



NEW YORK CITY DEPARTMENT OF
DESIGN + CONSTRUCTION

DAVID J. BURNEY, AIA
Commissioner

DONALD HOOKER
Agency Chief
Contracting Officer

April 2, 2008

ADDENDUM NO. 2

**PROJECT: C114NEWF2, Architectural and Engineering Design Services for Renovation and Expansion of the Brooklyn Detention Center, Borough of Brooklyn
PIN: 8502008CR0014P**

THE ADDENDUM IS ISSUED FOR THE PURPOSE OF AMENDING THE REQUIREMENTS OF THE REQUEST FOR PROPOSALS AND IS HEREBY MADE A PART OF SAID REQUEST FOR PROPOSALS TO THE SAME EXTENT AS THOUGH IT WERE ORIGINALLY THEREIN.

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REQUEST FOR PROPOSAL

M/WBE:

Attachment 6, M/WBE Program, Subcontractor Utilization Plan: Delete in its entirety and replace with revised Attachment 6 attached to this addendum.

Section III (B) Cost Estimating and Contract Term- Page RFP-8:

The estimated cost of the required construction work for the project is \$450,000,000 and not \$240,000,000 as it was originally shown in the RFP.

Section IV (A) Stage 1 Proposal Requirements- Page RFP-10:

Second paragraph

Portfolio (1 original and 6 copies): Provide a portfolio of up to eight (8) projects and not five as it was previously required in the RFP.

Photo images attached

Contract: Kareem Alibocas, alibocaka@ddc.nyc.gov

Phone no.: 718-391-3038

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By signing in the space provided below, the Proposer acknowledges receipt of this Addendum.

THIS ADDENDUM MUST BE SIGNED BY THE PROPOSER FOR THE CONTRACT AND ATTACHED TO THE TECHNICAL PROPOSAL.

Donald Hooker
Agency Chief Contracting Officer

Name of Proposer

By _____

Title _____

Tax ID #: _____



THE CITY OF NEW YORK

Subcontractor Utilization Plan -Part I: Agency's Target

This page to be completed by contracting agency

Contract Overview

Pin # 8502008CR0014P **FMS Project ID#:** C114NEWF2

Project Title Brooklyn Detention Center Renovation and Expansion

Contracting Agency Department of Design and Construction

Agency Address 30-30 Thomson Ave City Long Island City State NY Zip Code 11101

Contact Person James A. Cerasoli Title MWBE Liaison & Compliance Analyst

Telephone # 718-391-1549 Email cerasoli@ddc.nyc.gov

Project Description *(attach additional pages if necessary)*

Consultant for Architectural and Engineering Design Services for Renovation and Expansion of the Brooklyn Detention Center, Borough of Brooklyn

(1) ✓ Target Subcontracting Percentage
 Percentage of total contract dollar value that agency estimates will be awarded to subcontractors in amounts under \$1 million for construction and professional services. _____ 10 %

Subcontractor Participation Goals*
Complete and enter total for each Construction or Professional Services, or both (if applicable)

Services	Group	Construction	Professional
	Black American	_____ %	Unspecified _____ %
	Hispanic American	_____ %	Unspecified _____ %
	Asian American	_____ %	NO GOAL
	Caucasian Female	NO GOAL _____ %	Unspecified _____ %
Total Participation Goals		_____ %	70 %

*Note: For this procurement, individual ethnicity and gender goals are not specified. Bidders/proposers may meet the Total Participation Goal through subcontracts with vendors certified in one or more of the ethnicity or gender categories.

Subcontractor Utilization Plan – Part II: Bidder/Proposer Subcontracting Plan

This page and the next (Part II herein) are to be completed by the bidder/proposer. NOTE: Bids/proposals which do not include a completed subcontractor utilization plan (Part II herein) will be deemed to be non-responsive, unless a full waiver of the target subcontracting percentage is granted (Part III herein).

Section I: Prime Contractor Contact Information

Tax ID # _____ FMS Vendor ID # _____
 Business Name _____ Contact Person _____
 Address _____
 Telephone # _____ Email _____

Section II: General Contract Information

- Define the industry in which work is to be performed.
 - Construction** includes all contracts for the construction, rehabilitation, and/or renovation of physical structures. This category does include CM Build as well as other construction related services such as: demolition, asbestos and lead abatement, and painting services, carpentry services, carpet installation and removal, where related to new construction and not maintenance.
 - Professional Services** are a class of services that typically require the provider to have some specialized field or advanced degree. Services of this type include: legal, management consulting, information technology, accounting, auditing, actuarial, advertising, health services, pure construction management, environmental analysis, scientific testing, architecture and engineering, and traffic studies, and similar services.

a. Type of work on Prime Contract (Check one):
 Construction
 Professional Services

b. Type of work on Subcontract (Check all that apply):
 Construction Other
 Professional Services
- What is the expected percentage of the total contract dollar value that you expect to award to all subcontracts? _____ %
- Will you award subcontract(s) in amounts below \$ 1 million for construction and/or professional services contracts within the first 12 months of the notice to proceed on the contract? Yes No

Section III: Subcontractor Utilization Summary

IMPORTANT: If you do not anticipate that you will subcontract at the target level the agency has specified, because you will perform more of the work yourself, you must seek a waiver of the Target Subcontracting Percentage by completing p. 4).

Step 1: Calculate the percentage (of your total bid) that will go towards subcontracts under \$1M for construction and/or professional services	Subcontracts under \$1M (4) <small>(construction/professional services)</small>	Total Bid/Proposal Value	Calculated Target Subcontracting Percentage
	\$ _____	÷ \$ _____	x 100 = _____ %
<ul style="list-style-type: none"> Subcontracts under \$1M (construction/professional services): Enter the value you expect to award to subcontractors in dollars for amounts under \$1 million for construction and/or professional services. This value defines the amount that participation goals apply to, and will be entered into the first line of Step 2. Total Bid/Proposal Value: Provide the dollar amount of the bid/proposal. Calculated Target Subcontracting Percentage: The percentage of the total contract dollar value that will be awarded to one or more subcontractors for amounts under \$1 million for construction and/or professional services. This percentage must equal or exceed the percentage listed by the agency on page 1, at line (1). <p>! Important: The "Calculated Target Subcontracting Percentage" MUST equal or exceed the Target Subcontracting Percentage listed by the agency on Page 1, Line (1) or the bid/proposal will be deemed non-responsive.</p>			

Subcontractor Utilization Plan – Part II: Bidder/Proposer Subcontracting Plan – cont.

Step 2:

Calculate value of subcontractor participation goals

		Subcontracts under \$1M (construction/professional services)	
a.	Copy value from Step 1, line (4) – the total value of all expected subcontracts under \$1M for construction and/or professional services	\$ _____	
		↓	↓
b.	<ul style="list-style-type: none"> • From line a. above, allocate the dollar value of 'Subcontracts under \$1M' by Construction and Professional Services. • If all subcontracts under \$1M are in one industry, enter '0' for the industry with no subcontracts. • Amounts listed on these lines should add up to the value from line a. 	Construction	Professional Services
		\$ _____	\$ _____
c.	<ul style="list-style-type: none"> • For Construction enter percentage from line (2) from Page 1. • For Professional Services enter percentage from line (3) from Page 1. • These Percentages must be copied from the Agency Plan, or the bid/proposal will be deemed non-responsive. 	x _____ %	x _____ %
d.	Value of Total Participation Goals	\$ _____	\$ _____

Step 3:

Enter brief description of type(s) of subcontracts in amounts under \$1M anticipated, by type of work, not by name of subcontractor

- ✓ Subcontracts in Amounts Under \$1 M Scope of Work – Construction

Enter brief description of type(s) of subcontracts in amounts under \$1M anticipated, by type of work, not by name of subcontractor

- ✓ Subcontracts in Amounts Under \$1 M Scope of Work – Professional Services

Section IV: Vendor Certification

I hereby 1) acknowledge my understanding of the MWBE requirements as set forth herein and the pertinent provisions of Local Law 129 of 2005, and the rules promulgated thereunder; 2) affirm that the information supplied in support of this subcontractor utilization plan is true and correct; 3) agree, if awarded this Contract, to comply with the MWBE requirements of this Contract and the pertinent provisions of Local Law 129 of 2005, and the rules promulgated thereunder, all of which shall be deemed to be material terms of this contract; and 4) agree, if awarded this contract, to make all reasonable, good faith efforts to attain the Target Subcontracting Percentage as specified by the Agency, and to solicit and obtain the participation of MWBEs so as to meet the required Subcontractor Participation Goals.

Signature _____	Date _____
Print Name _____	Title _____

PART III – REQUEST FOR WAIVER OF TARGET SUBCONTRACTING PERCENTAGE

Contract Overview

Tax ID # _____ FMS Vendor ID # _____
 Business Name _____
 Contact Name _____ Telephone # _____ Email _____
 Type of Procurement Competitive Sealed Bids Other Bid/Response Due Date _____
 PIN # (for this procurement) _____
 Type of work on Prime Contract (Check one):
 Construction Professional Services
 Type of work on Subcontract (Check all that apply):
 Construction Professional Services Other

SUBCONTRACTING as described in bid/solicitation documents (Copy this % figure from Schedule B, Part I, line 1)
 _____ % of the total contract value anticipated by the agency to be subcontracted for construction/professional services subcontracts valued below \$1 million (each)

ACTUAL SUBCONTRACTING as anticipated by vendor seeking waiver
 _____ % of the total contract value anticipated in good faith by the bidder/proposer to be subcontracted for construction/ professional services subcontracts valued below \$1 million (each)

Basis for Waiver Request: Check appropriate box & explain in detail below (attach additional pages if needed)

- Vendor does not subcontract construction/professional services, and has the capacity and good faith intention to perform all such work itself.
- Vendor subcontracts some of this type of work but at lower % than bid/solicitation describes, and has the capacity and good faith intention to do so on this contract.
- Other _____

References

List 3 most recent contracts/subcontracts performed for NYC agencies (if any)

CONTRACT NO. _____	AGENCY _____	DATE COMPLETED _____
CONTRACT NO. _____	AGENCY _____	DATE COMPLETED _____
CONTRACT NO. _____	AGENCY _____	DATE COMPLETED _____

List 3 most recent contracts/subcontracts performed for other agencies/entities

(complete ONLY if vendor has performed fewer than 3 NYC contracts)

TYPE OF WORK _____	AGENCY/ENTITY _____	DATE COMPLETED _____
Manager at agency/entity that hired vendor (Name/Phone No.) _____		
TYPE OF WORK _____	AGENCY/ENTITY _____	DATE COMPLETED _____
Manager at agency/entity that hired vendor (Name/Phone No.) _____		
TYPE OF WORK _____	AGENCY/ENTITY _____	DATE COMPLETED _____
Manager at agency/entity that hired vendor (Name/Phone No.) _____		

VENDOR CERTIFICATION: I hereby affirm that the information supplied in support of this waiver request is true and correct, and that this request is made in good faith.

Signature: _____ Date: _____
 Print Name: _____ Title: _____

Shaded area below is for agency completion only

AGENCY CHIEF CONTRACTING OFFICER APPROVAL

Signature: _____ Date: _____

CITY CHIEF PROCUREMENT OFFICER APPROVAL

Signature: _____ Date: _____

B. Cost Estimate and Contract Term

The estimated cost of the required construction work for the project is \$450,000,000. The term of the contract shall commence on the date of the advice of award and continue until final acceptance of all work designed by the consultant. The time frame for completion of design documents shall be 730 consecutive calendar days, allotted as follows:

Schematic Design	- 6 months
Design Development	- 6 months
Final Design	- 6 months
Bid, Award, Register Contracts	- 6 months

This time frame is subject to modification depending on project phasing.

There shall be at least one Value Engineering Session; its duration will not be included in the project's 730 consecutive calendar days.

C. Insurance

The consultant and all subconsultants performing services for this contract must provide the types and amounts of insurance specified in the contract. The proposer is advised to carefully review such insurance requirements.

C. Contract Provisions

The Contract to be used for the project, including detailed Project Objectives, will be issued at the beginning of Stage Two to those proposers short listed in Stage One of the RFP. The services to be provided by the Consultant and all standards of performance applicable to the required work shall be as described in this form of contract. Any firm awarded a contract as a result of this RFP will be required to sign this form of contract.

E. Compliance with Local Law 86 of 2005 (Green Buildings)

Projects designed under this contract are subject to Local Law 86 of 2005 (The Green House Building Law)

Local Law 86 applies to capital projects for or in new buildings, for additions to existing buildings and in existing buildings subject to substantial reconstruction, including fit-outs of condominiums units and leased space, costing \$2 million or more. Most covered projects must be built to achieve a "Silver" rating under the Leadership in Energy and Environmental Design (LEED) rating system of the U.S. Green Building Council (LEED "Certified" rating for educational and certain types of institutional projects). There are additional requirements in the law regarding energy and water efficiency: including those for plumbing systems, boiler replacements,

SECTION IV. FORMAT AND CONTENT OF THE PROPOSAL

Proposal Subdivisions Instructions: Proposers should provide all information required in the format below. The proposal should be typed on both sides of 8½" X 11" paper. The City of New York requests that all proposals be submitted on paper with not less than 30% post-consumer material content, i.e., the minimum recovered fiber content level for reprographic paper recommended by the United States Environmental Protection Agency (for any changes to that standard please consult: <http://www.epa.gov/epg/products/printing.htm>). Pages should be paginated. The proposal will be evaluated on the basis of its content, not its length. Failure to comply with any of these instructions will not make the proposal non-responsive.

Submit proposal in a clearly labeled, sealed package as follows:

A. Stage 1 Proposal Requirements

This stage serves to highlight each proposer's previously completed architectural projects that demonstrate extraordinary creativity and insight. Proposers should provide projects that demonstrate this ability in the internal planning as well as in the project's relationship to its site and surrounding environment. Creative and innovative use of materials and construction methods should be clearly described.

Portfolio (1 original and 6 copies): Provide a portfolio of up to eight projects built within the last ten years that demonstrate the firm's creativity and insight in solving architectural problems. For each project, include the following: (1) resumes of the lead designer, (2) plan views as well as site plans, with a three dimensional view of the exterior; and other graphic content as necessary, and (3) a brief written description highlighting the salient characteristics of the project, including the design philosophy and approach and a description of what was innovative about the design. In addition, list any design citations or awards and entries to design competitions. Present each project on a single 11x17 inch sheet; including all text. All of the pages shall be bound in covers no larger than 9 x 12 inches. Format may be either landscape or portrait, but not both.

B. Stage II Proposal Requirements (Applicable to Stage One Short-Listed Proposers Only)

For those firms short-listed in Stage One, the Stage Two Proposal will serve to highlight their management and technical ability to carry out a project of the scope and type that is the subject of this RFP. In addition to the Stage Two Proposal, short-listed firms will be required to make a one-hour presentation. See Section V.2 for a more detailed description of the presentation requirements.

Technical Proposal (1 original and 6 copies): The technical proposal shall contain the following information:

1. A cover letter of no more than three pages, including the company name and address, and the name, address and telephone number of the person authorized

Brooklyn Detention Center

March 28, 2008 Pre-Proposal Conference



Brooklyn Detention Center



Brooklyn Detention Center

1. RFP Cover

2. Location map from RFP



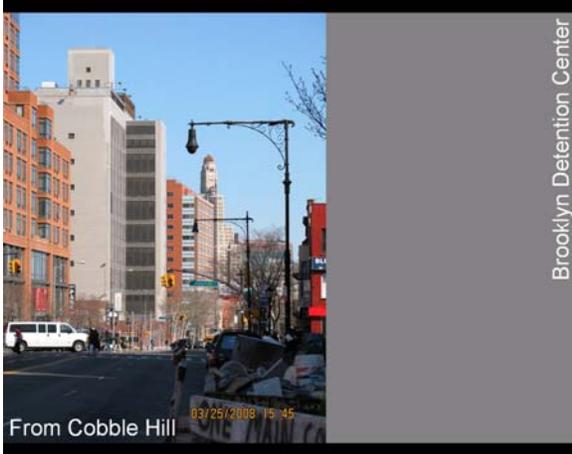
Brooklyn Detention Center



Brooklyn Detention Center

3. From SE

4. From NE



Brooklyn Detention Center



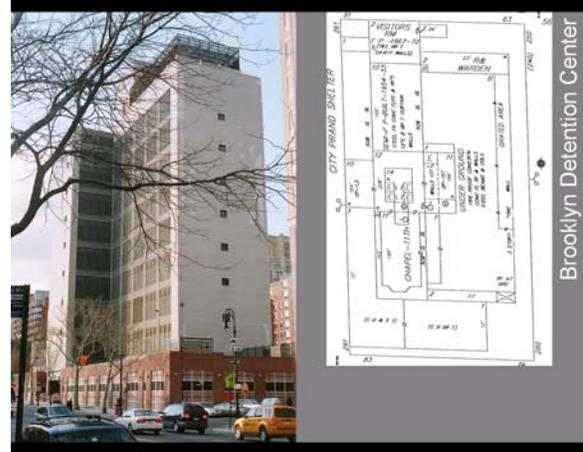
Brooklyn Detention Center

5. From SW

6. From NNE



Brooklyn Detention Center



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7. Vehicular Sally Port from Above

8. General View & Sanborn Atlas data

Brooklyn Detention Center

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Brooklyn Detention Center

9. Cells and Catwalk



Brooklyn Detention Center

10. View of Cells from Catwalk



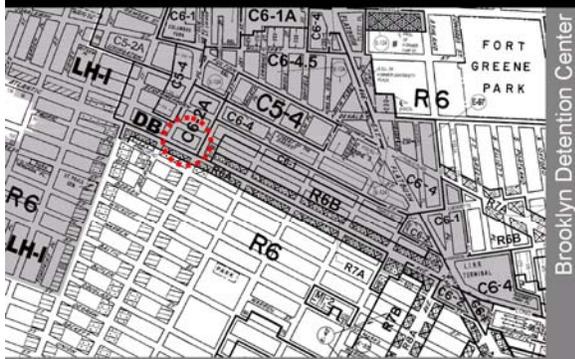
Brooklyn Detention Center

11. View from Catwalk to lower tier of cells



Brooklyn Detention Center

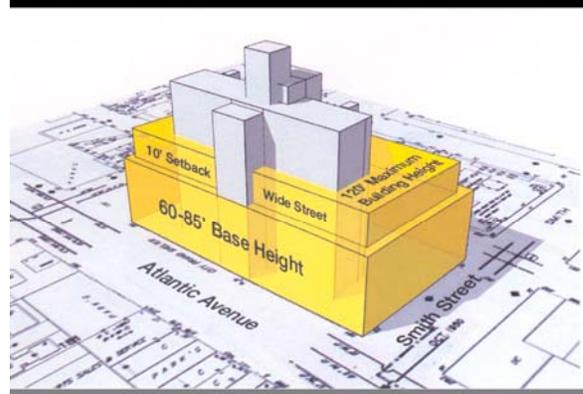
12. View from Catwalk to upper tier of cells



Brooklyn Detention Center

Zoned C6-2A, 6 FAR

13. Zoning Map



Brooklyn Detention Center

14. Zoning Bulk Diagram



Brooklyn Detention Center

15. Contextual View with Brooklyn Heights Historic District