

# Building One City for You

New York City Department of Health and Mental Hygiene  
Commissioner Mary Travis Bassett, MD, MPH

Annual Report  
Fiscal Year 2015

**NYC  
DDC** Department of  
Design and  
Construction

Bill de Blasio  
Mayor

Dr. Feniosky Peña-Mora  
Commissioner



**Dear Commissioner Bassett,**

It's simple—your capital projects keep New York City healthy.

The services your projects bring to the people of the 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 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.



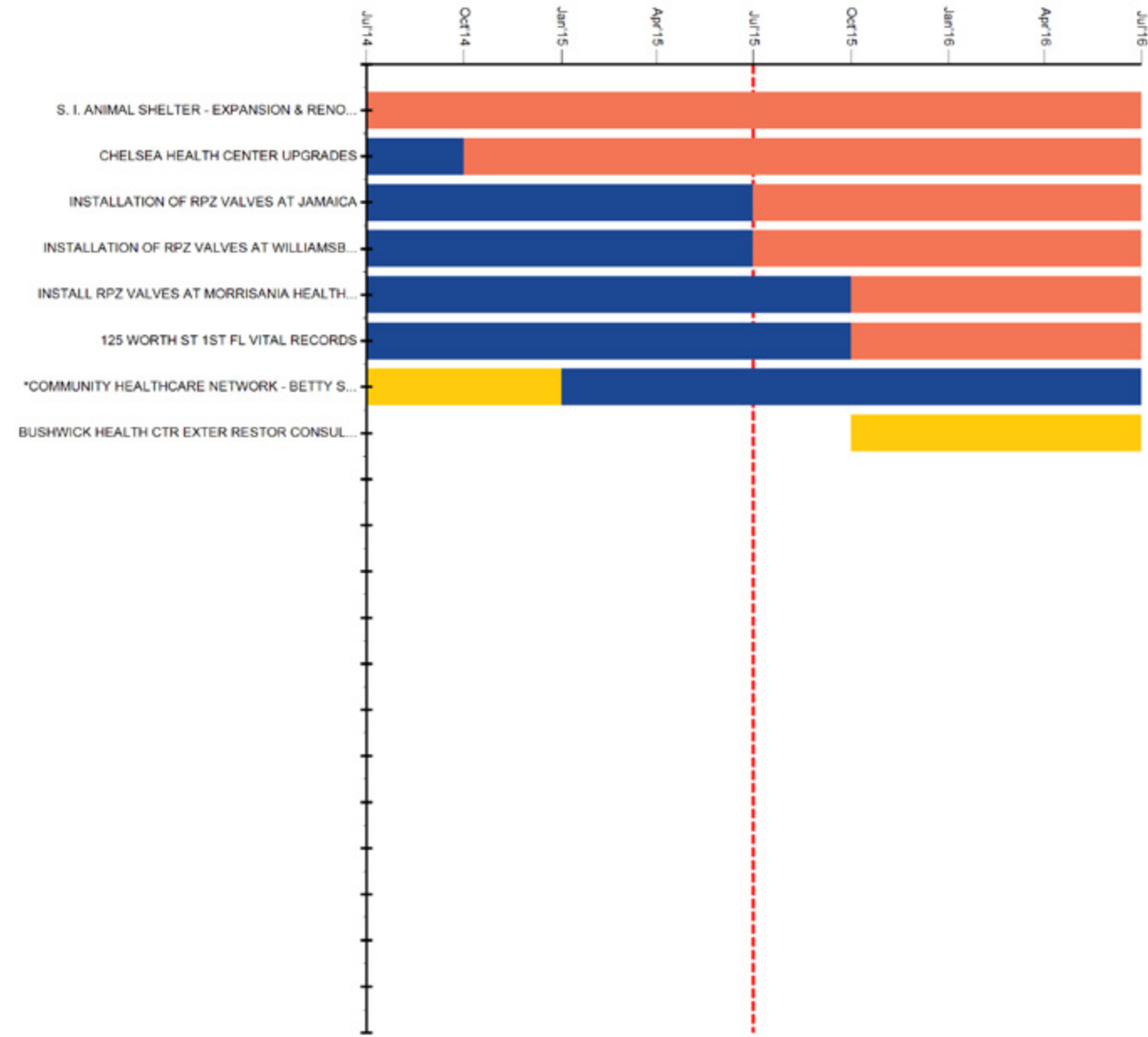


Staten Island Animal Shelter





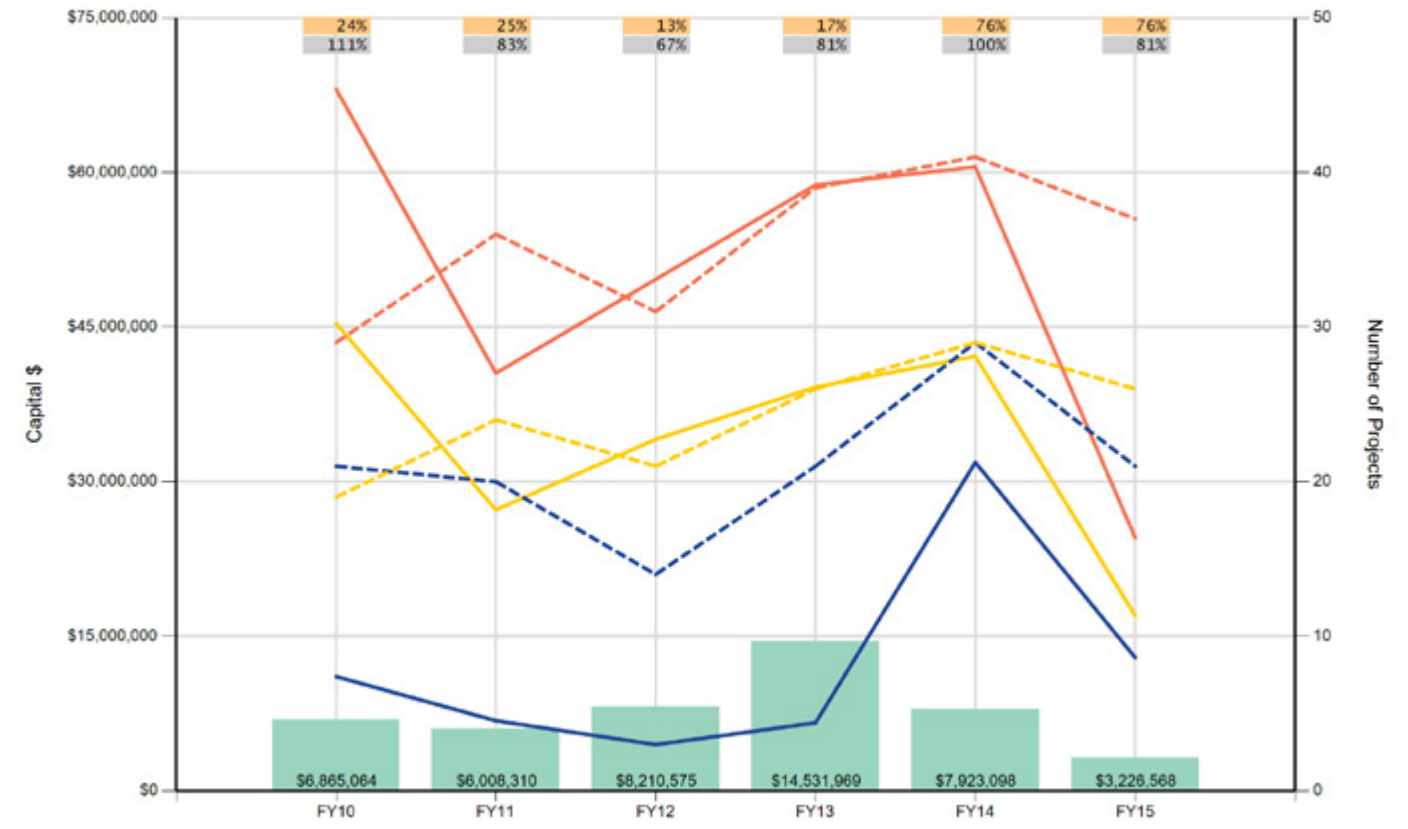
FY2015-FY2016 Department of Health and Mental Hygiene  
Projects in Design and/or Construction



\*On-hold projects

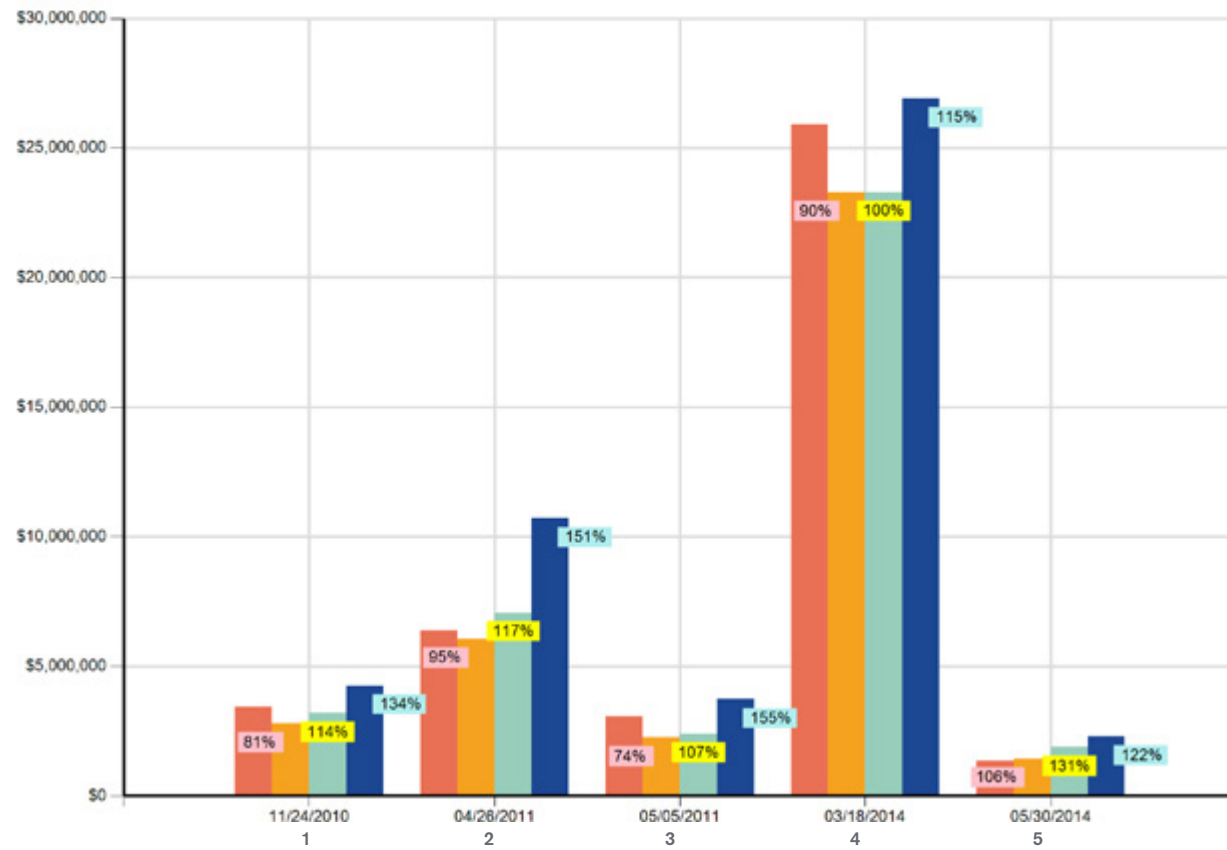
Projected/Actual  
 Design (Yellow)  
 Procurement (Dark Blue)  
 Construction (Orange)

Trending Data for the Department of Health and Mental Hygiene  
Target vs. Actual (values below include change order registrations for active projects, registered projects, and de-registered projects)



Sept Plan (Red solid line)  
 Target Plan (Yellow solid line)  
 Actual (Blue solid line)  
 No. of Projs for Sept Plan (Red dashed line)  
 No. of Projs for Target (Yellow dashed line)  
 No. of Projs for Actual (Blue dashed line)  
 Actual vs. Target \$ Percent (Orange bar)  
 Actual vs. Target No. Projs Percent (Grey bar)  
 Capital Money Spent (Green bar)

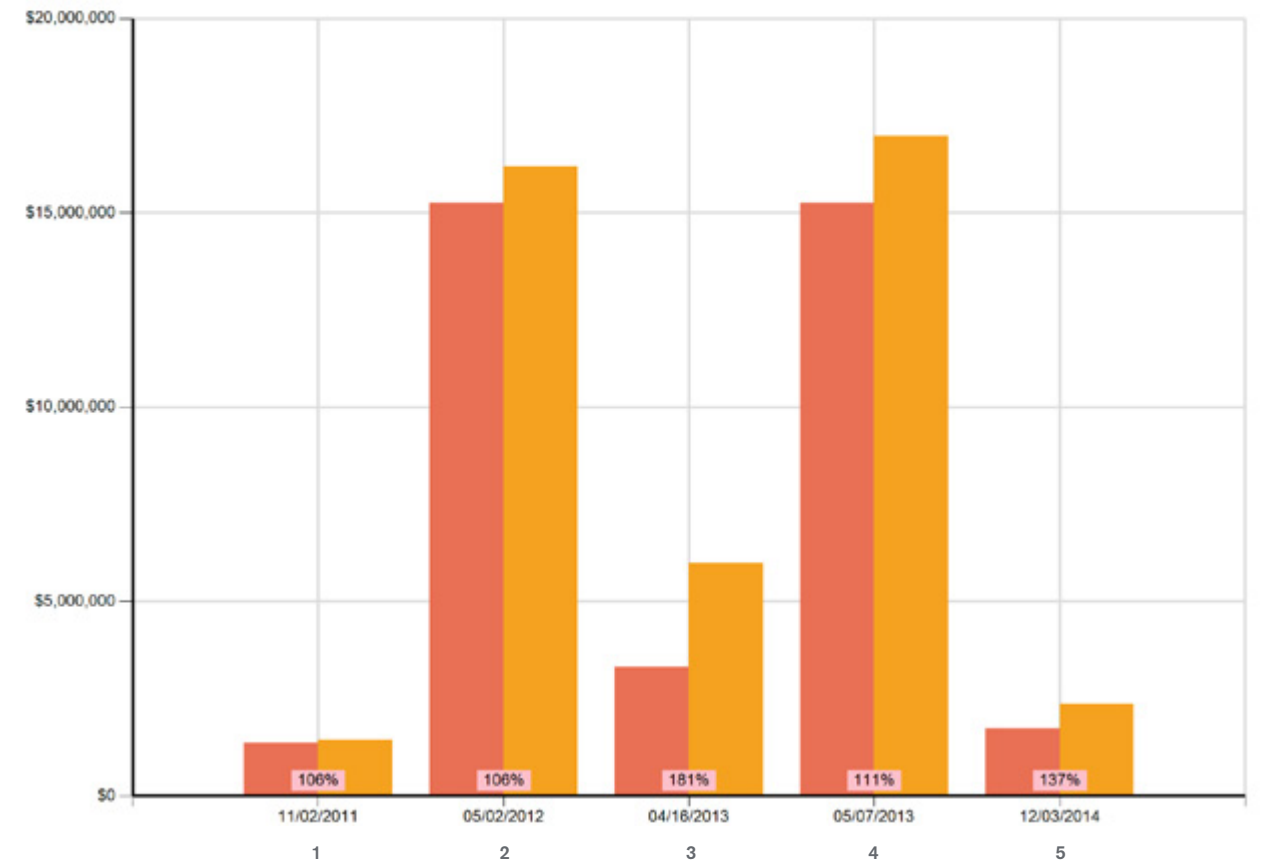
Cost Data for the Department of Health and Mental Hygiene  
From Last 5 Completed Projects



- 1 MORRISANIA HEALTH CENTER ROOF & FACADE REPAIR
- 2 REHAB OF THE JAMAICA H. CENTER ANNEX & MAIN BLDGS
- 3 EXTERIOR RENOVATION AT CENTRAL HARLEM HEALTH CENTER
- 4 EXTENSION & GUT RENOVATION: RIVERSIDE HEALTH CENTER
- 5 CALLEN LORDE HEALTH CENTER- ROOF AND HVAC UPGRADE

■ 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 Department of Health and Mental Hygiene  
Last 5 Sealed Competitive Bid Results



- 1 CALLEN LORDE COMMUNITY HEALTH CENTER RENOVATION - ROOF REPLACEMENT AND HVAC UPGRADE - BOROUGH OF MANHATTAN
- 2 CHELSEA DISTRICT HEALTH CENTER RENOVATION - BOROUGH OF MANHATTAN
- 3 STATEN ISLAND ANIMAL CARE AND CONTROL CENTER RECONSTRUCTION - BOROUGH OF STATEN ISLAND
- 4 CHELSEA DISTRICT HEALTH CENTER RENOVATION - BOROUGH OF MANHATTAN (RE-BID)
- 5 125 WORTH STREET, 1ST FLOOR DOHMH VITAL RECORDS RENOVATION - BOROUGH OF MANHATTAN

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

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

**INSTALLATION OF RPZ VALVES AT WILLIAMSBURG**

151 MAUJER STREET, BROOKLYN, NY 11206  
Estimated Completion Date: Q1 2016

**INSTALLATION OF RPZ VALVES AT JAMAICA**

90-37 PARSONS BOULEVARD, QUEENS, NY 11432  
Estimated Completion Date: Q1 2016

**INSTALL RPZ VALVES AT MORRISANIA HEALTH CENTER**

1307 FULTON AVENUE, THE BRONX, NY 10456  
Estimated Completion Date: Q2 2016

**125 WORTH ST 1ST FL VITAL RECORDS**

75 CENTRE STREET, MANHATTAN, NY 10013  
Estimated Completion Date: Q3 2016

**S. I. ANIMAL SHELTER - EXPANSION & RENOVATION**

3139 VETERANS ROAD WEST, STATEN ISLAND, NY 10309  
Estimated Completion Date: Q4 2016

**CHELSEA HEALTH CENTER UPGRADES**

303 9 AVENUE, MANHATTAN, NY 10001  
Estimated Completion Date: Q2 2017

**COMMUNITY HEALTHCARE NETWORK - BETTY SHABAZZ H. C.**

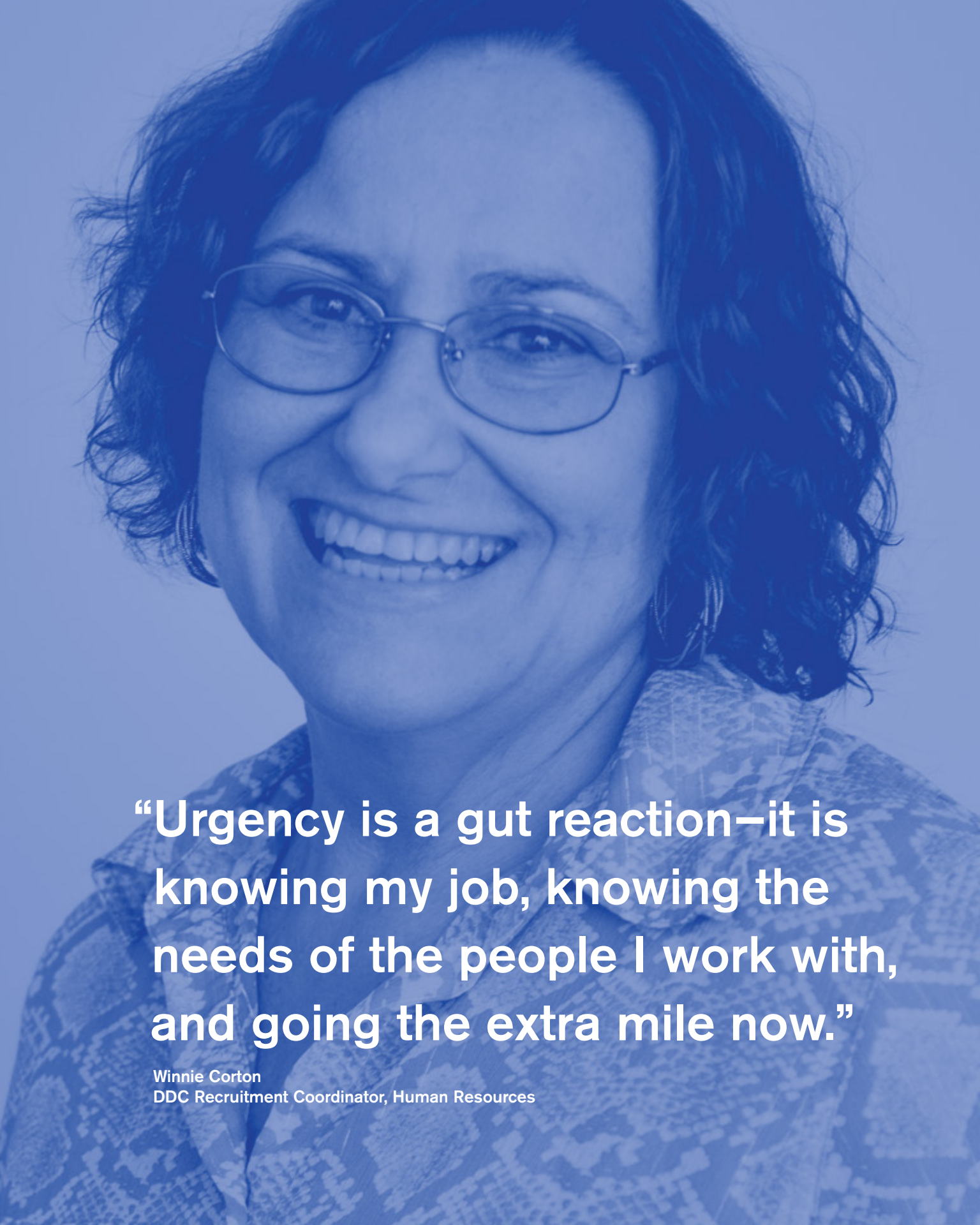
999 BLAKE AVENUE, BROOKLYN, NY 11208  
Estimated Completion Date: Q3 2017

**BUSHWICK HEALTH CTR EXTER RESTOR CONSUL DSGN**

335 CENTRAL AVENUE, BROOKLYN, NY 11221  
Estimated Completion Date: Q2 2019

**UPGRADES AT BROOKLYN ANIMAL SHELTER**

NOT AVAILABLE  
Estimated Completion Date: Q1 2020

A portrait of Winnie Corton, a woman with dark curly hair and glasses, smiling. The image is overlaid with a blue tint.

**“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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Design and Construction  
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