



New York City Council
Hon. Julie Menin, Speaker of the Council
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**Report on the Fiscal 2027 Preliminary Plan,
the Fiscal 2027 Preliminary Capital Commitment Plan, and the Fiscal 2026
Preliminary Mayor’s Management Report for the Department of Design and
Construction**

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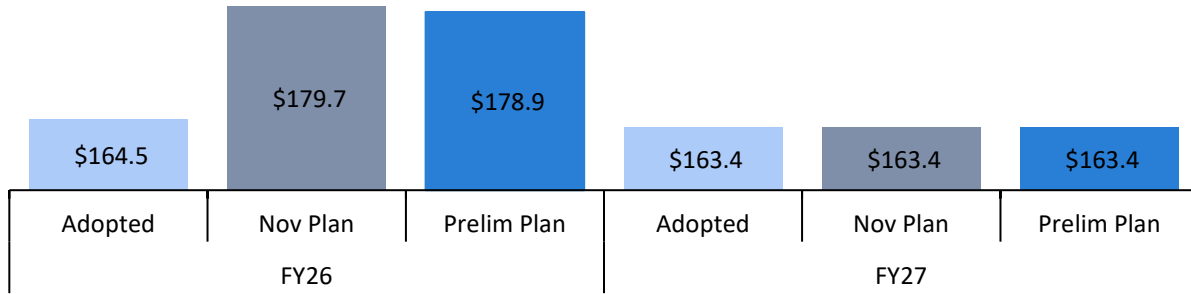
Fiscal 2027 Preliminary Plan

Department of Design and Construction Overview

The New York City Department of Design and Construction (DDC or the Department) is the City's primary capital construction project manager. The Department provides communities with new or renovated structures such as firehouses, libraries, police precincts, jails, courthouses, senior centers and resiliency projects. To successfully manage their portfolio, DDC collaborates with other City agencies, as well as with emerging and world renown architects and consultants.

The Preliminary Financial Plan for Fiscal 2026-2030 (Preliminary Plan) includes a proposed Fiscal 2027 budget for DDC of \$163.4 million, unchanged from the Department’s budget in the November Plan. DDC’s Fiscal 2026 budget in the Preliminary Plan is \$178.9 million, \$0.8 million (0.4 percent) less than its \$179.7 million Fiscal 2026 budget in the November Plan. The current Fiscal 2027 budget is \$1.1 million less than the \$164.5 million Fiscal 2026 budget at adoption.

Comparison of the Last Three Financial Plans



Dollars in Millions

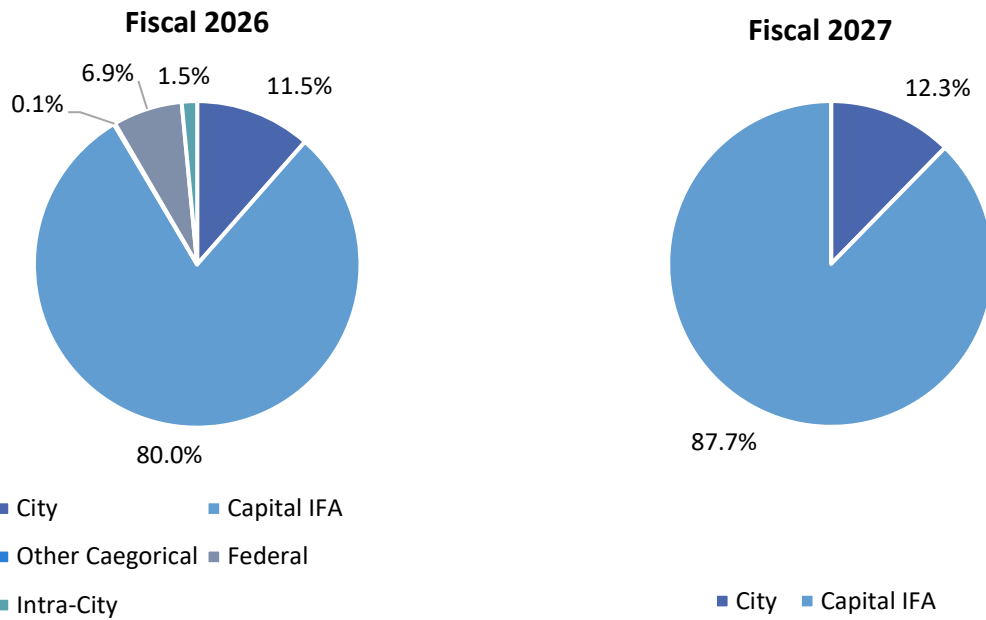
Source: New York City Office of Management and Budget

DDC Financial Summary

<i>Dollars in Thousands</i>	FY24	FY25	FY26	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY26	FY27	FY27 - FY26
Budget by Unit of Appropriation						
Design and Engineering (001-PS)	\$118,536	\$113,904	\$121,753	\$121,758	\$121,833	\$80
Design and Engineering (002-OTPS)	53,395	24,354	21,443	34,938	21,443	0
Executive, Administration and Capital Planning (003-PS)	0	7,794	10,643	10,255	10,360	(283)
Executive, Administration and Capital Planning (004-OTPS)	0	16,154	10,650	11,962	9,799	(851)
TOTAL	\$171,932	\$162,205	\$164,490	\$178,913	\$163,435	(\$1,054)
Funding						
City Funds			\$21,294	\$20,531	\$20,160	(\$1,134)
Other Categorical			0	229	0	0
Capital IFA			143,117	143,122	143,276	159
State			79	3,095	0	(79)
Federal - Community Development			0	9,211	0	0
Federal - Other			0	2,725	0	0
Intra-City			0	0	0	0
TOTAL	\$171,932	\$162,205	\$164,490	\$178,913	\$163,435	(\$1,054)
Budgeted Headcount						
Full-Time Positions - Civilian	1,076	1,123	1,207	1,207	1,207	0
TOTAL	1,076	1,123	1,207	1,207	1,207	0

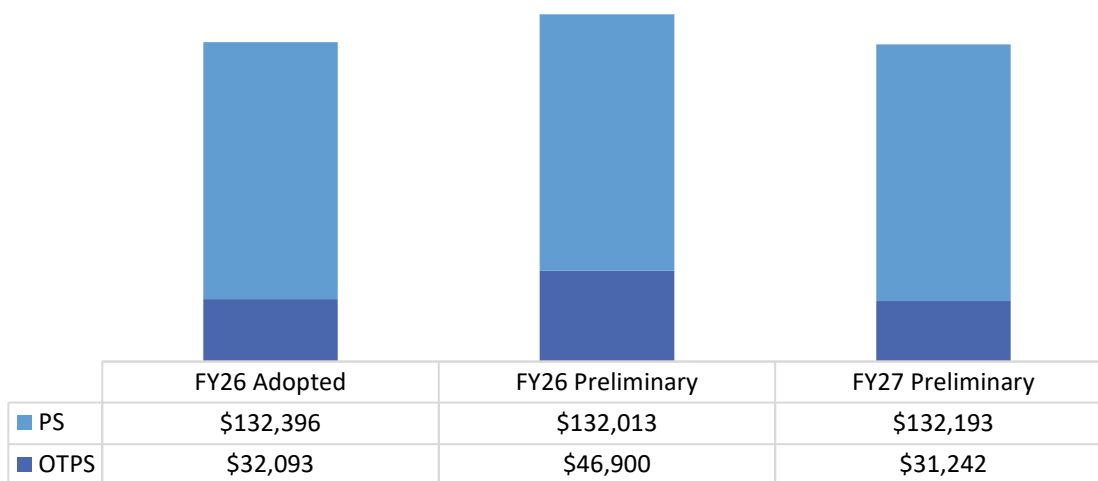
Budget by Funding Source

Fiscal 2027 City Funds: 12.3 percent



Source: New York City Office of Management and Budget

Personal Services (PS) and Other Than Personal Services (OTPS)



Dollars in Thousands

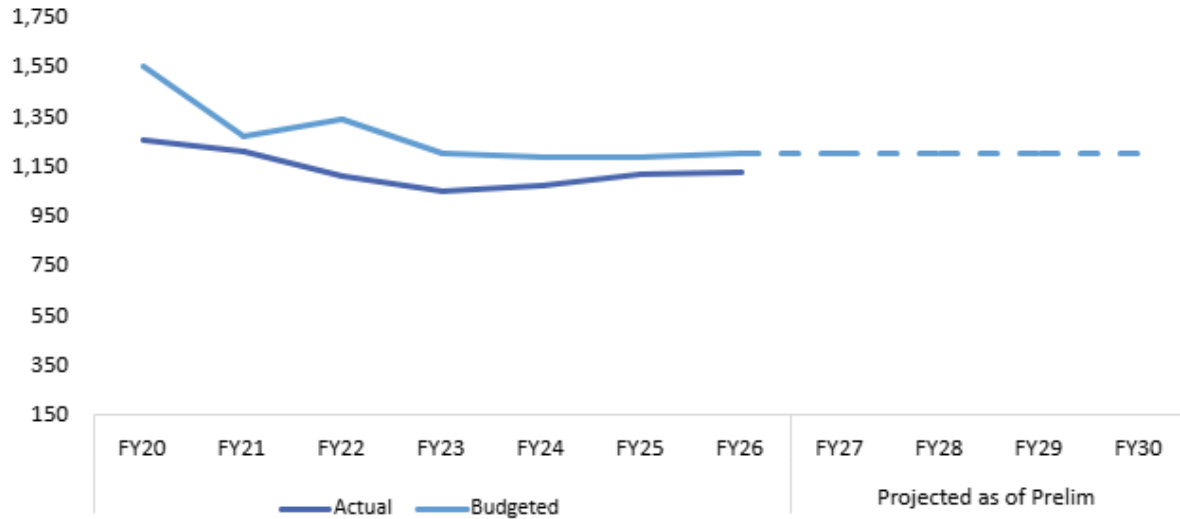
Source: New York City Office of Management and Budget

Headcount

FY26 Budgeted Full-Time Positions: 1,207
Actual Headcount as of January 2026: 1,126

FY27 Budgeted Full-Time Positions: 1,207
Vacancy Rate as of January 2026: 6.7 percent

Budgeted and Actual Headcount FY20-FY30



Source: New York City Office of Management and Budget

Note: Budgeted and actual headcounts are as of the end of the fiscal year, except for Fiscal 2026 where budgeted headcount is as of the Preliminary Plan and actual headcount is as of January 2026.

DDC Contract Budget

Fiscal 2027 Contract Budget: \$3.2 million
Number of Contracts in Fiscal 2027: 58

Dollars in Thousands				
Category	FY26 Adopted	Number of Contracts	FY27 Preliminary	Number of Contracts
Contractual Services - General	\$1,510	6	\$1,510	6
Cleaning Services	15	3	15	3
Data Processing Equipment Maintenance	336	6	336	6
Maintenance & Repair General	100	7	100	7
Office Equipment Maintenance	94	6	94	6
Professional Services Other	100	6	100	6
Professional Services-Computer	170	4	170	4
Security Services	384	11	384	11
Temporary Services	110	3	110	3
Training Program City Employees	300	4	300	4
Transportation Expenditures	35	1	35	1
Waste Disposal	3	1	3	1
TOTAL	\$3,155	58	\$3,155	58

Source: New York City Office of Management and Budget

Preliminary Plan Changes

<u>FY26 = (\$739.2)</u>	<u>FY27 = \$4.9</u>	<u>FY28 = \$4.9</u>	<u>FY29 = \$4.9</u>	<u>FY30 = \$4.9</u>
New Needs = \$0	New Needs = \$0	New Needs = \$0	New Needs = \$0	New Needs = \$0
Other Adjustments = (\$739.2)	Other Adjustments = \$4.9	Other Adjustments = \$4.9	Other Adjustments = \$4.9	Other Adjustments = \$4.9
Savings = \$0	Savings = \$0	Savings = \$0	Savings = \$0	Savings = \$0

Dollars in Thousands

Savings in this chart are the sum of all expense savings, from all revenue sources, including but not limited to, City, State, and federal savings.

Significant Preliminary Plan Changes

Other Adjustments

- Asylum Seekers.** The Fiscal 2027 Preliminary Plan includes a reduction of \$763,239 in Fiscal 2026 related to asylum seekers. DDC assisted on the build-out of new shelter sites and incurred related costs. For Fiscal 2026, the administration budgeted a small amount for DDC in case any additional assistance on the build-out was required, or in case any lagged invoices needed to be paid. The administration has confirmed that the funds were no longer needed by DDC necessitating the reallocation to other areas of the asylum seekers' budget in the Preliminary Plan.

Preliminary Mayor's Management Report

The Preliminary Mayor's Management Report (PMMR) for Fiscal 2025 reports on one service area and three goals for DDC. Noteworthy metrics that were reported are detailed below.

- **Quality Assurance and Safety Standards.** There were eight construction-related injuries in the first four months of Fiscal 2026 at DDC-managed construction sites, a 25 percent increase from the six that occurred during the same period in the previous year. According to the PMMR, there were no deaths in the first four months of Fiscal 2026, unchanged from the same period last year. However, according to the 2025 Deadly Skyline Report by the New York Committee for Occupational Safety and Health (NYCOSH), construction worker deaths in New York City have been increasing in recent years.¹ In 2023, 30 construction workers died on the job in the City, the deadliest year for construction workers since NYCOSH began tracking the data in 2013. DDC should take note that injuries in the first four months of Fiscal 2026 are trending negatively, especially given the concerns expressed in the NYCOSH report.
- **Roadway Lane Miles.** According to the PMMR, DDC completed 7.8 miles of roadway lane mile reconstruction in the first four months of Fiscal 2026, compared to 10.6 miles that were completed during the same period in Fiscal 2025, representing a 26 percent increase. In Fiscal 2025 DDC completed 20.8 lane miles which was an anomaly when compared to previous fiscal year totals. In Fiscal 2024, DDC completed only 20.3 lane miles, down from Fiscal 2023 when the Department constructed a total of 33.6 lane miles, and Fiscal 2022, when it constructed 41.5 lane miles.

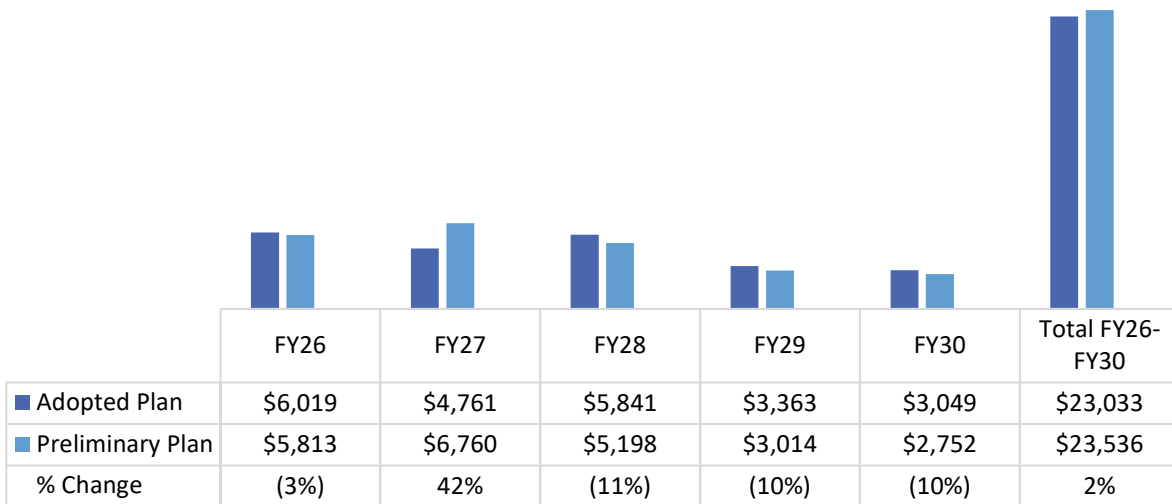
Capital Commitment Plan

On February 17, 2026, the Mamdani Administration released the Preliminary Capital Commitment Plan for Fiscal 2026-2030 (Commitment Plan) and the Fiscal 2027 Preliminary Capital Budget (Capital Budget).

- Project managed by DDC as presented in the Preliminary Capital Commitment Plan for Fiscal 2026-2030 (the Preliminary Commitment Plan), include a total of \$23.54 billion of commitments, 2 percent more than the total for the same period presented in the Adopted Capital Commitment Plan released in September 2025.
- The Department’s planned commitments comprise 20.1 percent of the City’s total \$113.0 billion capital plan from Fiscal 2026-2030.

¹ New York Committee for Occupational Safety and Health (NYCOSH), “Deadly Skyline Report 2025,” March 1, 2025, available at: <https://nycosh.org/resource-articles/nycosh-deadly-skyline-report-2025/>.

Fiscal 2026-2030 Capital Commitment Plan



Dollars in Millions

Source: New York City Office of Management and Budget

- Borough Based Jails.** The Preliminary Capital Commitment Plan includes \$11.25 billion for the new borough-based jails in Brooklyn, Queens, Manhattan, and the Bronx. Due to various delays as well as a growing jail population, the Mayor’s Office of Management and Budget (OMB) believes that the closure of Rikers Island and the subsequent transfer to borough-based jails will not happen by the legally-mandated deadline in 2027. The Borough Based Jail project is the largest project managed by DDC, constituting 52.2 percent of the total commitments managed by the Department. The Preliminary Capital Commitment Plan reflects funding realignments of \$869.0 million for the Queens Detention Facility, \$782.8 million for the Manhattan Detention Facility, and \$501.7 million for the Bronx Detention Facility in Fiscal 2027 to align planned with anticipated spending.
- Raised Crosswalks Design-Build.** The Capital Commitment Plan includes a shift of \$5.1 million from Fiscal 2029 into Fiscal 2026 for raised crosswalks design-build. This design-build project encompasses 127 locations across the five boroughs, as well as about 100 optional locations for raising crosswalks. These locations are divided into seven packages and are currently in design. The scope includes the construction of raised crosswalks, pedestrian ramp upgrades, utility work and catch basin relocation for drainage. Funding was advanced by OMB based on the current progress of the project.
- Harper Street Asphalt Plant.** The Capital Commitment Plan includes \$103.5 million for the reconstruction of Harper Street Asphalt Plant. The project has been divided into three different contracts: Harper Street Asphalt Plant (Curb and Fence Program), Harper Street Asphalt Plant (Demolition) and the Harper Street Asphalt Plant (Rebuild). The plant is currently operational, however the building and plant equipment require upgrades, as

the facility is susceptible to flood events. The project includes site demolition, installation of new plan operations, vehicles, foundation design for asphalt equipment, design of support buildings, and installation of a curb and fence.

- **Briarwood Library.** The Preliminary Capital Commitment Plan includes a funding realignment of \$12.7 million in Fiscal 2027 for the Briarwood Branch Library project advanced from the outyears. The proposed project consists of a comprehensive renovation of the existing library facility. The scope includes a full interior gut renovation to reprogram spaces in alignment with Queens Public Library’s updated operational needs, which includes removal and replacement of the existing façade to improve thermal performance and address water infiltration issues (excluding full roof replacement); and a complete upgrade of building systems to replace end-of-life utilities and equipment while advancing sustainable heating and cooling solutions. The project also includes enhancements to the exterior plaza and landscaping to strengthen the connection between the library and the surrounding neighborhood. Design and construction coordination will require careful consideration of site constraints, including a Department of Environmental Protection (DEP) sewer line along the southern portion of the property, proximity to the Van Wyck Expressway, and varying elevations beneath the building.
- **Library Systems.** DDC manages \$974.2 million of projects in the Preliminary Capital Commitment for the construction of library projects for the Queens, Brooklyn, and New York Public Library systems. The commitments encompass 62 projects across the initiation, design, construction procurement, and construction phases. DDC has several projects that are expected to be completed this year, including Carroll Gardens HVAC in Brooklyn, George Bruce HVAC, boiler and fire alarm upgrade in Manhattan, and Queensboro Hill HVAC upgrade in Queens.

There are 13 projects in the initiation stage for the Queens Public Library system valued at \$194.8 million, seven projects valued at \$153.8 million in the design stage, and 10 projects valued at \$185.9 million in the construction phase.

For the Brooklyn Public Library system, DDC has one project in the initiation stage valued at \$14.1 million, seven projects in the design stage valued at \$82.2 million, four projects in the construction procurement stage valued at \$36.2 million, and eight projects in the construction phase valued at \$149.3 million.

For the New York Public Library system, DDC has one project in the initiation stage valued at \$32.6 million, six projects in the design phase valued at \$56.4 million, one project in the construction procurement phase valued at \$5.3 million, and six projects in the construction phase valued at \$63.6 million.

Supporting Budget Charts

Budget Actions in the November and Preliminary Plans

<i>Dollars in Thousands</i>	FY26			FY27		
	City	Non-City	Total	City	Non-City	Total
DDC Budget as of the Adopted FY26 Plan	\$21,293	\$143,196	\$164,489	\$20,160	\$143,271	\$163,431
Changes Introduced in the November 2025 Plan						
Other Adjustments						
Bronx County Courthouse	\$0	\$500	\$500	\$0	\$0	\$0
100 Gold Street Work	0	1	1	0	0	0
Wetlands Replanting	0	14	14	0	0	0
253 Broadway Façade	0	304	304	0	0	0
Electrical & Fire Upgrade At Queens Criminal Courthouse	0	127	127	0	0	0
Erie Basin Electrical	0	1,255	1,255	0	0	0
FEMA Climate Mitigation	0	484	484	0	0	0
Manhattan Animal Shelter	0	11	11	0	0	0
Bushwick Health Center Exterior	0	2	2	0	0	0
ESCR Flood Protection	0	2,885	2,885	0	0	0
Redhook Environmental Review	0	131	131	0	0	0
Bellevue Hospital	0	229	229	0	0	0
Project Pre-Scoping	0	7	7			
Casa Belvedere	0	9,211	9,211	0	0	0
Subtotal, Other Adjustments	\$0	\$15,162	\$15,162	\$0	\$0	\$0
TOTAL, All Changes in November 2025 Plan	\$0	\$15,162	\$15,162	\$0	\$0	\$0
DDC Budget as of the November 2025 Plan	\$21,293	\$158,358	\$179,651	\$20,160	\$143,271	\$163,431
Changes Introduced in the FY27 Preliminary Plan						
Other Adjustments						
Asylum Seeker Reallocation	(\$763)	\$0	(\$763)	\$0	\$0	\$0
DDC- Orchard Planting	0	6	6	0	0	0
Brownville Multi Service	0	13	13	0	0	0
Motor Vehicle Operators	0	5	5	5	0	5
Subtotal, Other Adjustments	(\$763)	\$24	(\$739)	\$5	\$0	\$5
TOTAL, All Changes in the FY27 Preliminary Plan	(\$763)	\$24	(\$739)	\$5	\$0	\$5
DDC Budget as of the FY27 Preliminary Plan	\$20,531	\$158,382	\$178,913	\$20,165	\$143,271	\$163,435

Source: New York City Office of Management and Budget

Budget by Unit of Appropriation

001 & 002 Design and Engineering

Dollars in Thousands

	FY24	FY25	FY26	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY26	FY27	FY27-FY26
Spending						
Personal Services						
Full-Time Salaried - Civilian	\$109,897	\$109,808	\$118,115	\$118,120	\$118,193	\$79
Additional Gross Pay	5,708	2,541	2,042	2,042	2,042	0
Additional Gross Pay - Labor Reserve	819	9	0	0	0	0
Fringe Benefits	2	2	0	0	0	0
Overtime - Civilian	1,457	1,092	1,072	1,072	1,072	0
P.S. Other	(19)	(33)	0	0	0	0
Unsalaries	672	484	524	524	525	1
Subtotal	\$118,536	\$113,904	\$121,753	\$121,758	\$121,833	\$80
Other Than Personal Services						
Contractual Services	14,117	4,034	1,336	11,013	1,336	\$0
Contractual Services - Financing	0	6	0	0	0	0
Contractual Services - Professional Services	17,903	3,849	270	4,368	270	0
Contractual Services - Waste Export	3	5	3	3	3	0
Fixed & Misc. Charges	4,964	75	84	85	84	0
Other Services & Charges	14,827	14,585	17,128	16,885	17,128	0
Property & Equipment	405	243	645	605	645	0
Supplies & Materials	1,176	1,556	1,977	1,980	1,977	0
Subtotal	\$53,395	\$24,354	\$21,443	\$34,938	\$21,443	\$0
TOTAL	\$171,932	\$138,258	\$143,196	\$156,696	\$143,276	\$80
Funding						
City Funds			\$18	\$18	\$18	\$0
Capital IFA			143,117	143,122	143,276	159
Federal			79	12,306	0	(79)
Intra City			0	1,268	0	0
TOTAL	\$171,932	\$138,258	\$143,196	\$156,696	\$143,276	\$80
Budgeted Headcount						
Full-Time Positions - Civilian	1,076	1,052	1,110	1,110	1,109	(1)
TOTAL	1,076	1,052	1,110	1,110	1,109	(1)

*The difference of Fiscal 2027 Preliminary Budget compared to Fiscal 2026 Adopted Budget.

Source: New York City Office of Management and Budget

003 & 004 Executive, Administration, Capital Planning						
<i>Dollars in Thousands</i>						
	FY24	FY25	FY26	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY26	FY27	FY27-FY26
Spending						
Personal Services						
Full-Time Salaried - Civilian	\$0	\$7,516	\$10,579	\$10,191	\$10,296	(\$283)
Additional Gross Pay	0	145	30	30	30	0
Other Salaried	0	0	2	2	2	0
Overtime - Civilian	0	103	23	23	23	0
Unsalaries	0	31	8	8	8	0
Overtime - Civilian	1	2	1	2	1	0
Subtotal	\$1	\$7,796	\$10,644	\$10,257	\$10,361	(\$283)
Other Than Personal Services						
Contractual Services	\$0	\$8,621	\$1,548	\$4,312	\$1,548	\$0
Contractual Services - Professional Services	0	7,484	0	1,710	0	0
Supplies & Materials	0	0	4	5	4	0
Other Services & Charges	0	49	9,067	5,922	8,216	(851)
Property & Equipment	0	0	32	13	32	0
Subtotal	\$0	\$16,154	\$10,650	\$11,962	\$9,799	(\$851)
TOTAL	\$1	\$23,950	\$21,294	\$22,217	\$20,160	(\$1,134)
Funding						
City Funds			\$21,294	\$20,531	\$20,160	(\$1,134)
Other Categorical			0	229	0	0
Intra City			0	1,457	0	0
TOTAL	\$1	\$23,950	\$21,294	\$22,217	\$20,160	(\$1,134)
Budgeted Headcount						
Full-Time Positions - Civilian	0	71	97	97	98	1
TOTAL	0	71	97	97	98	1
<i>*The difference of Fiscal 2027 Preliminary Budget compared to Fiscal 2026 Adopted Budget.</i>						
<i>Source: New York City Office of Management and Budget</i>						

Miscellaneous Revenue

- The Preliminary Plan includes \$50,000 for DDC's miscellaneous revenue in Fiscal 2027, the same as the Fiscal 2026 Adopted Budget, associated with bid document fees from applicants to DDC contracted capital work.

<i>Dollars in Thousands</i>						
	FY24	FY25	FY26	Preliminary Plan		*Difference
Revenue Sources	Actual	Actual	Adopted	FY26	FY27	FY27-FY26
BID DOCUMENT FEES	\$18	\$700	\$50	\$50	\$50	\$0
TOTAL	\$18	\$700	\$50	\$50	\$50	\$0

**The difference of Fiscal 2027 Preliminary Budget compared to Fiscal 2026 Adopted Budget.*

Source: New York City Office of Management and Budget