

# Building One City for You

Council District 3  
Council Member Corey Johnson

Annual Report  
Fiscal Year 2015



Department of  
Design and  
Construction

Bill de Blasio  
Mayor

Dr. Feniosky Peña-Mora  
Commissioner



**Dear Council Member Johnson,**

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.

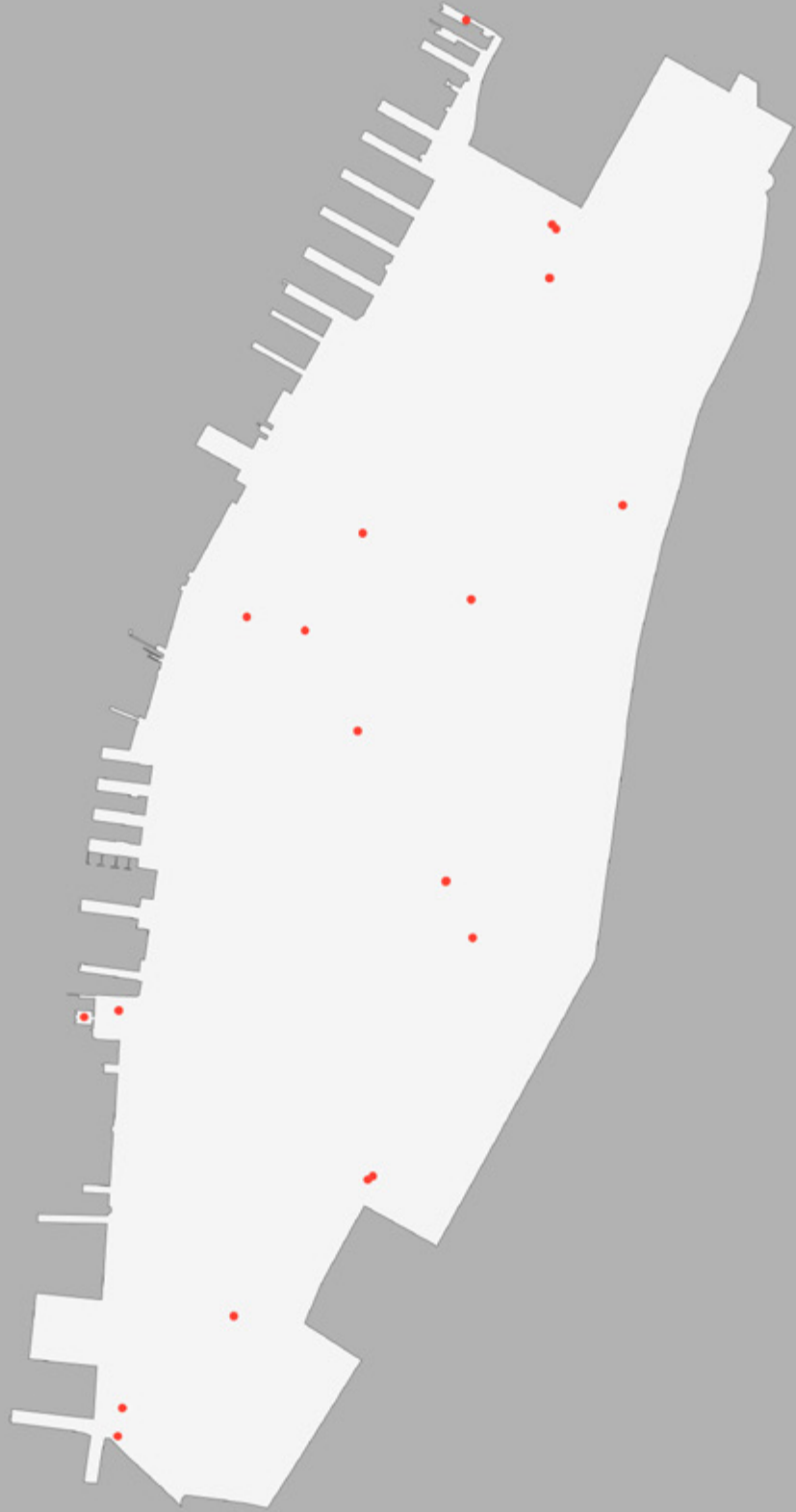
### Equity

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.



Manhattan Community District 1/2/5 Garage

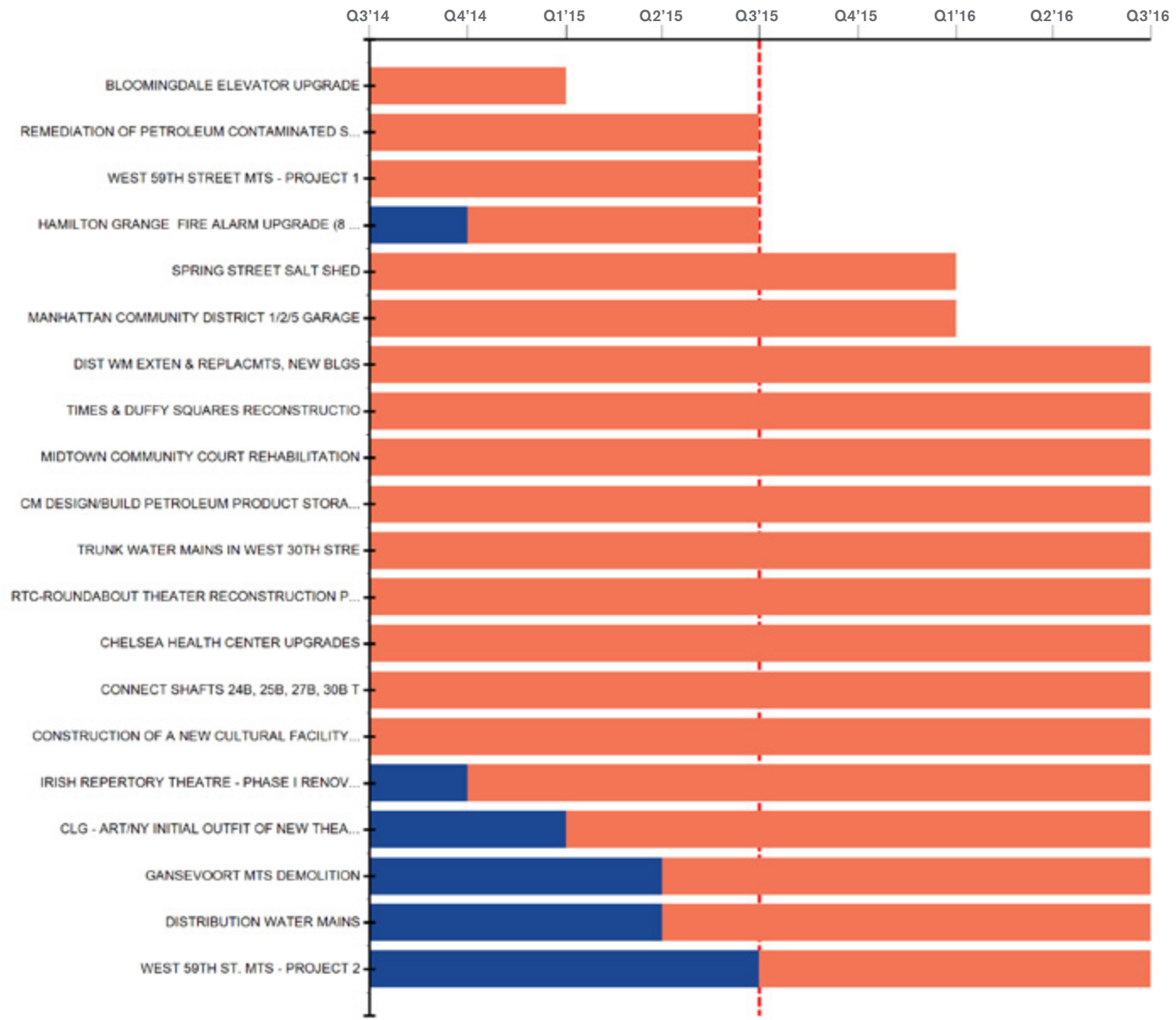
Public Buildings  
Project Locations



Infrastructure  
Project Locations



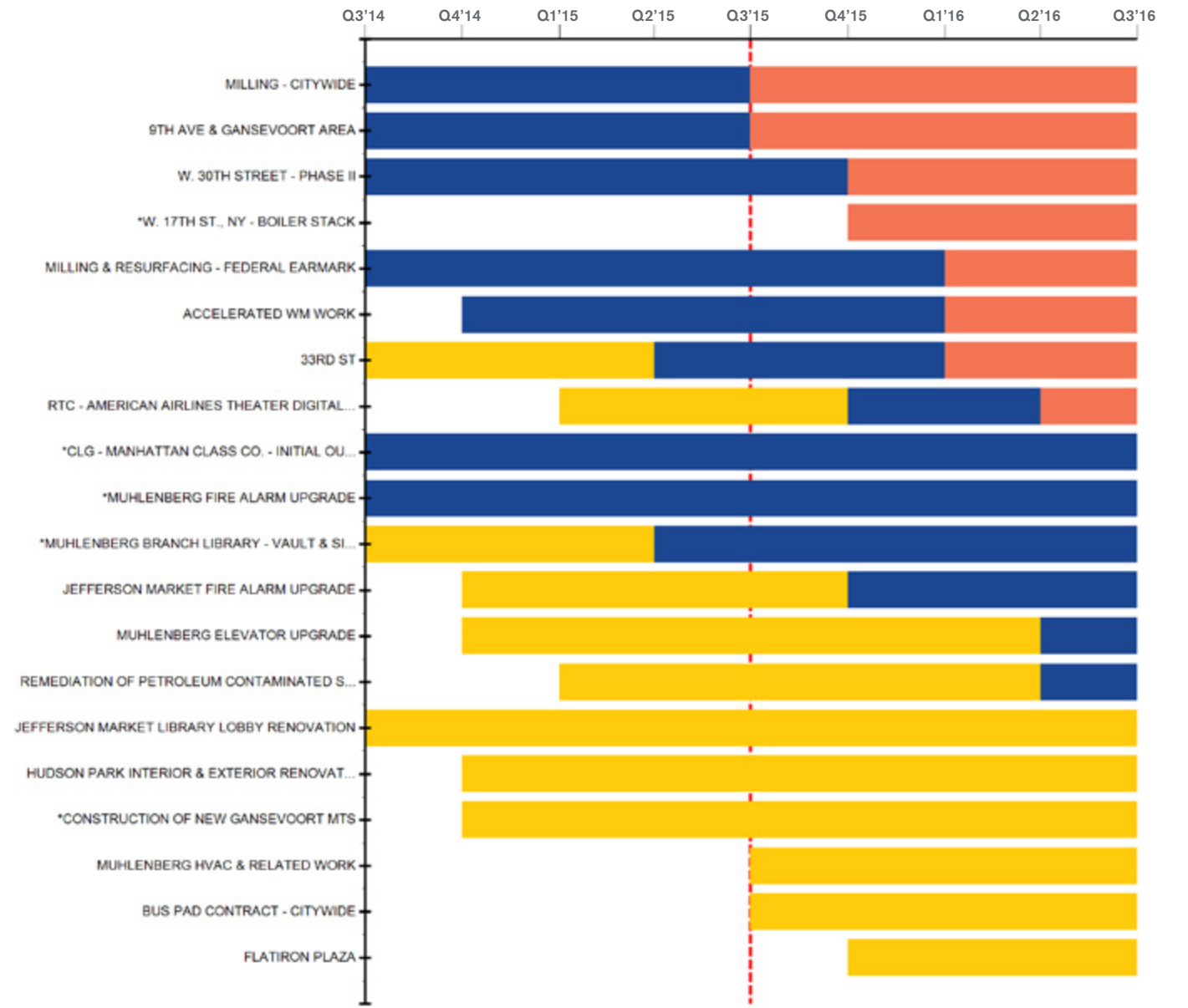
Project Schedule for Council District 3  
 Projects in Design and/or Construction  
 (Approximated by Quarter as of April 19, 2016)



\*On-hold projects

Projected/Actual  
 Design  
 Procurement  
 Construction

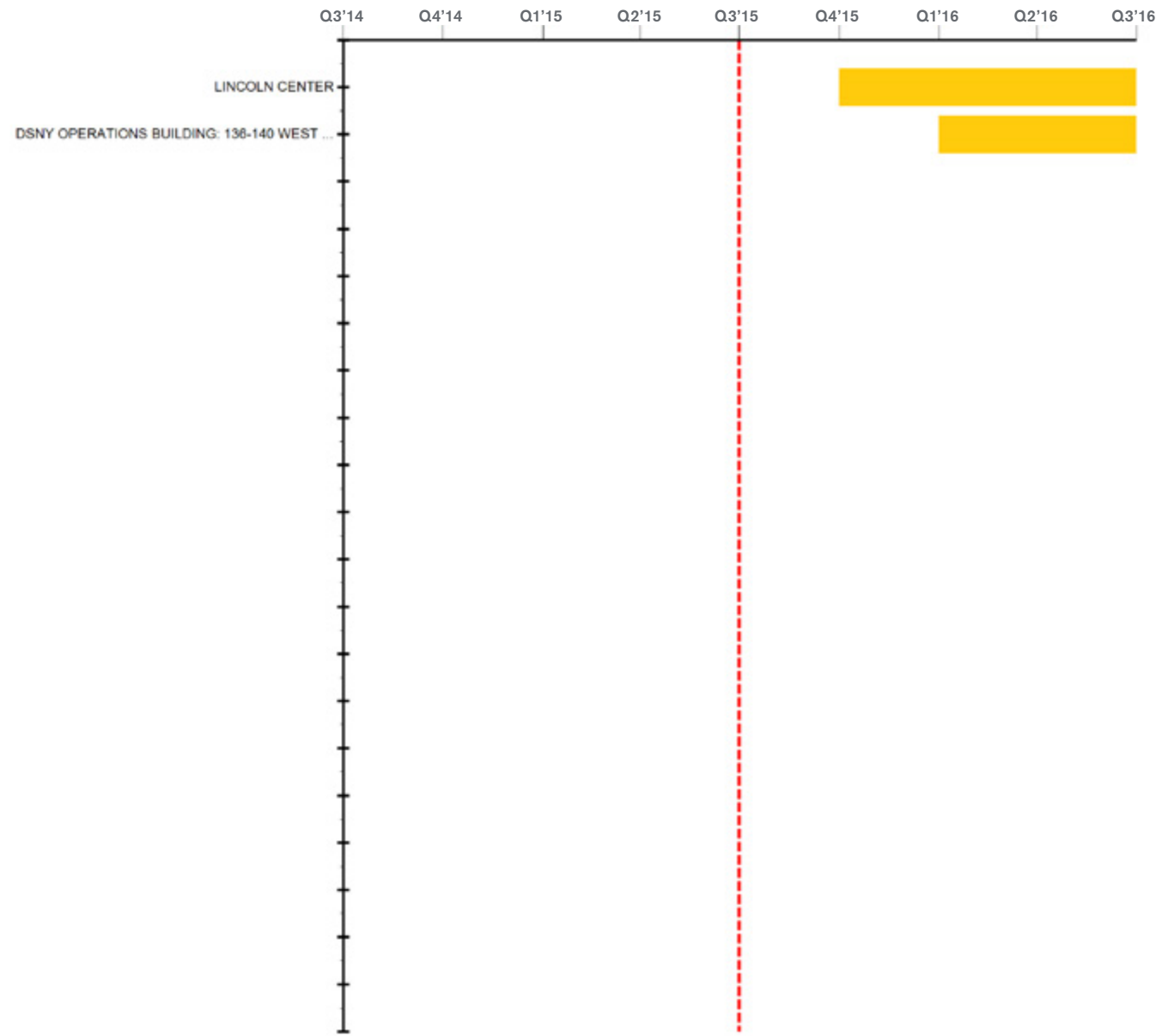
Project Schedule for Council District 3  
 Projects in Design and/or Construction



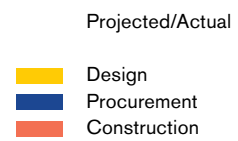
\*On-hold projects

Projected/Actual  
 Design  
 Procurement  
 Construction

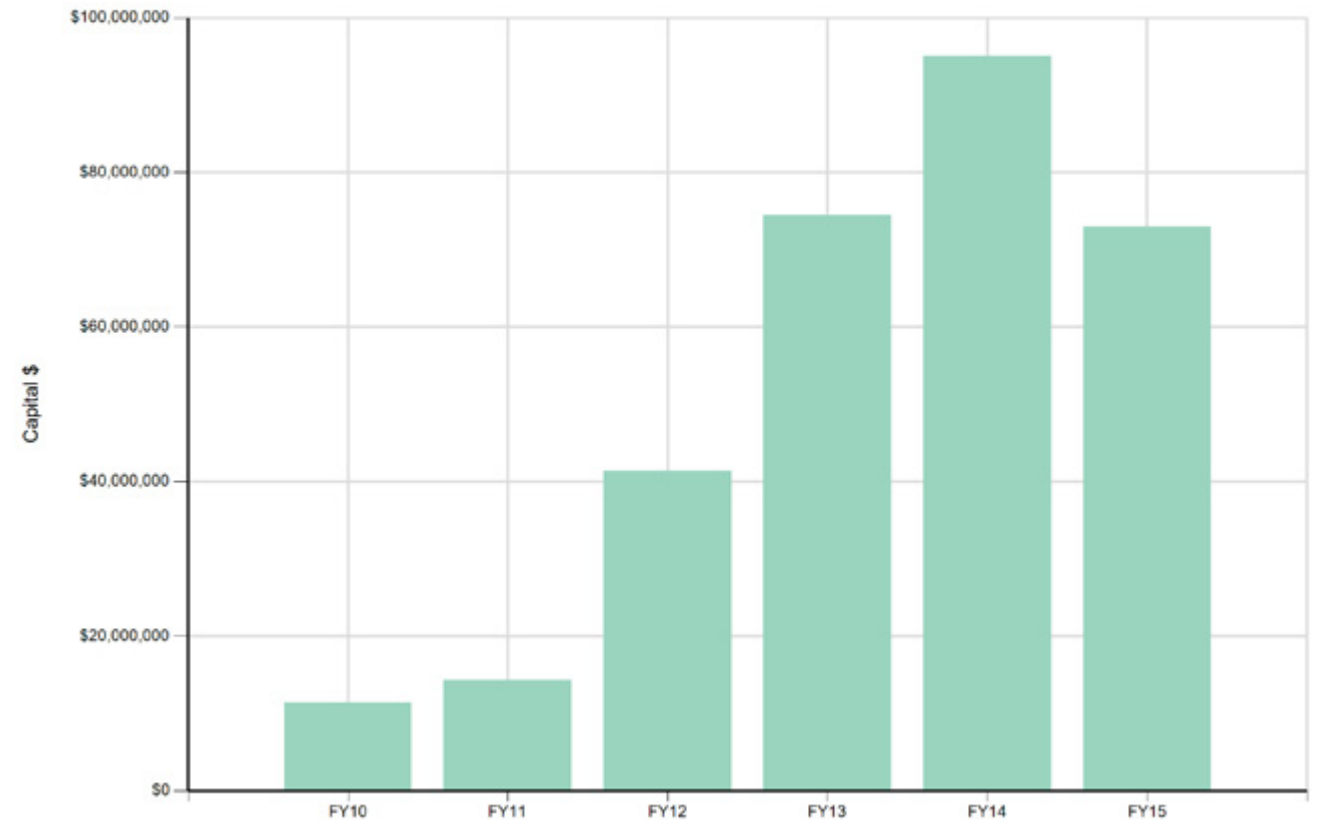
**Project Schedule for Council District 3**  
Projects in Design and/or Construction



\*On-hold projects

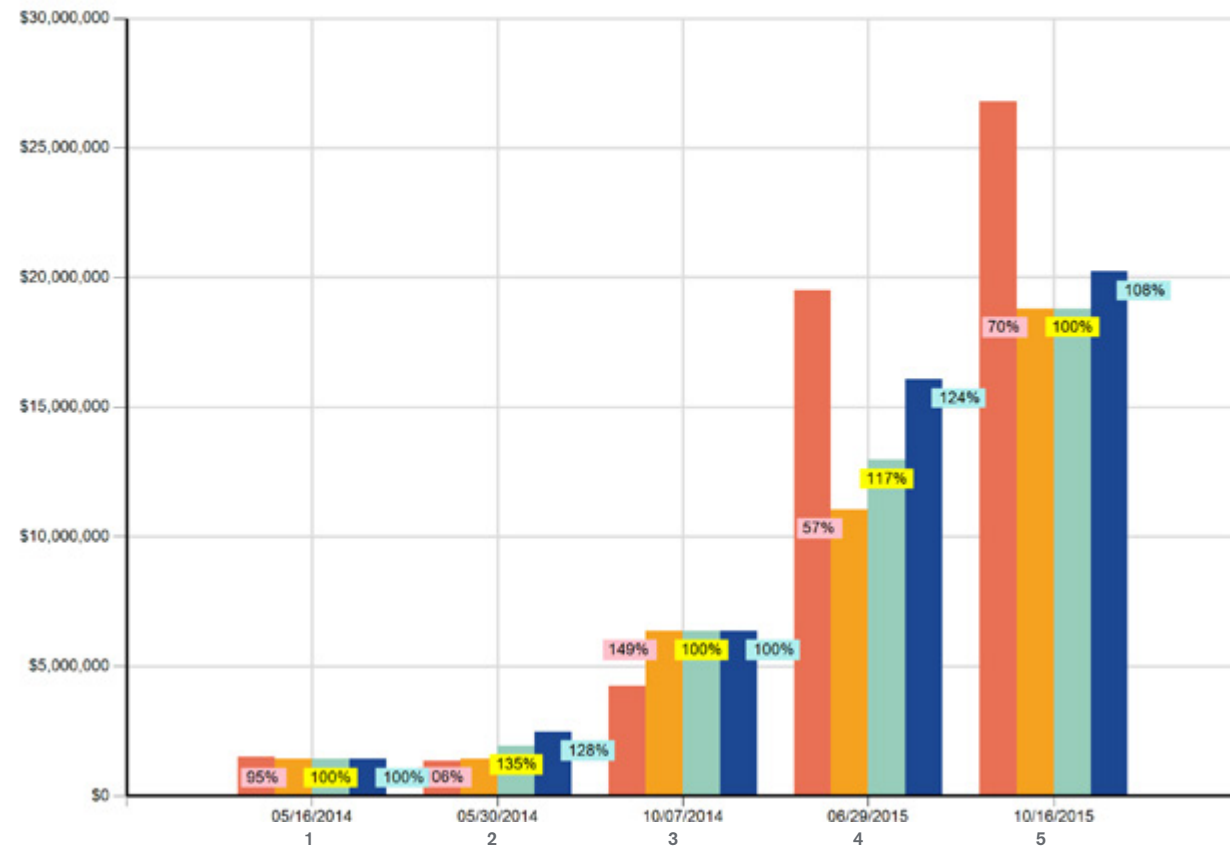


**Trending Data for Council District 3**  
Capital Dollars Spent\*



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

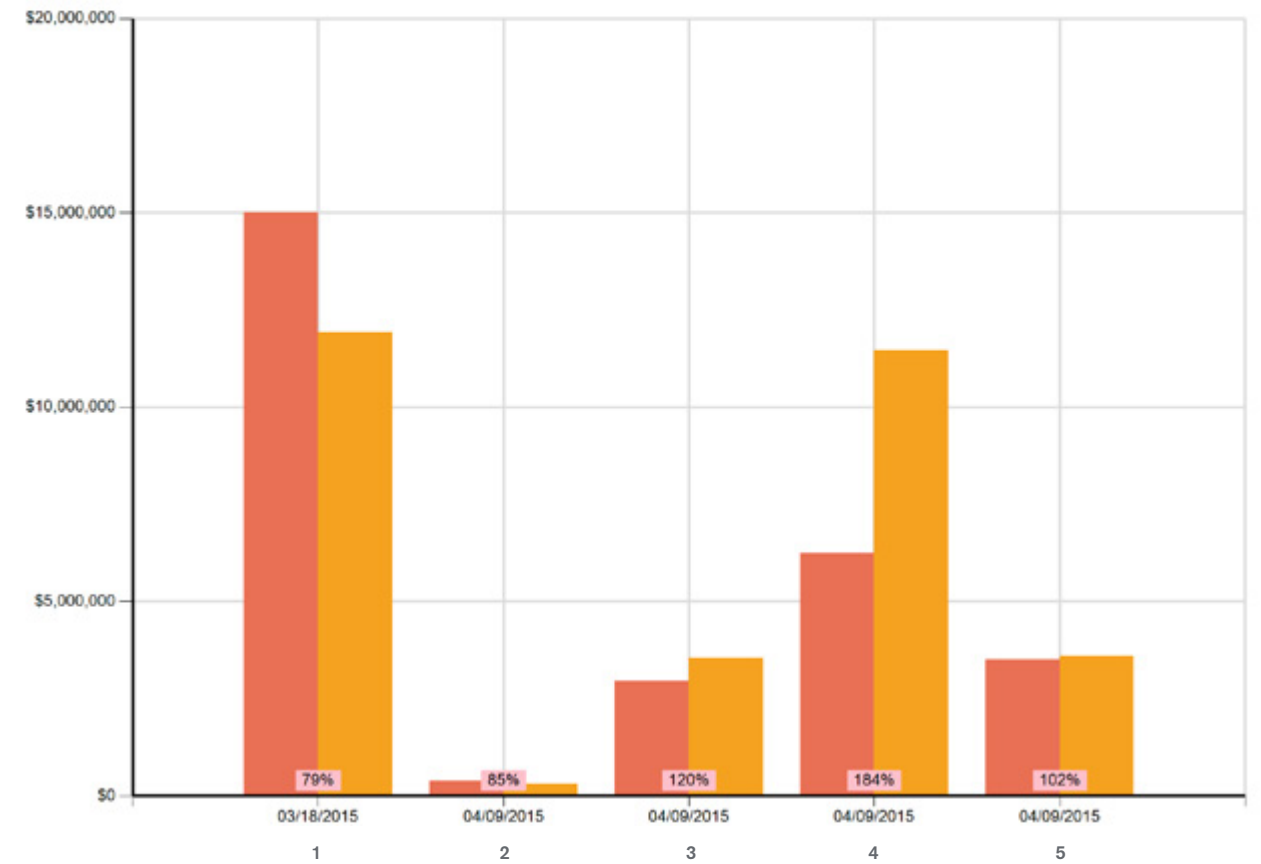
**Cost Data for Council District 3**  
Last 5 Projects (Competitively Bid, Substantially Completed)



- 1 TV INSPECTION AND CLEANING - CITYWIDE
- 2 CALLEN LORDE HEALTH CENTER- ROOF AND HVAC UPGRADE
- 3 REPAIRS & REHAB. OF INTERCEPTING SEWERS, CW
- 4 WEST 59TH STREET MTS - PROJECT 1
- 5 SPRING STREET SALT SHED

■ 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 3**  
Last 5 Sealed Competitive Bid Results  
(winning bid may not result in awarding of contract)



- 1 FOR THE CONSTRUCTION OF ACCELERATED WATER MAIN REPLACEMENT AND SEWER REHABILITATION AND REPLACEMENT
- 2 PLUMBING WORK: MANHATTAN CLASS COMPANY THEATER FIT OUT - BOROUGH OF MANHATTAN
- 3 HVAC WORK: MANHATTAN CLASS COMPANY THEATER FIT OUT (HVAC) - BOROUGH OF MANHATTAN
- 4 G.C. WORK: MANHATTAN CLASS COMPANY THEATER FIT OUT - BOROUGH OF MANHATTAN
- 5 ELECTRICAL WORK: MANHATTAN CLASS COMPANY THEATER FIT OUT - BOROUGH OF MANHATTAN

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



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

NYPL  
**BLOOMINGDALE ELEVATOR UPGRADE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2014

NYPL  
**HAMILTON GRANGE FIRE ALARM UPGRADE (8 OF 10)**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2015

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

DSNY  
**MTS - PROJECT 1**  
 WEST 59 STREET, MANHATTAN, NY 10019  
 Estimated Completion Date: Q2 2015

DSNY  
**SPRING STREET SALT SHED**  
 553 CANAL STREET, MANHATTAN, NY 10013  
 Estimated Completion Date: Q4 2015

DSNY  
**MANHATTAN COMMUNITY DISTRICT 1/2/5 GARAGE**  
 500 WASHINGTON STREET, MANHATTAN, NY 10014  
 Estimated Completion Date: Q4 2015

DOT, DEP  
**TIMES & DUFFY SQUARES RECONSTRUCTIO**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2016

DEP  
**DIST WM EXTEN & REPLACMTS, NEW BLGS**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2016

DSNY  
**BOILER STACK**  
 128 W. 17TH STREET, MANHATTAN, NY 10011  
 Estimated Completion Date: Q2 2016

DCAS  
**MIDTOWN COMMUNITY COURT REHABILITATION**  
 314 WEST 54TH ST., MANHATTAN, NY 10018  
 Estimated Completion Date: Q3 2016

DCLA  
**CLG - ART/NY INITIAL OUTFIT OF NEW THEATER**  
 771 10 AVENUE, MANHATTAN, NY 10019  
 Estimated Completion Date: Q4 2016

DEP  
**TRUNK WATER MAINS IN WEST 30TH STRE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

DEP  
**ACCELERATED WM WORK**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

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

DOT  
**MILLING - CITYWIDE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

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

DOT  
**9TH AVE & GANSEVOORT AREA**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2016

DSNY  
**GANSEVOORT MTS DEMOLITION**  
 427 GANSEVOORT STREET, MANHATTAN, NY 10014  
 Estimated Completion Date: Q1 2017

DCLA  
**RTC-ROUNDAABOUT THEATER RECONSTRUCTION**  
 254 WEST 54 STREET, MANHATTAN, NY 10019  
 Estimated Completion Date: Q2 2017

DEP  
**DISTRIBUTION WATER MAINS**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2017

**Project List**

DOHMH  
**CHELSEA HEALTH CENTER UPGRADES**  
 303 9 AVENUE, MANHATTAN, NY 10001  
 Estimated Completion Date: Q3 2017

DSNY  
**MTS - PROJECT 2**  
 WEST 59 STREET, MANHATTAN, NY 10019  
 Estimated Completion Date: Q3 2017

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

DEP  
**CONNECT SHAFTS 24B, 25B, 27B, 30B T**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q4 2017

NYPL  
**JEFFERSON MARKET FIRE ALARM UPGRADE**  
 421 AVENUE OF THE AMER, MANHATTAN, NY 10011  
 Estimated Completion Date: Q4 2017

DEP  
**W. 30TH STREET - PHASE II**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q1 2018

DOT  
**33RD ST**  
 W 33 ST, MANHATTAN, NY 10001  
 Estimated Completion Date: Q1 2018

DCLA  
**AMERICAN AIRLINES THEATER DIGITAL SIGNAGE**  
 229 WEST 42 STREET, MANHATTAN, NY 10036  
 Estimated Completion Date: Q2 2018

NYPL  
**MUHLENBERG ELEVATOR UPGRADE**  
 209 WEST 23 STREET, MANHATTAN, NY 10011  
 Estimated Completion Date: Q2 2018

NYPL  
**MUHLENBERG HVAC & RELATED WORK**  
 209 WEST 23 STREET, MANHATTAN, NY 10011  
 Estimated Completion Date: Q2 2018

NYPL  
**MUHLENBERG BRANCH LIBRARY-VAULT/SIDEWALK**  
 209 WEST 23 STREET, MANHATTAN, NY 10011  
 Estimated Completion Date: Q2 2018

NYPL  
**MUHLENBERG FIRE ALARM UPGRADE**  
 209 WEST 23 STREET, MANHATTAN, NY 10011  
 Estimated Completion Date: Q2 2018

DPR  
**DSNY OPERATIONS BUILDING**  
 136-140 WEST 20 STREET, MANHATTAN, NY 10011  
 Estimated Completion Date: Q2 2018

DCLA  
**CLG - MANHATTAN CLASS CO. - INITIAL OUTFITTING**  
 500 WEST 53 STREET, MANHATTAN, NY 10019  
 Estimated Completion Date: Q3 2018

DCLA  
**IRISH REPERTORY THEATRE-PHASE I RENO**  
 132 WEST 22 STREET, MANHATTAN, NY 10011  
 Estimated Completion Date: Q3 2018

DOT  
**BUS PAD CONTRACT - CITYWIDE**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q3 2018

DCLA  
**CONSTR NEW CULTURAL FACILITY AT HUDSON**  
 545 WEST 30TH STREET, MANHATTAN, NY 10001  
 Estimated Completion Date: Q4 2018

NYPL  
**JEFFERSON MARKET LIBRARY LOBBY RENOVATION**  
 421 6 AVENUE, MANHATTAN, NY 10011  
 Estimated Completion Date: Q1 2019

DOT  
**FLATIRON PLAZA**  
 MULTIPLE ADDRESSES  
 Estimated Completion Date: Q2 2019

DCLA  
**LINCOLN CENTER**  
 33 COLUMBUS CIRCLE, MANHATTAN, NY 10019  
 Estimated Completion Date: Q4 2019

## Project List

NYPL

**HUDSON PARK INTERIOR & EXTERIOR RENOVATION**

66 LEROY STREET, MANHATTAN, NY 10014

Estimated Completion Date: Q4 2019

DSNY

**CONSTRUCTION OF NEW GANSEVOORT MTS**

427 GANSEVOORT STREET, MANHATTAN, NY 10014

Estimated Completion Date: Q3 2020



“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



New York City Department of  
Design and Construction

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[nyc.gov/ddc](http://nyc.gov/ddc)