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New York City Department of Design and Construction

A Little Bit of History

The New York City Department of Design and Construction (DDC) was established by law in late 1995 and opened its doors for business in July 1996. DDC's role is to act as New York City's primary project manager for most of the City's capital construction projects including firehouses, libraries, police precincts, courthouses and senior centers. It works with more than 20 City agencies as well as not-for-profit organizations that receive city funds for the development or renovation of public projects. Approximately 1,100 staff members oversee the selection and management of private sector design and construction professionals whose talents have contributed immeasurably to the more than 600 miles of new roadway, 700 miles of water mains, 500 miles of storm and sanitary sewers, and 42,000 sidewalk pedestrian ramps that have been created or restored over the past decade.

David J. Burney, FAIA, who was appointed Commissioner in January 2004, by Mayor Michael R. Bloomberg, leads DDC.

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G.C.: Verticon, LTD.

Product Used: ESTOLGA Rain Screen System by Allied Metal

DDC's Bid Process: A Straightforward Overview

FIND PROJECTS, SUBMIT BIDS, AND TRACK AWARDS – ONLINE ACCESS AND A STRAIGHTFORWARD PROCESS

DDC manages capital construction projects on behalf of its client agencies – other City agencies and not-for-profit organizations that have received City funds. Its client agencies include the New York City Police and Fire Departments, the New York City Public Library, the New York City Department of Cultural Affairs, the Department of Corrections, and dozens of not-for-profits that provide social and humanitarian services to city residents across all five boroughs. In 2009, DDC registered contracts valued at more than \$500,000,000.

Architects, engineers, construction managers, general contractors, and other design and construction professionals are among the vendors who were awarded these contracts through competitive processes directed by the City. How can your firm get access to requests for proposals and construction bid documents? It's a straightforward process and one that is completely accessible from your nearest Internet connection.

SEARCH FOR A PROJECT

DDC publishes all of its requests for proposals (RFPs) and construction bid documents on its own web site in the Business section at www.nyc.gov/ddc. Both are also published in The City Record, which is available in print and online. Firms that are registered on New York City's centralized vendor lists get notified about RFPs and bids relevant to their specializations. You can enroll to be notified by completing the NYC-FMS Vendor Enrollment Application, which is available via a link from the Business section of DDC's web site. You can also call the City's 311 hotline for information about vendor enrollment. DDC's web site also shows anticipated bidding opportunities, enabling you to gauge when to check back or watch for notification.

SUBMIT YOUR BID OR PROPOSAL

RFPs can be easily downloaded from DDC's web site. Go to the Business section of the site where you will see two columns, one for consultants (architects and engineers) and one for contractors (construction managers and

Decoding DDC

DDC issues Requests for Proposals and Bid Documents in two categories: those for Consultants and those for Contractors. Which are you?

Consultants include architects and engineering firms. These are the firms that create all design and bidding documents. Get qualified under the D+CE program as a Design Consultant to become eligible to respond to more RFPs see page 81 for further information.

Contractors include construction managers and general contractors. If you are a sub-contractor you'll need to hook up with a CM or GC to compete for work.

general contractors). Under Consultants click on Request for Proposal or under Contractors click on Competitive Bid. Those links lead you to lists of current projects that are open for bidding.

TRACK THE AWARDS

DDC publishes the names of the consultants and contractors who have been awarded for every project in the Business section of their web site. You can also see preliminary bid results for contracting bids and short listed companies for consulting RFPs.

New Project Labor Agreements with NYC

\$5.3 BILLION IN PUBLIC PROJECTS OVER 4 YEARS CITYWIDE

In November 2009 Mayor Michael R. Bloomberg announced a deal on four project labor agreements (PLAs) with the Building and Construction Trades Council covering \$5.3 billion in public projects that will create approximately 32,000 construction jobs over the next four years. The New York City Department of Design and Construction entered into two of the PLAs for building rehabilitation, renovation and repair work and specified new construction. The PLAs included commitments to ensure that minorities, women, returning

veterans, and new high school graduates of the City's public schools have access to valuable construction jobs.

WHAT WORK IS COVERED BY THE PLAS?

The PLA for renovation, rehabilitation, and repair, will cover work by DDC that predominantly involves the renovation, repair, alteration, rehabilitation or expansion of an existing City-owned building or structure within the five boroughs of New York City. Examples of this type of program work include demolition and site work, asbestos and lead abatement, painting services, carpentry services, and carpet removal and installation.

The PLA for new construction identified eight projects. The eight projects are as follows:

- Public Safety Answering Center (Bronx)
- Police Academy (Queens)
- 40th Precinct Station (Bronx)
- Soundview EMS (Bronx)
- Greenpoint EMS (Brooklyn)
- Far Rockaway Library (Queens)
- Solar 2 (Manhattan)
- Queens West Library (Queens)

Check DDC's web site or The City Record for the most up to date information on bidding opportunities.

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The Design and Construction EXCELLENCE PROGRAM

HIGH STANDARDS FOR THE CITY'S CAPITAL CONSTRUCTION PROJECTS

Mayor Michael R. Bloomberg and the Design Commission of the City of New York launched New York City's Design and Construction Excellence Initiative in 2004 to actively promote the design and construction of exceptional public works. From museums and zoos to police and fire stations, sound planning, thoughtful design, and sustainable construction technologies are the key components of putting New York City at the forefront of urban planning.

As the manager of capital construction projects for more than 20 city agencies and city-funded not-for-profit organizations, DDC is uniquely positioned to set standards and raise the bar on exceptional design and construc-

tion. Under D+CE, DDC has outlined eleven innovative strategies that focus on new procurement methods aimed at ensuring projects are completed on time and on budget. It has also created contemporary continuing education and evaluation standards to maximize the impact of the program and keep it focused on excellence. Currently, there are over 100 design and construction projects being built and developed using D+CE.

QUALITY-BASED SELECTION FOR DESIGN CONSULTANTS

In 2009 DDC issued a Request for Proposals to architects and engineers in order to select those whose experience and design credentials distinguished them as ideal candidates for many of New York City's capital projects.

The 28 design firms who were selected under the RFP process became members of the D+CE prequalified list and are known as D+CE Design Consultants. They are eligible to submit proposals for certain projects that DDC manages on behalf of its client agencies. Unlike in traditional procurement processes, awards of RFPs for Design Consultants for D+CE projects are subject to Quality-Based Selection, which emphasizes qualifications and expertise.

Design Consultants are responsible for creation of all design documents for D+CE projects from initial design direction to construction bidding documents. As part of DDC's quest for excellence, some project designs are brought before the City's Peer Review Panel for critique and comment. >>

Are You an M/WBE Contractor?

Get Certified and Benefit from New York City Local Law 129's Procurement Directives.

Local Law 129, which was passed in 2005, was established to enhance the ability of minority and women owned business enterprises to compete for city contracts. It specifically directs New York City agencies, including DDC, to buy more goods and services from qualified M/WBE vendors. Benefits to qualified vendors include better access to bid on city-funded contracts under one million dollars, exclusive networking opportunities with government buyers, one-on-one procurement counseling and bid preparation assistance, and free advertising in the online directory of certified businesses.

In order to participate, your firm must be an eligible minority or women owned business enterprise and it must be certified by New York City's Department of Small Business Services. Eligible firms:

- Have been in operation for at least one year
- Are at least 51% owned, operated and controlled by a woman or a member of a recognized minority group
- Are located within the five boroughs of New York City

Companies in Nassau, Putnam, Rockland, Suffolk, or Westchester counties in New York or in Bergen, Hudson, or Passaic counties in New Jersey with significant ties to New York City's business community may also be eligible.

For complete information about getting certified and links to New York City's online M/WBE application visit DDC's web site at www.nyc.gov/ddc and go to the Business Opportunity section of the Business page.

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WHAT'S NEXT?

The next RFP for Design Consultants will be issued in approximately 24 months. For information about receiving the next RFP for D+CE design consultants, please contact John Ryan Martine at martinejo@ddc.nyc.gov. Meanwhile, if you are a construction manager or general contractor, check DDC's web site frequently for bidding opportunities on D+CE projects – CM's and GC's do not need to be qualified under D+CE to bid on these projects.

Since 2004, more than 100 projects valued at more than \$530 million have been awarded under D+CE

D+CE projects currently in design or construction include:

- *DHS Family Center, Bronx*
- *122 Community Center, Manhattan*
- *Sunrise Yard, Brooklyn*
- *Children's Library Discovery Center, Queens*
- *Weeksville Heritage Center, Brooklyn*
- *Mariners Harbor Branch Library, Staten Island*
- *Staten Island Animal Care Center*

D+CE'S CURRENT DESIGN CONSULTANTS

The New York Department of Design and Construction recently awarded contracts to 28 firms through an open RFP process to be members of the Design and Construction Excellence program through 2011. These firms demonstrated their experience and capacity across a range of design principles important to the development of exceptional public works.

Architecture Research Office; Asymptote Architecture; Atelier Pagnamenta Torriani Architects & Planners LLP; Audrey Matlock Architect; Belmont Freeman Architects; Bentel & Bentel, Architects/Planners; BSKS Architects LLP; Basil Water Architects and de.Sign; Charles Rose Architects Inc.; Dean / Wolf Architects; Della Valle Bernheimer; Garrison Architects; Gray Organschi Architecture; Huff + Gooden Architects; Leeser Architecture; Lewis Tsurumaki Lewis; Murphy Burnham & Buttrick Architects; Ogawa/Depardon Architects; Rogers Marvel Architects, PLLC; Slade Architecture; Snohetta AS; Toshiko Mori Architect; TEN Arquitectos; Thomas Phifer and Partners; Wallance + Hibbs Architects; WORK Architecture Company; Selldorf Architects; Grimshaw Architects

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A Five-Borough Snapshot of DDC's Projects

A \$6 Billion Portfolio That Reaches All Five Boroughs

The New York City Department of Design and Construction (DDC) manages the design and construction of capital projects on behalf of a broad range of New York City's agencies. In 2009 DDC registered contracts worth more than \$500,000,000. Here's a look at some projects that are in progress or have been recently completed.

INFRASTRUCTURE

Capital projects managed by DDC's Infrastructure Division include the design and construction of sewer, water main and roadway projects for the NYC Department of Environmental Protection and the Department of Transportation.

Madison Avenue

Location: Manhattan

Scope: 10,000-Foot Long Water & Sewer Main Reconstruction

Best Practices: Trenchless Technology

Contractor: Halcyon Construction Corporation



Houston Street

Location: Manhattan

Scope: Roadway Modernization: water and sewer reconstruction, landscaping, traffic signals, and pedestrian ramps

Best Practices: Site Sustainability

Contractor: Tully Construction Company



Clove Road

Location: Clove Road, Staten Island

Scope: Trunk water main replacement

Contractor: Halcyon Construction Corp.



City Island

Location: City Island Avenue, Bronx

Scope: Water main, storm water, and sewer main replacement

Best Practices: N/A

Contractor: CARP Construction Corp.

86th Street, Brooklyn

Location: 86th Street from Shore Road to Gating Place

Scope: Sewer and water main upgrade, new street lighting, traffic signage

Best Practices: NA

Contractor: DiFazio Industries

Tiebout Avenue Step Street

Location: Tiebout Avenue and East 183rd Street, the Bronx

Scope: Replacement of step-street, rehabilitation of retaining wall, repair and replacement of walkways

Contractor: LAWS Construction Corp.





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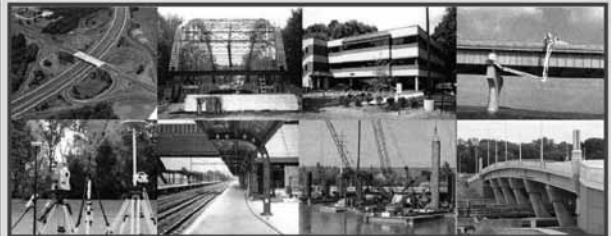
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Find Bidding Opportunities For DDC's Upcoming Projects

Go Online to the DDC web site or The City Record to see a list of open RFPs. Get notified automatically when you are registered on New York City's centralized vendor lists. To get on the vendor lists complete the NYC-FMS Vendor Enrollment Application, which is available via a link from the Business section of DDC's web site.

How DDC Promotes Best Practices

DDC's Office of Sustainability promotes the use of best practices in sustainable design and construction. Techniques such as trenchless technology make infrastructure projects more efficient and less disruptive to the City's residents. See page 86 for more on how the Office of Sustainability aggressively researches and disseminates cutting-edge information that helps contractors improve their skills.

STRUCTURES

Capital projects managed by DDC's Structures Division include the design and renovation or new construction of libraries, museums, police precincts, firehouses, emergency medical stations, transportation facilities, health centers, day care centers, senior centers, courts, correctional facilities, juvenile detention centers and other facilities that City agencies use to serve the public.

New York City Police Academy

Location: Queens

Scope: New Construction of Academic and Training Facilities

Best Practices: Seeking LEED Silver rating

Design Consultant: Perkins + Will with Michael Fieldman Architects



Public Service Answering Center II

Location: College Point, Queens

Scope: New construction of a building to house 911 call taking and dispatch and related administrative functions.

Best Practices: Seeking LEED Silver rating

Design Consultant: Skidmore, Owings & Merrill, LLP

Staten Island Animal Care Center

Location: Staten Island

Scope: Phased demolition of existing building; construction of a new 5,000-square-foot animal care and control facility that utilizes 100% fresh air.

Best Practices: Seeking LEED Silver Certification

Design consultant: Jim Garrison Architects

122 Community Center

Location: Manhattan

Scope: Renovation and Addition of PS 122

Design Consultant: Deborah Berke and Partners Architect

Glen Oaks Library

Location: Queens

Scope: New Construction of 18,000 square foot library

Best Practices: Seeking LEED Silver rating

Design Consultant: Marble Fairbanks Architects



Queens Museum of Art

Location: Queens

Scope: Expansion of the museum to include exhibition and multi-use gathering space, storage areas, visitor space and a loading dock

Design Consultant: Grimshaw Architects with Amman and Whitney

Bronx Zoo Lion House

Location: Bronx

Scope: Complete rehabilitation of the unoccupied Lion House building at the Bronx Zoo into new exhibit, multipurpose, educational, office, and outdoor spaces.

Best Practices: Awarded LEED Gold rating

Design consultant: FXFOWLE



DDC's GREEN Commitment

DDC's Office of Sustainable Design

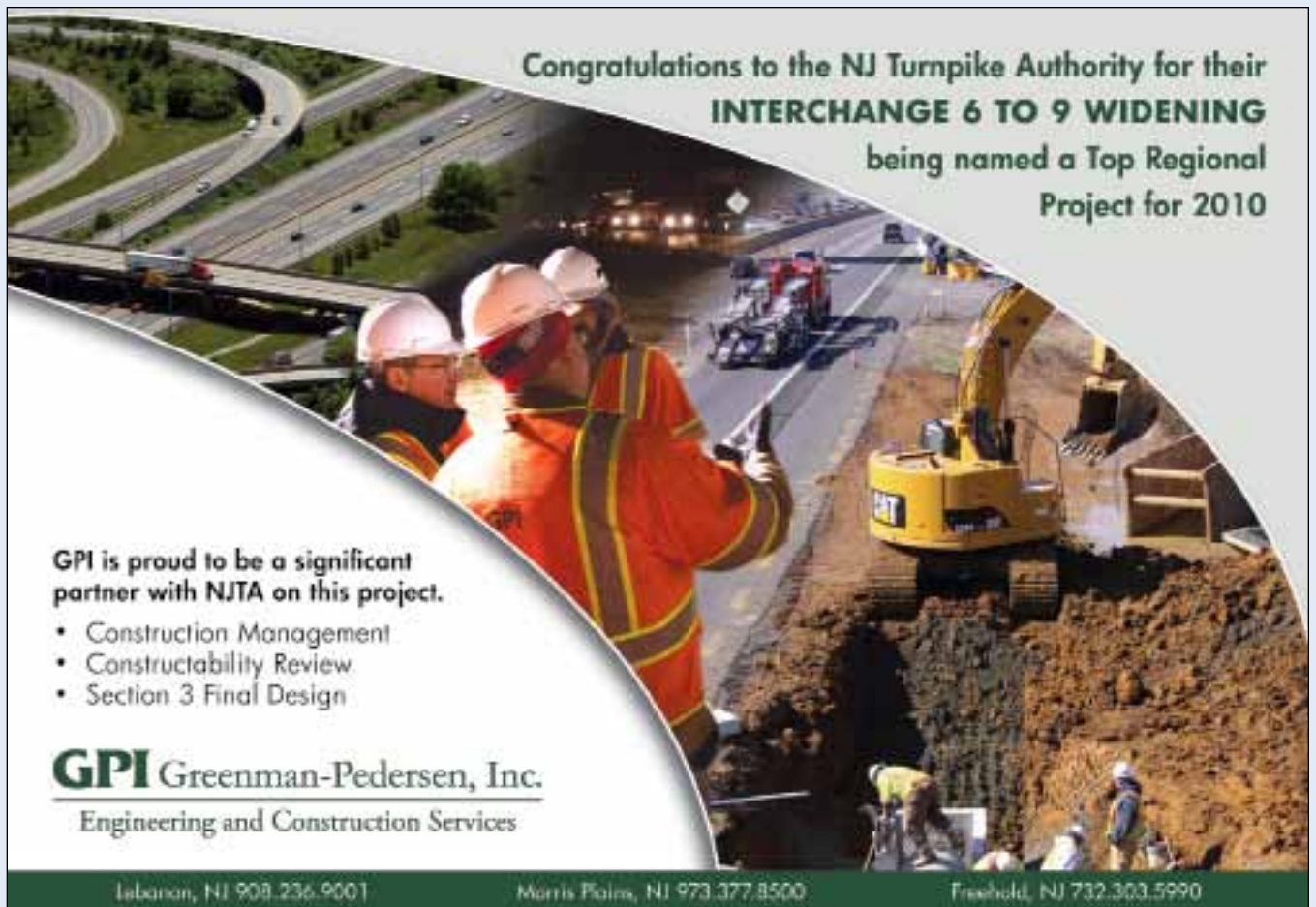
The New York Department of Design and Construction (DDC) is a leader in the development and implementation of sustainable building design. To date, it has managed more than 80 sustainable capital projects, including 5 LEED-rated buildings and nearly 50 more are in the process of seeking a LEED rating. Its staff publishes guides and manuals that put cutting-edge sustainability techniques and strategies into the hands of the private sector architects, engineers, consultants and contractors who become New York City's partners in the development of roads, schools, libraries,

parks, museums and firehouses among many other aspects of our built environment. From macro concepts such as the mitigation of the Urban Heat Island effect, to micro strategies including the use of permeable pavers and bioswales to increase site sustainability, DDC's sustainable practices are immediately applicable to municipal projects in New York City.

Leading the LEED Charge

After Mayor Michael R. Bloomberg signed Local Law 86 in 2005, DDC developed resources to assist consultants and contractors in meeting requirements of the law, which requires

many City funded projects to obtain a LEED rating of Certified or Silver. To make the City's commitment to creation of a greener environment even stronger, most projects that fall under DDC's Design and Construction Excellence program are required to achieve at least a Silver LEED rating. Consultants and contractors who are seeking guidance on the requirements of Local Law 86 can visit the Sustainable Design section of DDC's web site at www.nyc.gov/ddc and click on Local Law 86 for valuable information.



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R&D That Gets Put To Work

Collaborative Excellence: How DDC's R&D Helps Awarded Contractors and Improves the Quality of Life in NYC

DDC's proactive approach to the design and construction of exceptional public works projects is perhaps most evident in its commitment to research and development. With New York City's foremost design and construction experts all located in one office, meaningful interaction and collaboration results in actionable information for the consultants, contractors, and construction managers who implement DDC-managed projects.

Innovative sustainable conceptual approaches and technologies that DDC promotes include the following:

Trenchless Technology

Many of the roadway, water main, and sewer system projects the City undertakes involve complicated excavation and storage of heavy equipment on site. These projects can impede normal traffic flow, contribute to noise levels, disrupt business and produce large amounts of materials and waste to be removed from the site. One way to ease these effects is to use trenchless technology when possible.

Trenchless technology is an umbrella term that encompasses a total system of procedures and equipment that can be used as alternatives to open-cut excavation for localized repair, replacement, or new installation of utilities. For new systems it involves creating small pits at the pipe insertion and receiving points and using a drill to simultaneously

remove earth beneath the roadway and push the pipe through the void. For re-lining of existing pipes the new lining is pulled through the pipe from a small pit on one end to a pit at the end of the work site, thereby avoiding large-scale trench cuts. Less debris is produced with this methodology, resulting in



less waste and fewer removal vehicles. Noise levels are also reduced due to the need for less machinery. And traffic, usually slowed or detoured because of the size of the trench and the need to store excavated materials, maintains a steady flow.

Trenchless technology reduces negative impacts on people and the built environment, and it saves both time and money. One of the largest applications of this technology nationwide occurred on Madison Avenue in Manhattan, where more than 10,000 feet of cast-iron water main was recently rehabili-

tated by pulling a new high-density plastic lining through the existing pipes.

Storm Water Management

DDC and the Department of Environmental Protection's Best Management Practices (BMPs) are designed to minimize the environmental impacts of urban storm water run-off on natural wetland systems. Taking advantage of natural drainage systems, storm water is directed into controlled collection pools and streams using structures designed to preserve natural wildlife and alleviate flooding. The extensive environmental work involved in BMPs includes construction of stilling basins to slow storm water flow, micropools for the collection of solids, holding ponds to aid in the settlement of suspended particles, culvert replacements, and the reconstruction and stabilization of streams and environmental landscaping. BMP has been put into practice in Staten Island's Bluebelts, which include streams, ponds, and other wetland areas covering approximately one-third of Staten Island's land area.

Pavement and Asphalt Programs

DDC recently began researching and developing strategies to minimize asphalt cracking, leading to safer paved surfaces and reducing maintenance costs. In addition, the agency's proposed city-wide pavement lifecycle planning program addresses many roadway and site sustainability issues and presents a comprehensive and integrated strategy for operating and maintaining the City's entire roadway system.