

# Building One City for You

New York City Fire Department  
Commissioner Daniel A. Nigro

Annual Report  
Fiscal Year 2016



Department of  
Design and  
Construction

Bill de Blasio  
Mayor

Dr. Feniosky Peña-Mora  
Commissioner



**Dear Commissioner Nigro,**

Last year, for the first time, we provided you a customized annual report with detailed information about the projects we are completing for your agency. 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 agency. 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 agency 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.

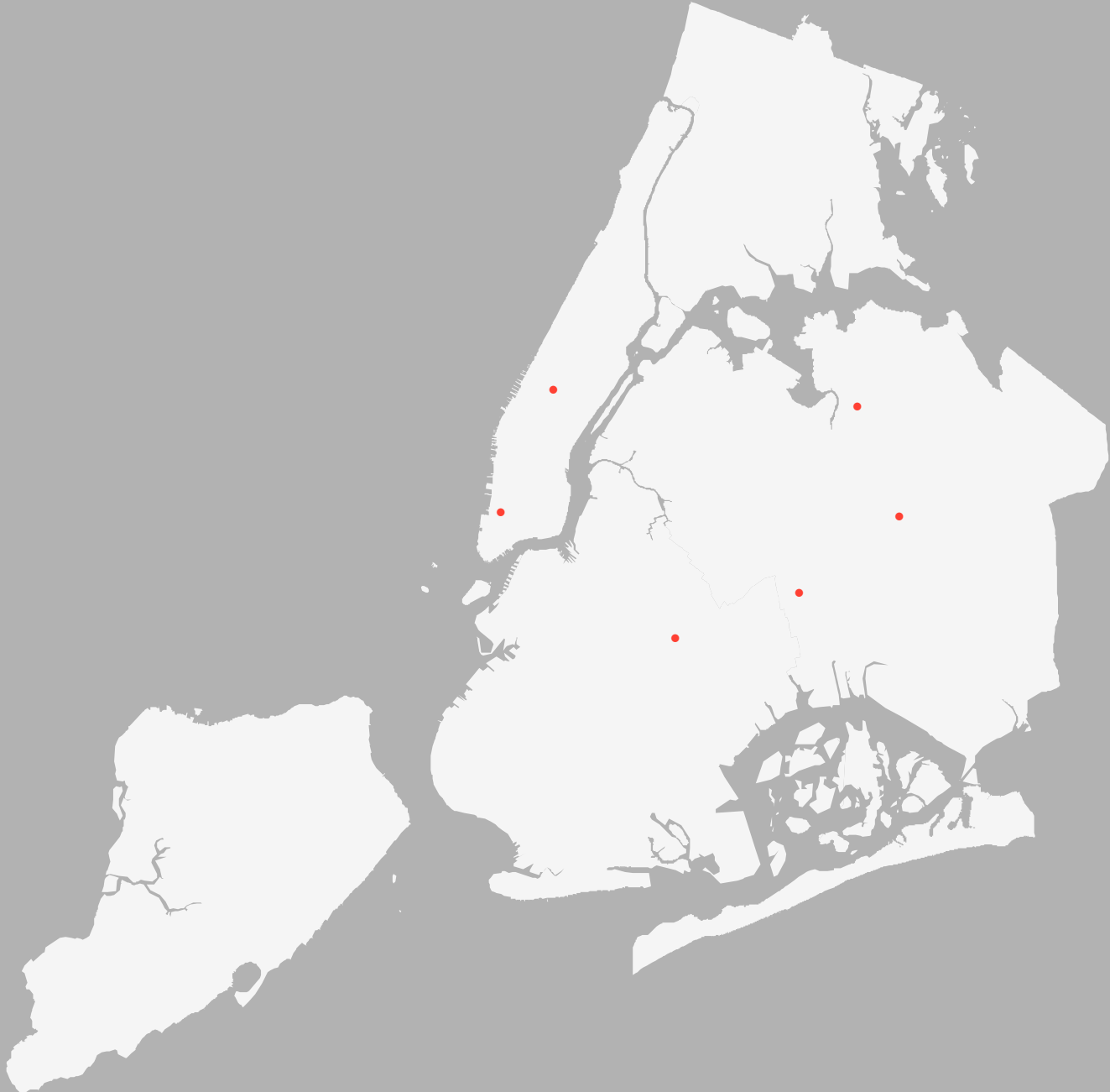
### Accountability

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.

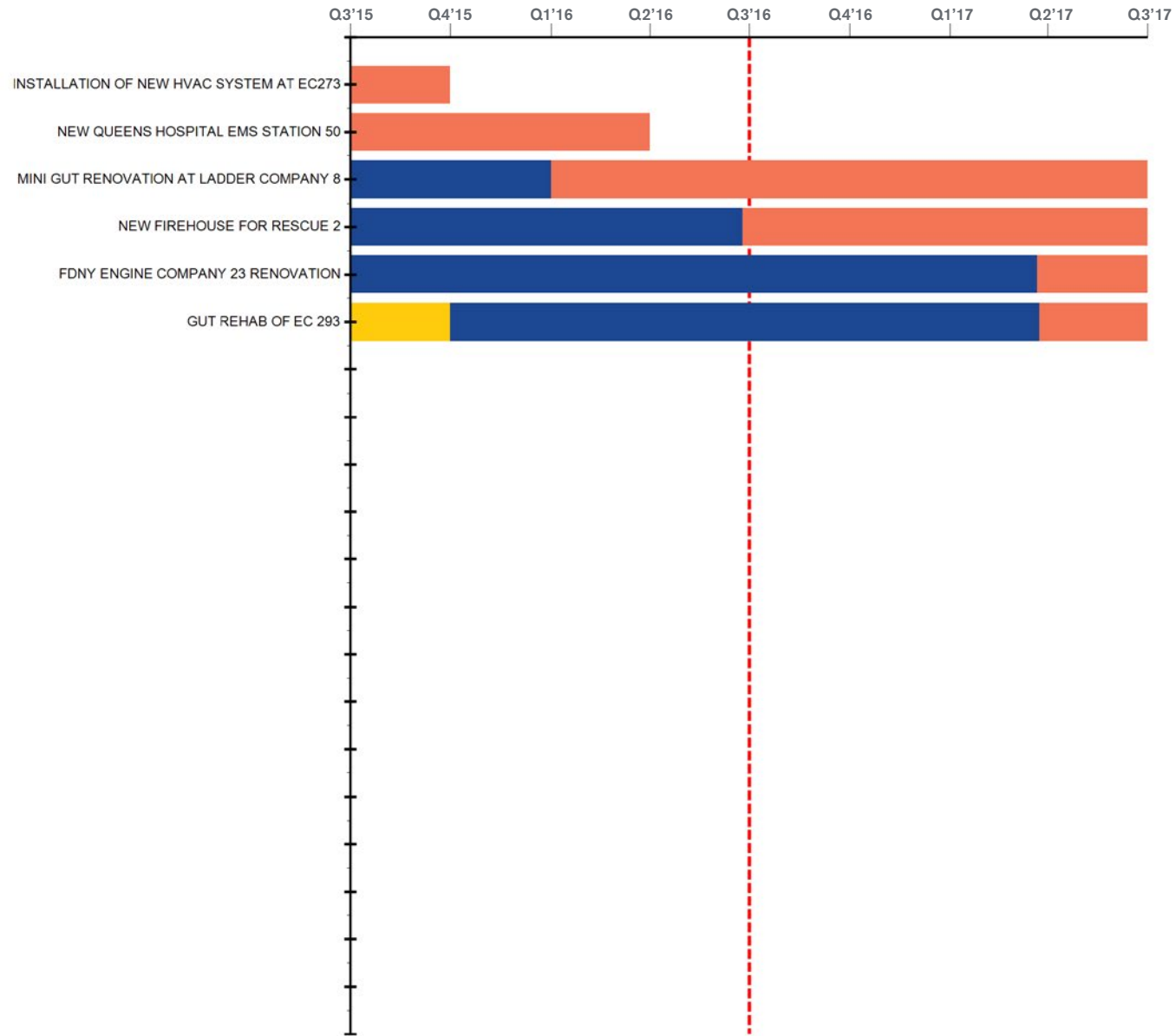




**Current Work**

- INSTALLATION OF NEW HVAC SYSTEM AT EC273
- NEW QUEENS HOSPITAL EMS STATION 50
- MINI GUT RENOVATION AT LADDER COMPANY 8
- FDNY ENGINE COMPANY 23 RENOVATION
- NEW FIREHOUSE FOR RESCUE 2
- GUT REHAB OF EC 293

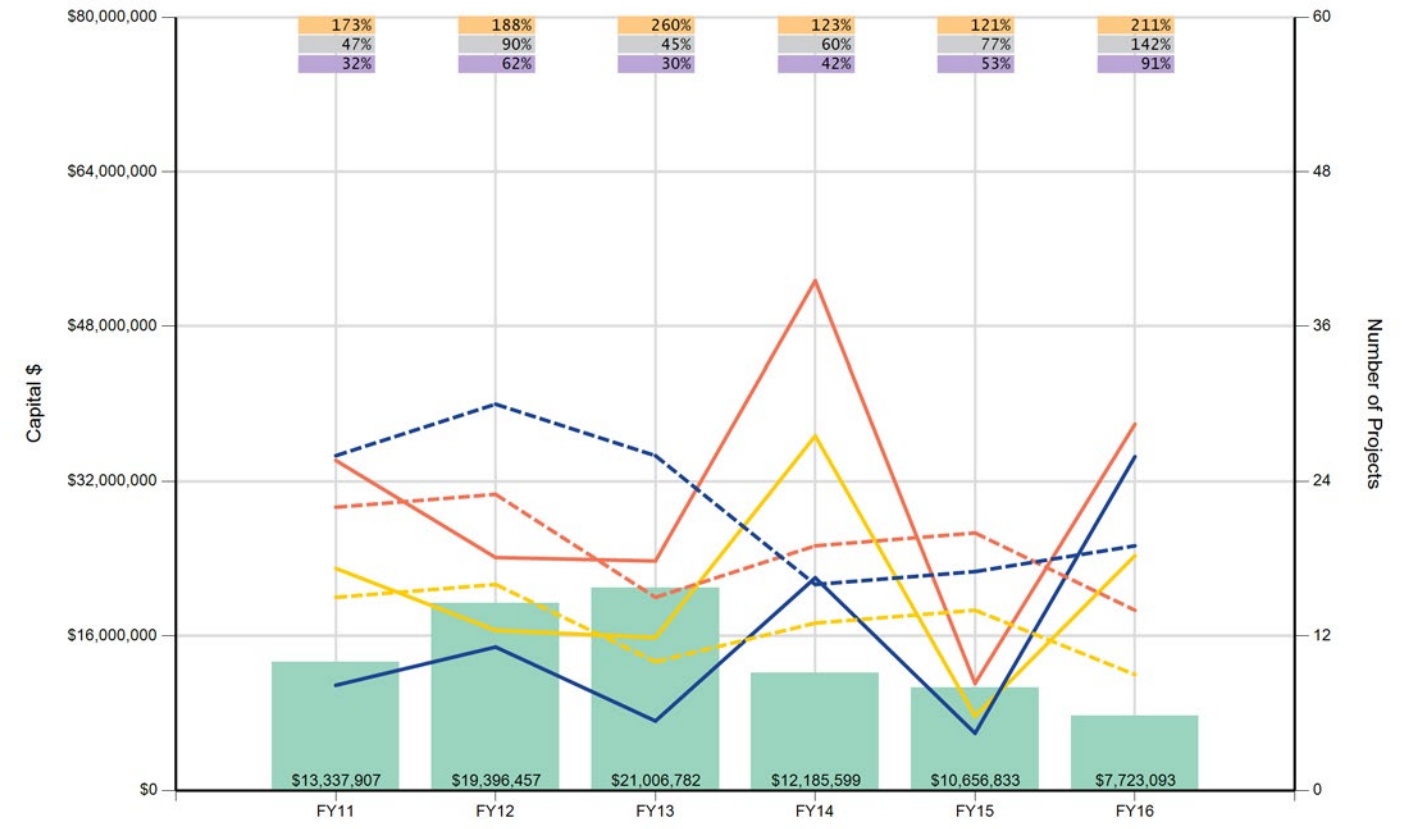
**Project Schedule for the New York City Fire Department**  
 Projects in Design and/or Construction  
 (Data approximated by Quarter as of August, 2016)



\*On-hold projects

Projected/Actual  
 Design  
 Procurement  
 Construction

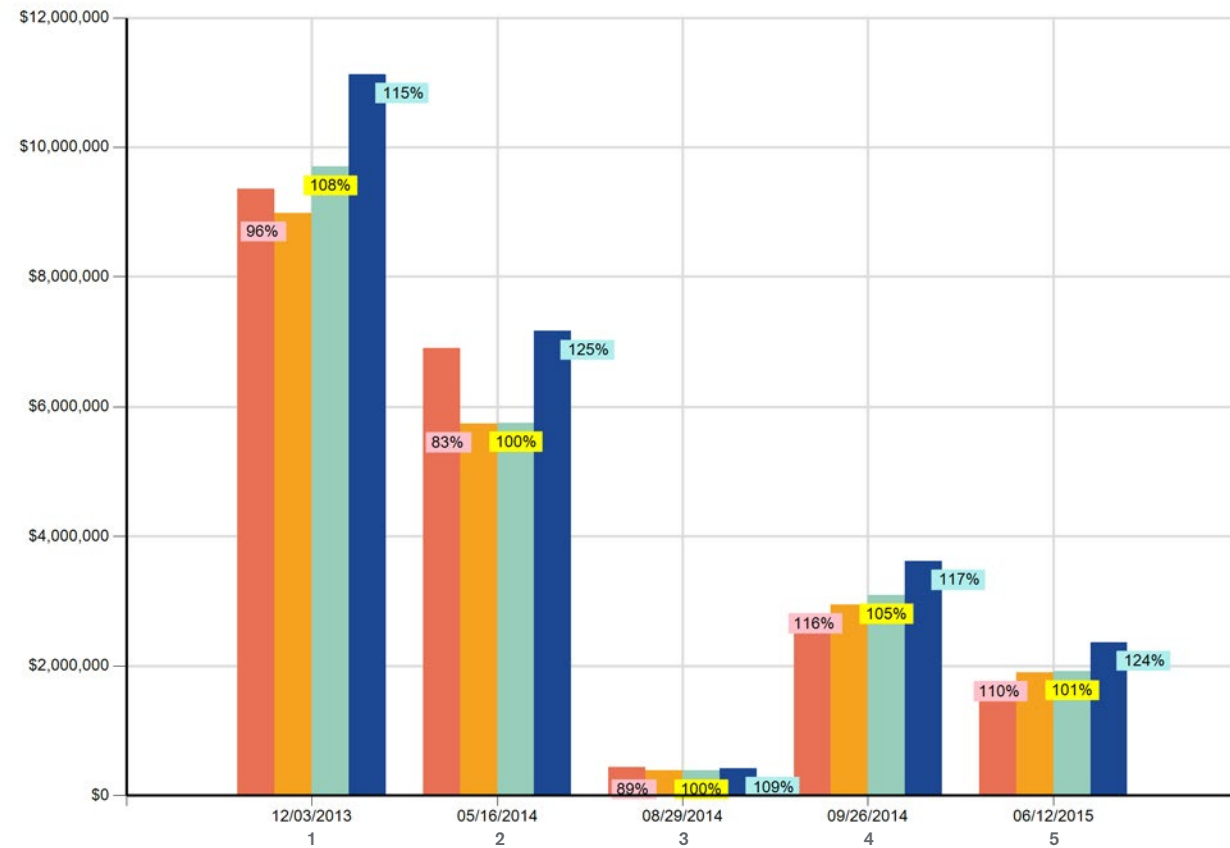
**Trending Data for the New York City Fire Department**  
 Target vs. Actual (values below include change order registrations for active projects, registered projects, and de-registered projects)



Sept Plan  
 Target Plan  
 Actual  
 No. of Projs for Sept Plan  
 No. of Projs for Target  
 No. of Projs for Actual  
 Actual vs. Target No. Projs Percent  
 Actual vs. Target \$ Percent  
 Actual vs. Sept Plan \$ Percent  
 Capital Money Spent



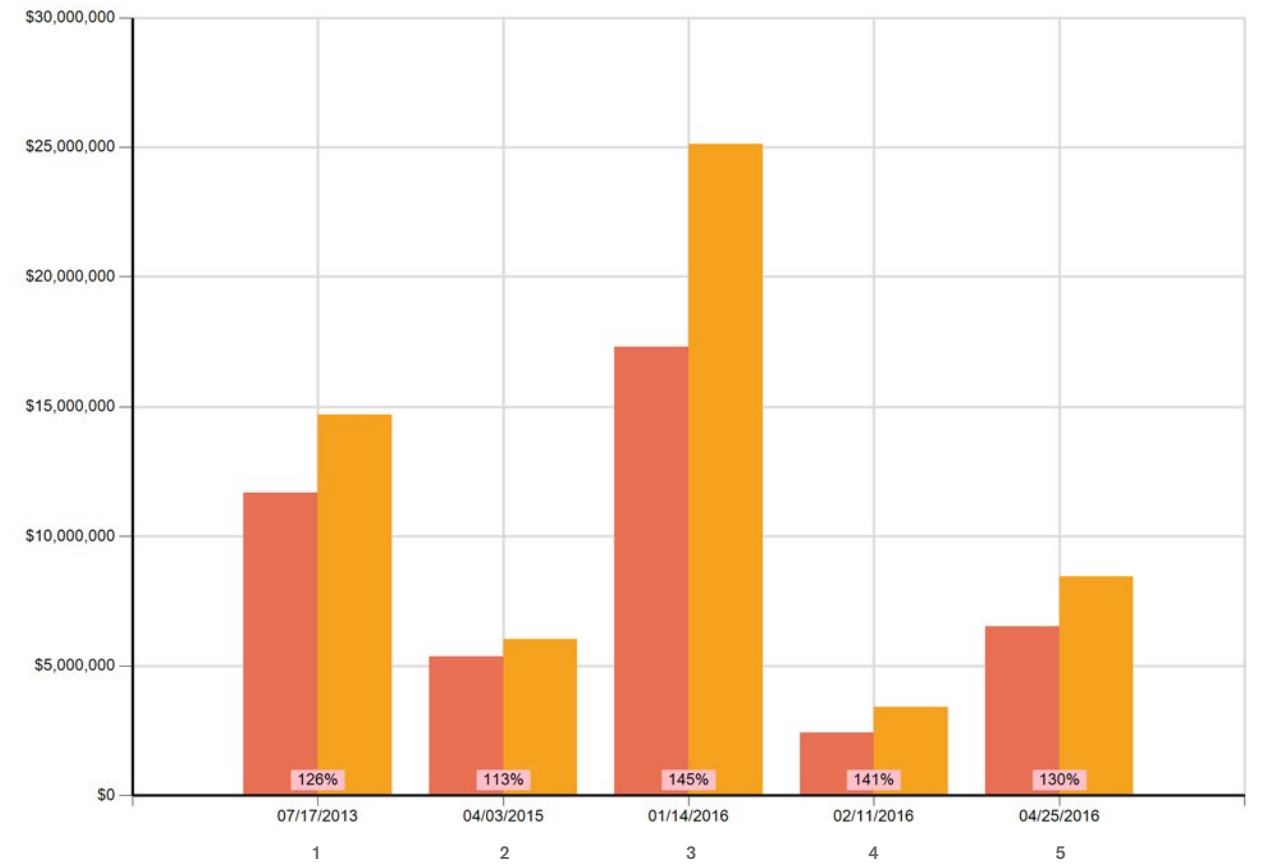
**Cost Data for the New York City Fire Department**  
 Last 5 Projects (Competitively Bid, Substantially Completed)



- 1 CONSTRUCTION OF A NEW EMS 3 STATION AT ZEREGA AVE
- 2 RENOVATION AND EXPANSION OF EC63
- 3 FORT TOTTEN BLDG. 325 FRONT ENTRANCE ADA COMPLIANCE
- 4 APPARATUS FLOOR REPLACEMENT ENGINE COMPANIES 60AND
- 5 RENOVATION AND EXPANSION OF ENGINE COMPANY 309

■ DDC Estimated Bid Amount     ■ Orig. Bid Amount vs. DDC Est. Bid Amount  
■ Original Bid Amount     ■ Orig. Awd-NMSC vs. Orig. Bid Amount  
■ Original Award-NMSC     ■ Final Award vs. Orig. Awd-NMSC  
■ Final Award

**Bid Data for the New York City Fire Department**  
 Last 5 Sealed Competitive Bid Results  
 (winning bid may not result in awarding of contract)



- 1 NEW EMS STATION 50 - BOROUGH OF QUEENS
- 2 REHABILITATION OF HOOK AND LADDER COMPANY 8 REBID- BOROUGH OF MANHATTAN
- 3 NEW CONSTRUCTION OF FDNY FIREHOUSE FOR RESCUE 2
- 4 RENOVATION OF FDNY ENGINE COMPANY 23-BOROUGH OF MANHATTAN
- 5 GUT REHAB. OF ENGINE COMPANY 293-BOROUGH OF QUEENS

■ DDC Estimated Bid Amount     ■ Orig. Bid Amount vs. DDC Est. Bid Amount  
■ Original Bid Amount

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

**INSTALLATION OF NEW HVAC SYSTEM AT EC273**

40-18 UNION STREET, QUEENS, NY 11354  
Estimated Construction Cost: \$507,523  
Estimated Completion Date: Q3 2015

**NEW QUEENS HOSPITAL EMS STATION 50**

161-25 PARSONS BLVD, QUEENS, NY 11432  
Estimated Construction Cost: \$17,372,858  
Estimated Completion Date: Q1 2016

**MINI GUT RENOVATION AT LADDER COMPANY 8**

10 NORTH MOORE STREET, MANHATTAN, NY 10013  
Estimated Construction Cost: \$7,245,749  
Estimated Completion Date: Q4 2017

**FDNY ENGINE COMPANY 23 RENOVATION**

215 WEST 58 STREET, MANHATTAN, NY 10019  
Estimated Construction Cost: \$3,761,346  
Estimated Completion Date: Q2 2018

**NEW FIREHOUSE FOR RESCUE 2**

HOWARD AVENUE, BROOKLYN, NY 11233  
Estimated Construction Cost: \$27,635,475  
Estimated Completion Date: Q2 2018

**GUT REHAB OF EC 293**

89-40 87 STREET, QUEENS, NY 11421  
Estimated Construction Cost: \$9,302,700  
Estimated Completion Date: Q3 2018

A blue-tinted portrait of Mario Garrovillas, a middle-aged man with dark hair, wearing a plaid shirt. He is looking slightly to the right of the camera with a neutral expression.

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

Mario Garrovillas  
DDC Project Manager, A&E



FDNY RESCUE COMPANY 2

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