

# Design Build Forum

## Meet the Teams

### 2024 Q1



# Housekeeping



Attendance will be taken using the Microsoft Form link provided in the Microsoft Teams 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.

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# FORUM AGENDA

1. Welcome & Introduction
2. Borough Based Jails – Program Status
3. TPC / HOK for Brooklyn Facility
4. Design-Build Unit Program Update and Upcoming Procurements
5. Dispute Resolution Opportunities
6. Q&A

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1. **Welcome & Introduction**  
*Ding Xi Zheng (Steven)*  
*M/WBE Compliance Analyst*
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# 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 Design-Build projects will be disaggregated as follows:
  - 10% Black American
  - 10% Hispanic American
  - 10% 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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*Eduardo N. del Valle, AIA, LEED-AP*  
*Deputy Commissioner*
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# BBJ Portfolio: Early Works Projects



BK

## Brooklyn Dismantle & Temp. Sallyport

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

**Project Budget:** \$59.7M

BX

## The Bronx Site Preparation

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

**Project Budget:** \$76.7M

MN

## Manhattan Dismantle & Temp. Sallyport

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

**Project Budget:** \$125M

QN

## Queens Dismantle & Temp. Sallyport

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

**Project Budget:** \$43M



## Queens Garage & Community Space

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

**Project Budget:** \$82M

**Substantial Completion:** June 2023

# BBJ Portfolio: New Facilities



BK

## Brooklyn New Facility

- **Design-Build Team:** Tutor Perini with HOK
- **Project Budget:** \$2.95 Billion
- **Next Milestone:** Substantial Completion Q2 2029

BX

## Queens New Facility

- **Design-Build Team:** In Procurement
- **Project Budget:** \$ TBD
- **Next Milestone:** Notice to Proceed Q3 2024

MN

## The Bronx New Facility

- **Design-Build Team:** In Procurement
- **Project Budget:** \$ TBD
- **Next Milestone:** Notice to Proceed Q3 2024

QN

## Manhattan New Facility

- **Design-Build Team:** In Procurement
- **Project Budget:** \$ TBD
- **Next Milestone:** Request for Proposal Q1 2024



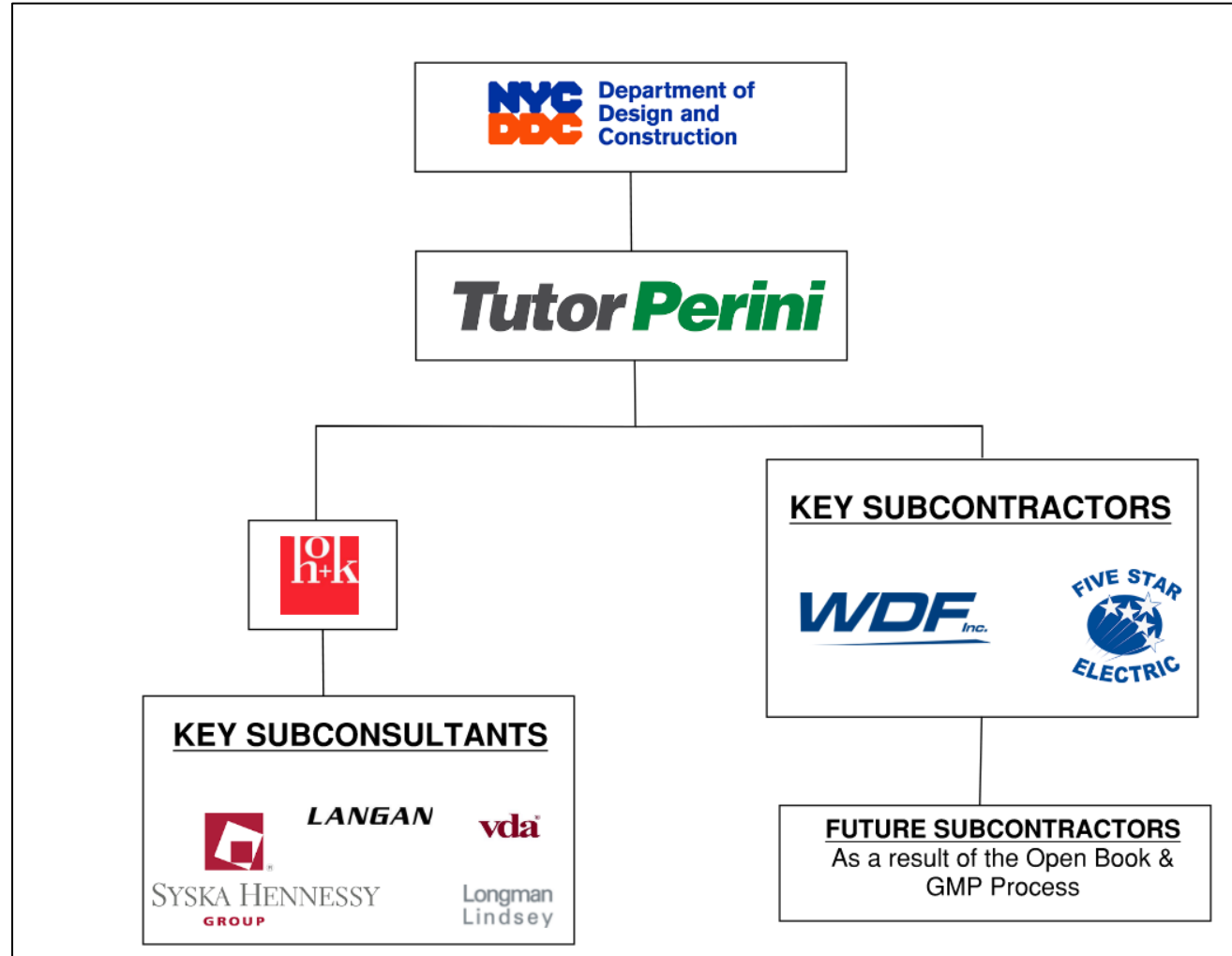
**Brooklyn Facility**  
Illustrative Rendering  
Studies

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# The Project Team



# Tutor Perini Corporation

Clients rely on Tutor Perini to execute large, complex projects that adhere to strict quality control measures — on time and within budget.

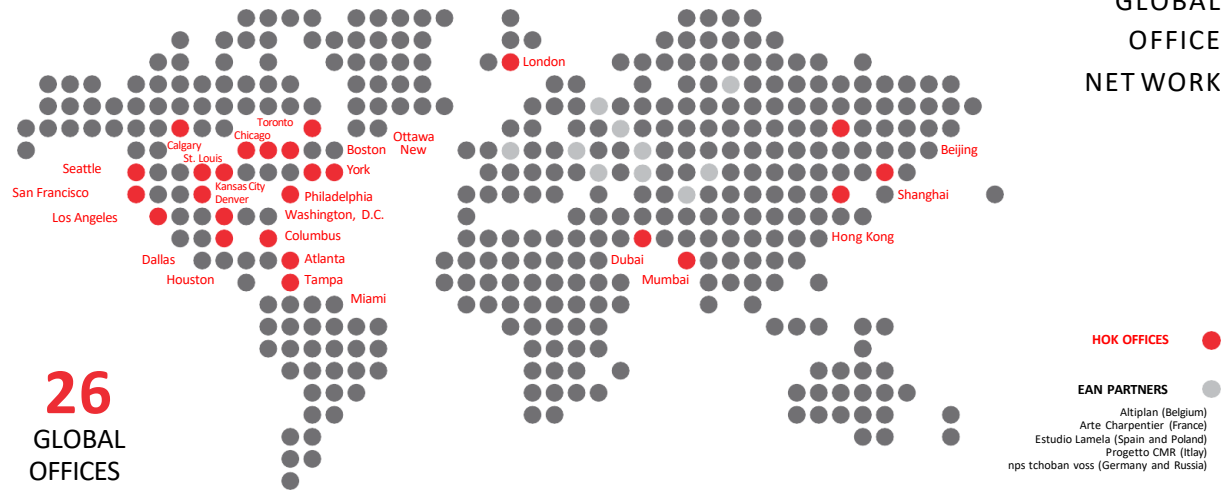
- 120 Years of Experience
- National & International Projects
- Core Values of Intensity, Integrity and Intelligence
- 20 wholly owned subsidiaries

Building, Civil, Specialty — whatever your project needs, Tutor Perini provides.

# **Tutor** *Perini*



# HOK Overview



## HOK'S SERVICES

- MASTER PLANNING
- ARCHITECTURE
- ENGINEERING
- INTERIOR DESIGN
- LANDSCAPE ARCHITECTURE

## HOK'S SECTORS

- SCIENCE + TECHNOLOGY
- HEALTHCARE
- AVIATION + TRANSPORTATION
- WORKPLACE
- GOVERNMENT + HERITAGE
- MIXED USE DEVELOPMENT
- SPORTS + ENTERTAINMENT
- EDUCATION
- MASTER PLANNING + LANDSCAPE

## BUILDING DESIGN + CONSTRUCTION

GIANTS 300 REPORT

**#1**  
**ARCHITECTURE/  
 ENGINEERING FIRM**  
**TOP 500 DESIGN FIRMS**  
 ENGINEERING NEWS-RECORD

**#1** MOST ADMIRED FIRM FOR LEADERSHIPS IN TECHNOLOGY INNOVATION

**#1** TOP AIRPORT TERMINAL SECTOR FIRM

**#1** TOP 100 GIANTS FOR INTERIOR DESIGN

**#1** ARCHITECTURE /ENGINEERING FIRM

**#1** TOP OFFICE SECTOR FIRM

**#1** TOP SCIENCE + TECHNOLOGY FIRM

HOK is one of the largest, most diverse and acclaimed architectural design firms in the world.

Founded in **1955** **9** SECTORS

**1600** EMPLOYEES WORLDWIDE

**3000** PROJECTS PER YEAR **MAKING IDEAS WORK**

## DESIGN INTELLIGENCE

**#1**  
**ARCHITECTURE/  
 ENGINEERING FIRM**  
**TOP 100 GREEN DESIGN FIRMS**  
 ENGINEERING NEWS-RECORD

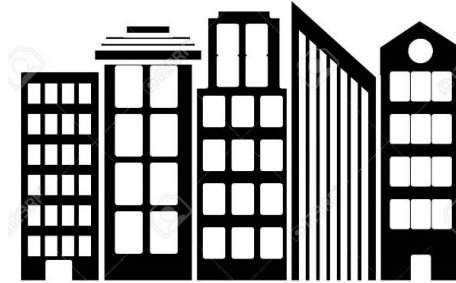
**#2**  
**ARCHITECTURE/  
 ENGINEERING FIRM**  
**TOP 300 GREEN DESIGN FIRMS**  
 ARCHITECTURAL RECORD

**#1** TOP BIM ARCHITECTURE FIRM

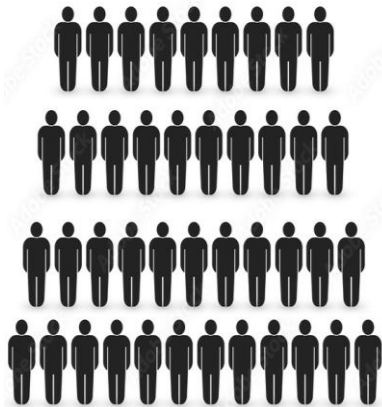
**#1** TOP ROLE MODEL IN SUSTAINABLE + HIGH PERFORMANCE DESIGN

# HOK New York

50<sup>TH</sup>  
ANNIVERSARY



In 2022 named one of **TIME**  
**Magazine's** MOST  
INFLUENTIAL FIRMS



Staff of Over **200**  
in  
NEW YORK  
PHILADELPHIA  
BOSTON

**TOP 5**



Consistently ranked as  
one of the top 5 firms  
in New York

# Tutor Perini Corporation – Past Experience



Terminal A – Newark Liberty International Airport



Hudson Yards, New York



City Center, Las Vegas



Miami Dade – County Courthouse



# HOK – Past Experience



Miami-Dade County Courthouse



LaGuardia Airport New Terminal B



San Mateo Maple Street Correctional Facility



NY Presbyterian David H. Koch Center

# BBJ-BK Purpose



To design and build safe and humane facilities that support NYC's commitment to justice reform

# BBJ-BK Program Goals

- Facility grounded in dignity and respect
- Safe, humane, secure, and efficient environment
- Exemplary public architecture
- Relate to the City it is in and create a sense of place
- Thoughtful engagement with City Agencies and community partners
- Minimize impacts to neighboring properties/community
- Provide for site safety
- Optimize overall operations and maintenance efficiency
- Complete within budget and on schedule
- Robust minority- and women-owned business enterprise participation
- Exemplify DDC's principles of excellence in design, construction, and project delivery

# BBJ-Brooklyn Facility Project Overview

- 1040 New Beds
- 295' Tall
- 60,000 SF Site
- 900,000 SF Building
- Structural Steel and Slab on Deck
- Unitized Curtain Wall
- 2 Subcellar Levels
- Percent for Art Program



# Project Phasing

## PHASE 1

Design Phase

Support of Excavation (SOE) Installation

## PHASE 2

Building Construction

- SOE
- Foundations
- Structural Steel
- Concrete
- Spray on Fireproofing
- Underground Tunnel
- Mechanical
- Electric
- Plumbing
- Fire Protection
- Commissioning
- Interior Finishes
- Vertical Transportation
- Detention Scope
- Landscaping/Hardscaping

# Major Project Activities

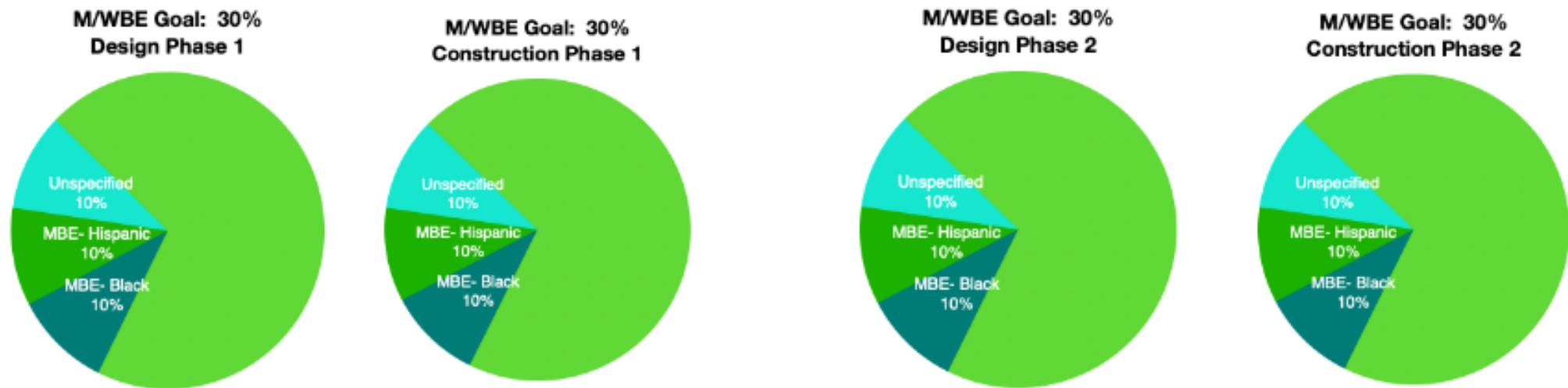
1. Site Mobilization
2. Support of Excavation (SOE)
3. Foundations
4. Steel Erection
5. Core Construction
6. Cell Installation
7. Building Enclosure
8. Interior Fit-Out
9. Landscaping & Hardscaping



Typical Representation of Support of Excavation (SOE)

# MWBE Contract Opportunities

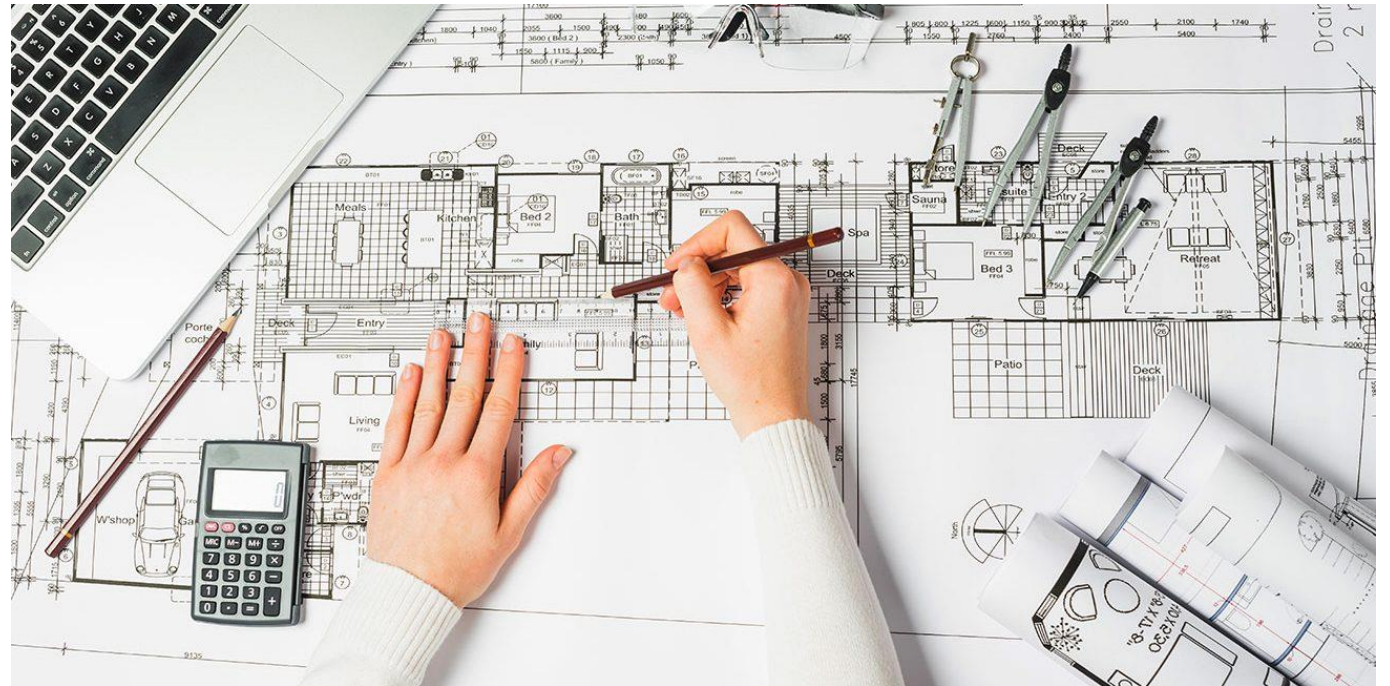
M/WBE participation goals are applicable to both Phase 1 and Phase 2 of the Project. During each Phase, TPC will provide Good Faith Efforts to meet minimum 30% of Design and 30% of Construction goals for M/WBE participation with a specific target of 10% Black-owned, 10% Hispanic-owned, and 10% Unspecified participation, each separately for Design Work and Construction Work.



# Opportunities for Subconsulting

## Design Services:

- Civil Engineering
- Architecture
- Interiors
- Landscaping
- MEP
- Project Controls





# Opportunities for Phase 1 Subcontracting

- Concrete
- MPT Material
- Debris Containers
- Trucking and Disposal
- Soil Classification
- Fuel for Equipment
- Lumber
- Fabricated Misc Steel
- Micropiles & Tiebacks
- Surveyor
- Arborist
- Fence & Gate
- Office Trailers
- Stone
- Expeditors
- Vibration Monitoring
- Concrete Saw Cutting
- Trucking



Typical Representation of Support of Excavation (SOE)

# Contact Persons for Applying

**Tutor Perini Corp.**  
Estimating Department

**Alan Rosenblum**  
Chief Estimator  
[arosenblum@wdfinc.net](mailto:arosenblum@wdfinc.net)  
914-776-8000

**Modern Times Inc.**  
M/WBE Compliance Administration

**Alexandra Cann**  
M/WBE Program Coordinator  
[Alexandra@moderntimesinc.com](mailto:Alexandra@moderntimesinc.com)  
617-764-6259

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Upcoming Procurements**  
*Yvi McEvilly, PLA, Assistant Commissioner  
Design-Build Unit*
5. Dispute Resolution Opportunities
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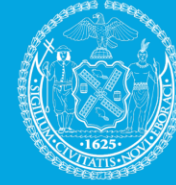
# Design-Build Report

	#Design-Build Projects
Infrastructure	4
Public Buildings	9
Borough-Based Jails	9
	<b>22</b>

**DDC's 2022 Progress Report and 2023 Interim Progress Report can be found on our Design-Build web page, here:**

[www1.nyc.gov/site/ddc/contracts/designbuild.page](http://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 Public Buildings DB Portfolio



**9 Active Projects: \$15M – 130M+**

7 contracts awarded

2 projects in 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 Restroom Buildings Bundle

# DDC Design-Build Infrastructure DB Portfolio



**4 Active Projects: \$12.5M – 100M+**

First 2 contracts awarded Q4 2023

1 project in procurement

1 project preparing for procurement

Evaluating potential projects in front end planning stage

- Lexington Avenue Pedestrian Safety
- Pedestrian Ramps in MN, QN & BX
- Raised Crosswalks
- Deep Sewer Manholes

# Raised Crosswalks



## Project Information:

Location: Citywide

Design Builder Budget: \$100M

## Procurement Schedule:

Draft RFP Issue: Feb. 28, 2024

Proposals Due: May 15, 2024

Anticipated NTP: Q4 2024

# Roy Wilkins Recreation Center



## Project Information:

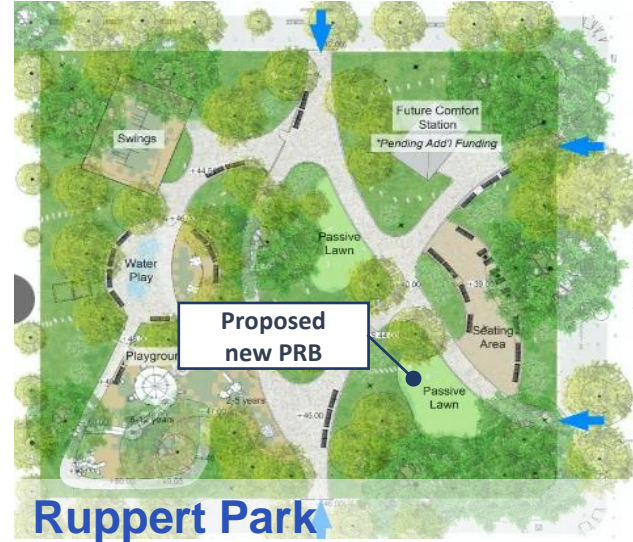
Location: St. Albans, Queens  
Design Builder Budget: \$118

## Procurement Schedule:

Shortlist Announcement and RFP Issue: April 2024  
Anticipated NTP: Q1 2025



# Public Restroom Buildings Bundle Project



## Project Information:

Location: 6 parks in Man, Queens and the Bronx  
Design Builder Budget: \$18M-\$23M

## Procurement Schedule:

SOQs Due: March 7, 2024  
Shortlist Announcement and RFP Issue: May 2024  
Anticipated NTP: Q1 2025

# Upcoming DDC Events



## **New Owner's Representative Contract**

Combined Public Buildings and Infrastructure Awarded Contract  
Anticipated Registration in 2024 Q1

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*Manuel Lago, Deputy Director  
Design-Build Unit*
6. Q&A

# 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

# 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 and assist** in, and facilitate, the **timely and equitable resolution of disputes** between the DDC and the Design-Builder

# Thank you!



# Design Build at DDC



## Current and Future Design Build Opportunities

<https://designbuild.ddcanywhere.nyc/>

### Office of Diversity & Industry Relations

**Ding (Steven) Zheng, Elaine Kao**

[ZhengDi@ddc.nyc.gov](mailto:ZhengDi@ddc.nyc.gov)

[KaoEI@ddc.nyc.gov](mailto:KaoEI@ddc.nyc.gov)

### BBJ Team

**Freddys L. Hernandez**

Assistant Commissioner, BBJ Program

[HernandFr@ddc.nyc.gov](mailto:HernandFr@ddc.nyc.gov)

### Design-Build Unit

**Manny Lago**

Deputy Director

[LagoMa@ddc.nyc.gov](mailto:LagoMa@ddc.nyc.gov)

### TPC / HOK

Alan Rosenblum – Chief Estimator, Tutor Perini Corp.

[Arosenblum@wdfinc.net](mailto:Arosenblum@wdfinc.net)

Alexandra Cann – M/WBE Program Coordinator, Modern Times Inc.

[Alexandra@moderntimesinc.com](mailto:Alexandra@moderntimesinc.com)