



Pre-Proposal Conference
Hurricane Sandy Affected Community Recovery
Construction Management Design Build



Stronger & Safer

ZUCARO

TRASSE
PAIN

Welcome

Christine Flaherty, Associate Commissioner, Public Buildings, DDC

Keynote

Bill Goldstein, Senior Advisor for Recovery, Resiliency, and Infrastructure

Overview

Amy Peterson, Director of the Mayor's Office of Housing Recovery

Franco Morizio, Pre-Construction and Repair Director of the Mayor's Office of Housing Recovery

Procurement

John Goddard, Agency Chief Contracting Officer, DDC

MWBE Participation

Magalie Austin, Chief Diversity and Industry Relations Officer, DDC

RFP

Christine Flaherty, Associate Commissioner, Public Buildings, DDC

Department of Buildings

Gus Sirakis



Our Commitment

Helping New Yorkers affected by Hurricane Sandy repair, elevate, and rebuild their homes.

Build it Back

The city's residential Sandy recovery program funded by the U.S. Department of Housing and Urban Development.

Overall HRO Program

15,000
homeowners
have applied

10,000
homes need to
be rehabilitated

4,000
homes need
to be elevated

500
homes need full
reconstruction

Progress to Date

933
construction starts

270
homes fully
repaired

1,951
reimbursement
checks sent

\$34M
reimbursements

Advance the settlement of homeowners, landlords and tenants into their homes by substantially increasing design and construction capacity for the Build It Back program, including design capacity for complex projects

Maximize the number of projects designed and constructed in 2015

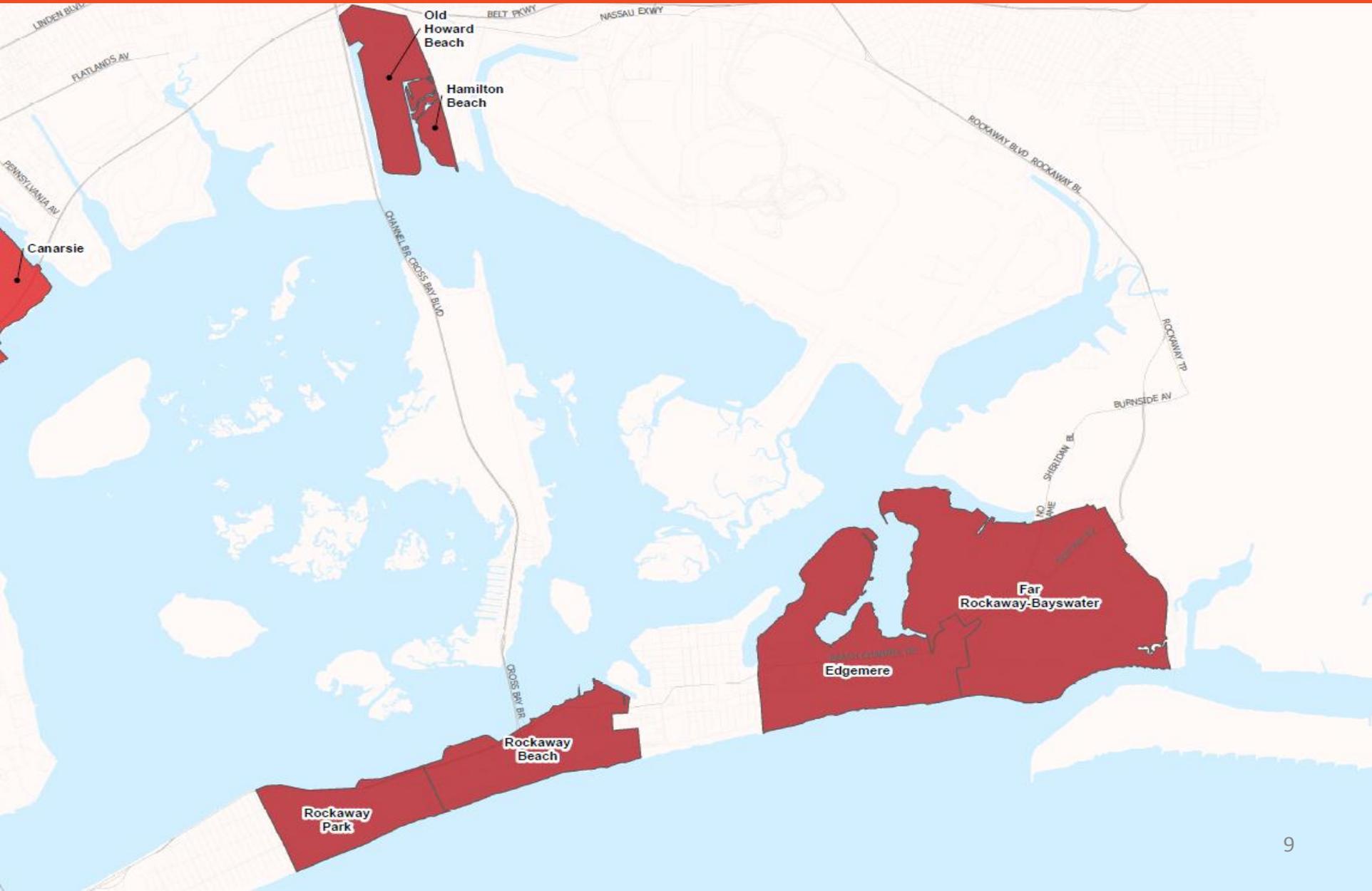
Estimated Project Counts and Key Neighborhoods

	A	B	C	D
	Total Rehabilitations	Total Elevations	Total Reconstructions	Total Projects
Queens	1,250	950	20	2,220
Brooklyn	2,500	800	25	3,325
Staten Island	1,200	950	30	2,180
Total	4,950	2,700	75	7,725
Queens Neighborhoods		Brooklyn Neighborhoods		Staten Island Neighborhoods
1. Edgemere	2. Far Rockaway – Bayswater	3. Hamilton Beach	4. Old Howard Beach	5. Rockaway Beach
6. Rockaway Park				
		1. Brighton Beach	2. Canarsie	3. Coney Island
		4. Gerritsen Beach	5. Manhattan Beach	6. Red Hook
		7. Seagate	8. Sheepshead Bay	
				1. Cedar Grove
				2. Great Kills
				3. Midland Beach
				4. New Dorp
				5. Oakwood Beach
				6. South Beach

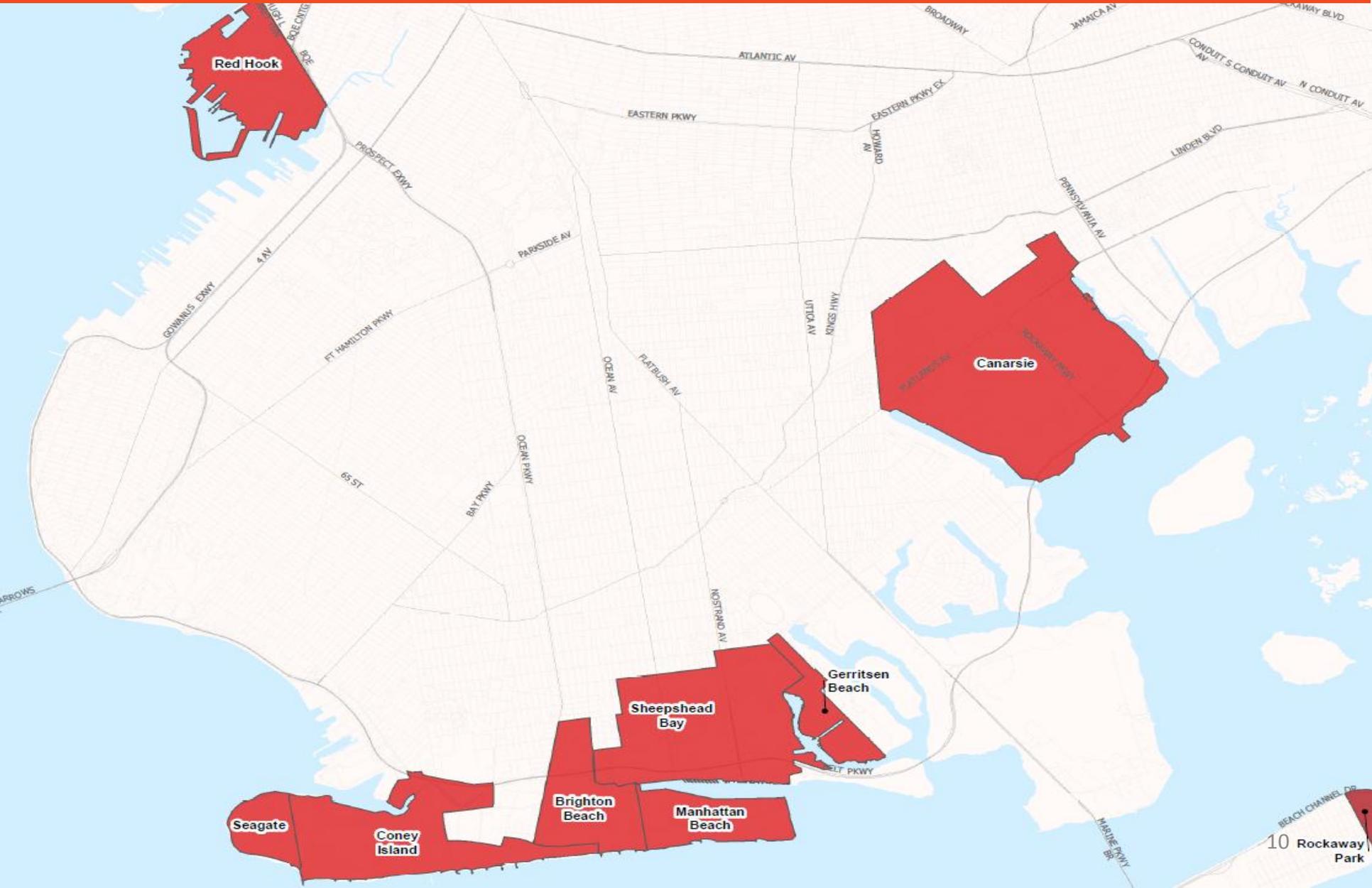
Increase Resources

Increase design and construction capacity to complete repairs, elevations, and reconstruction on Sandy-damaged homes

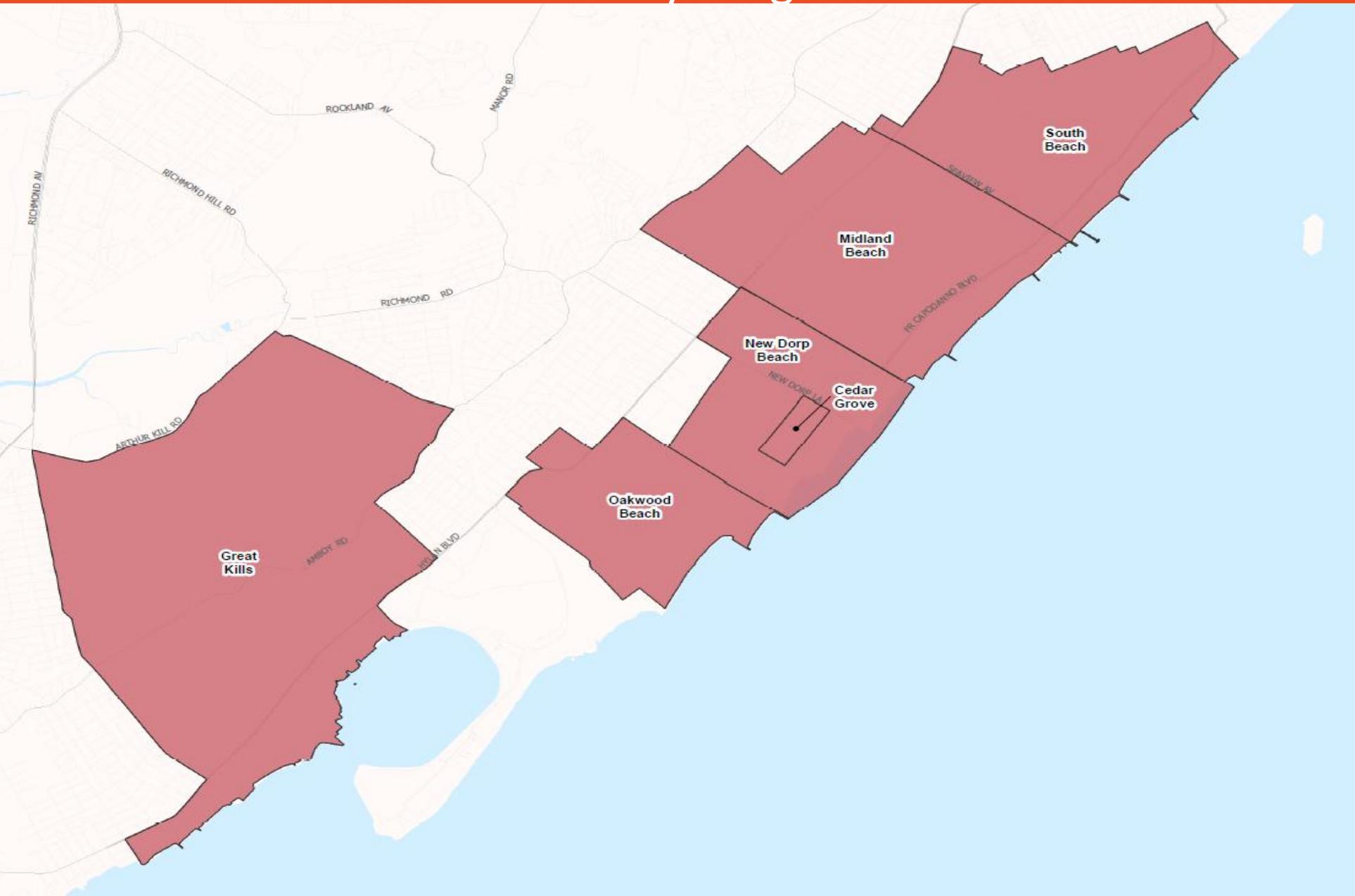
Key Neighborhoods: Queens



Key Neighborhoods: Brooklyn



Key Neighborhoods: Staten Island



Problem Solve

Address serious design and infrastructure constraints with innovative urban design approaches at a more cohesive neighborhood scale

Damage Calculations

Making pathway decisions

Elevation

Flood zones

New requirements

Attached Homes

Multiple homeowners in and out of program

BSA Issues

Narrow lots

No legal street frontage

Street widening

Special Considerations

Wetlands

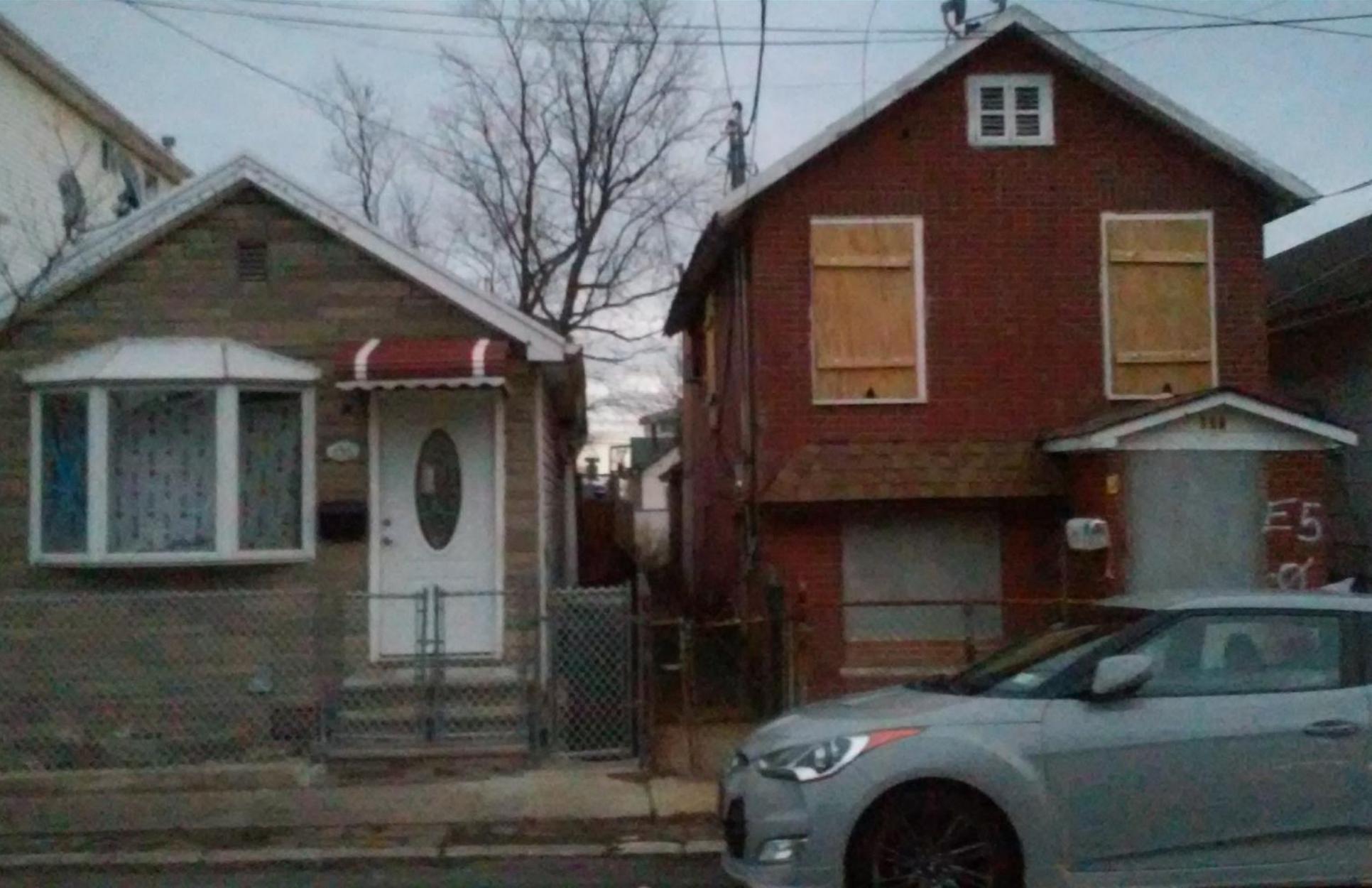
Coastal Erosion Hazards Areas

Unmapped streets

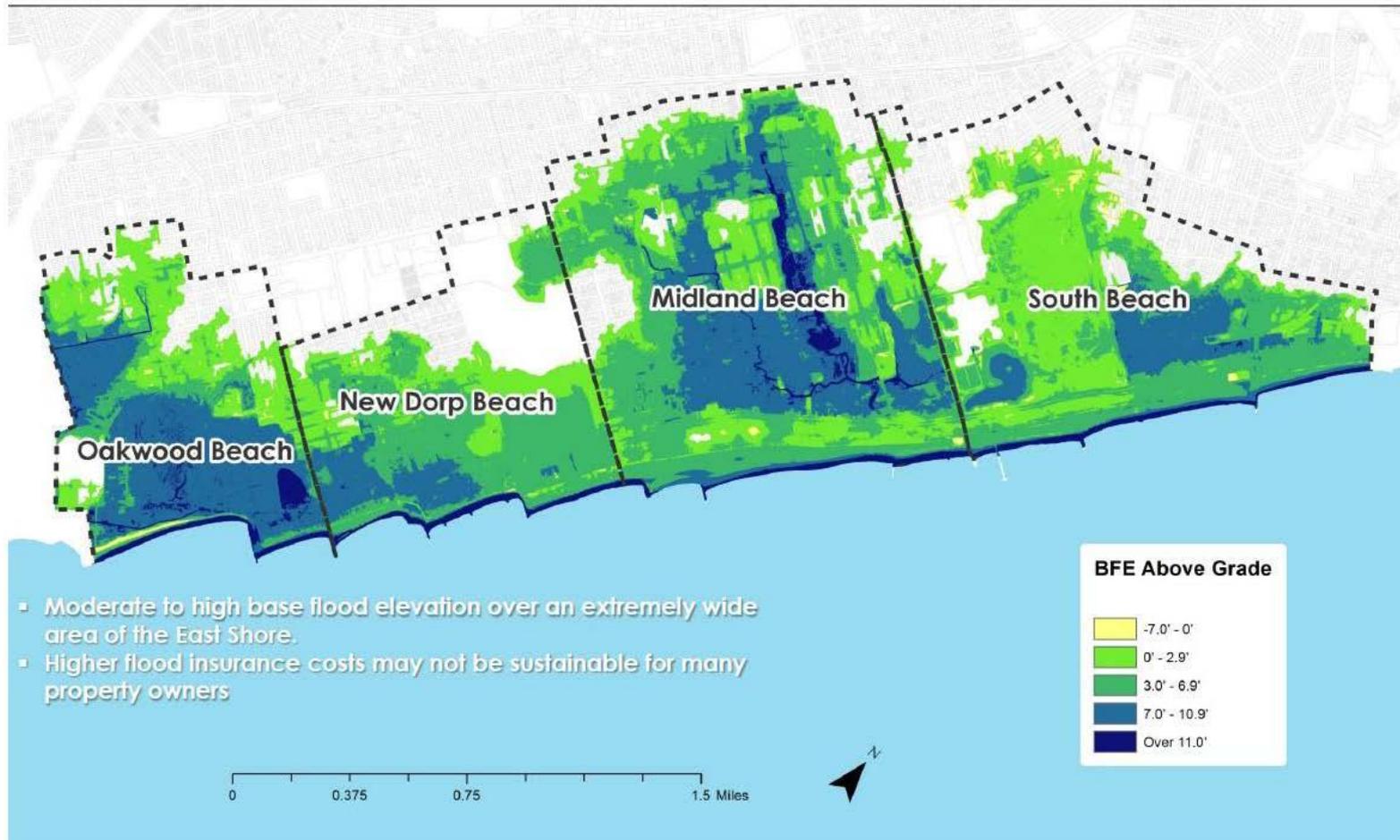
Connections to city infrastructure

Sheepshead Bay Courts

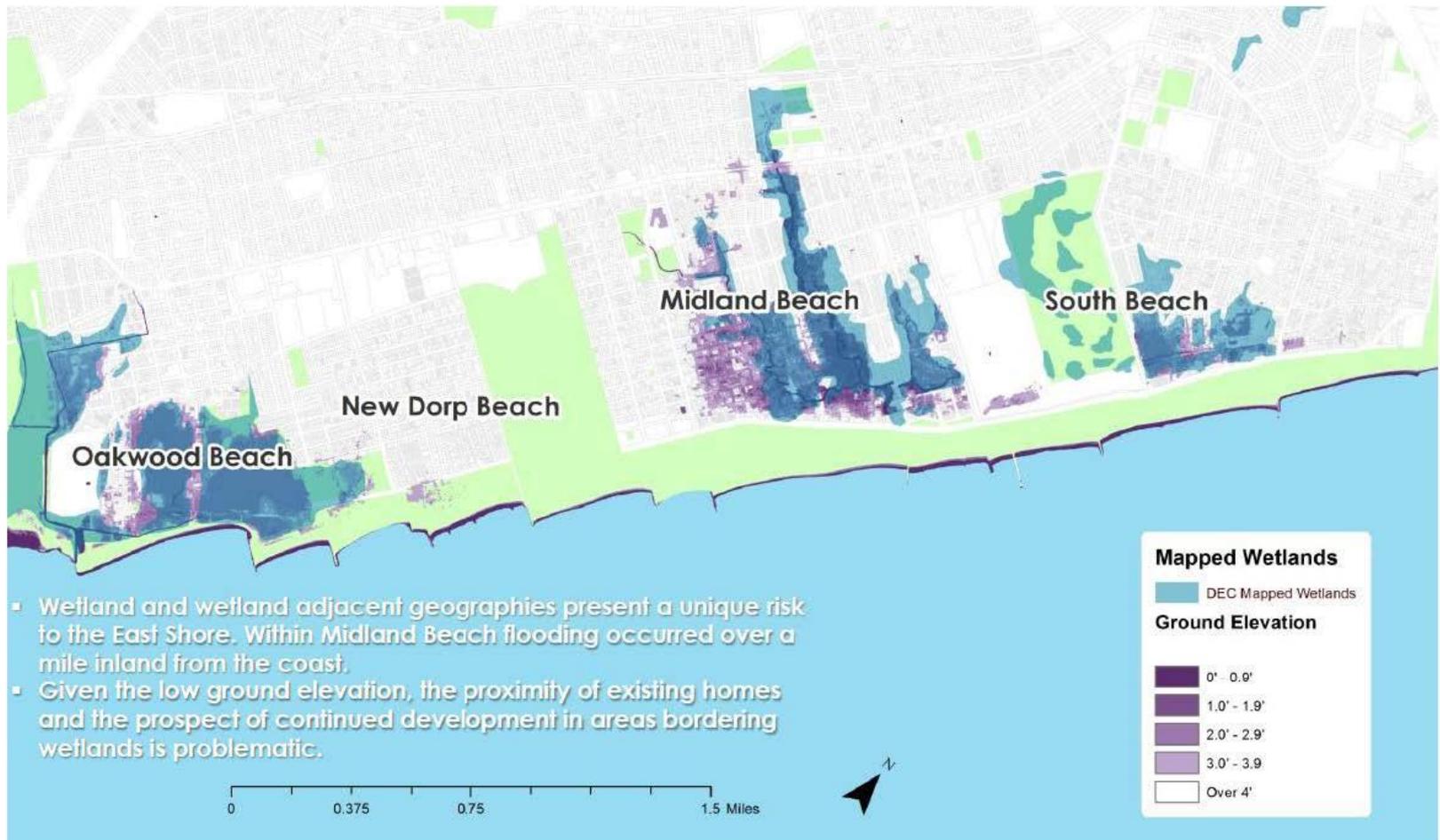




Flood Elevation – Staten Island



Wetlands – Staten Island

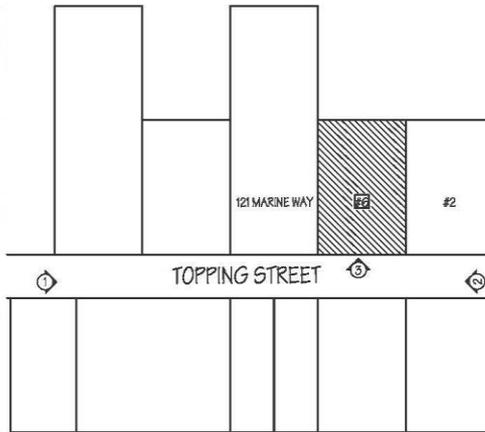


- Wetland and wetland adjacent geographies present a unique risk to the East Shore. Within Midland Beach flooding occurred over a mile inland from the coast.
- Given the low ground elevation, the proximity of existing homes and the prospect of continued development in areas bordering wetlands is problematic.

BSA Applications



① PHOTO LOOKING WEST



② PHOTO LOOKING EAST



127 MARINE WAY

#16

121 MARINE WAY

#6

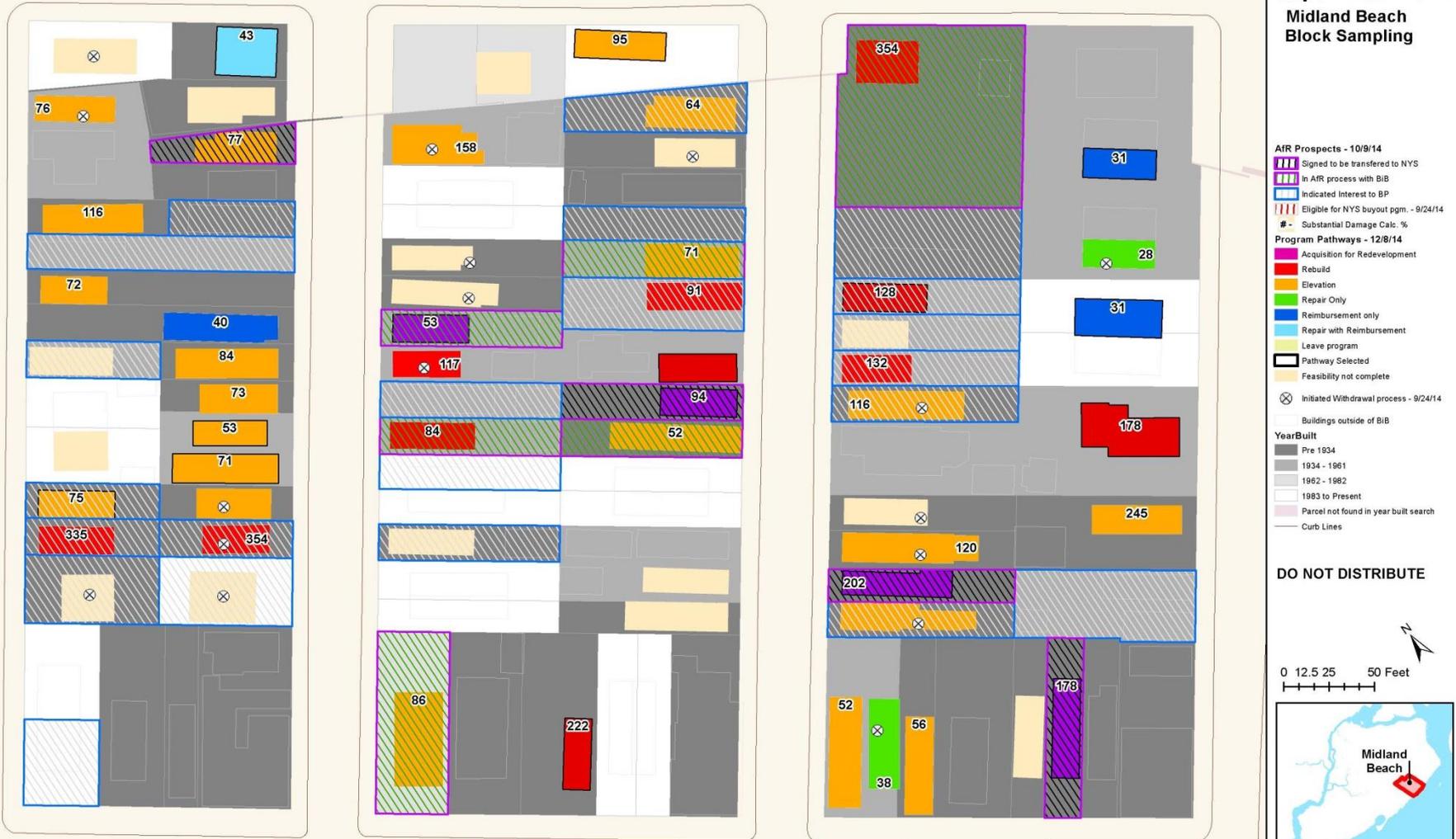
#2

③ TOPPING STREET ELEVATION



ITEM 13: - STREETSCAPE
6 TOPPING STREET

Build it Back- Sept. - Dec. 2014 Midland Beach Block Sampling



Elevation Projects



Engage Communities

Commit to local hiring – increasing social and economic resiliency in Sandy-affected communities through substantial workforce investment

Sandy Recovery Hiring Plan

Firms will provide Sandy-impacted communities jobs and training for skills to increase income.

Identify Candidates

Work with community groups and job training programs to identify candidates for construction-related work. Contractors and subcontractors will be encouraged to have 20% of employees be Sandy-impacted residents.

Partner with Small Business Services

Register all job opportunities with Sandy Recovery Workforce 1, a job pipeline managed by SBS and HRO.

Contractors and Sub-contractors with Projects Greater than \$300,000

For all projects greater than \$300,000, CMs are required to work with contractors and subcontractors who have registered apprenticeship programs.

For all projects greater than \$300,000, CMs are required to work with contractors and subcontractors who comply with the Building and Construction Trades Council Outer Borough Residential Project Labor Agreement.

Federal Compliance

CMs must comply with federal guidelines for low-income hiring and city guidelines for hiring minorities and women.

Section 3 of the HUD Act of 1968, which requires, to the greatest extent feasible, economic opportunities for 30 percent of new hires be given to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing; see Appendix 1.

Executive Order 11246, which prohibits discrimination in employment due to race, color, religion, sex or national origin, and requires the implementation of goals for minority and female participation for work involving any Construction trade; see Appendix 1.

Tracking

CMs must provide a full-time staff member dedicated to daily tracking compliance with the Sandy Recovery Hiring Plan.

Construction Management

Provide all services necessary and required for quality management, coordination, and administration of the design and construction work

Scoping and Design

Create comprehensive scope of work and provide additional design work through architectural, engineering, and technical expertise for complex design and infrastructure issues

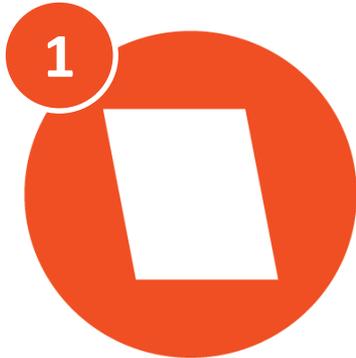
Construction

Procure all construction work from city-managed pre-qualified list and ensure all approved scope of work is bid properly, timely, and executed at the high level of standards of quality standards

Post-Construction

Request final inspection, resolve outstanding issues, obtain certificate of occupancy, and perform project close-out tasks

Application Processing



**Registration and
Intake Appointment**



**Document Collection
and Review**



**Damage
Assessment**



**Award
Calculation**



**Award
Decision**



**Recovery
Pathway**

Three Major Pathways



Rehabilitate



Elevate



Reconstruction

Structural Repair or Replacement

Foundations, subflooring, framing, wall, ceilings

Interior Repair

Floors and wall finish, bathroom tiles and fixtures, kitchen cabinets, appliances, interior doors and finish carpentry

Exterior Repair

Doors, windows, roofing

Utility and Service Equipment

HVAC, plumbing, electrical, lighting, home elevation

Accessibility

Eligible homeowners

Environmental Remediation

Testing and abatement of mold, asbestos, lead



Elevate and Reconstruction

Property research

Utility mark-out

Land survey

Elevation consultation

Geotechnical services

Cost reasonableness

Schematic design

**Construction documents
and demo plans**

**Department of Buildings
approval**



Submission Deadline (RFP-2)

January 12, 2015 by 4PM (DDC Entrance is on 30th Place, not Thomson Avenue)
E-mailed or faxed proposals will not be accepted by DDC

Last Day to Submit Questions

December 17, 2014

Acknowledge of Addenda (RFP-2, Attachment 5)

All Addenda shall become a part of the requirements of this RFP

Three Competition Pools (RFP-3)

Queens, Brooklyn, and-or Staten Island

May propose on one or more boroughs

Must submit separate and complete proposals for each competition pool

Consultant Relationships (RFP-5)

Joint ventures and prime consultant-subconsultant relationships are acceptable

“In association with” relationship is not acceptable

Contract Term (RFP-5)

Notice to Proceed to final completion

Timeframe for completion of construction and required services is 1,825 consecutive calendar days - 5 years

Eight Pre-Qualified Lists (RFP-15)

CMs are required to procure all construction contracts from one of eight Pre-Qualified Lists of contractors provided by HRO and DDC. These contracts shall be held by the awarded CM firm.

One to Four Unit Residential Structures \$300,000 or more

General construction

Electrical rehabilitation

Plumbing rehabilitation

Mechanical rehabilitation

One to Four Unit Residential Structures less than \$300,000

General construction

Electrical rehabilitation

Plumbing rehabilitation

Mechanical rehabilitation

Proposal Package Contents (Checklist, RFP-25)

Four separate packages will be required for submission of each competition pool:

- Technical Proposal (1 original and 5 copies)
- Fee Proposal (1 original for each competition pool).....Attachment 3
- SCHEDULE B: M/WBE Utilization Plan (1 original for each competition pool).....Attachment 7
- Doing Business Data Form (1 original).....Attachment 8

Labeling of the Packages (RFP-25)

- The Borough to be proposed
- The name of the Package
- The proposer's name and address, the Project Name and PIN # of this RFP and the name and telephone number of the Proposer's Contact Person.
- The name, title and address of the Authorized Agency Contact Person.

Evaluation Criteria (RFP-26)

Experience of firm and key personnel - 30%

Technical approach - 40%

Organizational capability - 30%

Basis of Award (RFP-26)

Shortlist based on a natural break in scores

Price per Technical Point

Supplies and Service Employment Report (RFP-26)

<http://www.nyc.gov/html/ddc/html/otherfrm.html>

Vendex (RFP-27, Attachment 6)

Upon selection, each successful proposer will be required to submit proof of filing of the appropriate VENDEX Questionnaires.

Visit www.nyc.gov/vendex to download the new VENDEX Questionnaires

General Information to Proposers (RFP-28, Section IV)

Proposers are advised to read the entire section.

Subcontractor Reporting (Attachment 9)

As of March 2013 the City has implemented a new web based subcontractor reporting system through the City's Payee Information Portal (PIP), available at www.nyc.gov/pip.

Local Law 1

Applicable for the RFP

MWBE Utilization Plan

Required for submission

MWBE goal: **30%**

Meeting MWBE Goals

Use MWBE sub-consultants and sub-contractors

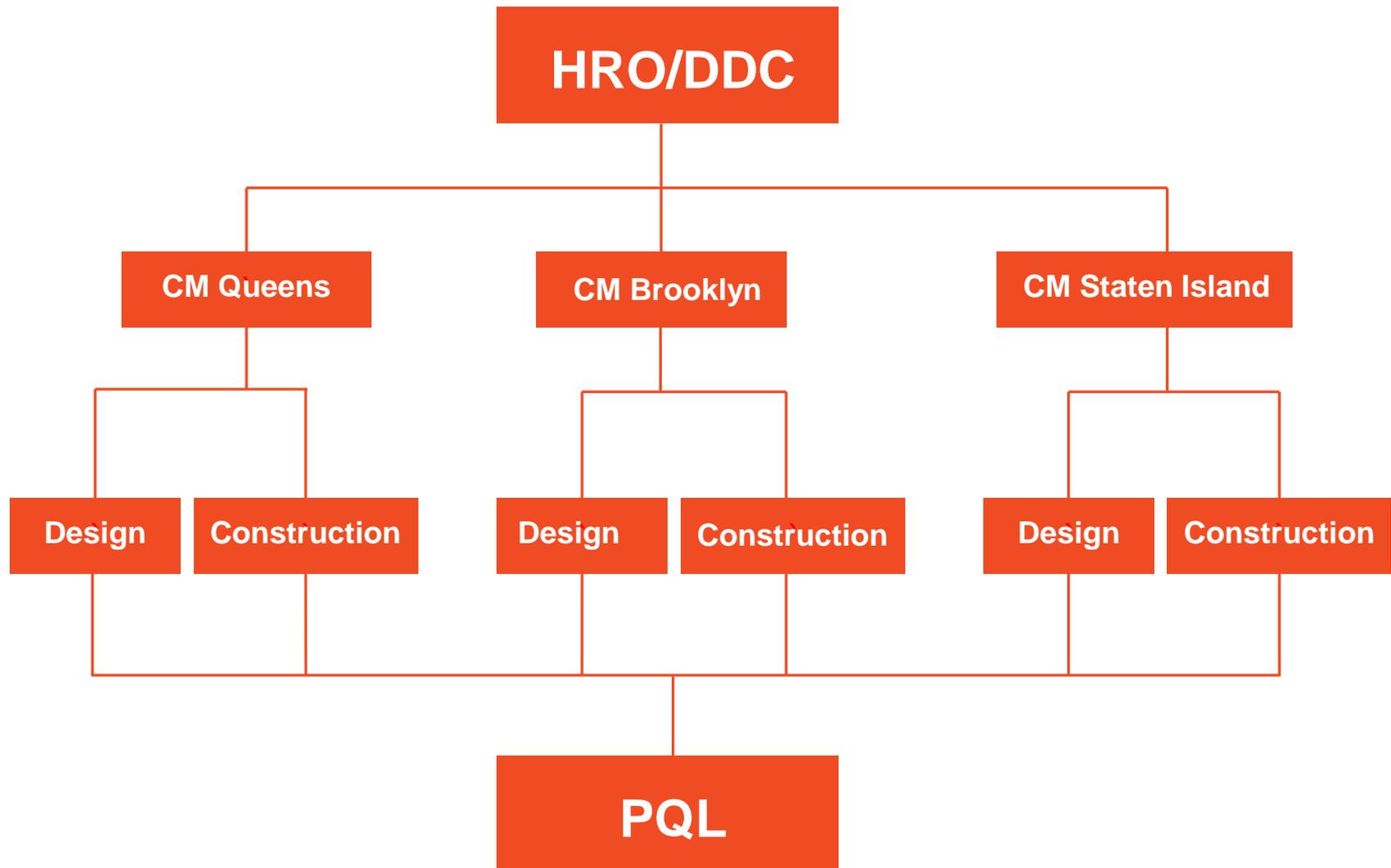
Joint venture with an MWBE firm

Participation by a firm already a certified MWBE

Key Personnel

To ensure goals are adhered to, an MWBE Compliance Officer has been included in the list of key personnel who will manage and monitor compliance with MWBE goals.

Find MWBE firms at www.nyc.gov/buycertified.



Task A Construction Management

- Develop implementation plan
- Establish project office
- Program Reporting
- Database administration
- Adhere to Sandy funding compliance
- Homeowner services

Task B Scope and Design

- Scope
- Preliminary design
- Final design
- Bid prep

Task C Construction

- Procurement
- Management, coordination, and closeout

Task D Emergency Work

- Round-the-clock response team led by DDC-HRO

Sample Project Technical Approach

Bundle of 1,450 homes (locations vary)

Rehabilitation – 1,000

Structural repairs
Relocation of boiler and electrical panels
Interior finishes

Elevation - 400 substantially damaged homes

Floors to be elevated to the new floodplain levels
200 fully attached interspersed with homes that will not be elevated
150 are semi-attached
50 are detached 1 to 4 unit single family homes, unmapped, non-conforming to zoning, no C/O, non-compliant to code

Reconstruction - 50 detached homes

Existing structures to be demolished and rebuilt to the new floodplain elevations
20% of these currently operate with a standalone septic system and are not connected to the city sewer system

Requirements

Partnering with NYC DOB, NYSDEC, NYC City Planning, NYC BSA, etc.
Community Engagement
Data tracking monitored by HRO-DDC,
Design services
Construction procurement
Construction management.

NYC Build It Back Staten Island

Build It Back Pathway 8-6-14

Pathway Offered

- Reconstruction
- Major Rehab
- Moderate Rehab
- Reimbursement

Flood Zone (PFIRM)

- AE
- AO
- VE

NYSDEC Freshwater Wetlands

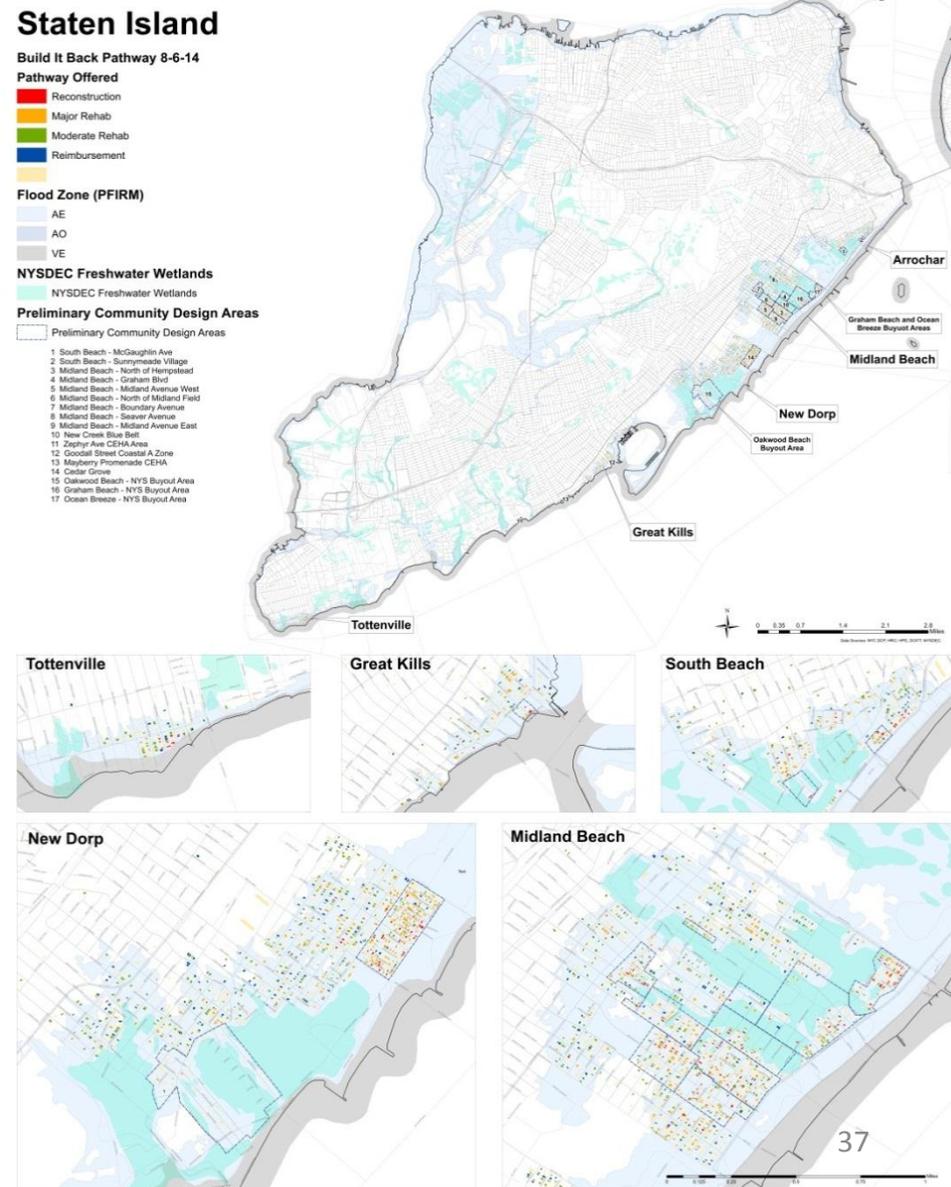
- NYSDEC Freshwater Wetlands

Preliminary Community Design Areas

- Preliminary Community Design Areas

- 1 South Beach - McLaughlin Ave
- 2 South Beach - Sunnyside Village
- 3 Midland Beach - North of Hempstead
- 4 Midland Beach - Graham Blvd
- 5 Midland Beach - Midland Avenue West
- 6 Midland Beach - North of Midland Field
- 7 Midland Beach - Boundary Avenue
- 8 Midland Beach - Seaver Avenue
- 9 Midland Beach - Midland Avenue East
- 10 New Creek Blue Bell
- 11 Zephyr Ave CEHA Area
- 12 Goodell Street Coastal A Zone
- 13 Mayberry Promenade CEHA
- 14 Cedar Grove
- 15 Oakwood Beach - NYS Buyout Area
- 16 Graham Beach - NYS Buyout Area
- 17 Ocean Breeze - NYS Buyout Area

DRAFT - INTERNAL USE ONLY
August 14, 2014



Program Executive

Project Executive

Project Manager

Lead Design Manager

Project Controls Manager

**Sandy Hiring Plan Implementation
Manager**

MWBE Compliance Officer

Fee Structure for Services

Task A: Construction Management Related Services

Base Fee for Professional Staffing	Monthly Lump Sum
Project Office Mobilization & Demobilization	Lump Sum
Project Office Operation for 60 months	Lump Sum
Fee For Profit – groups of 20 homes	Unit Price-20 homes

Task B: Scoping and Design Related Services

Scoping and Design Rehabilitation – est. 1,200 homes	Unit Price-home
Scoping and Design Elevation – est. 950 homes	Unit Price-home
Scoping and Design Reconstruction – est. 30 homes	Unit Price-home
As Needed A&E Services – est. 500 homes	Time and Material

Task C: Construction Management Related Services

Task C: Construction	In Base Fee
Task D: Emergency Work	Negotiated Change Order

Project Schedules

Phase	Type of Construction	Contract Schedule	Accelerated Schedule	Defined Start of Phase	Defined Completion of Phase
Scoping and Design	Rehabilitation	28 days	21 days	Work Order from DDC	Completed
Construction	Rehabilitation	56 days	28 days	Signed Grant Agreement	Final Inspection
Scoping and Design	Elevation (No BSA or DEC approval)	84 days	56 days	Work Order from DDC	Completed
Construction	Elevation (No BSA or DEC approval)	140 days	84 days	Signed Grant Agreement	Final Inspection
Scoping and Design	Elevation (BSA and/or DEC approval)	168 days	140 days	Work Order from DDC	Completed
Construction	Elevation (BSA and/or DEC approval)	140 days	84 days	Signed Grant Agreement	Final Inspection
Scoping and Design	Reconstruction (No BSA or DEC approval)	140 days	84 days	Work Order from DDC	Completed
Construction	Reconstruction (No BSA or DEC approval)	252 days	168 days	Signed Grant Agreement	Final Inspection
Scoping and Design	Reconstruction (BSA and/or DEC approval)	224 days	168 days	Work Order from DDC	Completed
Construction	Reconstruction (BSA and/or DEC approval)	252 days	168 days	Signed Grant Agreement	Final Inspection

Payment Schedule Milestones

Construction Management for Profit
20 homes/pathway

25% Upon Issuance
50% Construction Start
25% Closeout and Handover

Scoping and Design

10% Scoping and Estimate
30% Preliminary Design
50% Final Design and Bid Documents
10% Construction Completion

Construction

10% Execution of Contract
50% 50% Completion
40% Substantial Completion

Accelerated Schedule

\$500 / home / per day

Liquidated Damages

\$500 / day / when not meeting contract schedule

Maximum Bonus

\$10,500 / home

Department of Buildings – Flood Zone Compliance

2014 Construction Codes – Effective December 31, 2014

http://www.nyc.gov/html/dob/downloads/pdf/2014_codes_effective_date_change.pdf

2014 Construction Codes Text

http://www.nyc.gov/html/dob/html/codes_and_reference_materials/2014_construction_code.shtml

2014 NYC Energy Code text – Effective January 1, 2015

http://www.nyc.gov/html/dob/html/codes_and_reference_materials/nycecc_main.shtml

Rebuilding After Sandy

http://www.nyc.gov/html/dob/html/rebuilding_after_sandy/storm_update.shtml

Guide to Rebuilding After Hurricane Sandy

http://www.nyc.gov/html/dob/downloads/pdf/rebuilding_after_hurricane_sandy.pdf

Buildings Bulletins

http://www.nyc.gov/html/dob/html/codes_and_reference_materials/buildings_bulletin.shtml

Raising and Moving of Buildings

http://www.nyc.gov/html/dob/downloads/bldgs_bulletins/bb_2013-013.pdf

Use of Helical Piles under the 2014 Construction Codes

http://www.nyc.gov/html/dob/downloads/bldgs_bulletins/bb_2014-020.pdf

Department of Buildings – Flood Zone Compliance

NYS DEC permitting requirements

http://www.nyc.gov/html/dob/downloads/bldgs_bulletins/bb_2009-012.pdf

Filing through the NYC DOB Development Hub

http://www.nyc.gov/html/dob/html/development/the_hub_main.shtml

NYC Department of City Planning

Flood Resilience Zoning Text

http://www.nyc.gov/html/dcp/html/flood_resiliency/index.shtml

Text of Zoning Text Amendment

http://www.nyc.gov/html/dcp/pdf/flood_resiliency/final_text.pdf

New York State Legislation

NYS General City Law: “Authorizes the reinstatement of prior approved work permits and waives certain requirements of general city law for homes devastated by Hurricane Sandy in the city of New York.”

http://assembly.state.ny.us/leg/?default_fld=&bn=A.4835&term=2013&Summary=Y&Text=Y

NYS General City Law: “Extends certain prior approved work permits relating to Hurricane Sandy”

http://assembly.state.ny.us/leg/?default_fld=&bn=S07270&term=2013&Summary=Y&Actions=Y&Text=Y

Question and Answers

Attendance sheet, minutes, questions and answers, and this presentation will be posted on DDC's website after the pre-proposal conference.

