

Building One City for You

Brooklyn Public Library
President and CEO Linda E. Johnson

Annual Report
Fiscal Year 2015



Department of
Design and
Construction

Bill de Blasio
Mayor

Dr. Feniosky Peña-Mora
Commissioner



Dear President Johnson,

It's simple – the libraries in Brooklyn help New York City thrive.

The opportunities your libraries bring to the people of the city are unmatched; they affect New Yorkers at all levels. Since becoming Commissioner of the Department of Design and Construction, we've made it a priority to listen to you, to understand your design and construction needs, and to deliver your libraries in Brooklyn with a newfound sense of urgency. We understand that in order for the city to thrive, each of your projects needs to thrive.

I'm renewing our commitment to you and want to share our new values: urgency, responsiveness, service, collaboration, and mentorship. These values serve as the new 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 library branches we build for you.

This is how we see our future in Brooklyn 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.

I would like to thank you for your continued commitment to New York City. My door at DDC is always open. We understand that great libraries are the result of great collaboration – all for the benefit of the communities we serve. 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

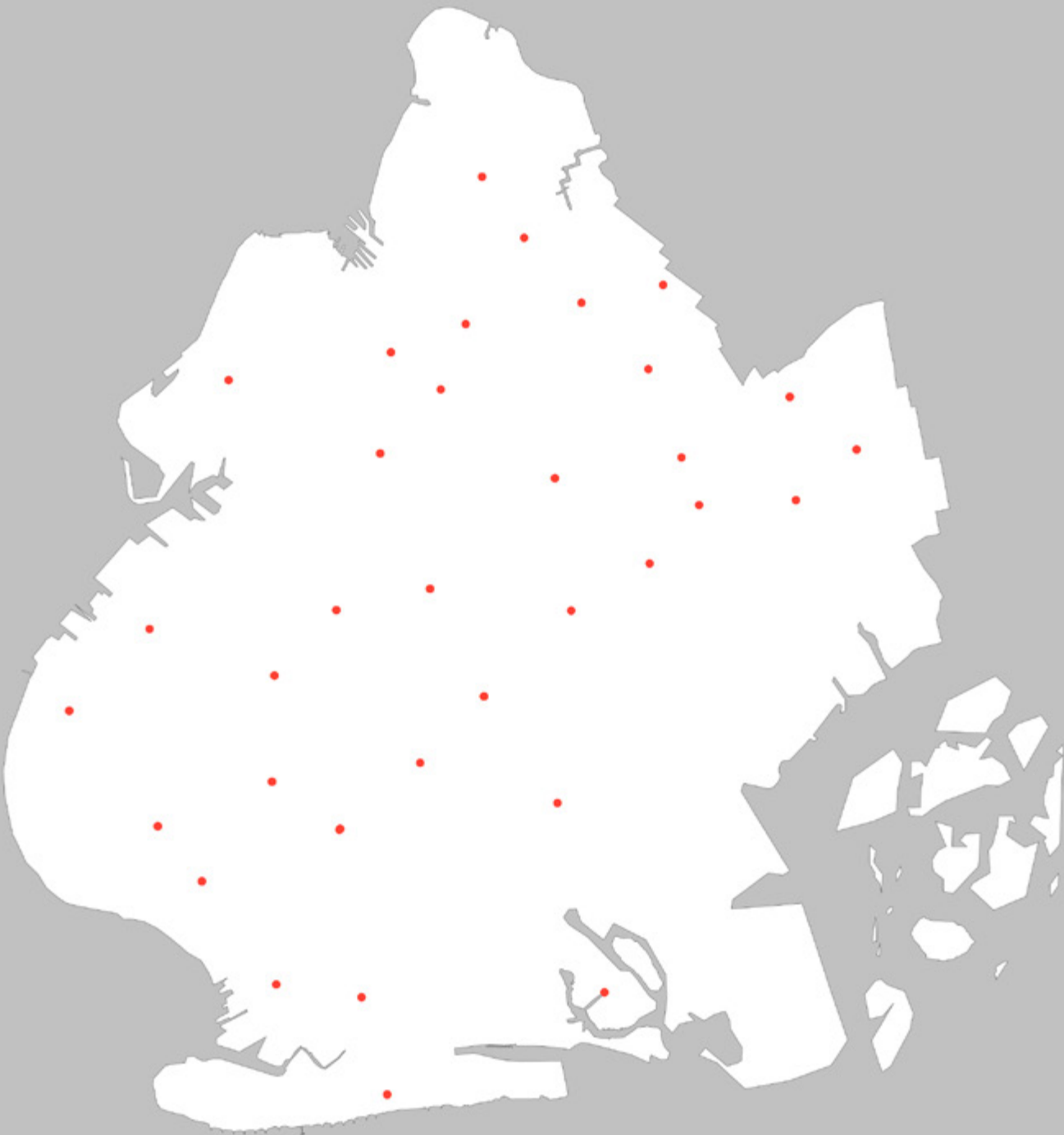
Superstorm Sandy demonstrated the vulnerability of New York City infrastructure and neighborhoods, particularly along the shorelines. DDC's design and construction projects enable communities to overcome devastation and emerge stronger than ever.

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

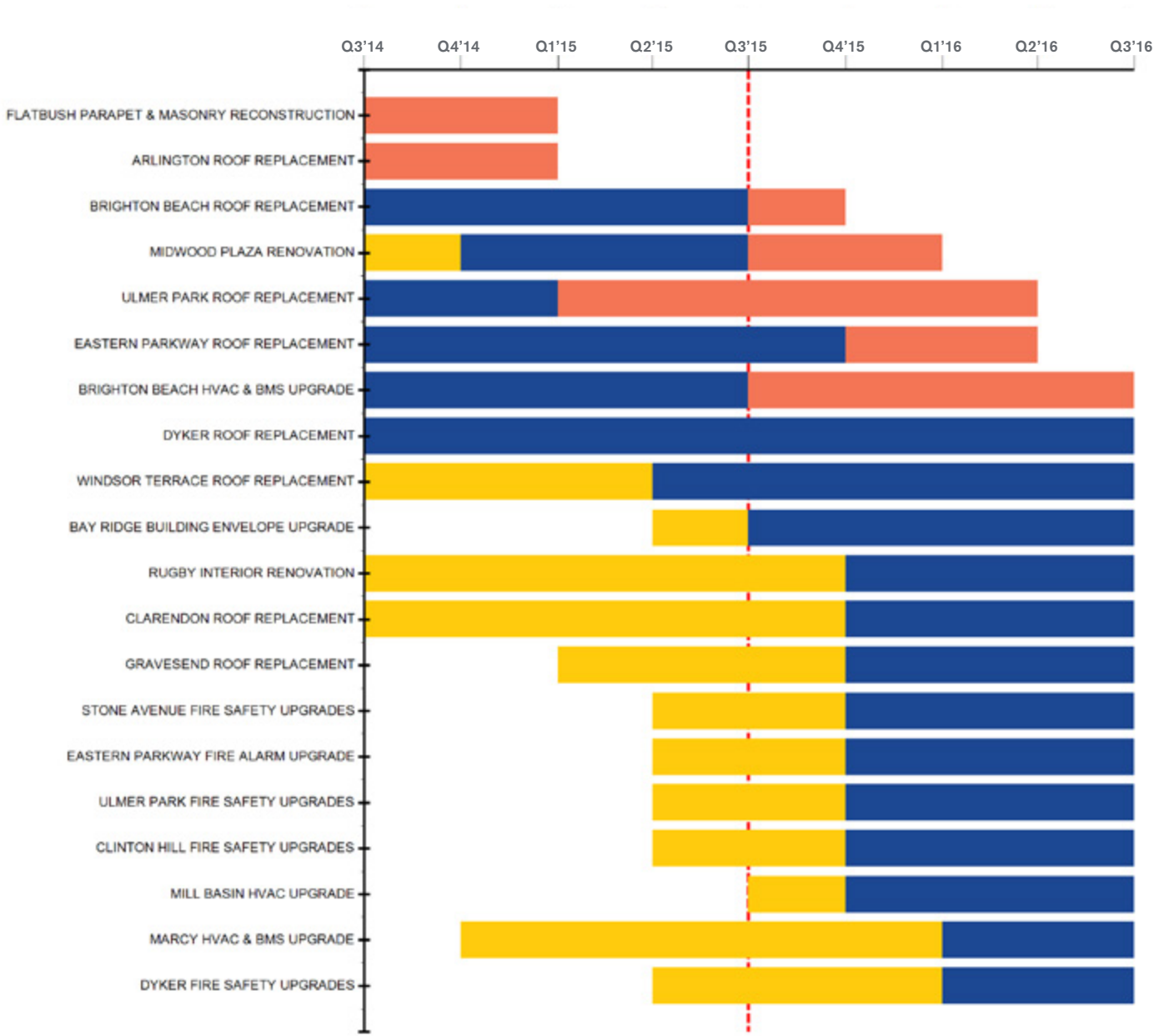
More than just assuring the fair distribution of the many built assets that bring communities together, we make it our priority to ensure that all our projects are welcoming to the growing and diverse population of New York City.



Current Work

- ARLINGTON ROOF REPLACEMENT
FLATBUSH PARAPET & MASONRY RECONSTRUCTION
BRIGHTON BEACH ROOF REPLACEMENT
MIDWOOD PLAZA RENOVATION
ULMER PARK ROOF REPLACEMENT
EASTERN PARKWAY ROOF REPLACEMENT
BRIGHTON BEACH HVAC & BMS UPGRADE
PARK SLOPE GARDEN
ULMER PARK FIRE SAFETY UPGRADES
GERRITSEN BEACH BUILDING ENVELOPE REHABILITATION
EASTERN PARKWAY FIRE ALARM UPGRADE
ARLINGTON BOILER & BMS UPGRADE
MILL BASIN HVAC UPGRADE
DYKER ROOF REPLACEMENT
BAY RIDGE BUILDING ENVELOPE UPGRADE
CLINTON HILL FIRE SAFETY UPGRADES
DYKER FIRE SAFETY UPGRADES
STONE AVENUE FIRE SAFETY UPGRADES
CLARENDON ROOF REPLACEMENT
MARCY HVAC & BMS UPGRADE
WINDSOR TERRACE ROOF REPLACEMENT
GRAVESEND ROOF REPLACEMENT
ARLINGTON FIRE SAFETY UPGRADE
BROWNSVILLE HVAC & BMS UPGRADE
ARLINGTON HVAC & BMS SYSTEM
WALT WHITMAN ROOF REPLACEMENT
WINDSOR TERRACE FIRE ALARM UPGRADE
BUSHWICK HVAC UPGRADE
MAPLETON HVAC UPGRADE
BEDFORD HVAC UPGRADE
LEONARD LIBRARY HVAC REPLACEMENT
RYDER BUILDING ENVELOPE REHABILITATION
NEW UTRECHT FIRE ALARM, HVAC & BMS UPGRADE
CYPRESS HILLS HVAC UPGRADE
LEONARD ROOF REPLACEMENT
FLATBUSH HEATING & COOLING REPLACEMENT
FLATLANDS HVAC, BMS & FIRE SAFETY UPGRADES
RYDER FIRE SAFETY UPGRADES
RYDER HVAC UPGRADE
CLARENDON HVAC & BMS UPGRADE
SARATOGA HVAC REPLACEMENT
WASHINGTON IRVING ROOF REPLACEMENT
CARROLL GARDENS HVAC REPLACEMENT
BUSHWICK ROOF REPLACEMENT
BROOKLYN CENTRAL HVAC REPLACEMENT
NEW LOTS HVAC & BMS UPGRADE
FLATLANDS ROOF REPLACEMENT
MAPLETON BOILER/BMS SYSTEM REPLACEMENT
- WINDSOR TERRACE HVAC UPGRADE
CYPRESS HILL FIRE SAFETY UPGRADES
NEW LOTS ROOF & FACADE RENOVATION
CLINTON HILL HVAC CONTROLS
MIDWOOD 2ND FLOOR RENOVATION
CONEY ISLAND 2ND FLOOR RENOVATION
RUGBY INTERIOR RENOVATION
MAPLETON BUILDING ENVELOPE REHABILITATION
BOROUGH PARK MAJOR RENOVATION
EAST FLATBUSH MAJOR REHABILITATION
BROOKLYN CENTRAL YOUTH SERVICES
BROOKLYN CENTRAL RESTROOM EXPANSION & RENOVATION
DEKALB MAJOR RENOVATION

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

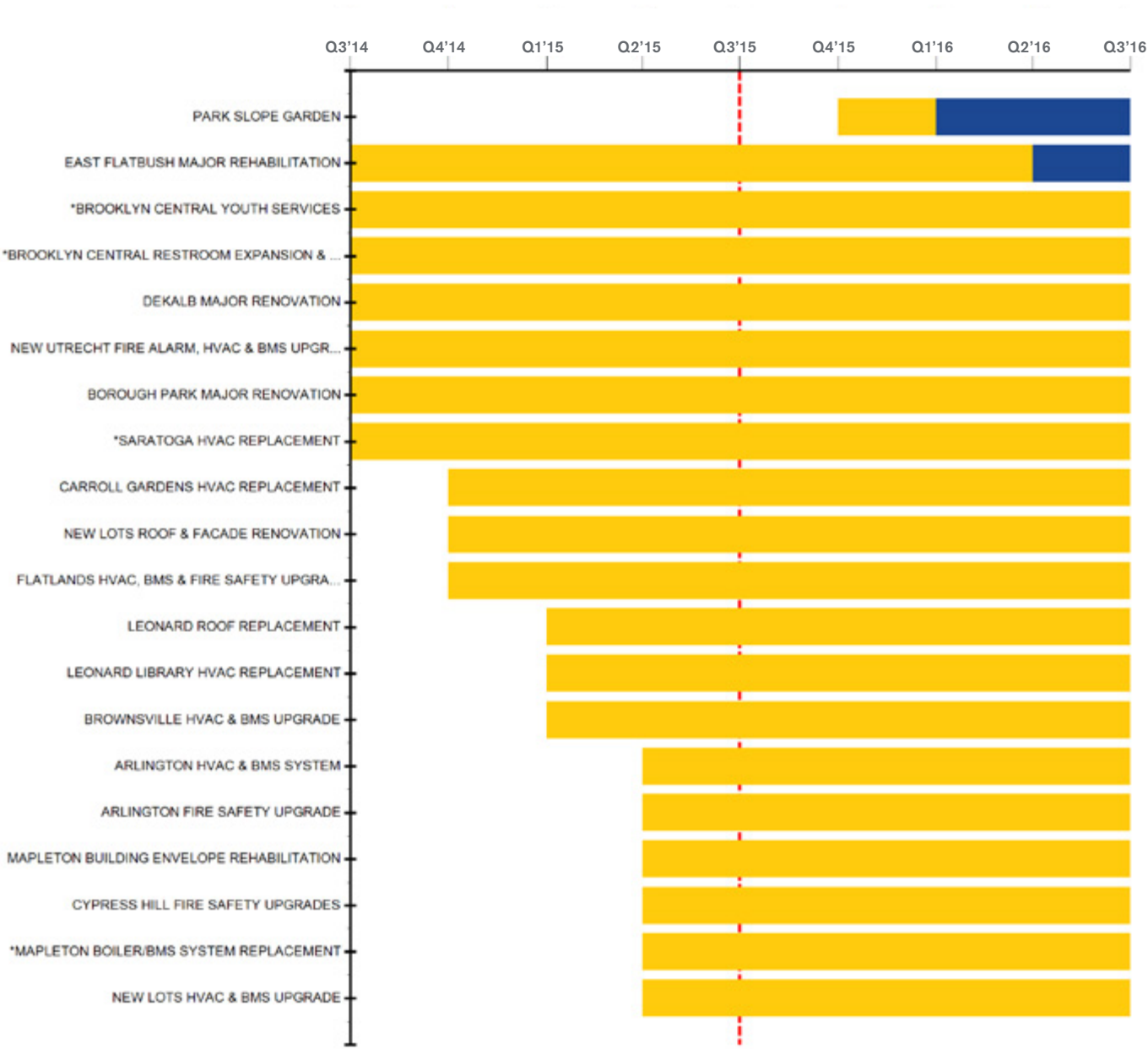


*On-hold projects

Projected/Actual

Design
Procurement
Construction

Project Schedule for Brooklyn Public Library
Projects in Design and/or Construction



*On-hold projects

Projected/Actual

Design
Procurement
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Project Schedule for Brooklyn Public Library
Projects in Design and/or Construction

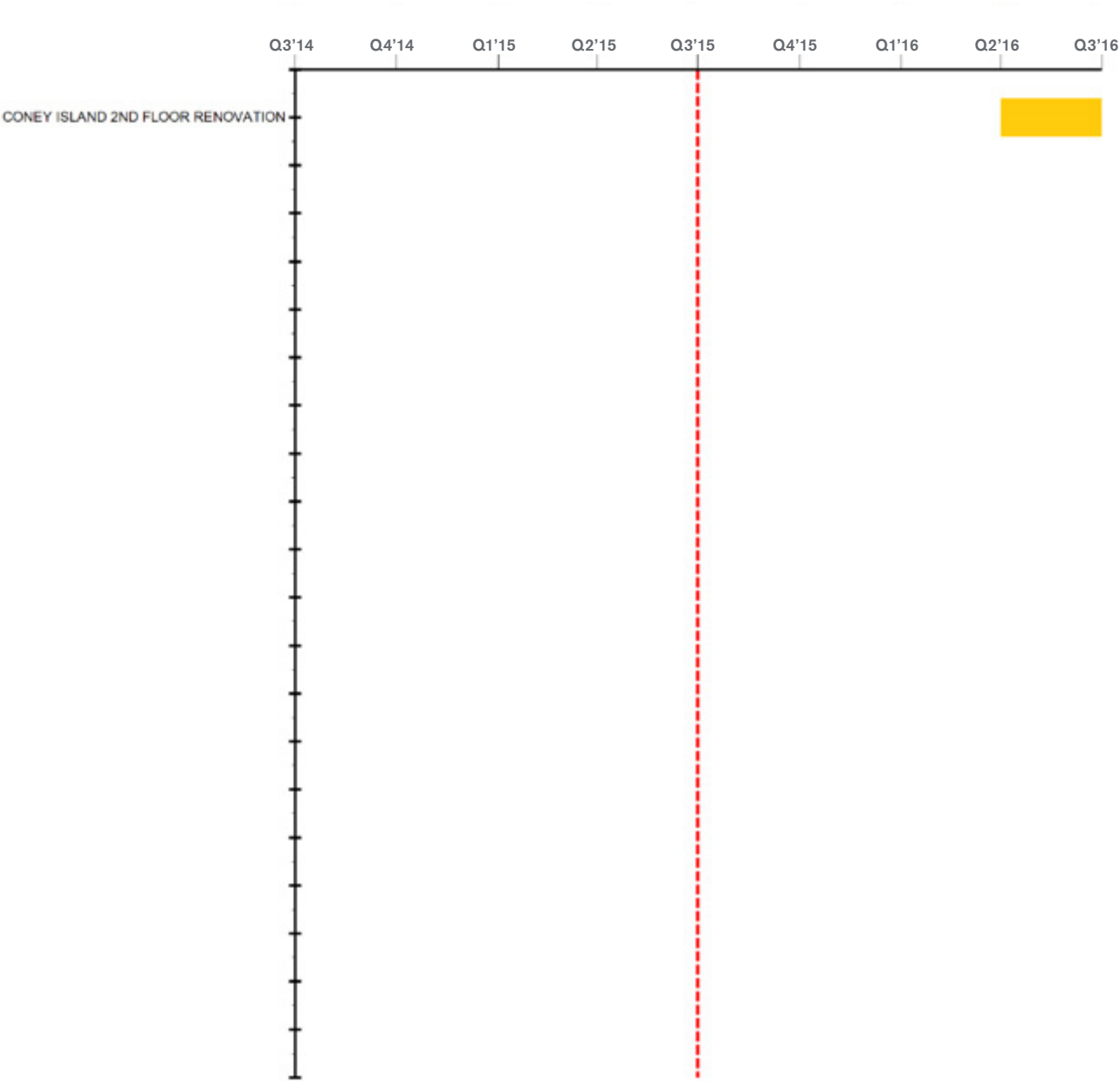


*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

Project Schedule for Brooklyn Public Library
Projects in Design and/or Construction

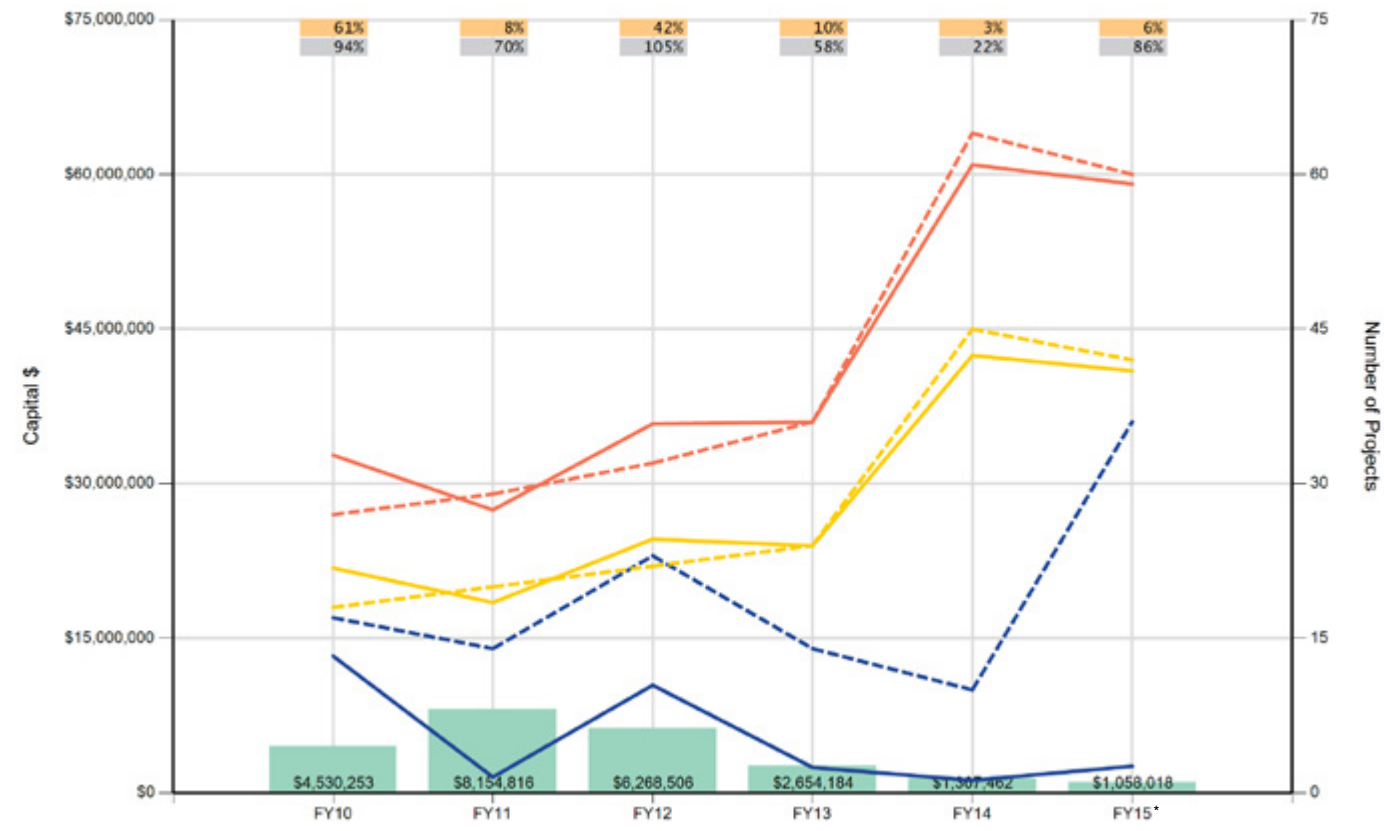


*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

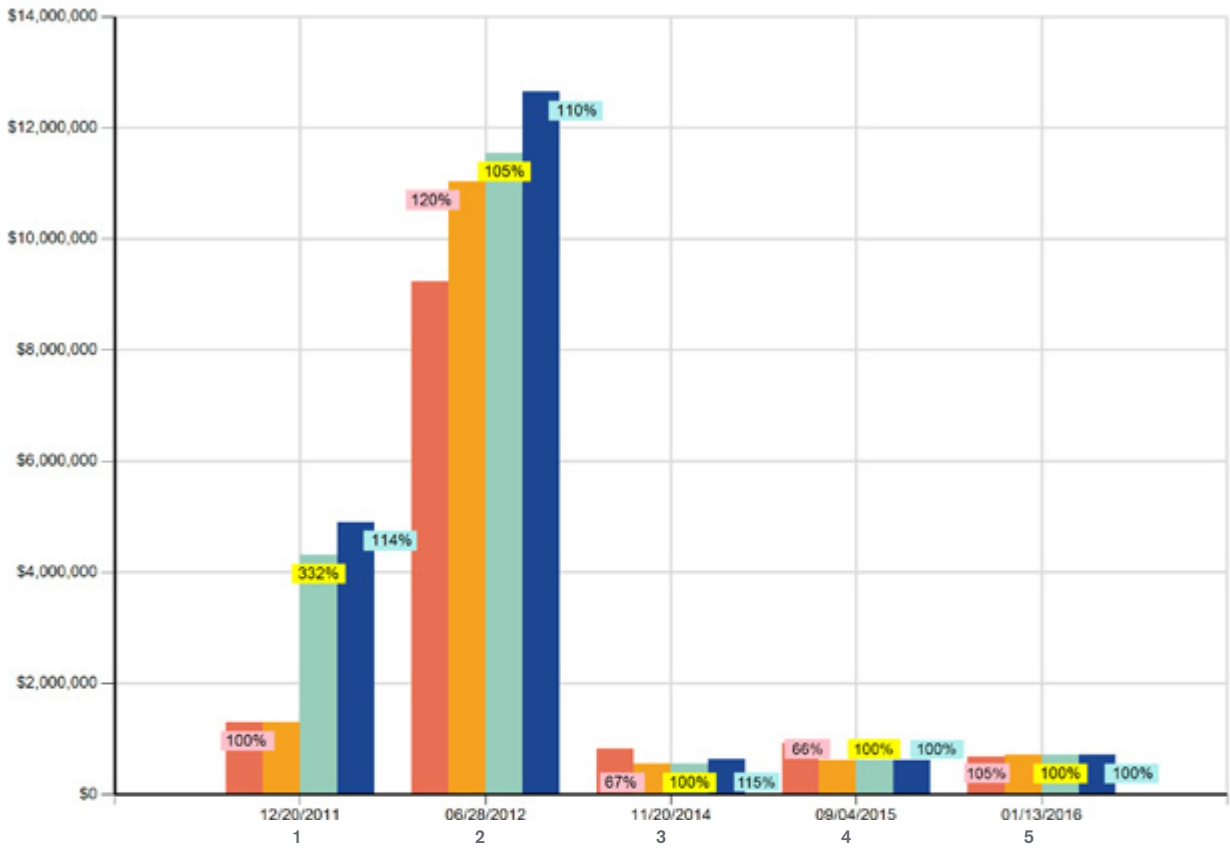
Trending Data for Brooklyn Public Library
Target vs. Actual (values below include change order registrations for active projects, registered projects, and de-registered projects)



*includes de-registration of \$2.7 Million for Rugby Library

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

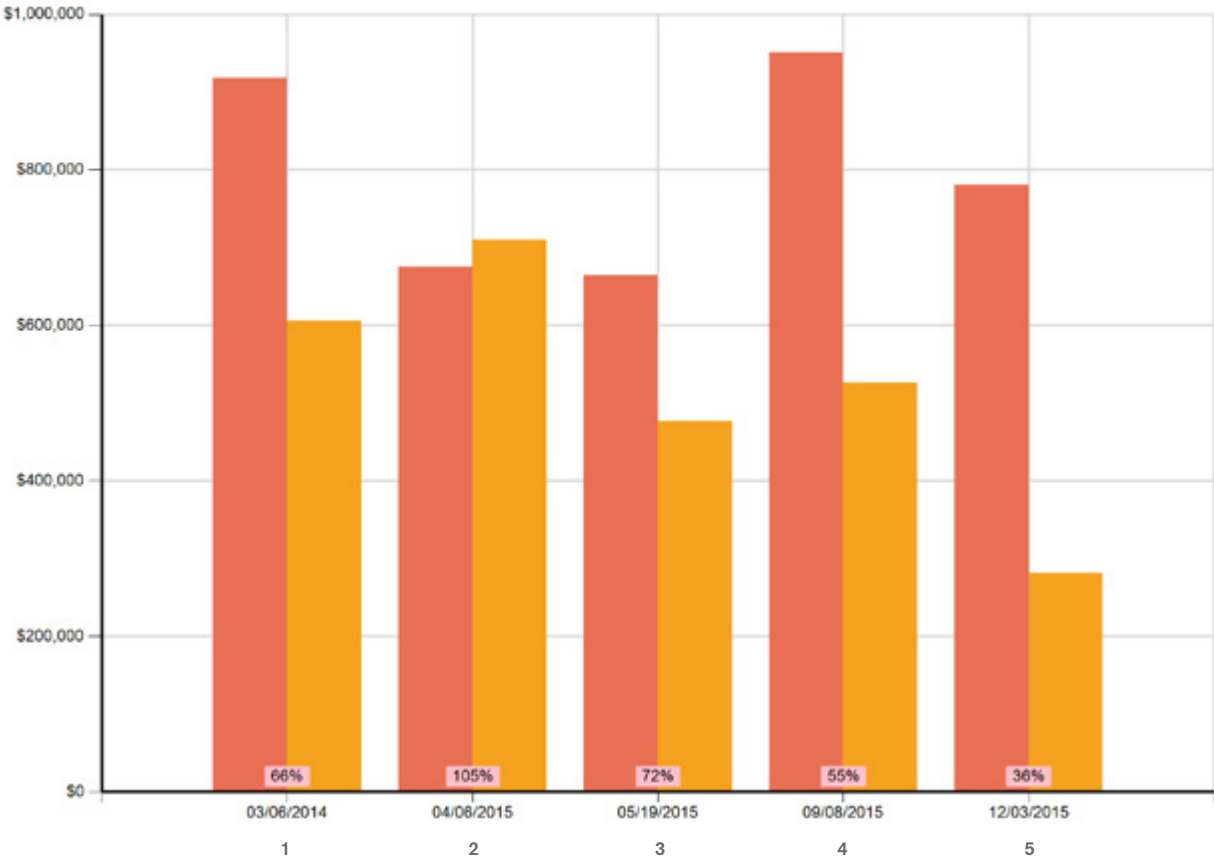
Cost Data for Brooklyn Public Library
Last 5 Projects (Competitively Bid, Substantially Completed)



1 PARK SLOPE BRANCH LIBRARY ADA RENOVATION
2 KENSINGTON NEW BRANCH
3 ARLINGTON ROOF REPLACEMENT
4 BRIGHTON BEACH ROOF REPLACEMENT
5 EASTERN PARKWAY ROOF REPLACEMENT

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 Brooklyn Public Library
Last 5 Sealed Competitive Bid Results
(winning bid may not result in awarding of contract)



- 1 BRIGHTON BEACH BRANCH LIBRARY ROOF REPLACEMENT AND RELATED WORK - BOROUGH OF BROOKLYN
- 2 EASTERN PARKWAY BRANCH LIBRARY ROOF REPLACEMENT AND RELATED WORK - BOROUGH OF BROOKLYN
- 3 DYKER BRANCH LIBRARY ROOF REPLACEMENT - BOROUGH OF BROOKLYN
- 4 WINDSOR TERRACE BRANCH LIBRARY ROOF REPLACEMENT - BOROUGH OF BROOKLYN
- 5 BAY RIDGE BRANCH LIBRARY ROOF REPLACEMENT AND RELATED WORKBOROUGH OF BROOKLYN

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

Project List (sorted by completion date)

ARLINGTON ROOF REPLACEMENT 193 ARLINGTON AVENUE, BROOKLYN, NY 11207 Estimated Completion Date: Q4 2014	MILL BASIN HVAC UPGRADE 2385 RALPH AVENUE, BROOKLYN, NY 11234 Estimated Completion Date: Q3 2017
FLATBUSH PARAPET & MASONRY RECONSTRUCTION 22 LINDEN BLVD, BK NY, BROOKLYN, NY 11226 Estimated Completion Date: Q4 2014	DYKER ROOF REPLACEMENT 8202 13 AVENUE, BROOKLYN, NY 11228 Estimated Completion Date: Q3 2017
BRIGHTON BEACH ROOF REPLACEMENT 16 BRIGHTON 1 ROAD, BROOKLYN, NY 11235 Estimated Completion Date: Q3 2015	BAY RIDGE BUILDING ENVELOPE UPGRADE 7213 RIDGE BOULEVARD, BROOKLYN, NY 11209 Estimated Completion Date: Q3 2017
MIDWOOD PLAZA RENOVATION 971 EAST 16 STREET, BROOKLYN, NY 11230 Estimated Completion Date: Q4 2015	CLINTON HILL FIRE SAFETY UPGRADES 376 WASHINGTON AVENUE, BROOKLYN, NY 11238 Estimated Completion Date: Q3 2017
ULMER PARK ROOF REPLACEMENT 2602 BATH AVENUE, BROOKLYN, NY 11214 Estimated Completion Date: Q1 2016	DYKER FIRE SAFETY UPGRADES 8202 13 AVENUE, BROOKLYN, NY 11228 Estimated Completion Date: Q3 2017
EASTERN PARKWAY ROOF REPLACEMENT 1046 EASTERN PARKWAY, BK NY, BROOKLYN, NY 11213 Estimated Completion Date: Q3 2016	STONE AVENUE FIRE SAFETY UPGRADES 589 MOTHER GASTON BLVD, BROOKLYN, NY 11212 Estimated Completion Date: Q3 2017
BRIGHTON BEACH HVAC & BMS UPGRADE 16 BRIGHTON 1 ROAD, BROOKLYN, NY 11235 Estimated Completion Date: Q4 2016	CLARENDON ROOF REPLACEMENT 2039 NOSTRAND AVENUE, BROOKLYN, NY 11210 Estimated Completion Date: Q3 2017
PARK SLOPE GARDEN 441 6 AVENUE, BROOKLYN, NY 11215 Estimated Completion Date: Q4 2016	MARCY HVAC & BMS UPGRADE 625 DE KALB AVENUE, BROOKLYN, NY 11216 Estimated Completion Date: Q3 2017
ULMER PARK FIRE SAFETY UPGRADES 2602 BATH AVENUE, BROOKLYN, NY 11214 Estimated Completion Date: Q1 2017	WINDSOR TERRACE ROOF REPLACEMENT 160 EAST 5 STREET, BROOKLYN, NY 11218 Estimated Completion Date: Q3 2017
GERRITSEN BEACH BUILDING ENVELOPE REHABILITATION 2784 GERRITSEN AVENUE, BROOKLYN, NY 11229 Estimated Completion Date: Q1 2017	GRAVESEND ROOF REPLACEMENT 303 AVENUE X, BROOKLYN, NY 11223 Estimated Completion Date: Q4 2017
EASTERN PARKWAY FIRE ALARM UPGRADE MULTIPLE ADDRESSES Estimated Completion Date: Q3 2017	ARLINGTON FIRE SAFETY UPGRADE 8202 13 AVENUE, BROOKLYN, NY 11228 Estimated Completion Date: Q4 2017
ARLINGTON BOILER & BMS UPGRADE 193 ARLINGTON AVENUE, BROOKLYN, NY 11207 Estimated Completion Date: Q3 2017	BROWNSVILLE HVAC & BMS UPGRADE 35 GLENMORE AVENUE, BROOKLYN, NY 11212 Estimated Completion Date: Q1 2018

Project List

ARLINGTON HVAC & BMS SYSTEM
193 ARLINGTON AVENUE, BROOKLYN, NY 11207
Estimated Completion Date: Q1 2018

WALT WHITMAN ROOF REPLACEMENT
160 EAST 5 STREET, BROOKLYN, NY 11218
Estimated Completion Date: Q1 2018

WINDSOR TERRACE FIRE ALARM UPGRADE
NOT AVAILABLE
Estimated Completion Date: Q1 2018

BUSHWICK HVAC UPGRADE
172 SEIGEL STREET, BROOKLYN, NY 11206
Estimated Completion Date: Q2 2018

MAPLETON HVAC UPGRADE
6009 17 AVENUE, BROOKLYN, NY
Estimated Completion Date: Q2 2018

BEDFORD HVAC UPGRADE
488 FRANKLIN AVENUE, BROOKLYN, NY 11238
Estimated Completion Date: Q2 2018

LEONARD LIBRARY HVAC REPLACEMENT
75 DEVOE STREET, BROOKLYN, NY 11211
Estimated Completion Date: Q2 2018

RYDER BUILDING ENVELOPE REHABILITATION
5914 23 AVENUE, BROOKLYN, NY 11204
Estimated Completion Date: Q2 2018

NEW UTRECHT FIRE ALARM, HVAC & BMS UPGRADE
1735 86 STREET, BROOKLYN, NY 11214
Estimated Completion Date: Q3 2018

CYPRESS HILLS HVAC UPGRADE
236 CRYSTAL STREET, BROOKLYN, NY 11208
Estimated Completion Date: Q3 2018

LEONARD ROOF REPLACEMENT
75 DEVOE STREET, BROOKLYN, NY 11211
Estimated Completion Date: Q3 2018

FLATBUSH HEATING & COOLING REPLACEMENT
20 LINDEN BOULEVARD, BROOKLYN, NY 11226
Estimated Completion Date: Q3 2018

FLATLANDS HVAC, BMS & FIRE SAFETY UPGRADES
2061 FLATBUSH AVENUE, BROOKLYN, NY 11234
Estimated Completion Date: Q3 2018

RYDER FIRE SAFETY UPGRADES
5902 59 STREET, BROOKLYN, NY 11204
Estimated Completion Date: Q3 2018

RYDER HVAC UPGRADE
5902 59 STREET, BROOKLYN, NY 11204
Estimated Completion Date: Q3 2018

CLARENDON HVAC & BMS UPGRADE
2039 NOSTRAND AVENUE, BROOKLYN, NY 11210
Estimated Completion Date: Q4 2018

SARATOGA HVAC REPLACEMENT
898 MACON STREET, BK NY, BROOKLYN, NY 11233
Estimated Completion Date: Q4 2018

WASHINGTON IRVING ROOF REPLACEMENT
360 IRVING AVENUE, BROOKLYN, NY 11237
Estimated Completion Date: Q4 2018

CARROLL GARDENS HVAC REPLACEMENT
396 CLINTON STREET, BROOKLYN, NY 11231
Estimated Completion Date: Q4 2018

BUSHWICK ROOF REPLACEMENT
360 IRVING AVENUE, BROOKLYN, NY 11237
Estimated Completion Date: Q4 2018

BROOKLYN CENTRAL HVAC REPLACEMENT
415 FLATBUSH AVENUE, BROOKLYN, NY 11238
Estimated Completion Date: Q1 2019

NEW LOTS HVAC & BMS UPGRADE
655 NEW LOTS AVENUE, BROOKLYN, NY 11207
Estimated Completion Date: Q1 2019

FLATLANDS ROOF REPLACEMENT
303 AVENUE X, BROOKLYN, NY 11223
Estimated Completion Date: Q1 2019

MAPLETON BOILER/BMS SYSTEM REPLACEMENT
6009 17 AVENUE, BROOKLYN, NY 11204
Estimated Completion Date: Q1 2019

Project List

WINDSOR TERRACE HVAC UPGRADE
160 EAST 5 STREET, BROOKLYN, NY 11218
Estimated Completion Date: Q1 2019

CYPRESS HILL FIRE SAFETY UPGRADES
236 CRYSTAL STREET, BROOKLYN, NY 11208
Estimated Completion Date: Q1 2019

NEW LOTS ROOF & FACADE RENOVATION
655 NEW LOTS AVENUE, BROOKLYN, NY 11207
Estimated Completion Date: Q2 2019

CLINTON HILL HVAC CONTROLS
380 WASHINGTON AVENUE, BROOKLYN, NY 11238
Estimated Completion Date: Q2 2019

MIDWOOD 2ND FLOOR RENOVATION
975 EAST 16 STREET, BROOKLYN, NY 11230
Estimated Completion Date: Q2 2019

CONEY ISLAND 2ND FLOOR RENOVATION
1901 MERMAID AVENUE, BROOKLYN, NY 11224
Estimated Completion Date: Q3 2019

RUGBY INTERIOR RENOVATION
1000 UTICA AVENUE, BROOKLYN, NY 11203
Estimated Completion Date: Q3 2019

MAPLETON BUILDING ENVELOPE REHABILITATION
6009 17 AVENUE, BROOKLYN, NY 11204
Estimated Completion Date: Q3 2019

BOROUGH PARK MAJOR RENOVATION
1271 43 STREET, BROOKLYN, NY 11219
Estimated Completion Date: Q4 2019

EAST FLATBUSH MAJOR REHABILITATION
9612 CHURCH AVENUE, BROOKLYN, NY 11212
Estimated Completion Date: Q1 2020

BROOKLYN CENTRAL YOUTH SERVICES
415 FLATBUSH AVENUE, BK NY, BROOKLYN, NY 11238
Estimated Completion Date: Q3 2020

BROOKLYN CENTRAL RESTROOM EXPANSION & RENOVATION
415 FLATBUSH AVENUE, BK NY, BROOKLYN, NY 11238
Estimated Completion Date: Q3 2020



RUDY W. LEWIS LIBRARY

New York City Department of
Design and Construction
30-30 Thomson Avenue
Long Island City, NY 11101
nyc.gov/ddc