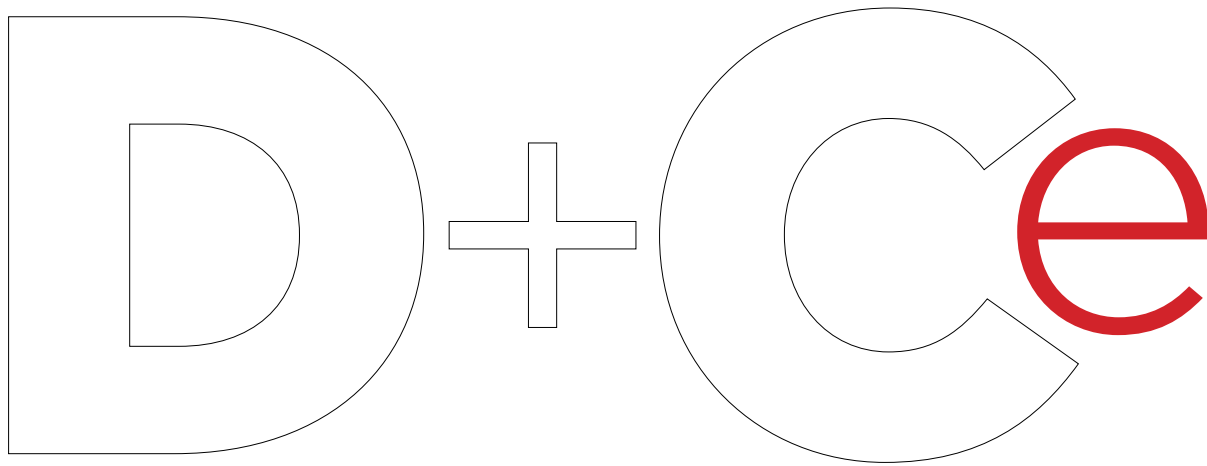


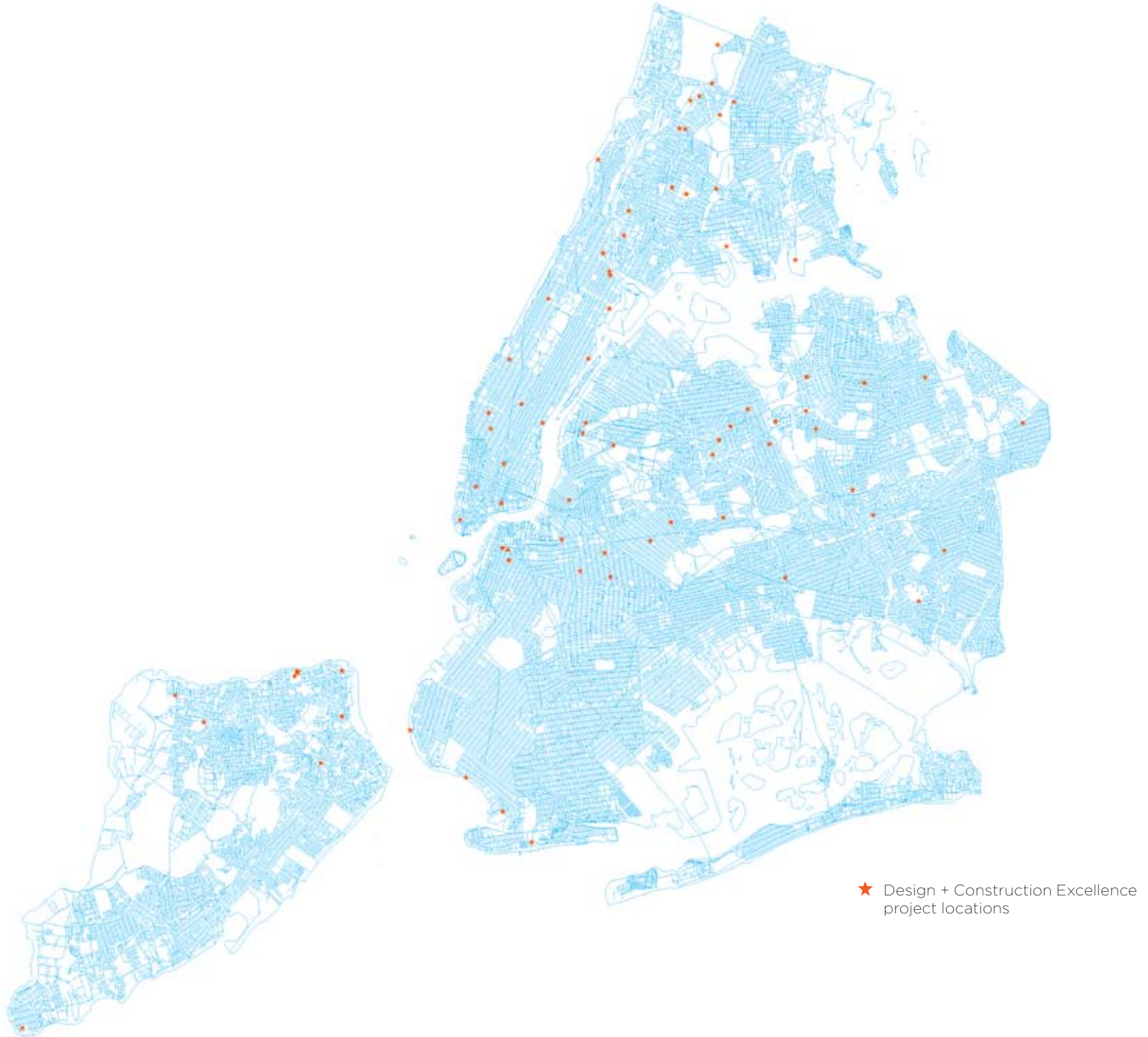
D + C e

THE CITY OF NEW YORK
DESIGN + CONSTRUCTION
EXCELLENCE





THE CITY OF NEW YORK
DESIGN + CONSTRUCTION
EXCELLENCE



July 2007

Dear Friends:

From the grand entrances of our public libraries to the great green expanse of our parkland and open spaces, no city is more defined by its urban design than New York. Three years ago, the Art Commission called for a multi-agency effort to change the paradigm of the public building process, and build the landmarks of tomorrow. Today, I am pleased to report that, under the leadership of the Department of Design and Construction, the Design + Construction Excellence (D+CE) initiative has seen its most successful year yet.

Since our last report, the initiative has continued to elevate design and construction standards and helped to produce thoughtful, creative projects in every borough. The new Office of Emergency Management headquarters in Brooklyn and the Queens Botanical Garden have achieved top level Leadership in Energy and Environmental Design (LEED) certification and stand as vivid examples of what we can accomplish with bold thinking, and a commitment to meeting the biggest challenges of our time. Adopting the spirit of PlaNYC—our vision for a greener, greater New York—the D+CE will continue to ensure that our metropolis remains habitable and hospitable as it continues to grow and evolve.

Thank you to everyone involved in the initiative for the support and contributions that remain critical to our success. You continue to help us build a better future for all New Yorkers—the future we all deserve.

Sincerely,



Michael R. Bloomberg
Mayor

03 INTRODUCTION

Mayor's Letter

**07-
17 POLICY INITIATIVES**

Overview

(A) Procurement Strategies

(B) Design and Planning Phase Strategies

(C) Construction Phase Strategies

(D) Education and Evaluation Strategies

**19-
65 FEATURED PROJECTS**

121ST Precinct

Central Harlem Health Center

DHS Family Center

Elmhurst Branch Library

Engine Company 259

Ferry Point Park Comfort Station

Flight 587 Memorial

Glen Oaks Branch Library

Harris Park Ballfields

Indian Lake Restoration, Crotona Park

Montessori Progressive Learning Center

Mullaly Park Playground

Pedestrian Bridges

Pike Street Yard

Poe Park Visitors' Center

Queens Central Library

Queens Hospital EMS Station

Queens Museum of Art

Rescue Company 3

Riverside Health Center

Stapleton Branch Library

Staten Island Children's Museum

West 59th Street Recreation Center

67-73 PROJECTS IN DEVELOPMENT

Bronx River Art Center
 Brooklyn Historical Society
 Chelsea Health Center
 Conference House Park
 Disaster Response Equipment and
 Apparatus Depot
 East 38th Street Storage and
 Maintenance Facility
 Engine Company 217/Engine Company 235
 Engine Company 239
 Engine Company 285
 Flushing Town Hall
 Forest Hills Community House
 Glendale Branch Library
 Greenpoint EMS Station
 Jerome Gunhill Municipal Parking Garage
 Jerome Yard
 Kent Avenue Shaft Maintenance Building
 Kings County Criminal Courthouse
 Kings County Supreme Courthouse
 Ladder Company 8
 Macon Branch Library
 Mariners Harbor Branch Library
 Mind Builders Creative Arts Center
 New York Public Library Humanities and
 Social Sciences Library Mechanical
 Penthouse
 New York Public Theater

Non-Traditional Employment for
 Women Training Facility
 PS1 Contemporary Arts Center
 Queens Botanical Garden Entries
 Queensboro Hill Branch Library
 Richmond District Health Center
 Ridgewood Branch Library
 Ridgewood Bushwick Youth Center
 Rochdale Village Branch Library
 Snug Harbor Cultural Center
 Snug Harbor Cultural Center Building E
 Exterior Renovation
 Snug Harbor Cultural Center Building F
 Interior Renovation
 Soundview Park
 St. James Park
 Staten Island Institute of Arts and Sciences
 Van Cortlandt Park

74 ACKNOWLEDGEMENTS

KEY



Seeking LEED rating



Percent for Art participant



Art Commission Award recipient



POLICY INITIATIVES

(A) PROCUREMENT STRATEGIES: INNOVATIVE PROCUREMENT OF DESIGN SERVICES

- A1 RFP FOR ON-CALL DESIGN SERVICES FOR
SMALL FIRMS AND GENERIC REQUIREMENT CONTRACTS
- A2 TWO-STAGE RFP FOR PROJECT SPECIFIC DESIGN SERVICES

(B) DESIGN AND PLANNING PHASE STRATEGIES

- B1 USE OF PROFESSIONAL PEERS
- B2 BUDGET PROCESS INITIATIVE

(C) CONSTRUCTION PHASE STRATEGIES

- C1 PARTNERING
- C2 DEFINED QUANTITY CONTRACTING
- C3 PRE-QUALIFICATION OF CONSTRUCTION CONTRACTORS

(D) EDUCATION AND EVALUATION STRATEGIES

- D1 CONTINUING EDUCATION
- D2 PROCUREMENT EVALUATION
- D3 DESIGN QUALITY INDICATOR PROGRAM

(A) PROCUREMENT STRATEGIES: INNOVATIVE PROCUREMENT OF DESIGN SERVICES

The following are descriptions of innovative procurement strategies that were used in the pilot projects. At the end of last year, these methodologies became part of the Procurement Policy Board (PPB) rules, and, as of December 2006, are now the required procurement methodologies for “qualification based selection” (QBS) of architectural and engineering firms for City projects. Under this method, the City seeks to select firms based on qualifications, contemporary vision and experience, and to pay fair and reasonable fees for design services. The result has been to increase competition for City public projects by attracting a wider pool of entrants and securing higher levels of service. Previously, PPB rules had recognized competitive sealed proposals as the preferred method for awarding contracts. Historically, the application of this method by City agencies relied heavily on price competition, which unintentionally had a deterring effect on firms’ desire to participate, driving fee levels below the actual cost of providing services and resulting in poor service delivery.

A1 RFP FOR ON-CALL DESIGN SERVICES FOR SMALL FIRMS AND GENERIC REQUIREMENT CONTRACTS

In 2007 alone, a total of 237 firms participated in this new selection process, resulting in the award of 32 contracts. The process involves an open Request for Proposals (RFP) containing a pre-determined fee curve as the pricing for all services to be provided under the contract. Selection is made by an evaluation committee, which includes at least one outside professional peer. Selection is based on qualifications and the quality of relevant experience. Awards are made to the highest ranked firms. Following the award of the contracts, all contract holders are invited to submit project-specific proposals. The proposals are evaluated by the committee and ranked on their technical merits.

This strategy substantially differs from previous methods by allowing the selection to take place without cost being the overriding consideration. However, the requirement for a fair and reasonable cost is addressed by the pre-determined fee curve.

This method has become the standard for requirement contracts and was the method used by DDC to procure a new set of twenty-four small firms for architectural and engineering services, eight firms for larger architectural and engineering projects, and for the selection of eight construction management firms to support the agency's building projects.

A2 TWO-STAGE RFP FOR PROJECT SPECIFIC DESIGN SERVICES

After piloting five projects during 2005 and 2006, this methodology became standard for project specific Request for Proposals (RFPs) in 2007. These RFPs tend to be the largest and most complex in DDC's portfolio and, in 2007, included the procurement of the backup 911 facility (PSAC II) and the new Police Academy.

This method begins with an open RFP, requesting proposers' qualifications and relevant experience. For the first stage, an evaluation committee, including at least one outside professional peer, reviews portfolios and ranks the submissions, establishing a short-list.

For the second stage, the evaluation committee invites the top-ranked proposers (the short-list) to supplement their submissions with a specific approach to the task, which includes a presentation to and interview with the evaluation committee, which then ranks each short-listed firm. At the conclusion of the second stage, the City commences fee negotiations with the highest technically ranked firm. If this negotiation fails to achieve a fee considered reasonable by both parties, negotiations begin with the next highest rated proposer, until an agreement is reached.

This strategy substantially differs from previous methods by allowing selection of the best qualified firm to occur prior to cost consideration. However, the requirement for a reasonable cost is preserved in that the failure to agree on a fee with the top ranked firm within a set time period results in rejection of that firm and the initiation of fee negotiations with the next highest ranked firm.

(B)

DESIGN AND PLANNING PHASE STRATEGIES

PEER
REVIEW

RESTORATION AND EXPANSION

Glen Oaks Library

QUEENS PUBLIC LIBRARY



MONDAY, JUNE 13, 2004
30-30 THOMSON AVE
LONG ISLAND CITY, NY 11101
COMMISSIONER'S BOARD ROOM

AGENDA

- Walktour
- History Overview
- Design Presentation
- Peer Observations and Comments
- Midpoint
- Open Discussion

- David Barwick, AIA
- Todd Agnew, AIA
- Vivian Denis, RA
- Stephanie Reddy, RA
- Chris McFay, RA
- Robb Yoss, AIA

PEERS:

JEAN PIERRE PRIFER, AIA
ROGERS UNIVEL ARCHITECTS

JOHANNAN MARVEL, AIA
ROGERS UNIVEL ARCHITECTS

ROSTER

Department of Design & Construction

A&E Staff Leader

Library Project Director

Library Project Manager

Brooklyn Public Library

Exec. Director of BPL

Project Director

Project Manager

Allardbook Denis Casjka

Architects & Planners LLP

Principal


Project Architect

- Marie Peronicki
- John Conroy
- Shafiq K. Durrani, PLS
- Clara Cooper
- Harold's Spillman, RA
- Doug Eisenstein, RA
- Vivian Denis, RA
- Paul S. Kania, AIA

PEER
REVIEW

MAINTENANCE AND RECONSTRUCTION

DEP Remsen Maintenance Yard



FRIDAY, JUNE 17, 2005
30-30 THOMSON AVE
LONG ISLAND CITY, NY 11101
COMMISSIONER'S BOARD ROOM

AGENDA

- Walktour
- Design Presentation
- Peer Observations and Comments
- Midpoint
- Open Discussion

- Richard Drobner, AIA
- Robb Yoss, AIA
- Gregory Kim, RA
- Colin Carlsack, RA
- Mark Yoss, AIA
- Michelle Coates, AIA

PEERS:

RANDOLPH R. CRONIN, FAIA
CRONIN COLLABORATIVE ARCHITECTS

MARK YOSS, AIA
WISG & YOS ARCHITECTS

ROSTER

Department of Design & Construction

A&E Team Leader

Project Director

Project Manager

Assistant Construction

dep, environmental restoration

Director

Director of Facility Management

Project Director

Project Director

Manager

Rise + Carbone Architects

Principal

Associate Principal

- Johnston Powell, RA
- Wood Dugan, RA
- David Pfluger, RA
- Bellevue Dugan, RA
- Markus Taylor
- Sumanyu Reddy
- George Hiss
- K.C. Spring P.E.
- Doug Eisenstein, RA
- Colin Carlsack, RA
- Gregory Kim, RA
- Robb Yoss, AIA

Programs from DDC Peer Review events

B1 USE OF PROFESSIONAL PEERS

This year, projects using the Peer Review Process included the Elmhurst Branch Library reviewed by Deborah Berke & Partners Architects and Pei Cobb Freed & Partners; the Richmond District Health Center, reviewed by Swanke, Hayden, Connell Architects; and the Riverside Health Center reviewed by FXFOWLE. The Mayor's Office of Contract Services maintains a register of volunteer professional peers, with expertise in such fields as architecture, landscape, urban design and planning, engineering, construction and public art. Peers attend a presentation at the beginning of the design process and provide independent review and criticism of the design proposal. Peers return during the later stages of design to provide further input to the process.

DDC has been using design-phase peer review for several years, and developed a protocol for the process which it uses for its own portfolio. DDC acts as a technical advisor to other agencies, helping them develop peer review programs.

For information and a list of Professional Peers, please visit www.nyc.gov/moc.

B2 BUDGET PROCESS INITIATIVE

A comprehensive needs assessment for New York City's three library systems, the Queens Library, the Brooklyn Public Library, and the New York Public Library, was launched in the fourth quarter of 2006. The data gathered provided a basis for capital planning and aided in early-stage alignment of project scope and budget. This pilot project has now been tested and is being prepared for implementation, scheduled for 2008.

The quality of design and construction is to some extent dependent on accurate assessment and definition of the scope of the project to be undertaken. Imprecise scope definition leads to inadequate funding and potential misunderstanding among the participants as to the planned delivery of the project.

In 2007, a second budget initiative is also underway between the Department of Parks and Recreation (DPR) and the Office of Management and Budget. A multi-vendor requirement contract for test borings for DPR sites is being undertaken. Obtaining borings and related geotechnical data during the pre-design should result in fewer construction change orders and improved cost estimates.



CONSTRUCTION PHASE STRATEGIES



C1 PARTNERING

Partnering facilitates communication among stakeholders and reduces contract disputes. Meeting construction schedules and delivering construction projects within budget is contingent on good communication among the various contract holders and administrators controlling the work. In this effort, all parties involved in a construction project agree to adopt a cooperative, team-based approach to project delivery, meeting regularly to coordinate and develop joint strategies for site operations (phasing, staging, concurrent construction operations, submissions flow, etc.). The intention is to be proactive, resolving potential conflicts before they impact the progress of the work, effectively reducing litigation and claims.

C2 DEFINED QUANTITY CONTRACTING

During 2007, the City continued to implement piloting for a method of contracting which builds a non-adversarial owner/contractor relationship by developing a revised risk balance between contracting parties. This year, the Department of Environmental Protection's facilities for Remsen Avenue and Pike Streets are using this methodology. The Remsen project is now out for bid using a Defined Quantity bid format and will soon offer the first opportunity to evaluate this process.

Defined Quantity Contracting is intended to create more objectivity in the estimating and bidding process. Construction costs are controlled by accurate measurement of the work required, and the application of expert knowledge of costs and prices of work, labor, and materials. The Defined Quantity Contracting method uses the competitive bidding process but, by incorporating owner-defined quantities, clearly delineates the basis for agreement. It has the added benefit of requiring the design consultant (architect/engineer) to be actively involved in the development of the cost estimate and consider the specific quantities of materials that comprise the project.

Widely used internationally, this approach has demonstrated lower bid prices, and substantially increased efficiency in change management during construction.

Additional pilot implementations of this process are under consideration for launch later this year.

C3 PRE-QUALIFICATION OF CONSTRUCTION CONTRACTORS

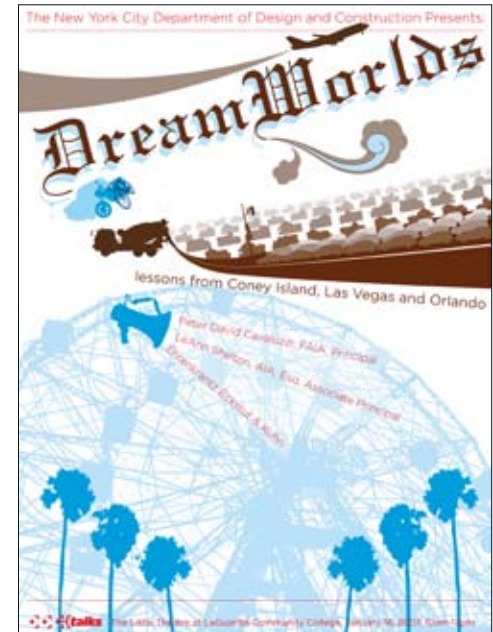
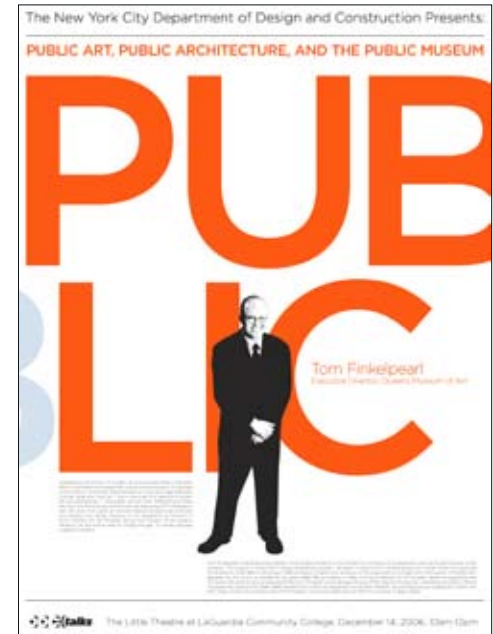
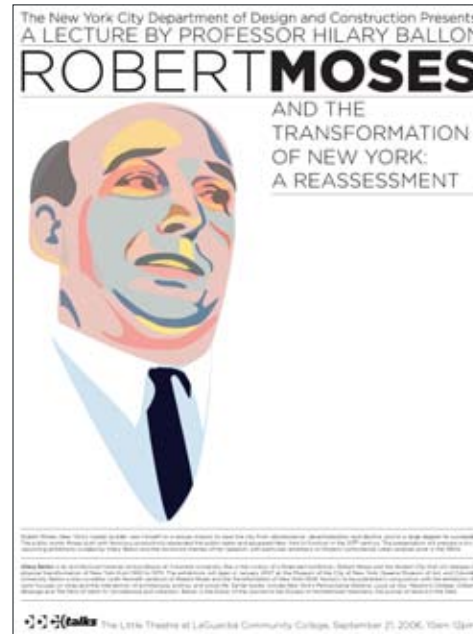
As part of this initiative in 2007, DDC is undertaking pre-qualification of construction contractors for several specialized contracts for cultural institutions and libraries, including the Queens Museum of Art and the Weeksville Heritage Center. The Procurement Policy Board rules allow the pre-qualification of contractors for highly specialized construction work where it is essential that only competent and experienced vendors be invited to bid.

The process begins with the advertisement, in the City Record and any other relevant publications, for pre-qualification for contractors for the specific project. Interested firms will request or download the pre-qualification requirements package which details the qualification and experience needed to undertake the work of the contract. The firms will provide such materials to the agency at a specific date and time. An evaluation team will then review the qualification packages submitted and select firms that have met the criteria for pre-qualification.

Once final design and bid documents are available for the specific projects, only those firms who have been pre-qualified will be invited to submit competitive bids at a specific date and time. After a bid opening, which all pre-qualified firms can attend, the responsive and responsible firm with the lowest bid will be awarded the contract.

◀ The **Brooklyn Children's Museum**, designed by Rafael Viñoly Architects, is participating in the partnering strategy. It is scheduled for completion fall 2007.

(D) EDUCATION AND EVALUATION STRATEGIES



DDC Talks posters

D1 CONTINUING EDUCATION

As of June 2007, over 700 employees from various City agencies attended courses and lectures through the Design and Construction Excellence program. The purpose of the Continuing Education curriculum, which has been developed through the Office of Management and Budget, DDC, DCAS, and MOCS, is to enhance the capacity of the capital program design and construction personnel so that they become leaders in design and construction excellence.

To maximize current capital investment, the feedback loop of best practices and lessons learned are emphasized in these courses through lectures, interactive problem solving and site tours. Course descriptions have been or will be posted on www.nyc.gov. Courses include:

- Introduction to Design + Construction Excellence (D+CE 101)
- Universal Design and Applications
- Introduction to Sustainable Design and LEED
- LEED New Construction
- LEED Commercial Interiors
- LEED Existing Buildings and LEED Commissioning
- Architectural and Engineering Design Consultants Procurement
- Constructability Review, Construction Documents and Bidding
- Environmental Preferable Purchasing and Green Buildings Laws
- Management of Architectural and Engineering Consultants

Site tours add one more dimension of training outside the traditional classroom setting and cross-agency field trips strengthen team building among various offices. These exemplary projects,

both in the public, private and institutional sectors, in green and universal design, have been visited by City staff since the inception of the program: OEM Headquarters, the Bronx Library Center, NYMEX Building, Cook + Fox offices, Perkins + Will, Bellevue Hospital Ambulatory Care Building, and the Cooper Hewitt National Design Museum.

D2 PROCUREMENT EVALUATION

In December 2006, new procurement evaluation methods were formally implemented for 2007. The cornerstone of the Procurement Initiatives is evaluation and review of “best practices.” It includes mandated reporting on the innovative procurement methods by the City’s Chief Procurement Officer to the Procurement Policy Board. This reporting informed the Board’s decisions on whether to codify the new methods within the PPB rules. In September 2005, the final report on “open Request for Proposal with fee curve” procurement method was submitted, and the final report for the “two-stage RFP for Project-Specific Design Services” procurement method was submitted to the PPB on March 2006.

D3 DESIGN QUALITY INDICATOR PROGRAM

In a completely new development for 2007, the Department of Design and Construction (DDC) is piloting implementation of a tool called the Design Quality Indicator (DQI) for all of its building projects.

DQI is a web-based tool that provides the framework for an assessment of a building’s programming, design, and ultimately, execution. It is used to assist all project stakeholders, including people from the community, DDC client agencies, and architecture, engineering, and design professionals in achieving measurable design excellence in new or reconstructed buildings.

DQI provides a structure for the project scoping effort, focusing the team and aligning them around the needs of the client, and engaging all stakeholders throughout the process to achieve a truly responsive design. The overall result is a well-designed building that meets the design and construction goals of the client and the community.

DDC has implemented a pilot study of 36 projects and is reviewing the results. Over the course of the year, DDC will broaden the implementation to include many other Structures projects. Designs in the preliminary pilot study include: Queens Museum of Art, Riverside Health Center, Rescue Company 3 FDNY facility, Central Harlem Health Center, Kings County Criminal Courthouse, Remsen Yard, and 30 others.

APPLICATION OF DESIGN + CONSTRUCTION EXCELLENCE INITIATIVES

FEATURED PROJECTS

	121 ST Precinct	Central Harlem Health Center	DHS Family Center	Elmhurst Branch Library	Engine Company 259	Ferry Point Park Comfort Station	Flight 587 Memorial	Glen Oaks Branch Library	Harris Park Ballfields	Indian Lake Restoration, Crotona Park	Montessori Progressive Learning Center	Mullaly Park Playground	Pedestrian Bridges	Pike Street Yard	Poe Park Visitors' Center	Queens Central Library	Queens Hospital EMS Station	Queens Museum of Art	Rescue Company 3	Riverside Health Center	Stapleton Branch Library	Staten Island Children's Museum	W. 59 TH Street Recreation Center
PROCUREMENT																							
On-Call Design Services for Small Firms and Generic Requirement Contracts	x	x	x	x	x	x		x	x	x	x	x				x	x	x	x	x	x	x	
Two-Stage RFP for Project-Specific Design Services							x						x		x								x
PLANNING																							
Use of Professional Peers								x						x	x	x	x		x	x			x
Budget Process																x							
CONSTRUCTION																							
Defined Quantity Contracting														x									
Pre-Qualification of Construction Contractors														x				x					

PROJECTS IN DEVELOPMENT

Bronx River Art Center	x					
Brooklyn Historical Society	x					
Chelsea Health Center	x					
Conference House Park	x					
Disaster Response Depot	x					
East 38 TH Street Storage Facility	x					
Engine Companies 217 and 235	x		x			
Engine Company 239	x					
Engine Company 285	x					
Flushing Town Hall	x					
Forest Hills Community House	x					
Glendale Branch Library	x			x		
Greenpoint EMS Station	x					
Jerome Gunhill Municipal Parking Garage	x					
Jerome Yard				x		x
Kent Avenue Shaft Maintenance Building	x					
Kings County Criminal Courthouse	x			x		
Kings County Supreme Courthouse	x					
Ladder Company 8	x					
Macon Branch Library	x					
Mariners Harbor Branch Library	x			x		
Mind Builders Creative Arts Center	x					
NYPL Humanities and Social Sciences PH.	x					
New York Public Theater	x					
Non-Traditional Women Training Facility	x					
PS1 Contemporary Arts Center	x					
Queens Botanical Garden Entries	x					
Queensboro Hill Branch Library				x		
Richmond District Health Center	x					
Ridgewood Branch Library				x		
Ridgewood Bushwick Youth Center	x			x		
Rochdale Village Branch Library	x					
Snug Harbor Cultural Center						x
Snug Harbor Cult. Ctr. Bldg. E Renovation	x					
Snug Harbor Cult. Ctr. Bldg. F Renovation	x					
Soundview Park	x					
St. James Park	x					
Staten Island Inst. of Arts and Sciences	x					
Van Cortlandt Park	x					



FEATURED PROJECTS

LOCATION

970 Sanders Street
Staten Island

GROUNDBREAKING

July 2008

COMPLETION

July 2011

BUDGET

\$41,133,000

STRATEGY

> Requirement Contract



121ST PRECINCT

RAFAEL VIÑOLY ARCHITECTS PC



A new addition to the Design and Construction Excellence program for 2007, this new 41,000 square foot facility for the 121st Precinct will house a detective squad, an anti-crime unit, and a community policing unit. 300 staff members will work at the facility in rotating shifts. It will be the first NYPD facility designed under the new Local Law 86, which mandates sustainable, energy-efficient design. This project will seek a LEED Silver rating.



Rendering of proposed façade

CENTRAL HARLEM HEALTH CENTER

STEPHEN YABLON ARCHITECT, PLLC

LOCATION
522 Lenox Avenue
New York, NY

GROUNDBREAKING
October 2007

COMPLETION
December 2010

BUDGET
\$2,514,000

STRATEGY
> Requirement Contract



This project is expected to break ground in the fall of 2007. The 31,180 square foot steel and masonry building currently houses the NYC Department of Health and Mental Hygiene's (DOHMH) Sexually Transmitted Disease (STD) Clinic, the correctional case review for Riker's Island, and health, vision, and hearing programs. To better meet the programmatic needs of the DOHMH, the STD clinic will be relocated to the first floor from the third floor. The renovations will provide the clinic, which administers counseling and medical care to over 7,000 New Yorkers each year, with a space that is compliant with the Americans with Disabilities Act and adherent to current health codes.



Rendering of classroom



Hallway rendering



Rendering of elevator lobby

LOCATION

645 Walton Avenue
Bronx, NY

GROUNDBREAKING

November 2007

COMPLETION

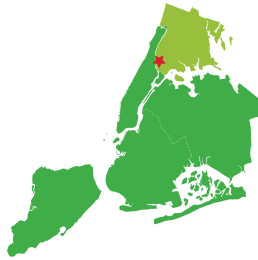
December 2009

BUDGET

\$48,500,000

STRATEGY

> Requirement Contract



DHS FAMILY CENTER

POLSHEK PARTNERSHIP ARCHITECTS, LLP



The existing Department of Homeless Services' Family Center is the primary intake facility for homeless families in the City of New York, with its groundbreaking scheduled for early winter 2007. The project received an Art Commission Design Award for 2006. The current facility will be replaced with a more functional and efficient structure to better address the needs of the facility's clients. The new space will be approximately 60,000 square feet, and will facilitate the functional and staffing needs for security screening, triage waiting areas, private interview rooms, staff locker rooms, and administrative offices. The new building will seek a LEED Silver rating. Artwork is being commissioned from Lane Twitchell through the Department of Cultural Affairs' Percent for Art program.



Rendering of proposed façade (view looking north)

ELMHURST BRANCH LIBRARY

MARPILLERO POLLAK ARCHITECTS

LOCATION

86-01 Broadway
Elmhurst, NY

GROUNDBREAKING

October 2008

COMPLETION

October 2010

BUDGET

\$11,368,000

STRATEGY

> Requirement Contract



This new building will triple the existing public space and allow Queens Library to implement new operational procedures—such as automated book processing—as well as other expanded services for patrons. Double height spaces create unique reading areas, and the building’s site maximizes visual connections to the surrounding green space while also maximizing daylight. This branch library has the second highest circulation of all the Queens branch libraries. It is expected to achieve LEED Certification and is part of the Department of Cultural Affairs’ Percent for Art program.



Exterior rendering



Rendering of proposed façade

ENGINE COMPANY 259

ANDREW BERMAN ARCHITECT

LOCATION

33-49 Greenpoint Avenue
Queens, NY

GROUNDBREAKING

August 2007

COMPLETION

August 2009

BUDGET

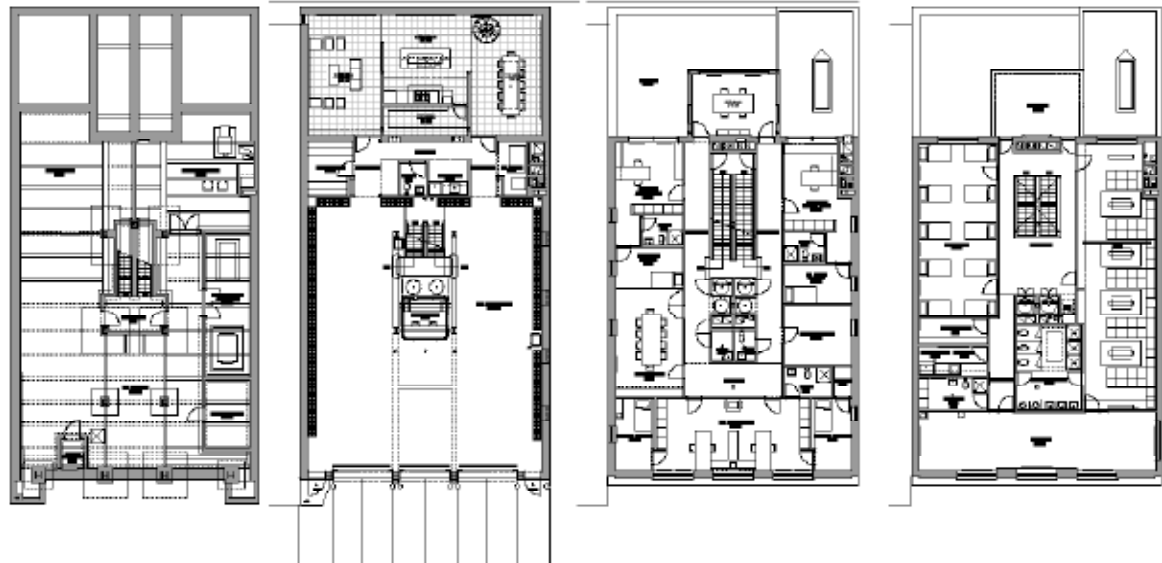
\$12,300,000

STRATEGY

> Requirement Contract



With design finalized at the end of 2006, this project is expected to break ground in late summer 2007. The three-story firehouse, built around 1900, is currently unable to fully accommodate the needs of Engine Company 259 and the surrounding community. The existing apparatus floor was not designed to support the weight of current trucks, and the presence of only two apparatus doors means that the Battalion Chief's car cannot get in or out of the station unless one of the fire trucks is moved first, adversely affecting response time. A complete renovation will alleviate these problems by installing a new apparatus floor that can support the trucks, and will add a third apparatus door to allow the Battalion Chief separate access. In addition, the interior will be upgraded with new HVAC and electrical systems.



Floor plans of (from left to right) cellar level, apparatus level, second floor, and third floor



Rendering of proposed façade

FERRY POINT PARK COMFORT STATION

BKSK ARCHITECTS

LOCATION

Ferry Point Park along the foot of the Whitestone Bridge Bronx, NY

GROUNDBREAKING

April 2008

COMPLETION

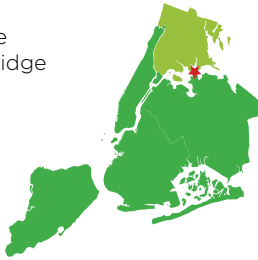
May 2009

BUDGET

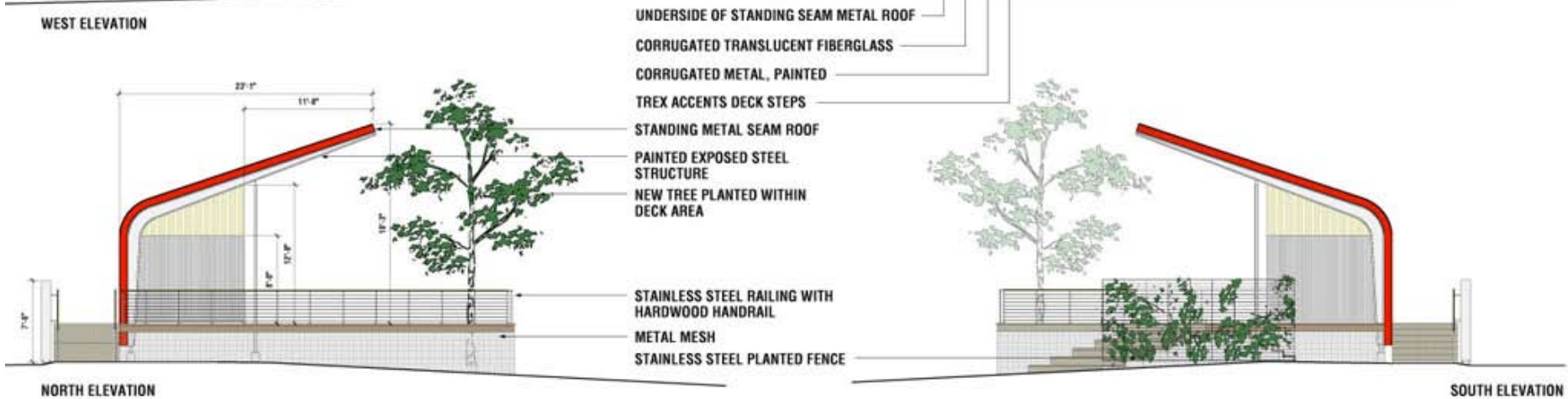
\$1,500,000

STRATEGY

> Requirement Contract



A new 1,200 square foot comfort station is planned to service this regional park with more than 400 acres of recreational facilities and open meadows. The park provides beautiful views of the Manhattan skyline and the open porch used for the building has optimized this benefit. The building will also provide much needed equipment storage space for agency workers maintaining the park.



Proposed elevations

FLIGHT 587 MEMORIAL

FREDDY RODRÍGUEZ, ARTIST;
SITU STUDIO, PRELIMINARY AND SCHEMATIC DESIGN CONSULTANT
TO THE ARTIST; STV INC.; KAITSEN WOO ARCHITECT, PC;
SIGNE NIELSEN LANDSCAPE ARCHITECTS, PC



A memorial for the 265 victims of the crash of Flight 587 was completed in 2006, and is open to the public. The memorial—the winner of a 2005 Design Award from the Art Commission, as well as a Project of the Year Award from the Construction Management Association of America—consists of a 68-foot curved and sloped granite memorial wall enclosing a granite-paved plaza with raised plant beds. The wall is inscribed with the name of each victim. In addition, the area's comfort station was renovated. This project was a collaboration among the Departments of Parks and Recreation, Transportation, Cultural Affairs, and Design and Construction.

LOCATION

Beach 116th Street at
Boardwalk
Queens, NY

GROUNDBREAKING

April 2006

COMPLETION

November 2006

BUDGET

\$8,221,000

STRATEGY

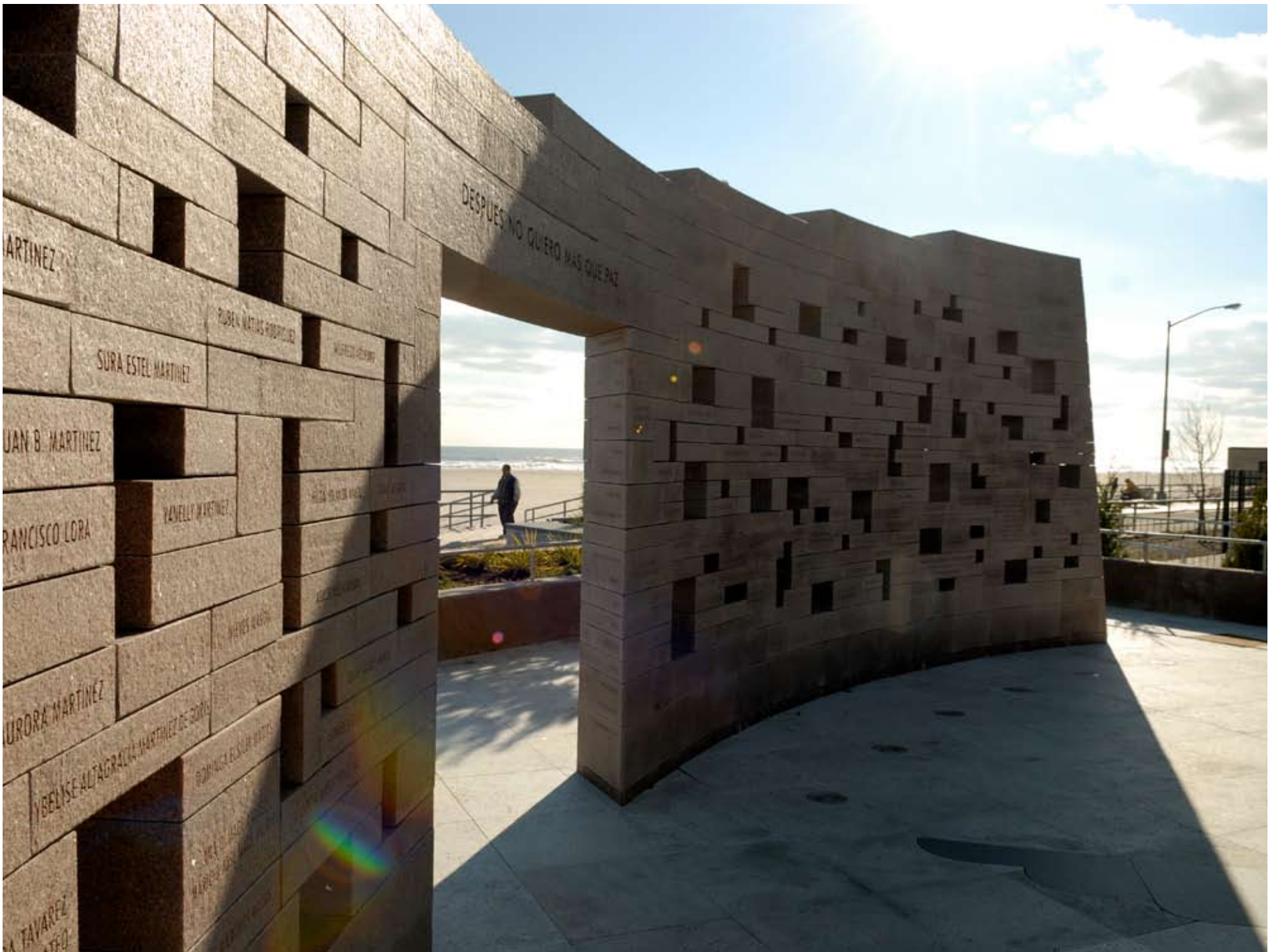
> Two-Stage



Night view



Night aerial view



Names inscribed on the Flight 587 Memorial

GLEN OAKS BRANCH LIBRARY

MARBLE FAIRBANKS ARCHITECTS

LOCATION

256-04 Union Turnpike
Queens, NY

GROUNDBREAKING

March 2008

COMPLETION

November 2009

BUDGET

\$8,200,000

STRATEGIES

- > Requirement Contract
- > Peer Review



Rendering of proposed interior



As of June 2007, this project was recommended for final approval by the Art Commission. The project also received an Art Commission Design Award for 2006. The new 18,000 square foot building will provide state-of-the-art library services to the Glen Oaks community. The design of the library incorporates innovative methods to bring daylight down to the basement level, including an open sculptural stairwell. The project reflects Queens Library's efforts to revitalize its operations with separate reading areas for adults, young adults and children, increased book mobility, and new technologies such as automated book processing. The project is seeking a LEED Silver rating and is part of the Department of Cultural Affairs' Percent for Art program.



Rendering of proposed façade

HARRIS PARK BALLFIELDS

THOMAS BALSLEY ASSOCIATES

LOCATION

West 205th Street between
Goulden and Paul Avenues
Bronx, NY

GROUNDBREAKING

October 2007

COMPLETION

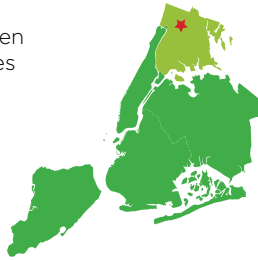
October 2008

BUDGET

\$6,500,000

STRATEGY

> Requirement Contract



This 15-acre park features four baseball fields and two softball fields, along with two seating areas and a comfort station along its western edge. The park has been impacted by erosion along three sides. To address this condition, the ballfields will be reconstructed with new natural and/or artificial turf for all six fields.



Rendering of proposed entrance

INDIAN LAKE RESTORATION, CROTONA PARK

MKW ASSOCIATES

LOCATION

Crotona Park between
Crotona Avenue and
Crotona Park East
Bronx, NY

GROUNDBREAKING

October 2007

COMPLETION

October 2008

BUDGET

\$3,500,000

STRATEGY

> Requirement Contract



Rendering of proposed park

Work is scheduled to begin on the Crotona Park Indian Lake project in fall 2007. The 3-acre body of water within the 147-acre park is currently bordered by a large concrete wall and a concrete-paved perimeter, both of which were constructed in the 1930s. The lake will be returned to its original 4-acre size, keeping its natural borders. The project will promote a healthy, self-sustaining lake ecosystem while returning the lake to its original natural appearance. In addition, the restoration will minimize erosion in the park's picnic areas and allow for expansion.



Proposed park plan

MONTESSORI PROGRESSIVE LEARNING CENTER

SLADE ARCHITECTURE

LOCATION

195-05 Linden Boulevard
Queens, NY

GROUNDBREAKING

May 2006

COMPLETION

February 2007

BUDGET

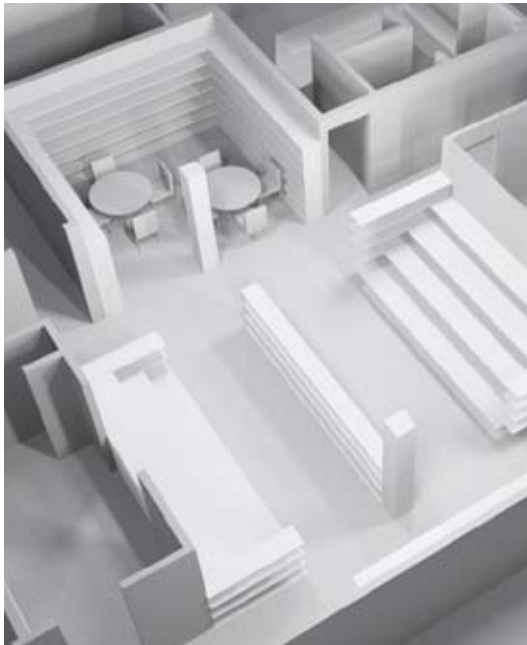
\$293,000

STRATEGY

> Requirement Contract



Completed in February 2007 and now actively in use, the interior of this facility, in which the Administration for Children's Services provides for children between the ages of two and six, has been renovated to better meet the needs of staff and children. The reconstruction included rehabilitation of the security, mechanical, electrical and plumbing systems; expansion of the library room; enlargement of the staff lounge area; renovation of the restrooms and kitchens; installation of new interior windows; replacement of three vestibule doors; and installation of new drinking fountains throughout the building.



Project model



Interior views





Reading area with reflective ceiling and sky detail

MULLALY PARK PLAYGROUND

SLADE ARCHITECTURE

LOCATION

164th Street Between River
and Jerome Avenues
Bronx, NY

GROUNDBREAKING

November 2007

COMPLETION

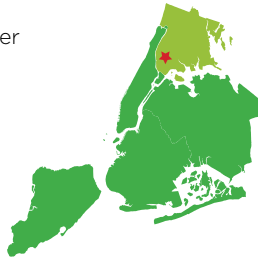
November 2008

BUDGET

\$3,800,000

STRATEGY

> Requirement Contract



Moving into construction in 2007, the new playground at Mullaly Park will include play structures for toddlers through pre-teens. The facility will also include fitness equipment for adults, a spray shower, drinking fountains, plantings, fencing, and new seating, along with a new soccer field, shaded seating areas and new planters.



Park plan east of 165th Street



Park plan west of 165th Street

PEDESTRIAN BRIDGES

ROSALES GOTTEMOELLER/TECTONIC (JV); MCLAREN ENGINEERING GROUP; WEIDLINGER ASSOCIATES INC.; GUY NORDENSON AND ASSOCIATES/STRUCTURAL ENGINEERS LLP; DEWBERRY

GROUND BREAKING
December 2008

COMPLETION
October 2009

BUDGET
\$70,000,000

LOCATIONS



BROOKLYN

92nd Street over the Belt Shore Parkway
17th Avenue over the Belt Shore Parkway
27th Avenue over the Belt Shore Parkway
West 8th Street over Surf Avenue

QUEENS

71st Avenue over Cooper Avenue / LIRR main Line
94th Street over LIRR main line
55th Avenue of LIRR main line
51st Avenue over LIRR
216th Street over LIRR
167th Street over LIRR

MANHATTAN

East 128th Street over 3rd Avenue
129-130th Street over 3rd Avenue
81st Street over FDR Drive
East 111th Street over FDR Drive
West 181st Street over the Henry Hudson Parkway
Morris Street over the Brooklyn Battery Tunnel Plaza

BRONX

204th Street over Metro North RR Harlem Line

STRATEGY

> Two-Stage

DDC is managing the design and replacement of 18 pedestrian bridges throughout the City. The Request for Proposals attracted world-renowned bridge designers, as well as accomplished local engineers and architects. To achieve design and construction efficiencies, bridges have been bundled into five contracts based on type and site conditions: bridges over railroads, park areas over highways, and a mixed category of bridges primarily in Manhattan.



Rendering of proposed East 81st Street pedestrian bridge

LOCATION

30 Pike Street
New York, NY

GROUNDBREAKING

December 2007

COMPLETION

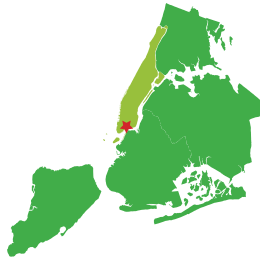
December 2009

BUDGET

\$28,675,000

STRATEGIES

- > Peer Review
- > Defined Quantity
- > Pre-Qualification



PIKE STREET YARD

URBAHN ARCHITECTS



This project will transform the existing Department of Environmental Protection's Bureau of Water and Sewer Operations facility just north of the Manhattan Bridge through partial demolition and carefully phased construction. Work is to include twenty-seven thousand square feet of offices, locker rooms, workshops, equipment storage, and vehicle fueling operations. The upper levels of the garage will be secured behind a shimmering stainless steel veil, creating a unique design element on this corner in Chinatown. The project will seek a LEED Silver rating.



Rendering of proposed design

POE PARK VISITORS' CENTER

TOSHIKO MORI ARCHITECTS

LOCATION

East 192nd Street, The Grand Concourse & Kingsbridge Road
Bronx, NY

GROUNDBREAKING

October 2007

COMPLETION

July 2008

BUDGET

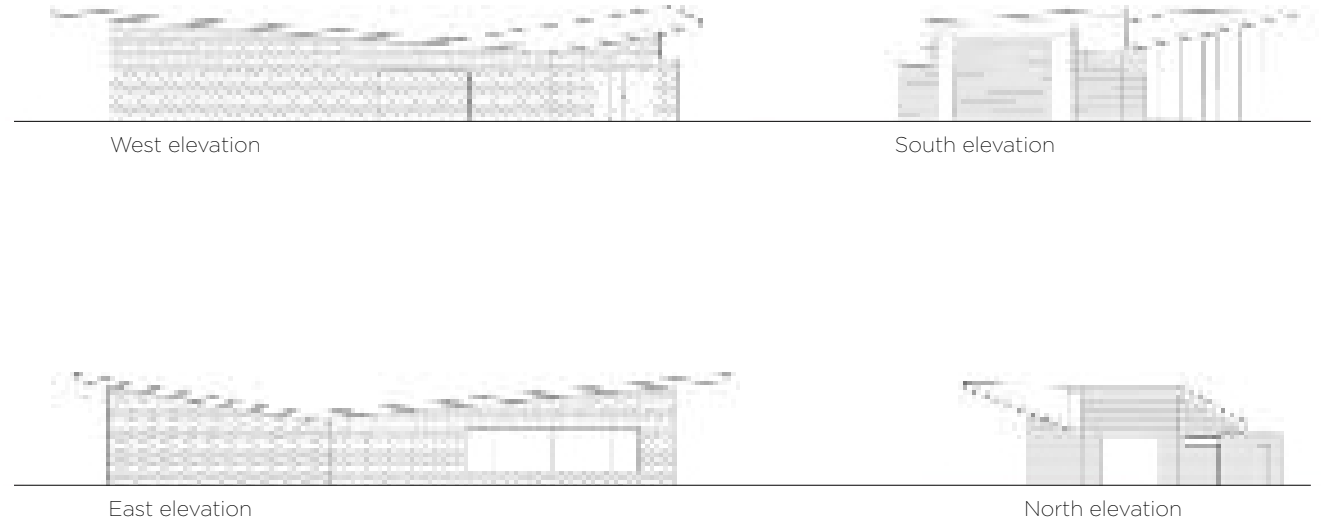
\$3,000,000

STRATEGIES

- > Two-Stage
- > Peer Review



In the fall of 2007, a new 2,700 square foot visitors' center and public restroom will be constructed to serve the Edgar Allen Poe Cottage and the park's bandstand, replacing the non-operational underground comfort station located on the grounds. This project will also address structural aspects of the building to accommodate the expanded facility.





Proposed design

QUEENS CENTRAL LIBRARY

1100: ARCHITECT PC

LOCATION

89-25 Merrick Boulevard
Queens, NY

GROUNDBREAKING – Phase 1
January 2008

COMPLETION – Phase 1
November 2009

BUDGET – Phase 1
\$13,000,000

STRATEGIES

- > Requirement Contract
- > Peer Review
- > Budget Process



This project is the first of multiple phases in the renovation and expansion of the 217,000 square foot central borough library. The current phase focuses on the creation of a new 14,000 square foot Children’s Library Discovery Center, an interactive learning environment developed in conjunction with the San Francisco Exploratorium. One of the first children’s libraries to incorporate aspects of a children’s museum, this project is expected to be awarded LEED Certification.



Renderings of interior





Rendering of exterior

LOCATION

161-25 Parsons Boulevard
Queens, NY

GROUNDBREAKING

June 2008

COMPLETION

June 2010

BUDGET

\$12,700,000

STRATEGIES

- > Requirement Contract
- > Peer Review



QUEENS HOSPITAL EMS STATION

DEAN/WOLF ARCHITECTS



Substantial final design progress has been made since 2006, and the project expects Art Commission approval in 2007. This project is a recipient of an Art Commission Design Award for 2006. The new 12,000 square foot building on the Queens General Hospital campus will serve as the division's new home, as well as the EMS district office. The facility will serve as a base station for ambulances and a major emergency response vehicle.



Rendering of proposed building

QUEENS MUSEUM OF ART

GRIMSHAW ARCHITECTS WITH AMMANN & WHITNEY

LOCATION

Flushing Meadows Corona Park
Queens, NY

GROUNDBREAKING

January 2008

COMPLETION

August 2009

BUDGET

\$21,075,000

STRATEGY

> Requirement Contract



As of June 2007, this project was recommended for Art Commission approval. Currently occupying half of the New York City Building at Flushing Meadows Corona Park, the Queens Museum of Art (QMA) will undergo an expansion to occupy the entire space. The project will re-establish the main entrance on the park side of the building, taking advantage of its distinctive location with direct access to the café, museum store, and classroom. The expansion will allow QMA to house and display its expanding collection of art reflecting the diverse artistic and historical heritage of Queens. In addition, the west façade will be redesigned to increase visibility of the museum from the Grand Central Parkway.



Rendering of proposed West entry



Exterior rendering



Rendering of proposed interior of the large works gallery

RESCUE COMPANY 3

POLSHEK PARTNERSHIP ARCHITECTS LLP

LOCATION

1647 Washington Avenue
Bronx, NY

GROUNDBREAKING

January 2008

COMPLETION

January 2010

BUDGET

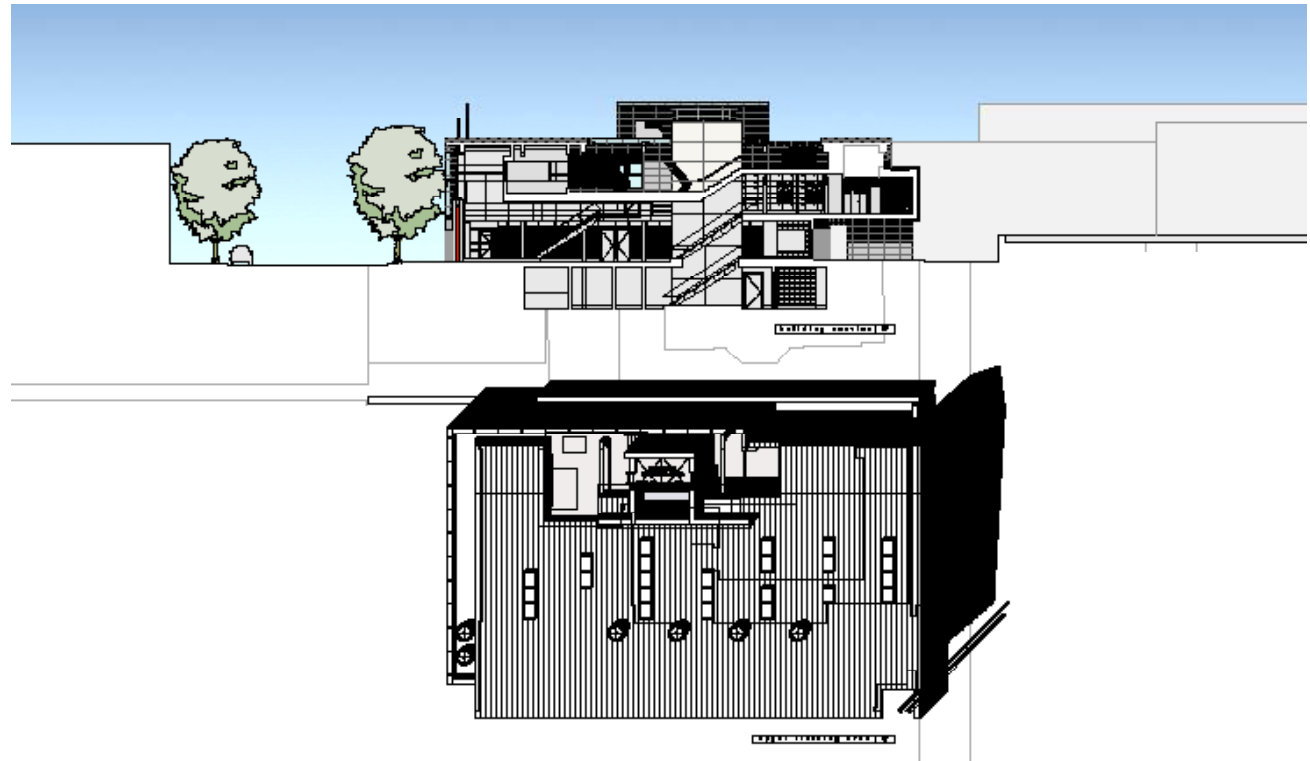
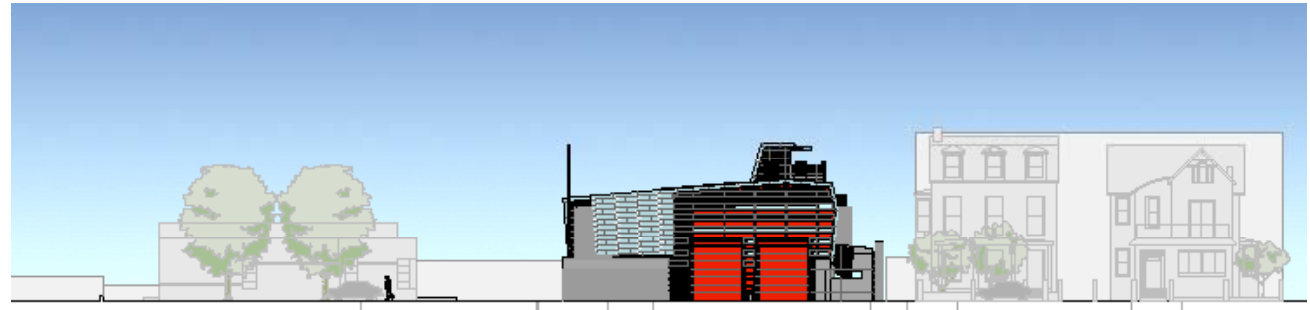
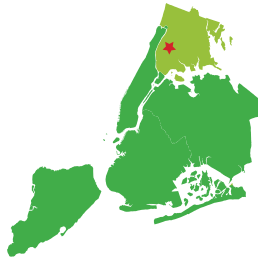
\$17,678,000

STRATEGIES

- > Requirement Contract
- > Peer Review



This project was a recipient of an Art Commission Design Award for 2006. The new 21,500 square foot building will house Rescue Company 3 and serve as a prototype for future buildings of this character. The program includes space for a rescue truck and a collapse truck (which carries equipment and shoring material used at building collapses), as well as locker rooms, a dormitory, a kitchen/dining room and office space. The design incorporates several features used for training: a “tower” used for rope rescue training and a confined space rescue practice area in the cellar. Rescue 3 is located adjacent to a recently constructed EMS station in the Bathgate industrial area.



Rendering of proposed building section



Rendering of proposed facility

LOCATION

150 West 100th Street
New York, NY

GROUNDBREAKING

July 2008

COMPLETION

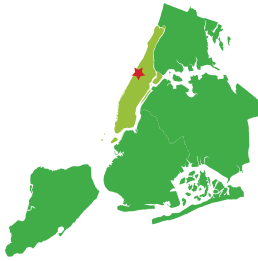
December 2010

BUDGET

\$22,000,000

STRATEGIES

- > Requirement Contract
- > Peer Review



RIVERSIDE HEALTH CENTER

1100: ARCHITECT PC



The Riverside Health Center shares this concrete frame and masonry, H-shaped building with the New York Public Library Bloomingdale Branch. Renovations will rehabilitate the building's façade, improve the building's interior spaces, and add an additional floor above the southwest wing to accommodate new classrooms and administrative offices. This project is seeking a LEED Silver rating.



Interior renderings





Rendering of proposed facility

LOCATION

132 Canal Street
Staten Island, NY

GROUNDBREAKING

June 2008

COMPLETION

December 2009

BUDGET

\$7,434,000

STRATEGY

> Requirement Contract



STAPLETON BRANCH LIBRARY

ANDREW BERMAN ARCHITECT

The Stapleton Branch Library, currently located in a 4,500 square foot brick and limestone building, will be renovated and expanded to respond to the needs of this growing community. The existing building will be restored, and an additional 7,500 square feet will increase the library's size to 12,000 square feet and raise circulation from 62,000 to 100,200 books.



Rendering of proposed exterior



Rendering of proposed interior

LOCATION

1000 Richmond Terrace
Staten Island, NY

GROUNDBREAKING

December 2008

COMPLETION

January 2009

BUDGET

\$2,496,000

STRATEGY

Requirement Contract



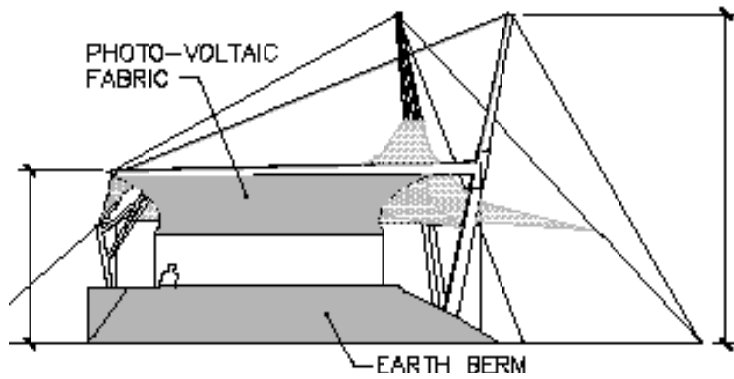
STATEN ISLAND CHILDREN'S MUSEUM

MARPILLERO POLLAK ARCHITECTS

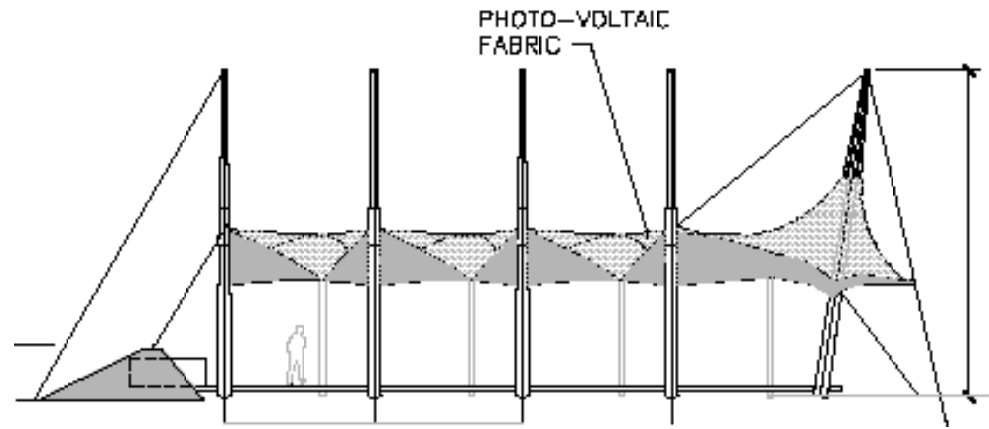
This project will create a pavilion in the East Meadow to replace the 1,600 square foot temporary structure currently in the meadow. It will serve as an exhibit hall, classroom and gathering space for the museum.



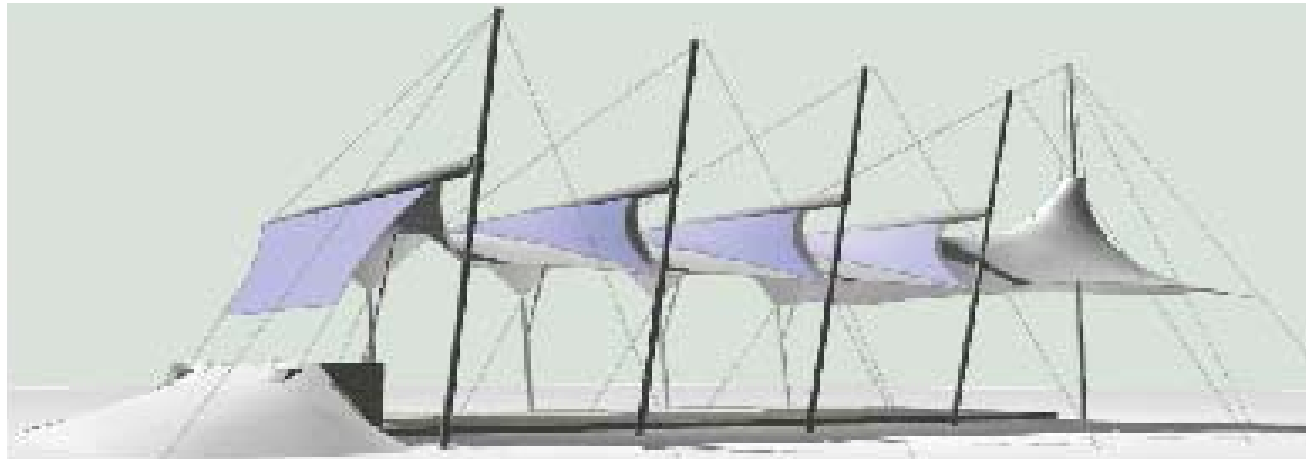
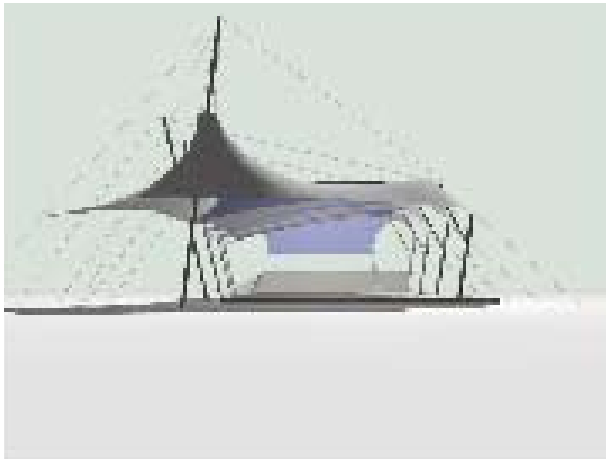
Rendering of proposed pavilion



South elevation



West elevation



Diagrammatic perspectives

WEST 59TH STREET RECREATION CENTER

BELMONT FREEMAN-BARGEMAN HENDRIE & ARCHETYPE

LOCATION

533 West 59th Street
New York, NY

GROUNDBREAKING

December 2007

COMPLETION

May 2009

BUDGET

\$7,500,000

STRATEGIES

- > Two-Stage
- > Peer Review



An upgrade and addition to the 60th Street wing of this facility in winter 2007 will improve the interior circulation patterns, replace the mechanical system, enhance the community spaces and eliminate barriers to the disabled. The design solution will transform the complex into a contemporary facility that serves as an anchor in the community.



Rendering of building façade



PROJECTS IN DEVELOPMENT

BRONX RIVER ART CENTER
SAGE AND COOMBE ARCHITECTS
 DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 1087 East Tremont Avenue, Bronx, NY
GROUNDBREAKING June 2008 **COMPLETION** July 2009
BUDGET \$2,680,000, Phase I
 The Bronx River Art Center (BRAC) is an independent non-profit, multi-arts organization dedicated to providing art and environmental programming for residents of the Bronx. Programs include exhibitions, classes, studio spaces and special events for students, artists, and residents. This project is the first of many phases to create a fully functional, well designed art center housed in a building that exhibits BRAC's interest in the environment and sustainable practices. This first phase will focus on bringing the 100-year-old, 16,000 square foot warehouse to a structurally sound and watertight condition.

BROOKLYN HISTORICAL SOCIETY
SAGE AND COOMBE ARCHITECTS
 DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 128 Pierrepont Street, Brooklyn, NY
GROUND BREAKING February 2009
COMPLETION June 2010 **BUDGET** \$1,800,000
 Housed in a National Historic Landmark, the Brooklyn Historical Society is renovating the large first floor space to create a more workable gallery and public assembly space to be used both by the Society and for public functions. In addition, the lower level will be renovated to provide an attractive and engaging education room, a permanent gallery, and to meet collection storage needs.



CHELSEA HEALTH CENTER
STEPHEN YABLON ARCHITECT, PLLC
 DEPARTMENT OF HEALTH AND MENTAL HYGIENE

LOCATION 2303 9th Avenue, New York, NY
GROUND BREAKING April 2009
COMPLETION December 2010 **BUDGET** \$2,590,000
 Also known as the Leona Baumgartner Health Center, this 27,985 square foot concrete and masonry structure was constructed in 1937 and is located within the confines of Chelsea Park. Renovations will include a new clinic comprised of administrative and counseling offices, a client waiting room, a medical records room, and a clinical area consisting of a laboratory, public health assistant offices, and exam rooms. In addition, the consultant will develop a master plan for the full upgrade of the health center meeting all current standards and codes. This master plan will include detailed scopes and long-term development phasing plans for the replacement of the existing building elevator, the addition of a new elevator, a new emergency generator, mechanical upgrades and a barrier-free design. This project will seek a LEED Silver rating by the United States Green Building Council.

CONFERENCE HOUSE PARK
ARCHITECTURE RESEARCH OFFICE
 DEPARTMENT OF PARKS AND RECREATION

LOCATION 298 Satterlee Street, Staten Island, NY
GROUND BREAKING June 2007 **COMPLETION** June 2008
BUDGET \$500,000
 Conference House Park, a .59 acre waterfront park acquired by the City in 1929, is currently marred by erosion problems on pedestrian paths to the pavilion and behind the caretaker's house. DDC is teaming with the Department of Parks and Recreation, the Historic House Trust, and the Borough Historian to resolve these issues and revitalize the park by adding historic museum spaces on the first floor of the Biddle House and adding an exhibit area in the newly restored Visitor Center.

DISASTER RESPONSE EQUIPMENT AND APPARATUS DEPOT
MARBLE FAIRBANKS ARCHITECTS
 FIRE DEPARTMENT OF NEW YORK

LOCATION 1855 Clove Road, Staten Island, NY
GROUND BREAKING March 2009
COMPLETION May 2010 **BUDGET** \$3,940,000
 The project will provide a new vehicle storage building to house emergency response vehicles, including a decontamination shower truck, collapse rescue truck, hazmat response vehicle and tactical support vehicle. The site is across Clove Road from the quarters of Engine Company 160 and Rescue Company 5.

EAST 38TH STREET STORAGE AND MAINTENANCE FACILITY
SAGE AND COOMBE ARCHITECTS
 DEPARTMENT OF ENVIRONMENTAL PROTECTION

LOCATION 417 East 37th Street, New York, NY
GROUND BREAKING July 2007
COMPLETION July 2008 **BUDGET** \$4,900,000
 The 32,800 square foot, L-shaped storage and maintenance facility, originally constructed in 1953 and operated 24-hours a day by DEP, will be renovated. The structural integrity of all exterior and interior construction components, doors, windows, and finishes will be restored, and the structural integrity of the reinforced concrete frame will be ensured.

ENGINE COMPANY 217
ENGINE COMPANY 235
THE GALANTE ARCHITECTURE STUDIO
 FIRE DEPARTMENT OF NEW YORK

LOCATION Engine Company 217, 940 DeKalb Avenue, Engine Company 235, Monroe St., Brooklyn, NY
 Engine Company 210, Monroe St., Brooklyn, NY
GROUND BREAKING February 2008
COMPLETION April 2009 **BUDGET** \$2,600,000

Two firehouses built at the turn of the 20th century will be renovated with new apparatus floors, electrical upgrades, and full roof replacements. Engine Company 217 will also receive a new kitchen. This project will address the crucial issue of upgrading older or original garage floors to meet current loading standards.

ENGINE COMPANY 239
BEYHAN KARAHAN & ASSOCIATES,
ARCHITECTS, PC
FIRE DEPARTMENT OF NEW YORK

LOCATION 395 4th Avenue, Brooklyn, NY
GROUND BREAKING February 2007
COMPLETION November 2008 **BUDGET** \$6,780,000
 This three-story firehouse, built in 1895, will be completely rehabilitated. The apparatus floor will be replaced and additional space will be constructed at the rear of the building. The apparatus door will be widened to accommodate newer fire trucks while retaining most of the original architectural features.

ENGINE COMPANY 285
AGREST AND GANDELSONAS ARCHITECTS
FIRE DEPARTMENT OF NEW YORK

LOCATION 103-22 99th Street, Queens, NY
GROUND BREAKING March 2008
COMPLETION August 2009 **BUDGET** \$1,800,000
 This 1912 firehouse currently has narrow apparatus doors that open onto a narrow street, making it difficult for the ladder truck to exit the building quickly. Renovations will include a partial electrical upgrade and a replacement of the apparatus floor, as well as the possible widening of one or both of the apparatus doors.

FLUSHING TOWN HALL
LOCASCIO ARCHITECT
DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 137-35 Northern Boulevard, Queens, NY
GROUND BREAKING TBD
COMPLETION TBD **BUDGET** \$1,059,000
 This landmarked 1862 building currently serves as a cultural center operated by the Flushing Council on Culture and the Arts, featuring art exhibitions, lectures, performances of music, theatre, and dance, and hosts educational programs for children and adults. This project calls for renovations to the facility's second floor theatre space, minor restoration of the exterior, and redesign of the performance garden.

FOREST HILLS COMMUNITY HOUSE
WEISZ + YOE ARCHITECTURE
DEPARTMENT FOR THE AGING

LOCATION 62-27 108th Street, Queens, NY
GROUND BREAKING September 2007
COMPLETION April 2008 **BUDGET** \$415,000
 This facility occupies a two-story building that houses social programs for seniors in the neighborhood and hosts other community events. The renovation of approximately a quarter of the interior space will improve the Community House's ability to meet the needs of its staff and the area's seniors. The multi-purpose room and four classrooms will be reconstructed to include new room finishes, lighting upgrades, acoustical treatments and a new public address system.

GLENDALE LIBRARY
LOCASCIO ARCHITECT
QUEENS LIBRARY

LOCATION 78-60 73rd Place, Queens, NY
GROUND BREAKING October 2007
COMPLETION March 2008, Phase 1
BUDGET \$200,000, Phase 1
 This masonry building was constructed in 1935 through the Works Progress Administration. The first phase of this two-phase project is the creation of a separate children's library space on the ground floor with access to the interior courtyard. The second phase will include installation of an elevator and an upgrade to the customer service facilities to meet system-wide standards.

GREENPOINT EMS STATION
MICHIELLI & WYETZNER ARCHITECTS
FIRE DEPARTMENT OF NEW YORK

LOCATION 332 Metropolitan Avenue, Brooklyn, NY
GROUND BREAKING November 2008
COMPLETION June 2010 **BUDGET** \$6,100,000
 A new EMS station will be developed to serve the Greenpoint neighborhood. The 10,500 square foot building will house four ambulances, operational support spaces, storage and offices on the ground level. The second level will contain locker rooms, restrooms, a kitchen/lounge area and training room.

JEROME GUNHILL MUNICIPAL PARKING GARAGE
CONSULTANT PENDING
DEPARTMENT OF TRANSPORTATION

LOCATION 3518 Jerome Avenue, Bronx, NY
GROUND BREAKING October 2007
COMPLETION May 2009 **BUDGET** \$1,900,000
 Constructed in 1978, this 78,600 square-foot three-story, pre-stressed concrete structure is currently experiencing concrete breaking and cracking, flooding,

and sewer backups. The facility will be renovated in order to better meet the needs of the Department of Transportation Parking Bureau. This project will rehabilitate the entire parking structure, including exterior walls, roof, parapets, stairs, garage floor, structural slabs, beams and exterior sidewalk. The manager's office, waiting area, restroom facilities and signage will also be upgraded, and the electrical, mechanical, plumbing and lighting systems will be modernized.



JEROME YARD
1100: ARCHITECTS PC
DEPARTMENT OF ENVIRONMENTAL PROTECTION

LOCATION 3201 Jerome Avenue, Bronx, NY
GROUND BREAKING December 2008
COMPLETION December 2010 **BUDGET** \$20,000,000
 A plan for the complete renovation of this yard which serves the Bureau of Water and Sewer Operations will be prepared in this project's pre-preliminary phase. The plan will provide for a secure new facility for staff, field personnel, vehicles and materials storage. This project will seek a LEED rating.



KENT AVENUE SHAFT MAINTENANCE BUILDING
CONSULTANT PENDING
DEPARTMENT OF ENVIRONMENTAL PROTECTION

LOCATION 356 Flushing Avenue, Brooklyn, NY
GROUND BREAKING September 2009
COMPLETION March 2011 **BUDGET** \$11,800,000
 This landmark quality three-story and cellar, 116,000 square foot stone and brick building, built in 1908, is used for garaging, offices, materials and parts storage, machine shops and locker rooms. A program has been developed for the complete stabilization of the building envelope and rehabilitation of the interior to contemporary standards. This project will seek a LEED rating.



KINGS COUNTY CRIMINAL COURTHOUSE
FXFOWLE ARCHITECTS, PC
CRIMINAL COURTHOUSE

LOCATION 120 Schermerhorn Street, Brooklyn, NY
GROUND BREAKING January 2008
COMPLETION January 2010 **BUDGET** \$27,000,000
 The Kings County Criminal Courthouse is a 264,000 square foot, 1930-32 Renaissance Revival-style building facing Smith, State and Schermerhorn Streets with landmark quality public interior spaces. The first task is to define the full program and evaluate all of the building's existing functions in a pre-preliminary phase. The facilities will be modernized to improve the courtroom lighting, acoustics and layout to support court proceedings. This project will seek a LEED rating.

KINGS COUNTY SUPREME COURTHOUSE
CHRISTOFF: FINIO ARCHITECTURE
CRIMINAL COURTHOUSE

LOCATION 360 Adams Street, Brooklyn, NY
GROUND BREAKING February 2008
COMPLETION February 2010 **BUDGET** \$6,000,000
 This 425,100, eleven-story, semi-fireproof structure faces Columbus Park at Brooklyn Borough Hall. In the project's pre-preliminary phase, a plan is being developed to demolish and renovate large areas of the second, third and ninth floors to provide new court rooms, judges' chambers, staff offices, and improve circulation. The Grand Jury, some District Attorney's offices, and Department of Correction holding areas have been vacated, and this space will be reconfigured to house the Civil Term of the Supreme Court and the Surrogate's Court.

LADDER COMPANY 8
CR STUDIO ARCHITECTS, PC
FIRE DEPARTMENT OF NEW YORK

LOCATION 10 North Moore Street, New York, NY
GROUND BREAKING April 21, 2008
COMPLETION August 23, 2009 **BUDGET** \$1,700,000
 This 1904 firehouse is located in the Tribeca Historic District. Ladder Company 8 will receive a new apparatus floor to meet current load requirements, an upgraded electrical system, and a new kitchen. The two bathrooms on the second floor may also be replaced.

MACON BRANCH LIBRARY
PRENDERGAST LAUREL ARCHITECTS
BROOKLYN PUBLIC LIBRARY

LOCATION 361 Lewis Avenue, Brooklyn, NY
GROUND BREAKING August 2008
COMPLETION March 2009 **BUDGET** \$550,000
 The Macon Branch Library is a Carnegie building built in 1907. As part of this project, portions of the exterior masonry and metal work will be repaired, historic wood windows will be refurbished, and site elements restored.



MARINERS HARBOR BRANCH LIBRARY
CONSULTANT TO BE DETERMINED
NEW YORK PUBLIC LIBRARY

LOCATION 206 South Avenue, Staten Island, NY
GROUND BREAKING August 2008
COMPLETION August 2010 **BUDGET** \$3,200,000
 A new 11,000 square foot branch library will be created for the Mariners Harbor community. The library will include distinct reading areas for adults, young adults, and children, a dedicated pre-school and toddler area, a story hour room, and a community room. It will serve a mixed-use neighborhood (residential, commercial, and industrial) located approximately three miles from each of the two neighboring branch libraries. This project is seeking LEED Silver rating.

MIND BUILDERS CREATIVE ARTS CENTER
MARBLE FAIRBANKS ARCHITECTS
 DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 3415 Olinville Avenue, Bronx, NY

GROUNDBREAKING September 2007

COMPLETION April 2008 **BUDGET** \$850,000

Mind Builders Creative Arts Center's offices and classrooms are housed in the first and second floors of a hundred-year-old, three-story brick structure, with the basement unoccupied and an uninhabitable third floor. The Arts Center and the Department of Cultural Affairs will fully renovate and occupy the unused floors; an overall preliminary plan will be developed to determine the necessary phases, and the first phase will then be implemented to reconstruct the third floor. The renovation will provide needed performance and teaching spaces, public restrooms, a concession area, and acoustically buffered practice room, dance studios, ADA accessibility to the building, and an elevator.

**NEW YORK PUBLIC LIBRARY HUMANITIES
 AND SOCIAL SCIENCES LIBRARY
 MECHANICAL PENTHOUSE**
BEYHAN KARAHAN & ASSOCIATES,
 NEW YORK PUBLIC LIBRARY

LOCATION Fifth Avenue, New York, NY

GROUNDBREAKING October 2008

COMPLETION February 2010 **BUDGET** \$4,400,000

The primary intent of this project is to design and construct a new mechanical penthouse on the northeast corner of the roof. The new museum quality mechanical system will serve the rare and special collections of the Humanities and Social Sciences Library.



NEW YORK PUBLIC THEATER
POLSHEK PARTNERSHIP ARCHITECTS, LLP
 DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 425 Lafayette Street, New York, NY

GROUNDBREAKING July 2008

COMPLETION July 2010 **BUDGET** \$12,500,000

New York Public Theater has embarked upon the fourth and fifth phases outlined in their masterplan. These phases will include the restoration of the Lafayette Street façade to its original grandeur, and the incorporation of a new entrance to provide increased visibility and better indication of the Public's main entrance. A lobby expansion and redesign will provide better visual and spatial use of the Public's six theaters, including new audience seating, new flooring and asbestos abatement, and electrical upgrades. This project will seek a LEED rating.

**NON-TRADITIONAL EMPLOYMENT
 FOR WOMEN TRAINING FACILITY**
PRENDERGAST LAUREL ARCHITECTS
 DEPARTMENT OF CITYWIDE
 ADMINISTRATIVE SERVICES

LOCATION 243 West 20th Street, New York, NY

GROUNDBREAKING July 2007

COMPLETION February 2008 **BUDGET** \$481,000

This mid-19th century Italianate-style firehouse is home to the non-profit organization Non-Traditional Employment for Women. The façade of the building will be rehabilitated to preserve the building's character and original elements, while making all aspects of the building envelope watertight.

PS1 CONTEMPORARY ARTS CENTER
ANDREW BERMAN ARCHITECT
 DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 22-25 Jackson Avenue, Queens, NY

GROUNDBREAKING August 2008

COMPLETION June 2009 **BUDGET** \$936,000

This project will transform PS1's 1,200 square foot entry courtyard into a dynamic new main entrance, creating an engaging presence on Jackson Avenue. The space will improve visitor orientation and provide an inviting presence on the street. In addition, it will serve as a gateway to other Long Island City cultural organizations, providing information on cultural destinations and other points of interest in Long Island City.

QUEENS BOTANICAL GARDEN ENTRIES
CHARLES ROSE ARCHITECTS, INC.
 DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 43-50 Main Street, Flushing, NY

GROUNDBREAKING October 2008

COMPLETION August 2009 **BUDGET** \$5,583,000

Queens Botanical Garden is enhancing their three entries with landscaping and pavilions, offering visitor information and security services. All entries will have multi-lingual signage, site furniture and lighting, plantings, irrigation and hardscaping. The entrances will express guiding inspirations of sustainability and multi-culturalism, potentially exhibiting different cultural approaches to harvesting water, or other low-tech sustainable methods.

QUEENSBORO HILL BRANCH LIBRARY
LOCASCIO ARCHITECT
 QUEENS LIBRARY

LOCATION 60-05 Main Street, Queens, NY
GROUND BREAKING February 2008
COMPLETION February 2009 **BUDGET** \$578,000
 The Queensboro Hill Library, which serves a community of over 15,000 people, occupies a 7,500 square foot, one-story building constructed in 1982. Renovations will focus on creating a more welcoming front entry to the library. The existing lobby and librarian's office will be redesigned, new customer service equipment and workstations will be incorporated into the entry area, and staff access to and control of the entrance and the library as a whole will be improved. The project will also make the building fully accessible and upgrade the existing fire alarm system.



RICHMOND DISTRICT HEALTH CENTER
AMMANN & WHITNEY
 DEPARTMENT OF HEALTH AND MENTAL HYGIENE

LOCATION 55 Stuyvesant Place, Staten Island, NY
GROUND BREAKING July 2008
COMPLETION May 2011 **BUDGET** \$15,000,000
 A complete renovation of this 40,000 square foot building will allow the Department of Health and Mental Hygiene to expand its programs in a revitalized structure. Plans include making all aspects of the building envelope watertight, restoring the damaged exterior masonry, replacing the exterior windows and roofs, correcting damage to the interior caused by water penetration, replacing the elevators, and revitalizing the basement auditorium. A pre-preliminary study will be conducted to analyze the ability of the building systems to accommodate a new state of the art digital radiology space. This project will seek a LEED rating.

RIDGEWOOD BRANCH LIBRARY
BEYHAN KARAHAN & ASSOCIATES, ARCHITECTS
 QUEENS LIBRARY

LOCATION 20-12 Madison Street, Queens, NY
GROUND BREAKING September 2008
COMPLETION September 2009 **BUDGET** \$1,000,000
 Built in 1929, this 14,000 square foot, neo-tudor style library's main floor will be renovated to create separate adult and young adult reading areas, as well as quiet study rooms, all heated and cooled by a new mechanical system. The building will be made fully compliant with the Americans With Disabilities Act. Deteriorating exterior elements will also be restored.



RIDGEWOOD BUSHWICK YOUTH CENTER
CHARLES ROSE ARCHITECTS, INC.
 DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

LOCATION 1474 Gates Avenue, Brooklyn, NY
GROUND BREAKING TBD
COMPLETION TBD **BUDGET** \$19,900,000
 A new 33,500 square foot building will be constructed on the grounds to the northeast of the existing youth center. The design will facilitate the expanding programmatic, spatial and functional needs, while creating a campus environment. It will connect to the existing youth center via a new enclosed skywalk bridge, providing an expanded facility for approximately 2,000 young people from the ages of five to 21. This project will seek a LEED rating.

ROCHDALE VILLAGE BRANCH LIBRARY
THE GALANTE ARCHITECTURE STUDIO
 QUEENS LIBRARY

LOCATION 169-09 137th Avenue, Jamaica, NY
GROUND BREAKING June 2008
COMPLETION March 2009 **BUDGET** \$275,000
 The current adult learning center at the Rochdale Village Branch Library is inadequate for the services required. This project will enlarge the adult learning center in order to provide classroom space, a staff room, individual learning stations, and storage.

SNUG HARBOR CULTURAL CENTER
THOMAS BALSLEY ASSOCIATES WITH SMWM
 DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 1000 Richmond Terrace, Staten Island, NY
GROUND BREAKING March 2008
COMPLETION March 2009 **BUDGET** \$1,630,000
 Snug Harbor, a registered historical landmark, is an 83 acre multi-purpose cultural-educational center, botanical garden and park. This two-phase project will create a land use plan that will determine the framework for a unified landscape for the campus. It will identify areas that should retain their historic integrity, establish design criteria for common area elements, and create a phased outline of recommended capital improvement projects. The project that is identified as the highest priority will then be designed and constructed.

SNUG HARBOR CULTURAL CENTER BUILDING E EXTERIOR RENOVATION
FREDERIC SCHWARTZ ARCHITECTS
 DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 1000 Richmond Terrace, Staten Island, NY
GROUND BREAKING August 2008
COMPLETION February 2010 **BUDGET** \$7,866,000
 Originally a home for retired sailors, Snug Harbor is now a vibrant cultural center. Building E, built in 1879

as a dormitory, is designated a New York City Landmark and is on the State and National Register of Historic Places. The prime objective of this project is to fully restore the building envelope, restore the fire damaged floor structure on the first and second floors, and restore the site directly adjacent to the building.



**SNUG HARBOR CULTURAL CENTER BUILDING F
INTERIOR RENOVATION**
MARBLE FAIRBANKS ARCHITECTS
DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 1000 Richmond Terrace, Staten Island, NY
GROUND BREAKING December 2008
COMPLETION July 2011 **BUDGET** \$7,866,000 Phase I
The overall scope of this phased project is to create a museum study center in Building H of the Snug Harbor Cultural Center campus, and relocate the art school, artist studios, and catering facility currently housed in Building H to Building F. The museum study center will house objects from the Smithsonian, and will include open storage exhibits, classrooms, exhibition work areas and a conservation lab. The first phase will address the work to be done in Building F. This project will be designed to achieve LEED Silver rating.

SOUNDVIEW PARK
ABEL BAINNSON BUTZ, LLP
DEPARTMENT OF PARKS AND RECREATION

LOCATION Lafayette Avenue between Metcalf and Morrison Avenues, Bronx, NY
GROUND BREAKING April 2007
COMPLETION April 2008 **BUDGET** \$3,016,000
The Soundview Park artificial ballfields are currently deteriorated. New artificial turf fields will be provided to accommodate baseball and soccer, and will include improved drainage that complies with all DEP requirements. The perimeter of the park will be enhanced with new curbs, sidewalks, and planting along Story, Metcalf, and Morrison Avenues.

ST. JAMES PARK
NANCY OWENS STUDIO, LLC
DEPARTMENT OF PARKS AND RECREATION

LOCATION Jerome Avenue at East 191st Street, Bronx, NY
GROUND BREAKING May 2007
COMPLETION May 2008 **BUDGET** \$2,307,000
St. James Park's playground will be rebuilt, and its path and drainage systems will be reconstructed. Alongside innovative modular steel play units, the park will provide children with nets and rocks to climb, and a water play area with bridges, boulders, and miniature screens.



**STATEN ISLAND INSTITUTE OF ARTS
AND SCIENCES**
GLUCKMAN MAYNER ARCHITECTS
DEPARTMENT OF CULTURAL AFFAIRS

LOCATION 1000 Richmond Terrace, Staten Island, NY
GROUND BREAKING July 2008
COMPLETION August 2010 **BUDGET** \$6,638,000
Two of five landmarked Greek Revival buildings on the Snug Harbor campus, which have been vacant for two decades and have suffered significant structural damage, will be renovated to accommodate 42,000 square feet of exhibit space, classrooms, offices, open and closed storage, a research library, and archives for the Snug Harbor Cultural Center and the Staten Island Institute of Arts and Sciences. The project is expected to achieve LEED Certification.

VAN CORTLANDT PARK
ABEL BAINNSON BUTZ, LLP
DEPARTMENT OF PARKS AND RECREATION

LOCATION Van Cortlandt Park near Jerome Avenue at East 233rd Street, Bronx, NY
GROUND BREAKING April 2007
COMPLETION April 2008 **BUDGET** \$769,000
An artificial turf field in an open area of Van Cortlandt Park will be restored, with improved irrigation and site amenities. New York City's third-largest park has served the community since 1888 with facilities for football, baseball, softball, soccer, cricket, tennis, golf, horseback riding, running, and hiking.

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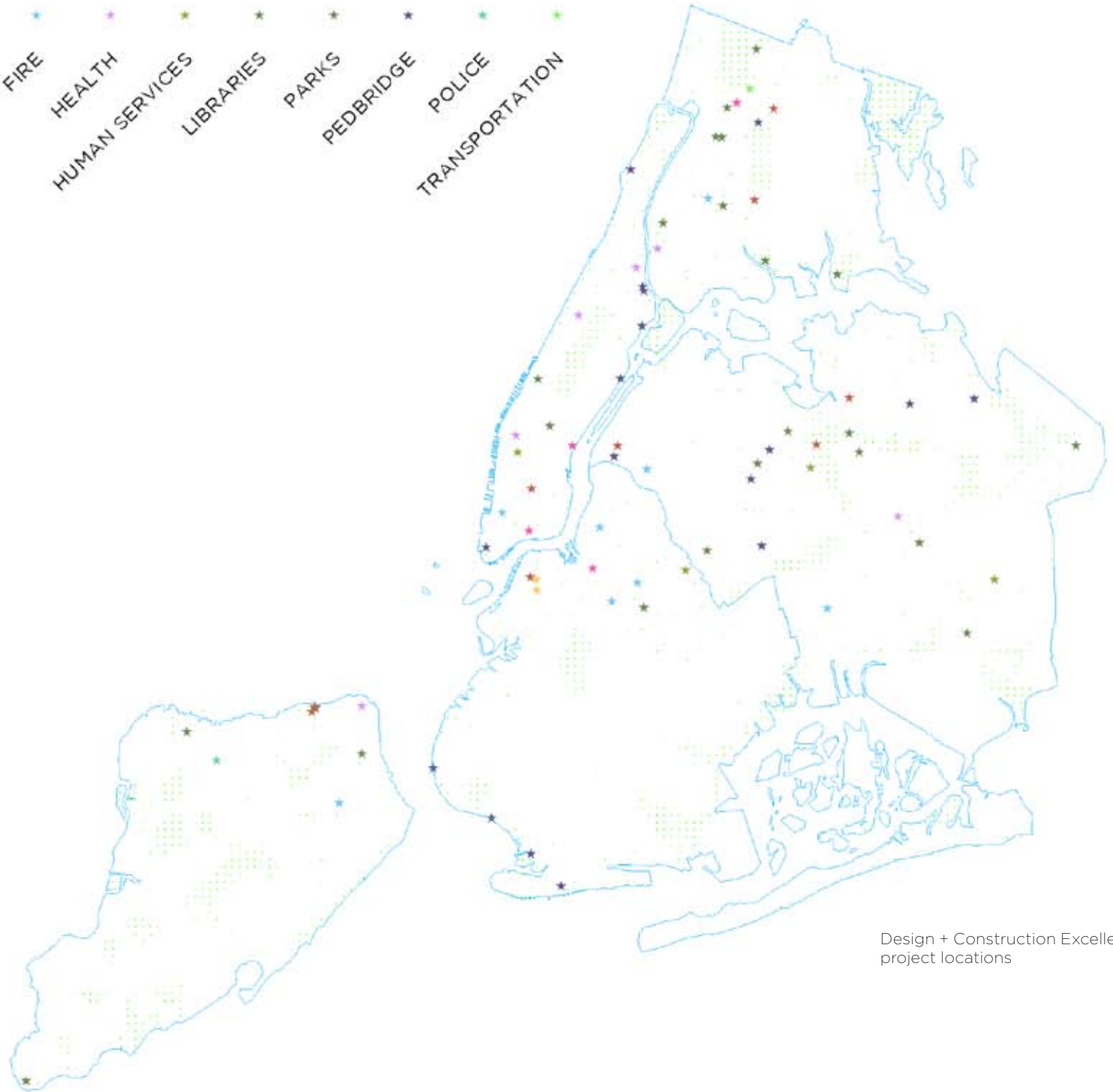
Queens Library

Thomas W. Galante, CEO and Director

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Patricia E. Harris, First Deputy Mayor

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