



NEW YORK CITY DEPARTMENT OF  
DESIGN + CONSTRUCTION

**DAVID J. BURNEY, FAIA**  
Commissioner

**CAROL DIAGOSTINO**  
Agency Chief  
Contracting Officer

**Project:** C114NEWRI, Construction Management  
Services for 1537-Bed New Admission  
Facility at Rikers Island, Borough of Queens

**Pin:** 8502014CR0002P

**Date:** October 7, 2013

**Time:** 10:00 AM

**To:** All Attendees

**From:** Maritza Ortega

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## MINUTES OF OCTOBER 7, 2013, PRE-PROPOSAL CONFERENCE

### Department of Design and Construction Attendees:

David Resnick, AIA, Deputy Commissioner, Public Buildings  
Carlo Di Fava, Acting Director, Professional Contracts  
Maritza Ortega, Contract Manager  
Donna Pope, Director, Office of Contract Opportunity  
James Cerasoli, Deputy Director, Office of Contract Opportunity  
Richard Brotherton, AIA, Program Director, Courts-Correction Unit  
Monica Cangea, Deputy Program Director, Correction Program Unit  
Alexander Brafman, Sr. Project Manager, Correction Program Unit  
Jung Shin, Department of Correction  
David Piscuskas, 1100 Architect-Ricci Green Associates Joint Venture  
Kenneth Ricci, 1100 Architect-Ricci Green Associates Joint Venture

### Additional Attendees:

Attendance Sheet Attached





## General

The purpose of this meeting was to present an overview of the 1537-Bed New Admission Facility at Rikers Island project to prospective Construction Management team members and to provide an opportunity to address any questions related to the Request for Proposal (RFP).

David Resnick welcomed attendees to the meeting and introduced the project.

Richard Brotherton noted some of Department of Correction's (DOC) broad goals and general intent for the project.

Maritza Ortega presented some aspects of the RFP document, including:

- This RFP provides for a Two Stage submission process.
- The First Stage submission is to include a portfolio and Doing Business Data Form.
- Firms shortlisted in Stage One will be required to provide a more detailed Stage Two submission.
- Stage One and Stage Two proposal requirements are outlined on Page 8, of the RFP.
- The deadline for Stage One submissions is October 24, 2013.

James Cerasoli distributed copies of The Minority and Women-Owned Business (M/WBE) Program Requirements Utilization Plan to attendees and presented some aspects of the Subcontractor MWBE Utilization Plan, including:

- Submission of the required documentation does not apply to Stage One submissions. Shortlisted firms are required to submit the appropriate forms as part of their Stage Two submission.
- The new MWBE mandate, NYC Local Law 1 of 2013, effective July 1, 2013 is applicable to this RFP.
- The MWBE Utilization Plan/Schedule B, provided in the RFP package, is required to be submitted.
- The minimum MWBE participation goal established for this project is 5%.

Richard Brotherton drew participants' attention to certain points in the RFP, including:

- The estimated cost of the construction work for the project is \$480M.
- The anticipated time frame for completion of all required services is 2273 consecutive calendar days.
- The project is required to achieve a LEED Silver rating.





- Stage 1 proposals will be evaluated in categories of: construction quality, 35%; timeliness of completion, 35%; and quality of the cost management, 30%.
- Article 6 of the Contract describes the required Building Information Modeling (BIM) Services—which include the preparation of a BIM Execution Plan; Lean Construction Strategies—including “Last Planner” and “Pull Planning” requirements, and the provision of Digital Data Management

David Piscuskas and Kenneth Ricci of the 1100 Architect-Ricci Green Associates Joint Venture presented aspects of the location, form, function and general appearance of the project.

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**The following is a summation of questions and answers from the conference. The following should be considered the official responses to the questions.**

**Question:** Will be consultant’s Power point presentation be made available?

**Answer:** Consultant’s Power point Presentation presented at the Pre-proposal Conference will be posted on the website.

**Question:** What is included in the CM contract duration?

**Answer:** Pre-construction Phase, Construction Phase and Post Construction Phase are included.

**Question:** What is the recent status of the design work?

**Answer:** Design Development Phase was kicked off on September 19, 2013. Duration of Design Development phase is approximately 10 months, Final design – 11months.

**Question:** Is the design team using Building Information Modeling?

**Answer:** Yes the design consultants and their subs developing the design using BIM applications in accordance with the DDC BIM Guide.





**Question:** Will the Design BIM be shared with the selected CM?

**Answer:** At the discretion of DDC and the owner of all project related content the BIM may be shared with the selected CM.

**Question:** Can you provide the name of the independent construction management professional person who will be a member of the Evaluation Committee?

**Answer:** The name of the independent construction management professional on the Evaluation Committee will not be disclosed.

**Question:** Will this project be a Project Labor Agreement (PLA) project?

**Answer:** This project will likely be a PLA project.

**Question:** How many of the CM's will be short listed?

**Answer:** The number of the shortlisted CM's will be defined by Evaluation Committee.

**Question:** Is the Portfolio of the five projects built within the last ten years supposed to include just DDC projects?

**Answer:** The Portfolio of the five projects built within the last ten years can include any projects which are similar in magnitude and complexity to the project described in RFP.





# NEW RIKERS ISLAND FACILITY: SITE LOCATION



# NEW RIKERS ISLAND FACILITY: AERIAL VIEW



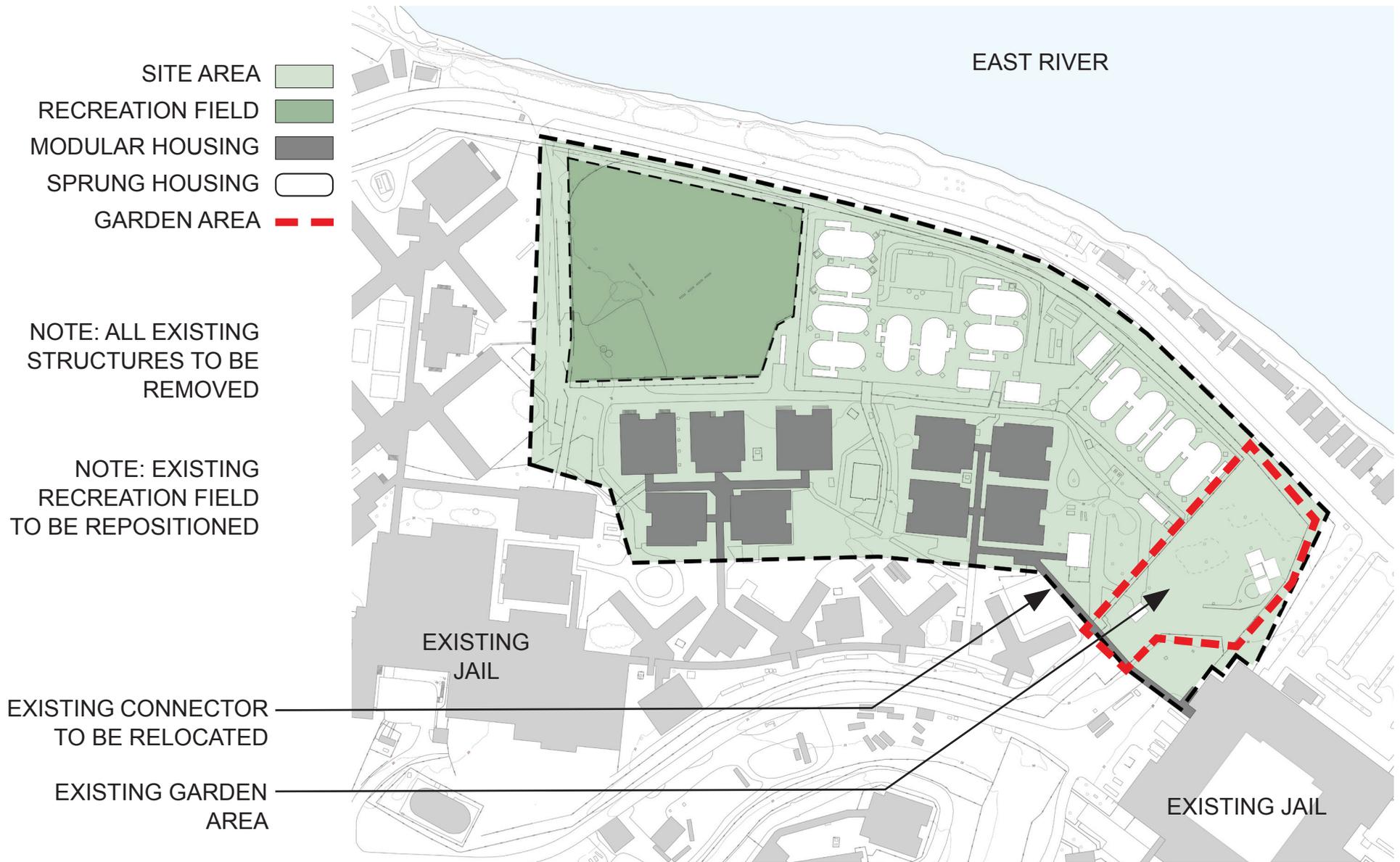
NEW RIKERS ISLAND FACILITY  
10.07.2013

1100 ARCHITECT • RICCI GREENE ASSOCIATES JOINT VENTURE  
475 TENTH AVENUE • NEW YORK NY 10018

## **GUIDING PRINCIPLES**

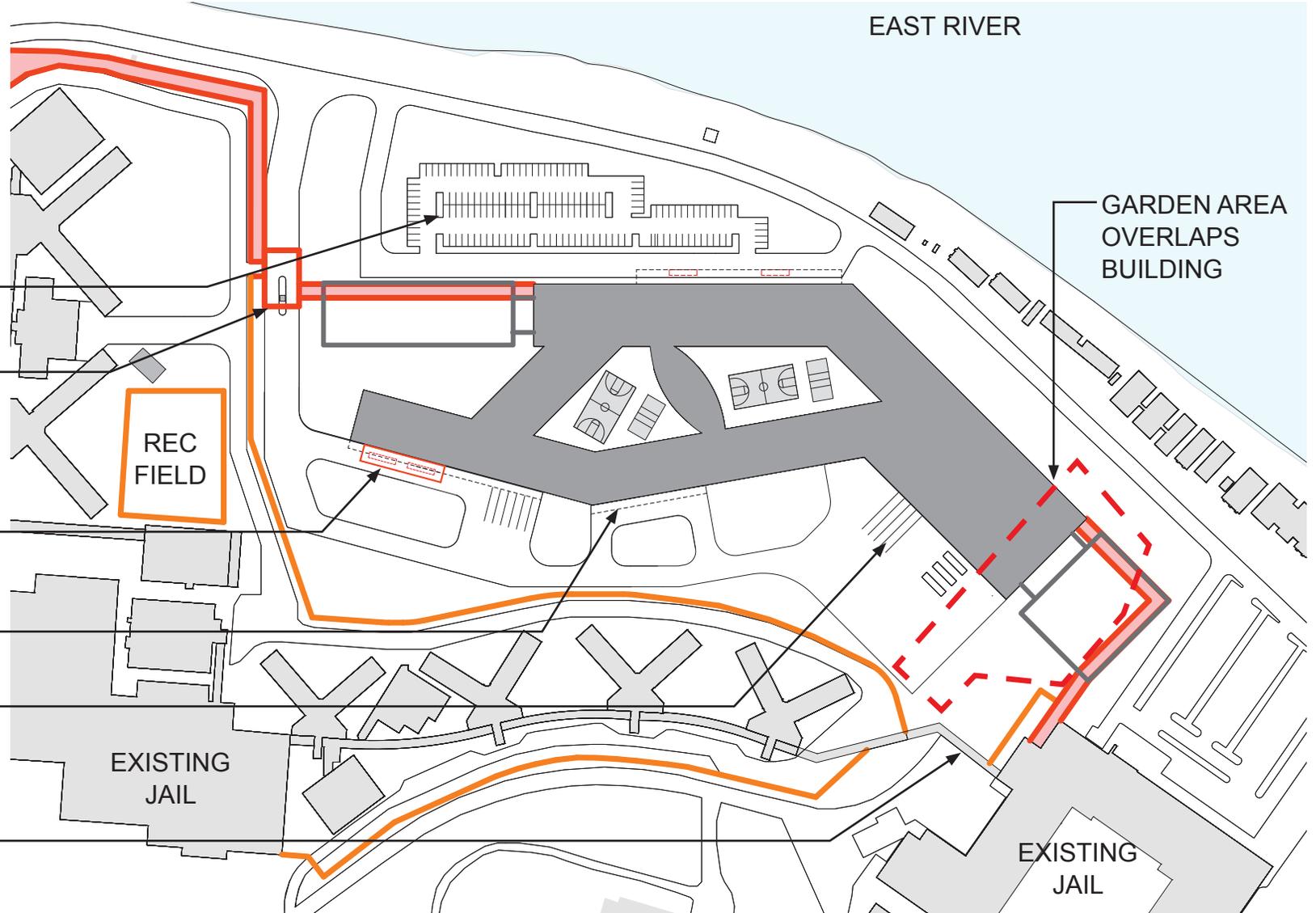
- SAFETY AND SECURITY
- DIRECT SUPERVISION
- GOOD SIGHTLINES
- MINIMIZE INMATE MOVEMENT
- DAYLIGHTING
- SPEEDY COMPLETION
- EXPANSION

# SITE PLAN: EXISTING CONDITIONS

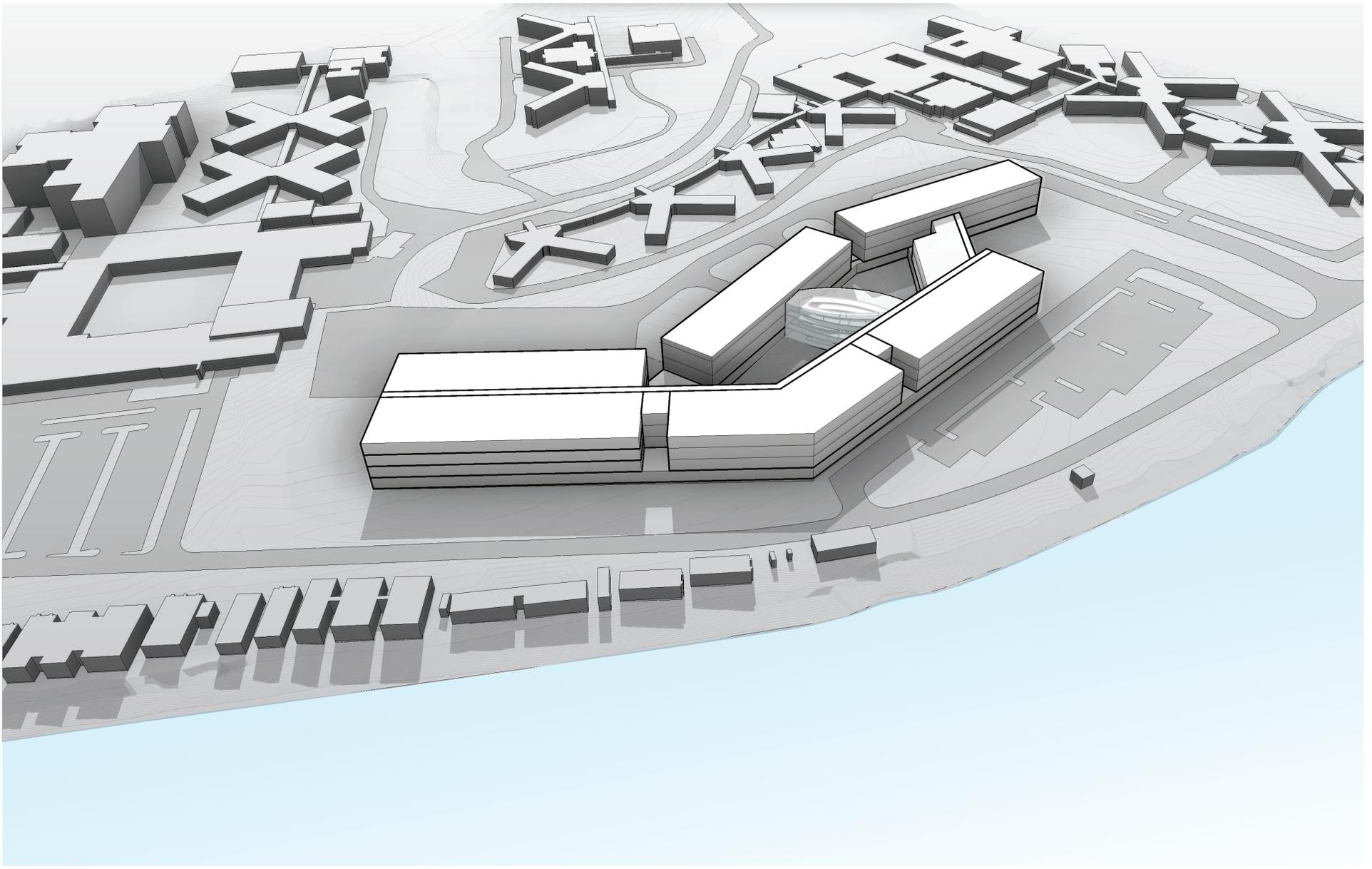


# SITE PLAN: PROPOSED DESIGN

- SECURE PERIMETER FENCE —
- DIVISION FENCE —
- FUTURE EXPANSION —
- GARDEN AREA - - -
- 150 PARKING SPACES
- MAIN SALLYPORT
- REC FIELD
- CENTRAL ADMISSIONS
- FACILITY INTAKE
- DELIVERIES
- EXISTING JAIL
- NEW CONNECTOR



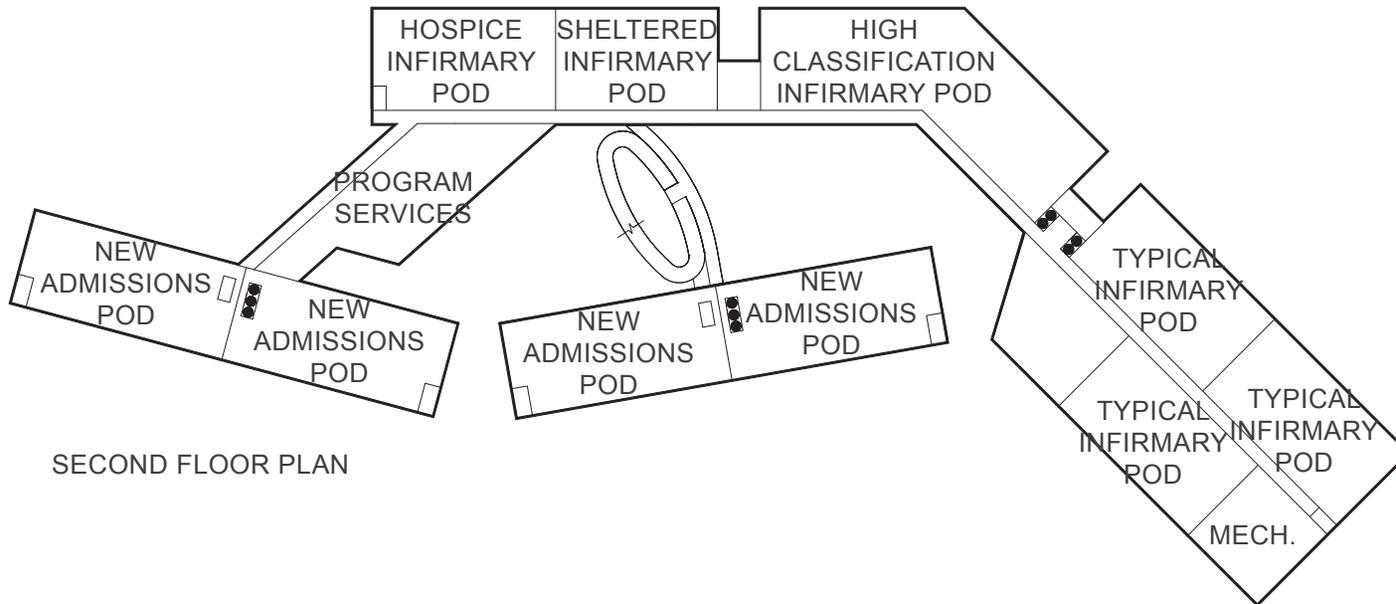
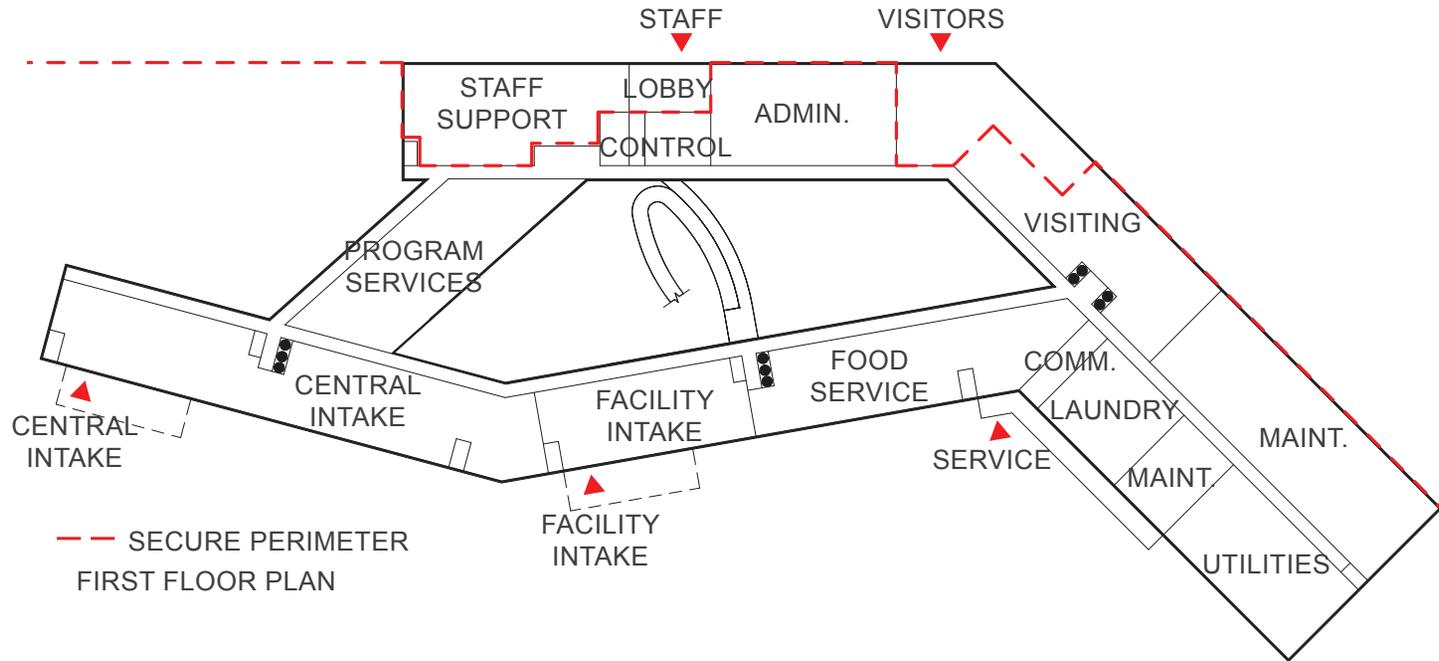
## PERSPECTIVE VIEW: MASSING CONCEPT FROM NORTH



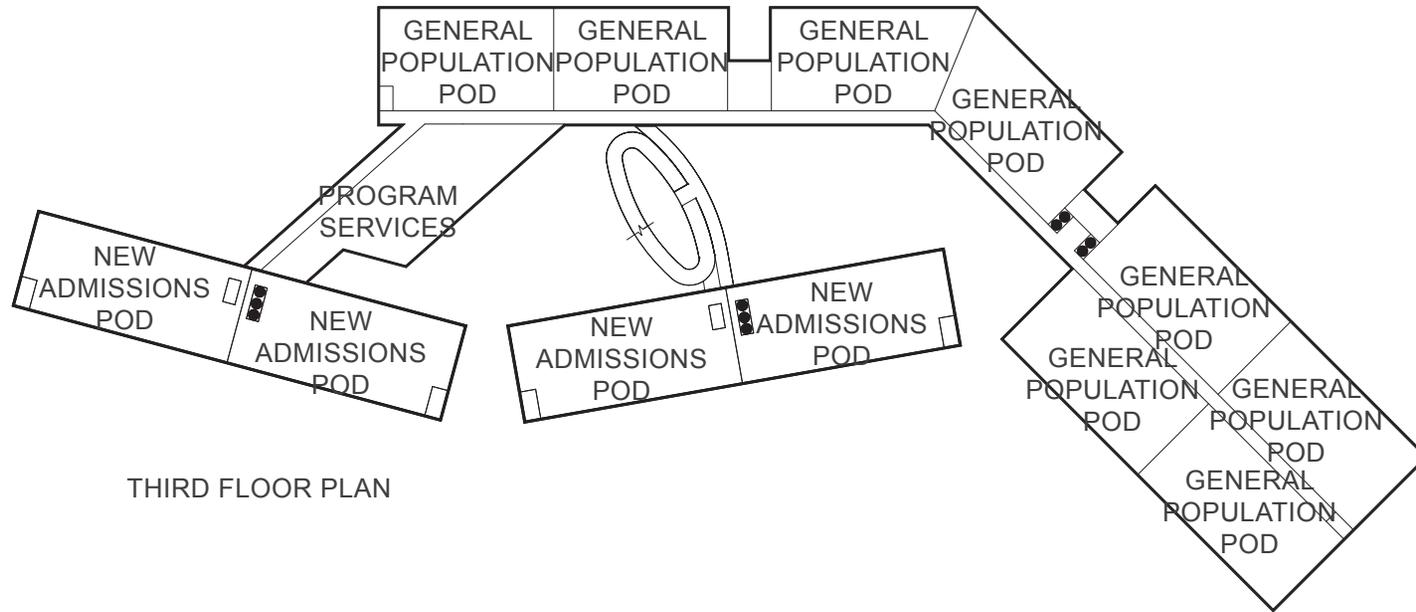
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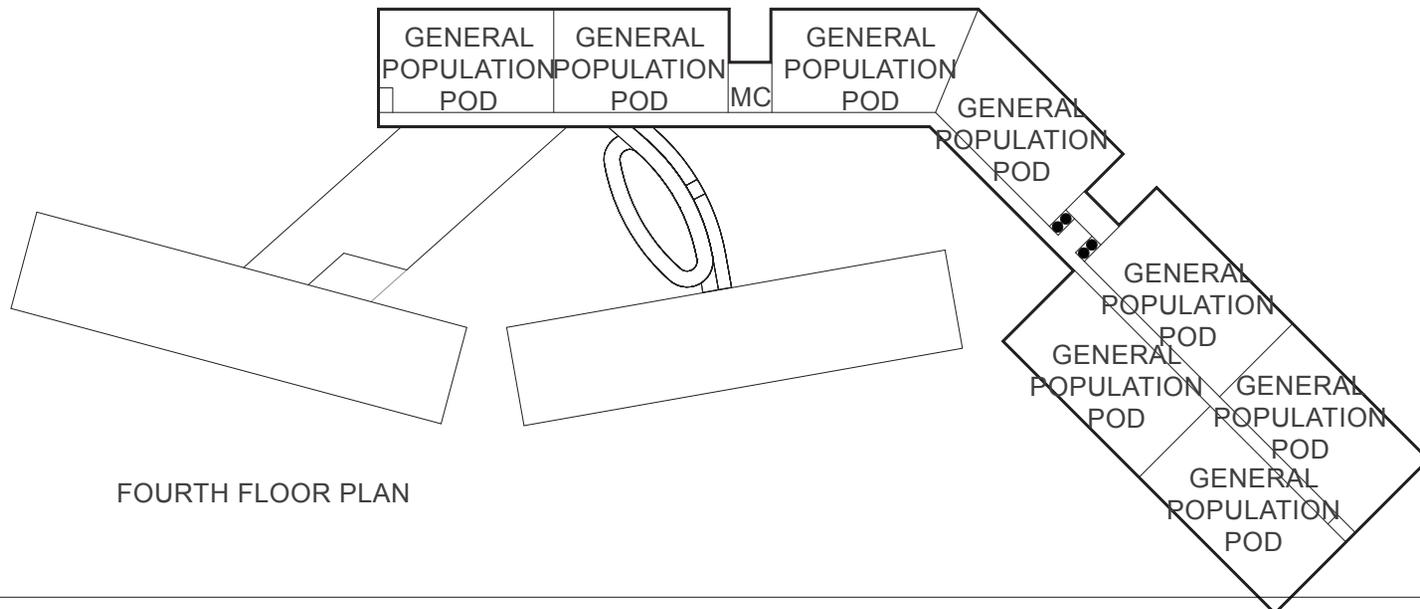
# FLOOR PLANS: FIRST AND SECOND



# FLOOR PLANS: THIRD AND FOURTH



THIRD FLOOR PLAN



FOURTH FLOOR PLAN





**PRE-PROPOSAL CONFERENCE ATTENDANCE SHEET**

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 PIN # 8502014CR0002P

PROJECT TITLE/DESCRIPTION: Construction Management Services for 1537-Bed New Admission Facility at Rikers Island, Borough of Queens  
 PLEASE PRINT CLEARLY

| COMPANY NAME                        | CERTIFIED |     | STREET ADDRESS<br>CITY, STATE, ZIP  | NAME OF ATTENDEE | PHONE #      | E-MAIL                       |
|-------------------------------------|-----------|-----|-------------------------------------|------------------|--------------|------------------------------|
|                                     | MBE       | WBE |                                     |                  |              |                              |
| Vanir Construction Management, Inc. | ✓         | ✓   | 111 Broadway, Suite 501<br>NY 10006 | Carmen Marin     | 323 774 2249 | carmen.marin@vanir.com       |
| TURNER Const. CO                    |           |     | 375 HUDSON ST,<br>NY, NY            | KEVIN SHARKEY    | 212.229.6000 | KSHARKEY@tco.com             |
| TURNER Const Co.                    |           |     | 375 HUDSON ST,<br>NY, NY            | NOLAN ROBERTS    | 212.229.6000 | NROBERTS@tco.com             |
| UTS                                 |           |     | 1 PENN PLAZA, 610<br>N.Y N.Y        | Dominick Fickera | 212 896-0126 | dominick.fickera@uts.com     |
| HEERY                               |           |     | 1717 Arch St 3730<br>PHILA PA 19103 | BOB MONSER       | 215-564 9977 | rmonser@heery.com            |
| <del>YOSRY BEKH</del>               |           |     |                                     |                  |              |                              |
| CB & I - SHAW E&I                   |           |     | 1633 Broadway<br>NY, NY             | YOSRY BEKHIE     | 609-2864549  | YOSRY.BEKHIE@a<br>cbi.com    |
| ARCADIS                             |           |     | 655 Third Ave<br>NYC NY 10017       | Kurt Emmerich    | 973 332 1055 | Kurt.Emmerich@Arcadis-US.com |
| HAKS                                | ✓         |     | 40 Wall<br>NY, NY                   | Jeff Terzakis    | 212 747-1997 | jterzakis@haks.net           |
| <del>Doc</del>                      |           |     |                                     | Jungstin         | 718 546-0806 |                              |



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|--------------------|-----------|-----|---------------------------------------|---------------------|------------------|--------------------------------|
|                    | MBE       | WBE |                                       |                     |                  |                                |
| JACOBS             |           |     | 2 PENN PLAZA<br>NY, NY                | MERA FADDOUL        | 212.948.2246     | MERA.FADDOUL@JACOBS.COM        |
| JACOBS             |           |     | 2 PENN PLAZA<br>NY, NY                | VINNY MANGIERE      | 212.946.2230     | VINNY.MANGIERE@JACOBS.COM      |
| JACOBS             |           |     | 2 PENN PLAZA<br>NY, NY                | BILL GOVE           | 212.946.2222     | BILL.GOVE@JACOBS.COM           |
| HAUS               |           |     | 40 WALL ST                            | DAVID HECHT         | 212 747 1997     | dhecht@haus.net                |
| AFG                |           |     | 450 7th Ave<br>NY                     | Joe Hoffman         | 609-760-0446     | jhoffman@AFGCM.com             |
| GANNETT Fleming    |           |     | 1000 ASPENWAY<br>Mt Laurel NJ 08054   | MICHAEL GRZESKOWIAK | 856-281-0944     | MGRZESKOWIAK@GFNC.COM          |
| ARMAND CORPORATION |           |     | SUITE 1105<br>1001 AVE OF AMERICAS    | ROBERT L. TEMPEST   | 212-452-4179 X16 | LTEMPEST@ARMANDCORP.COM        |
| HAIDER ENG         |           |     | 91 TOLEDO ST<br>FARMINGDALE           | SURENDER DHAWAN     | (31-777-2281     | Sdhawan@haiderengineering.com  |
| STV                |           |     | 225 Park Ave South<br>NY, NY          | Gert Koerner        | 212 490 7700     | GertKoerner@MAC.com            |
| Haider Engg        |           |     | 91 Toledo St.<br>Farmingdale NY 11735 | SYED HAIDER         | 631-777-2280     | haiderpe@haiderengineering.com |



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|                          | MBE       | WBE |  |                    |                                 |                                |
| <del>The LBO Group</del> |           |     | 3 Aerial Way<br>Sarasota NY 11791        | Frank Franco       | 347 231 6647                    | francof@lbo.com                |
| GILBANE                  |           |     | 84 PINE ST<br>2ND FLOOR                  | DENIS BOYLAN       | 212.212.1615                    | DBOYLAN@GILBANE.CO.<br>COM     |
| GILBANE                  |           |     |  | JIM LAURIE         | "                               | DBOYLAN@GILBANE.CO.<br>COM     |
| SKANSKA/MOSS             |           |     | 350 FIFTH AVE                            | DAVID MUNOZ        | 917 968 3122                    | david.munoz@<br>SKANSKA.COM    |
| SKANSKA/MOSS             |           |     | 350 FIFTH AVE                            | MIKE MAZZA         | 352-425-1141                    | MMAZZA@MOSSMAIL.COM            |
| Skanska/Moss             |           |     | 350 FIFTH AVE                            | LINDA SAMUELSON    | 979 <del>215</del> 201 315 4814 | linda.samuelson@skanska.com    |
| Entech Eng. PC (WBE)     |           |     | 11 Broadway NY 10004<br>21ST FLOOR NY NY | Sue O'Neil         | 646 722 0000                    | Sbayat@entech-pc.com           |
| Entech Eng. P.C.         |           |     | 11 Broadway 10004<br>21st floor          | Ashkan Rowshanrad  | 646-722-0000                    | Arad@entechpc.com              |
| Walsh                    |           |     | 4 Penn center w.<br>Pittsburgh PA        | Vincent Michalesko | 202-538-7681                    | vmichalesko@<br>walshgroup.com |
|                          |           |     |  |                    |                                 |                                |



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|                    | MBE       | WBE |   |                    |                |                               |
| STV                |           |     | 225 Park Ave South<br>NY, NY 10003      | Christine Flaherty | 212.505.4933   | christine.flaherty@stvinc.com |
| STV                |           |     | " "                                     | Robert Barbera     | 212.505.4932   | robert.barbera@stvinc.com     |
| STV                |           |     | " "                                     | Dareen Salama      | 212.505.4970   | dareen.salama@stvinc.com      |
| SKANSKA            |           |     | 350 Fifth Ave, Ste 3200<br>NY, NY 10118 | Stephen Sarnew     | 973-418-1469   | STEPHEN.SARNEW@SKANSKA.COM    |
| ENTECH ENGINEERING |           |     | 11 BROADWAY, 21 ST. FL<br>NY, NY, 10004 | ROLAND ERICSSON    | (917) 574-6543 | ERICSSON@ENTECH-PC.COM        |
| Hill International |           |     | ONE PENN PLAZA<br>Suite 3415 - NY, NY   | Alma Smith         | 212-244-1557   | Alma.Smith@hillintl.com       |
| Munoz Engineering  |           |     | 505 8th Ave, 21st Fl<br>NY NY 10018     | Kevin Kusnick      | 212-967-6588   | KKusnick@munozeng.com         |
| DDC/OCO/ACCO       |           |     | 30-30 Thomson Ave<br>LIC, NY 11101      | Jim Cerasoli       | 718-391-1549   | CERASOLI@DDC.NY.COU           |
| DDC/ACCO           |           |     | 30-30 Thomson Ave<br>LIC, NY 11101      | Maritza Ortega     | 718-391-1542   | ortegama@ddc.nyc.gov          |
|                    |           |     |   |                    |                |                               |



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|  | MBE       | WBE |   |                          |                         |                                 |
| 1100 ARCHITECT / <i>Michael Greene</i> |           |     | 445 TENTH AVENUE                                  | DAN PISCUSIOTI           | 212 645 1011            | d.p@1100architect.com           |
| LED ENGINEERING                        | ✓         |     | 118 W. 22nd Street                                | L. RUIEDA                | 212 675-9300            | lruida@ledengineering-ny.com    |
| 1100 ARCHITECT                         |           |     | 443 18th AV.                                      | JOAN-CRIMMIE DE FOY      | 212-645-1011            | Jcdefoy@1100architect.com       |
| <del>KEN MCCORMACK</del>               |           |     |   | <del>KEN MCCORMACK</del> | <del>718-777-9177</del> | <del>ken@kenmccormack.com</del> |
| ELITE CONSTRUCTION <i>at NY</i>        |           |     | 1225 GARDEN CITY<br>FRANKLIN AVE NY 11520         | EZE O. SMAR              | 516-512                 | esmar@eliteconstruction.com     |
| DACK CONSULTING                        |           |     | 2 WILLIAM ST. SUITE 202<br>WHITE PLAINS, NY 10601 | JOHN TOUMA               | 914 686 7102            | JTOUMA@DACKCONSULTING.COM       |
| Elite Construction at NY               |           |     | 1225 FRANKLIN AVE<br>GARDEN CITY NY 11520         | MIKE REED                | 516-712-8485            | mreed@elitecony.com             |
|  |           |     |   |                          |                         |                                 |
|  |           |     |   |                          |                         |                                 |
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