

# Public Project Therapy: A Cheatsheet

## **City Entities**

**DDC** – The Department of Design and Construction (DDC) is the city’s primary capital construction agency, responsible for building New York City’s public buildings and infrastructure on behalf of over 25 different sponsor agencies.

**PDC** – The Public Design Commission (PDC) is the city’s design review agency, with jurisdiction over permanent structures, landscape, and artwork on city-owned property.

**OMB** – The Office of Management and Budget (OMB) is the city’s chief financial agency, responsible for managing the city’s budget and funding the Administration’s priorities.

**PPB** – The Procurement Policy Board (PPB) is the city agency authorized to promote and put into effect rules governing the procurement of goods, services, and construction.

## **Delivery Methods**

**DBB** – Design Bid Build (DBB) is the traditional project delivery method required by State law for most City capital projects. In this method, the City awards the contract for design using quality-based selection; once design is completed, the contract for construction is subsequently awarded to the lowest qualified bidder.

**DB** – Design Build is a project delivery method that combines design and construction into a single contract to an integrated design-build team using best value selection as part of a two-step process (RFQ followed by RFP). The City is authorized by State law to use design build for select capital projects.

**CM-Build** – Construction Manager Build is a project delivery method in which separate contracts are awarded for design and construction. The design contract is awarded through quality-based selection and the construction contract is awarded to the construction manager through best-value selection. CM-Build is well suited for projects in existing buildings where hidden conditions shape the approach and there may be multiple simultaneous projects in a single building.

**Progressive Design Build** – A project delivery method where a single contract for design and construction is awarded to an integrated design build team using quality based selection as part of a one-step process (RFQ). Enables earlier collaboration to assess existing conditions (such as utility interference). Progressive Design Build is well-suited to projects where the requirements are heavily influenced by existing site conditions.

## **Contract Award Methods**

**Low Bid** – A method of awarding contracts on the basis of price alone. Contracts are awarded to the lowest qualified bidder.

**QBS** – Quality Based Selection is the method of awarding contracts based on qualifications, experience, and other factors that exclude price. DDC uses quality-based selection to procure professional services like architectural design.

**Best-Value Selection** – A method for awarding contracts on the basis of several criteria, such as qualifications, experience, and M/WBE approach, in addition to price.