

# 2024 Legislation to Build NYC's Libraries

Capital Delivery Reform legislation will give DDC the tools needed to deliver NYC's public libraries better, faster, and more cost-effectively.

## Traditional Approach *Often Slow and Inefficient*

NYC capital projects have long been constrained to design-bid-build project delivery, with few exceptions. The design-bid-build process requires the City to onboard a designer, complete design and put pencils down, conduct a lengthy construction procurement, and award construction

to the lowest responsible bidder. **The process can yield long project schedules, designs completed without input from the builder, limited control over construction quality, and contentious relationships during construction.**

## Design-Build *Constructing New Buildings Faster*

The 2019 passage of the Public Works Investment Act (PWIA) transformed capital project delivery by granting DDC and other agencies the ability to use design-build, in which a single contract is awarded through best-value selection to an integrated design and construction team.

**For new NYC library buildings, design-build can mean:**

- Collaboration between the designer, builder, and City from the outset
- Construction expertise embedded during design, leading to buildable details and fewer bid busts
- Phased design and construction, with early works like abatement and demolition starting during design
- Reduced project timelines, delivering libraries to communities years faster

DDC completed our first design-build project, the Queens Garage and Community Space, in 22 months from the time of award — 3 years faster than with traditional design-bid-build delivery. Our design-build pilot program includes over \$500M already awarded on significant community facilities like our recreation centers for NYC Parks. **The first of these facilities will be complete in 2025 — over two years faster than a comparable design-bid-build project.**



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## Expanding the Toolkit Critical for Renovations

While design-build offers tremendous potential for new libraries, the bulk of the NYC libraries' portfolio comprises renovations to existing facilities like building envelope reconstructions, accessibility upgrades, and interior renovations. Upgrades are often planned and built in phases to meet available funding and keep facilities open to the public where possible.

**Construction Manager-Build (CM-Build), in which the City holds separate contracts with the designer and the builder, is an ideal tool for addressing complex renovations in aging facilities, making it easier to adapt to unforeseen conditions without losing time.** CM-Build leverages collaboration, fosters construction quality, and can accommodate separate simultaneous projects in the same building.

For example, DDC has three or more simultaneous projects at several libraries throughout the boroughs. These projects will be bid separately and awarded to separate contractors, creating coordination challenges and lengthy closures. CM-Build would allow DDC to manage all the work under a single construction manager – getting the work done faster, with fewer conflicts, and reopening sooner:

- **Eastern Parkway Library, Brooklyn** (separate projects for roof replacement, fire alarm, and major renovation/addition)
- **Flushing Library, Queens** (separate projects for generator tank replacement, fire alarm system, and elevator)
- **Mapleton Library, Brooklyn** (separate projects for boiler replacement, HVAC upgrade, envelope rehabilitation, and learning garden)
- **Muhlenberg Library, Manhattan** (separate projects for HVAC, elevator, sidewalk and vault, and fire alarm)
- **Baisley Park, Queens** (separate projects for boiler replacement, fire alarm, and interior renovation)

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## CM-Build is the tool the libraries use when they have the choice

While State law constrains mayoral agencies like DDC to design-bid-build construction, the library systems and EDC do not face this same constraint.

The libraries use CM-Build every day in their non-DDC portfolio, including:

- Stavros Niarchos Foundation Library, Manhattan
- Edenwald Library, Bronx
- Charleston Library, Staten Island
- NYPL Carnegie Branch Renovation Program
- Red Hook Library, Brooklyn

**Expanding the Public Works Investment Act will grant the agencies a suite of project delivery methods — including CM-Build and Progressive Design-Build — that are critical to delivering the libraries' portfolios as efficiently as possible.**

## DDC+ A New State Authority to Streamline Capital Delivery

Transforming DDC into a state authority would grant DDC these alternative delivery tools and eliminate many of the administrative challenges. As an authority, DDC+ would have fewer administrative burdens and redundant oversight steps during procurement and contract administration, streamlining procurement, design and construction. **For the Libraries, this means faster project delivery and better control over quality during construction.**