

# Building One City for You

Council District 7  
Council Member Mark Levine

Annual Report  
Fiscal Year 2015

**NYC  
DDC** Department of  
Design and  
Construction

Bill de Blasio  
Mayor

Dr. Feniosky Peña-Mora  
Commissioner



**Dear Council Member Levine,**

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,

A handwritten signature in white ink that reads "Feniosky Peña-Mora". The signature is fluid and cursive, with a large, stylized initial "F".

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.

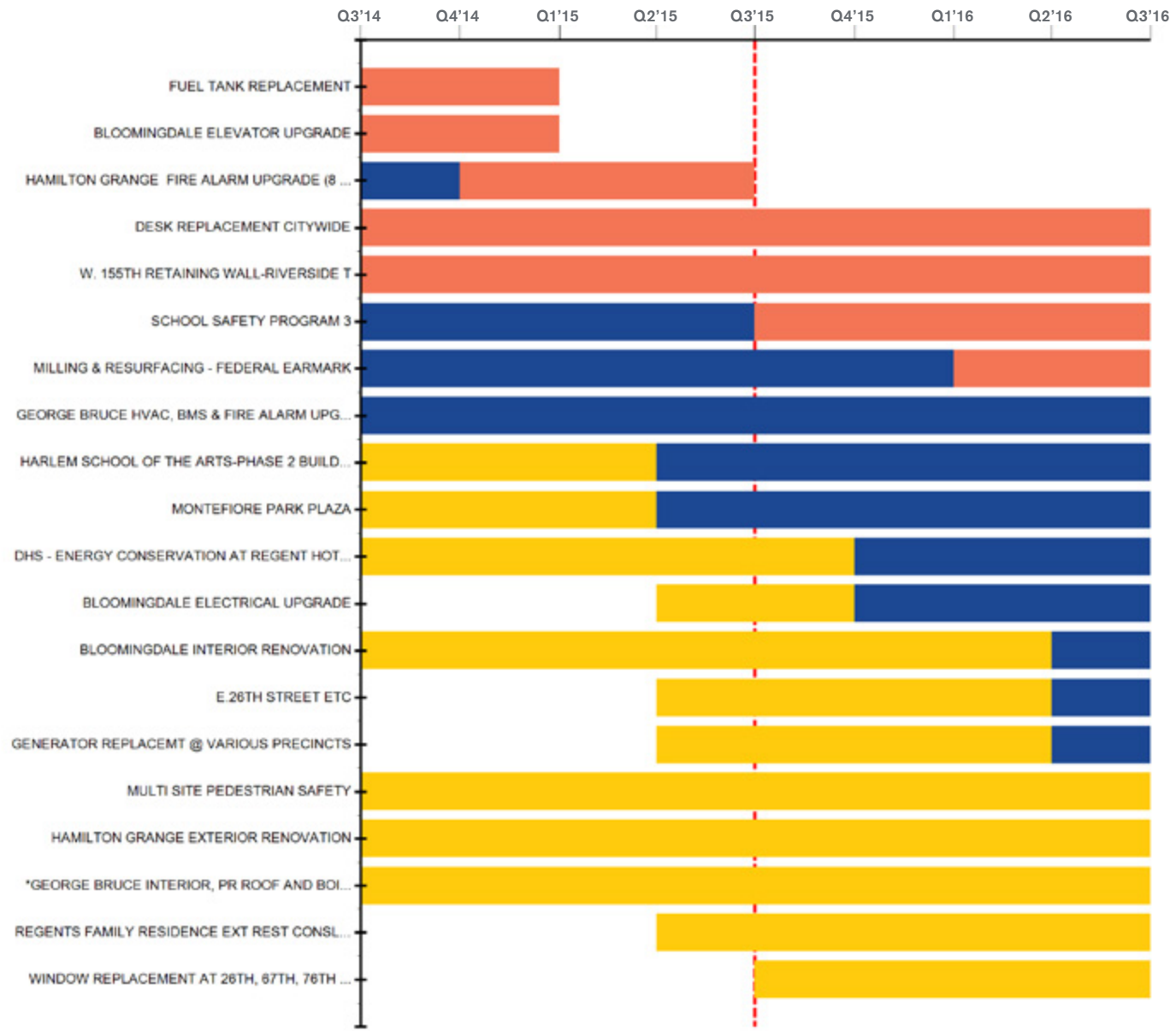
Public Buildings  
Project Locations



Infrastructure  
Project Locations



Project Schedule for Council District 7  
 Projects in Design and/or Construction  
 (Approximated by Quarter as of April 20, 2016)

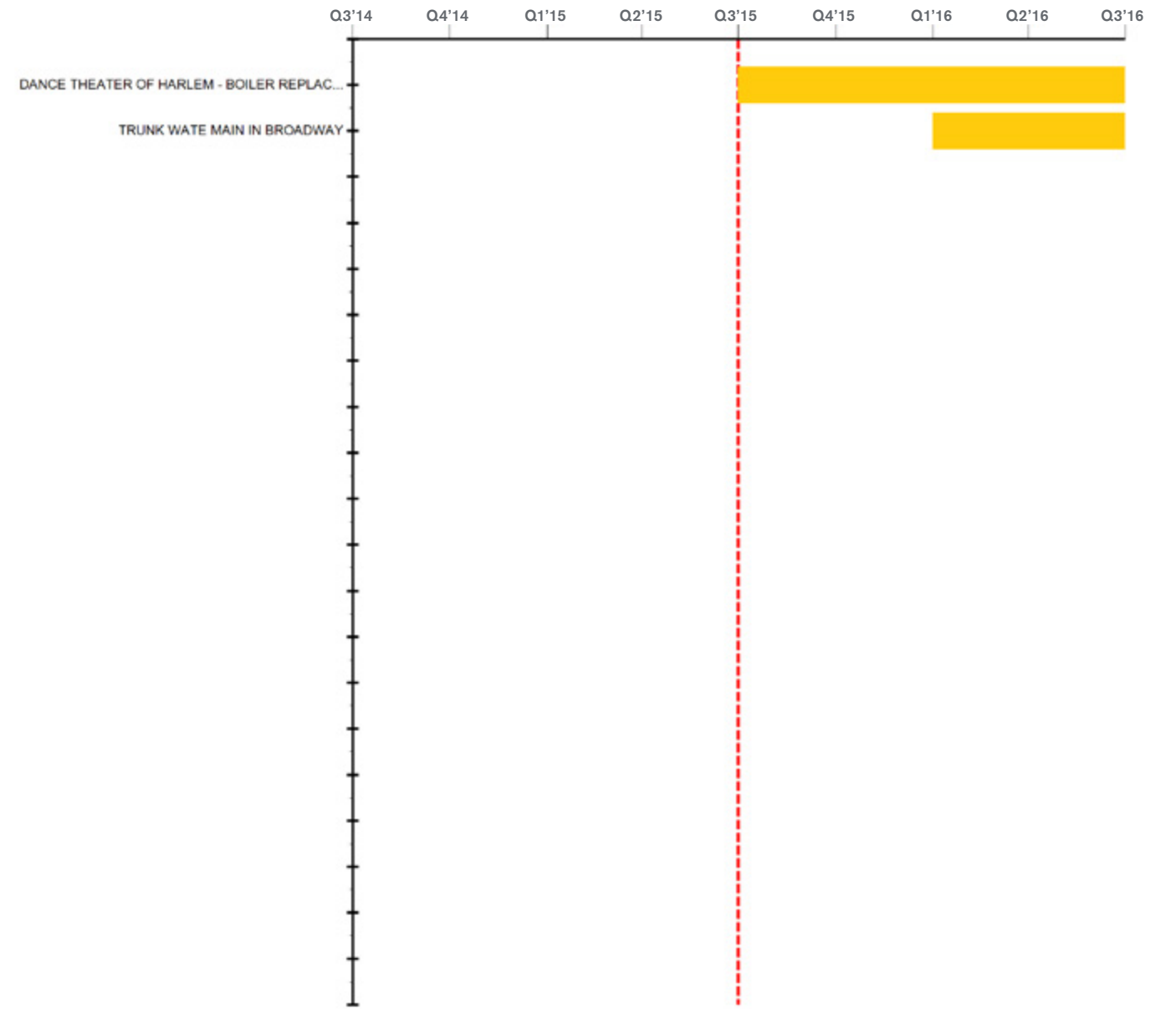


\*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

Project Schedule for Council District 7  
 Projects in Design and/or Construction

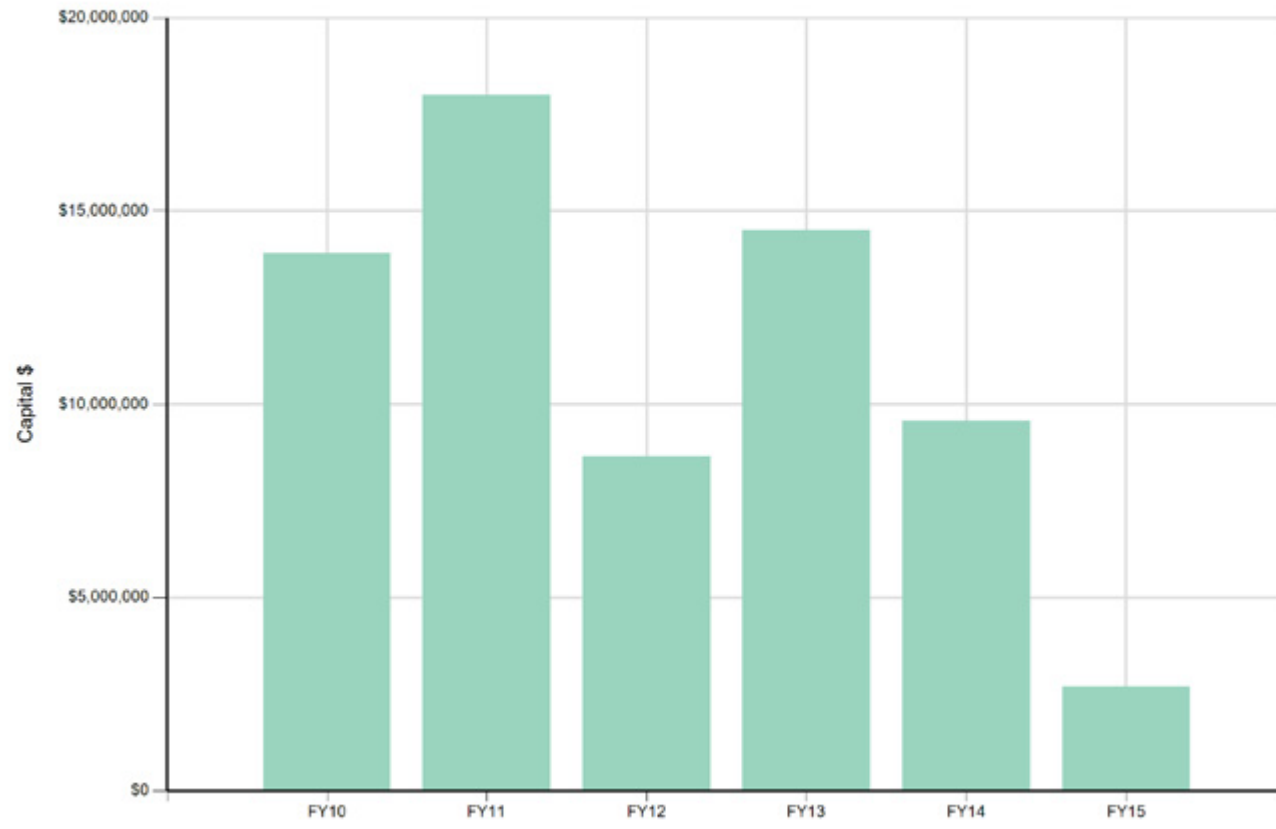


\*On-hold projects

Projected/Actual

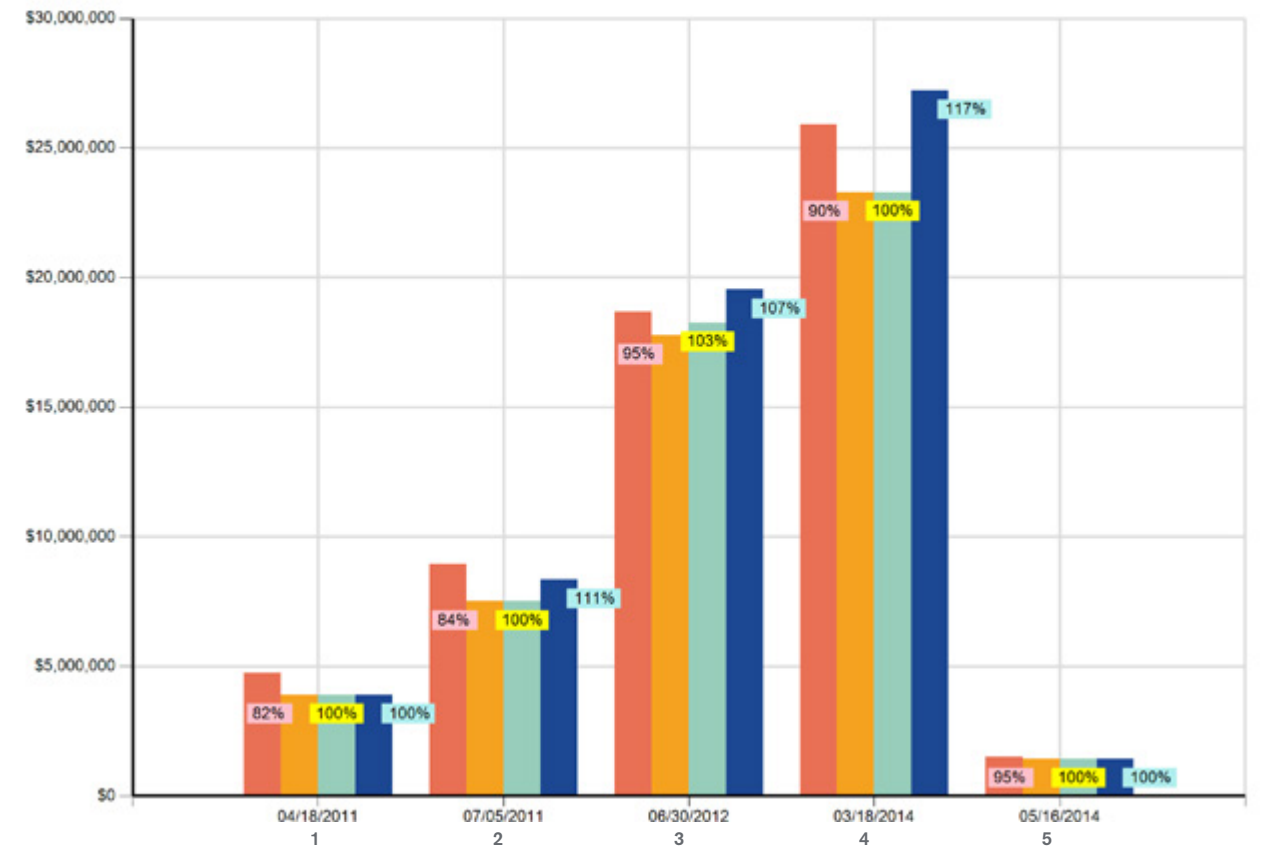
- Design
- Procurement
- Construction

Trending Data for Council District 7  
Capital Dollars Spent\*



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

Cost Data for Council District 7  
Last 5 Projects (Competitively Bid, Substantially Completed)

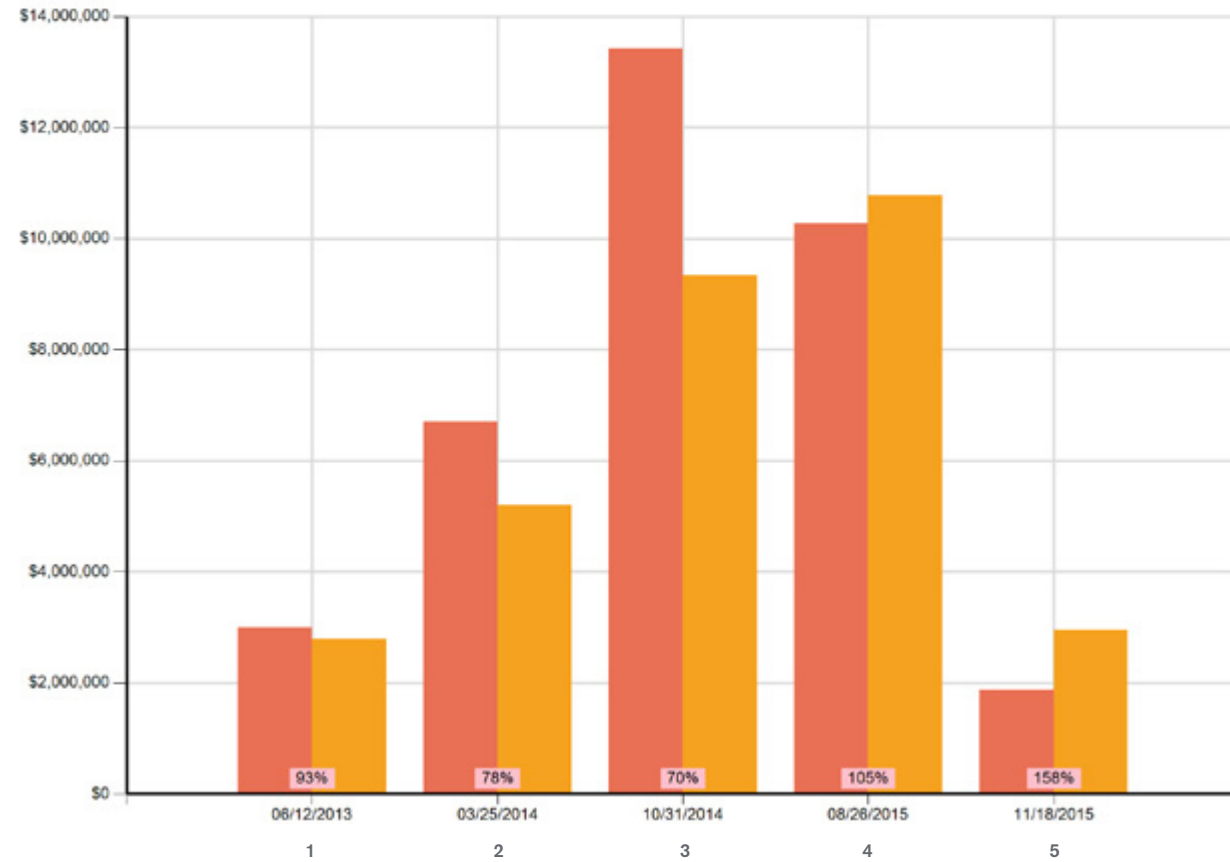


- 1 DISTRIBUTION WATER MAIN EXTENSION
- 2 CITYWIDE MILLING - BX & MN
- 3 SCHOOL SAFETY IMPROVEMENT, PHASE II
- 4 EXTENSION & GUT RENOVATION: RIVERSIDE HEALTH CTR.
- 5 TV INSPECTION AND CLEANING - CITYWIDE

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 7**  
**Last 5 Sealed Competitive Bid Results**  
 (winning bid may not result in awarding of contract)



- 1 REHABILITATION OF RETAINING WALL AT WEST 155TH STREET (LOWER LEVEL) BETWEEN RIVERSIDE DRIVE AND BROADWAY - BOROUGH OF MANHATTAN AND THE BRONX
- 2 HWCSCH3B2 - SAFE ROUTES TO SCHOOLS IN THE VICINITY OF THE FOLLOWING SCHOOLS: ANCENSION SCHOOL , M.S. 54, ETC. - BOROUGH OF MANHATTAN
- 3 RESURFACING WITH 2" ASPHALTIC CONCRETE WEARING COURSE AND INSTALLATION OF PEDESTRIAN RAMPS, AT DESIGNATED STREETS WITHIN THE BOROUGH, AND INSTALLATION OF NEW CURBS WITH SIDEWALKS WHERE DIRECTED WITHIN THE DESIGNATED STREETS - CITY WIDE
- 4 RECONSTRUCTION OF MONTEFIORE PARK AND PLAZA-BOROUGH OF MANHATTAN
- 5 HARLEM SCHOOL OF THE ARTS, PHASE II BUILDING RENOVATIONS--BOROUGH OF MANHATTAN

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

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

NYPL <b>BLOOMINGDALE ELEVATOR UPGRADE</b> MULTIPLE ADDRESSES Estimated Completion Date: Q4 2014	DOT <b>MONTEFIORE PARK PLAZA</b> MULTIPLE ADDRESSES Estimated Completion Date: Q4 2017
OPS <b>FUEL TANK REPLACEMENT</b> MULTIPLE ADDRESSES Estimated Completion Date: Q4 2014	NYPD <b>GENERATOR REPLACEMT @ VARIOUS PRECINCTS</b> MULTIPLE ADDRESSES Estimated Completion Date: Q1 2018
NYPL <b>HAMILTON GRANGE FIRE ALARM UPGRADE (8 OF 10)</b> MULTIPLE ADDRESSES Estimated Completion Date: Q2 2015	DEP <b>E.26TH STREET ETC</b> MULTIPLE ADDRESSES Estimated Completion Date: Q2 2018
DOT, DEP <b>W. 155TH RETAINING WALL-RIVERSIDE T</b> MULTIPLE ADDRESSES Estimated Completion Date: Q2 2016	NYPL <b>BLOOMINGDALE INTERIOR RENOVATION</b> 150 WEST 100 STREET, MANHATTAN, NY 10025 Estimated Completion Date: Q2 2018
NYPD <b>DESK REPLACEMENT CITYWIDE</b> MULTIPLE ADDRESSES Estimated Completion Date: Q2 2016	NYPL <b>GEORGE BRUCE HVAC, BMS &amp; FIRE ALARM UPG</b> 520 WEST 125 STREET, MANHATTAN, NY 10027 Estimated Completion Date: Q2 2018
DOT <b>SCHOOL SAFETY PROGRAM 3</b> MULTIPLE ADDRESSES Estimated Completion Date: Q3 2016	DOT <b>MULTI SITE PEDESTRIAN SAFETY</b> MULTIPLE ADDRESSES Estimated Completion Date: Q2 2018
DOT <b>MILLING &amp; RESURFACING - FEDERAL EARMARK</b> MULTIPLE ADDRESSES Estimated Completion Date: Q4 2016	DHS <b>REGENTS FAMILY RESIDENCE EXT REST DSGN</b> 2724 BROADWAY, MANHATTAN, NY 10025 Estimated Completion Date: Q4 2018
NYPL <b>BLOOMINGDALE ELECTRICAL UPGRADE</b> 150 WEST 100 STREET, MANHATTAN, NY 10025 Estimated Completion Date: Q1 2017	NYPL <b>HAMILTON GRANGE EXTERIOR RENOVATION</b> 505 WEST 145 STREET, MANHATTAN, NY 10031 Estimated Completion Date: Q1 2019
DCAS <b>ENERGY CONSERVATION AT REGENT HOTEL SHELTER</b> 2720 BROADWAY, MANHATTAN, NY 10025 Estimated Completion Date: Q2 2017	NYPL <b>GEORGE BRUCE INTERIOR, PR ROOF &amp; BOILER UPG</b> 520 WEST 125 STREET, MANHATTAN, NY 10027 Estimated Completion Date: Q2 2019
DCLA <b>HARLEM SCHOOL OF THE ARTS-PH 2 BUILDING UPGRADE</b> 641 ST NICHOLAS AVENUE, MANHATTAN, NY 10030 Estimated Completion Date: Q3 2017	NYPD <b>WINDOW REPLACE AT 26TH, 67TH, 76TH &amp; 111TH P</b> MULTIPLE ADDRESSES Estimated Completion Date: Q2 2019

## Project List

DCLA

**DANCE THEATER OF HARLEM - BOILER REPLACEMENT**

466 WEST 152 STREET, MANHATTAN, NY 10031

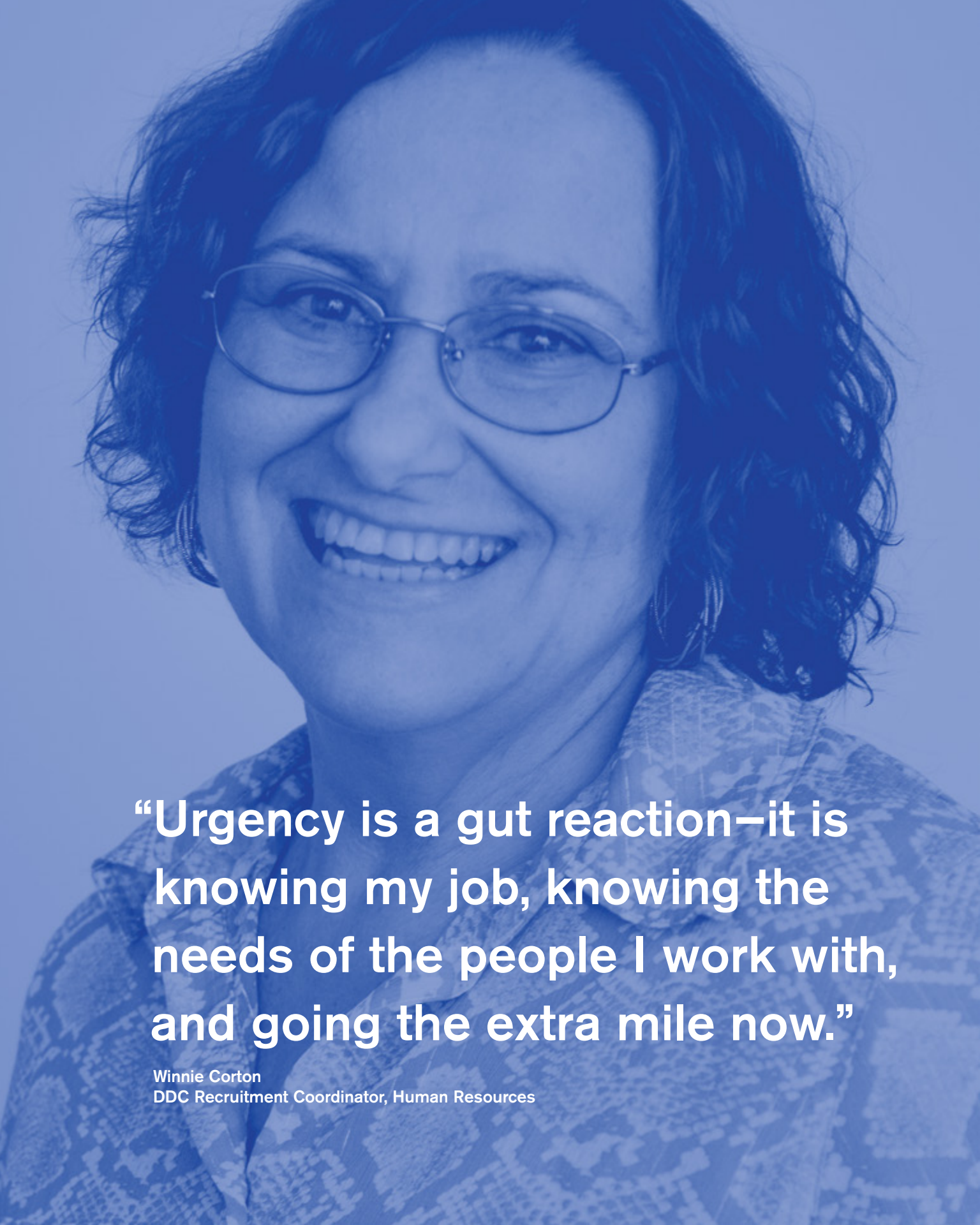
Estimated Completion Date: Q1 2020

DEP

**TRUNK WASTE MAIN IN BROADWAY**

MULTIPLE ADDRESSES

Estimated Completion Date: Q3 2021



**“Urgency is a gut reaction—it is knowing my job, knowing the needs of the people I work with, and going the extra mile now.”**

Winnie Corton  
DDC Recruitment Coordinator, Human Resources





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