



# Building One City for You

Council District 1  
Council Member Margaret Chin

Annual Report  
Fiscal Year 2016



Department of  
Design and  
Construction

Bill de Blasio  
Mayor

Dr. Feniosky Peña-Mora  
Commissioner





**Dear Council Member Chin,**

Last year, for the first time, we provided you a customized annual report with detailed information about the projects we are completing for your district. This valuable information lets you know how DDC is working within the Mayor's vision of a growing, equitable, sustainable, resilient, and healthy City to meet the needs of your district. Now, we follow up on that commitment to you with our second annual client report.

Inside you will find maps, project schedules, budget, and bid information for the variety of projects that we are managing for you. As the City's design and construction experts, it is our responsibility to deliver projects with a sense of urgency, responsiveness, service, and collaboration. Our goal is to provide extraordinary value to you as a professional manager of infrastructure and public building projects.

During this time of exponential growth in New York, when our skyline is bursting with cranes and new buildings, we share your dedication to managing that growth toward a positive transformation for the City. In order to realize that vision, the capital projects in your district must thrive, and every day we work toward that goal. Thank you for partnering with us and as always, our doors are open to you.

Sincerely,

Dr. Feniosky Peña-Mora  
Commissioner

**Values**

Our values guide the way we work.

Urgency, responsiveness, service, collaboration, and mentorship—these values are at the core of how we approach our work at the Department of Design and Construction. As we deliver sustainable capital projects to every neighborhood in the city, our values ensure that our buildings and sites are efficient, effective, and safe. From design decisions to client relations, our guiding values anchor our position as the leading municipal design and construction agency in the United States.

**Urgency**

DDC goes above and beyond to exceed client goals and community expectations, working for the City that never sleeps. Whether it is a planned capital project or an unexpected emergency, we act quickly, efficiently, and urgently.

**Responsiveness**

We respond quickly and thoroughly to the requests and concerns of all client agencies and communities. Getting things done means staying ahead of the curve and anticipating the needs of those who count on us.

**Service**

At DDC, we tackle the problems and solve the changing needs that our clients and communities face by providing specialized, individual attention to every neighborhood and agency. We work together to produce the strongest capital projects for all of New York City.

**Collaboration**

DDC excellence is built on our working collaboration with our partner agencies, communities, elected officials, and design and construction professionals. We make it a priority to learn from each other, so that the expertise of one becomes the expertise of all.

**Mentorship**

At DDC, we value and promote new ideas and keep our processes open to the possibilities of change. We believe in the professional development of our staff and creating diverse opportunities for them to learn and grow.

**Lenses**

Our lenses provide perspective to what we do.

Growth, sustainability, resiliency, equity, and healthy living—these are the lenses through which we look at our work. They help us bring to life the Mayor's vision of a strong and just city. From these perspectives, DDC projects and client agency programs provide the places that accommodate a growing population, the high efficiency systems and green roofs that protect our environment, the infrastructural innovation that safeguards our shores, the buildings and sites that welcome all, and the spaces that improve our health and mental well-being.

**Growth**

DDC's projects meet demographic needs by building infrastructure that enables growth. We build to meet the demands of the world's most dynamic urban economy with a focus on creating thriving communities.

**Sustainability**

By 2050, NYC will reduce carbon emissions by 80% based on 2005 levels and DDC is helping to make it happen. We use design elements, such as geothermal wells, green roofs, and solar technology to create sustainable projects for future generations.

**Resiliency**

Superstorm Sandy demonstrated the vulnerability of New York City infrastructure and neighborhoods, particularly along the shorelines. DDC's design and construction projects enable communities to overcome devastation and emerge stronger than ever.

**Healthy Living**

The stairways, step streets, and bike lanes that DDC builds help New Yorkers to be fit, active, and healthy. Our infrastructure and building projects use design to support healthy minds and healthy bodies.

**Equity**

More than just assuring the fair distribution of the many built assets that bring communities together, we make it our priority to ensure that all our projects are welcoming to the growing and diverse population of New York City.

# \$16 Billion

value of work DDC has completed since 1996

# 1,419

DDC employees committed to creating a strong New York City

# 1,300

consultants bringing expertise to DDC projects

# 254

awards won since 1996

# 4,144

total number of DDC projects completed since 1996

# \$15 Billion

current portfolio value

# \$654 Million

total MWBE contracts FY14 to FY16 subject to local law 1 and local law 129

# 660

active infrastructure projects

# 641

active public buildings projects

\$233  
Million

total MWBE prime contracts subject to local law 1 & local law 129 in FY16

\$74  
Million

total MWBE subcontracts subject to local law 1 & local law 129 in FY16

81%

increase in MWBE prime contract awards in FY16 compared to FY13 subject to local law 1 & local law 129

190%

increase in MWBE subcontract awards in FY16 compared to FY13 subject to local law 1 & local law 129

\$525  
Million

total MWBE prime contract awards from FY14 to FY16 subject to local law 1 & local law 129

\$129  
Million

MWBE subcontract awards from FY14 to FY16 subject to local law 1 & local law 129

## MWBE

In keeping with the spirit of our city and Mayor de Blasio's vision, the New York City Department of Design and Construction (DDC) is committed to fostering an equitable and competitive business environment while ensuring our procurement reflects the diversity of New York City. We understand the success of minority and women-owned businesses (MWBE's) contributes to the success of diverse communities around the City.

Through its Office of Diversity and Industry Relations, DDC has taken a holistic approach to increasing opportunities for MWBE's with a comprehensive plan that strengthens and supports MWBE's as they navigate the city procurement process. Our policies and programs are centered on the four core principles of accessibility, capacity building, accountability, and sustainability. This approach creates a structure that allows MWBE's to succeed, providing the city a larger pool of qualified contractors.

### Accessibility

To increase the number of MWBE's who do business with us, it's integral to communicate our interest in them as potential partners. During FY16 and FY17, DDC has engaged over 4,500 prospective contractors through events we've hosted as well as those we've attended.

### Capacity-Building

Sharing the message that we want to partner with MWBE's is only the first step. Our job doesn't end once we've hosted or attended an event. DDC understands its role in ensuring MWBE's are equipped with the tools to do business with us. We've created a suite of programs that enables MWBE's to increase their capacity by enhancing their technical and business capabilities. Our Ready to Build New York City business development program helps MWBE's grow by becoming prequalified to work with DDC. The New York City Construction Mentorship program affords city-certified MWBE's the opportunity to learn how to successfully grow their businesses.

### Accountability

We are committed to increasing the number of MWBE's who work with us. We believe we have a duty to create an equitable and competitive business environment that facilitates procurement opportunities for the City's MWBE community. As such, we are responsible for ensuring that those who do business with us meet their contractual obligations and take appropriate action when they don't.

### Sustainability

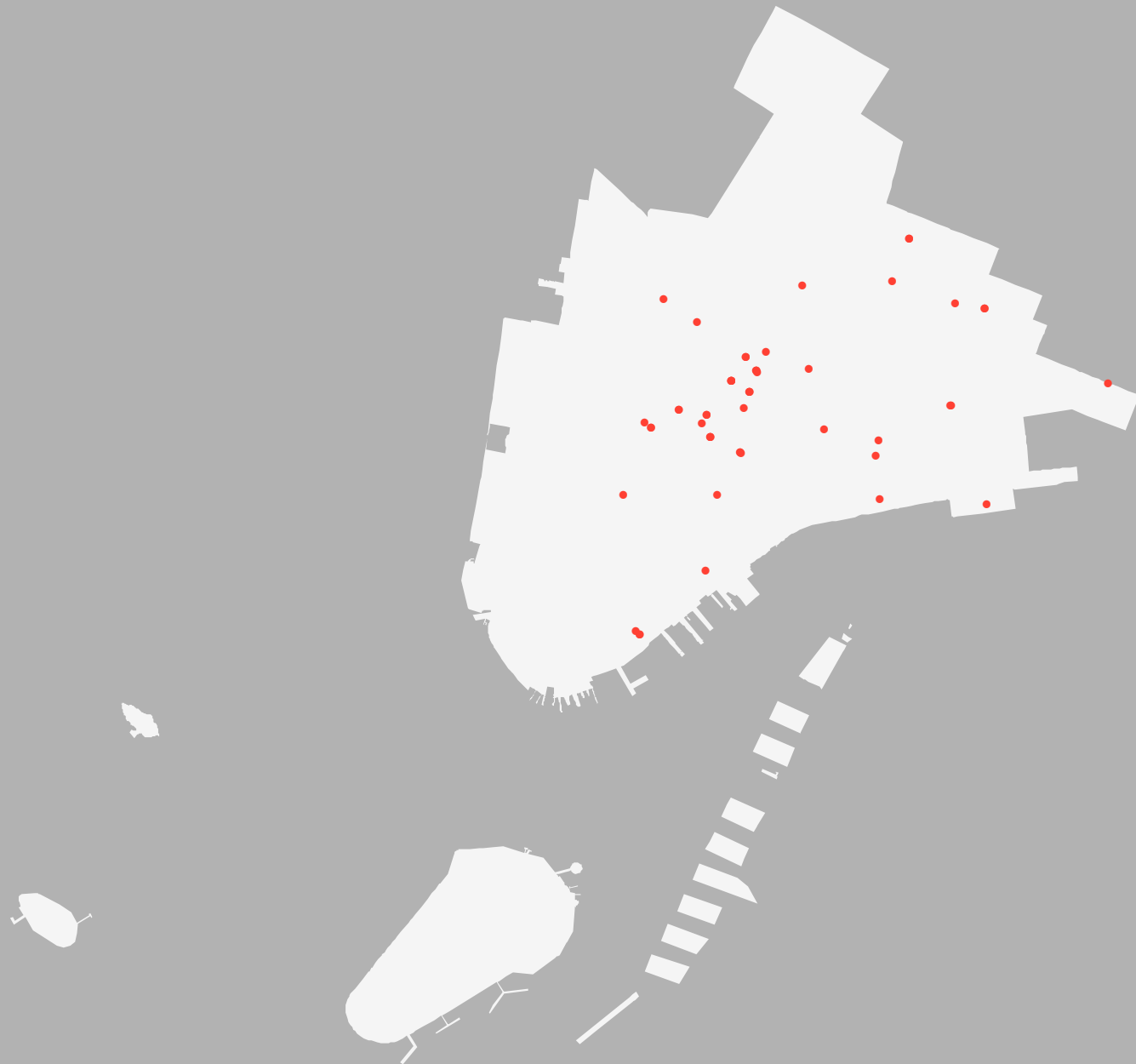
An important aspect of our MWBE strategy is to make sure MWBE's who do business with us operate efficiently and grow their businesses. In partnership with the Mayor's Office of MWBE and the NYC Department of Small Business Services, DDC provides a supportive framework to safeguard MWBE success and growth, such as our Opportunity Academy that trains community college students in our processes so they can provide back office support to MWBE's.







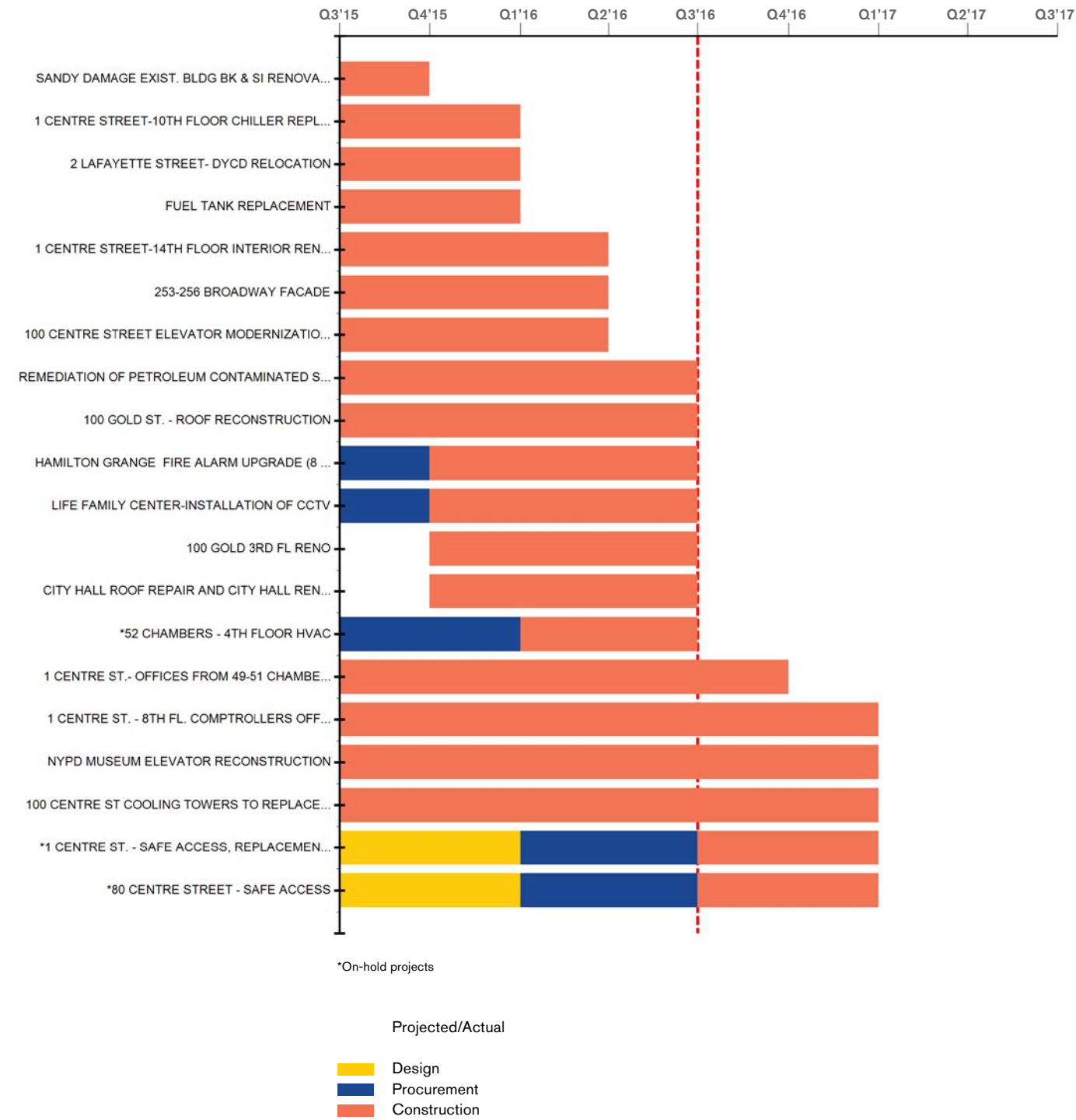
Public Buildings  
Project Locations



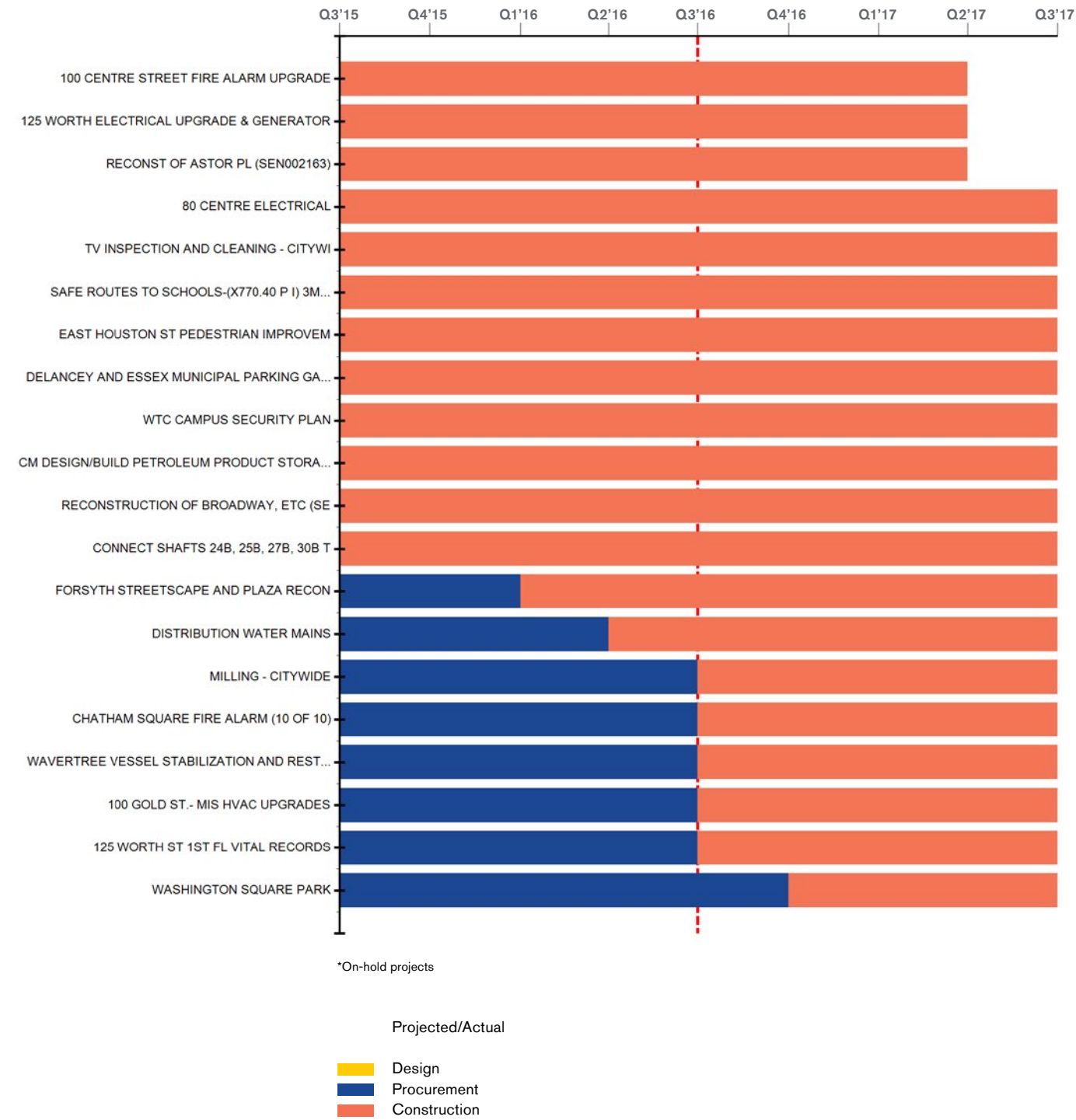
Infrastructure  
Project Locations



Project Schedule for Council District 1  
Projects in Design and/or Construction  
(Data approximated by Quarter as of August, 2016)



Project Schedule for Council District 1  
Projects in Design and/or Construction

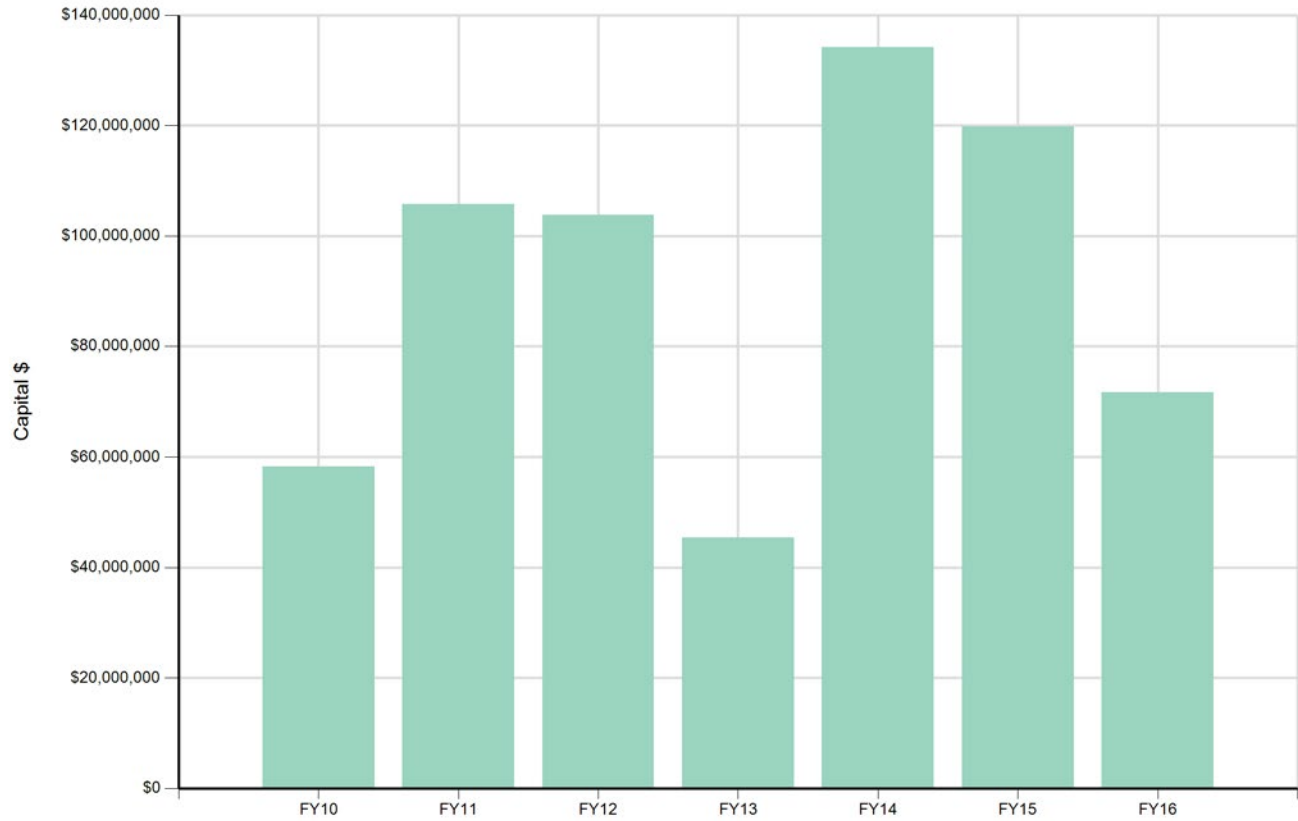




Project Schedule for Council District 1  
Projects in Design and/or Construction

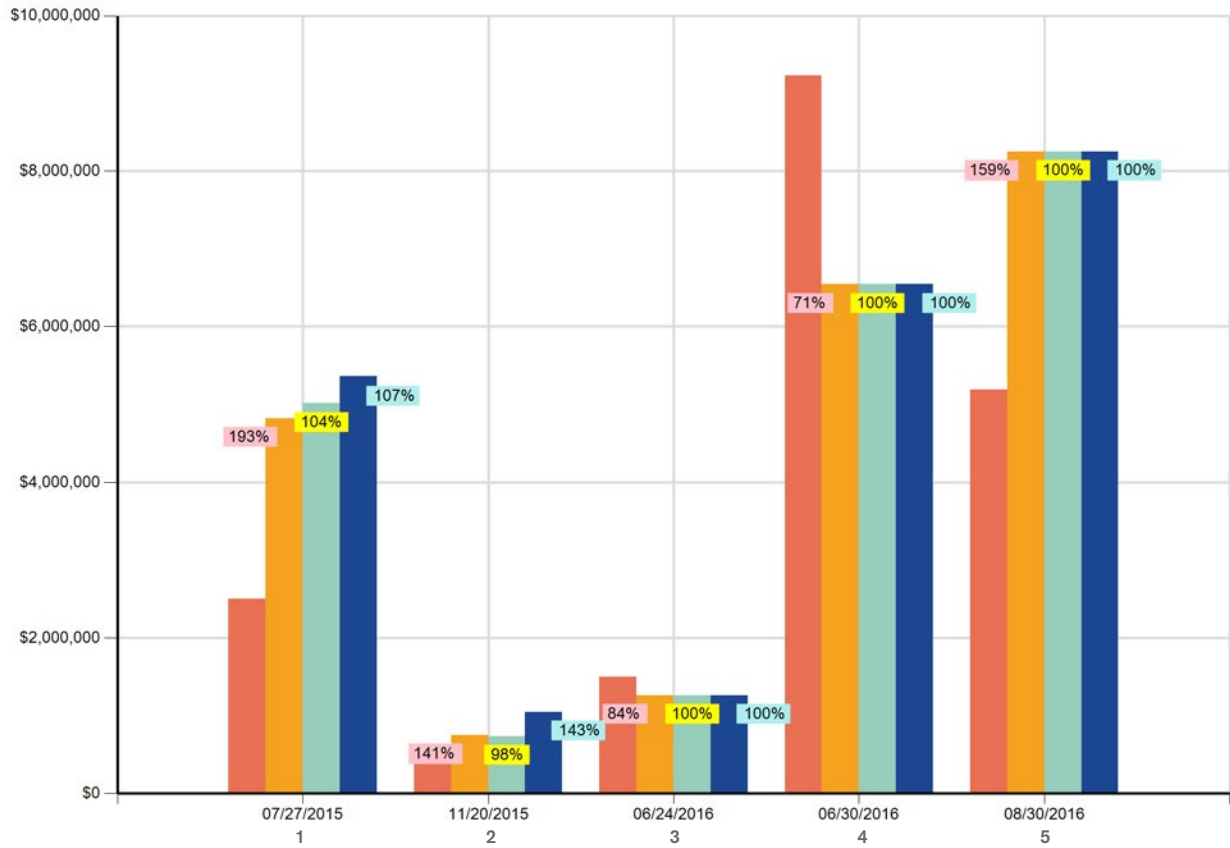


Trending Data for Council District 1  
Capital Dollars Spent\*



\*Values include change order registrations for active projects, registered projects, and de-registered projects

Cost Data for Council District 1  
Last 5 Projects (Competitively Bid, Substantially Completed)



- 1 1 CENTRE ST.- OFFICES FROM 49-51 CHAMBERS ST. - 22
- 2 NYPD MUSEUM ELEVATOR RECONSTRUCTION
- 3 TV INSPECTION AND CLEANING - CITYWIDE
- 4 SAFE ROUTES TO SCHOOLS-(X770.40 P I) 3M 3Q(RE-BID)
- 5 WAVERTREE VESSEL STABILIZATION AND RESTORATION

DDC Estimated Bid Amount

Original Bid Amount

Original Award-NMSC

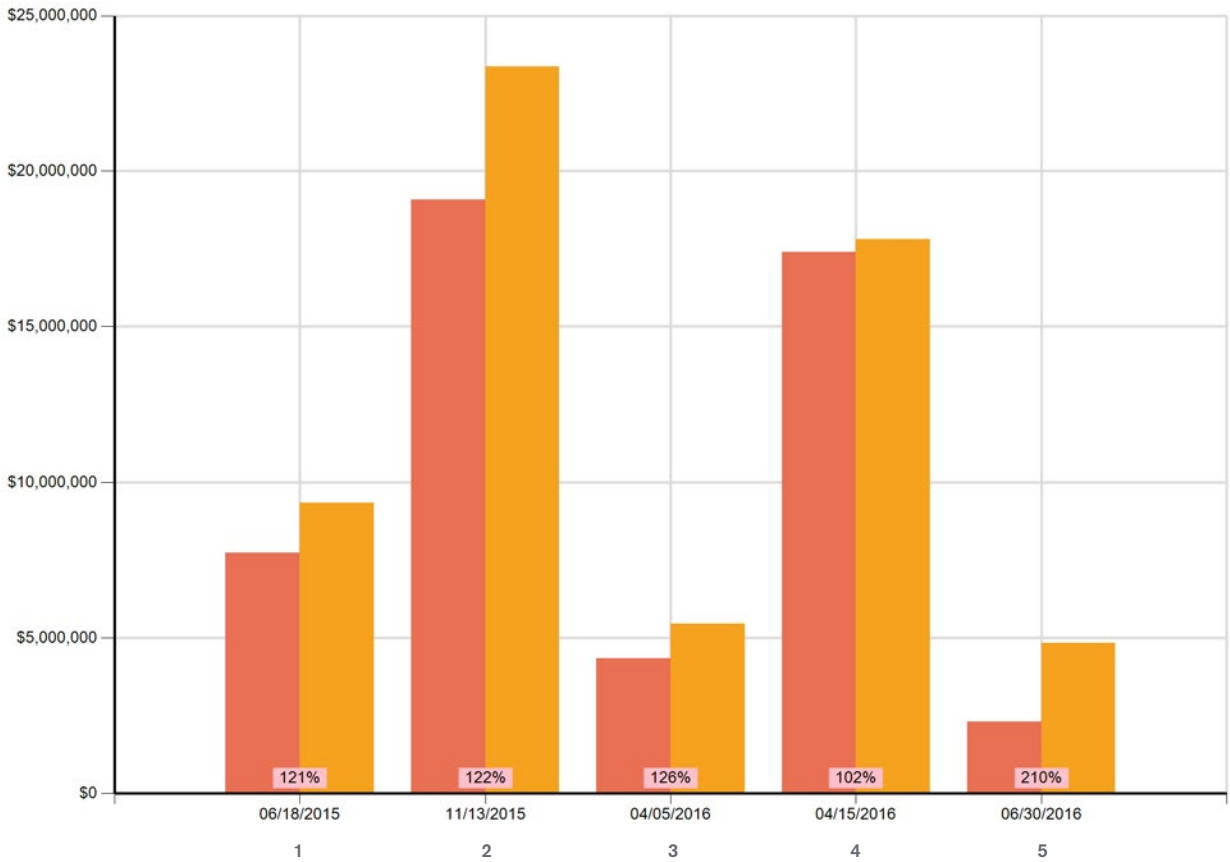
Final Award

Orig. Bid Amount vs. DDC Est. Bid Amount

Orig. Awd-NMSC vs. Orig. Bid Amount

Final Award vs. Orig. Awd-NMSC

Bid Data for Council District 1  
Last 5 Sealed Competitive Bid Results  
(winning bid may not result in awarding of contract)



- 1 ENERGY CONSERVATION MEASURES IMPLEMENTATION AT THREE CORRECTIONS FACILITIES - BOROUGH OF MANHATTAN AND QUEENS
- 2 RECONSTRUCTION OF WARREN AND JOHN STREETS - BOROUGH OF MANHATTAN
- 3 SIDEWALK STABILIZATION AND ACCESSIBILITY MODIFICATIONSBOROUGH OF MANHATTAN
- 4 FACADE REHABILITATION OF THE SUN BUILDING - BOROUGH OF MANHATTAN
- 5 RECONSTRUCTION OF BOGARDUS PLAZA HUDSON STREET FROM READE ST, ETC.-BOROUGH OF MANHATTAN

DDC Estimated Bid Amount

Original Bid Amount

Orig. Bid Amount vs. DDC Est. Bid Amount



Project List (sorted by completion date)  
(Data approximated by Quarter as of August, 2016)

DCAS OFFICES FROM 49-51 CHAMBERS ST. - 22 1 CENTRE STREET, MANHATTAN, NY 10007 Estimated Completion Date: Q3 2015	DOHMH 1ST FL VITAL RECORDS 75 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q3 2016
DCAS 8TH FL. COMPTROLLERS OFFICE RENOVAT 1 CENTRE STREET, MANHATTAN, NY 10007 Estimated Completion Date: Q4 2015	DCA WAVERTREE VESSEL STABILIZATION & RESTORATION 2 FULTON STREET, MANHATTAN, NY 10038 Estimated Completion Date: Q3 2016
DCAS SAFE ACCESS, REPLACEMENT OF CATWALK 1 CENTRE STREET, MANHATTAN, NY 10007 Estimated Completion Date: Q4 2015	NYPL CHATHAM SQUARE FIRE ALARM (10 OF 10) 33 EAST BROADWAY, MANHATTAN, NY 10002 Estimated Completion Date: Q4 2016
DCA NYPD MUSEUM ELEVATOR RECONSTRUCTION 100 OLD SLIP, MANHATTAN, NY 10005 Estimated Completion Date: Q4 2015	DOT EAST HOUSTON ST PEDESTRIAN IMPROVEMENTS MULTIPLE ADDRESSES Estimated Completion Date: Q4 2016
DCAS COOLING TOWERS TO REPLACE SPRAY POND 100 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q4 2015	NYPL SEWARD PARK BOILER REPLACEMENT 192 EAST BROADWAY, MANHATTAN, NY 10002 Estimated Completion Date: Q4 2016
DCAS FIRE ALARM UPGRADE 100 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q1 2016	DOT RECONST OF ASTOR PL (SEN002163) MULTIPLE ADDRESSES Estimated Completion Date: Q4 2016
DCAS ELECTRICAL UPGRADE & GENERATOR 75 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q1 2016	DEP ACCL DISTRIBUTION WATER MAIN REPLACE MULTIPLE ADDRESSES Estimated Completion Date: Q4 2016
DCAS ELECTRICAL 80 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q2 2016	DOT FORSYTH STREETScape & PLAZA RECONSTR MULTIPLE ADDRESSES Estimated Completion Date: Q4 2016
DOT SAFE ROUTES TO SCHOOLS MULTIPLE ADDRESSES Estimated Completion Date: Q2 2016	DOT & DEP RECONST OF CHATHAM SQUARE & PARK ROW MULTIPLE ADDRESSES Estimated Completion Date: Q4 2016
DOT DELANCEY & ESSEX MUNICIPAL PARKING GARAGE 112 LUDLOW STREET, MANHATTAN, NY 10002 Estimated Completion Date: Q3 2016	NYPL SEWARD PARK BRANCH - SIDEWALK & VAULT REPLACE 192 EAST BROADWAY, MANHATTAN, NY 10002 Estimated Completion Date: Q4 2016

Project List

NYPD WTC CAMPUS SECURITY PLAN MULTIPLE ADDRESSES Estimated Completion Date: Q2 2017	DCAS LL 11/98 REHABILITATION 280 BROADWAY, MANHATTAN, NY 10007 Estimated Completion Date: Q4 2017
DEP DIST WM EXTEN & REPLACMTS, NEW BLGS MULTIPLE ADDRESSES Estimated Completion Date: Q2 2017	DCAS LANDMARK'S SPACE RENOVATIONS 253 BROADWAY, MANHATTAN, NY 10007 Estimated Completion Date: Q1 2018
DCAS MIS HVAC UPGRADES 100 GOLD STREET, MANHATTAN, NY 10038 Estimated Completion Date: Q2 2017	DOT PEDESTRIAN BRIDGE REPLACEMENT MORRIS ST, MANHATTAN, NY 10004 Estimated Completion Date: Q1 2018
DOT & DEP RECONSTRUCTION OF BROADWAY, ETC MULTIPLE ADDRESSES Estimated Completion Date: Q3 2017	DOT RECONSTRUCTION OF DOVER & SOUTH ST. MULTIPLE ADDRESSES Estimated Completion Date: Q1 2018
DCAS FIRE ALARM 2 LAFAYETTE STREET, MANHATTAN, NY 10007 Estimated Completion Date: Q3 2017	DCAS MANHATTAN DETEN. GRVC & OTIS BANTUM CORREC MULTIPLE ADDRESSES Estimated Completion Date: Q1 2018
DEP CONNECT SHAFTS 24B, 25B, 27B, 30B TO SYSTEM. MULTIPLE ADDRESSES Estimated Completion Date: Q4 2017	DCAS 31 CHAMBERS ST.- RENOVATE SKYLIGHT 23 CHAMBERS STREET, MANHATTAN, NY 10007 Estimated Completion Date: Q2 2018
DCAS ENERGY CONSERVATION AT MANH. SUN BUILDING 280 BROADWAY, MANHATTAN, NY 10007 Estimated Completion Date: Q4 2017	DOC FACADE RECONSTRUCTION LL11 COMPLIANCE MDC 125 WHITE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q2 2018
OPS CM DESIGN/BUILD PETROLEUM STORAGE TANKS MULTIPLE ADDRESSES Estimated Completion Date: Q4 2017	DEP WATER MAIN CONNECTION-WASHINGTON SQ PARK MULTIPLE ADDRESSES Estimated Completion Date: Q2 2018
FDNY MINI GUT RENOVATION AT LADDER COMPANY 8 10 NORTH MOORE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q4 2017	DOT RECONSTRUCTION OF VESTRY STREET, MANHATTAN MULTIPLE ADDRESSES Estimated Completion Date: Q2 2018
DCAS REMEDIATION OF PETROLEUM SITES MULTIPLE ADDRESSES Estimated Completion Date: Q4 2017	DEP REPAIRS & REHAB-INTERCEPTING SEWERS, MN & BX MULTIPLE ADDRESSES Estimated Completion Date: Q2 2018

Project List

DCAS ELEVATOR MODERNIZATION 253 BROADWAY, MANHATTAN, NY 10007 Estimated Completion Date: Q3 2018	DCAS EXTERIOR 111 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q2 2019
DCAS SIDEWALK STABILIZATION AND RAMPS 100 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q3 2018	DOT RECONSTRUCTION OF WARREN & JOHN STS. MULTIPLE ADDRESSES Estimated Completion Date: Q2 2019
DCAS LOUIS LEFKOWITZ 80 CENTRE , REPLACEMENT CATW 80 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q3 2018	NYPD 1 POLICE PLAZA & POLICE ACADEMY EXTERIOR MULTIPLE ADDRESSES Estimated Completion Date: Q4 2019
DCAS FACADE RESTORATION 280 BROADWAY, MANHATTAN, NY 10038 Estimated Completion Date: Q3 2018	DCAS SIDEWALK REHABILITATION 80 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q4 2019
DOT BOGARDUS PLAZA MULTIPLE ADDRESSES Estimated Completion Date: Q3 2018	DOT RECONSTRUCTION OF BROADWAY, PHASE II MULTIPLE ADDRESSES Estimated Completion Date: Q1 2020
NYPL NEW AMSTERDAM HVAC AND INTERIOR UPGRADE 9 MURRAY STREET, MANHATTAN, NY 10007 Estimated Completion Date: Q4 2018	DCAS 3 DISTRICT GARAGE: SOUTH ST. PIER 36 HVA 270 SOUTH STREET, MANHATTAN, NY 10002 Estimated Completion Date: Q2 2020
DCAS ENERGY CONSERVATION AT MANH. HEALTH BLDG. 125 WORTH STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q1 2019	DCAS MANHATTAN CIVIL CRT: HVAC UPGRADE 111 CENTRE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q3 2020
DCA FLEA THEATER 41 WHITE STREET, MANHATTAN, NY 10013 Estimated Completion Date: Q2 2019	NYPD ONE POLICE PLAZA PAVING AND LANDSCAPING 1 PARK ROW, MANHATTAN, NY 10038 Estimated Completion Date: Q3 2021
DCAS ENERGY CONSERVATION AT MANHATTAN SUPREME CT 60 CENTRE STREET, MANHATTAN, NY 10007 Estimated Completion Date: Q2 2019	NYPD SANDY DAMAGES POLICE MUSEUM NYCPM 100 OLD SLIP, MANHATTAN, NY 10005 Estimated Completion Date: Q3 2021
DOT RECONSTRUCTION OF FRONT STREET, MANHATTAN MULTIPLE ADDRESSES Estimated Completion Date: Q2 2019	NYPD MISC UPS AT 1 POLICE PLAZA 1 POLICE PLAZA, MANHATTAN, NY 10038 Estimated Completion Date: Q4 2021

“Our projects aim to provide all hard-working New Yorkers the essentials they deserve.”

Mario Garrovillas  
DDC Project Manager, A&E





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