

# Building One City for You

Council District 49  
Council Member Deborah Rose

Annual Report  
Fiscal Year 2015



Department of  
Design and  
Construction

Bill de Blasio  
Mayor

Dr. Feniosky Peña-Mora  
Commissioner



**Dear Council Member Rose,**

It's simple—the capital projects in your district help New York City thrive.

The services these projects bring to the people of the city are unmatched; they affect New Yorkers at all levels. At the Department of Design and Construction, we've made it our priority to listen to you, to understand the design and construction needs of your district, and to deliver your capital projects with a newfound sense of urgency. In order for the city to thrive, the capital projects in your district must be thriving as well.

We're renewing our commitment to you and want to share the values that now serve as the foundation of our agency: urgency, responsiveness, service, collaboration, and mentorship. As experts in design and construction management, it is our responsibility to implement these values in each of the projects we build for you.

This is how we see our future with you – strong, sustainable, and transformative. It's an exciting time to be changing our city, and we're excited to be your partner in the transformation.

Thank you for your continued commitment to New York City. We understand that great projects are the result of great collaboration – all for the benefit of the communities we serve. Our door at DDC is always open, please reach out with any ideas, questions, or concerns.

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 preeminent 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 with unmatched urgency.

### Responsiveness

We respond quickly and whole-heartedly 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 proactively tackle problems, anticipating the changing needs of clients and communities. We provide specialized, individual attention to every neighborhood and agency, bringing empathy and caring to the capital project work we do together.

### 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 burgeoning 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

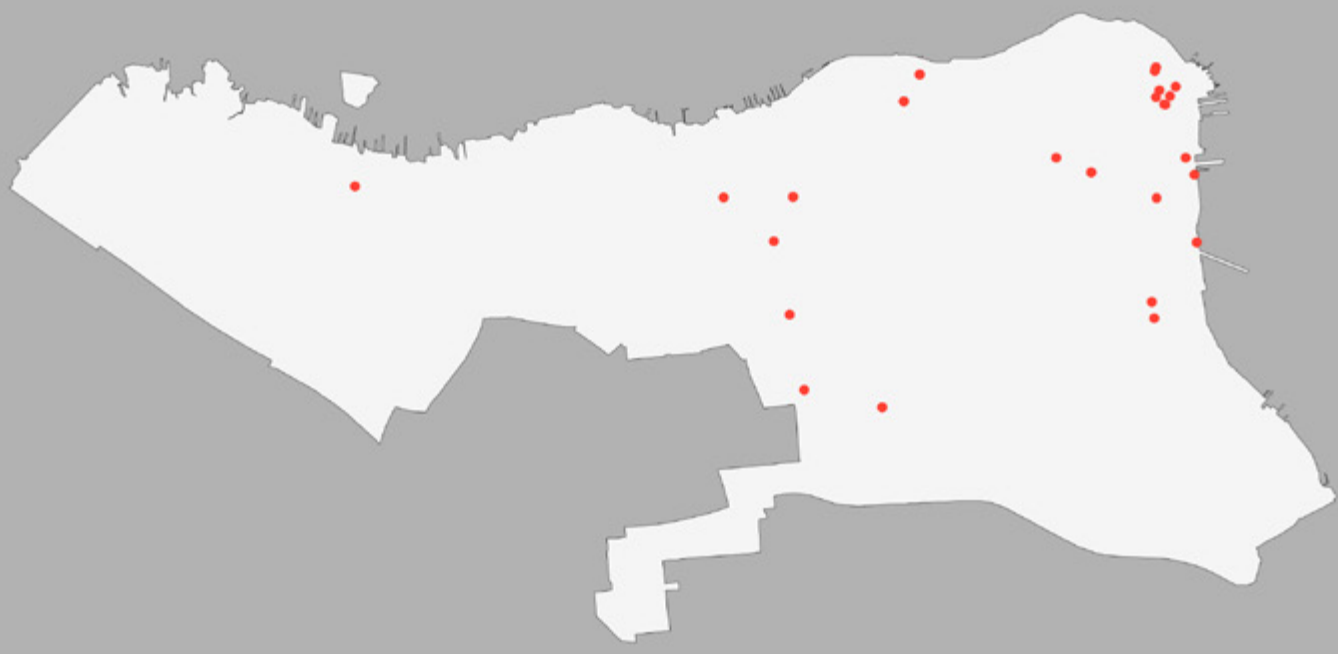
More than just assuring the fair distribution of the many built assets that bring communities together, we make it our priority to ensure that all our projects are welcoming to the growing and diverse population of New York City.



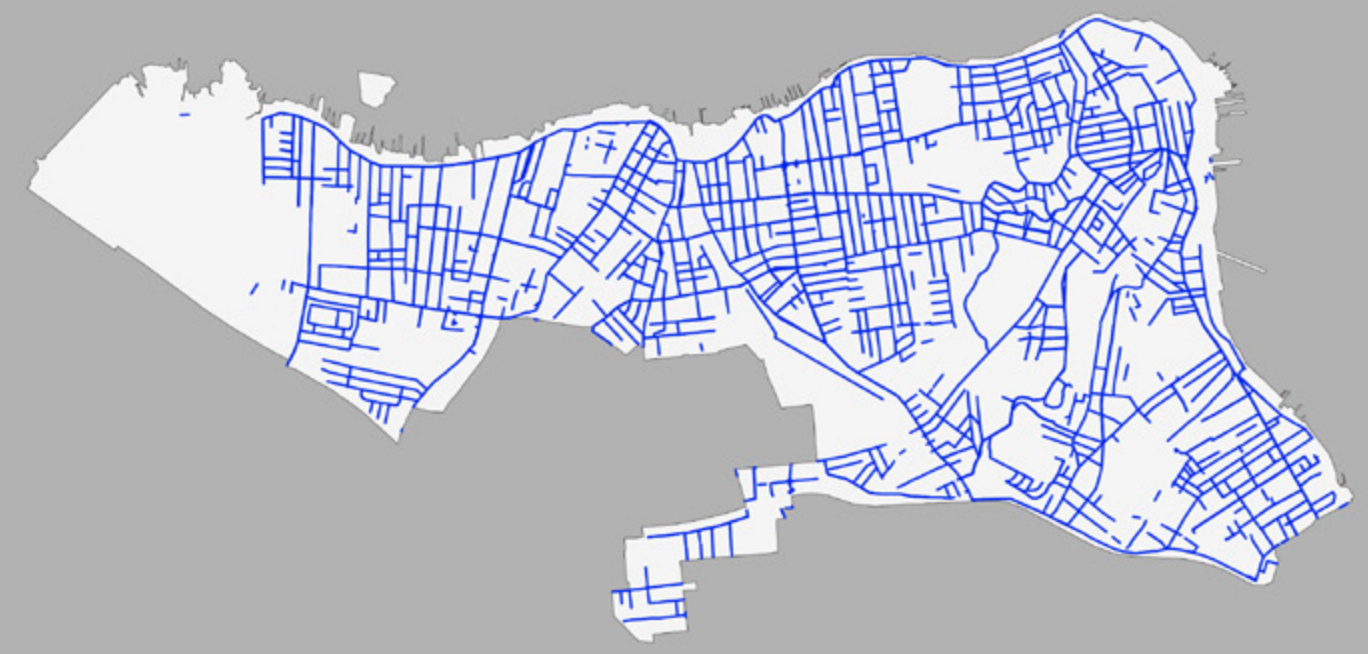
THE NEW YORK PUBLIC LIBRARY STAPLETON BRANCH

Stapleton Branch

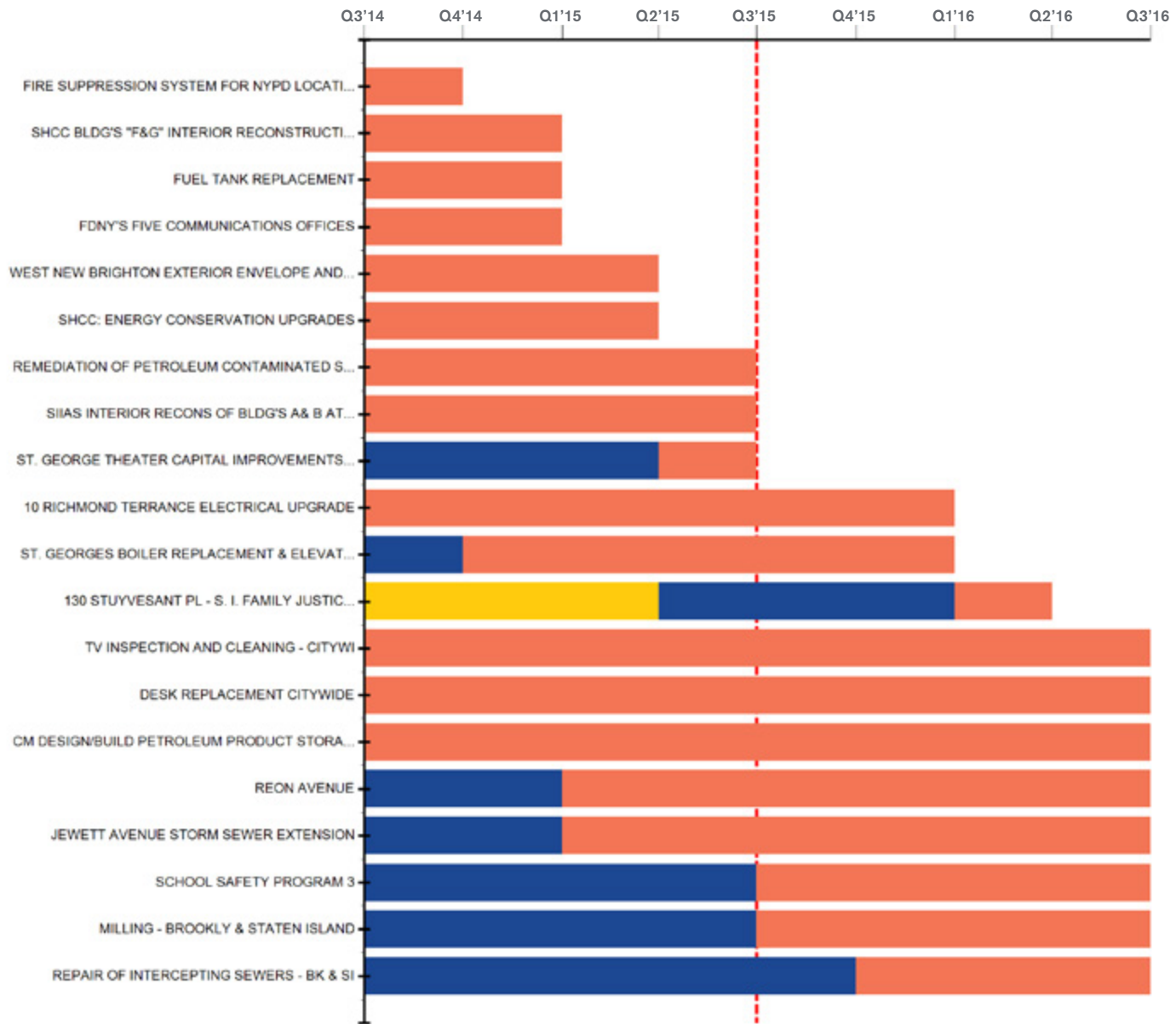
Public Buildings  
Project Locations



Infrastructure  
Project Locations



Project Schedule for Council District 49  
 Projects in Design and/or Construction  
 (Approximated by Quarter as of April 27, 2016)



\*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

Project Schedule for Council District 49  
 Projects in Design and/or Construction

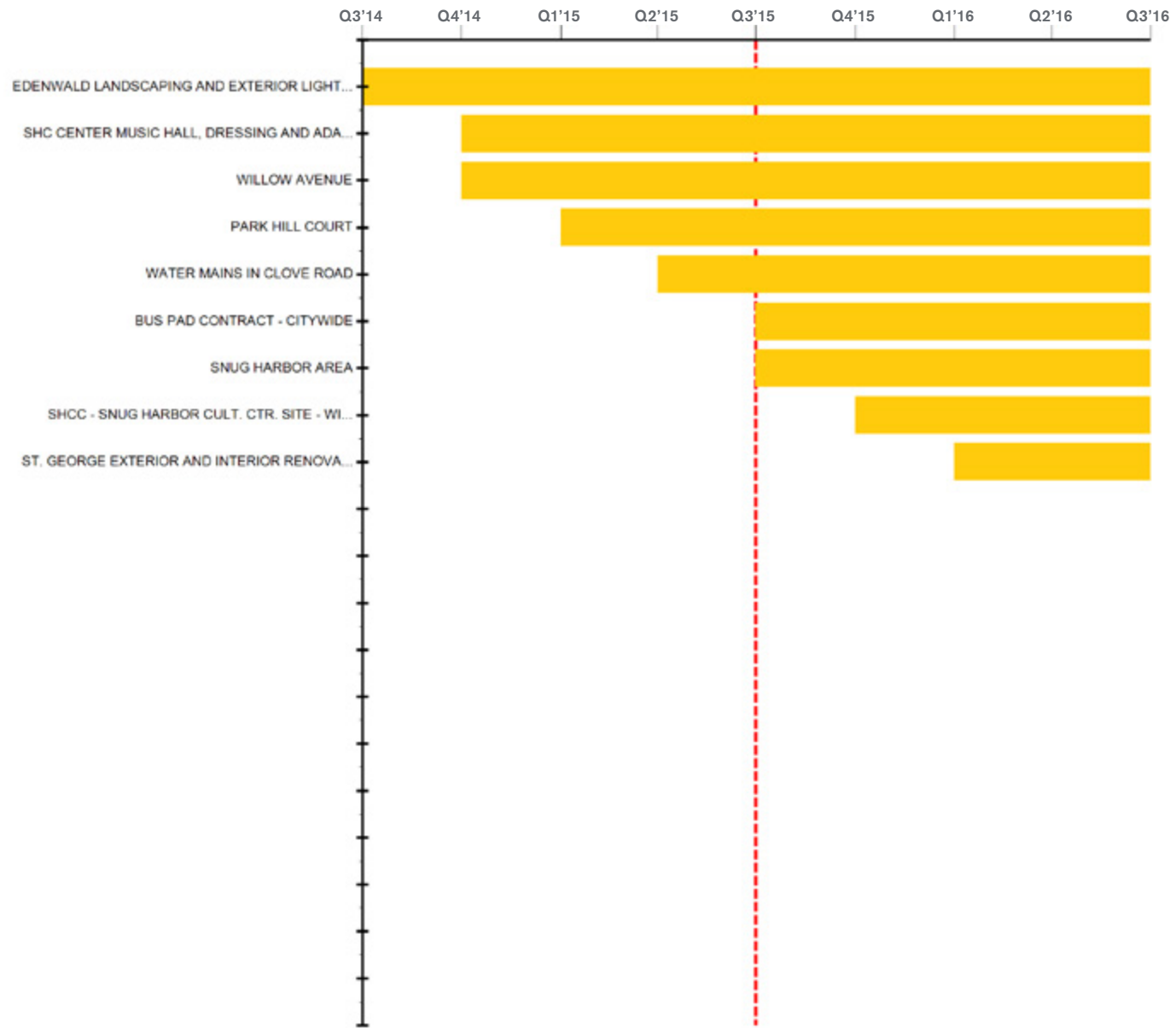


\*On-hold projects

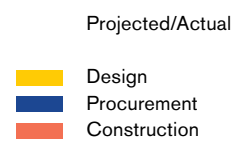
Projected/Actual

- Design
- Procurement
- Construction

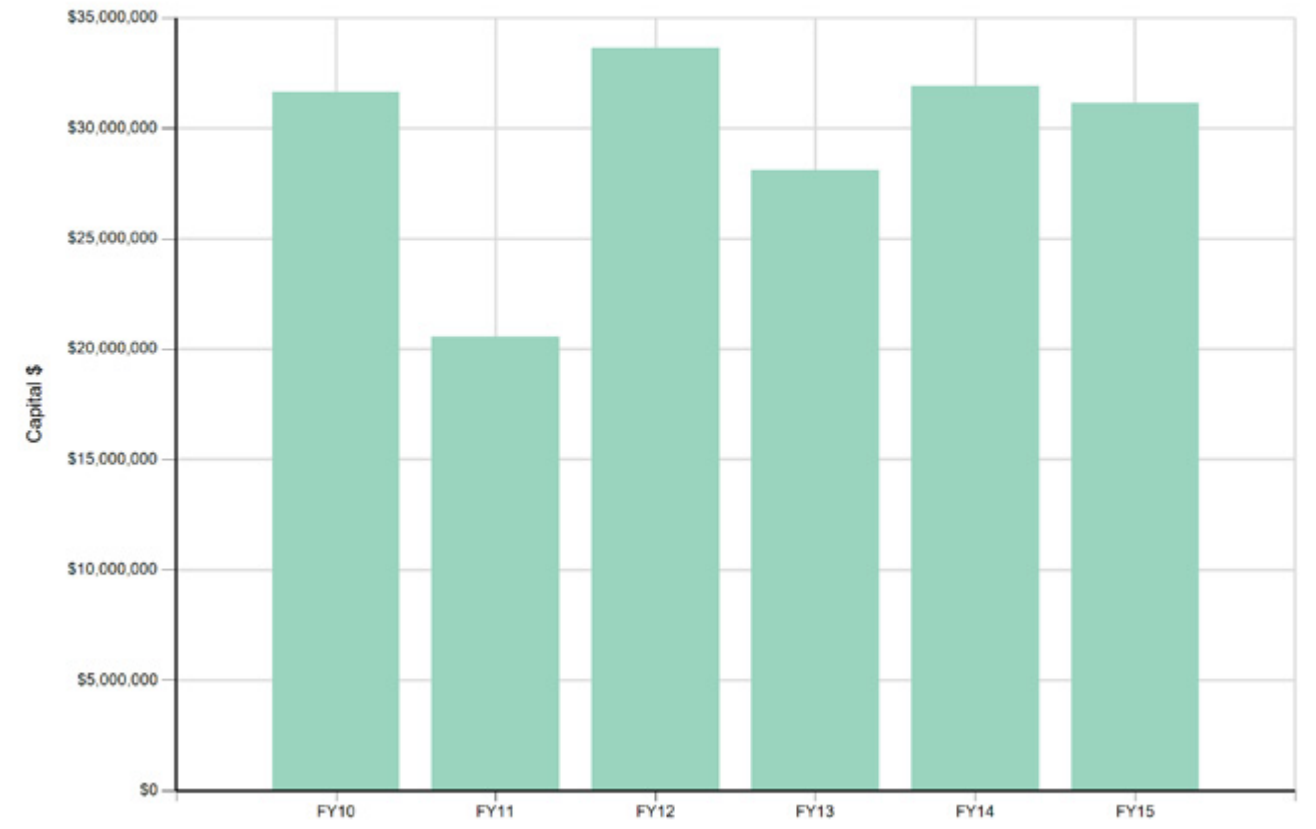
**Project Schedule for Council District 49**  
Projects in Design and/or Construction



\*On-hold projects

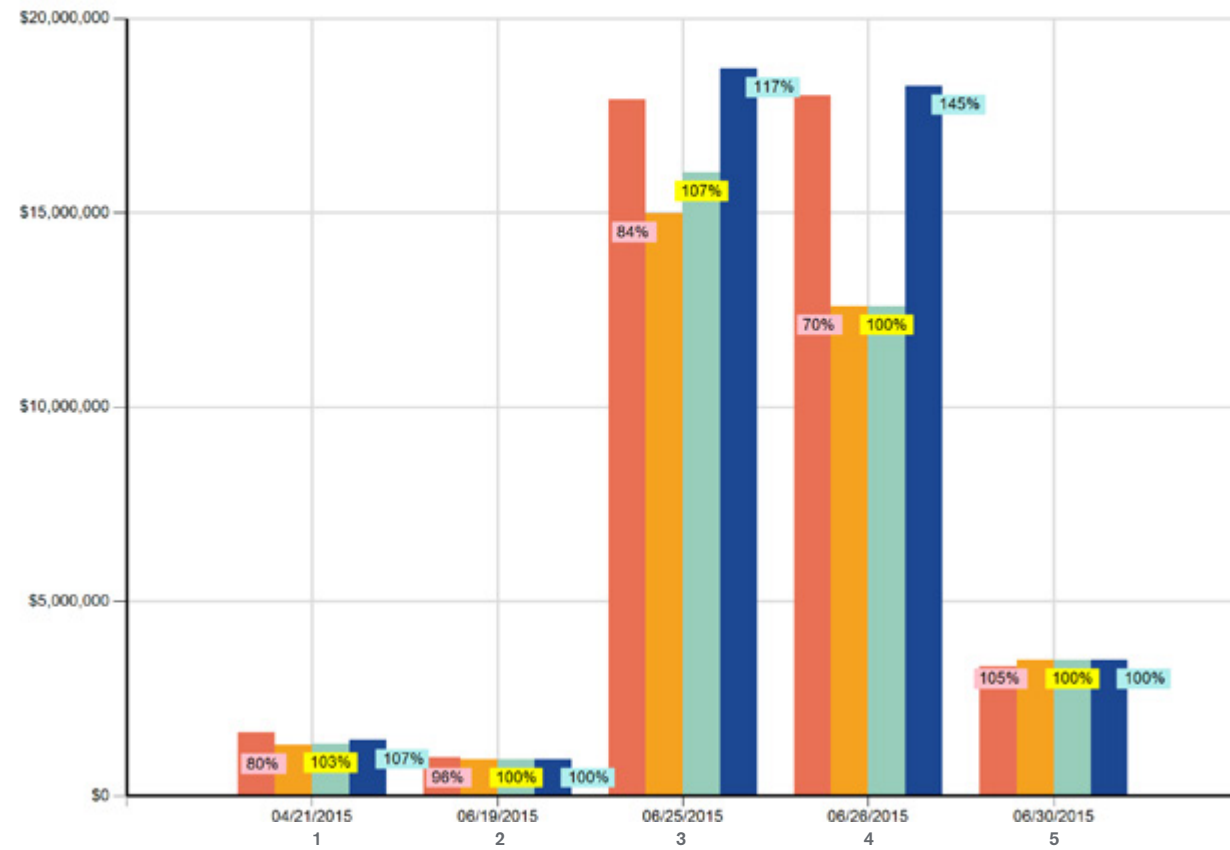


**Trending Data for Council District 49**  
Capital Dollars Spent\*



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

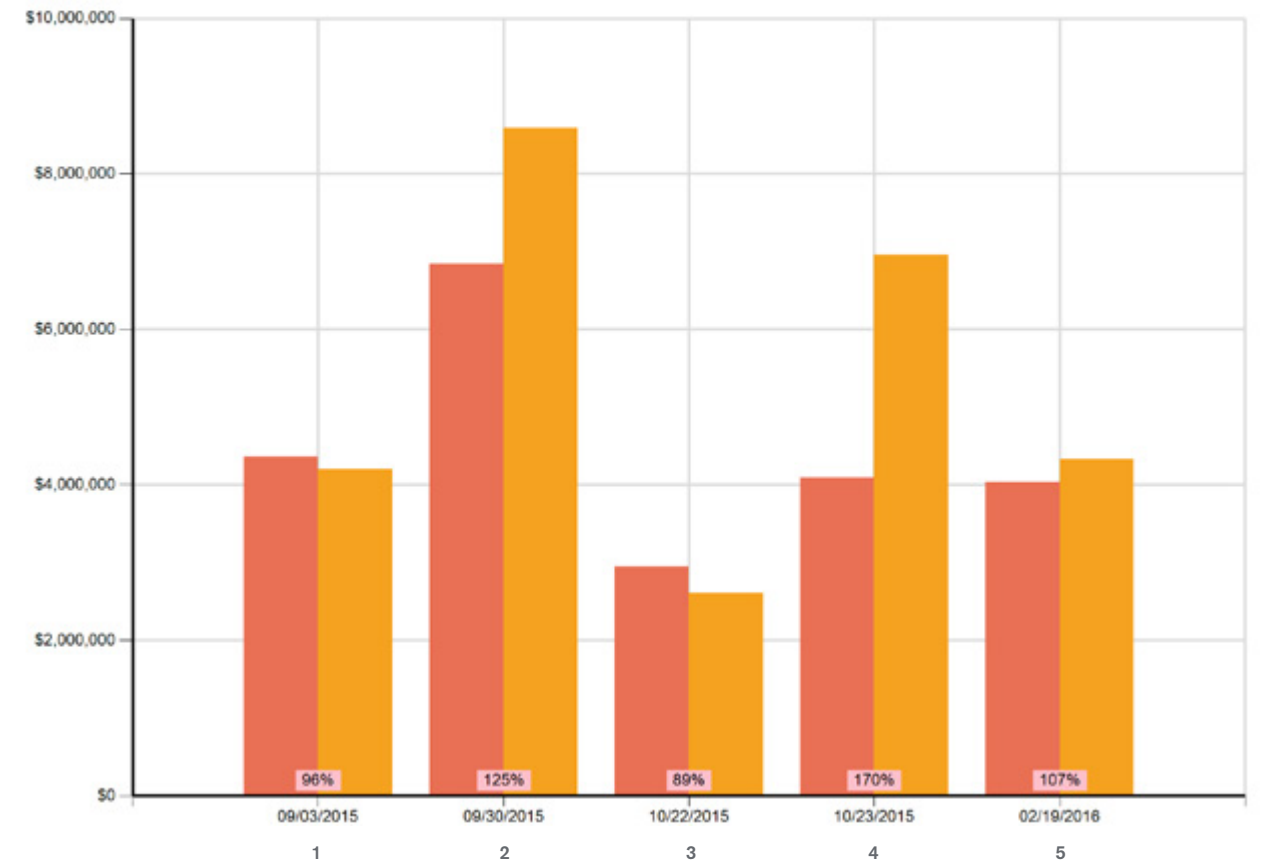
**Cost Data for Council District 49**  
Last 5 Projects (Competitively Bid, Substantially Completed)



- 1 ST. GEORGE THEATER CAPITAL IMPROVEMENTS PHASE 1
- 2 SAFE ROUTES TO SCHOOLS-(X501.78P V)3 SI
- 3 SIAS INTERIOR RECONS OF BLDG'S A & B AT SHCC
- 4 RESURFACING - BROOKLYN, THE BRONX, AND QUEENS
- 5 DISTRIBUTION WM EXTENSIONS / REPLACEMENTS, SI & BK

■ 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 Council District 49**  
Last 5 Sealed Competitive Bid Results  
(winning bid may not result in awarding of contract)



- 1 RECONSTRUCTION OF VICTORY BOULEVARD FROM SENECA AVE TO GRAND AVE ETC.-BOROUGH OF STATEN ISLAND
- 2 RECONSTRUCTION OF VICTORY BLVD FROM LESTER STREET TO SOMMERS LANE ETC. - BOROUGH OF STATEN ISLAND
- 3 120TH POLICE PRECINCT EXTERIOR FACADE AND ROOF RESTORATION - BOROUGH OF STATEN ISLAND
- 4 STATEN ISLAND ZOO AQUARIUM RECONSTRUCTION-BOROUGH OF STATEN ISLAND
- 5 Hylan Blvd Bus Pads for Selective Bus Service - Boroughs of Brooklyn and Staten Island

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



**Project List (sorted by completion date)**

NYPD  
**FIRE SUPPRESSION SYSTEM FOR NYPD LOCATIONS**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q3 2014

DCLA  
**SHCC BLDG'S "F&G" INTERIOR RECONSTRUCTION & RENO**  
 982 RICHMOND TERRACE, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q4 2014

FDNY  
**FDNY'S FIVE COMMUNICATIONS OFFICES**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2014

OPS  
**FUEL TANK REPLACEMENT**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2014

DCLA  
**SHCC: ENERGY CONSERVATION UPGRADES**  
 982 RICHMOND TERRACE, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q1 2015

NYPL  
**WEST BRIGHTON EXTERIOR ENVELOPE AND ENTRANCE**  
 976 CASTLETON AVENUE, STATEN ISLAND, NY 10310  
 Estimated Completion Date: Q1 2015

DCLA  
**SIAS INTERIOR RECONS OF BLDG'S A & B AT SHCC**  
 982 RICHMOND TERRACE, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q2 2015

DCLA  
**ST. GEORGE THEATER CAPITAL IMPROVEMENTS PHASE 1**  
 25 HYATT STREET, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q2 2015

DCAS  
**ELECTRICAL UPGRADE**  
 10 RICHMOND TERRACE, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q2 2015

OPS  
**REMEDICATION OF PETROLEUM CONTAMINATED SITES**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2015

NYPL  
**ST. GEORGES BOILER REPLACEMENT & ELEVATOR**  
 10 CENTRAL AVENUE, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q4 2015

DCAS  
**S. I. FAMILY JUSTICE CENTER**  
 126 STUYVESANT PLACE, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q1 2016

DEP  
**REON AVENUE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2016

DEP  
**TV INSPECTION AND CLEANING - CITYWIDE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2016

OPS  
**CM DESIGN/BUILD DSNY STATEN ISLAND 1**  
 539 JERSEY STREET, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q2 2016

NYPD  
**DESK REPLACEMENT CITYWIDE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2016

NYPL  
**STAPLETON BRANCH LIBRARY - ROOF**  
 140 CANAL STREET, STATEN ISLAND, NY 10304  
 Estimated Completion Date: Q3 2016

DEP  
**DISTRIBUTION WATER MAINS**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

DEP  
**JEWETT AVENUE STORM SEWER EXTENSION**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

DEP  
**HARVEST AVE & CARY AVE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

**Project List**

NYPL  
**WEST BRIGHTON FIRE ALARM UPGRADE**  
 976 CASTLETON AVENUE, STATEN ISLAND, NY 10310  
 Estimated Completion Date: Q4 2016

OPS  
**CM DESIGN/BUILD PETROLEUM STORAGE TANKS**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

DOT  
**MILLING & RESURFACING - FEDERAL EARMARK**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

DOT  
**SCHOOL SAFETY PROGRAM 3**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

DEP  
**REPAIR OF INTERCEPTING SEWERS - BK & SI**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q1 2017

DEP  
**TWOMBLY AVE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q1 2017

DCLA  
**SIAS - BUILDING H CLIMATE CONTROL**  
 912 RICHMOND TERRACE, STATEN ISLAND, NY 10310  
 Estimated Completion Date: Q2 2017

DOT  
**MILLING - BROOKLYN & STATEN ISLAND**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2017

DOT  
**SOUTH AVE & FOREST AVE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2017

DCLA  
**SIAS - ROOF AND DORMERS RECONSTR**  
 75 STUYVESANT PLACE, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q4 2017

DCAS  
**BX CONC PLZA: BERGEN, HSG CT MARC JUDIC CTR**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2017

DCAS  
**REMEDICATION OF PETROLEUM SITES**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2017

DEP  
**ST. JOSEPH AVE & DIXON AVE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2017

NYPD  
**120 PCT EXTERIOR FACADE RESTORATION**  
 78 RICHMOND TERRACE, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q4 2017

DOT  
**VICTORY BLVD & CLOVE RD**  
 VICTORY BOULEVARD, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q4 2017

DOT  
**VICTORY BLVD & MANOR ROAD**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2017

DCAS  
**ENERGY CONSERVATION AT SI BOROUGH HALL**  
 10 RICHMOND TERRACE, STATEN ISLAND, NY 10301  
 Estimated Completion Date: Q1 2018

DCLA  
**STATEN ISLAND ZOO- AQUARIUM RECONSTR**  
 650 BROADWAY, STATEN ISLAND, NY 10310  
 Estimated Completion Date: Q2 2018

DEP  
**WATER MAINS IN CLOVE ROAD**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2018

DEP  
**WILLOW AVENUE**  
 WILLOW AV, STATEN ISLAND, NY 10305  
 Estimated Completion Date: Q2 2018

## Project List

DEP

**PARK HILL COURT**

MULTIPLE ADDRESSES

Estimated Completion Date: Q2 2018

DOT

**HYLAN BLVD SBS - BUS PADS**

MULTIPLE ADDRESSES

Estimated Completion Date: Q2 2018

DOT

**BUS PAD CONTRACT - CITYWIDE**

MULTIPLE ADDRESSES

Estimated Completion Date: Q3 2018

NYPD

**ELECTRICAL SYSTEM REPLACEMENT AT 60TH PRECINCT**

MULTIPLE ADDRESSES

Estimated Completion Date: Q4 2018

NYPL

**EDENWALD LANDSCAPING AND EXTERIOR LIGHTING**

MULTIPLE ADDRESSES

Estimated Completion Date: Q1 2019

DCLA

**SHCC - SNUG HARBOR CULT. CTR. SITE - WIDE ELECTRIC**

1000 RICHMOND TERRACE, STATEN ISLAND, NY 10301

Estimated Completion Date: Q4 2019

NYPL

**ST. GEORGE EXTERIOR AND INTERIOR RENOVATION**

10 CENTRAL AVENUE, STATEN ISLAND, NY 10301

Estimated Completion Date: Q4 2019

DEP

**SNUG HARBOR AREA**

MULTIPLE ADDRESSES

Estimated Completion Date: Q3 2020

DCLA

**SHC CENTER MUSIC HALL, DRESSING AND ADA COMPLIANCE**

1000 SNUG HARBOR ROAD, STATEN ISLAND, NY 10310

Estimated Completion Date: Q1 2021

A portrait of Yuri Birchwood-Fuentes, a man with short dark hair, wearing a dark suit jacket over a light-colored collared shirt. He is smiling slightly and looking towards the camera. The background is a solid blue color.

“DDC delivers great public buildings in new and inventive ways. It reminds us of why we became architects—to create positive change.”

Yuri Birchwood-Fuentes  
DDC Project Architect, Architecture and Engineering Unit



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Design and Construction  
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[nyc.gov/ddc](http://nyc.gov/ddc)