

# Building One City for You

Queens Library  
President and CEO Dennis M. Walcott

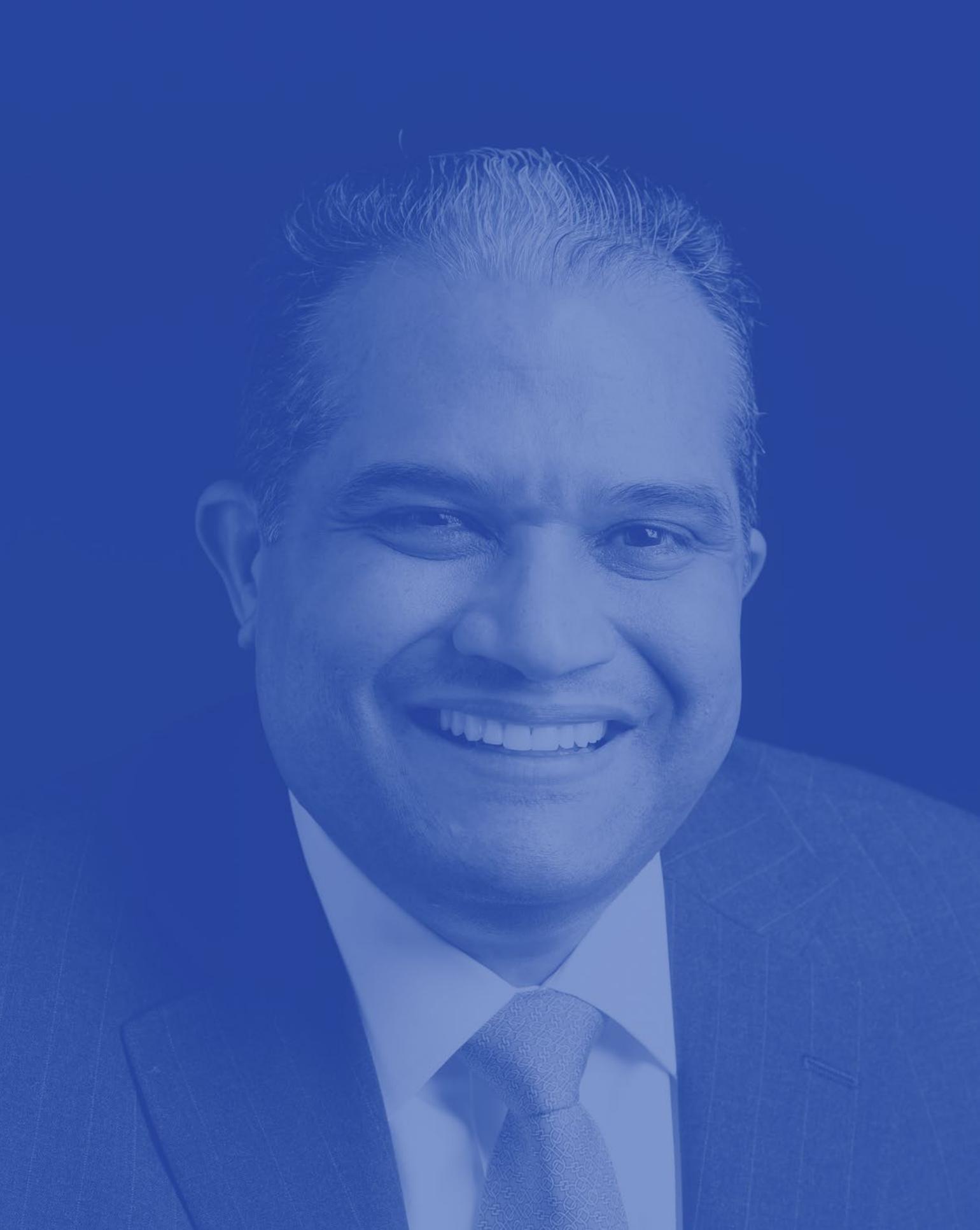
Annual Report  
Fiscal Year 2016



Department of  
Design and  
Construction

Bill de Blasio  
Mayor

Dr. Feniosky Peña-Mora  
Commissioner



**Dear President Walcott,**

Last year, for the first time, we provided you a customized annual report with detailed information about the projects we are completing for your agency. This valuable information lets you know how DDC is working within the Mayor's vision of a growing, equitable, sustainable, resilient, and healthy City to meet the needs of your agency. Now, we follow up on that commitment to you with our second annual client report.

Inside you will find maps, project schedules, budget, and bid information for the variety of projects that we are managing for you. As the City's design and construction experts, it is our responsibility to deliver projects with a sense of urgency, responsiveness, service, and collaboration. Our goal is to provide extraordinary value to you as a professional manager of infrastructure and public building projects.

During this time of exponential growth in New York, when our skyline is bursting with cranes and new buildings, we share your dedication to managing that growth toward a positive transformation for the City. In order to realize that vision, the capital projects in your agency must thrive, and every day we work toward that goal. Thank you for partnering with us and as always, our doors are open to you.

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 leading 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 urgently.

### Responsiveness

We respond quickly and thoroughly 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 tackle the problems and solve the changing needs that our clients and communities face by providing specialized, individual attention to every neighborhood and agency. We work together to produce the strongest capital projects for all of New York City.

### 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 growing 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.

# \$16 Billion

value of work DDC has completed since 1996

# 1,419

DDC employees committed to creating a strong New York City

# 1,300

consultants bringing expertise to DDC projects

# 254

awards won since 1996

# 4,144

total number of DDC projects completed since 1996

# \$15 Billion

current portfolio value

# \$654 Million

total MWBE contracts FY14 to FY16 subject to local law 1 and local law 129

# 660

active infrastructure projects

# 641

active public buildings projects

# \$233 Million

total MWBE prime contracts subject to local law 1 & local law 129 in FY16

# \$74 Million

total MWBE subcontracts subject to local law 1 & local law 129 in FY16

# 81%

increase in MWBE prime contract awards in FY16 compared to FY13 subject to local law 1 & local law 129

# 190%

increase in MWBE subcontract awards in FY16 compared to FY13 subject to local law 1 & local law 129

# \$525 Million

total MWBE prime contract awards from FY14 to FY16 subject to local law 1 & local law 129

# \$129 Million

MWBE subcontract awards from FY14 to FY16 subject to local law 1 & local law 129

## MWBE

In keeping with the spirit of our city and Mayor de Blasio's vision, the New York City Department of Design and Construction (DDC) is committed to fostering an equitable and competitive business environment while ensuring our procurement reflects the diversity of New York City. We understand the success of minority and women-owned businesses (MWBE's) contributes to the success of diverse communities around the City.

Through its Office of Diversity and Industry Relations, DDC has taken a holistic approach to increasing opportunities for MWBE's with a comprehensive plan that strengthens and supports MWBE's as they navigate the city procurement process. Our policies and programs are centered on the four core principles of accessibility, capacity building, accountability, and sustainability. This approach creates a structure that allows MWBE's to succeed, providing the city a larger pool of qualified contractors.

### Accessibility

To increase the number of MWBE's who do business with us, it's integral to communicate our interest in them as potential partners. During FY16 and FY17, DDC has engaged over 4,500 prospective contractors through events we've hosted as well as those we've attended.

### Capacity-Building

Sharing the message that we want to partner with MWBE's is only the first step. Our job doesn't end once we've hosted or attended an event. DDC understands its role in ensuring MWBE's are equipped with the tools to do business with us. We've created a suite of programs that enables MWBE's to increase their capacity by enhancing their technical and business capabilities. Our Ready to Build New York City business development program helps MWBE's grow by becoming prequalified to work with DDC. The New York City Construction Mentorship program affords city-certified MWBE's the opportunity to learn how to successfully grow their businesses.

### Accountability

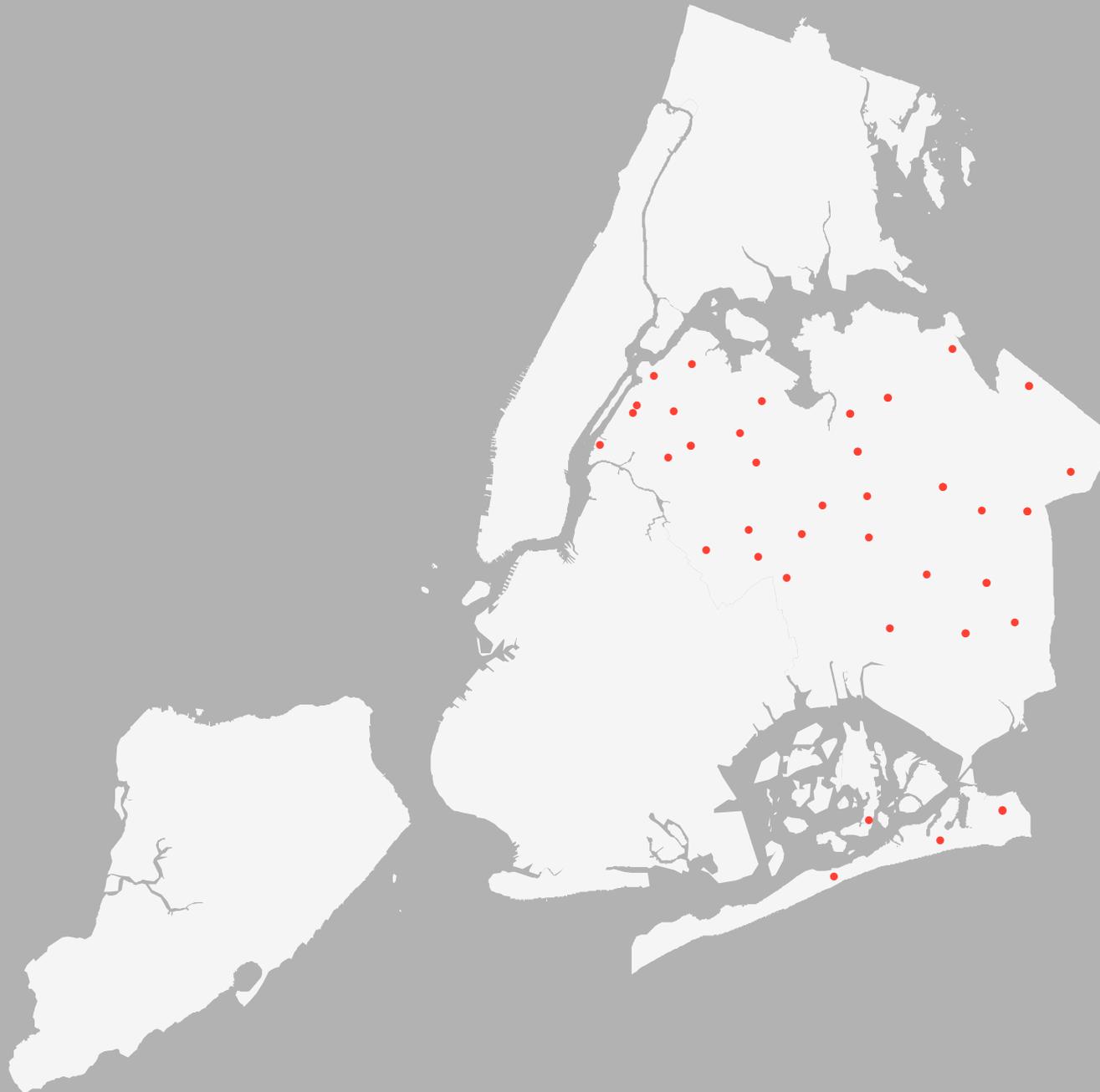
We are committed to increasing the number of MWBE's who work with us. We believe we have a duty to create an equitable and competitive business environment that facilitates procurement opportunities for the City's MWBE community. As such, we are responsible for ensuring that those who do business with us meet their contractual obligations and take appropriate action when they don't.

### Sustainability

An important aspect of our MWBE strategy is to make sure MWBE's who do business with us operate efficiently and grow their businesses. In partnership with the Mayor's Office of MWBE and the NYC Department of Small Business Services, DDC provides a supportive framework to safeguard MWBE success and growth, such as our Opportunity Academy that trains community college students in our processes so they can provide back office support to MWBE's.



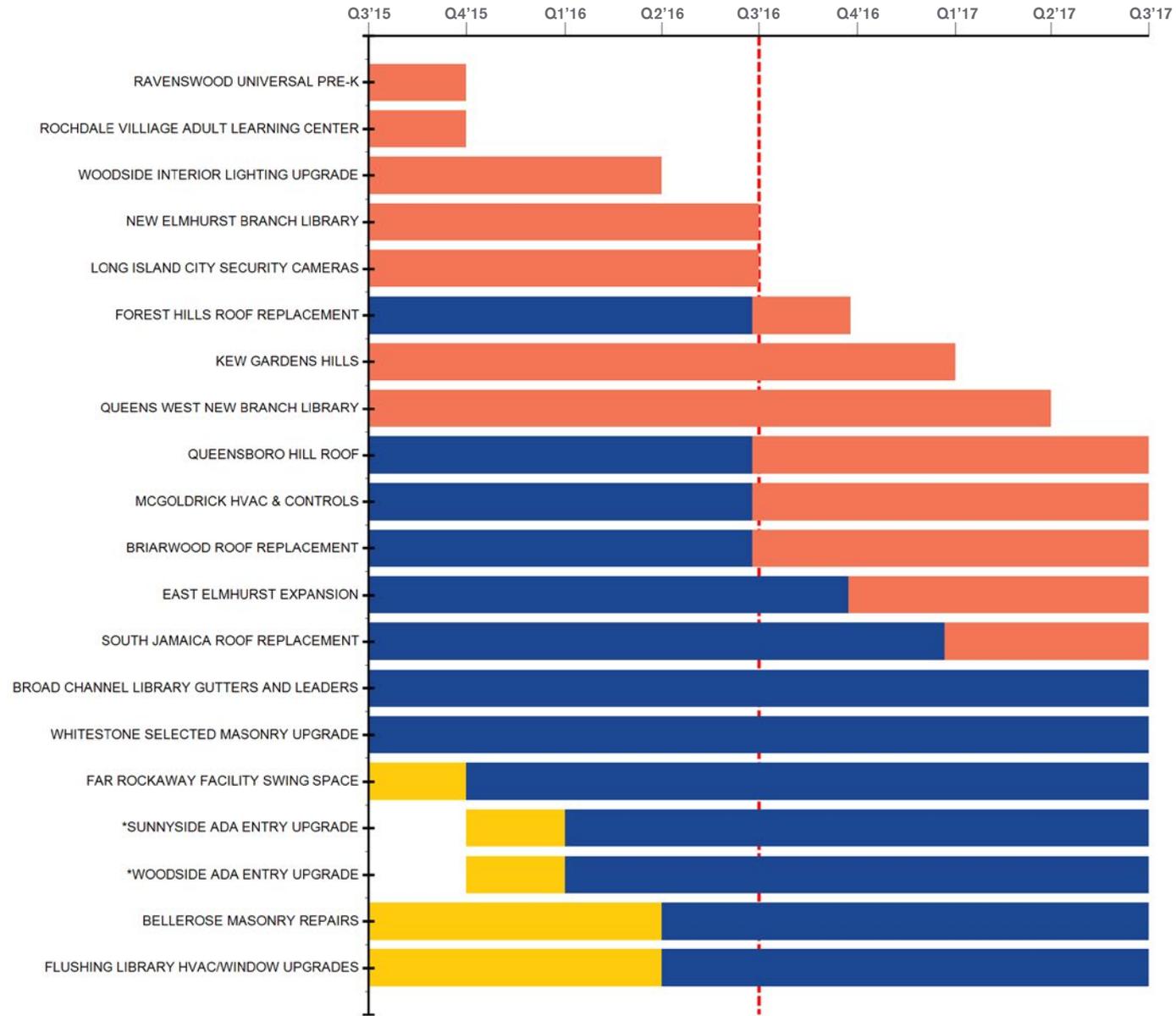
Elmhurst Branch Library



**Current Work**

- ROCHDALE VILLAGE ADULT LEARNING CENTER
- RAVENSWOOD UNIVERSAL PRE-K
- WOODSIDE INTERIOR LIGHTING UPGRADE
- LONG ISLAND CITY SECURITY CAMERAS
- NEW ELMHURST BRANCH LIBRARY
- FOREST HILLS ROOF REPLACEMENT
- KEW GARDENS HILLS
- QUEENS WEST NEW BRANCH LIBRARY
- MCGOLDRICK HVAC & CONTROLS
- QUEENSBORO HILL ROOF
- BRIARWOOD ROOF REPLACEMENT
- SOUTH JAMAICA ROOF REPLACEMENT
- EAST ELMHURST EXPANSION
- BELLEROSE MASONRY REPAIRS
- SUNNYSIDE ADA ENTRY UPGRADE
- WOODSIDE ADA ENTRY UPGRADE
- FLUSHING LIBRARY HVAC/WINDOW UPGRADES
- GLENDALE LIBRARY RENOVATIONS-PHASE II
- BROAD CHANNEL LIBRARY GUTTERS AND LEADERS
- WHITESTONE SELECTED MASONRY UPGRADE
- ST ALBANS ROOF REPLACEMENT
- NORTH FOREST PARK RENOVATION
- JACKSON HEIGHTS HVAC UPGRADE
- STEINWAY-PHASE II RENOVATION
- HILLCREST HVAC UPGRADE
- SOUTH OZONE PARK ROOF REPLACEMENT
- ASTORIA RESTROOMS AND ELEVATORS UPGRADE
- BROADWAY INTERIOR RENOVATION
- HILLCREST ROOF REPLACEMENT
- QUEENS VILLAGE ROOF REPLACEMENT
- RIDGEWOOD ROOF & MASONRY REPAIR
- SEASIDE HVAC UPGRADE
- HOLLIS INTERIOR RENOVATION
- LAURELTON ROOF REPLACEMENT
- QUEENS VILLAGE HVAC UPGRADE
- WOODHAVEN ADA, ELEVATOR & EXTERIOR REHABILITATION
- BAY TERRACE HVAC CONTROLS AND ROOF UPGRADE
- ROCHDALE VILLAGE HVAC & CONTROLS UPGRADE
- DOUGLASTON HVAC REPLACEMENT
- DOUGLASTON MEETING ROOM
- FLUSHING NEW ELEVATOR & UPGRADES
- MIDDLE VILLAGE HVAC UPGRADE
- FAR ROCKAWAY FACILITY SWING SPACE
- QUEENSBORO HILL HVAC UPGRADE
- FAR ROCKAWAY NEW FACILITY
- ST. ALBANS RENOVATION

**Project Schedule for Queens Library**  
**Projects in Design and/or Construction**  
 (Data approximated by Quarter as of August, 2016)

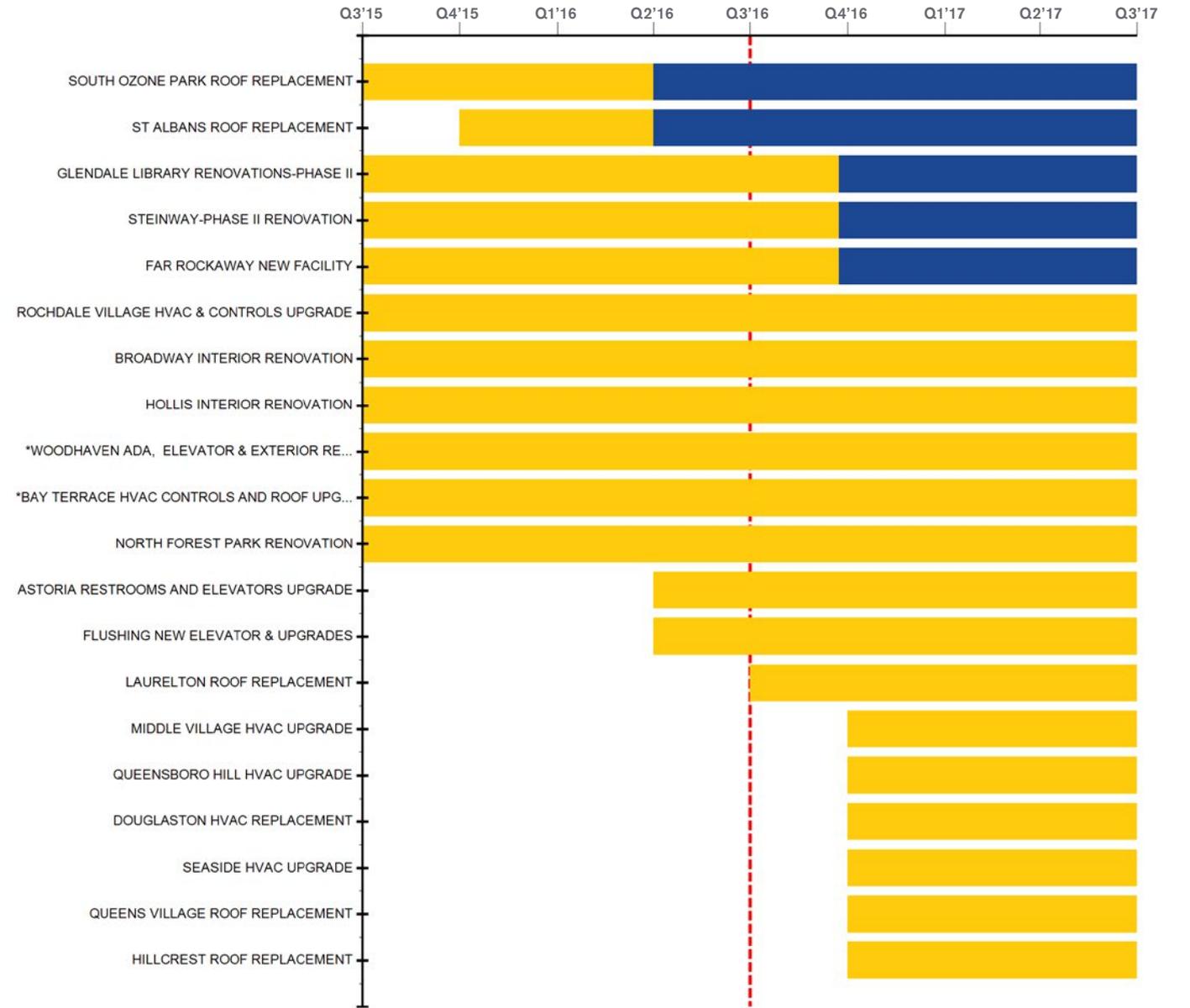


\*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

**Project Schedule for Queens Library**  
**Projects in Design and/or Construction**

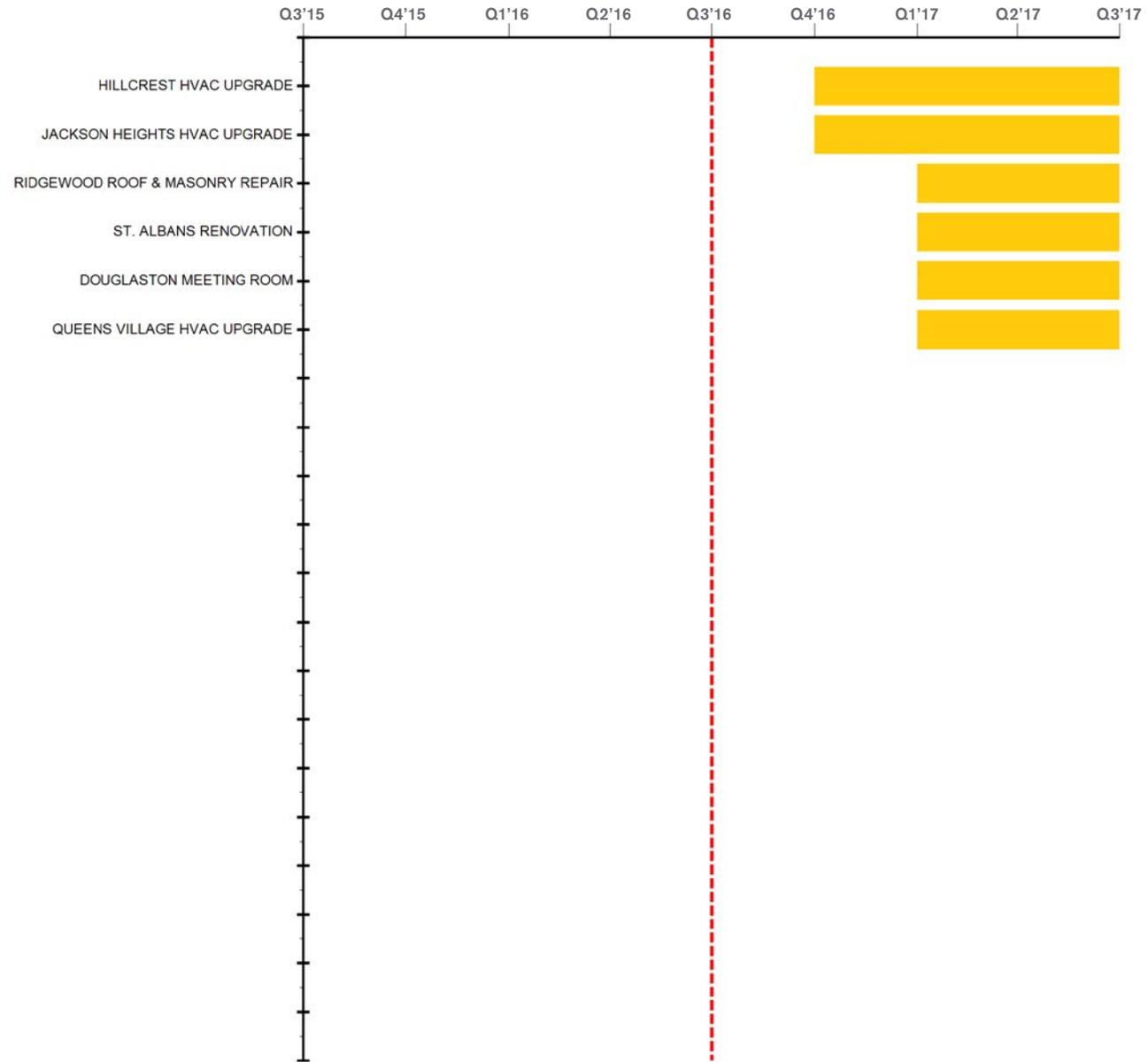


\*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

**Project Schedule for Queens Library**  
Projects in Design and/or Construction

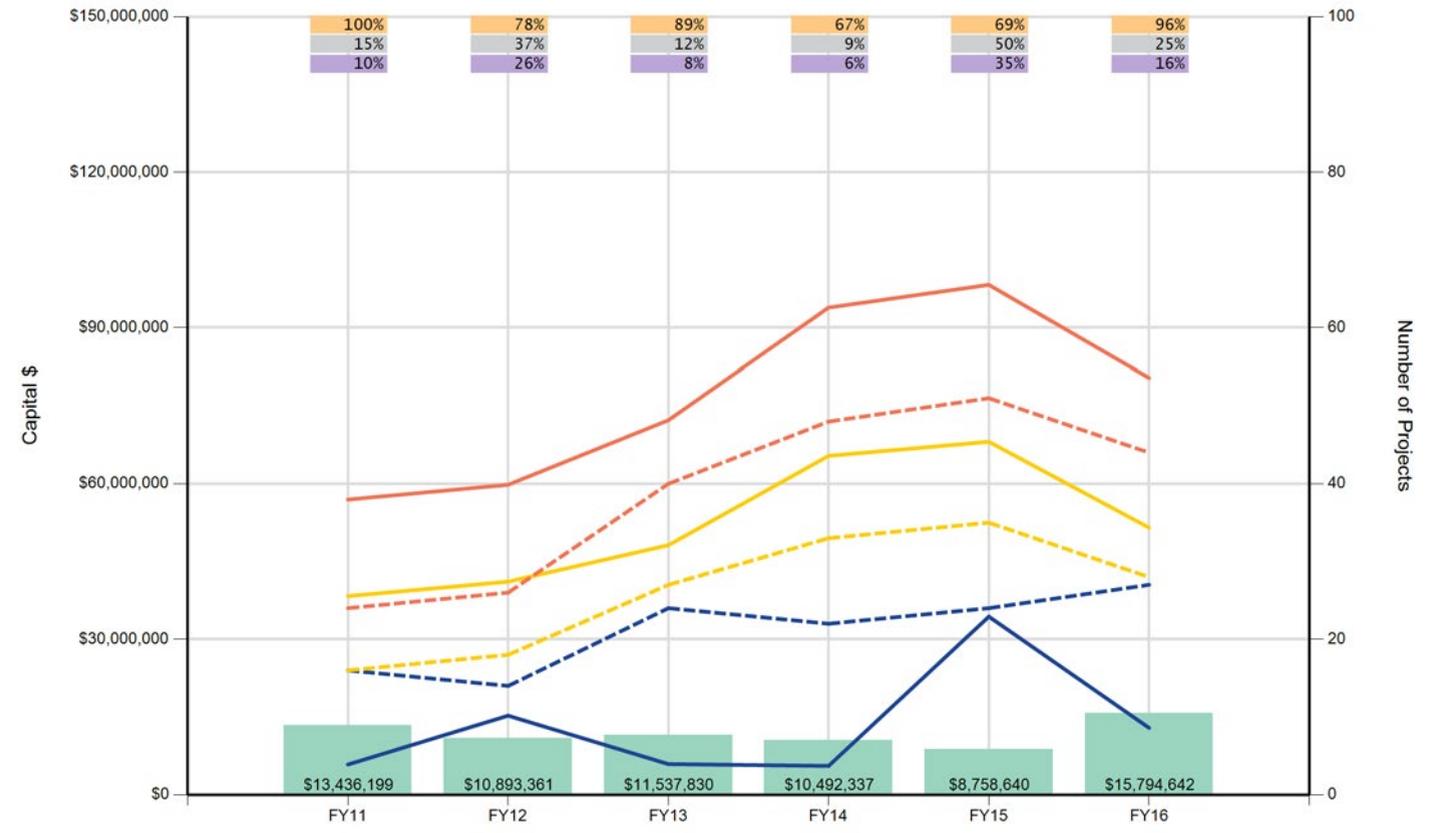


\*On-hold projects

Projected/Actual  
■ Design  
■ Procurement  
■ Construction

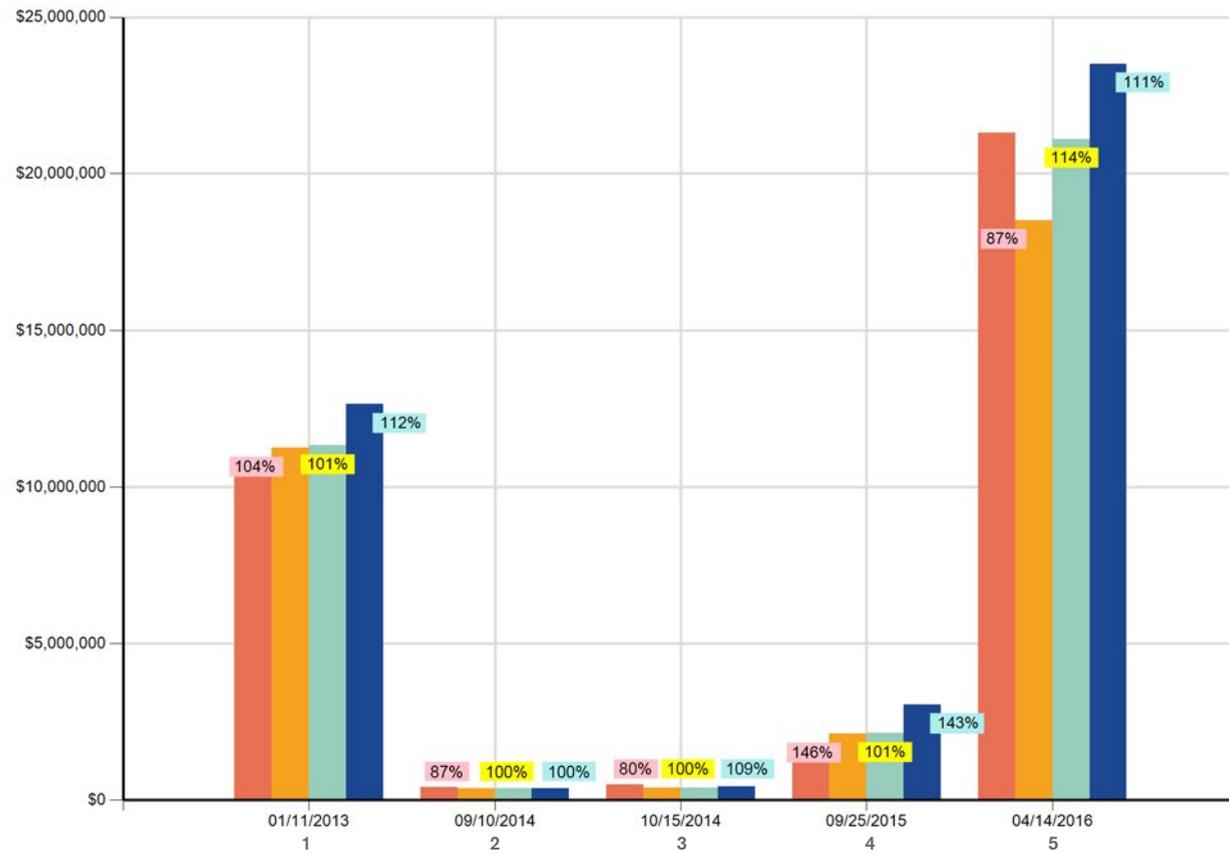
**Trending Data for Queens Library**

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

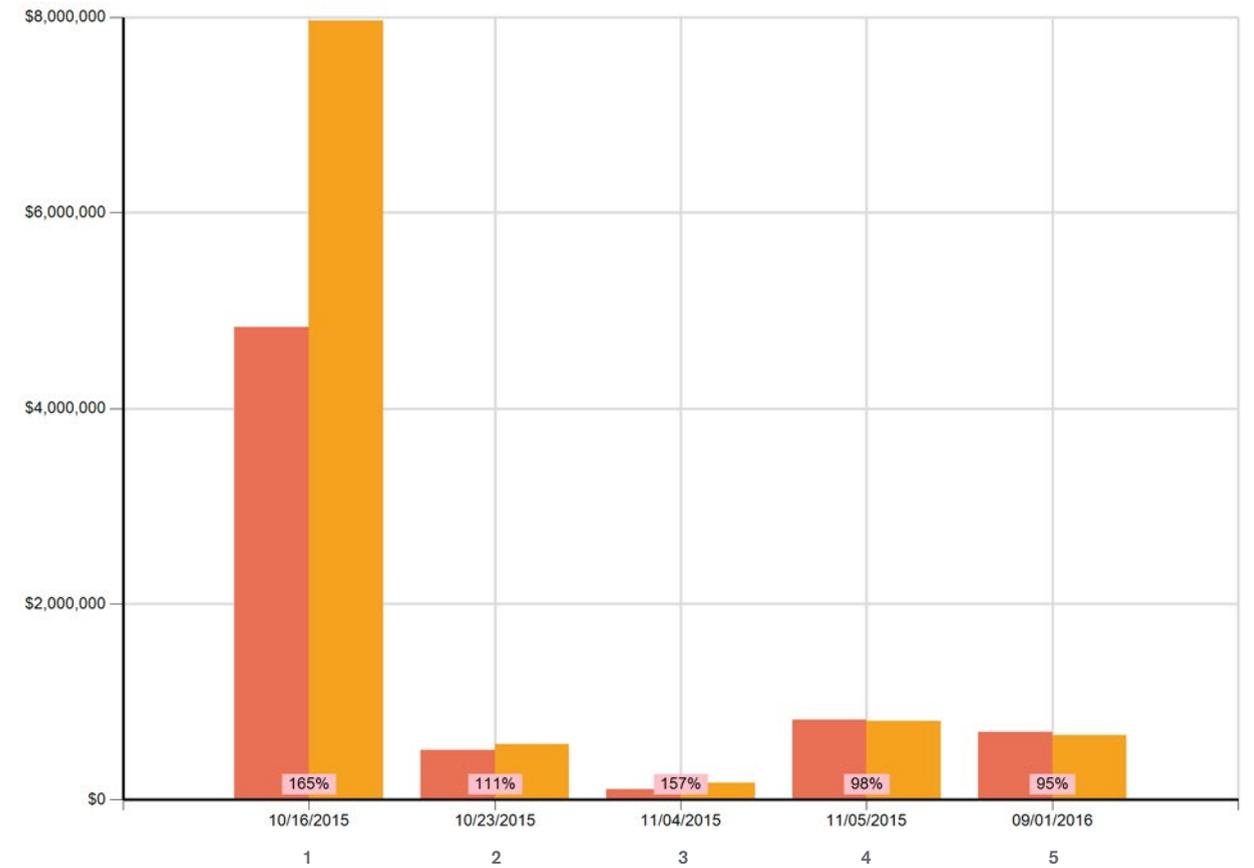
**Cost Data for Queens Library**  
Last 5 Projects (Competitively Bid, Substantially Completed)



- 1 GLEN OAKS NEW BUILDING
- 2 ROOF REPLACEMENT AT LEFFERTS LIBRARY
- 3 SUNNYSIDE LIBRARY ROOF
- 4 ROCHDALE VILLIAGE ADULT LEARNING CENTER
- 5 NEW ELMHURST BRANCH LIBRARY

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



- 1 EAST ELMHURST BRANCH LIBRARY EXPANSION - BOROUGH OF QUEENS
- 2 QUEENSBORO HILL LIBRARY ROOF REPLACEMENT AND RELATED WORK - BOROUGH OF QUEENS
- 3 WHITESTONE LIBRARY MASONRY UPGRADES REBID-BOROUGH OF QUEENS
- 4 SOUTH JAMAICA BRANCH LIBRARY; ROOF REPLACEMENT AND RELATED WORK - BOROUGH OF QUEENS
- 5 SOUTH OZONE PARK LIBRARY ROOF REPLACEMENT AND FACADE REHABILITATION -BOROUGH OF QUEENS

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

**Project List (sorted by completion date)  
(Data approximated by Quarter as of August, 2016)**

**ROCHDALE VILLIAGE ADULT LEARNING CENTER**

169-09 137 AVENUE, QUEENS, NY 11434  
Estimated Construction Cost: \$3,187,000  
Estimated Completion Date: Q3 2015

**RAVENSWOOD UNIVERSAL PRE-K**

35-32 21ST STREET, QUEENS, NY 11106  
Estimated Construction Cost: \$572,000  
Estimated Completion Date: Q3 2015

**WOODSIDE INTERIOR LIGHTING UPGRADE**

54-22 SKILLMAN AVENUE, QUEENS, NY 11377  
Estimated Construction Cost: \$117,000  
Estimated Completion Date: Q1 2016

**LONG ISLAND CITY SECURITY CAMERAS**

37-25 13 STREET, QUEENS, NY 11101  
Estimated Construction Cost: \$96,000  
Estimated Completion Date: Q2 2016

**NEW ELMHURST BRANCH LIBRARY**

86-01 51 AVENUE, QUEENS, NY 11373  
Estimated Construction Cost: \$25,724,262  
Estimated Completion Date: Q2 2016

**FOREST HILLS ROOF REPLACEMENT**

108-19 71 AVENUE, QUEENS, NY 11375  
Estimated Construction Cost: \$467,000  
Estimated Completion Date: Q3 2016

**KEW GARDENS HILLS**

72-33 VLEIGH PLACE, QUEENS, NY 11367  
Estimated Construction Cost: \$7,428,000  
Estimated Completion Date: Q4 2016

**QUEENS WEST NEW BRANCH LIBRARY**

47-05 CENTER BOULEVARD, QUEENS, NY 11101  
Estimated Construction Cost: \$35,318,000  
Estimated Completion Date: Q1 2017

**MCGOLDRICK HVAC & CONTROLS**

155-06 ROOSEVELT AVENUE, QUEENS, NY 11354  
Estimated Construction Cost: \$705,857  
Estimated Completion Date: Q3 2017

**QUEENSBORO HILL ROOF**

60-01 MAIN STREET, QUEENS, NY 11355  
Estimated Construction Cost: \$602,000  
Estimated Completion Date: Q3 2017

**BRIARWOOD ROOF REPLACEMENT**

84-02 QUEENS BOULEVARD, QUEENS, NY 11435  
Estimated Construction Cost: \$528,000  
Estimated Completion Date: Q4 2017

**SOUTH JAMAICA ROOF REPLACEMENT**

108-45 GUY R BREWER BLVD, QUEENS, NY 11433  
Estimated Construction Cost: \$628,026  
Estimated Completion Date: Q1 2018

**EAST ELMHURST EXPANSION**

95-06 ASTORIA BOULEVARD, QUEENS, NY 11369  
Estimated Construction Cost: \$8,635,000  
Estimated Completion Date: Q1 2018

**BELLEROSE MASONRY REPAIRS**

250-02 HILLSIDE AVENUE, QUEENS, NY 11426  
Estimated Construction Cost: \$363,239  
Estimated Completion Date: Q2 2018

**SUNNYSIDE ADA ENTRY UPGRADE**

43-06 GREENPOINT AVE, QUEENS, NY 11377  
Estimated Construction Cost: \$130,000  
Estimated Completion Date: Q2 2018

**WOODSIDE ADA ENTRY UPGRADE**

54-22 SKILLMAN AVENUE, QUEENS, NY 11377  
Estimated Construction Cost: \$136,000  
Estimated Completion Date: Q2 2018

**FLUSHING LIBRARY HVAC/WINDOW UPGRADES**

41-24 KISSENA BOULEVARD, QUEENS, NY 11355  
Estimated Construction Cost: \$890,425  
Estimated Completion Date: Q3 2018

**GLENDALE LIBRARY RENOVATIONS-PHASE II**

73-15 MYRTLE AVENUE, QUEENS, NY 11385  
Estimated Construction Cost: \$4,093,884  
Estimated Completion Date: Q3 2018

**BROAD CHANNEL LIBRARY GUTTERS & LEADERS**

16-26 CROSS BAY BLVD, QUEENS, NY 11693  
Estimated Construction Cost: \$139,036  
Estimated Completion Date: Q3 2018

**WHITESTONE SELECTED MASONRY UPGRADE**

155-06 ROOSEVELT AVENUE, QUEENS, NY 11354  
Estimated Construction Cost: \$190,733  
Estimated Completion Date: Q4 2018

“Our projects aim to provide all hard-working New Yorkers the essentials they deserve.”

Mario Garrovillas  
DDC Project Manager, A&E

## Project List

### ST ALBANS ROOF REPLACEMENT

191-05 LINDEN BOULEVARD, QUEENS, NY 11412  
Estimated Construction Cost: \$627,591  
Estimated Completion Date: Q4 2018

### NORTH FOREST PARK RENOVATION

98-27 METROPOLITAN AVENUE, QUEENS, NY 11375  
Estimated Construction Cost: \$1,400,000  
Estimated Completion Date: Q1 2019

### JACKSON HEIGHTS HVAC UPGRADE

35-51 81 STREET, QUEENS, NY 11372  
Estimated Construction Cost: \$781,131  
Estimated Completion Date: Q1 2019

### STEINWAY-PHASE II RENOVATION

21-47 31 STREET, QUEENS, NY 11105  
Estimated Construction Cost: \$2,132,657  
Estimated Completion Date: Q2 2019

### HILLCREST HVAC UPGRADE

75-71 187 STREET, QUEENS, NY 11366  
Estimated Construction Cost: \$774,000  
Estimated Completion Date: Q2 2019

### SOUTH OZONE PARK ROOF REPLACEMENT

128-16 ROCKAWAY BOULEVARD, QUEENS, NY 11420  
Estimated Construction Cost: \$763,561  
Estimated Completion Date: Q2 2019

### ASTORIA RESTROOMS AND ELEVATORS UPGRADE

14-01 ASTORIA BOULEVARD, QUEENS, NY 11102  
Estimated Construction Cost: \$1,066,318  
Estimated Completion Date: Q3 2019

### BROADWAY INTERIOR RENOVATION

40-20 BROADWAY, QUEENS, NY 11103  
Estimated Construction Cost: \$2,233,225  
Estimated Completion Date: Q3 2019

### HILLCREST ROOF REPLACEMENT

187-05 UNION TURNPIKE, QUEENS, NY 11366  
Estimated Construction Cost: \$600,000  
Estimated Completion Date: Q3 2019

### QUEENS VILLAGE ROOF REPLACEMENT

94-11 217 STREET, QUEENS, NY 11428  
Estimated Construction Cost: \$622,591  
Estimated Completion Date: Q3 2019

### RIDGEWOOD ROOF & MASONRY REPAIR

20-12 MADISON STREET, QUEENS, NY 11385  
Estimated Construction Cost: \$921,645  
Estimated Completion Date: Q3 2019

### SEASIDE HVAC UPGRADE

116-15 ROCKAWAY BEACH BLVD, QUEENS, NY 11694  
Estimated Construction Cost: \$240,000  
Estimated Completion Date: Q3 2019

### HOLLIS INTERIOR RENOVATION

205-07 HILLSIDE AVENUE, QUEENS, NY 11423  
Estimated Construction Cost: \$2,379,750  
Estimated Completion Date: Q4 2019

### LAURELTON ROOF REPLACEMENT

134-26 225 STREET, QUEENS, NY 11413  
Estimated Construction Cost: \$627,591  
Estimated Completion Date: Q4 2019

### QUEENS VILLAGE HVAC UPGRADE

94-11 217 STREET, QUEENS, NY 11428  
Estimated Construction Cost: \$810,000  
Estimated Completion Date: Q4 2019

### WOODHAVEN ADA, ELEVATOR & EXTERIOR REHAB

85-41 FOREST PARKWAY, QUEENS, NY 11421  
Estimated Construction Cost: \$4,698,695  
Estimated Completion Date: Q1 2020

### BAY TERRACE HVAC CONTROLS & ROOF UPGRADE

18-36 BELL BOULEVARD, QUEENS, NY 11360  
Estimated Construction Cost: \$1,408,633  
Estimated Completion Date: Q1 2020

### ROCHDALE VILLAGE HVAC & CONTROLS UPGRADE

169-09 137 AVENUE, QUEENS, NY 11434  
Estimated Construction Cost: \$234,085  
Estimated Completion Date: Q1 2020

### DOUGLSTON HVAC REPLACEMENT

249-01 NORTHERN BLVD, QUEENS, NY 11362  
Estimated Construction Cost: \$720,858  
Estimated Completion Date: Q1 2020

### DOUGLSTON MEETING ROOM

249-01 NORTHERN BLVD, QUEENS, NY 11362  
Estimated Construction Cost: \$170,000  
Estimated Completion Date: Q1 2020

## Project List

### FLUSHING NEW ELEVATOR & UPGRADES

41-17 MAIN STREET, QUEENS, NY 11355  
Estimated Construction Cost: \$2,179,151  
Estimated Completion Date: Q1 2020

### MIDDLE VILLAGE HVAC UPGRADE

72-31 METROPOLITAN AVE, QUEENS, NY 11379  
Estimated Construction Cost: \$340,723  
Estimated Completion Date: Q1 2020

### FAR ROCKAWAY FACILITY SWING SPACE

16-15 CENTRAL AVENUE, QUEENS, NY 11691  
Estimated Construction Cost: \$116,600  
Estimated Completion Date: Q2 2020

### QUEENSBORO HILL HVAC UPGRADE

60-05 MAIN STREET, QUEENS, NY 11355  
Estimated Construction Cost: \$617,936  
Estimated Completion Date: Q2 2020

### FAR ROCKAWAY NEW FACILITY

16-15 CENTRAL AVENUE, QUEENS, NY 11691  
Estimated Construction Cost: \$20,249,900  
Estimated Completion Date: Q3 2020

### ST. ALBANS RENOVATION

191-05 LINDEN BOULEVARD, QUEENS, NY 11412  
Estimated Construction Cost: \$1,759,612  
Estimated Completion Date: Q2 2021



New York City Department of  
Design and Construction  
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[nyc.gov/ddc](http://nyc.gov/ddc)