



year 10

NEW YORK CITY DEPARTMENT OF DESIGN + CONSTRUCTION



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High Performance Building Guidelines published for the construction and operation of energy-efficient buildings

On-time payment performance reaches 99%, DDC wins Procurement Policy Board Award for best payment record

Kenneth Holden appointed Commissioner

First BMP project completed—Saint George Road, Staten Island ²

Design Peer Review Program begins

New York Hall of Science playground completed ³

Stone Street reconstruction completed, wins New York Construction News Best of 2000 Award ⁴

New South Jamaica Library completed, wins Queens Chamber of Commerce Award ⁵

World Trade Center disaster response ⁶

David J. Burney, AIA, appointed Commissioner

Bloomington Park completed ¹²

On-time performance for completed projects reaches 89%

Post Construction Client Satisfaction Survey developed

Rossville Fire/EMS station completed ¹³

Design + Construction Excellence Initiative launched

400th mile of sewer constructed

High Performance Infrastructure Guidelines published for the incorporation of sustainable design in infrastructure projects

New York Hall of Science completed, wins Construction Management Association of America Best Project award ¹⁴

Columbus Circle completed, wins New York Construction News Best of 2005 ¹⁵

Harriet Tubman Plaza and Memorial Sculpture wins NYC Art Commission Award ¹⁶

10th Anniversary of DDC

Queens Botanical Garden to be completed, seeking LEED Platinum Certification

New Office of Emergency Management headquarters to be completed, seeking LEED Silver Certification

WE BUILD THE CITY



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I am honored to lead a municipal government with outstanding agencies, of which the Department of Design and Construction (DDC) is an important part. Led by Commissioner David J. Burney, DDC is spearheading my Design and Construction Excellence Initiative, bringing to the public sector the same design and construction excellence elements notable in the private sector. To do this, DDC has strengthened relationships with world-class architects and design firms to build our City with safety, efficiency, and high-quality design standards. As you will see on the following pages, DDC delivers exceptional projects in all five boroughs.

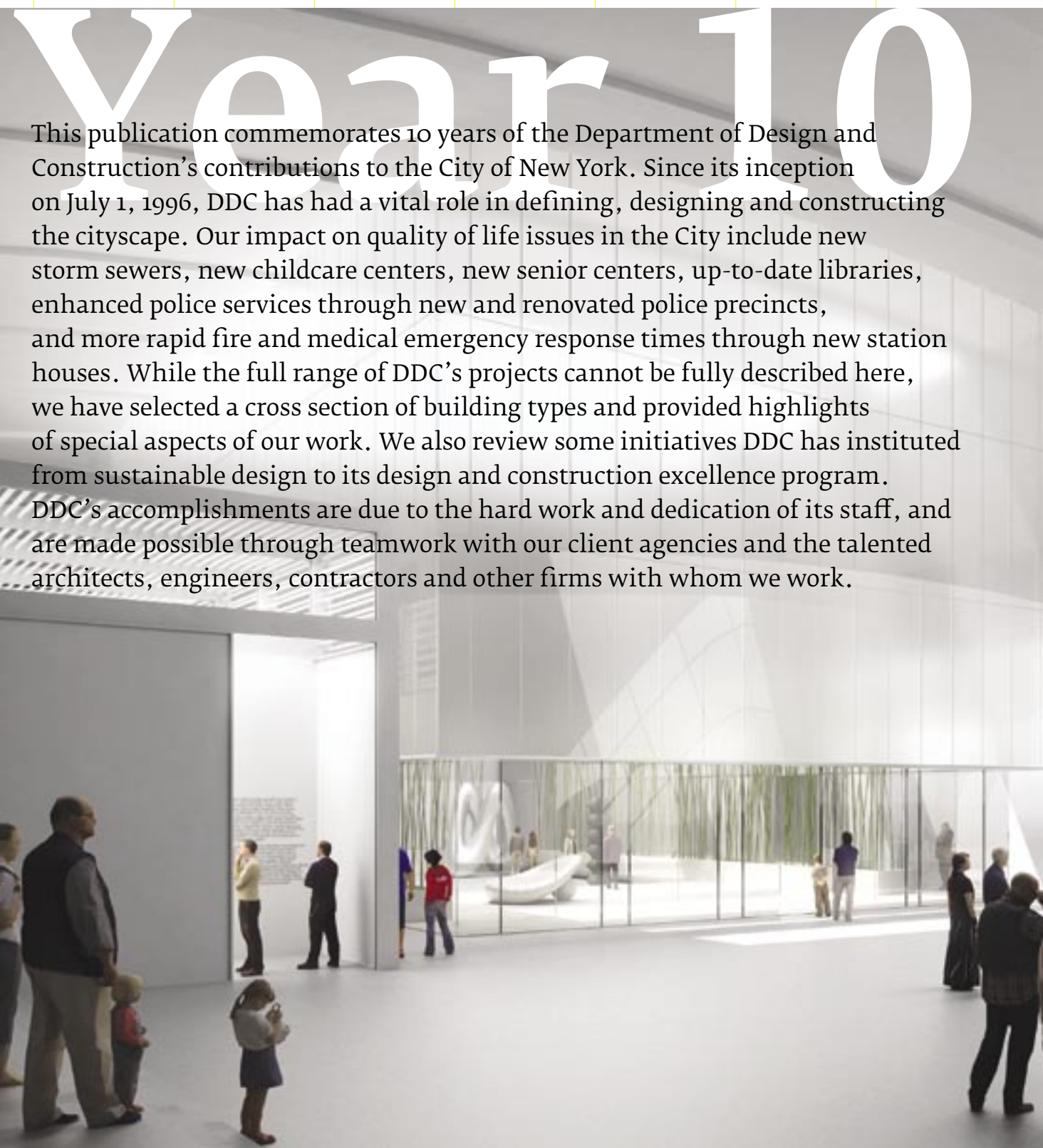
I also wish to thank the 1,200 people comprising Team DDC for both their dedication over the past decade and their commitment to the future. DDC continues to change the face of the City—improving the quality of life for those who live, work and visit.

DDC is vital to our City's success. Congratulations to Commissioner Burney and DDC for completing 10 years of excellence and best wishes as it continues building our great metropolis.

I appreciate the opportunity offered by *New York Construction* to highlight the essential work done by the Department of Design and Construction (DDC). I am grateful to the entire staff at DDC, as well as to the private construction and consulting communities for 10 great years of dedication and professionalism. In our first decade together, we have completed over 2,500 projects with a total value of more than \$8 billion.

DDC was created to provide design and construction expertise to over 20 City agencies. This centralization enables our client agencies to focus on delivering their quality services to the public. It also allows DDC to focus on our core mission—to strive for the highest degree of architectural, engineering, and construction quality as we create an urban environment brick by brick, pipe by pipe. This has been our task for the decade past and, with Mayor Bloomberg's emphasis on design and construction excellence, will be our plan for decades to come.

We feel privileged to enhance the places our fellow New Yorkers live, visit, and remember—from upgraded streets to enhanced museums, firehouses, and childcare centers. Our staff feels this pride, and we are proud to share it with the readers of *New York Construction*.



Rendering of proposed interior for the Queens Museum of Art: Grimshaw Architects/Amman & Whitney JV, Architects

Design Excellence

Over the last 10 years, DDC has established a strong reputation for delivering projects on schedule and within budget. Since his arrival at DDC, Commissioner Burney has encouraged the agency to build on that reputation by taking steps to assure design excellence is consistently achieved throughout the entire portfolio.

DDC is proactively setting into place structures and processes designed to ensure that the pressures of meeting schedule and budget do not compromise design quality, whether the project involves an internationally renowned museum, a childcare center, the expansion of the neighborhood library, or the reconstruction of a city square. This effort to raise the bar on

design has been advanced through a number of strategies, covering all phases of project development. In July 2004, the Mayor announced the launch of a Citywide Design and Construction Excellence Initiative (D+CEI), to be carried forward under the leadership of Commissioner Burney and Marla Simpson, City Chief Procurement Officer.

Among the structural changes DDC made was the establishment of an Architecture & Engineering (A & E) division as an independent division, providing professional technical and design support for both structures and infrastructure projects. The A & E division also oversees the consultant selection process, pairing clients and consultants to ensure the best match of professional qualifications for each project.

DDC further designated liaisons to work with each of the program units. Their responsibility is to advocate for design. Working with consultants, clients, and agency staff, the

design liaisons ensure that design issues are not overshadowed in the daily progress of the projects.

Sustainable Design

One of the first innovations at DDC was the creation of an Office of Sustainable Design (OSD). OSD was created to identify and implement cost-effective ways to promote greater environmental responsibility in building design. Today, OSD has helped set the standards for the industry by publishing two seminal reference books—*High Performance Building Guidelines* and *High Performance Infrastructure Guidelines*.

Prior to the passage of New York City’s Local Law 86 of 2005, otherwise known as the LEED Law, which takes effect on January 1, 2007, approximately 30 DDC projects were designated as high performance pilots, incorporating a range of sustainable strategies. DDC now requires all new projects to kick-off with

DDC Awards

Art Commission (24)	New York Construction (14)	Preservation League (4)	New York Construction Council (1)
Construction Management Association of America (20)	Queens Chamber of Commerce (1)	American Society of Civil Engineers (1)	New York Association of Consulting Engineers (2)
New York City Landmarks Commission (2)	Queens Builders & Contractors Association (5)	Royal Institute of British Architects (1)	New York City Comptroller’s Office (1)
New York Landmarks Conservancy (7)	Municipal Art Society (3)	Sloan Public Service Award (1)	American Council of Engineering Companies of New York (2)
New York City Procurement Policy Board (3)	American Institute of Architects (5)	Chapel of Four Chaplains (1)	

an environmental meeting to discuss strategies to use on the project in order to meet sustainability goals. These strategies include the use of construction materials with recycled content and low toxicity, and developing a waste management plan, among other measures. Further, OSD has instituted an in-house training program to introduce DDC staff to the principles of sustainable design.

DDC Infra-structure R&D Innovations

One of the benefits of having the City's design and construction experts united in one office is that it allows the agency to take the lead in developing technical expertise. Research and development is integral to DDC's approach to the City's capital program and DDC's Infrastructure Division has undertaken several ambitious projects.

An R&D objective has been the incorporation of trenchless technology in roadwork. DDC undertook a successful study to determine the feasibility of using trenchless lining technology for the reconstruction of selected water mains. Trenchless technology includes a number of methods of installing water mains and other pipe under active streets, using various tunnelling and boring methods. These innovations prevent disruption to the lives of those who use the street. A future trenchless project will be the large-diameter water main lining on Manhattan's Madison Avenue, which will minimize disruptions to businesses and traffic.

An example of not accepting the status quo, DDC and the Department of Transportation sponsored "City Lights," a juried, two-stage design competition for a contemporary street light and pole that attracted entries from all over the United States and around the world. The winning pole, designed

by Thomas Phifer and Partners with Office for Visual Interaction, is now being developed.

Today, R&D is studying ways to prevent reflective cracking in asphalt and seeking methods to stop its spread in composite pavements. Reflective cracking originates under the asphalt and pushes up to create a bulge. Current strategies being studied include controlled intentional cracking to reduce the stresses and use of a fabric matrix under the asphalt.

Another R&D objective has been the incorporation of sustainable design principles into infrastructure projects. Initiatives include a widespread use of recycled materials and low-toxicity products.

DDC further employs sustainable design principles in designing and building in a watershed area. This initiative is commonly referred to as Best Management Practices (BMPs). BMPs were designed to minimize the environmental impacts of urban storm water

537

lane miles of roadway reconstructed

638

miles of water mains reconstructed

440

miles of sewers reconstructed

2,708

lane miles milled

10,278

fire hydrants replaced

42,756

corners where pedestrian ramps were installed

16,198

catch basins installed

8,500

homes with new sewer connections



Working closely with the NYC Department of Environmental Protection, DDC employs sustainable methods in designing and building in a watershed



run-off affecting natural wetland systems. Moreover, BMP installations drain and filter the surface rainwater run-off and return it to the natural habitat to replenish the surrounding aquifer.

The Staten Island Bluebelt is a cost-effective storm water management system for approxi-

mately one-third of Staten Island's land area. The program preserves natural drainage corridors, called Bluebelts, including streams, ponds, and other wetland areas. Preservation of these wetland systems allows them to perform their functions of conveying, storing, and filtering storm water. In addi-

tion, the Bluebelts provide important community open spaces and diverse wildlife habitats.

DDC works closely with the City's Department of Environmental Protection in designing and constructing the infrastructure and BMPs in and around the Bluebelt.

TEN YEARS OF BUILDING THE CITY

The Bronx

**① 149TH STREET**

"The Hub" is one of the key arteries for commerce and transportation in the Bronx. The agency's extensive reconstruction of this roadway with new sewer and water mains presented many design and construction challenges due to the heavy volume of pedestrians and vehicles. The project included the area of 149th Street in the vicinity of Melrose, Third and Willis avenues, and extended virtually river to river.

**② RESCUE COMPANY 3**

This new building, designed by Polshek Partnership Architects, LLP, will house FDNY's Rescue Company 3, which serves the Bronx and also responds to structural collapse incidents throughout the city. The building design will serve as a prototype for future Fire Department buildings of this character. The new firehouse will meet specialized requirements for training spaces and equipment storage. It will also have office space, kitchen and dining facilities, dormitory, and an apparatus bay (garage) for the Company's three trucks.

**③ THE BRONX MUSEUM OF ART**

The Bronx Museum of Art is a twentieth-century contemporary art museum founded in 1971 to serve the populations of the Bronx and the New York metropolitan area. This expansion project, designed by Arquitectonica, is expected to accommodate an additional 20,000 visitors annually and promises to provide the museum with a bolder identity.

**④ BRONX ZOO LION HOUSE**

In 1903, the Bronx Zoo opened exhibit space for lions in a 20,000 square foot classic Beaux-Arts building. The design for the renewal of the lion house, by FXFOWLE Architects, PC, adapts this structure to 21st century zoo standards while respecting its landmark status. The newly renovated and expanded building will host the zoo's new Madagascar exhibit in 2007. The project includes an inflated plastic (ETFE) skylight that provides ultra-violet light needed by the plants and animals and can be adjusted to block excessive heat. In addition, the installation of a geothermal system avoids the need for heat rejection equipment that would mar the appearance of this historic structure.



Views looking North and South

5 FAMILY INTAKE CENTER

For the City's Department of Homeless Services (DHS), DDC is managing the design and construction of a new 73,000 square foot facility to replace the existing Emergency Assistance Unit. This facility, designed by Polshek Partnership Architects, LLP, will assist families as they seek shelter and housing, and will house the many other services provided by DHS and others.

The design's primary objective is to create a family-friendly shelter for homeless families who enter DHS's system. The construction of this new facility will incorporate the latest sustainable initiatives such as energy efficient water fixtures, daylighting techniques, rainwater collection, green roof, and a terra cotta rain screen façade system.

The mixed cladding of terra cotta and metal panels with glazed windows is designed to create a contemporary, finely detailed façade design that is also

responsive to the masonry buildings that surround the facility. The design's use of glass will create a light-filled interior with views of the Bronx to establish a positive environment for the DHS staff and the eventual users of the facility.

As a family enters the new facility, the design creates a welcoming space and an environment of tranquility. Through the NYC Department of Cultural Affairs' Percent for Art Program, the artist Lane Twitchell was commissioned to develop a work of art for the large waiting areas.



Tillotson Avenue Step Street

6 STEP STREETS

New York City's topography is unique in its diversity, range and scale. From sea level to large rock formations to steep grades in the landscape, the City presents many engineering challenges to transporting people and vehicles. There are over 70 areas in the City in which steep grade changes require an unusual roadway type—a step street. The majority of step streets are in the Bronx.

Step streets are exclusively for pedestrians, yet are still mapped City streets. The City's Department of Transportation, working with DDC, is engaged in a program of assessing and upgrading these distinct passageways.

The requirements of designing, engineering and constructing an outdoor staircase has inspired a number of designers working with DDC. The project designed by Matthews Nielsen Landscape Architects and shown above, was recently recognized by the NYC

Art Commission in its 2006 awards program. The architect's approach to this project was to create a park-like setting and to bring innovation in both shape and composition. In other step street projects, architects have created an intimate pedestrian scale that has spurred a friendly and approachable design for the neighborhoods surrounding the step street.

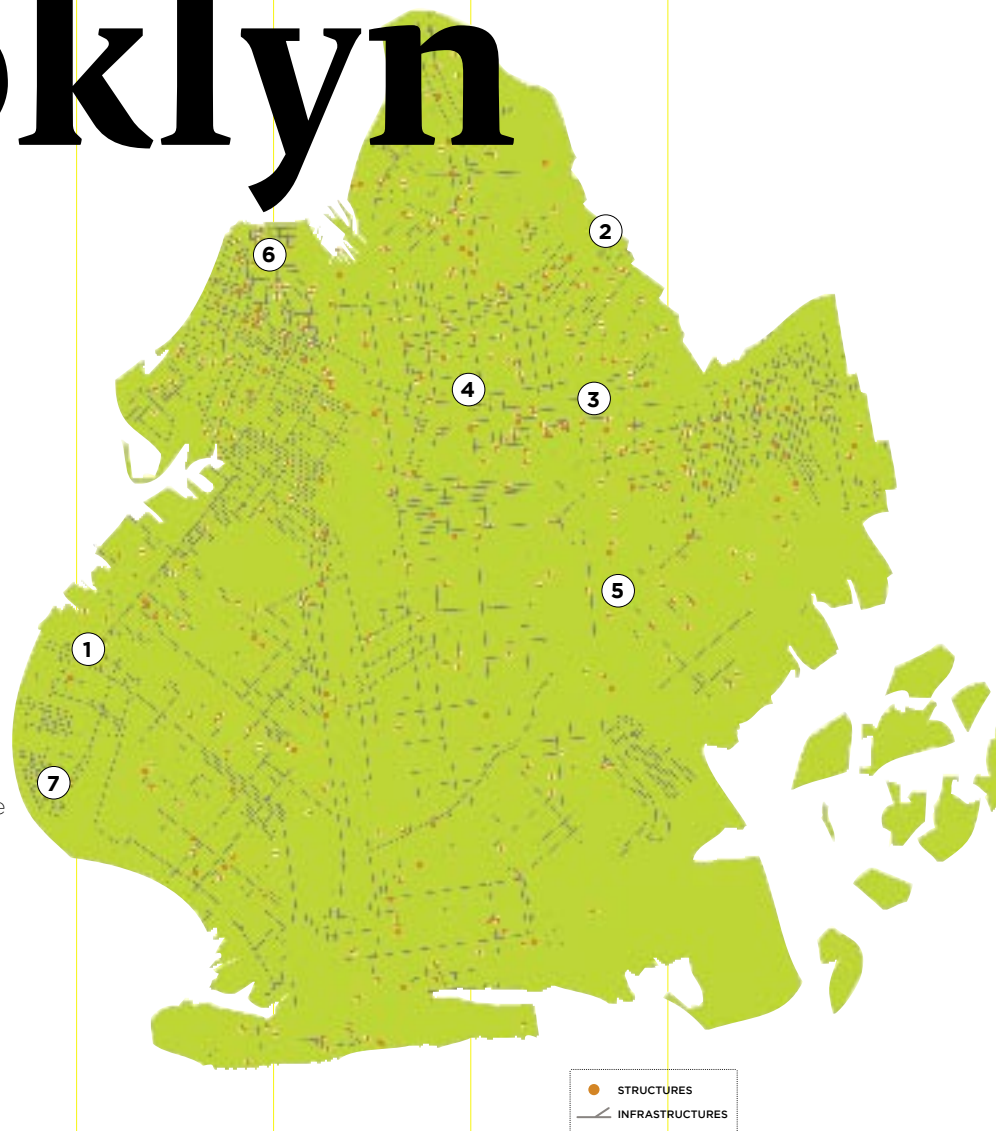
TEN YEARS OF BUILDING THE CITY

Brooklyn



① 5TH AVENUE

This two-mile project included the design and reconstruction of 5th Avenue in Bay Ridge from 65th Street to 94th Street and 4th Avenue from 94th Street to Marine Avenue. The design included new street and traffic lights, sidewalks and curbs, distinctive benches and strategic placement of fire hydrants to maximize parking in this bustling retail area.



② ENGINE COMPANY 277

This firehouse will replace an antiquated 1913 three-story brick structure. The new building, designed by STV Group, Inc., will match the old structure in height, at three-stories, but will double its footprint. It will contain space for firefighters, as well as vehicles, equipment and material, and will be clad with cast-stone panels on a base of cast-in-place concrete. Through the NYC Department of Cultural Affairs' Percent for Art program, New York sculptor Julian LaVerdiere has designed the "Sentinel Lanterns" artwork for this facility.



③ WEEKSVILLE HERITAGE CENTER

Weeksville Heritage Center, as part of the historic Hunterfly Road area, commemorates a nineteenth century African American community. The center includes four frame farmhouse buildings. The design of the new building, by Caples Jefferson Architects, is for two educational workshops, an exhibition space, administrative offices, space for all facility support systems, a gift shop and a ticket office. High performance elements will result in a LEED Gold rating.



④ BROOKLYN CHILDREN'S MUSEUM

The Brooklyn Children's Museum was the first museum created expressly for children when it opened in 1899. The re-design, by Rafael Viñoly Architects, PC, will nearly double the museum's current space. This 51,000 square-foot expansion will include the use of photovoltaic cells, geothermal wells, high performance glass, occupancy sensors, photocells to control the intensity of light, and a variety of renewable materials throughout.



⑤ REMSEN AVENUE YARD

The Remsen Yard facility serves as the headquarters for the water and sewer operations of the City's Department of Environmental Protection. The design, by Kiss + Cathcart, Architects, will expand the facility by 81,500 square feet. The structure will house new offices, locker rooms, machine shops, and storage, as well as indoor vehicle storage and a covered yard area. High performance elements include supplemental power supply from a rooftop photovoltaic system, rainwater collection and reuse for truck washing, natural ventilation, and daylighting.



Office of Emergency Management

6 OEM

After its original headquarters were destroyed in the attacks of September 11, 2001, the Office of Emergency Management (OEM) worked from temporary facilities in Brooklyn. DDC was asked to design and build a new headquarters that would house OEM staff and operations, and accommodate other teams in emergency situations.

The design's primary objective was to create a state-of-the-art space through which the City's vast emergency response resources can be coordinated. The construction of this new facility includes a three-story addition to the building and a restoration of the original space, which will give OEM 69,000 square feet of space.

This project incorporates DDC's sustainable design principles and, upon completion, intends

to seek a LEED Silver certification. Some of the sustainable strategies include water efficient landscaping, reduced water use in the building, proximity to mass transportation, landscaping that will reduce the heat island effect, and the incorporation of construction materials that have minimal volatile organic compounds.



Fort Hamilton Parkway

7 MICRO-TUNNELING

Micro-tunneling is a form of "trenchless technology." It is an alternate method of constructing large sewers and water mains in congested streets. It can also be used beneath busy highways and railroads or adjacent to sensitive structures. This method of construction avoids the need for deep trench cuts that are associated with many sewer and water main projects.

Micro-tunneling machinery is launched from a jacking pit that is designed to withstand the forces generated by the hydraulic jacks used to push the unit and trailing pipe sections. The concept is simple: the micro-tunneling machine bores a tube under the road where the pipe is subsequently placed. This enables the pipe to be installed without excavating

a large trench. In the Fort Hamilton Parkway project, in the vicinity of Bay Ridge, the 100-year-old brick sewer was replaced with reinforced concrete pipe using the micro-tunneling method.

TEN YEARS OF BUILDING THE CITY

Manhattan



PHOTO COURTESY OF ALBERT VECERKA/ESTO

1 THE STUDIO MUSEUM OF HARLEM

The Studio Museum of Harlem is a contemporary art museum focusing on the work of artists of African descent locally, nationally, and globally, as well as work that has been inspired and influenced by African-American culture. The museum's current building was re-designed, by Rogers Marvel Architects, to add new gallery space, exhibition space, and educational classroom space.



2 CENTRAL PARK PRECINCT

The Central Park Police Precinct is housed in a landmark building surrounded by one of the most well known urban parks in the world. The NYPD Central Park Precinct was originally constructed for use as horse stables for Central Park. The new design, by Karlsberger Architecture Inc., is to completely renovate the building and enclose the central courtyard, which will add more useable space.



3 STONE STREET

The design provided for a historic restoration of Stone Street from William Street to Coenties Alley, within the Stone Street Historic District in Lower Manhattan. Construction included the installation of a granite block roadway, granite curbs, bluestone sidewalks, granite benches, historic lighting, and reconstruction of sewers and water mains.



5 EL MUSEO DEL BARRIO

El Museo del Barrio is the only museum in the City that specializes in representing the art and culture of the Caribbean and Latin America. Situated as the northern anchor of Manhattan's famed Museum Mile, the design, by Gruzen Samton LLP, includes renovations of both the exterior façade and interior space. The courtyard will be renovated with a new café with outdoor seating and a new entrance dedicated to the museum. In July 2004, the Art Commission of the City of New York presented the project with an Excellence in Design Award.



4 OPEN DOOR SENIOR CENTER

The Open Door Senior Center is housed in part of the former headquarters of the City's Police Department, which was based in the building from 1903 to 1973. Part of this Beaux-Arts building was re-designed by Edward I. Mills and Associates to house a senior center that serves the Chinatown community. The project included the NYC Department of Cultural Affairs' Percent for Art program with work by artist John Brekke.



6 FDNY TRAINING ACADEMY

The Randall's Island Fire Training Academy trains New York City's firefighters in an advanced-technology, one-of-a-kind facility. The project involved the design and construction of 79,000 square feet in three new buildings (a "Burn" Building, a classroom building with physical fitness center and cafeteria, and a City Streetscape Building) and renovation of the existing Smoke House. The City Streetscape Building houses a Hollywood-like street "set" complete with three-story buildings, sidewalks, parking meters, manholes, fire hydrants, metal gates, and street signs—all designed to recreate obstacles encountered in real situations.



Interior reconstruction of The Gatehouse

7 AARON DAVIS HALL – THE GATEHOUSE

This ornate brick building, a New York City landmark, originally built in 1890 as a water pumping station for the City's Department of Environmental Protection but unused for the last 20 years, is being given a new life as a theater for the Aaron Davis Hall performing arts center. The remarkable building is also on the National Register of Historic Places.

The new design, by Wank Adams Slavin Associates and Ohlhausen DuBois Architects, includes restoration

of the exterior and a complete reconstruction of the interior. Interior work includes complete demolition to allow the construction of two new floors.



Clockwise from left: Columbus Circle, rendering of Frederick Douglass Circle, Duke Ellington statue at Frawley Circle

THREE CIRCLES

8 COLUMBUS CIRCLE

In August of 2005, DDC completed the extensive reconstruction of Columbus Circle, located in the southwest corner of Central Park. The reconfiguration of the traffic circle, and the installation of wider and more easily accessed pedestrian walkways provide for safe passage. A computer-programmed fountain, distinctive benches, and extensive planting complete the center of the circle.

9 FRAWLEY CIRCLE

In July of 1997, DDC completed the reconstruction of Frawley Circle, located at the northeast corner of Central Park. The design included, among other enhancements, the construction of the foundation for the Duke Ellington statue.

10 FREDERICK DOUGLASS CIRCLE

Located in the northwest corner of Central Park. The design includes a new traffic circle configuration that provides for a landscaped inner circle. The design further pays homage to the historic figure to whom the circle is dedicated, by erecting a statue of Frederick Douglass. Once construction is completed at Frederick Douglass Circle, the "three traffic circles" at three of the four corners of Central Park will have been completely re-designed and reconstructed.

TEN YEARS OF BUILDING THE CITY

Queens

**1 QUEENS BOTANICAL GARDEN**

Set on 39 acres in the heart of the City's largest borough, the Queens Botanical Garden (QBG) is an oasis of green space serving our nation's most ethnically diverse county. More than 60 years after its birth as an exhibit at the 1939 New York World's Fair, QBG continues to welcome an international audience. The design, by BSKS Architects, of a new administration building plus extensive landscaping for gardens, a new entry drive, and parking area, was awarded the City's first Green Building Design Award and expects to earn the highest, and rarely awarded, LEED Platinum rating.

2 GLEN OAKS BRANCH LIBRARY

Designed by Marble Fairbanks Architects, this new 18,000 square-foot library facility will serve the Glen Oaks community. Innovative methods to bring daylight down to the basement level, including an open, sculptural stairwell, are partial elements in the high performance LEED certification of this project. Among new technologies in the building will be automated book processing.

**3 SUNRISE YARD MAINTENANCE FACILITY**

The City's Department of Transportation (DOT) is replacing their Highway Division's building located in Ozone Park with a new facility that will serve as a maintenance crew operation base for DOT. The new structure, designed by Gruzen Samton LLP, will incorporate the latest in high performance design principles including high efficiency fixtures, daylighting techniques, use of environmentally sensitive materials and sustainable landscape practices. The building is seeking to achieve a LEED Gold rating.

**5 SOMERVILLE AREA**

This project was designed and constructed to alleviate severe flooding in the area along Beach 71st Street and Rockaway Freeway. The scope of this project included reconstructing the streets, replacing sanitary sewers and water mains and providing a new storm sewer system.

**4 NEW YORK HALL OF SCIENCE**

The New York Hall of Science, in Flushing Meadow-Corona Park, is the City's science and technology center. The design, by Polshek Partnership Architects, LLP, increased the museum's space by 50 percent to include new exhibition spaces, laboratories, classrooms, offices, workshops, food service, and landscaping. The expansion redefines the visitor experience. A notable aspect of the project was that construction modifications took place while the facility and its exhibits remained in operation. The Construction Management Association of America, Metro Chapter, awarded the building Project of the Year Award in 2004.



Queens Hospital EMS Station

6 QUEENS HOSPITAL EMS STATION

The Queens Hospital Emergency Medical Services station serves as the home base for a battalion that includes eight ambulances and also houses a division office.

The design, by Dean Wolf Architects, addresses several significant factors related to the site, including a steep slope requiring a split-level plan, and the configuration to accommodate an underground utility tunnel.



From left: Hook Creek, Norton Basin

7 FLOODING ALLEVIATION

Water, while it is the essential lifeline of this great City, presents many challenges to our City’s infrastructure. The challenges include how to manage excess storm water run-off while upgrading parts of the sewer system approaching the end of its service life. The City has over 6,000 miles of sewers, but there remain sections with aging sewers in low-lying areas which have been prone to flooding.

During the past 10 years, and, as we advance into our next decade, DDC has worked on behalf of the City’s Department of Environmental Protection to design and construct systems to help prevent recurrent flooding conditions.

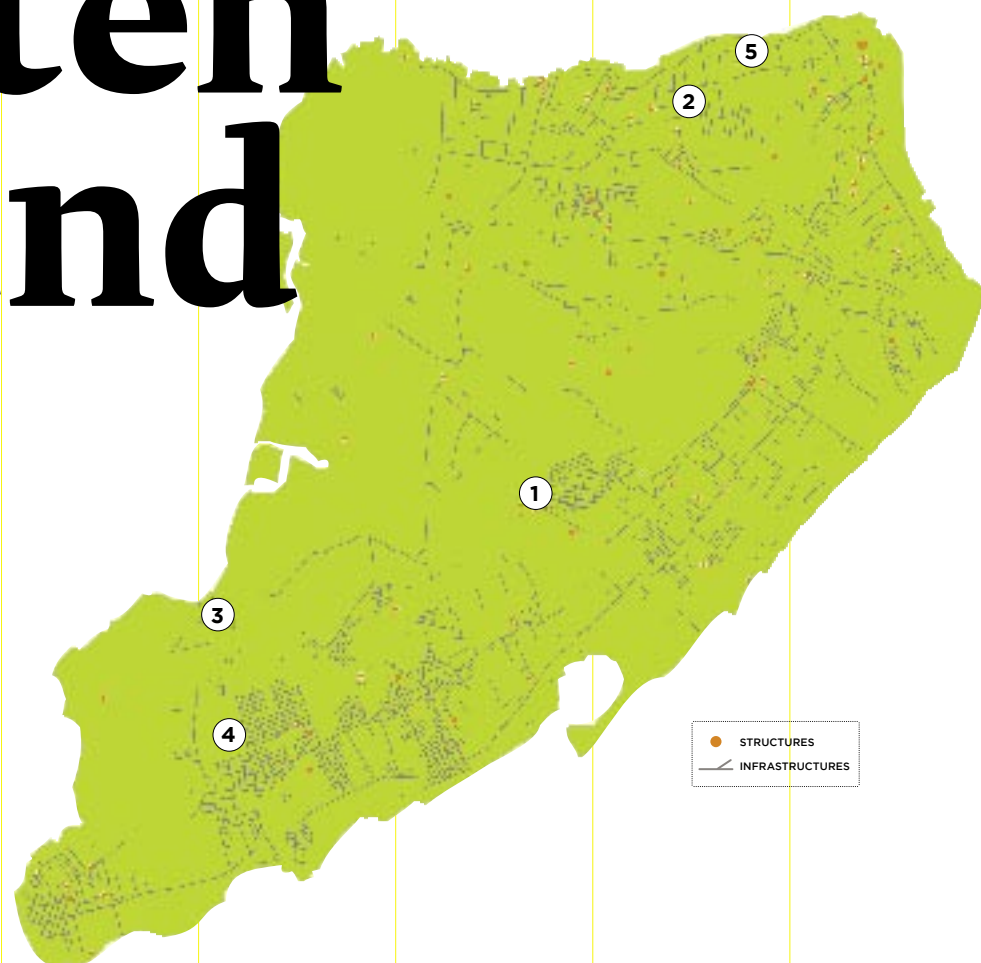
In the Jamaica community, DDC completed approximately \$40 million in sewer, water main and roadway enhancements. The Springfield Gardens and surrounding communities in Southeast Queens have seen significant improvement in storm water drainage as a result of a comprehensive, multi-phased program designed to install and upgrade storm sewers. About \$66 million has been invested in the area to build larger capacity storm sewers, new catch basins, sidewalks and curbs. A phase for a new,

separate, storm water sewer system was recently completed in neighboring Rosedale. Additional phases are in the planning stage for the area.

Communities along the peninsula in Far Rockaway have seen similar work. The areas of Somerville, Redfern and Edgemere are part of \$92 million in capital improvement programs, which include projects both completed and planned.

TEN YEARS OF BUILDING THE CITY

Staten Island



① ST. GEORGE ROAD

The residents living adjacent to Richmond Road in the Richmondtown area had long experienced flooding caused by inadequate storm sewers and, in the absence of a sanitary sewer, relied on septic systems. That changed when DDC completed its work on the St. George Road project, which installed sanitary and storm sewers and water mains. It was the first DDC project involving environmental work done entirely within the Bluebelt, which included BMPs. This project received the Environmental Project Award from *New York Construction News* in 2000.



② REPTILE HOUSE

This project, designed by Gruzen Samton LLP, includes a new entrance, exhibit space, and roof and parapets for the Reptile Wing at the Staten Island Zoo. The work will completely replace the existing exhibit inside the wing and upgrade the existing plumbing, HVAC and electrical systems. Artwork is planned for an exterior wall through the NYC Department of Cultural Affairs' Percent for Art program. The renovation meets high performance standards and energy use reduction and indoor air quality and mechanical and electrical systems will operate under sustainable standards.



③ FDNY/EMS ROSSVILLE FACILITY

This was the first facility built in the City to house both the Fire Department and Emergency Medical Services. The design, by Wank Adams Slavin Associates and Ohlhausen DuBois Architects, established a new model for the City and resolved many challenges—how to combine the two services under one roof while still maintaining a rapid response time for both groups and maximizing the space for an efficient functioning building. The design also incorporates natural light on all sides of the building.



④ BLOOMINGDALE PARK

The design of 38 acres of the park provided several ball fields, a meandering bike path, playgrounds, and a new comfort station—all while maintaining the natural character of the park. Included in the project were new sanitary and storm sewers and utilization of BMPs. The project was honored with *New York Construction News'* Award of Merit for Site Landscaping.



Chinese Scholars' Garden

5 SNUG HARBOR

In 1976, the City purchased the 83 acre site and structures of the former Sailors' Snug Harbor, which over the years had fallen victim to decline and neglect. It set the stage for the eventual creation of the Snug Harbor Cultural Center. Through methodical planning and dedication to the goal of bringing new form and function to old buildings, the center has become a classic example of “adaptive reuse” in the City. Deteriorated dormitories of the retired mariners, barns, cottages and laundries were converted to museums, performance spaces, offices, classrooms and artist studios.

The complex of buildings comprising the Snug Harbor cultural center has received approximately \$24 million of new building, modernization and reconstruction since DDC was formed. Over the past

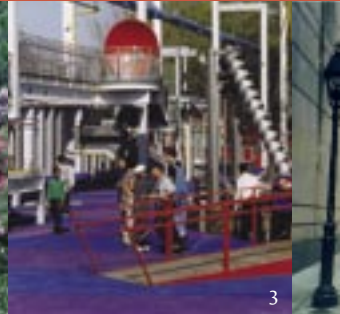
decade projects included the distinctive Chinese Scholars' Garden and new building; interior and exterior restoration of the Music Hall; John Noble Collection Building; Staten Island Children's Museum's main building, substantial new exhibition space and an award-winning Connector Building. Overlooking the Kill van Kull, the invigorated cultural center has brought together numerous arts organizations providing a creative venue as well as becoming an attraction to people on Staten Island and beyond.

The story of DDC’s first 10 years cannot be told without recognizing the significant contributions made by our clients. DDC proudly serves the design and construction needs of a number of City agencies. We have been fortunate to work with numerous individuals who share our vision of design and construction excellence in the building of our urban environment. We would like to thank the following City agencies:

- Administration for Children’s Services
- Brooklyn Public Library
- Department for the Aging
- Department of Citywide Administrative Services
- Department of Correction
- Department of Cultural Affairs
- Department of Environmental Protection
- New York City Fire Department
- Department of Health & Mental Hygiene
- Department of Homeless Services
- Department of Housing Preservation & Development
- Human Resources Administration
- Department of Juvenile Justice
- Department of Parks & Recreation
- Department of Transportation
- New York Police Department
- New York Public Library
- New York State Office of Court Administration
- Office of the Chief Medical Examiner
- Office of Emergency Management
- Queens Borough Public Library
- Taxi and Limousine Commission



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www.nyc.gov/buildnyc



DDC begins operation on July 1, 1996; Luis Tormenta appointed Commissioner

DDC launches initiative to streamline payment processing

Quality Assurance /Site Safety programs established

DDC receives its first NYC Art Commission Excellence in Design award for rehabilitation of four firehouses

Idlewild Park sewers completed

DDC completes 500th project since inception

Performance metric program developed to benchmark critical business processes and accelerate project delivery

Flushing Library completed, wins New York Construction News Institutional Project of the Year ¹

Brooklyn Juvenile Detention Center completed

DDC awards more than \$1 billion in construction contracts for fiscal year

Total portfolio of active projects exceeds \$4 billion

33rd Police Precinct House completed ⁷

Administration for Children's Services Children's Center at Bellevue wins the Municipal Arts Society Award and the Preservation League of NY Excellence in Historic Preservation Award ⁸

PS 157 façade rehabilitation wins NY Landmarks Conservancy Lucy G. Moses Award ⁹

Office of Business Opportunity launched to assist minority-owned, women-owned and small businesses

Project Browser developed to allow public to view active DDC projects on a map with information on budget and scope

Randall's Island Fire Academy Training Center completed ¹⁰

DNA Center for the Chief Medical Examiner completed ¹¹

City Lights Program initiated -International design competition for prospective street lights

