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DASNY (No. 371410)
Staten Island Family Court Complex
Bridging Consultant Services

PDC Follow-Up Conceptual
17 November 2025



Staten Island Family Court Complex

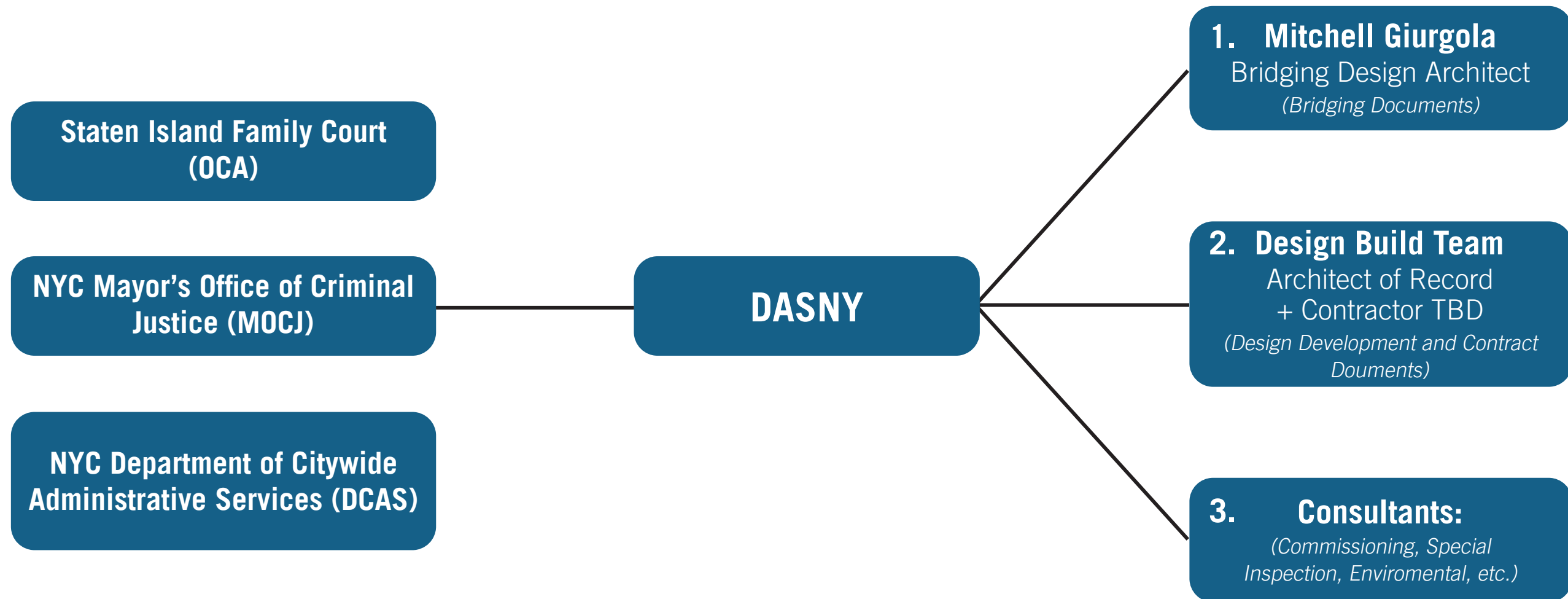
Project Goals

- Consolidate currently fragmented Court operations and provide enhanced services to Court users and the community
- Planning for 2035 program needs by providing a modern facility with program spaces complying with OCA standards
- Improve security, circulation, and operations for Court and City agency spaces
- Upgrade the existing historic building at 100 Richmond Terrace



Staten Island Family Court Complex

Project Team



Staten Island Family Court Complex

Design Build Types

Design-Build:

- Single point of responsibility
- Faster delivery (overlap design + build)
- Early cost certainty
- Fewer disputes/claim
- Strong collaboration
- Streamlined management

Progressive
Design-Build
(PDB)

Fixed-Price
(Lump Sum)
Design-Build

Public-Private
Partnership
(P3)

**Bridging
Design-Build**

Staten Island Family Court Complex

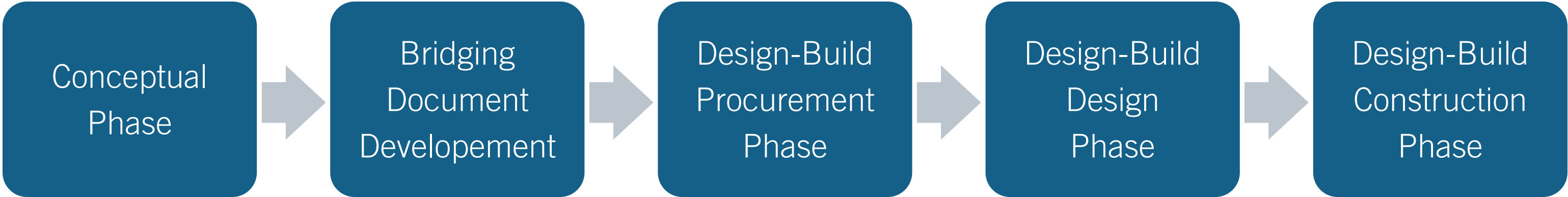
Benefits of Bridging Design Documents

Bridging Design-Build

- Allows for the development of buildings with multiple programs, complex regulatory processes, and varied standards / performance requirements
- Provides clear direction to the design builder on ownerships' design intent, eliminating guessing to better design builder proposals
- Used to balance ownership design requirements and costs
- More efficient project delivery and construction
- Design / Builder completes design
- Bridging Consultants supports Design / Build process

Staten Island Family Court Complex

Design Build - Bridging



Staten Island Family Court Complex

Project Timeline



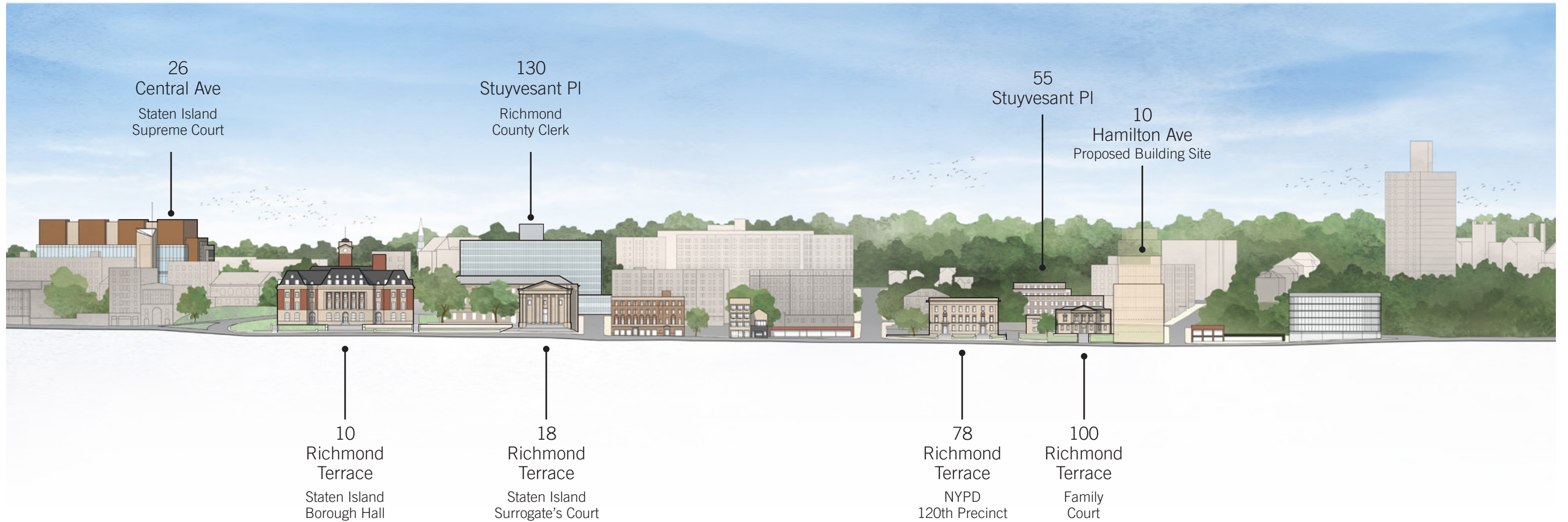
Staten Island Family Court Complex

Project Site

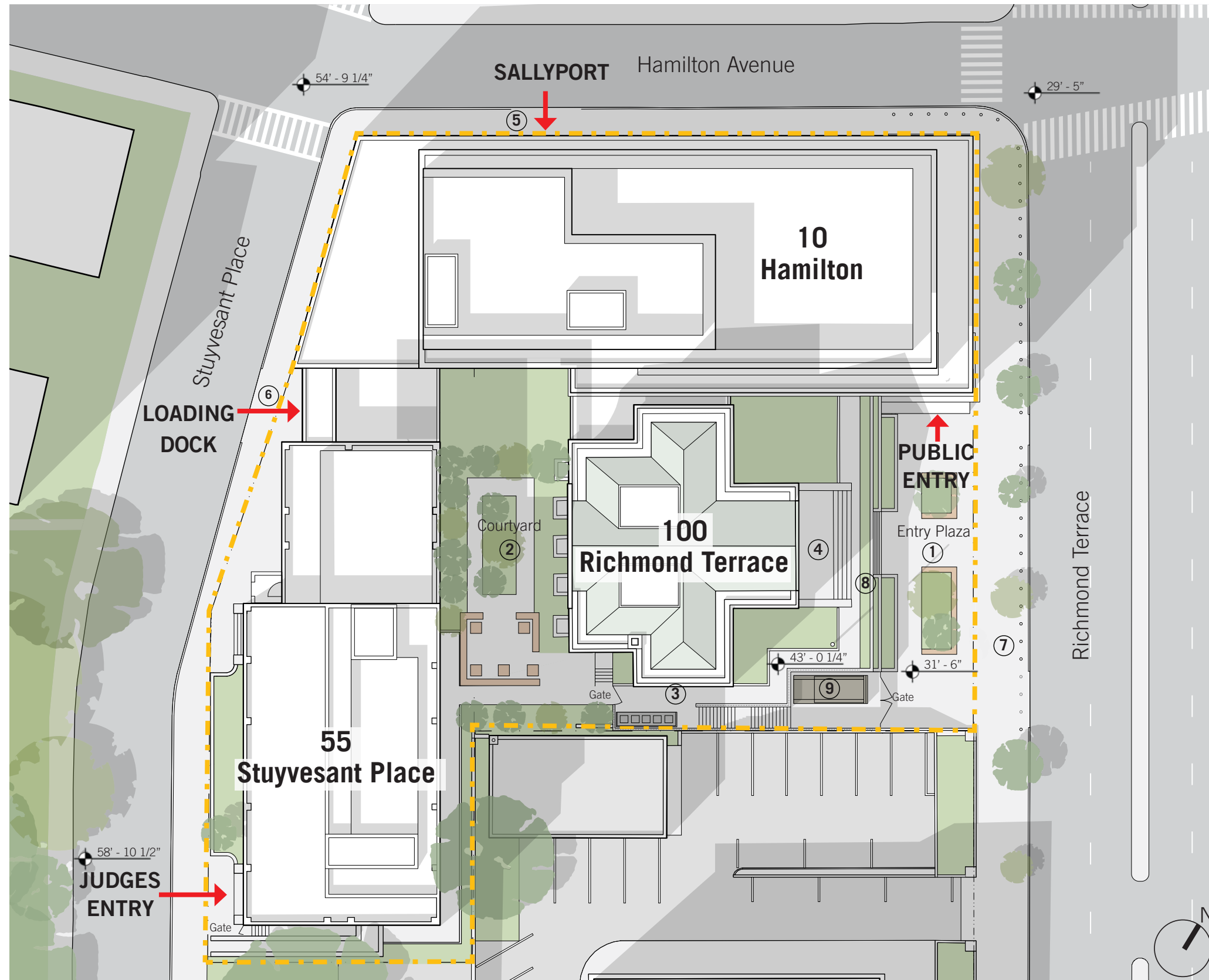


Staten Island Family Court Complex

Richmond Terrace Elevation



Site Plan



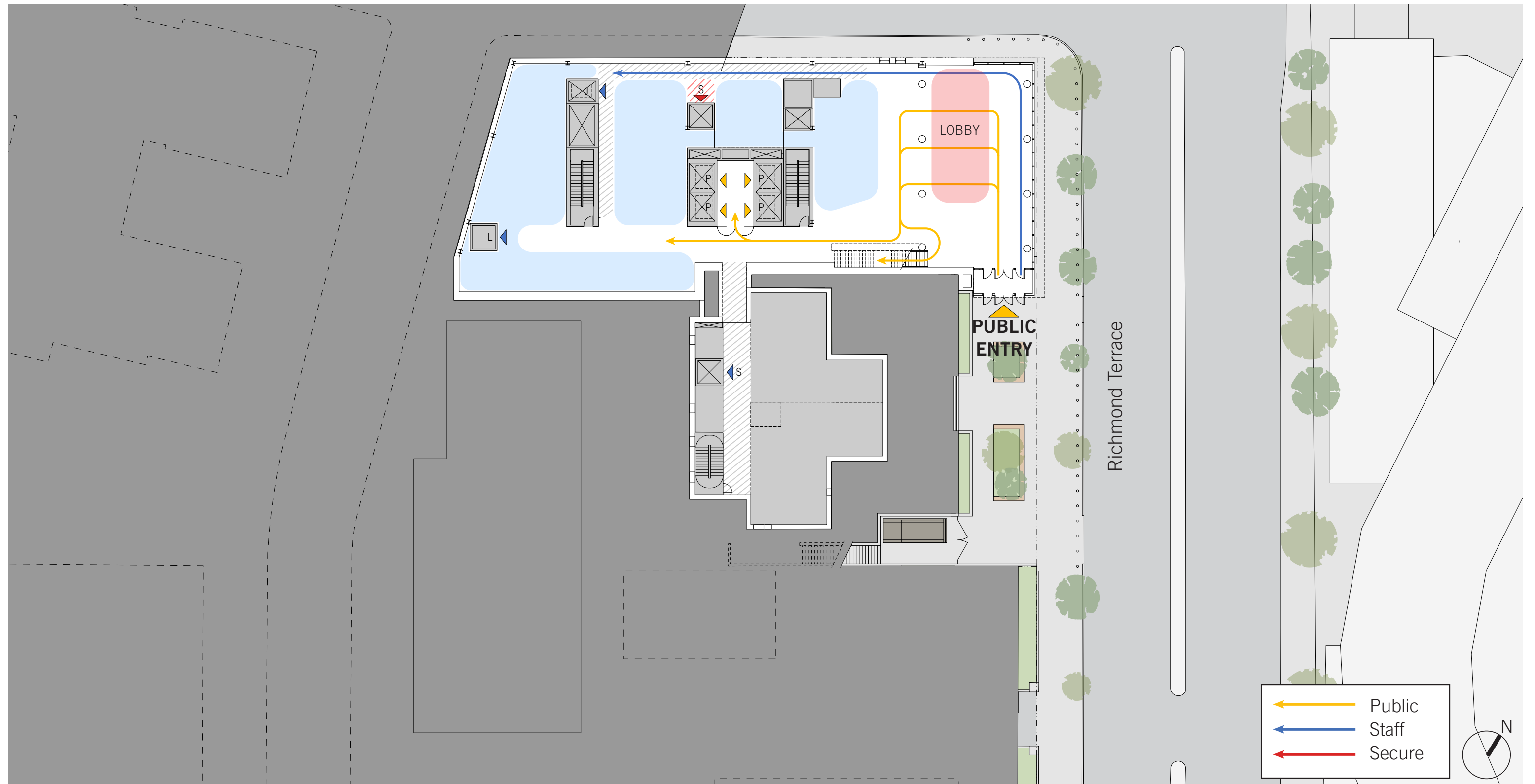
Key Features:

- ① Remove existing stair and berm at the historic courthouse to provide a new public plaza and entrance to the new Family Courthouse, with stone pavers, benches, low planter and trees.
- ② Regrade existing open space to create a secure courtyard with new landscaping.
- ③ New sidewalk from egress door to new exterior egress stair, connecting to lower entry plaza at grade.
- ④ Restore steps and paving at historic courthouse.
- ⑤ New sidewalk and curb cut for proposed Sallyport.
- ⑥ New sidewalk and curb cut for proposed Loading Dock.
- ⑦ New street trees as required by zoning and perimeter bollards.
- ⑧ New fencing and gates to maintain secure perimeter.
- ⑨ New curb cut and recessed bay with gate for Trash Compactor.

How Program Drives the Project

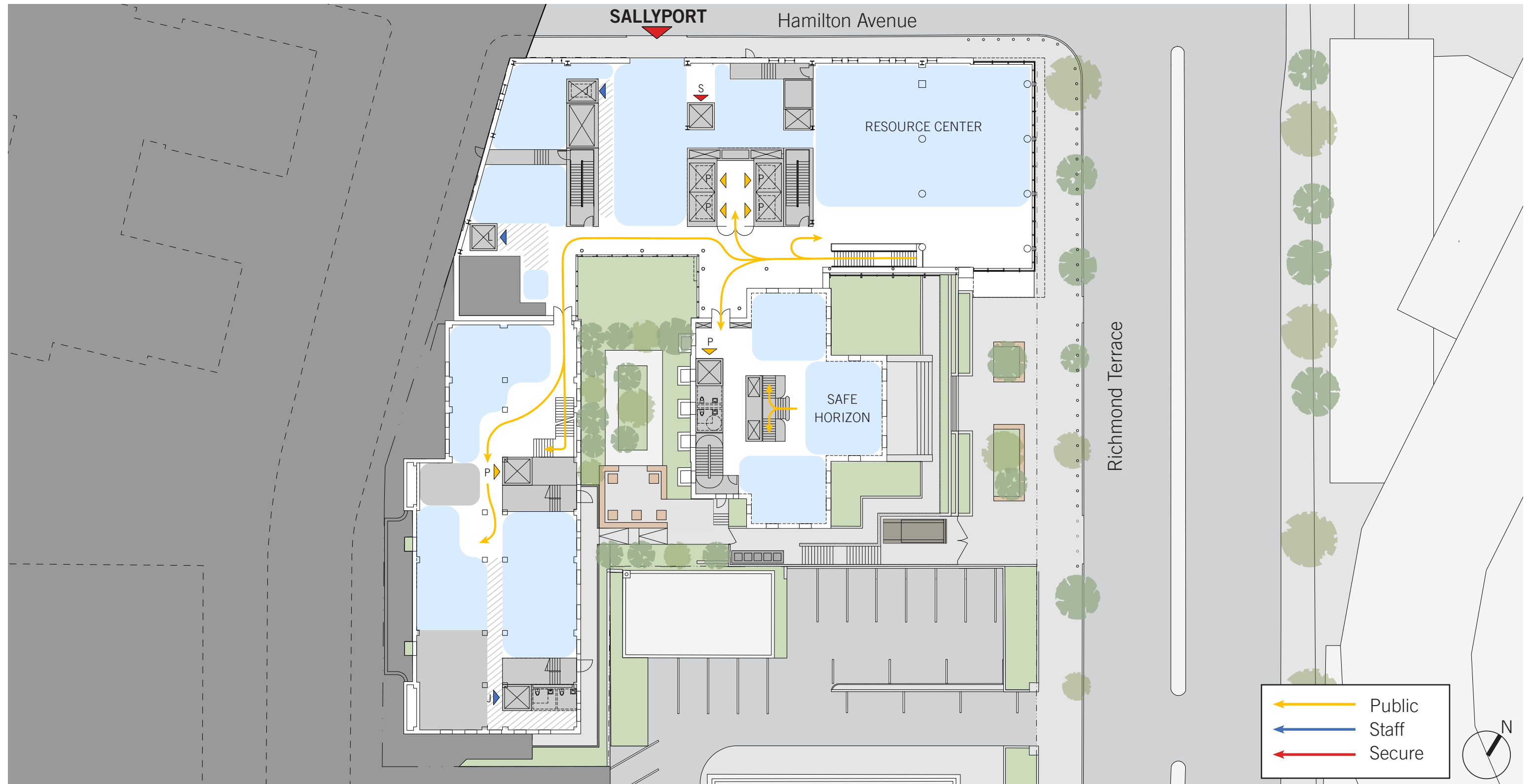
Ground Floor Plan

Circulation Diagram



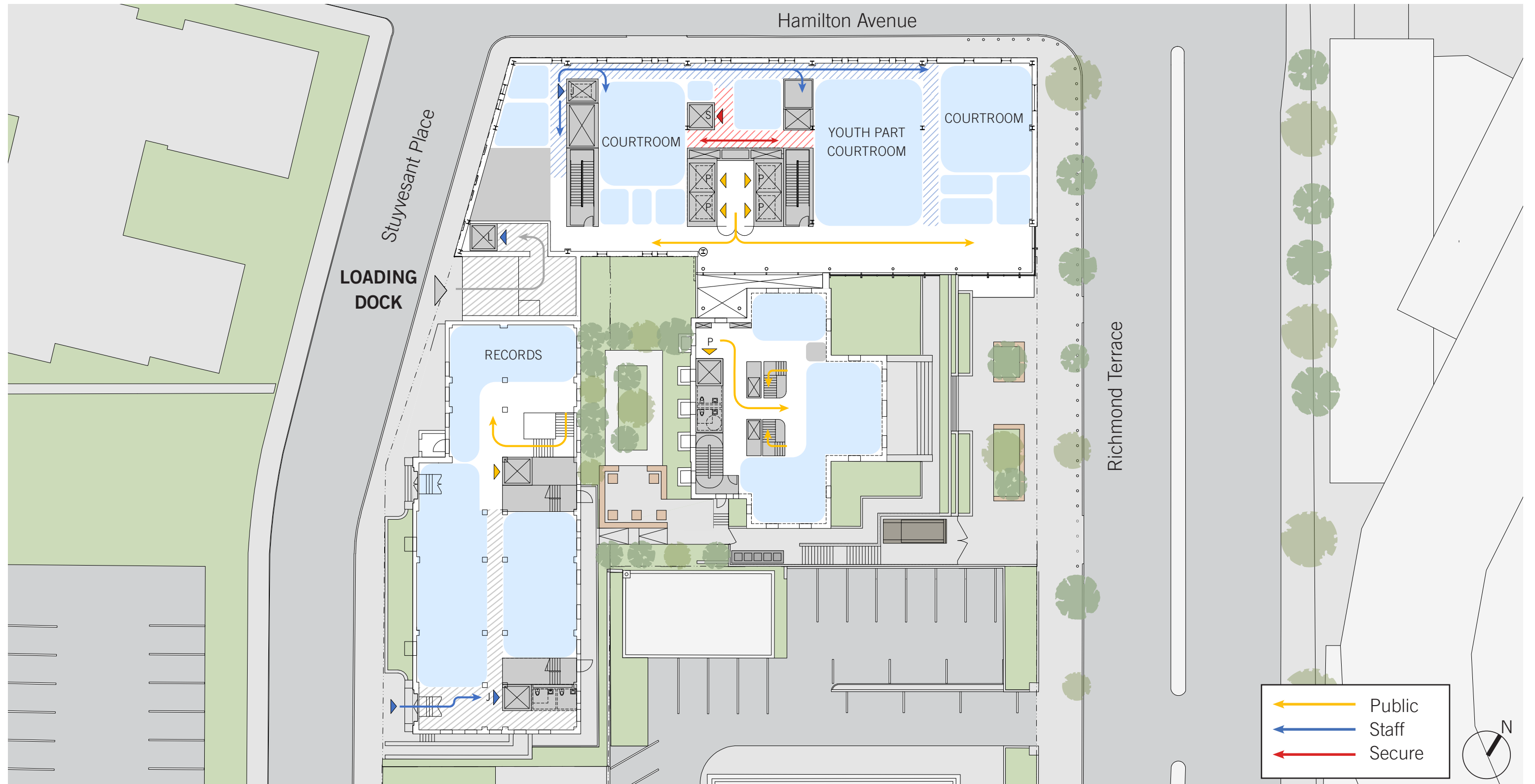
Floor 1 Plan

Circulation Diagram



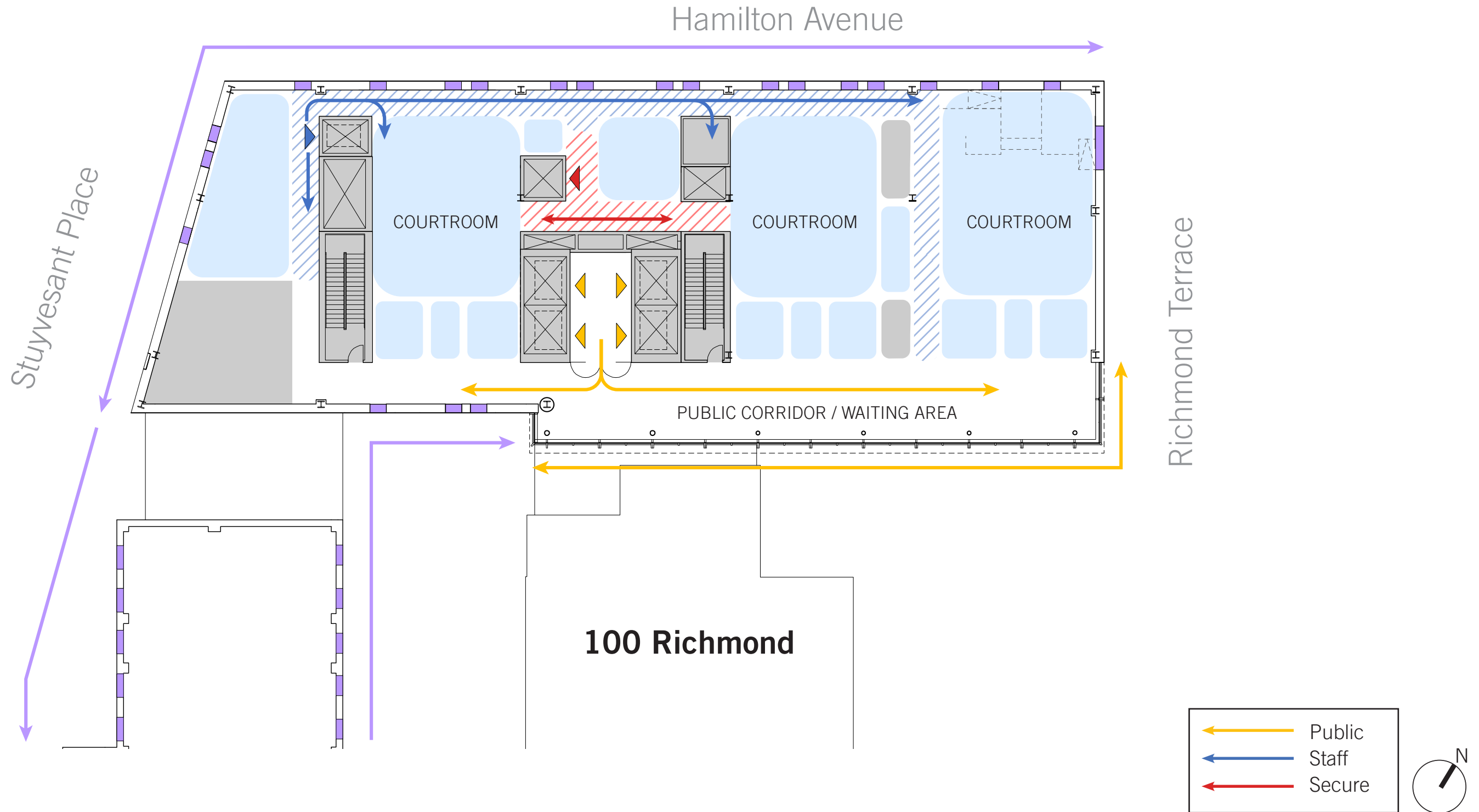
Floor 2 Plan

Circulation Diagram



Floor Plan

Typical Courtroom Floor



The Ensemble: Massing and Facade Intent

Exterior Facade

Revised Concept Updates:

- Brick color altered to match 55 Stuyvesant brick
- Bolder decorative brick accents
- Signage added to building and Public Plaza
- Updated Public Plaza design and Landscaping



Exterior Facade



Exterior Facade



Entry and Open Spaces

Entry and Public Plaza Updates



PDC 8/18 Conceptual Submission



Revised Concept

Entry and Public Plaza Updates



PDC 8/18 Conceptual Submission



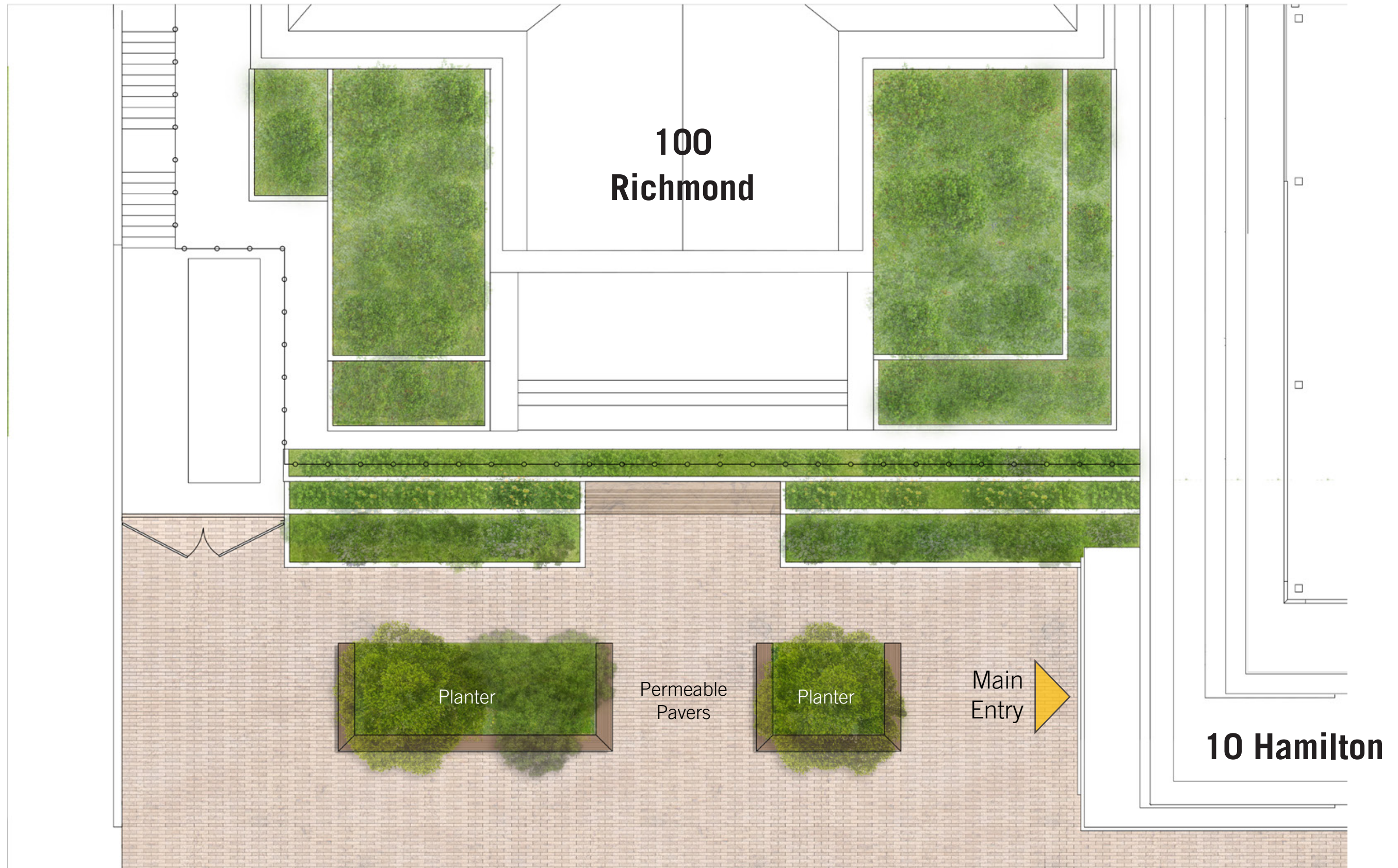
Revised Concept

Entry and Public Plaza

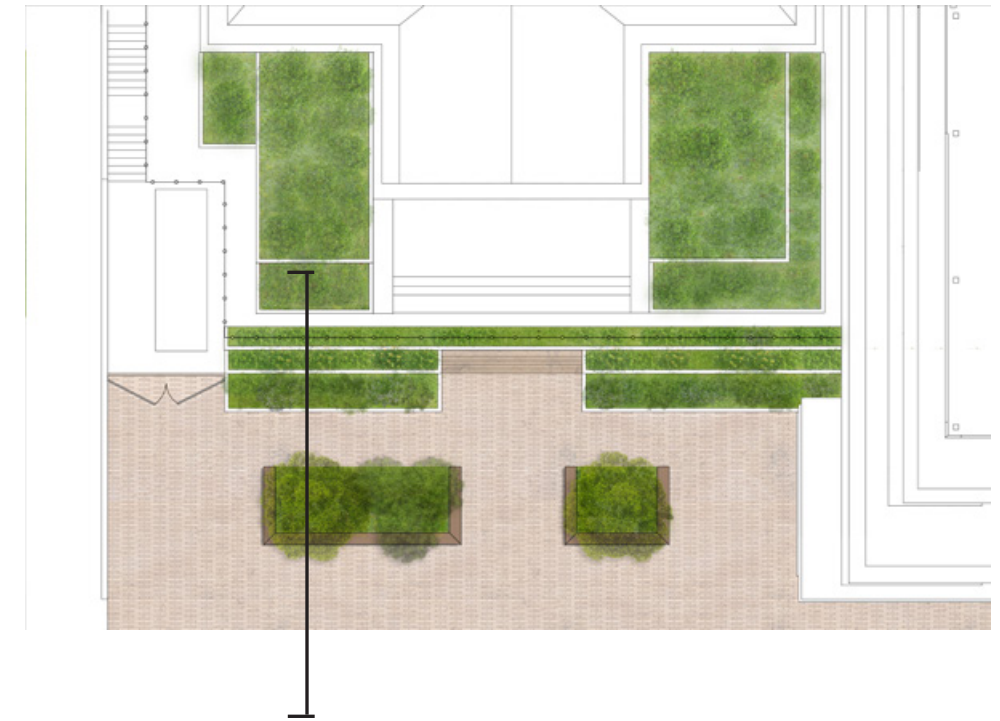


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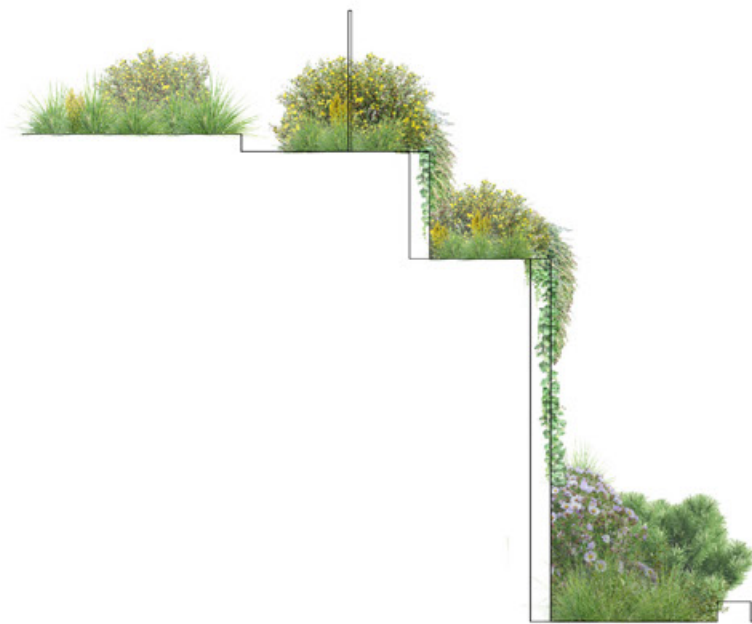
Entry and Public Plaza Plans



Entry and Public Plaza



100
Richmond



Planter Bed



Planter



Street Tree

Richmond
Terrace

Entry and Public Plaza

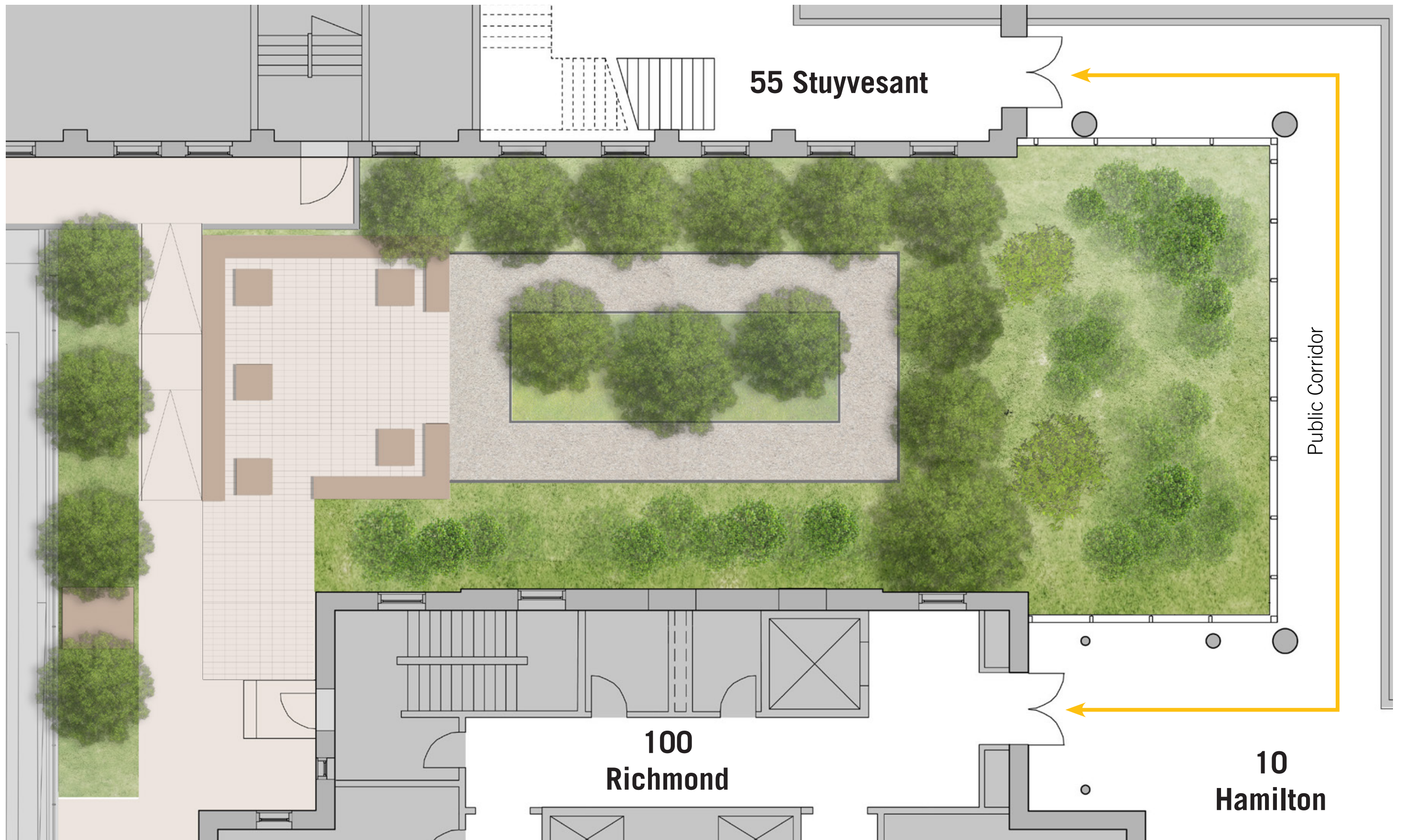


Entry and Public Plaza



Staff Courtyard

Staff Courtyard Plan



Interior Public Corridor

Views to Nature



for illustrative purposes only

Interior Public Corridor

Views to Nature



for illustrative purposes only

***Thank You!!
Questions & Answers***

