardized general project requirements, finalize contracting and procurement documents and craft internal processes. Expanding and training additional core design-build staff (i.e., Design-Build Champions) across operational and oversight bureaus has allowed DEP to further leverage the broad experience and perspectives needed to create and execute the new project delivery method.

For DB-1: Upstate Roadway Reconstruction and DB-2: Electrical Distribution Upgrades projects, DEP has shortlisted qualified firms, performed necessary field investigations, developed technical requirements, and drafted Request for Proposals (RFPs). For DB-3: Dock/Bulkhead Reconstruction project, DEP is qualifying firms and drafting the Request for Proposals (RFP).

DEP has worked closely with its Bureau of Environmental Planning and Analysis, Army Corp of Engineers, and New York State Department of Environmental Conservation to incorporate necessary regulatory requirements into each project. The City Environmental Quality Review (CEQR) and State Environmental Quality Review (SEQR) processes will be completed prior to the selection of the Design-Builder. Additionally, coordination and review requirements for third-party agencies and utilities, such as the Public Design Commission and Consolidated Edison, have also been incorporated into the project requirements.

II. Details of Design-Build Projects

Portfolio Summary

DEP's Design-Build Program currently includes six capital projects with a total estimated budget of \$288 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	Number of Capital Projects included	Est. Project Budget	Status	Next Steps
DB-1: UPSTATE ROADWAY RECONSTRUCTION	3	\$69-84M	RFP	Release RFP
DB-2: ELECTRICAL DISTRIBUTION UPGRADES	1	\$77-94M	RFP	Release RFP by end of 2023
DB-3: DOCK/ BULKHEAD RECONSTRUCTION	2	\$90-110M	RFQ Issued	RFP Under Development
	6	~\$288M		

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.

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

DEP has also selected the next AE1 firm, whose contract will be registered in Fiscal Year 2024. The new AE1 contract will expand the Design-Build Program by an estimated \$500-750M. Options for the next round of design-build projects include improvements to wastewater treatment processes such as biosolids digestion, thickening and storage; pumping systems; large-scale electrical systems; associated structural repairs and modifications, instrumentation and controls upgrades; and resiliency improvements to infrastructure and buildings.

DEP is continuously reviewing additional projects that would benefit from the design-build delivery method.

Based on guidance, market insight and best practices, DEP set a target to projects valued at \$50M or more (individual or bundled). DEP intends to attract a diverse community of contractors to the program. DEP hopes to benefit from larger scale projects allowing 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, 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 twelve to eighteen months on average for the initial projects, increasing with project size and program maturity;
- Reduce the cost by 6-10% on average for the initial projects, 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.

Contract	M/WBE Goals¹	DBE Goals²
AE1	30%	
DESIGN-BUILD (DESIGN WORK)	30%	20%
DESIGN-BUILD (CONSRUCTION WORK)	30%	20%

¹ City funded projects.

² State-revolving fund (SRF) funded projects.

New York City Health and Hospitals

I. Executive Summary

In December 2019, the NYC Health & Hospitals (H+H) received legislative permission from the State of New York to use design-build project delivery on certain projects. This allows the corporation to select a team of designers and builders that would work on select design-build projects from start to finish, instead of the standard design-bid-build process. This document serves as an update on H+H's progress on those projects during Fiscal Year 2021 ("FY"), the first full year since that permission was granted.

The legislation requires H+H to provide an annual report on our design-build projects, short lists and proposers, cost savings, time savings, and projected M/WBE utilization.

In 2017 Governor Cuomo expanded design-build authority to state authorities including the New York Power Authority ("NYPA"). Since NYPA's authority was granted H+H has benefited from the completion of multiple design-build energy projects. This report does not include those projects as they were not directly administered by H+H, however they demonstrate the effectiveness of design-build in delivering projects more efficiently.

During FY2021 H+H secured a design-build advisor, identified 3 funded capital projects for design-build. Additionally, H+H secured initial funding for 2 additional design-build projects and has secured an outside legal team to support the RFQ and legal contract writing required to implement this program.

The intent to select and develop the tools and capability to launch this important initiative was directly impacted by the public health system's first priority to expand our bed capacity throughout the COVID-19 pandemic and prepare for the winter wave of COVID-19 which occurred during FY2021.

The data included reports on our design-build projects, short lists and proposers, cost savings, time savings, and projected M/WBE utilization.

Based on the results of on-time and on schedule work with our NYPA design-build portfolio (see Appendix V.) and the benefits of a design-build delivery for certain types of projects, H+H is strongly in favor of extending the design-build legislation as the organization should have this delivery option to deliver project efficiently and cost effectively.

II. Description of Each Design-Build Contract

Portfolio Summary

There are 6 projects in H+H's current design-build portfolio with a total estimated cost of \$147 million. These projects include major mechanical equipment modernizations, clinical investments, and ancillary support structure. All projects benefit from design-build's emphasis on innovation, collaboration and expedited schedules. The Clinical project have major support from local elected officials and are expecting services to become available within their term. All projects, include sustainability and client resiliency measures, that have the potential to allow the corporation to realize significant time savings overall. Additional details on the specific projects are provided below.

Division / Program	#Design-Build Projects	Total Value
QUEENS HOSPITAL	1	\$10,000,000
HARLEM HOSPITAL	1	\$32,000,000
WOODHULL HOSPITAL	1	\$11,090.00
KING'S HOSPITAL	1	\$45,625,000
SOUTH BROOKLYN HEALTH	1	\$18,500,000
GOTHAM FAR ROCKAWAY CLINIC	1	\$30,000,000
	6	\$147,215,000

Capital Development Group

34202101 Queens Parking Garage

Facility: Queens Hospital Campus

Est. Contract Value: \$10 million

Contract Type: Lump sum, fixed price

Description: Project includes construction of a new 350 space two-level parking garage on the western portion of the NYC Queens Hospital Campus for an approximately 142,000 Sq. Ft parking garage structure. The new parking garage will require zoning and massing in compliance with Floor Area Ratio (FAR) allowances. The Performance documents deliverable under this RFP includes identifying a successful path for the future design-builder to design, permit, and construct the new parking garage.

Reasons for selecting project for DB: As a new relatively simple structure with only below grade risks and an aggressive schedule, design-build presents opportunity to identify time and cost efficient parking structure standards which may be applicable to additional campus needs.

TKYHHC904 Harlem Boiler Plant Upgrade

Facility: Harlem Hospital Campus

Est. Contract Value: \$32 million

Contract Type: Lump sum, fixed price

Description: Replacement of all 3 existing 2134HP boilers with 3 smaller right-sized and more efficient 1000HP boilers.

Reasons for selecting project for DB: A facility priority project with defined performance criteria and potential for schedule savings. Presents opportunity to standardize large equipment replacements seamlessly at facilities across system-wide.

48202206 Woodhull Hospital Labor & Birthing

Facility: Woodhull Hospital Campus

Est. Contract Value: \$30 million

Contract Type: Lump sum, fixed price

Description: Gut Renovation to Modernize and upgrade Labor & Birthing department to increase patient Care and experience.

Reasons for selecting project for DB: A facility priority project with defined performance criteria and potential for schedule savings in innovative approach to increase patient experience. Presents opportunity to clinical services at facilities across system-wide.

29202204 King's County Hospital Labor & Delivery

Facility: King's County Hospital Campus

Est. Contract Value: \$45.6 million

Contract Type: Lump sum, fixed price

Description: Gut Renovation and Buidling Expansion to Modernize and upgrade Labor & Birthing department to increase patient Care and experience.

Reasons for selecting project for DB: A facility priority project with defined performance criteria and potential for schedule savings. Presents opportunity to standardize large equipment replacements seamlessly at facilities across system-wide.

2620220 South Brooklyn Health Hospital Labor & Delivery

Facility: South Brooklyn Health Hospital Campus

Est. Contract Value: \$18.5 million

Contract Type: Lump sum, fixed price

Description: Gut Renovation to Modernize and upgrade Labor & Birthing department to increase patient Care and experience.

Reasons for selecting project for DB: A facility priority project with defined performance criteria and potential for schedule savings in innovative approach to increase patient experience. Presents opportunity to clinical services at facilities across system-wide.

60202201 Gotham Far Rockaway New Primary Care clinic

Facility: Gotham Program

Est. Contract Value: \$30 million

Contract Type: Lump sum, fixed price

Description: Implement a new Primary Care Clinic in Far Rockaway Mixed used New building which is in a neighborhood without close access to the public health care system thus increasing services to the community.

Reasons for selecting project for DB: A facility priority project with defined performance criteria and potential for schedule savings in innovative approach to increase patient experience. Presents opportunity to clinical services at facilities across system-wide.

III. Short Lists of Each Project

H+H's design-build program aims for high-quality design delivered by an experienced team that will collaborate at all stages of the design and construction process. Our procurement process during FY21 demonstrates that high-caliber industry leaders choose to participate, aiming to partner with us on constructible projects. Reflecting H+H's two-step procurement process where only short-listed firms may participate in the Requests for Proposals phase, we are including reports on each project's short list, where applicable, as well as the complete list of proposers for each project that has reached that phase. (Note that short lists are composed of up to three firms that may proceed to the Requests for Proposals stage.) 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.

Facility / Program	Project Name	# of Proposers	Status	Next Steps
QUEENS HOSPITAL CAMPUS	Parking Garage		Prep	To Issue Mini-RFP
HARLEM HOSPITAL CAMPUS	Boiler Plant Upgrade		NTP Issued RFQ	Complete Build out
	Parking Garage	-	Pending Funding – On Hold	To Issue RFP
WOODULL HOSPITAL	Labor & Birthing		Issued RFQ	To Issue RFP
KING'S HOSPITAL	Labor & Delivery Expansion		Issued RFQ	To Issue RFP
SOUTH BROOKLYN HEALTH	Labor & Delivery		Issued RFQ	To Issue RFP
GOTHAM FAR ROCKAWAY CLINIC	New Clinic		Issued RFQ	To Issue RFP

Project ID	Project Name	Procurement Type	Shortlisted Firm
34202101	Queens Parking Garage	Mini-RFP	AECOM
		RFQ	Need to Start Solicitation
		RFP	
TKYH-HC904	Harlem CHP and Boilers Upgrades	Mini-RFP	AECOM, Jacobs, MGE
		RFP Selection	Jacobs Select as Owner's Rep
		RFQ	Interested firms: Dynamic US, Group PM, RAMS Mechanical, Lakhani and Jordan Engineers, Skanska, Interstate Mechanical Devices, Woodall Mechanical, Crescent Contracting Group, Richards Plumbing and Heating, Fresh Meadows Mechanical Corp, Guth DeConzo, PJ Mechanical, Loring Engineers, Donnelly, Consenti, DM Engineers, Cameron Engineering, Boilermatic, AKS International Inc, Boorum Facility Solutions
		RFP	Selected Firm: Freshmedows
		NTP	August 2023
48202206	Woodull Hospital	RFQ	Expecting shortlist of firms in December 2023
29202204	King's Hospital	RFQ	Expecting shortlist of firms in February 2024
26202201	South Brooklyn Health	RFQ	Expecting shortlist of firms in January 2024
60202201	Gotham Far Rockaway Clinic	RFQ	Expecting shortlist of firms in February 2024

IV. Cost of Each Contract and Estimated Savings

When the corporation 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. As the Corporation is early in launching the program, below applies a conservative 10% savings against the current budget.

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. Additionally, design-build builds in certain contingencies that design-bid-build does not. Therefore, the fiscal year convinces us that cost savings from design-build are likely to be significant.

	Estimated Portfolio Value	Estimated CO Savings
QUEENS HOSPITAL CAMPUS	\$10,000,000	\$1,000,000
HARLEM HOSPITAL CAMPUS	\$190,500,000	\$19,050,000
WOODULL HOSPITAL	\$32,000,000	\$3,200,000
KING'S HOSPITAL	\$11,090,000	\$4,100,000
SOUTH BROOKLYN HEALTH	\$45,625,000	\$7,700,000
GOTHAM FAR ROCKAWAY CLINIC	\$18,500,000	\$5,500,000
BOROUGH-BASED JAILS	\$30,000,000	\$4,200,000
TOTAL	\$147,215,000	\$25,700,000

V. Time Savings

Design-build shows tremendous promise to help H+H efficiently deliver certain types of projects. We remain certain that the emphasis on collaboration and efficiency will allow the corporation to complete public projects faster. 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, our design-build teams can deliver public assets that are enduring, practical, constructible, and cost-sensitive. Estimated time savings on design-build projects range from one year to over two years, depending on project complexity as well as other factors. One procurement process instead of two separate processes leads to time savings of up to nine months. Construction work can begin ahead of full design completion, which creates additional efficiencies. Additionally, integrated design and construction teams can produce better design results that lead to fewer errors down the line.

Facility / Program	Project Name	Project ID	Est. Schedule Savings (y)
QUEENS HOSPITAL CAMPUS	Parking Garage	34202101	1.0
HARLEM HOSPITAL CAMPUS	Boiler Plant Upgrade	TKYHHC904	1.0
	Parking Garage	Not Yet decided	Planning
WOODULL HOSPITAL	Labor & Birthing	48202206	1.0
KING'S HOSPITAL	Labor & Delivery Expansion	29202204	1.0
SOUTH BROOKLYN HEALTH	Labor & Delivery	26202201	1.0
GOTHAM FAR ROCKAWAY CLINIC	New Clinic	60202201	1.0

IV. M/WBE Participation Goals

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 Minority and Women-Owned Business Enterprises. Our anticipated M/WBE Participation Goal for design-build projects is 30% for both design and construction. The program allows for those without prior design-build experience to participate, thus increasing the number of firms who are eligible to partner with H+H.

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

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

Data Notes

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

V. Appendix: Raw Data

Site Name	Project Name	CIC Value	Implementation Method	Status
UPPER MANHATTAN MENTAL HEALTH CENTER	Cooling Tower	\$865,000	Design-Build	Completed
ELMHURST	Domestic Hot Water Heater	\$1,390,000	Design-Build	Completed
KINGS COUNTY	Lighting & Boiler Refractory	\$1,000,000	Design-Build	Completed
KINGS COUNTY	Boiler Refractory & Controls	\$1,230,000	Design-Build	Completed
LINCOLN	Elevator Modernization Ph1	\$631,000	Design-Build	Completed
BELLEVUE	Combined Heat Power	\$35,470,000	Design-Build	In design
BELLEVUE	LED Lighting & AHU Upgrade	\$14,850,00	Design-Bid-Build	In construction
CONEY ISLAND	Elevator Modernization	\$4,500,000	Design-Build	In construction
LINCOLN	Energy Upgrade Phase 1A	\$13,490,000	Design-Bid-Build	In construction
LINCOLN	Energy Upgrade Phase 1B	\$27,710,000	Design-Build	Not yet started
LINCOLN	Fuel Oil Tank Upgrade	\$19,600,000	Design-Bid-Build	In construction
METROPOLITAN	Chiler Upgrade	\$12,620,000	Design-Build	In construction
QUEENS	Comprehensive Energy Upgrade	\$8,050,000	Design-Build	In construction

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 21 projects in NYCHA’s current design-build portfolio with a total estimated budget of \$1.46 billion . These projects include 4 comprehensive modernization projects, 7 waste yard projects, 1 pneumatic waste system, and 9 heating and hot water system upgrade projects.

Project Type	# of Design-Build Projects	Total Budget
COMPREHENSIVE MODERNIZATION	4	\$974,000,000
HEATING & HOT WATER SYSTEMS	9	\$424,516,827
WASTE YARDS	7	\$18,850,643
PNEUMATIC SYSTEMS	1	\$37,945,862
TOTAL	21	\$1,455,313,332

¹ Two heating and hot water system upgrade projects reported in NYCHA’s 2022 report were integrated into larger renovation projects with additional funding, and are therefore not included in this 2023 report.

² Three projects are contracted through and managed by the New York State Power Authority (NYPA).

The comprehensive modernization projects include a broad scope of renovations at each of 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.

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

NYCHA Property	Current Budget	Contracted Design-Build Firm or JV
ST. NICHOLAS HOUSES	\$556,000,000	Saint Nicholas Revitalization Partners
TODT HILL HOUSES	\$175,000,000	Community Modernization Group
GOWANUS HOUSES	\$167,000,000	In RFP process
WYCKOFF GARDENS	\$76,000,000	In RFP process
TOTAL	\$974,000,000	

Heating & Hot Water Systems

NYCHA Property	Current Budget	Contracted Design-Build Firm or JV
830 AMSTERDAM AVENUE	\$28,595,486	Dynamic US
MARBLE HILL HOUSES	\$42,019,630	
BERRY HOUSES	\$31,972,882	
BROWNSVILLE HOUSES	\$48,357,372	Tully Construction Co. / Richards Plumbing & Heating Co. JV
EASTCHESTER GARDENS	\$44,896,194	Adam's European Contracting
JACKSON HOUSES	\$34,074,015	
PINK HOUSES	\$53,557,135	Willdan Energy Solutions
TILDEN HOUSES	\$62,082,510	
MARLBORO HOUSES	\$78,961,603	Macan-Deve Engineers / Maric Mechanical JV
TOTAL	\$424,516,827	

Waste Yards

NYCHA Property	Current Budget	Contracted Design-Build Firm
303 VERNON AVENUE	\$2,596,640	All projects contracted as a bundle and awarded to LiRo Engineers / JR Cruz JV
EAST 180TH ST-MONTEREY AVENUE	\$2,496,177	
WEBSTER HOUSES	\$2,472,307	
MORRIS II HOUSES	\$2,714,856	
JACKSON HOUSES	\$3,259,113	
LA GUARDIA HOUSES	\$2,368,979	
MARCY HOUSES	\$2,942,571	
TOTAL	\$18,850,643	

Pneumatic Waste Collection System

NYCHA Property	Current Budget	Contracted Design-Build Firm
POLO GROUNDS TOWERS & RANGEL HOUSES	\$37,945,862	Navillus Title / DBA Navillus Contracting JV
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, Technico / Mega 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, Adam's European Contracting, WDF, Technico Construction Services, LiRo Engineers / JR Cruz JV, and Macan Deve Engineers-Maric Mechanical JV. There were three Design-Build firms that were selected to participate in submission of proposals under the RFP stage of the NYPA projects: CDM Smith, Dynamic US and LiRo Engineers.

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 this savings benchmark to NYCHA's current portfolio of design-build projects, with a total estimated budget of \$1.46 billion, implies a savings of up to approximately \$115 million overall.

³ The proposing firms for the Gowanus Houses and Wyckoff Houses comprehensive modernization projects are not listed here as the RFP is still in progress.

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. 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 2015-2023, NYCHA awarded \$4.3 billion to M/WBEs, the third highest by all Mayoral and Non-Mayoral agencies.

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). Of the contracted firms for the projects listed above, two design-build firms or JVs have M/WBE status, and six 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.

⁴ OneNYCMWBEBulletin_2023.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 \$527.5 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 of Owner's Representative to support 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
BRIDGES	3	\$355,000,000
FERRIES	1	\$45,000,000
	4	\$400,000,000

II. Portfolio Summary

Project Name	Est. Contract Value	Status	Next Steps
EAST183RD STREET BRIDGE & EAST 188TH ST BRIDGE OVER METRO NORTH RAILROAD HARLEM LINE	\$63 million	Preliminary Design /Design Approval	RFQ Development
BELT SHORE PARKWAY OVER SHEEPSHEAD BAY ROAD/ OCEAN AVENUE/ BEDFORD AVENUE/ NOSTRAND AVENUE	\$246 million	Preliminary Design /Design Approval/ RFQ issued	RFQ Development
191ST ST PEDESTRIAN TUNNEL OVER BROADWAY & IRT #1 SUBWAY	\$46 million	Preliminary Design /Design Approval	RFQ Development
FERRY TERMINAL FLOODPROOFING	\$45 million	RFP Released to Shortlisted Firms	Proposal Submissions and Evaluation

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 at 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.