Building One City for You

Brooklyn Public Library
President and CEO Linda E. Johnson
Annual Report
Fiscal Year 2016
Dear President Johnson,

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.

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.

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.
$16 Billion
value of work DDC has completed since 1996

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

1,419
DDC employees committed to creating a strong New York City

1,300
consultants bringing expertise to DDC projects

660
active infrastructure projects

641
active public buildings projects
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.

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

- **$233 Million**

**Total MWBE subcontract awards subject to local law 1 & local law 129 in FY16**

- **$74 Million**

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

- **81%**

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

- **190%**

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

- **$525 Million**

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

- **$129 Million**
Project Schedule for Brooklyn Public Library
Projects in Design and/or Construction
(Data approximated by Quarter as of August, 2016)

**HOLLIS-ROOF REPLACEMENT**
- Jul'14
- Oct'14
- Jan'15
- Apr'15
- Jul'15
- Oct'15
- Jan'16
- Apr'16
- Jul'16

**SUNNYSIDE LIBRARY ROOF REPLACEMENT**

**ROOF REPLACEMENT-BAISLEY**

**HVAC REPLACEMENT AT ROSEDALE**

**ROOF REPLACEMENT AT LEFFERTS LIBRARY**

**FOREST HILLS LIBRARY ROOF REPLACEMENT**

**ROOF REPLACEMENT-SOUTH JAMAICA**

**QUEENSBORO HILL ROOF REPLACEMENT**

**RAVENSWOOD UNIVERSAL PRE-K**

**WHITESTONE-SELECTED MASONRY**

**EAST ELMHURST EXPANSION**

**BRIARWOOD-ROOF REPLACEMENT**

**WOODHAVEN-ROOF REPLACEMENT**

**MCGOLDRICK-HVAC & CONTROLS**

**QUEENS WEST HUNTERS POINT NEW BRANCH**

**ROCHDALE VILLAGE ROOF REPLACEMENT**

**LONG ISLAND CITY LIBRARY-SECURITY LIGHTING**

**LANGSTON HUGHES-MASONRY & WATERPROOFING**

**HVAC REPLACEMENT AT BAISLEY**

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*On-hold projects*
Cost Data for Brooklyn Public Library
Last 5 Projects (Competitively Bid, Substantially Completed)

1. PARK SLOPE BRANCH LIBRARY ADA RENOVATION
2. KENSINGTON NEW BRANCH
3. ARLINGTON ROOF REPLACEMENT
4. BRIGHTON BEACH ROOF REPLACEMENT
5. EASTERN PARKWAY ROOF REPLACEMENT

Bid Data for Brooklyn Public Library
Last 5 Sealed Competitive Bid Results
(winning bid may not result in awarding of contract)

1. WINDSOR TERRACE BRANCH LIBRARY ROOF REPLACEMENT - BOROUGH OF BROOKLYN
2. BAY RIDGE BRANCH LIBRARY ROOF REPLACEMENT AND RELATED WORK - BOROUGH OF BROOKLYN
3. GRAVESEND BRANCH LIBRARY ENVELOPE REHABILITATION - BOROUGH OF BROOKLYN
4. CLARENDON BRANCH LIBRARY ROOF REPLACEMENT & RELATED WORK - BOROUGH OF BROOKLYN
5. RENOVATION OF THE RUGBY BRANCH LIBRARY RE-BID - BOROUGH OF BROOKLYN

15 New York City Department of Design and Construction
16 New York City Department of Design and Construction
Project List (sorted by completion date)  
(Data approximated by Quarter as of August, 2016)

BRIGHTON BEACH ROOF REPLACEMENT  
16 BRIGHTON I ROAD, BROOKLYN, NY 11235  
Estimated Construction Cost: $675,000  
Estimated Completion Date: Q3 2015

MIDWOOD PLAZA RENOVATION  
971 EAST 16 STREET, BROOKLYN, NY 11230  
Estimated Construction Cost: $238,000  
Estimated Completion Date: Q4 2015

EASTERN PARKWAY ROOF REPLACEMENT  
1046 EASTERN PARKWAY, BROOKLYN, NY 11213  
Estimated Construction Cost: $637,000  
Estimated Completion Date: Q3 2016

BRIGHTON BEACH HVAC & BMS UPGRADE  
16 BRIGHTON I ROAD, BROOKLYN, NY 11235  
Estimated Construction Cost: $1,202,031  
Estimated Completion Date: Q4 2016

ULMER PARK ROOF REPLACEMENT  
2602 13 AVENUE, BROOKLYN, NY 11230  
Estimated Construction Cost: $1,644,000  
Estimated Completion Date: Q4 2016

CLINTON HILL FIRE SAFETY UPGRADES  
376 WASHINGTON AVENUE, BROOKLYN, NY 11238  
Estimated Construction Cost: $90,000  
Estimated Completion Date: Q2 2017

DYKER ROOF REPLACEMENT  
8202 13 AVENUE, BROOKLYN, NY 11228  
Estimated Construction Cost: $482,000  
Estimated Completion Date: Q4 2016

RAYNER ROOF REPLACEMENT  
8202 13 AVENUE, BROOKLYN, NY 11228  
Estimated Construction Cost: $292,000  
Estimated Completion Date: Q3 2017

CLINTON HILL FIRE SAFETY UPGRADES  
376 WASHINGTON AVENUE, BROOKLYN, NY 11238  
Estimated Construction Cost: $757,000  
Estimated Completion Date: Q4 2017

DYKER FIRE SAFETY UPGRADES  
8202 13 AVENUE, BROOKLYN, NY 11228  
Estimated Construction Cost: $188,000  
Estimated Completion Date: Q3 2017

STONE AVENUE FIRE SAFETY UPGRADES  
589 MOTHER GASTON BLVD, BROOKLYN, NY 11212  
Estimated Construction Cost: $358,240  
Estimated Completion Date: Q4 2016

WINDSOR TERRACE ROOF REPLACEMENT  
160 EAST 5 STREET, BROOKLYN, NY 11218  
Estimated Construction Cost: $675,000  
Estimated Completion Date: Q3 2017

LEONARD ROOF REPLACEMENT  
76 DEVOE STREET, BROOKLYN, NY 11211  
Estimated Construction Cost: $757,000  
Estimated Completion Date: Q4 2017

CYPRESS HILLS HVAC UPGRADE  
238 CRYSTAL STREET, BROOKLYN, NY 11208  
Estimated Construction Cost: $1,455,000  
Estimated Completion Date: Q1 2018

GRASSSEND ROOF REPLACEMENT  
303 AVENUE X, BROOKLYN, NY 11223  
Estimated Construction Cost: $675,000  
Estimated Completion Date: Q3 2017

How Sheen Pau  
DDC Project Executive, East Side Coastal Resiliency Project

“It’s a beautiful experience to be able to build projects that enhance communities and better the lives of our fellow neighbors.”

Charlie Jimenez-Hernandez  
DDC Construction Project Manager
<table>
<thead>
<tr>
<th>Project List</th>
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<tbody>
<tr>
<td>CYPRESS HILL FIRE SAFETY UPGRADES</td>
<td>FLATLANDS ROOF REPLACEMENT</td>
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<tr>
<td>236 CRYSTAL STREET, BROOKLYN, NY 11208</td>
<td>303 AVENUE X, BROOKLYN, NY 11223</td>
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<tr>
<td>Estimated Completion Date: G1 2018</td>
<td>Estimated Construction Cost: $350,000</td>
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<td>CAROLINE HAVEN'S HVAC REPLACEMENT</td>
<td>MIDWOOD 2ND FLOOR RENOVATION</td>
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<td>266 CLAYTON STREET, BROOKLYN, NY 11231</td>
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<td>NEW URETHEC FIRE ALARM, HVAC &amp; SMS UPGRADE</td>
<td>MAPLETON HVAC UPGRADE</td>
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<td>1735 86 STREET, BROOKLYN, NY 11214</td>
<td>6200 17 AVENUE, BROOKLYN, NY 11230</td>
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<td>BAY RIDGE BUILDING ENVELOPE UPGRADE</td>
<td>BROOKLYN PUBLIC LIBRARY-DESIGN SERVICES</td>
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<td>1901 MERMAID AVENUE, BROOKLYN, NY 11224</td>
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<td>FLATBUSH HEATING &amp; COOLING REPLACEMENT</td>
<td>DEKALB MAJOR RENOVATION</td>
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<td>20 LENOX BOULEVARD, BROOKLYN, NY 11236</td>
<td>790 BUSHWICK AVENUE, BROOKLYN, NY 11221</td>
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<td>WATERTOWN BOILER/BMS SYSTEM REPLACEMENT</td>
<td>DUMBO 4TH FLOOR RENOVATION</td>
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<td>6059 17 AVENUE, BROOKLYN, NY 11204</td>
<td>300 VANDERBILT AVENUE, BROOKLYN, NY 11221</td>
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<td>BUSHWICK ROOF REPLACEMENT</td>
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<td>360 IRVING AVENUE, BROOKLYN, NY 11217</td>
<td>360 IRVING AVENUE, BROOKLYN, NY 11217</td>
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<td>LEONARD LIBRARY HVAC REPLACEMENT</td>
<td>GRAVESEND FAÇADE &amp; FOUNDATION UPGRADE</td>
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<td>75 DEGROVE STREET, BROOKLYN, NY 11231</td>
<td>303 AVENUE X, BROOKLYN, NY 11223</td>
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<td>Estimated Completion Date: G4 2018</td>
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<td>BUSHWICK HCAC &amp; BMS UPGRADE</td>
<td>GUTHRIE ROOF &amp; FACADE RENOVATION</td>
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<td>36 FRANKLIN AVENUE, BROOKLYN, NY 11212</td>
<td>450 OGDEN AVENUE, BROOKLYN, NY 11212</td>
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<tr>
<td>Estimated Completion Date: G4 2018</td>
<td>Estimated Construction Cost: $495,000</td>
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<tr>
<td>BROWNSVILLE HVAC &amp; BMS UPGRADE</td>
<td>Tillary Street HVAC UPGRADE</td>
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<tr>
<td>38 RUTHERFORD AVENUE, BROOKLYN, NY 11212</td>
<td>2539 FOSTER AVENUE, BROOKLYN, NY 11230</td>
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<tr>
<td>Estimated Completion Date: G4 2018</td>
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<tr>
<td>BROOKLYN CENTRAL HVAC REPLACEMENT</td>
<td>Tillary Street HVAC UPGRADE</td>
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<tr>
<td>415 FLATBUSH AVENUE, BROOKLYN, NY 11238</td>
<td>2500 JUDSON AVENUE, BROOKLYN, NY 11230</td>
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<tr>
<td>Estimated Completion Date: G1 2019</td>
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<tr>
<td>BUSHWICK HVAC UPGRADE</td>
<td>DEKALB MAJOR RENOVATION</td>
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<tr>
<td>172 SEQUEL STREET, BROOKLYN, NY 11206</td>
<td>790 BUSHWICK AVENUE, BROOKLYN, NY 11221</td>
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<tr>
<td>Estimated Completion Date: G3 2019</td>
<td>Estimated Construction Cost: $1,144,000</td>
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**Estimated Completion Dates:**
- **Q1 2018:** 2039 NOSTRAND AVENUE, BROOKLYN, NY 11210
- **Q2 2018:** 160 EAST 5 STREET, BROOKLYN, NY 11218
- **Q3 2019:** 975 EAST 6 STREET, BROOKLYN, NY 11230
- **Q4 2019:** 7213 RIDGE BOULEVARD, BROOKLYN, NY 11209
- **Q1 2020:** 160 EAST 5 STREET, BROOKLYN, NY 11218
- **Q2 2020:** 303 AVENUE X, BROOKLYN, NY 11223
- **Q3 2020:** 6009 17 AVENUE, BROOKLYN, NY 11204
- **Q1 2021:** 160 EAST 5 STREET, BROOKLYN, NY 11218
- **Q2 2021:** 160 EAST 5 STREET, BROOKLYN, NY 11218
- **Q3 2021:** 172 SEQUEL STREET, BROOKLYN, NY 11206
- **Q4 2021:** 160 EAST 5 STREET, BROOKLYN, NY 11218

**Estimated Construction Costs:**
- $126,000
- $180,000
- $200,000
- $495,000
- $675,000
- $1,268,000
- $1,600,000
- $2,540,000
- $3,921,000
- $2,198,000
- $495,000
- $706,000
- $706,000
- $903,000
- $808,000
- $840,000
- $1,440,000
- $1,440,000
- $5,172,000
- $712,000
- $750,000
- $1,440,000
- $1,440,000
- $5,172,000
- $1,440,000
- $1,440,000
- $1,440,000
- $1,440,000

**Estimated Completion Dates:**
- **Q1 2018:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q2 2018:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q3 2018:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q4 2018:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q1 2019:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q2 2019:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q3 2019:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q4 2019:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q1 2020:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q2 2020:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q3 2020:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q4 2020:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q1 2021:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q2 2021:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q3 2021:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
- **Q4 2021:** 236 CRYSTAL STREET, BROOKLYN, NY 11208
ARLINGTON BOILER & BMS UPGRADE
193 ARLINGTON AVENUE, BROOKLYN, NY 11207
Estimated Construction Cost: $460,000
Estimated Completion Date: Q3 2021

“I’m proud to work at DDC because I know that we are helping city neighborhoods thrive. Even small jobs make a big difference.”

Sarah Shelley
DDC Bid Document Review Manager