

Building One City for You

New York City Department of Homeless Services
Commissioner Gilbert Taylor

Annual Report
Fiscal Year 2015



Department of
Design and
Construction

Bill de Blasio
Mayor

Dr. Feniosky Peña-Mora
Commissioner



Dear Commissioner Taylor,

It's simple—your projects help strengthen New York City.

The services your projects bring to the people of our city are unmatched; they affect New Yorkers at all levels. At DDC, we've made it our priority to listen to you, to understand your design and construction needs, and to deliver your capital projects with a newfound sense of urgency. We understand that in order for the city to thrive, your projects must be thriving as well.

We're renewing our commitment to you and want to share our values: urgency, responsiveness, service, collaboration, and mentorship. These values serve as the foundation of our agency, and as leaders in design and construction management it is our responsibility to practice these values, providing innovative and cost-effective expertise for each one of the projects we build for you.

This is how we see our future with you—strong, sustainable, and transformative. It's an exciting time to be changing our city, and we're excited to be your partner in the transformation.

Thank you for your continued commitment to New York City. We understand that great projects are the result of great collaboration—all for the benefit of the communities we serve. Our door at DDC is always open, please feel free to reach out with any ideas, questions, or concerns.



Sincerely,
Dr. Feniosky Peña-Mora
Commissioner

Values

Our values guide the way we work.

Urgency, responsiveness, service, collaboration, and mentorship—these values are at the core of how we approach our work at the Department of Design and Construction. As we deliver sustainable capital projects to every neighborhood in the city, our values ensure that our buildings and sites are efficient, effective, and safe. From design decisions to client relations, our guiding values anchor our position as the preeminent municipal design and construction agency in the United States.

Urgency

DDC goes above and beyond to exceed client goals and community expectations, working for the city that never sleeps. Whether it is a planned capital project or an unexpected emergency, we act quickly, efficiently, and with unmatched urgency.

Responsiveness

We respond quickly and whole-heartedly to the requests and concerns of all client agencies and communities. Getting things done means staying ahead of the curve and anticipating the needs of those who count on us.

Service

At DDC, we proactively tackle problems, anticipating the changing needs of clients and communities. We provide specialized, individual attention to every neighborhood and agency, bringing empathy and caring to the capital project work we do together.

Collaboration

DDC excellence is built on our working collaboration with our partner agencies, communities, elected officials, and design and construction professionals. We make it a priority to learn from each other, so that the expertise of one becomes the expertise of all.

Mentorship

At DDC, we value and promote new ideas and keep our processes open to the possibilities of change. We believe in the professional development of our staff and creating diverse opportunities for them to learn and grow.

Lenses

Our lenses provide perspective to what we do.

Growth, sustainability, resiliency, equity, and healthy living—these are the lenses through which we look at our work. They help us bring to life the Mayor's vision of a strong and just city. From these perspectives, DDC projects and client agency programs provide the places that accommodate a burgeoning population, the high efficiency systems and green roofs that protect our environment, the infrastructural innovation that safeguards our shores, the buildings and sites that welcome all, and the spaces that improve our health and mental well-being.

Growth

DDC's projects meet demographic needs by building infrastructure that enables growth. We build to meet the demands of the world's most dynamic urban economy with a focus on creating thriving communities.

Sustainability

By 2050, NYC will reduce carbon emissions by 80% based on 2005 levels and DDC is helping to make it happen. We use design elements, such as geothermal wells, green roofs, and solar technology to create sustainable projects for future generations.

Resiliency

Superstorm Sandy demonstrated the vulnerability of New York City infrastructure and neighborhoods, particularly along the shorelines. DDC's design and construction projects enable communities to overcome devastation and emerge stronger than ever.

Healthy Living

The stairways, step streets, and bike lanes that DDC builds help New Yorkers to be fit, active, and healthy. Our infrastructure and building projects use design to support healthy minds and healthy bodies.

Equity

More than just assuring the fair distribution of the many built assets that bring communities together, we make it our priority to ensure that all our projects are welcoming to the growing and diverse population of New York City.



Project List (sorted by completion date)

FORT WASHINGTON ARMORY-CLEAR STOREY WINDOW
216 FT WASHINGTON AVENUE, MANHATTAN, NY 10032
Estimated Completion Date: Q4 2014

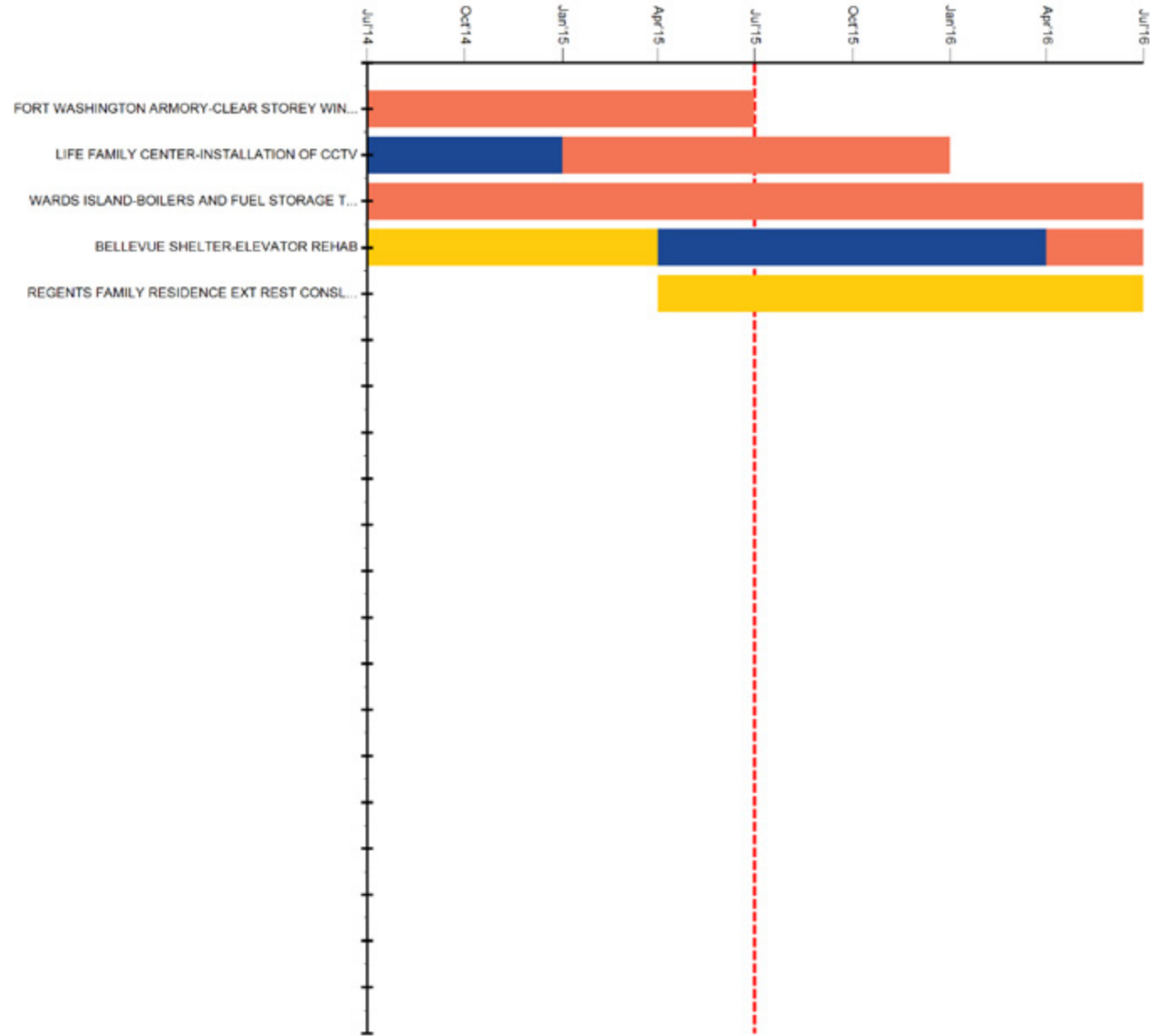
LIFE FAMILY CENTER-INSTALLATION OF CCTV
78 CATHERINE STREET, MANHATTAN, NY 10038
Estimated Completion Date: Q2 2015

WARDS ISLAND-BOILERS AND FUEL STORAGE TANKS
WARDS ISLAND, MANHATTAN, NY 10035
Estimated Completion Date: Q4 2015

BELLEVUE SHELTER-ELEVATOR REHAB
462 1 AVENUE, MANHATTAN, NY 10010
Estimated Completion Date: Q3 2017

REGENTS FAMILY RESIDENCE EXT REST CONSLT DSGN
2724 BROADWAY, MANHATTAN, NY 10025
Estimated Completion Date: Q4 2018

FY2015-FY2016 Department of Homeless Services
Projects in Design and/or Construction

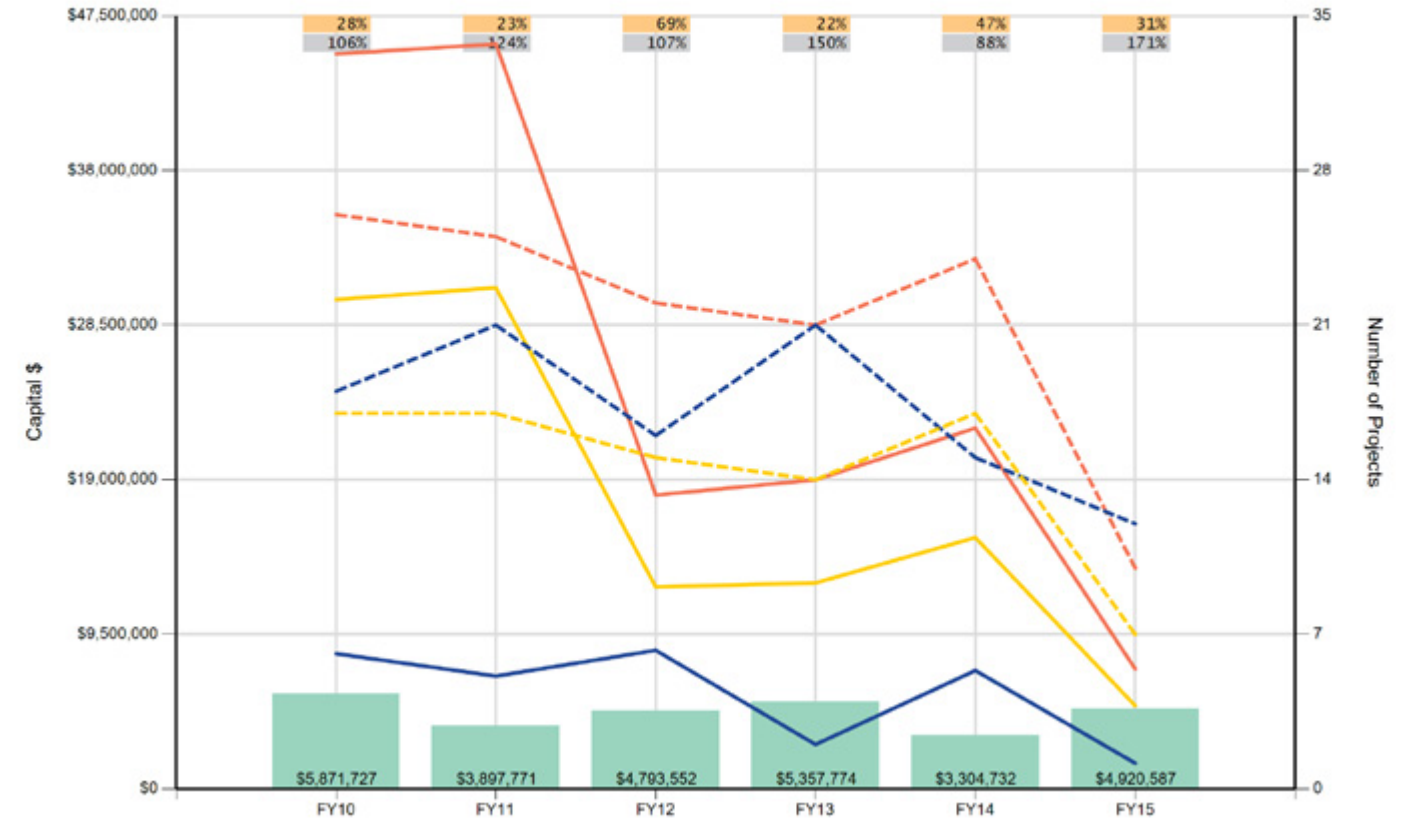


*On-hold projects

Projected/Actual
 Design
 Procurement
 Construction

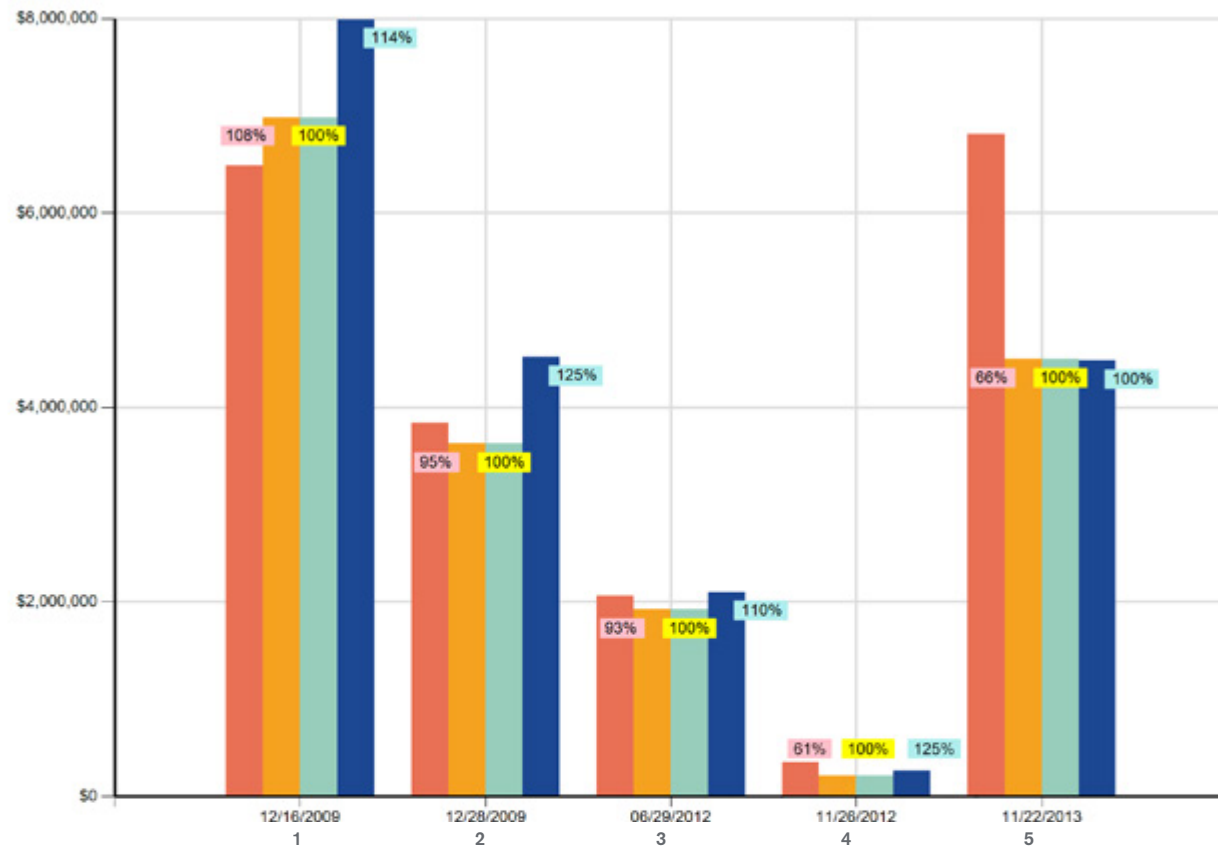
Trending Data for the Department of Homeless Services

Target vs. Actual (values below include change order registrations for active projects, registered projects, and de-registered projects)



Sept Plan
 Target Plan
 Actual
 No. of Projs for Sept Plan
 No. of Projs for Target
 No. of Projs for Actual
 Actual vs. Target \$ Percent
 Actual vs. Target No. Projs Percent
 Capital Money Spent

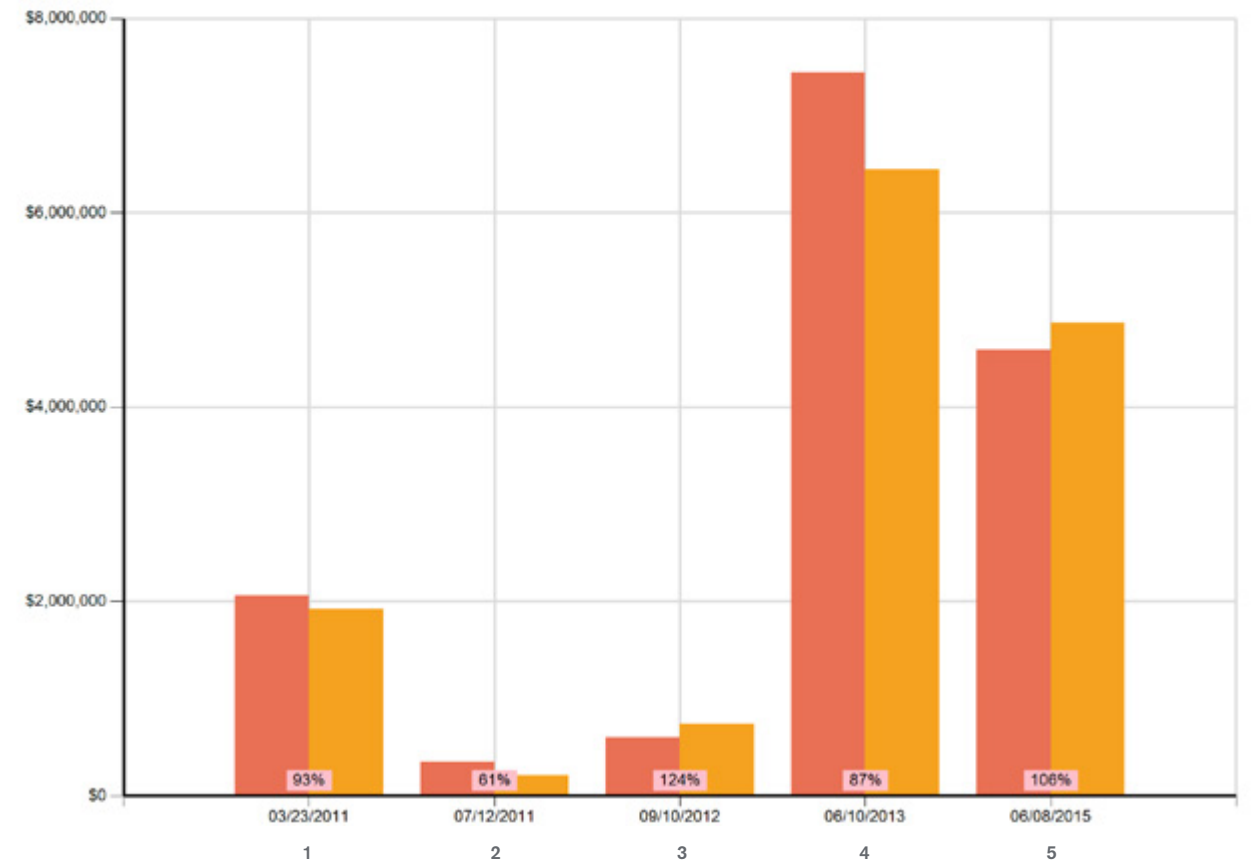
Cost Data for the Department of Homeless Services
From Last 5 Completed Projects



- 1 EXTERIOR UPGRADE AT AUBURN FAMILY RESIDENCE
- 2 EXTERIOR RENOVATION AT BARBARA KLEINMEN RESIDENCE
- 3 HELP 1 FAMILY RESIDENCE SITE UPGRADE
- 4 GARBAGE CHUTE AT AUBURN RESIDENCE
- 5 EXTERIOR REHABILITATION OF NELSON AVE RESIDENCE


■ DDC Estimated Bid Amount ■ Orig. Bid Amount vs. DDC Est. Bid Amount
■ Original Bid Amount ■ Orig. Awd-NMSC vs. Orig. Bid Amount
■ Original Award-NMSC ■ Final Award vs. Orig. Awd-NMSC
■ Final Award

Bid Data for the Department of Homeless Services
Last 5 Sealed Competitive Bid Results



- 1 HELP 1 FAMILY RESIDENCE SITE UPGRADE - BOROUGH OF BROOKLYN
- 2 INSTALLATION OF A TRASH CHUTE FOR AUBURN FAMILY RESIDENCE - BOROUGH OF BROOKLYN
- 3 FORT WASHINGTON ARMORY BUILDING CLERESTORY REHABILITATION - BOROUGH OF MANHATTAN
- 4 INSTALLATION OF NEW CENTRAL BOILER PLANT AND FUEL TANKS FOR WARDS ISLAND PROJECT - BOROUGH OF MANHATTAN
- 5 BELLEVUE MEN'S SHELTER ELEVATOR REHABILITATION - BOROUGH OF MANHATTAN

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



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