



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Neighborhood Advisory Committee Meeting Site Preparation

November 2, 2022

BX Bronx Site Preparation

November 2022

Agenda

- 1 Site Preparation Updates
- 2 Community Engagement and Resources
- 3 DEP & MOCEJ Presentations
- 4 Q&A

The Bronx

Site Preparation Updates

Project Schedule Milestones

Milestone	Estimated Dates
NYPD Vacates Tow Pound Area	June 2022 (Completed)
Site Investigations, Assessment and Surveys (Verification of existing soil conditions, borings/test pits/ trailer & tree removals; pre-construction surveys)	July 2022 (Continues)
Mobilization / Site Fencing (Site fencing depending on permit approvals, field office, etc.)	May 2022 (Continues)
Excavation (Duration approximately 9 months after work starts)	October 2022– March 2023
On-Site Temporary Sewer Work (On site rock excavation)	December 2022– March 2023
141st St & 142nd St Temporary Sewer Work (Street Closure)	January 2023 – May 2023

*Estimated Dates and Milestones will be updated by Design-Builder

INFORMATIONAL PURPOSES ONLY

Overview of Project Activities

1. Preconstruction Phase (Jan – August 2022)
2. **Stage 1 (Oct 2022 – Jan 2023)**
3. Stage 2 (Jan 2023 – Feb 2023)
4. Stage 3 (February 2023)
5. Stage 4 (March 2023–April 2023)
6. Substantial Completion (May 2023)
7. Final Completion (July - August 2023)

See Previous NAC Presentation Deck:

<https://rikers.cityofnewyork.us/documents/q1-2022-the-bronx-nac-presentation/>



Site Preparation Progress Photos



Green DOB Fence on Concord Ave
(10/01/2022)



DOB compliant Fence on 142nd
Street (10/01/2022)



Temporary Fencing on Bruckner Blvd
Street (10/1/2022)

Environmental Monitoring Plan - Updates

The BBJ team will provide quarterly environmental monitoring updates at Community Board and Neighborhood Advisory Committee (NAC) meetings.

The environmental monitoring reports and environmental factsheets are posted on the BBJ website:

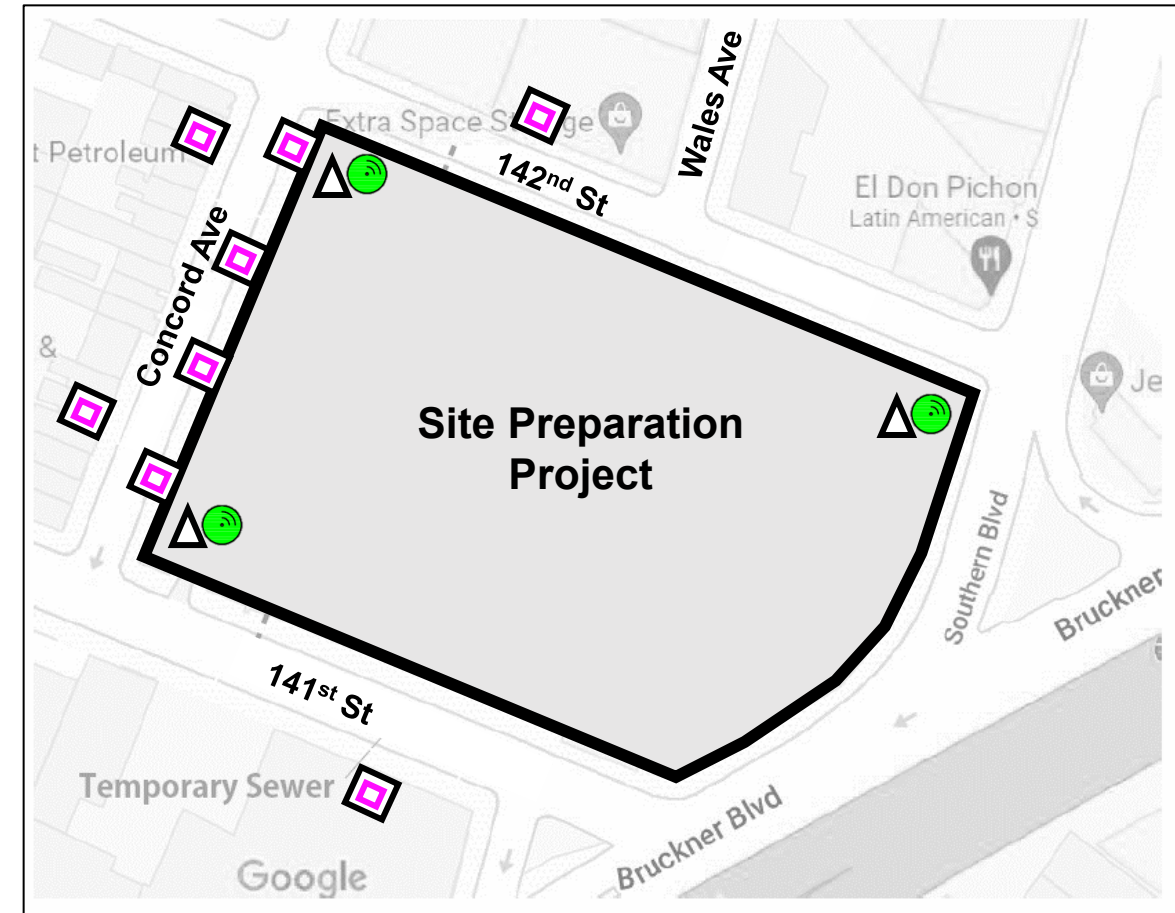
<https://rikers.cityofnewyork.us/environmental-monitoring-reports/>

Vibration Monitoring




- Pre-Construction existing survey is ongoing.
- 8 vibration monitors are placed on site during site preparation

Air Quality & Noise Monitoring

- The Action Level is set below the Permissible Exposure Levels (PEL.) When Action Levels are reached, the construction activities are assessed, and the contractor immediately acts to apply steps to control dust and emissions before the PEL is reached.
- 3 noise and particulate monitoring stations are placed at the site during site preparation.
- Noise and particulate monitoring is performed on a continuous basis
- The BBJ Construction Management Team, Project Contractors and Environmental Specialists receive real time alerts when Particulate Matter (PM), decibels (dBa), or velocity of vibration (ips) number approach and Action Level.



Note: Dust monitoring is not stationary. Stations are predicated on wind direction.

-  Vibration Monitor (VM)
-  Air Monitoring Station (DM)
-  Noise Monitoring Station (NM)

Environmental Monitoring August 2022 Updates

Air Quality Monitoring:

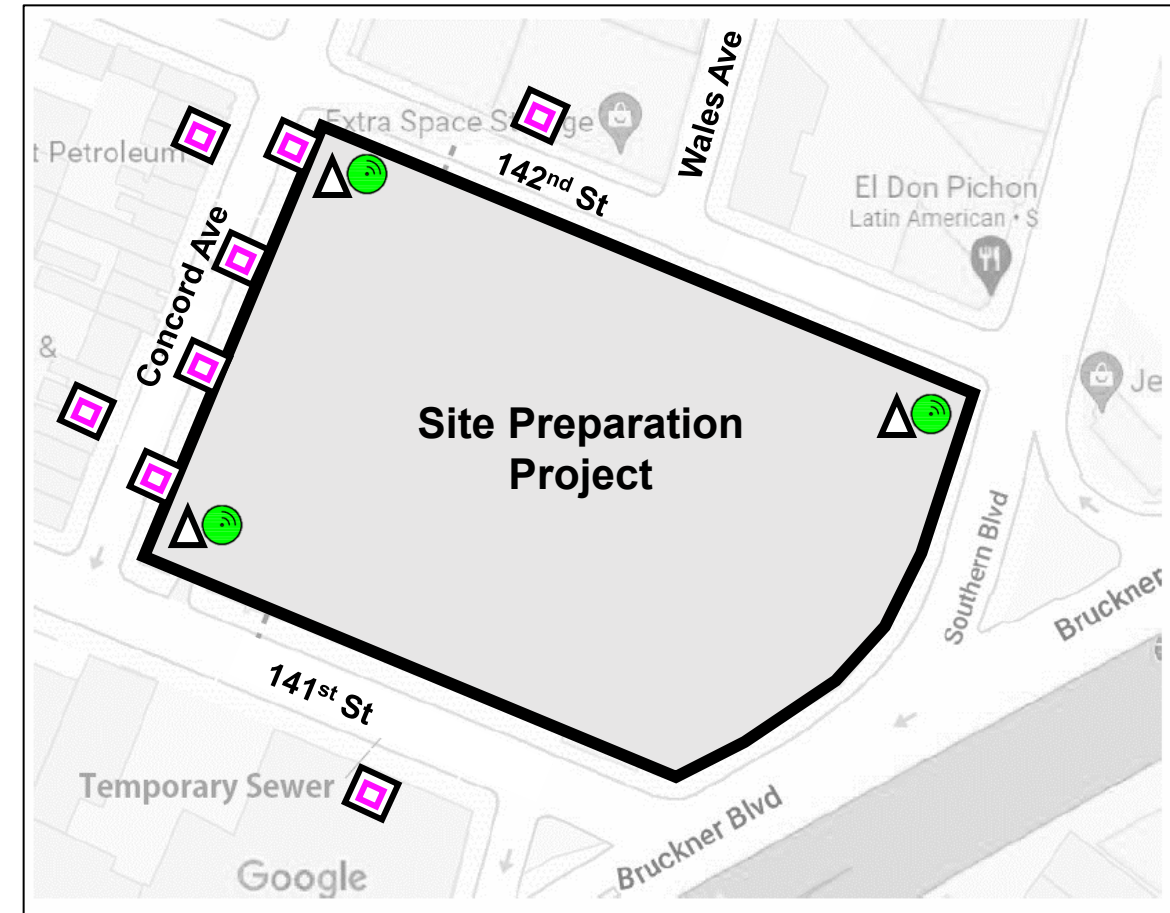
- On August 30th & 31st 2022, construction-related levels of Particulate Matter (PM) PM10 surpassed Daily Permissible Exposure Limits (PEL) as set by federal standards for the 24- hour Time Weighted Average (TWA) intervals. The BBJ project is evaluating air quality at 15-min TWA intervals to monitor the projects effect on community air quality. **The two readings for dust that exceeded the limit did not cause air quality concerns to the community**
 - 8/30/22 1:03pm - Corrective Action:** Environmental consultant advised laborers to stop sweeping towards the downwind CAMP station, but away from it and applied dust suppression.
 - 8/31/22 12:56 pm - Corrective Action:** No work taking place in immediate area, equipment fell nearby causing dust in area of the downwind CAMP station. Dust suppressed was applied and the dust dissipated causing no further problems.

Noise Monitoring:

- In August 2022, **construction-related levels of noise did not surpass the limits of Local Law 113** and did not cause noise concerns for the community. No corrective actions or mitigation measures were required.

Vibration Monitoring:

- In August 2022, **four monitors had recorded a total of 3 exceedances. The 3 exceedances were isolated events at vibration monitors associated with sensor calibration and placement.** The location and calibration issues were solved promptly, and the reading returned to the project threshold.



Note: Dust monitoring is not stationary. Stations are predicated on wind direction.

- Vibration Monitor (VM)
- Air Monitoring Station (DM)
- Noise Monitoring Station (NM)

The environmental monitoring reports and environmental factsheets are posted on the BBJ website: <https://rikers.cityofnewyork.us/environmental-monitoring-reports/>

Environmental Monitoring September 2022 Updates

Air Quality Monitoring:

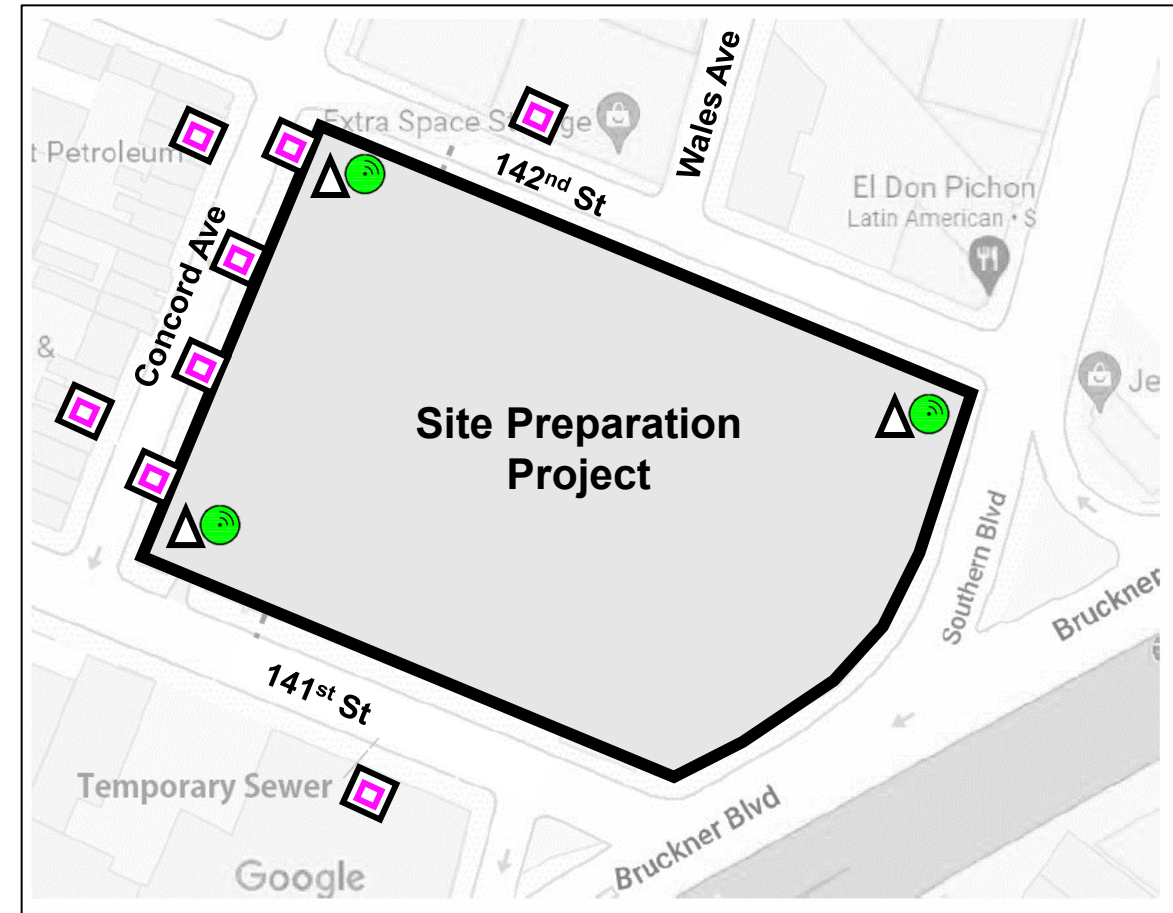
- On September 2022, construction-related levels of Particulate Matter (PM) PM10 did not surpass Daily Permissible Exposure Limits (PEL) as set by federal standards for the 24-hour Time Weighted Average (TWA), or daily value, and did not cause air quality concerns to the public or on-site workers.

Noise Monitoring:

- In September 2022, construction-related levels of noise surpassed the limits of Local Law 113 on two dates, but the daily average was below the limits and did not cause noise concerns for the community.
 - 9/21/22 12:00pm - **Corrective Action:** Isolated incident-noise monitor malfunctioned due to proximity to the drill rig while grouting piles.
 - 9/26/22 1:00pm - **Corrective Action:** Isolated incident-noise monitor malfunctioned due to proximity to the drill rig while grouting piles.

Vibration Monitoring:

- In September 2022, five vibration monitors had recorded eleven exceedances, including outlier data associated with monitors calibration and location issues, which were solved promptly. Detail information about exceedances is provided in the monthly report narrative summary section and plots.



Note: Dust monitoring is not stationary. Stations are predicated on wind direction.

- Vibration Monitor (VM)
- Air Monitoring Station (DM)
- Noise Monitoring Station (NM)

The environmental monitoring reports and environmental factsheets are posted on the BBJ website: <https://rikers.cityofnewyork.us/environmental-monitoring-reports/>

Environmental Monitoring: Lead Testing Updates

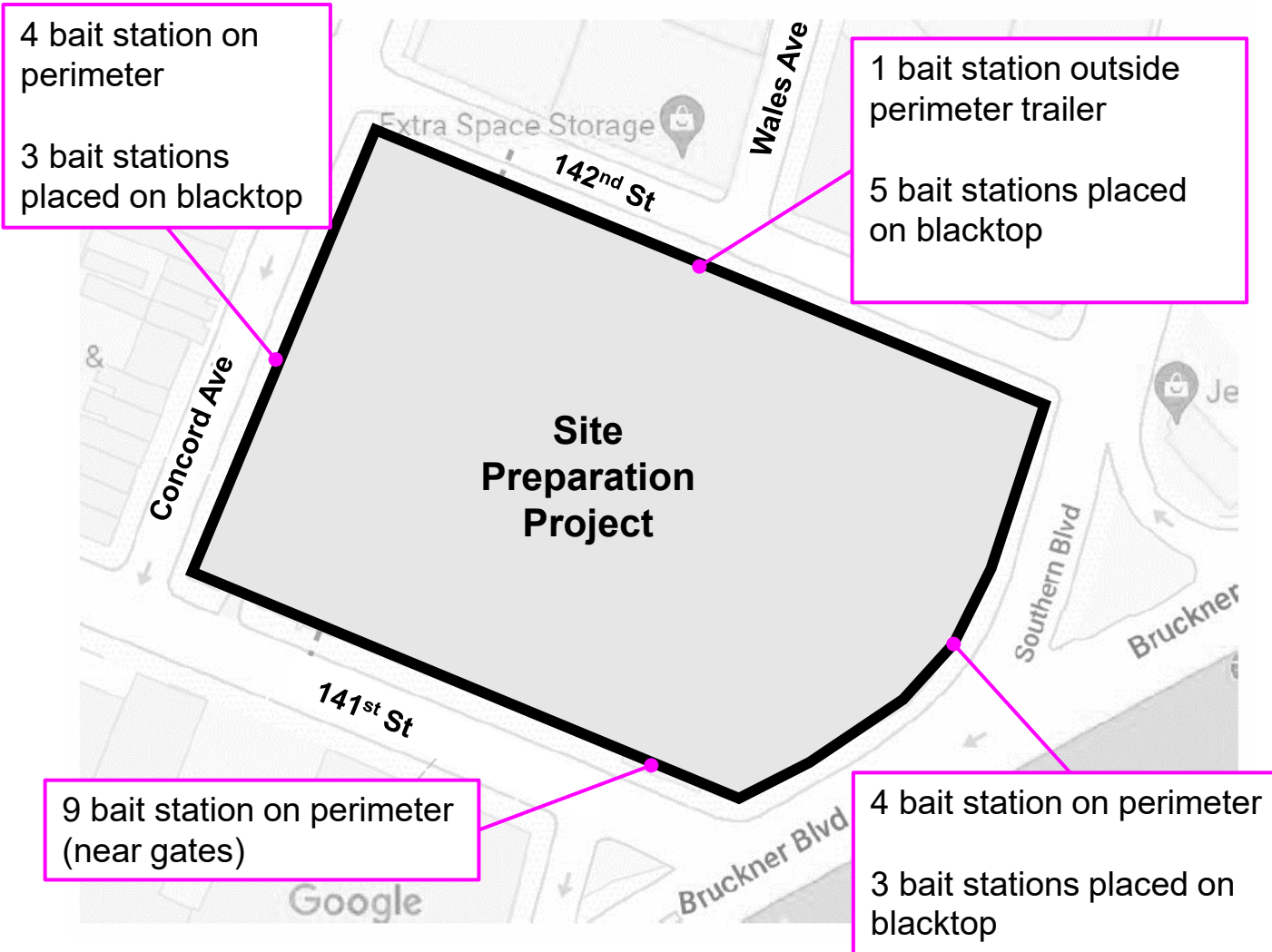
During preconstruction activities for the Bronx Site Preparation, project ID BBJ-XSP, a part of the Borough-Based Jails program, the design-builder is conducting soil sampling pursuant to the regular protocols. Based on the history of the site, it is expected to find underground existing contaminated materials (not caused by the BBJ site prep project).

- **During testing of the soil samples within the project area, six (6) samples came back with elevated hazardous levels of lead exceeding USEPA standards. These levels were discovered between September 29, 2022, and October 6, 2022, during review of the sampling reports provided by the contractor.**
- **Considering the underground contaminated soil is not exposed, impacts on the surrounding community or workers are not anticipated. All material is appropriately disposed of at a facility following DEP protocols, including air quality monitoring, and covering of trucks as they leave the site.**
- The DDC team informed the local City Council Official as well as the Community Board explaining that health-related impacts for the surrounding community are not anticipated.

DDC will continue to follow the reporting protocols related to NYC Local Law 72 as required:

- DDC will post executive summary and field sample summary report on DDC's website:
<https://www1.nyc.gov/site/ddc/contracts/LeadInSoilProtocol.page>
- DDC will inform the local City Council Official and the Community Board on any updates.

Rodent and Pest Control



Construction contracts at the Bronx Site include provisions for a rodent control program in accordance with NYC DOH protocols.

- The Design-Build team retained the services of a A-Eco Clean Environment rodent and pest control specialist. A-Eco has completed their evaluation of the site and NYC DOH has generate a letter of acknowledgment to NYC DOB of part of the demolition permit approval process.
- A-Eco has concluded its survey site to determine current level of pest/rodent habitation
- A-Eco has set baits and traps to capture rodents and minimize and prohibit displacement of pests to other locations within the neighborhood
- A-Eco is performing monthly inspections for the duration of the project to replenish bait stations and traps

**Note: Locations are subject to change during site preparation process.*

The Bronx

Community Engagement and Resources

Upcoming Community Meetings

Neighborhood Advisory Committee	Quarterly
Community Board Presentations	11/9 - CB1- Land Use Committee Meeting Ongoing through design and construction

Community Resources During Construction



BBJ Website

<https://rikers.cityofnewyork.us/>



Designated Phone Number



Weekly Look Ahead



72-Hour Advisories for Impactful Construction Activities



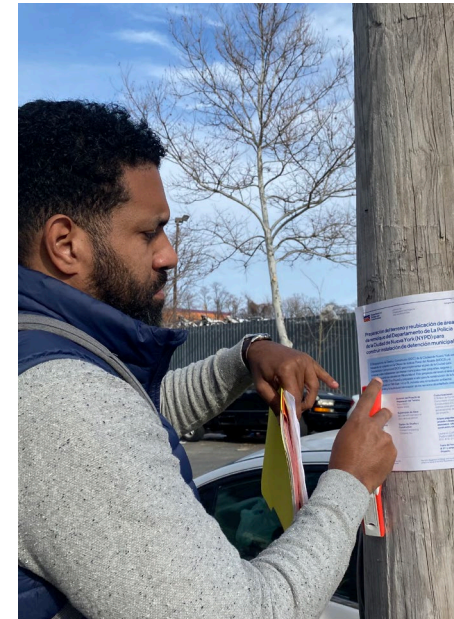
Community Construction
Liaison & Field Office

Leonardo Coello - The Bronx BBJ CCL
914-819-2153 / ThebronxCCL@bbjnyc.com

Bilingual Spanish

142nd Street @ Concord Ave

Monday – Friday 7:00am - 3:30pm



The Bronx

NYC Department of Environmental Protection (DEP) & Mayor's Office of Climate and Environmental Justice (MOCEJ)

- Feasibility Study for the consolidation of NYC Wastewater Resource Recovery Facility on Rikers Island
- Renewable Rikers Energy Study

Feasibility Study for the Consolidation of NYC Wastewater Resource Recovery Facilities on Rikers Island

Project Update to the Bronx Neighborhood Advisory Committee

November 1, 2022



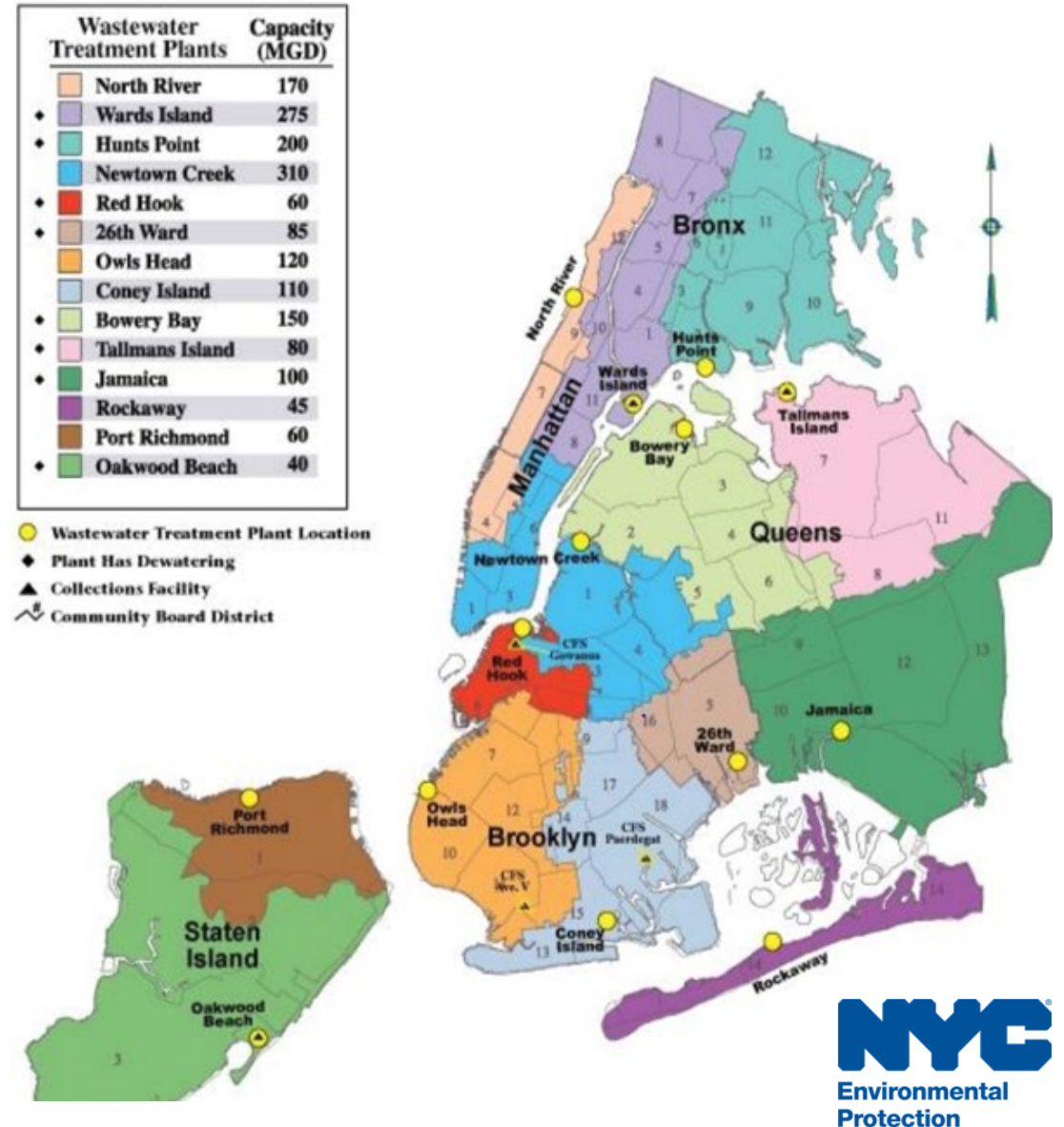
About DEP

Mission

To enrich the environment and protect public health for all New Yorkers by providing high quality drinking water, managing wastewater and stormwater, and reducing air, noise, and hazardous materials pollution.

Vision

To be a world class water and wastewater utility while building a sustainable future for all New Yorkers.



Feasibility Study Overview

- Local Law 31 of 2021 requires DEP to conduct a study to assess the feasibility of constructing a wastewater treatment facility on Rikers Island



Feasibility Study Overview

- **Current Conditions:** The four Upper East River WRRFs were first built in the 1930s. Operating, maintaining and upgrading these facilities to modern standards are not as cost-effective as compared to newer facilities.
- **Rising Challenges:** Continued population growth and a changing climate present new challenges and opportunities for the future of wastewater treatment.
- **Opportunities:** Reimagine Rikers Island with the colocation of a modern consolidated WRRF and green energy infrastructure offers unique opportunities. DEP is evaluating this opportunity to advance our wastewater resource recovery infrastructure for more cost effective operation and sustainable response to today's climate challenges.



Feasibility Study Overview

Project Tasks

1. Project Management
2. Site Assessment, Baseline Information, Studies, Surveys
3. Establish Feasibility Study Guiding Principles
4. Test Case Programs
5. Conceptual Designs
6. Environmental Review and Permitting
7. Feasibility Study
8. Public Outreach

Important Dates

- Feasibility Study Start: April 2022
- Feasibility Study Completion: October 2023
- Local Law Study Due Date: March 2024

Notes

- 4 Consolidation Scenarios
- 100 year Planning Horizon



Progress Update

- Project Kick-off
- Collection of Existing Information
- Conduct Site Visits
- Establish Guiding Principles
- Website in Development
- Conduct Outreach – WW101



LL17: Renewable Rikers Energy Study

Project Update to Bronx Neighborhood Advisory Committee

1 November 2022

Background

- Today we are discussing the Renewable Rikers' Energy Study, as required by LL17
 - LL17 was part of the Renewable Rikers Act, which also required DEP to conduct a wastewater infrastructure study
 - MOCEJ and DEP are working closely together on our respective studies
- Energy Study must be published in the City's Long Term Energy Plan, [PowerUp NYC](#)
 - [PowerUp NYC](#) is an inclusive planning process to identify near-term strategies that put the City on track to meeting our energy and environmental justice goals
 - The Rikers energy study will have its own engagement processes and separate consultant to ensure it receives sufficient attention and care

Energy Study Purpose

+ How this research leads to action

- Creates new frameworks to compare different clean energy infrastructure types and ownership structures
- Supports broader master planning processes by providing insight on the feasibility and benefits of installing a range of clean energy technologies on Rikers
- Equips the Rikers Advisory Committee, City decision makers and community advocates with a better understanding of what's possible
- Provides findings rather than recommendations



Timeline

+ Phase 1: Scoping

- Aug 2022: 1st internal draft of methodology
- Early Sept 2022: Rikers Advisory Committee input
- Late Sept 2022: Final draft methodology incorporating Advisory Committee input

+ Phase 2: Study implementation

- Oct-Nov 2022: Begin conducting study
- Dec 2022: Preliminary findings memo for public feedback
- Jan-Mar 2023: Continue conducting study, incorporating public feedback
- Apr 2023: Publish Rikers Energy Study as a chapter in the Long Term Energy Plan












Key Assumptions

- All existing buildings are demolished
- Installation year: 2030
 - Large-scale energy infrastructure can take many years to develop
 - Multi-step process: Siting, permitting, environmental review and remediation, civil engineering studies, procurement, stakeholder engagement processes
- Only considered uses proposed in the Renewable Rikers Act
 - i.e., wastewater and energy infrastructure
 - The scenarios are modular, so we can assume a certain area reserved for non-energy/water uses
- Assuming current tax incentives and policies (including Inflation Reduction Act)
- Assuming current technology costs
 - Cost of technology generally decreases over time but there may be supply constraints in future

Other Parameters Considered

- **Site Conditions:** Proximity to LaGuardia Airport and Long Island Sound
- **Climate Change Risk and Impacts:** Assessment of climate impacts on available land for clean energy infrastructure and efficiency of generation
- **Infrastructure Upgrades:** Evaluation of infrastructure upgrades and consideration (e.g., transmission, routing) to enable clean energy production and distribution
- **Coordination:** Agencies or departments required for system-wide coordination
- **Ownership Models:** Qualitative evaluation of financial implications of
 - City capital ownership
 - Community solar and community ownership
 - Private third-party ownership
- **Jobs and Other Co-benefits:** Assessment of potential job, pollutant reduction, and community benefits

Renewable Energy Scenarios: Different scales, time horizons

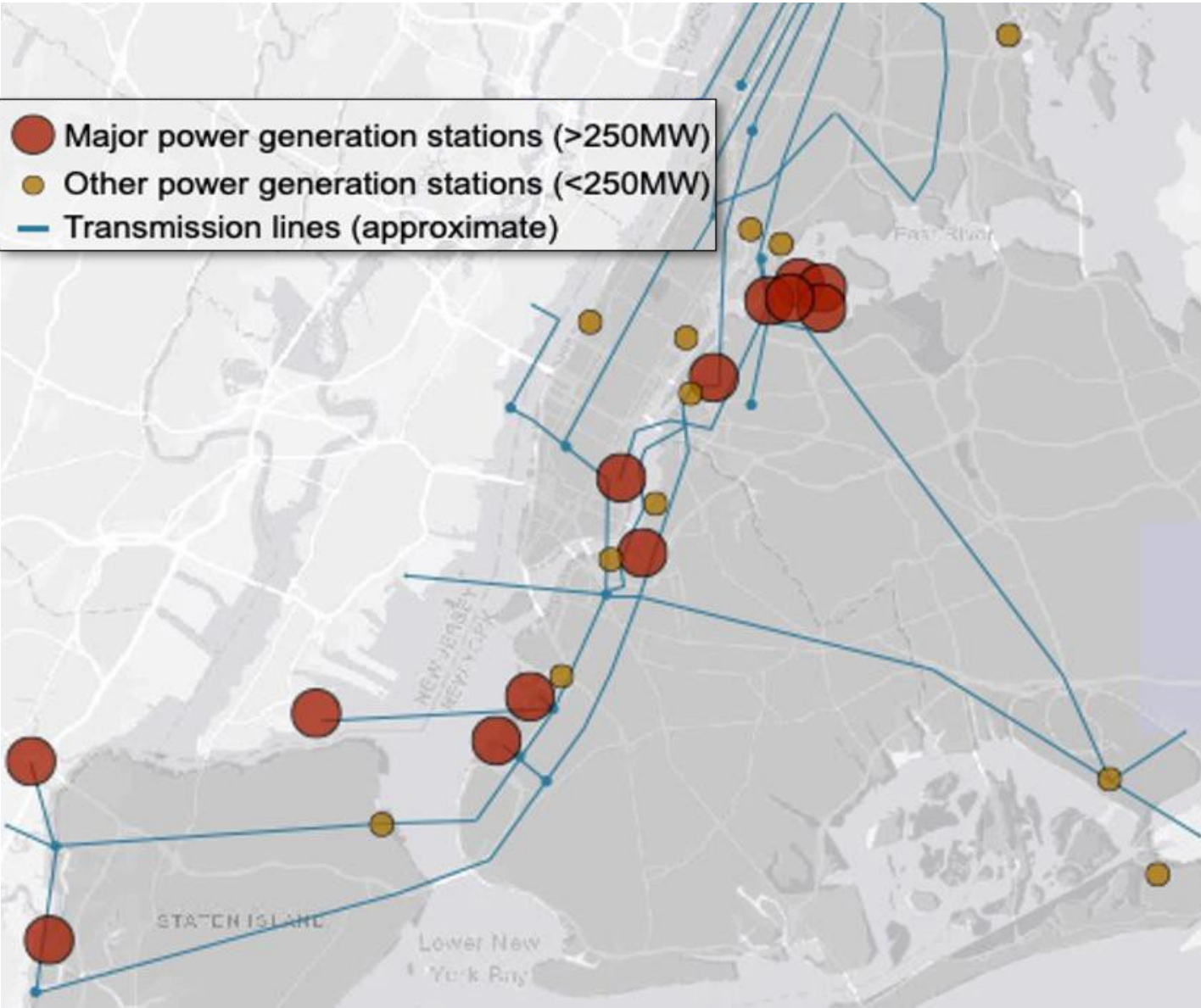
	Local Generation	Offshore Wind (OSW) Interconnection	Maximum Utility
Technologies	 	  	   
Description	Solar and energy storage. Can be scaled up/down depending on other proposed land uses.	Offshore wind infrastructure, solar, energy storage.	Offshore wind infrastructure, solar, energy storage, wastewater facility
Likely Renewable Energy Potential	Minimal <1% of NYC's energy needs	Potentially transformative: 10%+ of NYC's energy needs	Potentially transformative: 10%+ of NYC's energy needs
Time Horizon	Completed within a few years	Completed in many years, with room for additional energy projects to be connected in the coming 1-2 decades	

Renewable Energy Scenarios: Offshore Wind Interconnection












Image source: U.S. Bureau of Ocean Energy Management

Understanding how energy on Rikers can impact NYC's grid



- + We will model the projected impacts of new renewable energy on power plant run times and corresponding pollution reductions.
- + The model also provide an indication of where and when energy storage can most effectively reduce reliance on fossil plants
- + Information from the Rikers Study will feed into PowerUp NYC analyses focused on replacing fossil fuel power plants citywide

Scenario Summary & Key Questions

	Local Generation	Offshore Wind Interconnection	Maximum Utility
Technologies	 	  	   
Footprint			
Renewable Energy Capacity			
Cost (Order of Magnitude)			
Infrastructure Upgrades Needed			
Community Benefits			
Job Creation Potential			
Timeline for Planning			
Agencies Involved			
Clean Energy/Grid Benefits			
Ownership			



Thank you for your input

Ellie Kahn, Senior Policy Advisor, MOCEJ

ekahn@sustainability.nyc.gov



Mayor's Office of Climate &
Environmental Justice

Outside of the Renewable Rikers Energy Study

Figure 14: Locations of NYPA's Small Clean Power Plants



- + NY Power Authority (NYPA) is reviewing the ability to replace some of its power plants with clean battery energy storage
- + NYPA performed a study with the PEAK Coalition, a group of environmental justice advocates
- + NYPA released an RFP for battery energy storage at up to 6 sites, including 2 in the Bronx

36 Opportunities for NYPA to enable its customers to deploy community solar are discussed in the Next Steps section. For more information on renewable development in New York City, see: NREL, Expanding Community Shared Solar in NYC: Analysis of Barriers and Policy Pathways, February 2019, <https://www.nrel.gov/docs/fy19osti/72186.pdf>.

Source: [NYPA Small Clean Power Plant Adaptation Study \(2022\)](#)



The Bronx

Q & A



NYC Criminal Justice

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Thank You

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