

Building One City for You

New York City Department of Citywide Administrative Services
Commissioner Stacey Cumberbatch

Annual Report
Fiscal Year 2015

NEW YORK CITY OFFICE OF EMERGENCY MANAGEMENT



Department of
Design and
Construction

Bill de Blasio
Mayor

Dr. Feniosky Peña-Mora
Commissioner



Dear Commissioner Cumberbatch,

It's simple—your capital projects help the City of New York thrive.

The services your projects bring to the people of the city are unmatched; they affect New Yorkers at all levels. Since becoming Commissioner of the Department of Design and Construction, we've made it our priority to listen to you, to understand your design and construction needs, and to deliver your 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

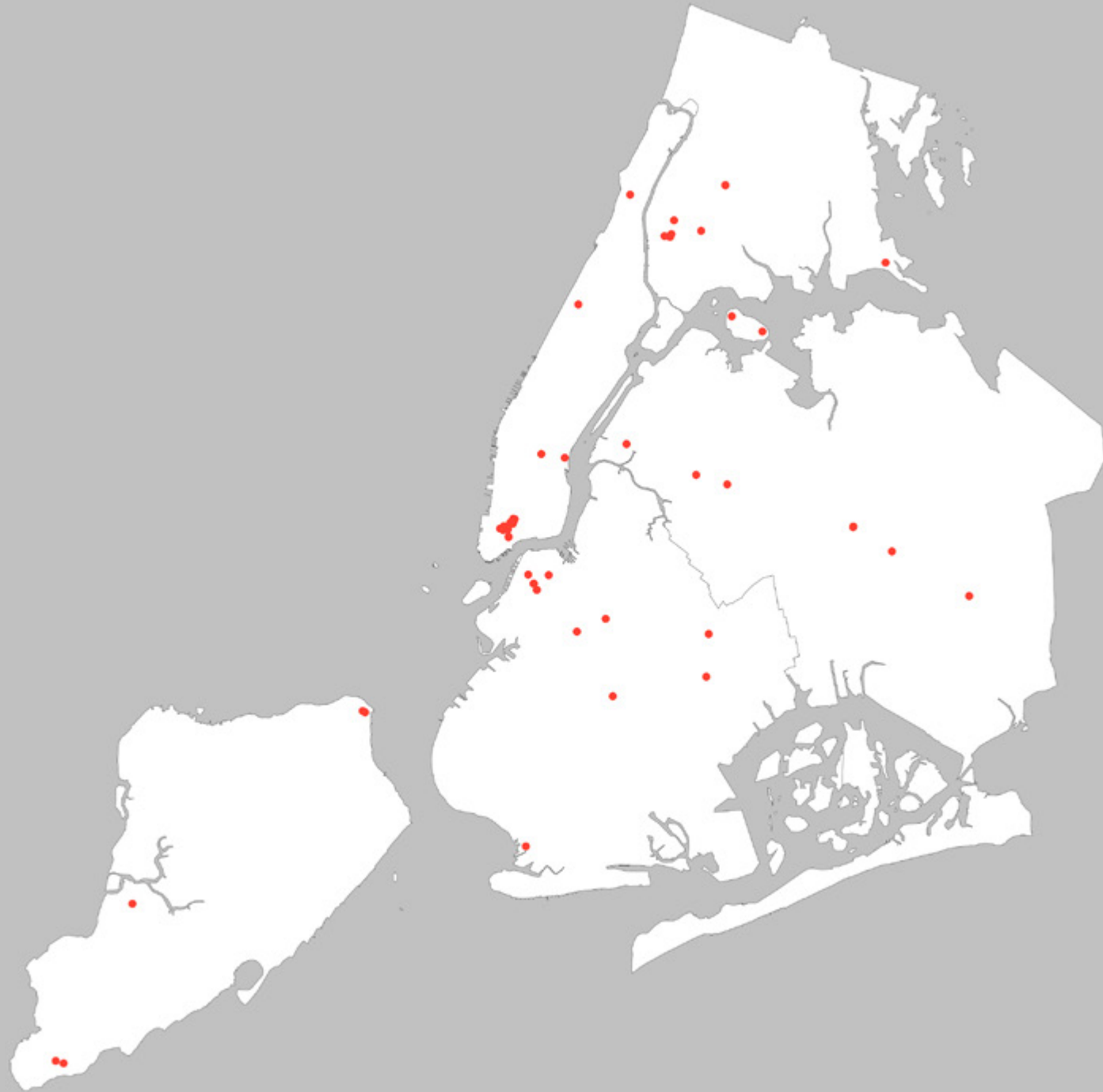
The stairways, step streets, and bike lanes that DDC builds help New Yorkers to be fit, active, and healthy. Our infrastructure and building projects use design to support healthy minds and healthy bodies.

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.



City Hall Rotunda

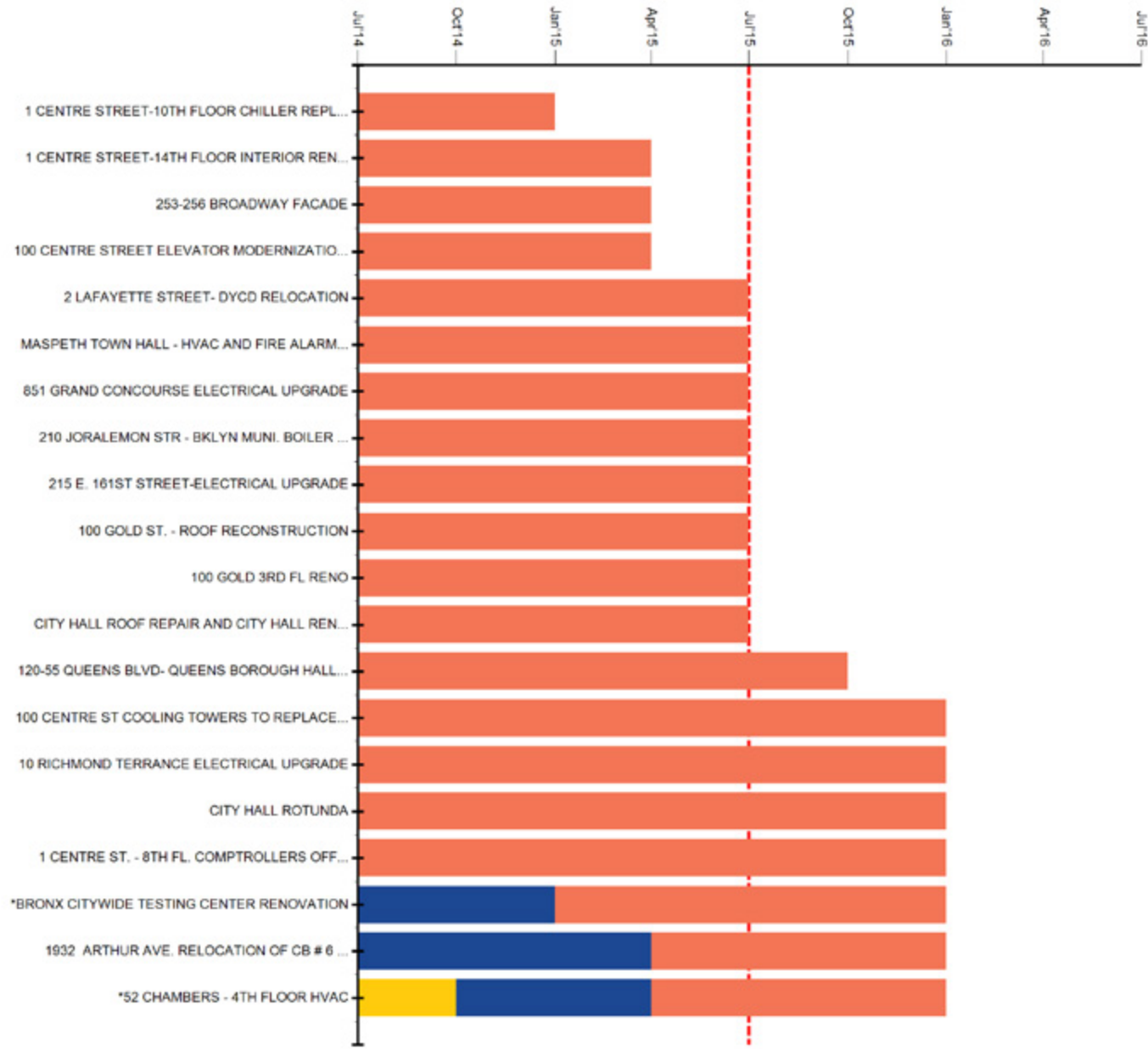


Current Work

210 JORALEMON ST. ELECTRICAL UPGRADE AND EMERGENCY TURNING BASIN
 DCAS - ENERGY CONSERVATION AT MANHATTAN SUPREME CT
 DCAS - ENERGY CONSERVATION AT QUEENS SUPREME CT.
 DCAS - ENERGY CONSERVATION AT SI BOROUGH HALL
 DCAS - ENERGY CONSERVATION AT MANH. SUN BUILDING
 DHS - ENERGY CONSERV. AT BELLEVUE MEN'S SHELTER
 DHS - ENERGY CONSERV AT FT WASH ARMORY SHELTER
 DHS - ENERGY CONSERV. AT FRANKLIN WOMEN'S SHELTER
 DHS - ENERGY CONSERVATION AT REGENT HOTEL SHELTER
 1 CENTRE ST - 16TH FLOOR RENOVATIONS
 45 MONROE PL - ELECTRICAL UPGRADE
 DCAS - ENERGY CONSERV. AT BX FAMILY & CRIMINAL CT.
 DCAS - ENERGY CONSERVATION AT MANH. HEALTH BLDG.
 DCAS - ENERY CONSERVATION AT LIC COURTHOUSE
 OEM - ENERY CONSERVATION AT OEM HEADQUARTERS
 45 MONROE PL - ELEVATOR MODERNIZATION
 31 CHAMBERS ST.- RENOVATE SKYLIGHT
 280 BROADWAY LL 11/98 REHABILITATION
 MANHATTAN DETEN. GRVC AND OTIS BANTUM CORREC FAC-
 80 CENTRE ST. - SIDEWALK REHABILITATION
 100 CENTRE SIDEWALK STABILIZATION AND RAMPS
 253 BROADWAY LANDMARK'S SPACE RENOVATIONS
 DCA;BPL: BROOKLYN MUSEUM; BROOKLYN CENTRAL LIBRARY
 253 BROADWAY- ELEVATOR MODERNIZATION
 NYPD-FDNY - ENERGY CONSERVATION AT 67PCT EC248
 DHS - ENERY CONSERV AT ATLANTIC AVE MEN'S SHELTER
 210 JORALEMON STREET STABILIZATION REAR COURTYARD
 NYPD 84TH PRECINCT & BK N NARC DIV, BKLYN - EE UPG
 120-55 QUEENS BLVD.- QUEENS DA TRAINING ROOM
 210 JORALEMON STREET - BROOKLYN MUNI. FAN COIL RE
 137 CENTRE STREET-FIRE ALARM & SPRINKLER SYSTEMS
 25-10 COURT HOUSE SQ.- ELEVATORS
 88-11 SUTPHIN BLVD.- ELEVATOR
 BX CONC PLZA: BERGEN, HSG CT MARC JUDIC CTR.
 QUEENS WEST CENT REPAIR SHOP: FR.KILLS, BK W11G- E
 27 MADISON AVE - ROOF & MISC. OPERATIONS SPACES UPGRADE
 120-55 QUEENS BLVD. RESTORATION OF PLAZA FOUNTAIN
 SOUTH SHORE LITTLE LEAGUE UPGRADE
 253 BROADWAY COOLING TOWERS REPLACEMENT
 DPR: ROY WILKINS,BRWNSVLL, CHELS CTRS, - EE UPGRADE
 100 GOLD ST.- WINDOW REPLACEMENT AND EXTERIOR REHAB
 DSNY - LIGHTING DEBUNDLING PROJECTS
 SOUTH SHORE BABE RUTH LEAGUE UPGRADE
 CITYNET UPGRADE
 MIDTOWN COMMUNITY COURT REHABILITATION
 100 GOLD ST.- MIS HVAC UPGRADES
 120 SCHERMERHORN ELEC & EMERG GENERATOR UPGRADE
 100 CENTRE STREET FIRE ALARM UPGRADE
 125 WORTH ELECTRICAL UPGRADE & GENERATOR
 80 CENTRE ELECTRICAL
 130 STUYVESANT PL - S. I. FAMILY JUSTICE CENTER
 1 CENTRE ST. - 8TH FL. COMPTROLLERS OFFICE RENOVAT

1 CENTRE ST. - SAFE ACCESS, REPLACEMENT OF CATWALK
 80 CENTRE STREET - SAFE ACCESS
 100 CENTRE ST COOLING TOWERS TO REPLACE SPRAY POND
 KINGS COUNTY CRIMMINAL COURT - FIRE ALARM
 120-55 QUEENS BLVD- QUEENS BOROUGH HALL ATRIUM
 1 CENTRE ST.- OFFICES FROM 49-51 CHAMBERS ST. - 22
 100 GOLD 3RD FL RENO
 10 RICHMOND TERRANCE ELECTRICAL UPGRADE
 CITY HALL ROOF REPAIR AND CITY HALL RENOVATION
 CITY HALL ROTUNDA
 851 GRAND CONCOURSE ELECTRICAL UPGRADE
 100 GOLD ST. - ROOF RECONSTRUCTION
 210 JORALEMON ST - BKLYN MUNI. BOILER CONTROL REPAIR
 215 E. 161ST STREET-ELECTRICAL UPGRADE
 1932 ARTHUR AVE. RELOCATION OF CB # 6 WITHIN BLDG
 BRONX CITYWIDE TESTING CENTER RENOVATION
 CITY HALL-SOLAR PANEL INSTALLATION
 52 CHAMBERS - 4TH FLOOR HVAC
 100 CENTRE STREET ELEVATOR MODERNIZATION
 253-256 BROADWAY FACADE
 1 CENTRE STREET-14TH FLOOR INTERIOR RENOVATION
 MASPETH TOWN HALL - HVAC AND FIRE ALARM UPGRADE
 2 LAFAYETTE STREET- DYCD RELOCATION
 1 CENTRE STREET-10TH FLOOR CHILLER REPLACEMENT

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

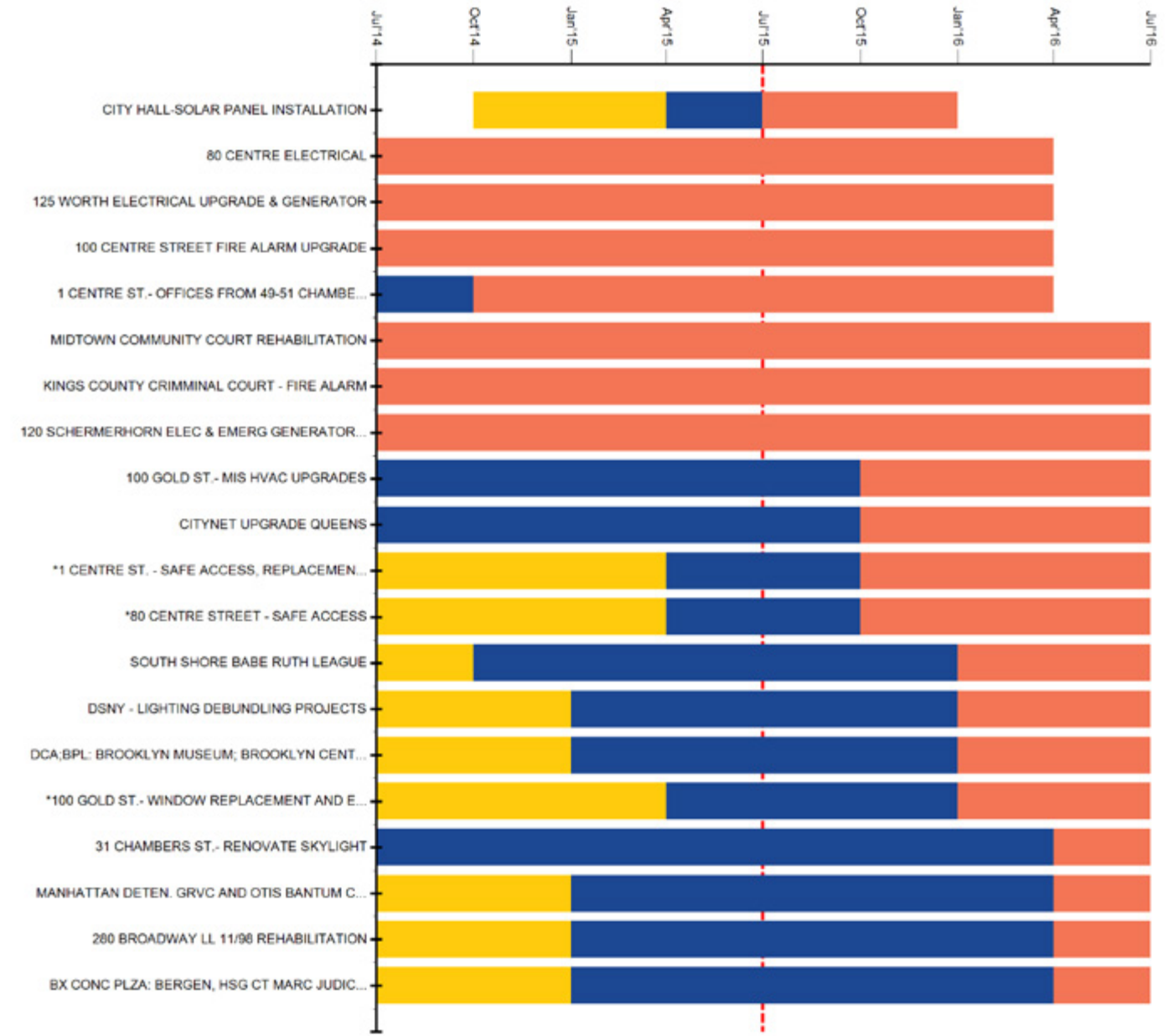


*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

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

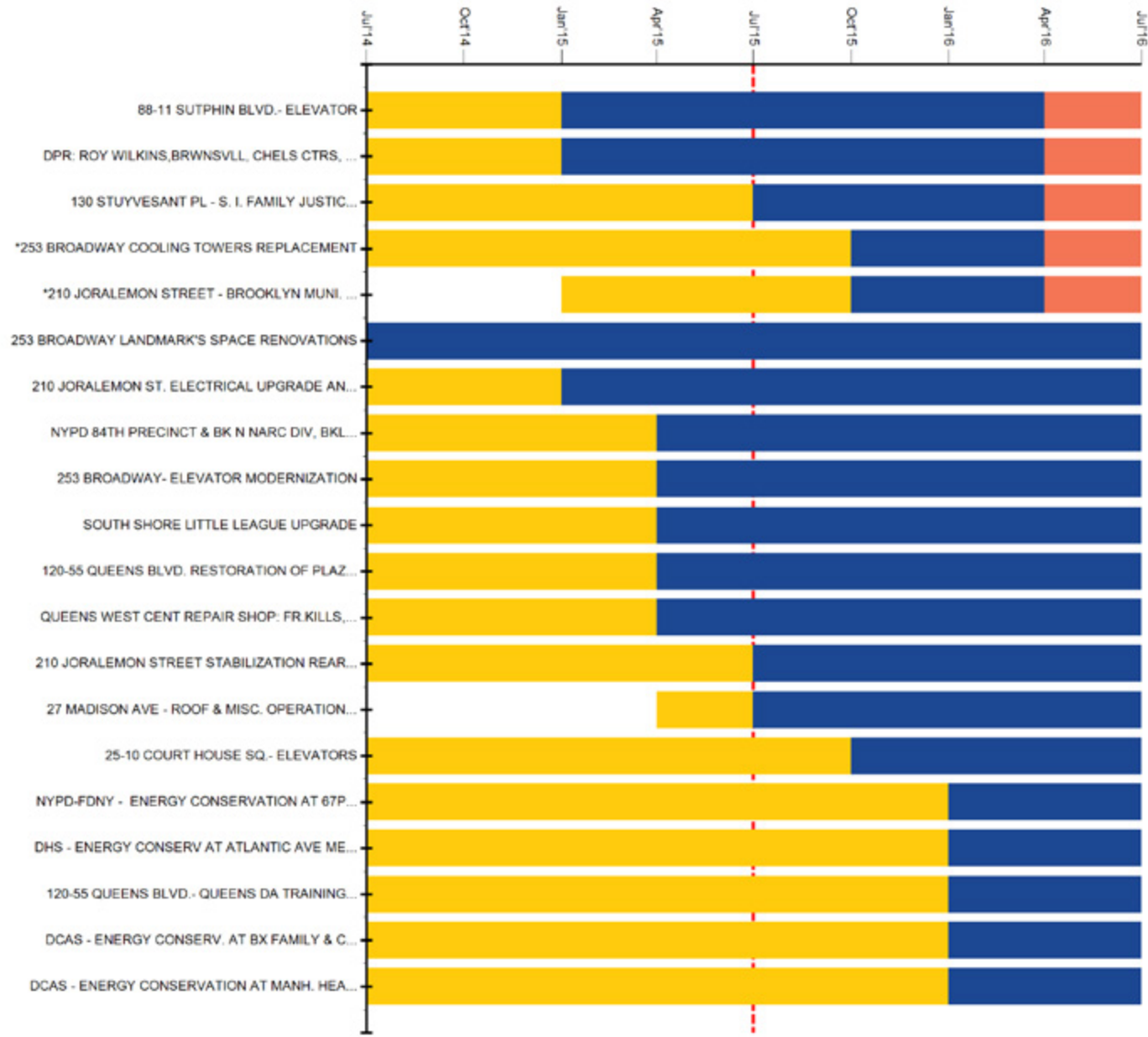


*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

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

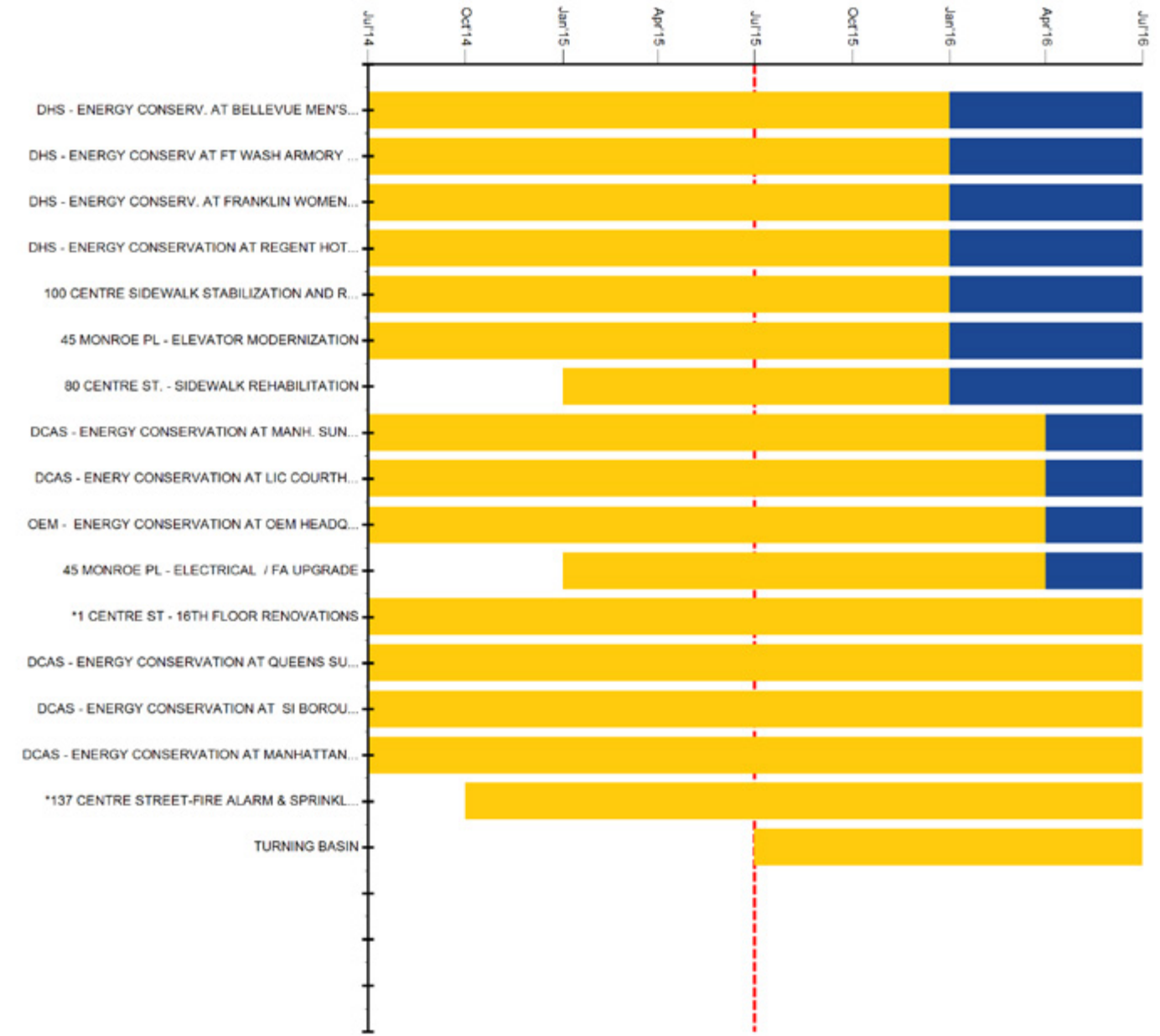


*On-hold projects

Projected/Actual

- Design
- Procurement
- Construction

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

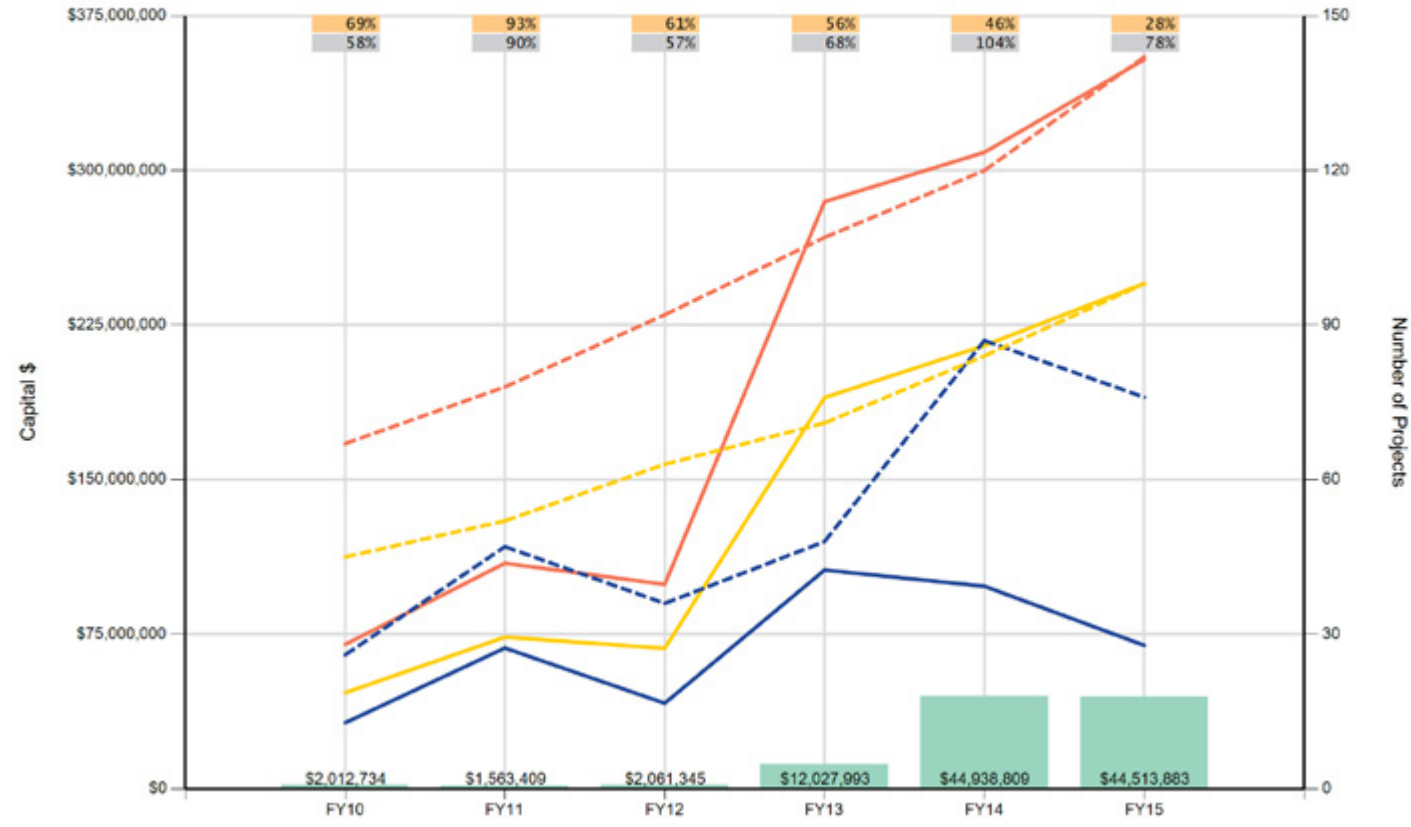


*On-hold projects

Projected/Actual

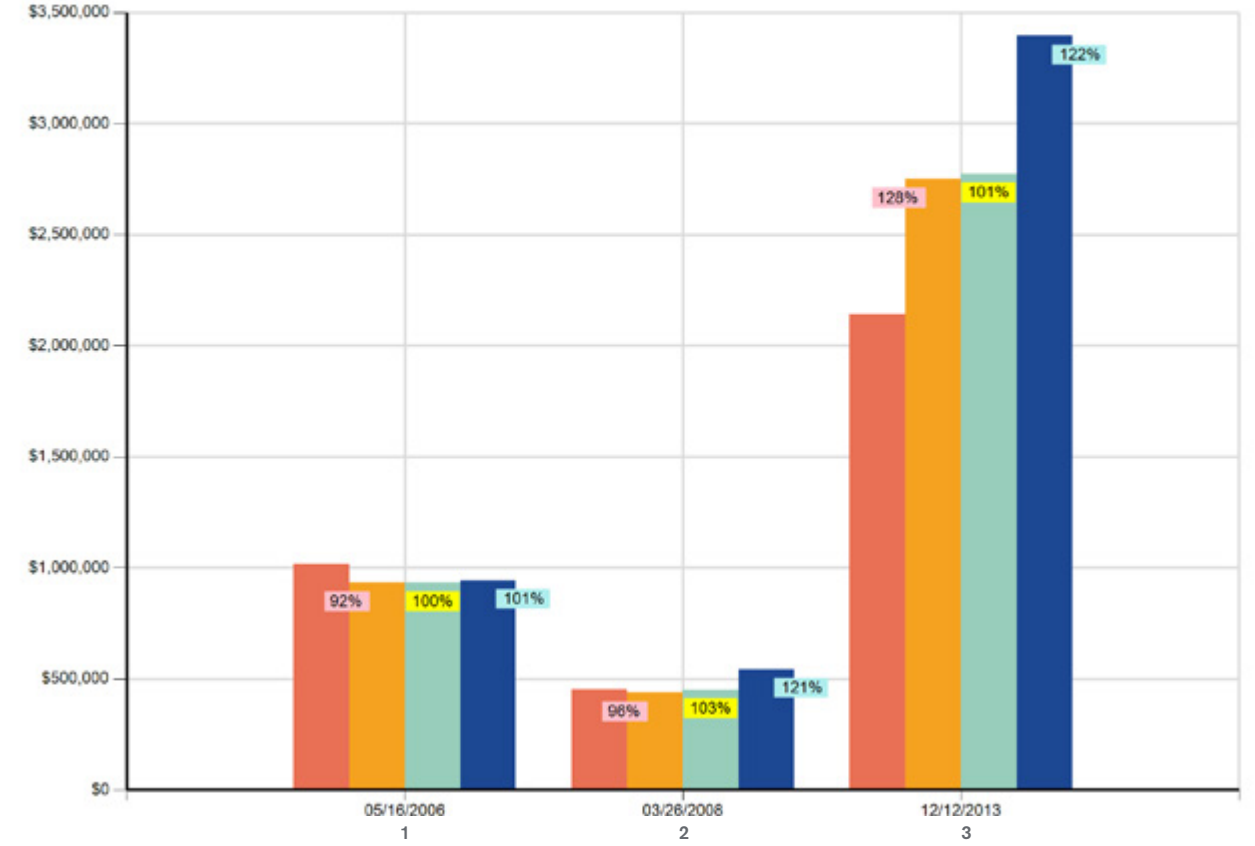
- Design
- Procurement
- Construction

Trending Data for the Department of Citywide Administrative Services
 Target vs. Actual (values below include change order registrations for active projects, registered projects, and de-registered projects)



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

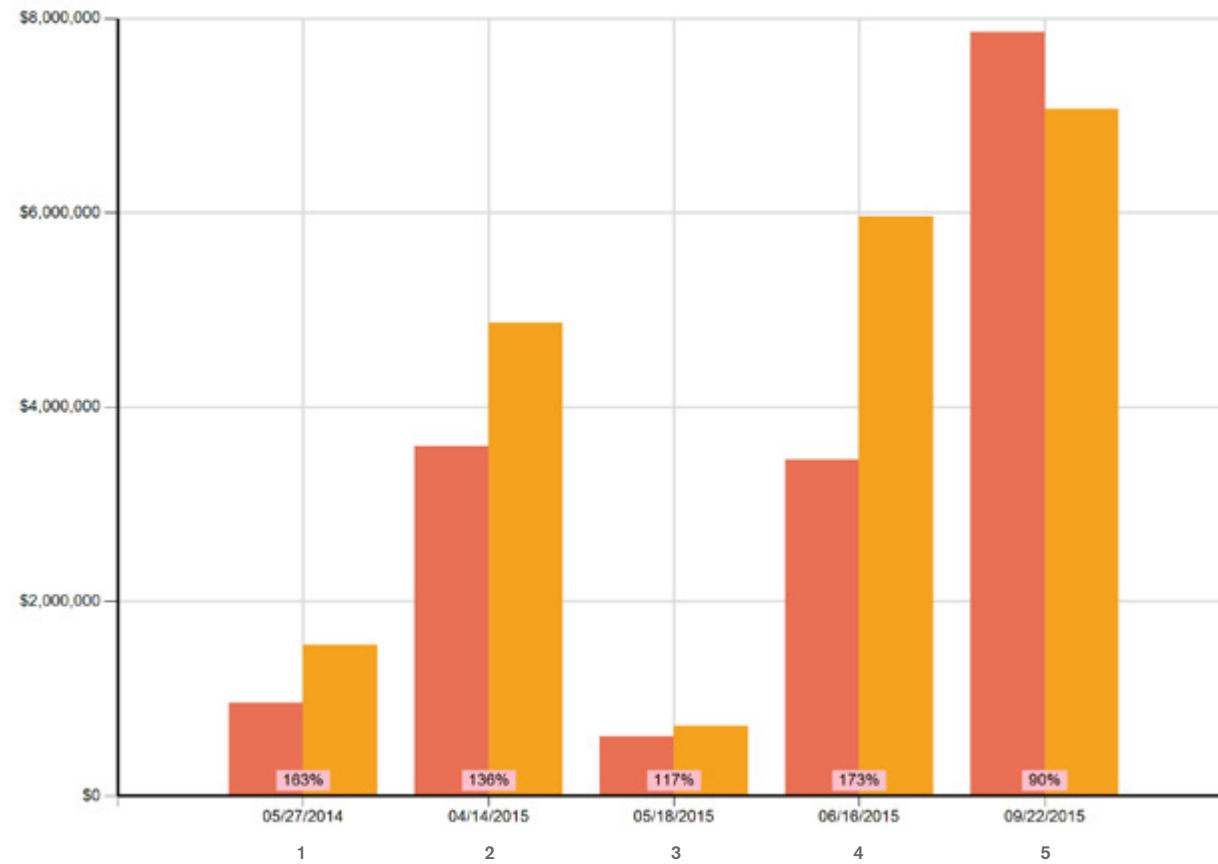
Cost Data for the Department of Citywide Administrative Services
 From Last 3 Completed Projects



1 PAL SCHWARTZ FAÇADE RENOVATION & MASONRY REPAIR
 2 NONTRADITIONAL EMPLOYMENT FOR WOMEN
 3 253 BROADWAY- 9TH FLOOR REHABILITATION OF MOCS

■ 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 Citywide Administrative Services
Last 5 Sealed Competitive Bid Results**



- 1 INSTALLATION OF FIELD LIGHTING FOR SOUTH SHORE BABE RUTH LEAGUE BALL FIELDS - BOROUGH OF STATEN ISLAND
- 2 SOUTH SHORE LITTLE LEAGUE FACILITY UPGRADE REBID - BOROUGH OF STATEN ISLAND
- 3 QUEENS BOROUGH HALL PLANTED FOUNTAIN RESTORATION - BOROUGH OF QUEENS
- 4 STATEN ISLAND FAMILY JUSTICE CENTER RENOVATION - BOROUGH OF STATEN ISLAND
- 5 QUEENS SUPREME COURT ELEVATOR MODERNIZATION RE-BID-BOROUGH OF QUEENS

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

Project List (sorted by completion date)

10TH FLOOR CHILLER REPLACEMENT
1 CENTRE STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q3 2014

DYCD RELOCATION
2 LAFAYETTE STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q4 2014

MASPETH TOWN HALL - HVAC AND FIRE ALARM UPGRADE
53-35 72 STREET, QUEENS, NY 11378
Estimated Completion Date: Q4 2014

ELEVATOR MODERNIZATION - 28 ELEV
100 CENTRE STREET, MANHATTAN, NY 10013
Estimated Completion Date: Q1 2015

14TH FLOOR INTERIOR RENOVATION
1 CENTRE STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q1 2015

253-256 BROADWAY FACADE
253 BROADWAY, MANHATTAN, NY 10007
Estimated Completion Date: Q1 2015

3RD FL RENOVATION
100 GOLD STREET, MANHATTAN, NY 10038
Estimated Completion Date: Q2 2015

CITY HALL-SOLAR PANEL INSTALLATION
52 CHAMBERS STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q2 2015

CITY HALL ROOF REPAIR AND CITY HALL RENOVATION
52 CHAMBERS STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q2 2015

ELECTRICAL UPGRADE
851 GRAND CONCOURSE, THE BRONX, NY 10451
Estimated Completion Date: Q2 2015

ELECTRICAL UPGRADE
217 EAST 161 STREET, THE BRONX, NY 10451
Estimated Completion Date: Q2 2015

4TH FLOOR HVAC
52 CHAMBERS STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q2 2015

BKLYN MUNI. BOILER CONTROL REP
210 JORALEMON STREET, BROOKLYN, NY 11201
Estimated Completion Date: Q2 2015

CITY HALL ROTUNDA
3000 HARDING AVENUE, THE BRONX, NY 10465
Estimated Completion Date: Q2 2015

BRONX CITYWIDE TESTING CENTER RENOVATION
1932 ARTHUR AVENUE, THE BRONX, NY 10457
Estimated Completion Date: Q2 2015

ROOF RECONSTRUCTION
100 GOLD STREET, MANHATTAN, NY 10038
Estimated Completion Date: Q2 2015

OFFICES FROM 49-51 CHAMBERS ST. - 22
1 CENTRE STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q3 2015

QUEENS BOROUGH HALL ATRIUM
120-55 QUEENS BOULEVARD, QUEENS, NY 11415
Estimated Completion Date: Q3 2015

ELEC & EMERG GENERATOR UPGRADE
120 SCHERMERHORN ST, BROOKLYN, NY 11201
Estimated Completion Date: Q4 2015

KINGS COUNTY CRIMINAL COURT - FIRE ALARM
120 SCHERMERHORN ST, BROOKLYN, NY 11201
Estimated Completion Date: Q4 2015

COOLING TOWERS TO REPLACE SPRAY POND
100 CENTRE STREET, MANHATTAN, NY 10013
Estimated Completion Date: Q4 2015

SAFE ACCESS, REPLACEMENT OF CATWALK
1 CENTRE STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q4 2015

SAFE ACCESS
80 CENTRE STREET, MANHATTAN, NY 10013
Estimated Completion Date: Q4 2015

8TH FL. COMPTROLLERS OFFICE RENOVAT
1 CENTRE STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q4 2015

Project List

FIRE ALARM UPGRADE

100 CENTRE STREET, MANHATTAN, NY 10013
Estimated Completion Date: Q1 2016

125 WORTH ELECTRICAL UPGRADE & GENERATOR

75 CENTRE STREET, MANHATTAN, NY 10013
Estimated Completion Date: Q1 2016

ELECTRICAL

80 CENTRE STREET, MANHATTAN, NY 10013
Estimated Completion Date: Q1 2016

S. I. FAMILY JUSTICE CENTER

130 STUYVESANT PL, STATEN ISLAND, NY 10301
Estimated Completion Date: Q1 2016

MIDTOWN COMMUNITY COURT REHABILITATION

314 W 54TH ST, NEW YORK, NY 10019
Estimated Completion Date: Q3 2016

SOUTH SHORE BABE RUTH LEAGUE

PAGE AVENUE, STATEN ISLAND, NY 10307
Estimated Completion Date: Q3 2016

COOLING TOWERS REPLACEMENT

253 BROADWAY, MANHATTAN, NY 10007
Estimated Completion Date: Q4 2016

WINDOW REPLACEMENT AND EXTERIOR REHA

100 GOLD STREET, MANHATTAN, NY 10038
Estimated Completion Date: Q4 2016

RESTORATION OF PLAZA FOUNTAIN

120-55 QUEENS BOULEVARD, QUEENS, NY 11415
Estimated Completion Date: Q1 2017

SOUTH SHORE LITTLE LEAGUE UPGRADE

245 BEDELL AVENUE, STATEN ISLAND, NY 10307
Estimated Completion Date: Q1 2017

ELEVATOR

88-11 SUTPHIN BOULEVARD, QUEENS, NY 11435
Estimated Completion Date: Q2 2017

BROOKLYN MUNI. FAN COIL RE

210 JORALEMON STREET, BROOKLYN, NY 11201
Estimated Completion Date: Q2 2017

COURT HOUSE SQ.- ELEVATORS

25-10 COURT SQUARE, QUEENS, NY 11101
Estimated Completion Date: Q3 2017

ROOF & MISC. OPERATIONS SPACES UP

27 MADISON AVENUE, MANHATTAN, NY 10010
Estimated Completion Date: Q4 2017

16TH FLOOR RENOVATIONS

1 CENTRE STREET, MANHATTAN, NY 10007
Estimated Completion Date: Q1 2018

NYPD 84TH PRECINCT - EE UPGRADE

301 GOLD ST, BROOKLYN, NY 11201
Estimated Completion Date: Q1 2018

SIDEWALK STABILIZATION AND RAMPS

100 CENTRE STREET, MANHATTAN, NY 10013
Estimated Completion Date: Q2 2018

TURNING BASIN

NOT AVAILABLE
Estimated Completion Date: Q2 2019

ELEVATOR MODERNIZATION

45 MONROE PLACE, BROOKLYN, NY 11201
Estimated Completion Date: Q4 2019

ELECTRICAL / FA UPGRADE

45 MONROE PLACE, BROOKLYN, NY 11201
Estimated Completion Date: Q4 2020

New York City Department of
Design and Construction
30-30 Thomson Avenue
Long Island City, NY 11101
nyc.gov/ddc