

# Building One City for You

Council District 5  
Council Member Ben Kallos

Annual Report  
Fiscal Year 2015



Department of  
Design and  
Construction

Bill de Blasio  
Mayor

Dr. Feniosky Peña-Mora  
Commissioner





**Dear Council Member Kallos,**

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.

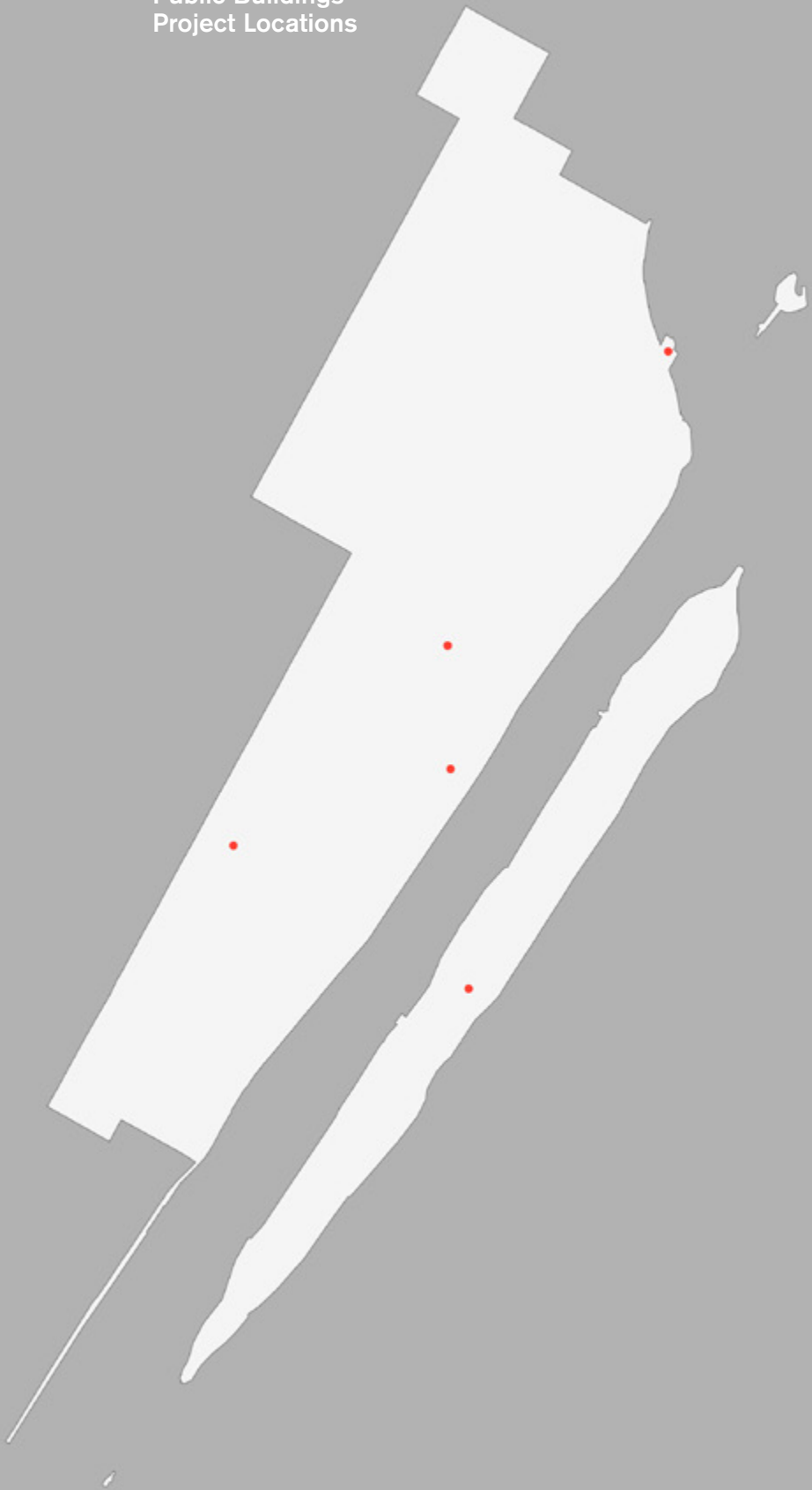




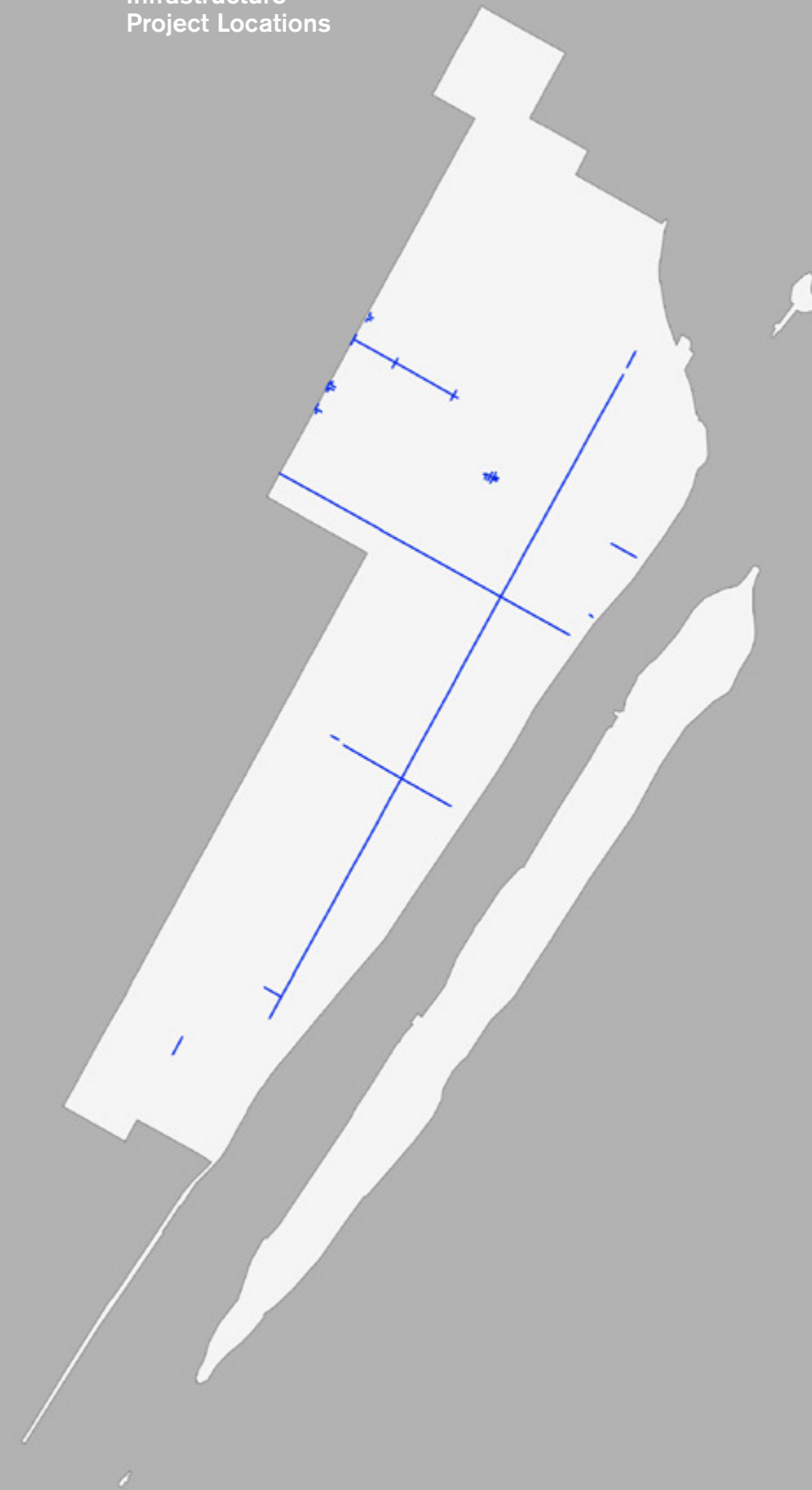
E. 81st Street Pedestrian Bridge



Public Buildings  
Project Locations



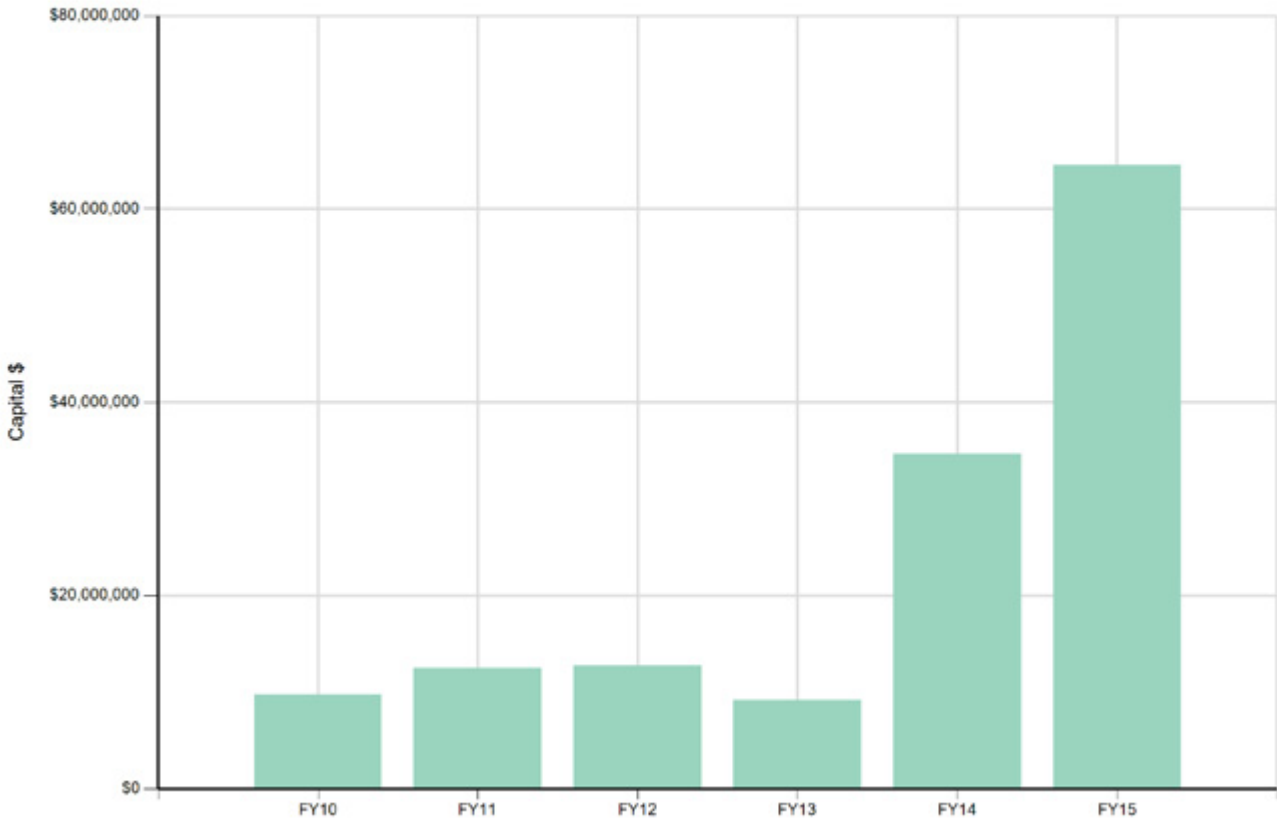
Infrastructure  
Project Locations



Project Schedule for Council District 5  
Projects in Design and/or Construction  
(Approximated by Quarter as of April 19, 2016)

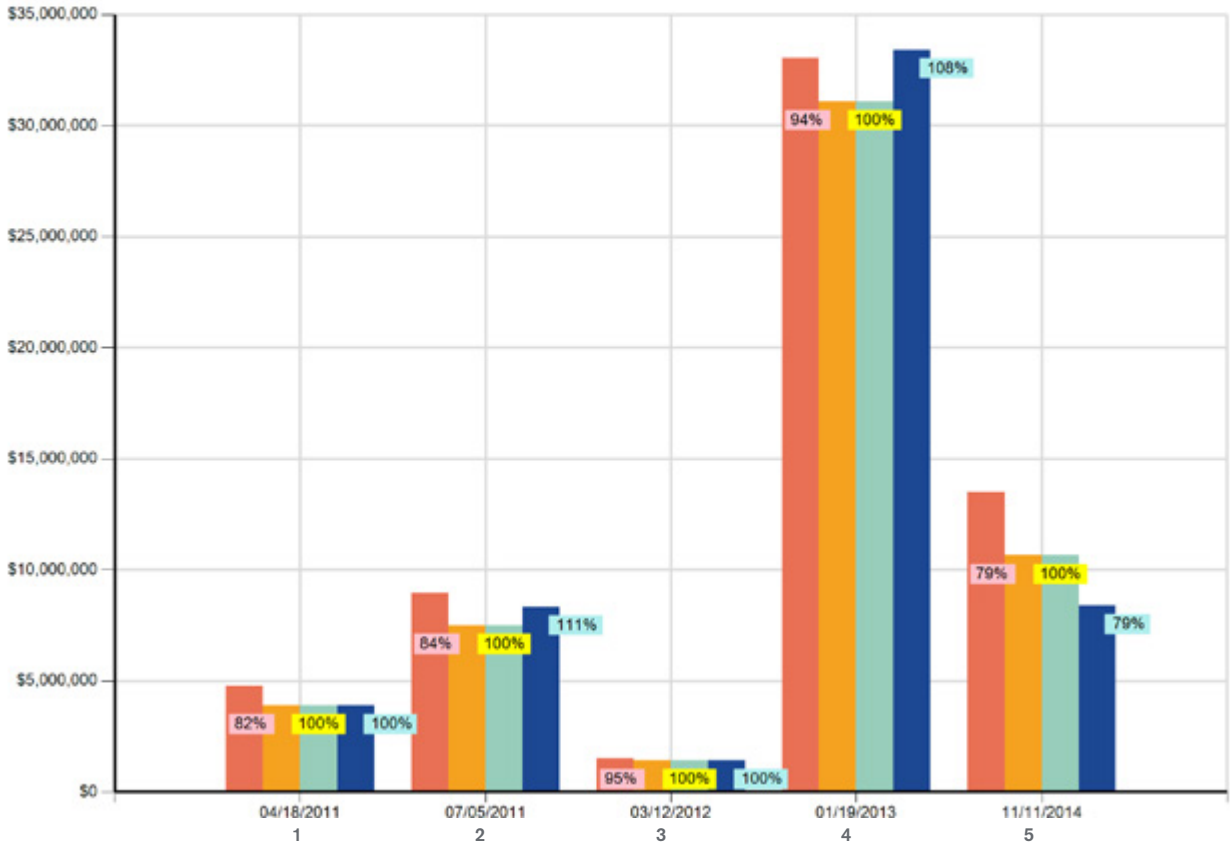


Trending Data for Council District 5  
Capital Dollars Spent\*



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

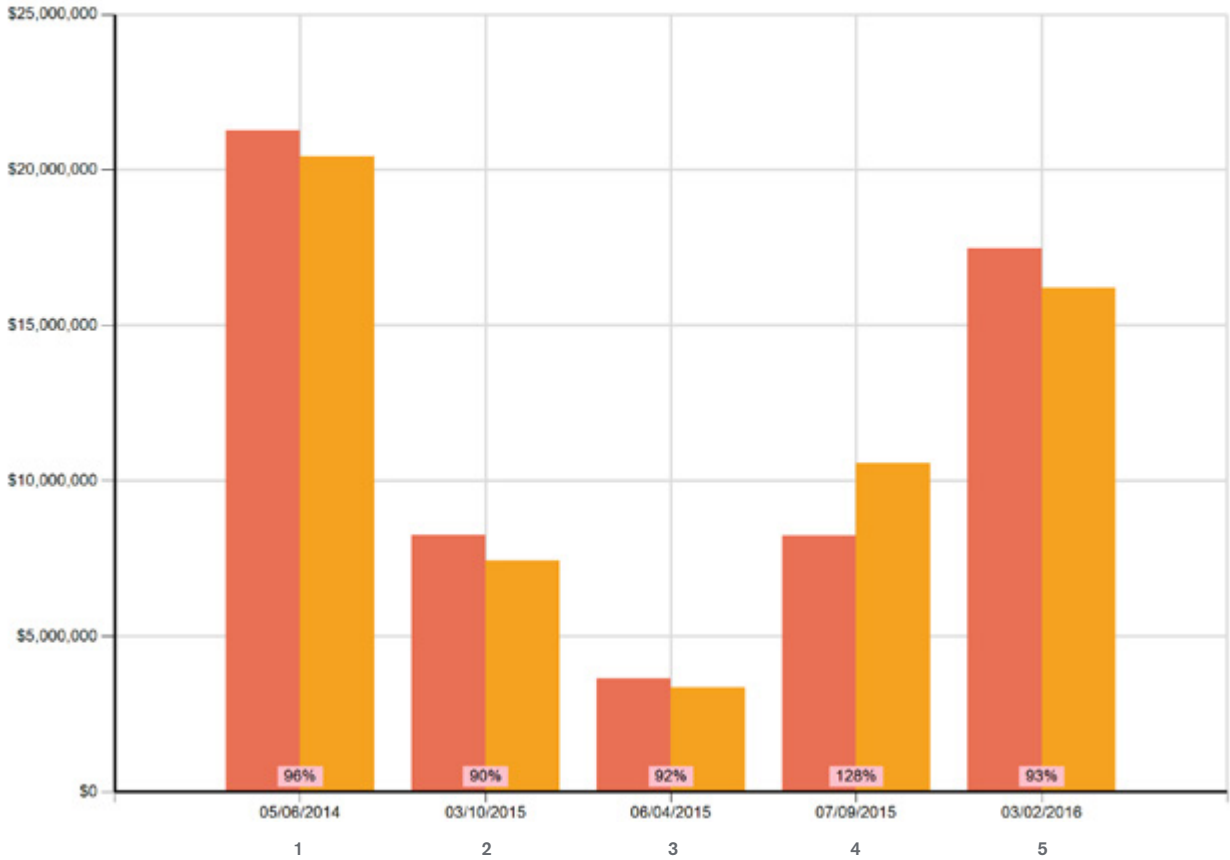
Cost Data for Council District 5  
Last 5 Projects (Competitively Bid, Substantially Completed)



- 1 DISTRIBUTION WATER MAIN EXTENSION
- 2 CITYWIDE MILLING - BX & MN
- 3 TV INSPECTION AND CLEANING - CITYWIDE
- 4 TRUNK WATER MAINS IN 59TH ST. (SHAFT 33B)
- 5 CITYWIDE MILLING

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



- 1 GRINDING EXISTING ASPHALTIC CONCRETE WEARING COURSE IN PREPARATION OF RESURFACING THEREON BY OTHERS AT DESIGNATED LOCATIONS AS REQUIRED - CITYWIDE
- 2 CONSTRUCTION OF COMBINED SEWERS AND APPURTENANCES IN: YORK AVENUE BETWEEN EAST 61ST STREET & EAST 63RD STREET., ETC. - BOROUGH OF MANHATTAN
- 3 SCHOOL SAFETY PROGRAM 4 IN THE VICINITY OF VARIOUS SCHOOLS-BOROUGH OF MANHATTAN
- 4 SAFETY AND STREETScape IMPROVEMENTS (E. 86TH ST) /SCHOOL SAFETY NECKDOWNS (MADISON AVENUE) - BOROUGH OF MANHATTAN
- 5 CONSTRUCTION OF ACCELERATED WATER MAIN REPLACEMENT AND SEWER REHABILITATION/REPLACEMENT-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  
**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

DPR  
**PEDESTRIAN BRIDGE**  
E 81 ST, MANHATTAN, NY 10028  
Estimated Completion Date: Q1 2016

DEP  
**TRUNK WATER MAINS 58TH ST.**  
MULTIPLE ADDRESSES  
Estimated Completion Date: Q3 2016

DEP  
**YORK AVE**  
MULTIPLE ADDRESSES  
Estimated Completion Date: Q3 2016

NYPL  
**WEBSTER FIRE ALARM UPGRADE**  
1465 YORK AVENUE, MANHATTAN, NY 10021  
Estimated Completion Date: Q4 2016

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

DOT  
**E. 86TH STREET STREETScape AND BULB OUTS**  
MULTIPLE ADDRESSES  
Estimated Completion Date: Q4 2016

DEP  
**REPAIR OF INTERCEPTING SEWERS - BX & MAN**  
MULTIPLE ADDRESSES  
Estimated Completion Date: Q3 2017

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

DEP  
**ACCELERATED WATER MAIN**  
MULTIPLE ADDRESSES  
Estimated Completion Date: Q4 2017

DOT  
**SCHOOL SAFETY PROGRAM 4**  
MULTIPLE ADDRESSES  
Estimated Completion Date: Q4 2017

NYPL  
**67TH STREET HVAC AND ROOF UPGRADE**  
328 EAST 67 STREET, MANHATTAN, NY 10065  
Estimated Completion Date: Q1 2018

DSNY  
**E91ST MARINE TRANSFER STATION**  
F D R DRIVE, MANHATTAN, NY 10128  
Estimated Completion Date: Q1 2018

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

NYPL  
**ROOSEVELT ISLAND - NEW BRANCH LIBRARY**  
281 MAIN STREET, MANHATTAN, NY 10044  
Estimated Completion Date: Q4 2018

“Teamwork is everything in our business. We take the ideas and skills of our consultants and the desires of our clients and turn them into a reality.”

How Sheen Pau  
DDC Project Executive, East Side Coastal Resiliency Project





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