

# Building One City for You

Queens Library  
Interim President and CEO Bridget Quinn-Carey

Annual Report  
Fiscal Year 2015



Department of  
Design and  
Construction

Bill de Blasio  
Mayor

Dr. Feniosky Peña-Mora  
Commissioner



**Dear Interim President Quinn-Carey,**

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

We're renewing our commitment to you and want to share our values: urgency, responsiveness, service, collaboration, and mentorship. These values serve as the foundation of our agency, and as leaders in design and construction management it is our responsibility to practice these values, providing innovative and cost-effective expertise for each one 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 feel free to 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

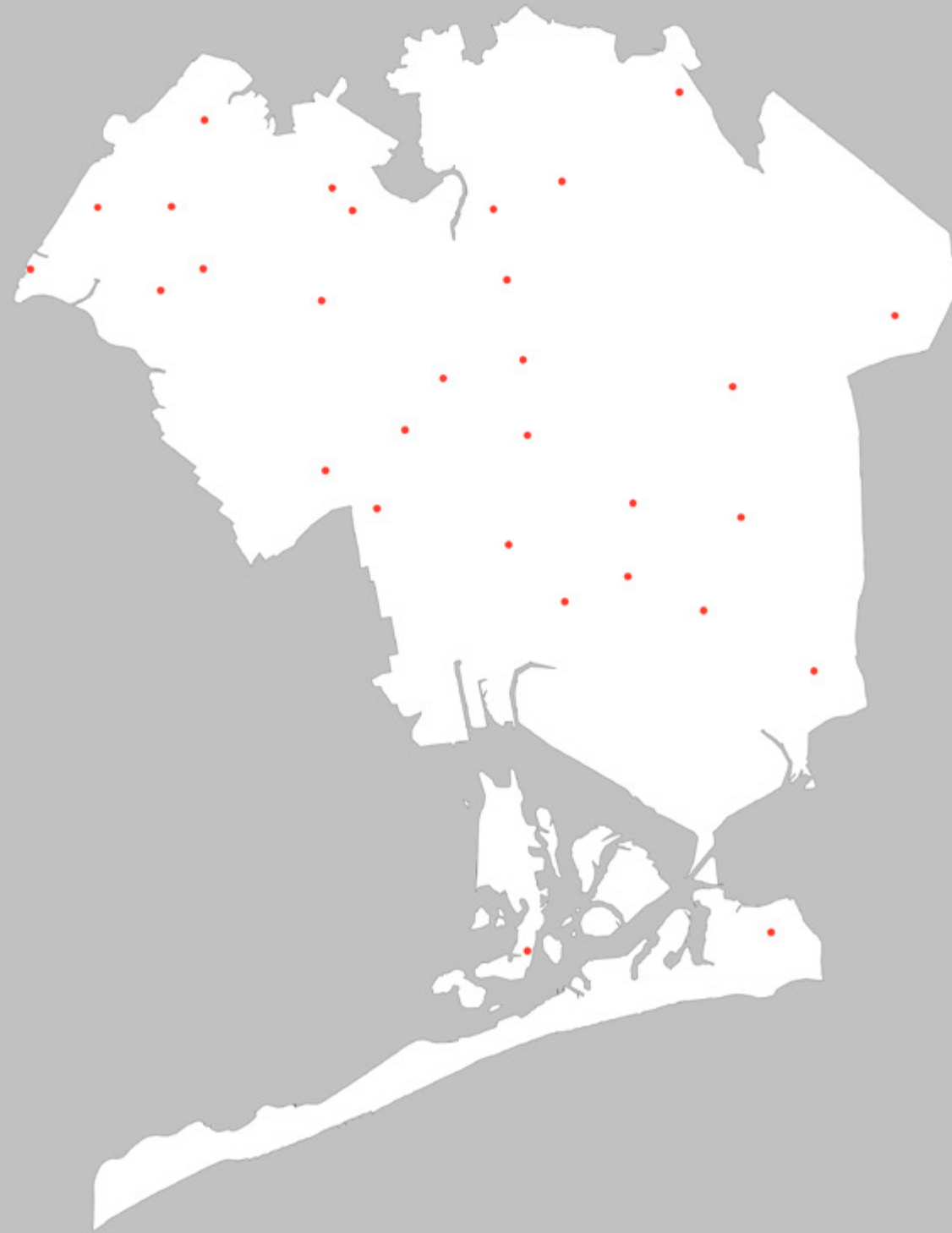
The stairways, step streets, and bike lanes that DDC builds help New Yorkers to be fit, active, and healthy. Our infrastructure and building projects use design to support healthy minds and healthy bodies.

### 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.



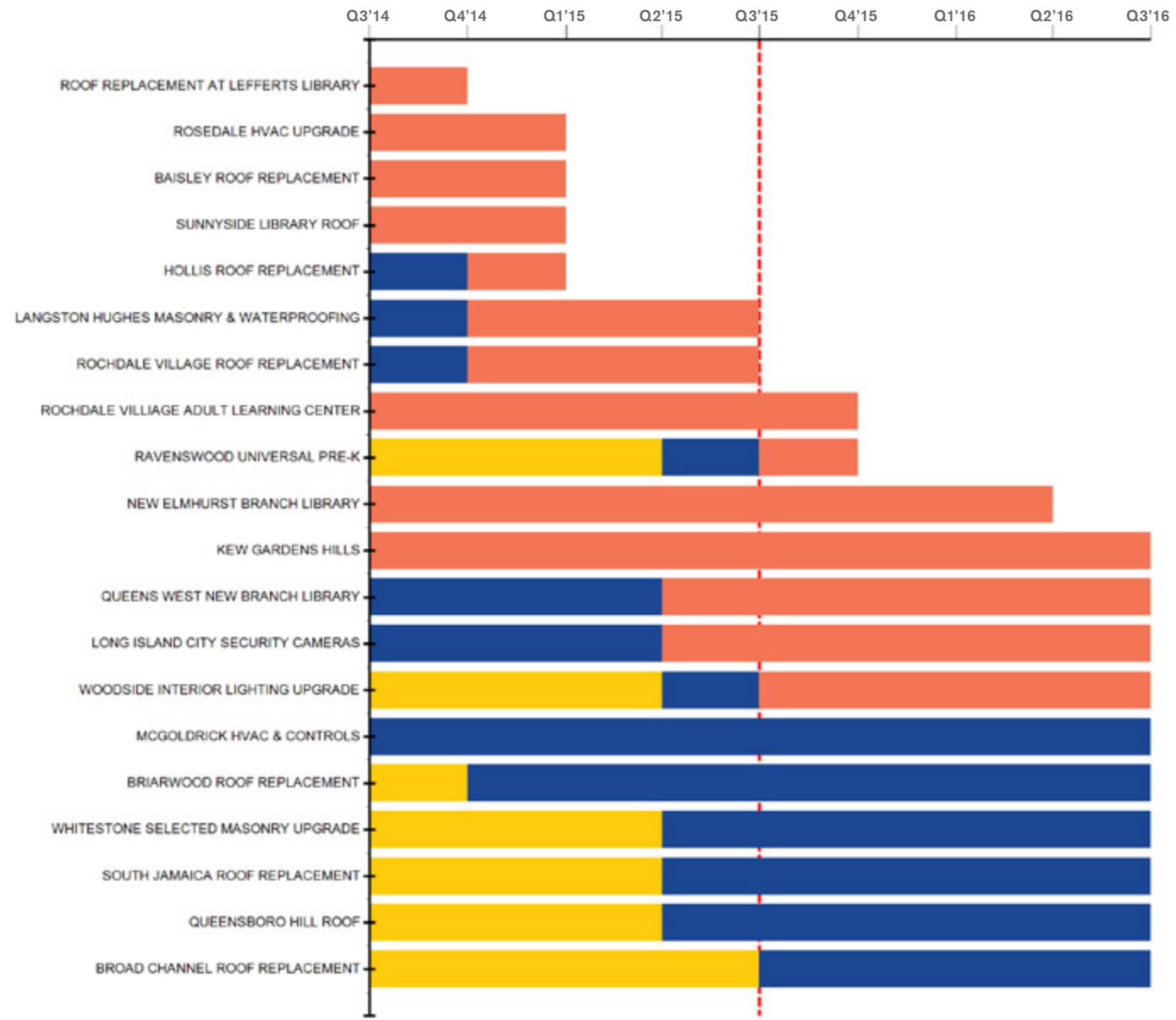
Kew Gardens Hills Library



**Current Work**

- ROOF REPLACEMENT AT LEFFERTS LIBRARY
- HOLLIS ROOF REPLACEMENT
- ROSEDALE HVAC UPGRADE
- BAISLEY ROOF REPLACEMENT
- SUNNYSIDE LIBRARY ROOF
- LANGSTON HUGHES MASONRY & WATERPROOFING
- ROCHDALE VILLAGE ROOF REPLACEMENT
- ROCHDALE VILLAGE ADULT LEARNING CENTER
- RAVENSWOOD UNIVERSAL PRE-K
- NEW ELMHURST BRANCH LIBRARY
- LONG ISLAND CITY SECURITY CAMERAS
- WOODSIDE INTERIOR LIGHTING UPGRADE
- KEW GARDENS HILLS
- QUEENS WEST NEW BRANCH LIBRARY
- BROAD CHANNEL ROOF REPLACEMENT
- FOREST HILLS ROOF REPLACEMENT
- WHITESTONE SELECTED MASONRY UPGRADE
- BRIARWOOD ROOF REPLACEMENT
- MCGOLDRICK HVAC & CONTROLS
- QUEENSBORO HILL ROOF
- SOUTH JAMAICA ROOF REPLACEMENT
- JACKSON HEIGHTS HVAC UPGRADE
- LAURELTON ROOF REPLACEMENT
- GLENDALE LIBRARY RENOVATIONS-PHASE II
- RIDGEWOOD ROOF & MASONRY REPAIR
- FLUSHING LIBRARY HVAC/WINDOW UPGRADES
- SOUTH OZONE PARK ROOF REPLACEMENT
- ST ALBANS ROOF REPLACEMENT
- ROCHDALE VILLAGE HVAC & CONTROLS UPGRADE
- DOUGLASTON HVAC REPLACEMENT
- BELLROSE MASONRY REPAIRS
- NORTH FOREST PARK RENOVATION
- STEINWAY-PHASE II RENOVATION
- ST. ALBANS SUPPLEMENTAL HEATING & INSULATION
- EAST ELMHURST EXPANSION
- BROADWAY INTERIOR RENOVATION
- HOLLIS INTERIOR RENOVATION
- FAR ROCKAWAY NEW FACILITY
- ASTORIA RESTROOMS AND ELEVATORS UPGRADE
- BAY TERRACE HVAC CONTROLS AND ROOF UPGRADE
- WOODHAVEN ADA, ELEVATOR & EXTERIOR REHABILITATION

Project Schedule for Queens Library  
 Projects in Design and/or Construction  
 (Approximated by Quarter as of February 19, 2016)



\*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

Project Schedule for Queens Library  
 Projects in Design and/or Construction

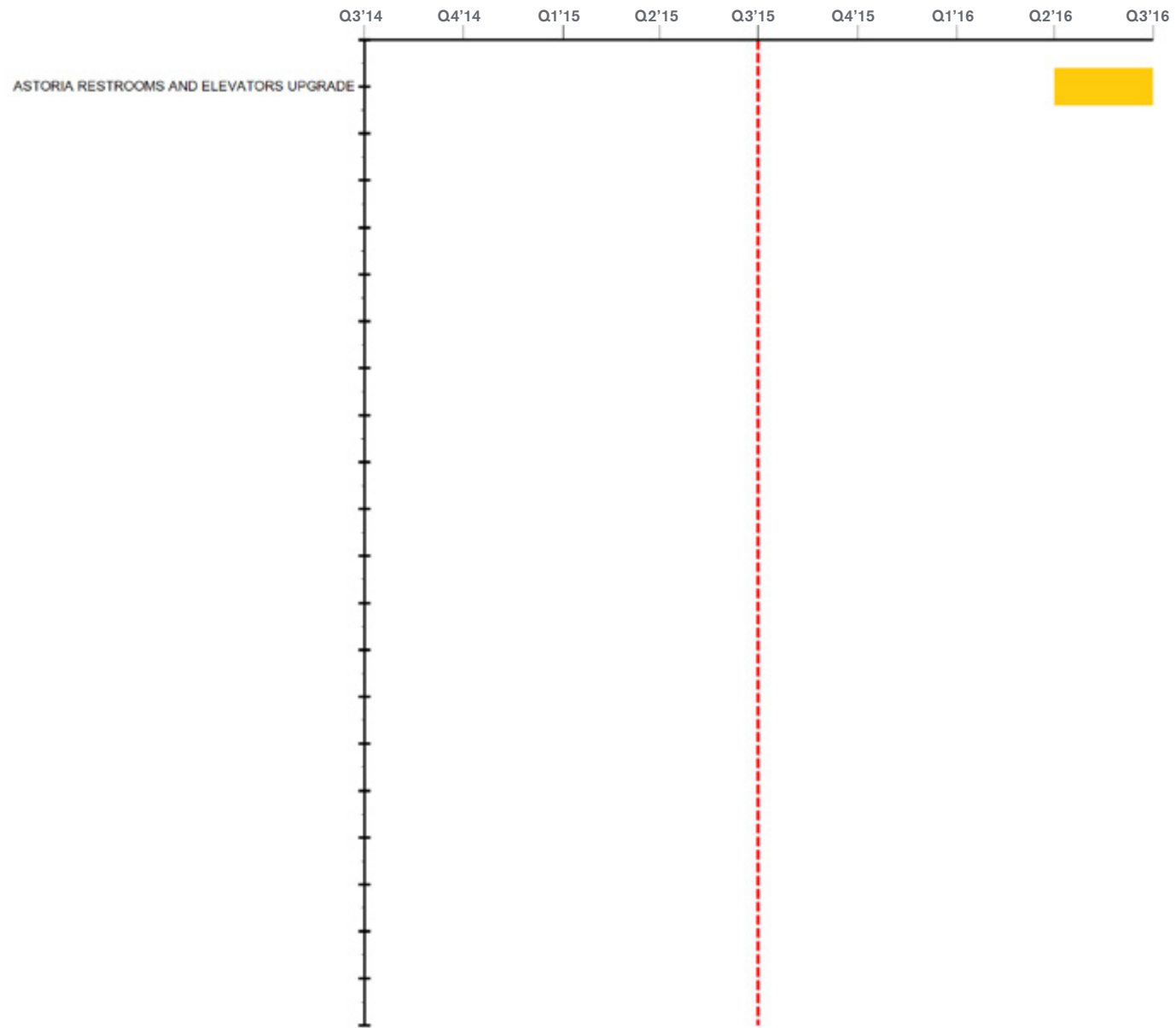


\*On-hold projects

Projected/Actual

- Design
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- Construction

**Project Schedule for Queens Library**  
Projects in Design and/or Construction

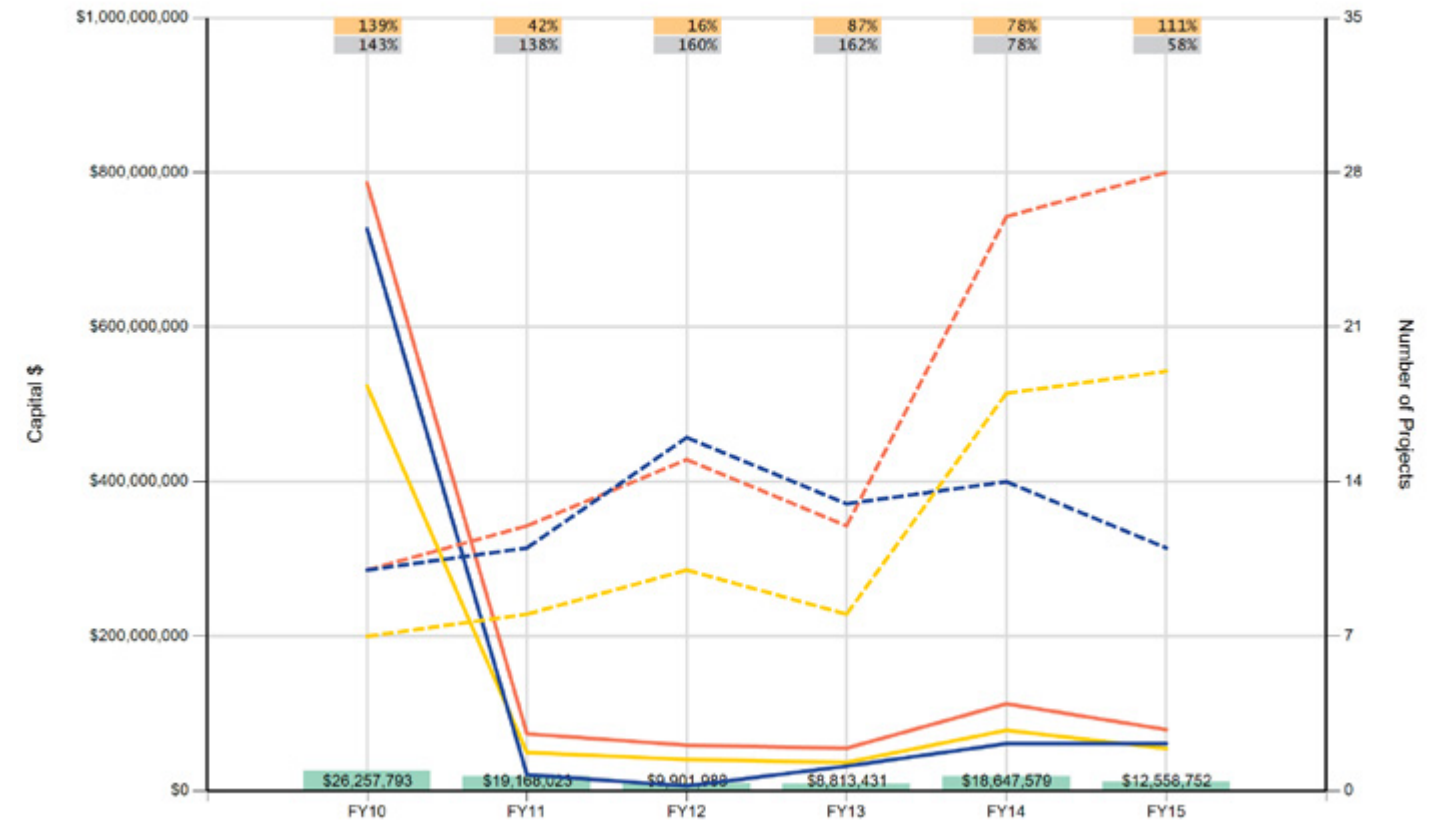


\*On-hold projects

- Projected/Actual
- Design
  - Procurement
  - Construction

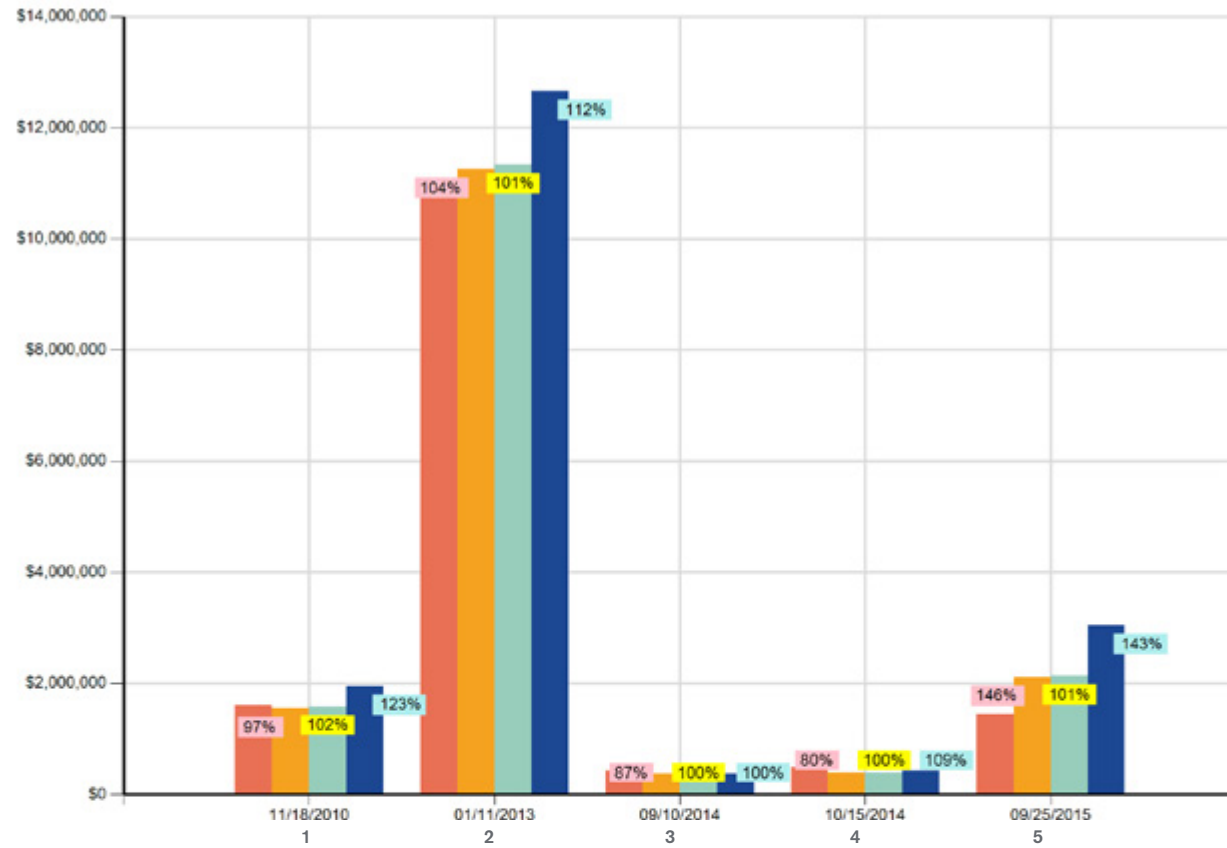
**Trending Data for Queens Library**

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
- Capital Dollars Spent

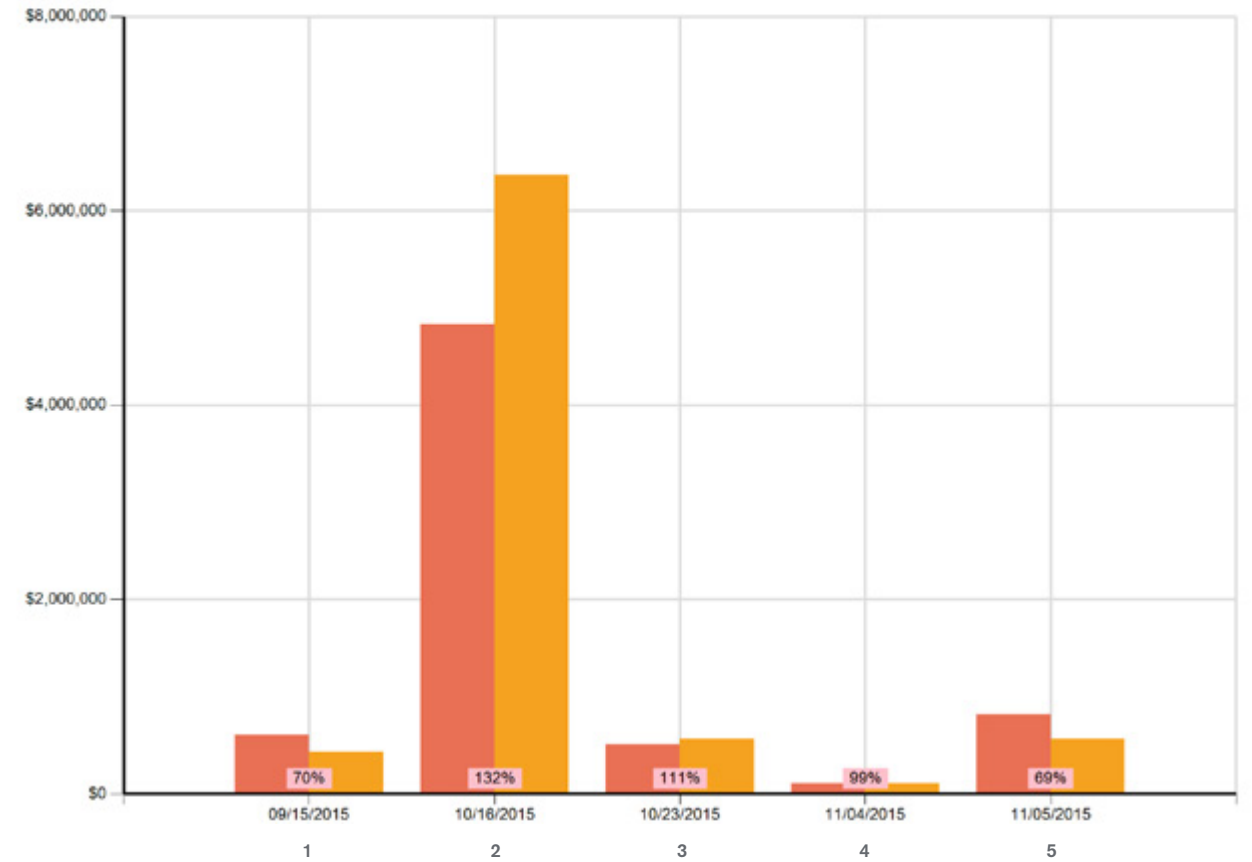
**Cost Data for Queens Library**  
Last 5 Projects (Competitively Bid, Substantially Completed)



- 1 RIDGEWOOD BRANCH LIBRARY REHAB. PHASE 2
- 2 GLEN OAKS NEW BUILDING
- 3 ROOF REPLACEMENT AT LEFFERTS LIBRARY
- 4 SUNNYSIDE LIBRARY ROOF
- 5 ROCHDALE VILLIAGE ADULT LEARNING CENTER

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



- 1 FOREST HILLS LIBRARY ROOF REPLACEMENTS - BOROUGH OF QUEENS
- 2 EAST ELMHURST BRANCH LIBRARY EXPANSION - BOROUGH OF QUEENS
- 3 QUEENSBORO HILL LIBRARY ROOF REPLACEMENT AND RELATED WORK - BOROUGH OF QUEENS
- 4 WHITESTONE LIBRARY MASONRY UPGRADES REBID-BOROUGH OF QUEENS
- 5 SOUTH JAMAICA BRANCH LIBRARY; ROOF REPLACEMENT AND RELATED WORK - BOROUGH OF QUEENS

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



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

**ROOF REPLACEMENT AT LEFFERTS LIBRARY**

103-34 LEFFERTS BOULEVARD, QUEENS, NY 11419  
Estimated Completion Date: Q3 2014

**HOLLIS ROOF REPLACEMENT**

205-07 HILLSIDE AVENUE, QUEENS, NY 11423  
Estimated Completion Date: Q4 2014

**ROSEDALE HVAC UPGRADE**

144-20 243 STREET, QUEENS, NY 11422  
Estimated Completion Date: Q4 2014

**BAISLEY ROOF REPLACEMENT**

117-11 SUTPHIN BOULEVARD, QUEENS, NY 11434  
Estimated Completion Date: Q4 2014

**SUNNYSIDE LIBRARY ROOF**

43-06 GREENPOINT AVENUE, QUEENS, NY 11377  
Estimated Completion Date: Q4 2014

**LANGSTON HUGHES MASONRY & WATERPROOFING**

100-01 NORTHERN BOULEVARD, QUEENS, NY 11368  
Estimated Completion Date: Q2 2015

**ROCHDALE VILLAGE ROOF REPLACEMENT**

169-09 137 AVENUE, QUEENS, NY 11434  
Estimated Completion Date: Q2 2015

**ROCHDALE VILLAGE ADULT LEARNING CENTER**

169-09 137 AVENUE, QUEENS, NY 11434  
Estimated Completion Date: Q3 2015

**RAVENSWOOD UNIVERSAL PRE-K**

35-32 21ST STREET, QUEENS, NY 11106  
Estimated Completion Date: Q3 2015

**NEW ELMHURST BRANCH LIBRARY**

86-01 51 AVENUE, QUEENS, NY 11373  
Estimated Completion Date: Q1 2016

**LONG ISLAND CITY SECURITY CAMERAS**

37-25 13 STREET, QUEENS, NY 11101  
Estimated Completion Date: Q2 2016

**WOODSIDE INTERIOR LIGHTING UPGRADE**

54-22 SKILLMAN AVENUE, QUEENS, NY 11377  
Estimated Completion Date: Q3 2016

**KEW GARDENS HILLS**

72-33 VLEIGH PLACE, QUEENS, NY 11367  
Estimated Completion Date: Q3 2016

**QUEENS WEST NEW BRANCH LIBRARY**

47-05 CENTER BOULEVARD, QUEENS, NY 11101  
Estimated Completion Date: Q1 2017

**BROAD CHANNEL ROOF REPLACEMENT**

16-26 CROSS BAY BLVD, QUEENS, NY 11693  
Estimated Completion Date: Q2 2017

**FOREST HILLS ROOF REPLACEMENT**

108-19 71 AVENUE, QUEENS, NY 11375  
Estimated Completion Date: Q2 2017

**WHITESTONE SELECTED MASONRY UPGRADE**

155-06 ROOSEVELT AVENUE, QUEENS, NY 11354  
Estimated Completion Date: Q2 2017

**BRIARWOOD ROOF REPLACEMENT**

84-02 QUEENS BOULEVARD, QUEENS, NY 11435  
Estimated Completion Date: Q2 2017

**MCGOLDRICK HVAC & CONTROLS**

155-06 ROOSEVELT AVENUE, QUEENS, NY 11354  
Estimated Completion Date: Q3 2017

**QUEENSBORO HILL ROOF**

60-01 MAIN STREET, QUEENS, NY 11355  
Estimated Completion Date: Q3 2017

**SOUTH JAMAICA ROOF REPLACEMENT**

108-45 GUY R BREWER BLVD, QUEENS, NY 11433  
Estimated Completion Date: Q3 2017

**JACKSON HEIGHTS HVAC UPGRADE**

35-51 81 STREET, QUEENS, NY 11372  
Estimated Completion Date: Q3 2017

**LAURELTON ROOF REPLACEMENT**

134-26 225 STREET, QUEENS, NY 11413  
Estimated Completion Date: Q3 2017

**GLENDALE LIBRARY RENOVATIONS-PHASE II**

73-15 MYRTLE AVENUE, QUEENS, NY 11385  
Estimated Completion Date: Q1 2018

“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

## Project List

### RIDGEWOOD ROOF & MASONRY REPAIR

20-12 MADISON STREET, QUEENS, NY 11385  
Estimated Completion Date: Q1 2018

### FLUSHING LIBRARY HVAC/WINDOW UPGRADES

41-24 KISSENA BOULEVARD, QUEENS, NY 11355  
Estimated Completion Date: Q2 2018

### SOUTH OZONE PARK ROOF REPLACEMENT

128-16 ROCKAWAY BOULEVARD, QUEENS, NY 11420  
Estimated Completion Date: Q2 2018

### ST ALBANS ROOF REPLACEMENT

191-05 LINDEN BOULEVARD, QUEENS, NY 11412  
Estimated Completion Date: Q2 2018

### ROCHDALE VILLAGE HVAC & CONTROLS UPGRADE

169-09 137 AVENUE, QUEENS, NY 11434  
Estimated Completion Date: Q3 2018

### DOUGLASTON HVAC REPLACEMENT

249-01 NORTHERN BOULEVARD, QUEENS, NY 11362  
Estimated Completion Date: Q3 2018

### BELLROSE MASONRY REPAIRS

250-02 HILLSIDE AVENUE, QUEENS, NY 11426  
Estimated Completion Date: Q3 2018

### NORTH FOREST PARK RENOVATION

98-27 METROPOLITAN AVENUE, QUEENS, NY 11375  
Estimated Completion Date: Q4 2018

### STEINWAY-PHASE II RENOVATION

21-47 31 STREET, QUEENS, NY 11105  
Estimated Completion Date: Q4 2018

### ST. ALBANS SUPPLEMENTAL HEATING & INSULATION

191-05 LINDEN BOULEVARD, QUEENS, NY 11412  
Estimated Completion Date: Q4 2018

### EAST ELMHURST EXPANSION

95-06 ASTORIA BOULEVARD, QUEENS, NY 11369  
Estimated Completion Date: Q4 2018

### BROADWAY INTERIOR RENOVATION

40-20 BROADWAY, QUEENS, NY 11103  
Estimated Completion Date: Q2 2019

### HOLLIS INTERIOR RENOVATION

205-07 HILLSIDE AVENUE, QUEENS, NY 11423  
Estimated Completion Date: Q3 2019

### FAR ROCKAWAY NEW FACILITY

16-15 CENTRAL AVENUE, QUEENS, NY 11691  
Estimated Completion Date: Q3 2019

### ASTORIA RESTROOMS & ELEVATORS UPGRADE

NOT AVAILABLE  
Estimated Completion Date: Q4 2019

### BAY TERRACE HVAC CONTROLS & ROOF UPGRADE

18-36 BELL BOULEVARD, QUEENS, NY 11360  
Estimated Completion Date: Q4 2019

### WOODHAVEN ADA, ELEVATOR & EXTERIOR

85-41 FOREST PARKWAY, QUEENS, NY 11421  
Estimated Completion Date: Q1 2020

New York City Department of  
Design and Construction  
30-30 Thomson Avenue  
Long Island City, NY 11101  
[nyc.gov/ddc](http://nyc.gov/ddc)