



Borough-Based Jails 紐約市城區拘留所項目

Neighborhood Advisory Committee Meeting Dismantle & POA Updates

鄰里通訊委員會會議 拆除和協議諮詢

July 28, 2022



MN Manhattan Dismantle 曼哈頓拆除項目

Agenda

議程

- 1 BBJ Program Summary Dismantle
城區拘留所拆除項目摘要
- 2 Dismantle Project Updates 拆除項目最新進展
- 3 POA Updates 協議最新消息
- 4 Q&A 問答時間

Manhattan

BBJ Program Summary

曼哈頓城區拘留所項目摘要

Program Summary 項目摘要

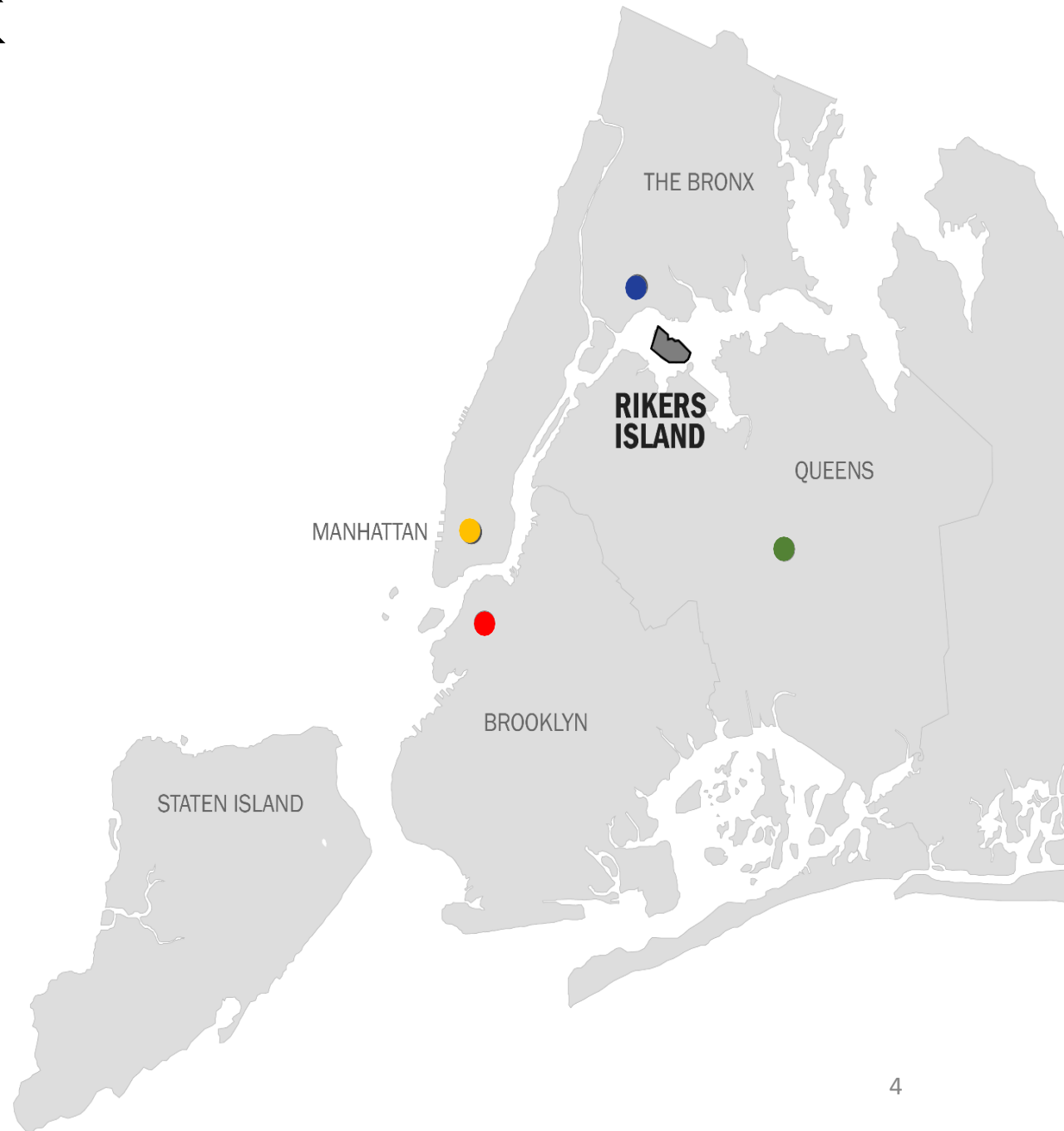
Close the jails on Rikers Island and borough facilities

關閉雷克島拘留所和現市內拘留所

Replace with a **smaller, safer, fairer** system:

建立更小、更安全、更公平的系統：

- **Four borough-based sites (Manhattan, Brooklyn, Queens, and The Bronx)** 四個城區拘留所項目：曼哈頓、布魯克林、皇后區和布朗克斯區
Currently NYC has 8 facilities on Rikers Island and the Vernon C. Bain Center in the Bronx ("The Barge")
目前紐約市有8 所現役拘留所在雷克島和布朗克斯的弗農貝恩中心(駁船)
- **Continued focus on re-entry and culture change**
注重重返社會(re-entry)服務和拘留所文化改革



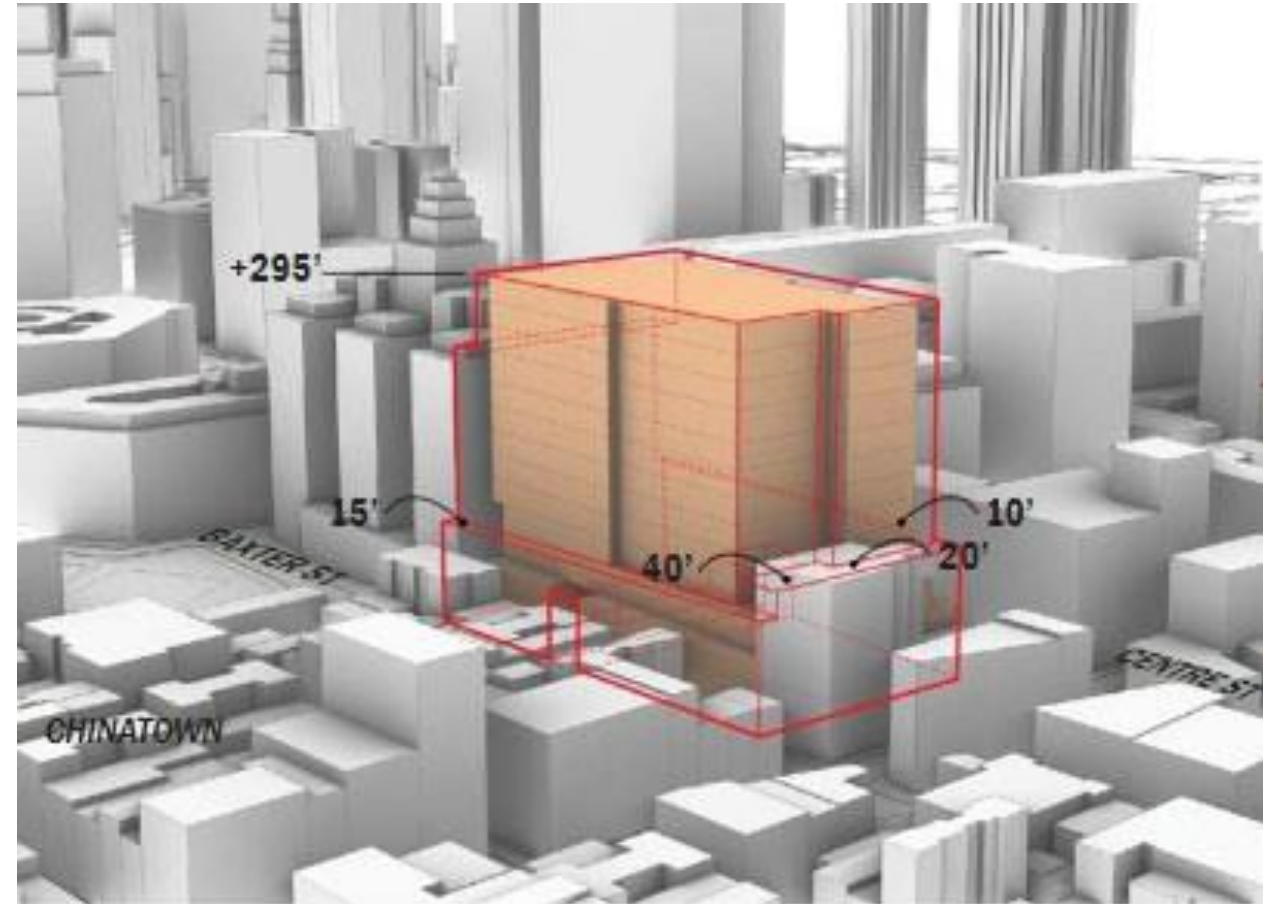
Manhattan BBJ Requirements 曼哈頓城區拘留所要求

ULURP Requirements

- Approximately 15 stories, max height 295'
大約 15 層，最高限 295 英尺
- 20,000 sf community and commercial space
20,000 平方英尺的社區和商業空間
- 125 below-grade accessory parking spaces
125 個地下附屬車位
- White Street pedestrian arcade 白街步行街

Program Requirements

- Contains 886 beds 包括 886 個床位
- On-site services and programming, including medical facilities
咨詢服務與策劃，包括醫療服務。



ULURP massing diagram for illustrative purposes only

Manhattan

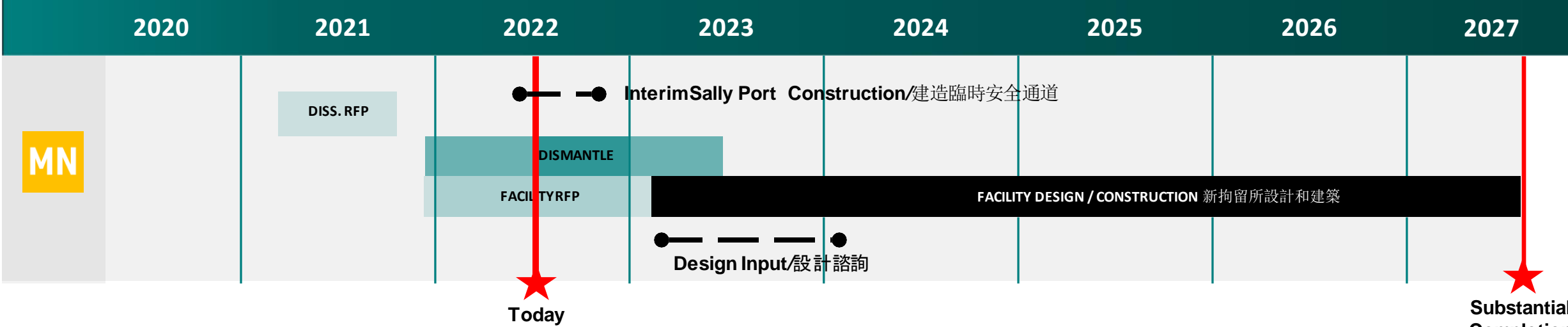
Dismantle Project Updates

拆除項目最新進展

Manhattan Site Schedule Update

曼哈頓工地時間表

Note: Final schedule may be adjusted pending overall market response.
 Note: Substantial completion dates are under analysis

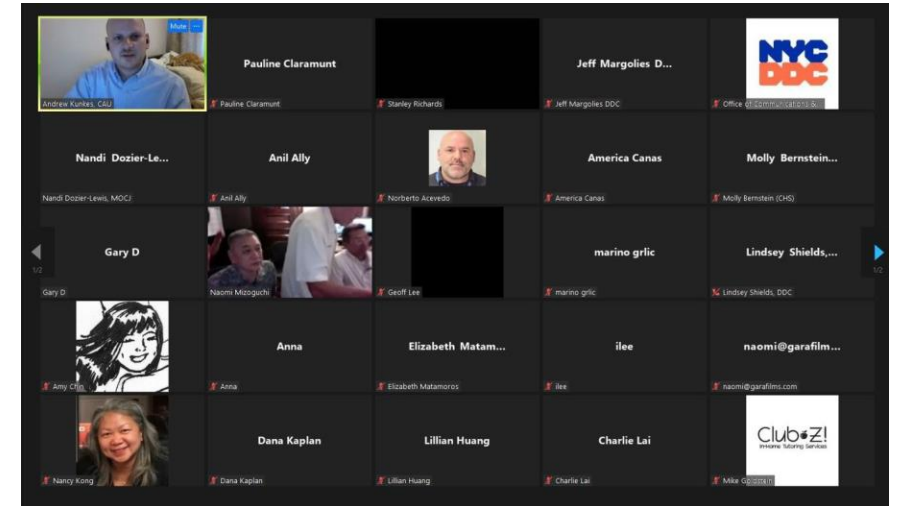


Key Dates	
Dismantle Notice to Proceed / 拆除開工通知	December 2021 (12/2021)
Interim Sally Port Construction / 臨時安全通道工程	June - October 2022 (6-10/2022)
Dismantle Completion / 拆除完成	Q2 2023 (2023年第二季度)
Facility RFP Release / 新拘留所發布招標書	December 2021 (12/2021)
Facility Design-Build Notice to Proceed (Design Starts) / 新拘留所開工通知 (設計開始)	Q1 2023 (2023年第一季度)
Facility Completion / 新拘留所完工	Q3 2027 (2027年第三季度)

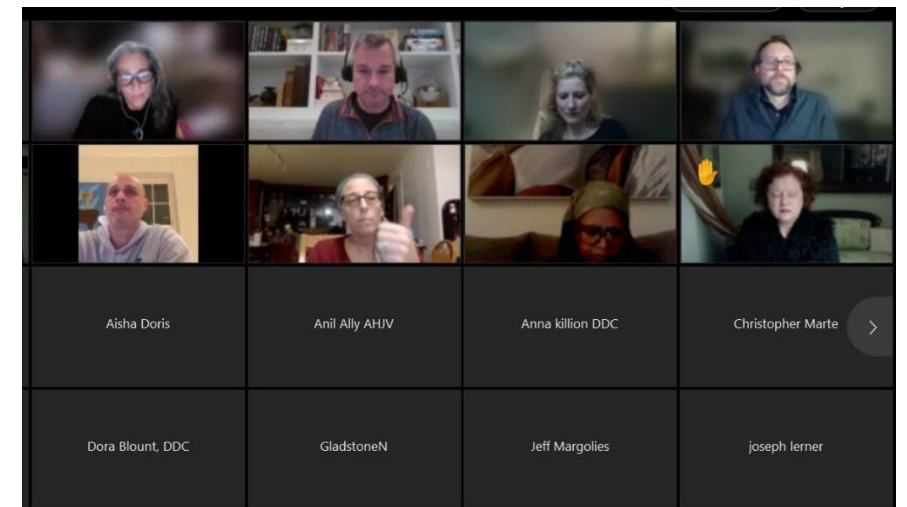
Substantial Completion
 實體完成
 +
Sally Port Removal
 臨時安全通道
 拆除

Community Engagement 社區參與

Groups and Activities	Date
Community Board 1/第一社區委員會	1/21/21
Neighborhood Advisory Committee (NAC)/聯合參與人員	1/25/21
Community Board 1 Land Use Committee/第一社區委員會	2/8/21
Neighborhood Advisory Committee (NAC)/聯合參與人員	5/24/21
Community Board 1 Quality of Life Committee/第一社區委員會	6/10/21
Neighborhood Advisory Committee (NAC)/聯合參與人員	9/20/21
Community Board 1 Land Use Committee (Sally Port Presentation)/第一社區委員會	12/13/21
Community Board 1 Full Board (Art Removal and Percent for Art)/第一社區委員會	12/21/21
<hr/>	
Manhattan Council Member District 1 Briefing /曼哈頓第一區議會簡報	1/18/22
Manhattan Borough President Briefing/曼哈頓區長簡報	1/18/22
Community Board 1 Quality of Life Committee (Dismantle and Interim Sally Port)	1/19/22
Chinatown Stakeholders Briefing/唐人街社區簡報	1/26/22
Community Board 1 Land Use Committee (Dismantle and Interim Sally Port)	2/7/2022
Community Board 1 Executive Committee (Dismantle, Interim Sally Port, and Safety and Environmental Plans)/第一社區委員會	2/17/2022
Community Board 1 Quality of Life Committee (Dismantle and Interim Sally Port)	4/20/22
Chinatown Stakeholders Briefing (Dismantle and Interim Sally Port)	4/28/2022
Community Board 1 Land Use Committee (Interim Sally Port)/第一社區委員會	5/9/2022
Community Board 1 Quality of Life Committee (Dismantle)/第一社區委員會	6/22/2022



Manhattan NAC Meeting, September 2021



Manhattan Community Board 1, February 2022

Upcoming Community Meetings 即將舉行的社區會議

Neighborhood Advisory Committee 鄰里通訊委員會會議	Quarterly 季度
Community Board Presentations 社區委員會簡介	Ongoing through design and construction 設計和施工(進行中)
Leadership and Civic Associations 領導與公民組織簡介	Ongoing Chinatown Stakeholders Briefing 唐人街社區簡報(進行中)

Community Resources During Construction

建設期間的社區資源



BBJ Website / 城區拘留所網站
<https://rikers.cityofnewyork.us/>



Designated Phone Number/專線
電話號碼



Weekly Look Ahead/工程周報



72-Hour Advisories for Impactful
Construction Activities/有關受到工
程影響的72小時通告



Community Construction Liaison & Field
Office / 社區聯絡員辦公室地址

Pauline Chan Manhattan BBJ CCL 陳小姐
電話: (646)-627-0963 / 電郵: Manhattanbbjcccl@gmail.com

Multilingual – Mandarin, Cantonese and English
(會講粵語、國語和英文)

辦公地址: 唐人街 **110 Walker Street**

辦公時間: **Monday – Friday 7:00am - 3:30pm**
週一至週五 早上7點到下午3點半



Environmental Monitoring Factsheets 環境監測概況介紹

- The Borough-Based Jails (BBJ) project team is committed to ensuring there is limited impact during our construction activities requiring the Design Builders not just to comply but go above and beyond the required New York State and City requirements.
- Borough-Based Jails (紐約市城區拘留所項目，簡稱BBJ) 團隊致力於確保在施工期間對周邊社區作出有限的影響，要求設計建造團隊不僅嚴格遵守環境保護法規，而且要比紐約州和市的法定要求更高。
- Environmental Monitoring Factsheets including specific information about Air Quality, Noise and Vibration Monitoring are available to the public online and at the BBJ CCLs offices.
- 網站和社區聯絡員辦公室會向公眾提供環境監測概況介紹單張；包括有關空氣質量，噪音和振動監測的具體信息。

BBJ Environmental Monitoring

The Borough-Based Jails (BBJ) project team is committed to ensuring there is limited impact during our construction activities requiring the Design

Oversight Team
Oversight for the environmental monitoring program is multi-tiered and includes checks and balances between several agencies and entities.

Air Quality Monitoring

Community health and safety are extremely important to the City of New York. The Borough-Based Jails (BBJ) project team is committed to ensuring there is limited impact on nearby air quality during our construction activities. The BBJ requires the Design Builders not just to comply but go above and beyond the required New York State and City requirements.

Steps to control dust and limit emissions during construction.
To protect air quality, preventive measures during daily construction activities are being taken, and will be increased if monitoring machines indicate additional

Vibration Monitoring

Community health and safety are extremely important to the City of New York. The Borough-Based Jails (BBJ) project team requires design-builders to implement a Vibration Monitoring Plan to monitor and minimize vibration from construction related activities not just to comply but go above and beyond the required New York State and City requirements.

Steps to monitor vibration during construction.
To ensure vibration levels are not impactful, preventive measures are being taken during daily construction activities, and will increase these measures if monitoring

Noise Monitoring

Community health and safety are extremely important to the City of New York. The Borough-Based Jails (BBJ) project team is ensuring that noise from construction will be intermittent and of limited duration, and total noise levels will not rise to the level of a **significant adverse noise impact***. The BBJ requires the Design Builders not just to comply but go above and beyond the required New York State and City requirements.

Noise around the construction activities is being monitored.
Sound level meters are located on-site to monitor and ensure noise levels comply with New York City's noise codes (Local Law 11.3). During construction maximum noise level cannot exceed the following:

- **7:00 AM to 6:00 PM weekday:** 80 A-weighted decibels (dBA) as measured 50 or more feet from the source or sources at a point outside the property line or on a public right-of-way.
- **6:00 PM to 7:00 AM and weekend, if a permit is obtained:** 70 dBA as measured 50 or more feet from the source or sources at a point outside the property line or on public right-of-way, or an increase of 7 dBA above ambient (baseline), whichever is higher.
- **During construction and/or container and material handling:** 10 dBA above the ambient level as measured at any point within a receiving property or as measured at 15 feet or more from the source on a public right-of-way.

WHAT IS BEING MEASURED
Decibels (dBA) level
Adjusted measurement of noise that considers the sensitivity of the human ear to the various sound frequencies that we can hear. A normal conversation corresponds to 60 dB, a heavy traffic to 85 dB, and a concert to 120 dB.

Decibel Scale

Sound level meter installed outside

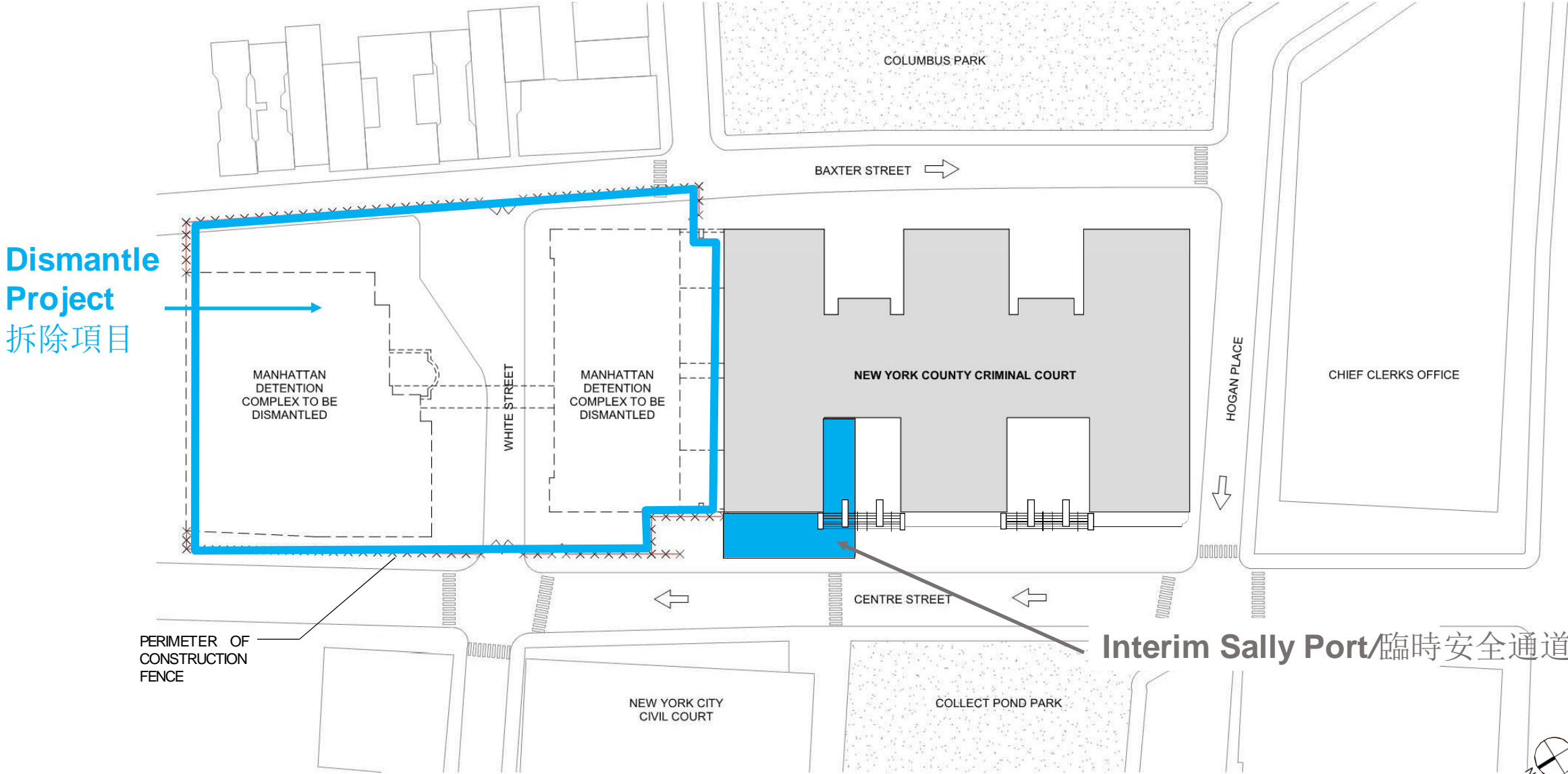
Steps to monitor noise during construction.
To ensure noise levels are respected, preventive measures are being taken during daily construction activities, and will be increased if monitoring devices indicate additional action is needed.

Measures to reduce and control noise:

- Use mufflers on construction equipment (dump trucks, concrete mixers, excavation equipment, generators, trucks removing soil, etc.)
- Install noise monitoring stations distributed across the site.
- Perform initial background readings of all noise stations one week before construction activity in the area begins.
- Use absorbing materials placed around areas of noise generation (i.e., installing mass-loading vinyl or noise curtains.)
- Minimize truck idling or staging trucks within the site.
- Lowering debris into trucks in lieu of dropping.
- Utilize densifying attachments rather than impact hammers for slab dismantle.

***DEP defines significant adverse noise impact as the increase of 15 dBA or more for prolonged duration of 12 consecutive months or more or increase of 20 dBA or more for prolonged duration of 3 consecutive months or more.**

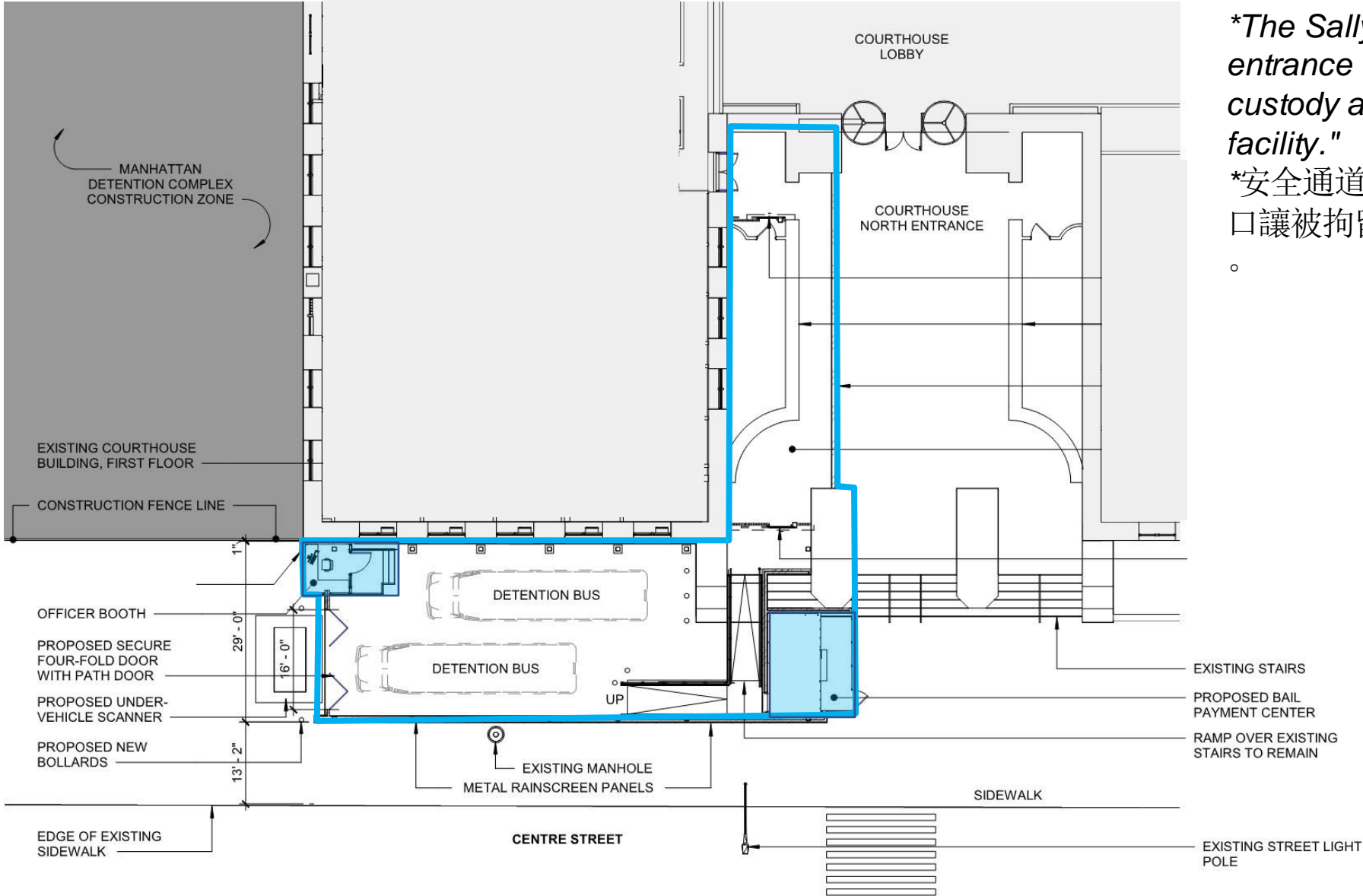
Overview of Dismantle Activities 拆除活動概況



Dismantle Project
拆除項目

Interim Sally Port / 臨時安全通道

Interim Sally Port Floor Plan & Definition 臨時安全通道平面圖和定義



The Sally Port is a secure entrance where people in custody are brought into the facility.
 *安全通道是一個安全的入口讓被拘留人氏被帶入設施

o



PROPOSED

Project Schedule Milestones 進度里程碑

Milestone/里程碑	Estimated Dates / 預計日期
Site Assessment and Surveys /現場評估和調查 (Verification of existing building conditions /核實現有的土壤情況)	January - July 2022 (1/2022 - 7/2022)
Interim Sally Port Construction /臨時安全通道工程	June - November 2022 (06/2022 - 11/2022)
Mobilization / Site Fencing 搬運/場地圍欄 (Site fencing, sidewalk shed installation, field office)	April - May 2022 (Completed) (04/2022 - 05/2022 <已完工>)
Internal work – make ready space and abatement (Abatement work in North and South tower, minor noise) 內部工作：準備空間和有害物質處理(清空北面和南面大樓, 輕微的噪音)	June – December 2022 (06/2022 - 12/2022)
Dismantle Work (Additional detail to be provided in next notifications) 拆除工程 (更多細節將在下一次通知中提供)	August 2022 - July 2023 (08/2022 - 07/2023)

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

INFORMATIONAL PURPOSES ONLY

Dismantle Approach and Concept / 拆除方法和概念

Preparation Phase: 準備階段

January 2022 – August 2022* (1/2022-->8/2022)

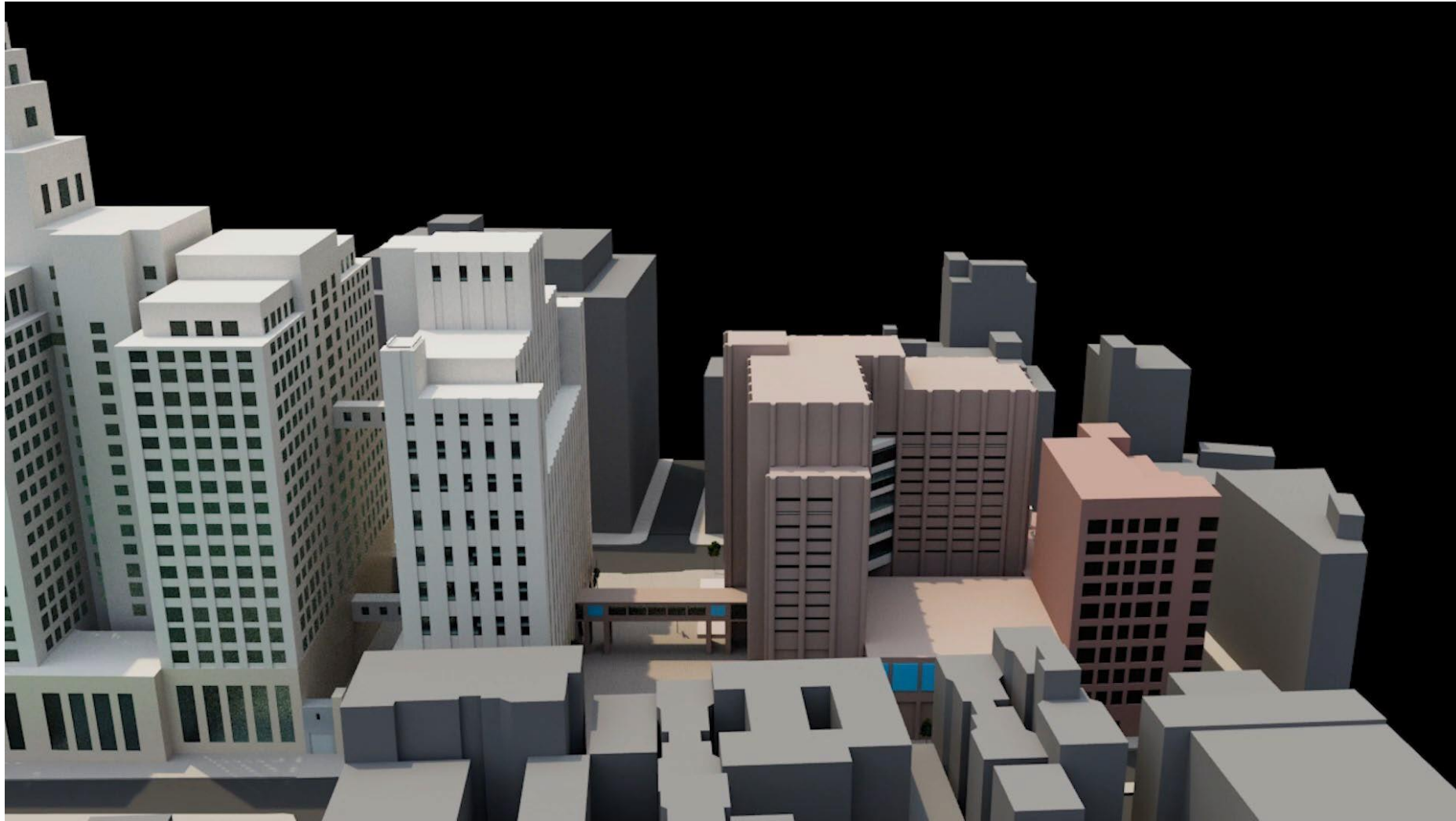
- Permits申請許可證
- Artwork removal & storage 藝術品移動和儲存
- Swing space fit out 臨時空間內部專修
- HazMat, Sampling, Analysis and Removal 有害物質,採樣,分析和移除
- Interior, non-structural removals 內部非結構性拆除
- Standpipe modifications 豎管系統改造
- HABS & CPP Documentations 歷史建築測量與施工保護計劃
- Temporary electric service 臨時電力服務
- Sidewalk shed, construction fence, scaffolding and construction hoist 人行道棚, 施工圍欄, 施工腳手架搭設和施工升降機
- Vibration, noise and dust control systems 振動, 噪聲和粉塵控制系統

Structural Dismantle Phase: 結構拆除階段

August 2022 – July 2023* (8/2022 --> 7/2023)

- Hoist equipment to roof 將設備吊裝到屋頂
- Structural dismantle - hand methods and mechanical 結構拆除-手工和機械拆除

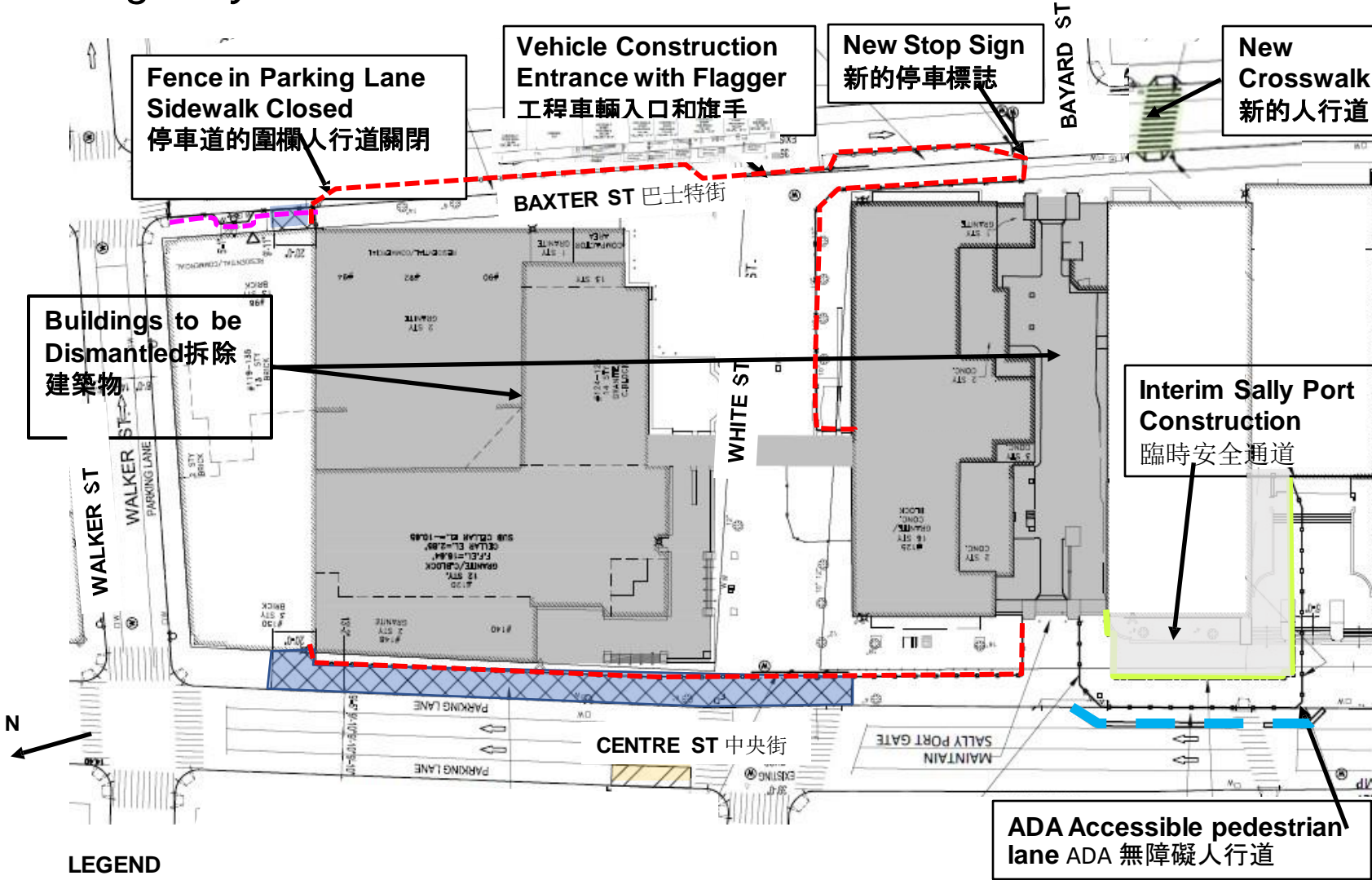
Dismantle Simulation Video 拆除模擬視頻



Dismantle Site Layout (Phase 1 - COMPLETED)

拆除計劃 (第1階段 - 已完成)

During Sally Port Construction 臨時安全通道工程



1) Fencing has been completed and coordinated with DOT and minimizes impacts to surrounding streets. 1) 圍欄已完成並與DOT協調，並將對周圍街道的影響降至最低。

- White Street between Baxter Street and Centre Street closed until Facility project completion Q3 2027
- Sidewalk shed installed in Centre Street
- Sidewalk closure on the west side of Baxter Street between Walker Street and Bayard Street. Pedestrian circulation rerouted to the east sidewalk
- New pedestrian crossing installed at Bayard Street. New vehicular traffic control (Stop Sign) added just before Bayard Street.
- 在 Baxter Street/巴士特街 和 Centre Street/中央街 之間的 White Street 將關閉直到 2027 年第三季度設施項目完成。
- 人行道棚安裝在 Centre Street/中央街。
- 位於 Walker Street 和 Bayard Street/擺也街 之間的 Baxter Street/巴士特街 西側的人行道關閉。
- 人行道改道至東邊人行道。在 Bayard Street/擺也街安裝新的人行橫道。在 Bayard Street 前增加了新的車輛交通管制（停車標誌）。

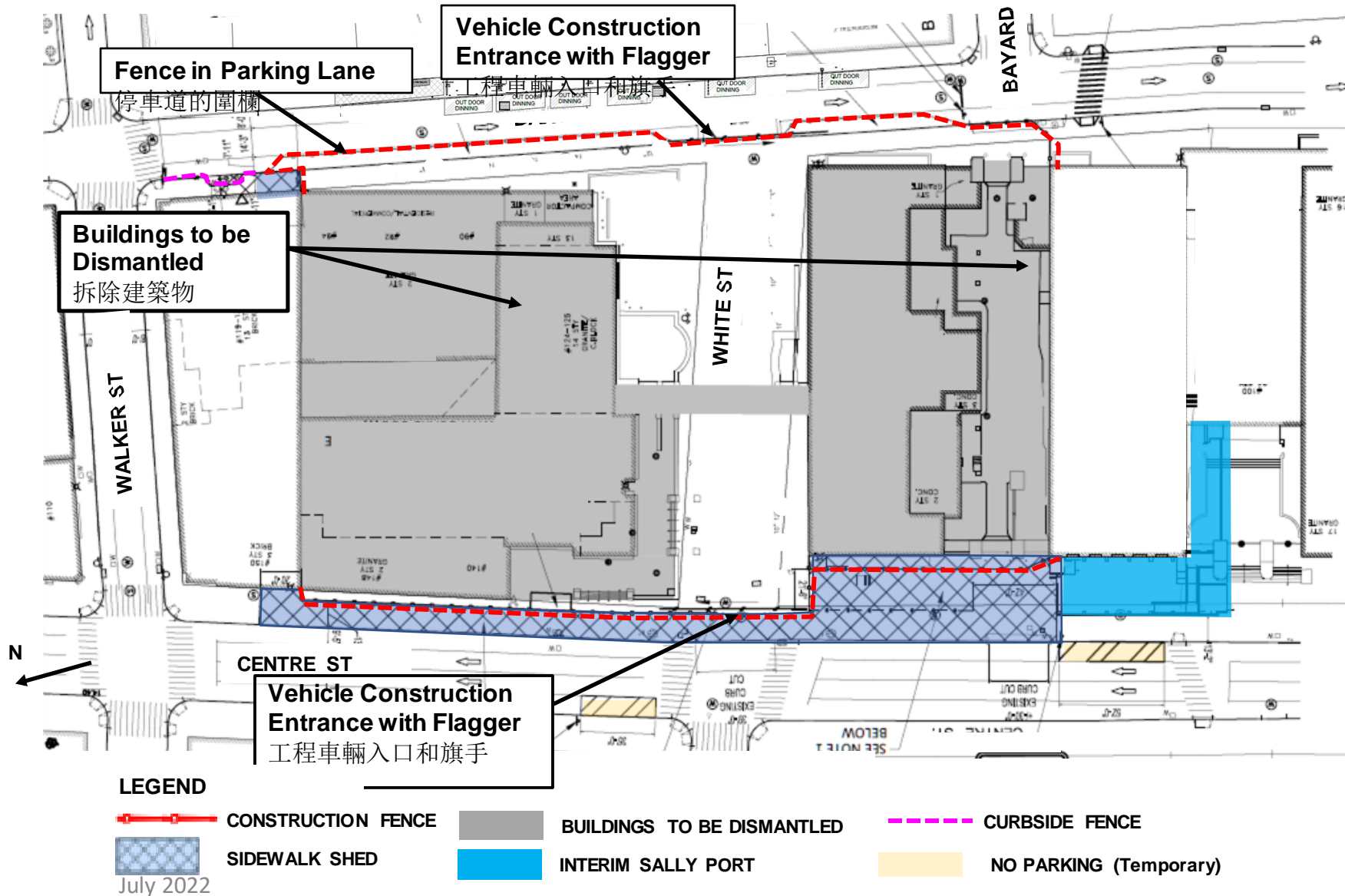
LEGEND

- | | | | | | | | |
|--|--------------------|--|---|--|-------------------------|--|---|
| | CONSTRUCTION FENCE | | BUILDINGS TO BE DISMANTLED | | NEW CROSSWALK COMPLETED | | CURBSIDE FENCE |
| | SIDEWALK SHED | | JERSEY BARRIER IN PARKING LANE (DURING SALLY PORT CONSTRUCTION) | | NO PARKING (Temporary) | | CONSTRUCTION FENCE (DURING SALLY PORT CONSTRUCTION) |

June 2022

Dismantle Site Layout (Phase 2) 拆除計劃（第2階段）

After Sally Port Construction 臨時安全通道工程後



Dismantle of MDC towers to begin in August. Early August activities to include pipe scaffold & crane installation.

將於2022年8月開始拆除曼哈頓現有拘留所中心(MDC Towers)。八月初的活動包括安裝管道架和起重機。

Dismantle Progress Photos 拆除進度照片



Site Protection Fence to the New Interim Sally Port (7/21/2022)
臨時安全通道保護圍欄(7/21/2022)



Site Protection Fence on Centre Street (7/21/2022)
Centre Street/中央街保護圍欄(7/21/2022)

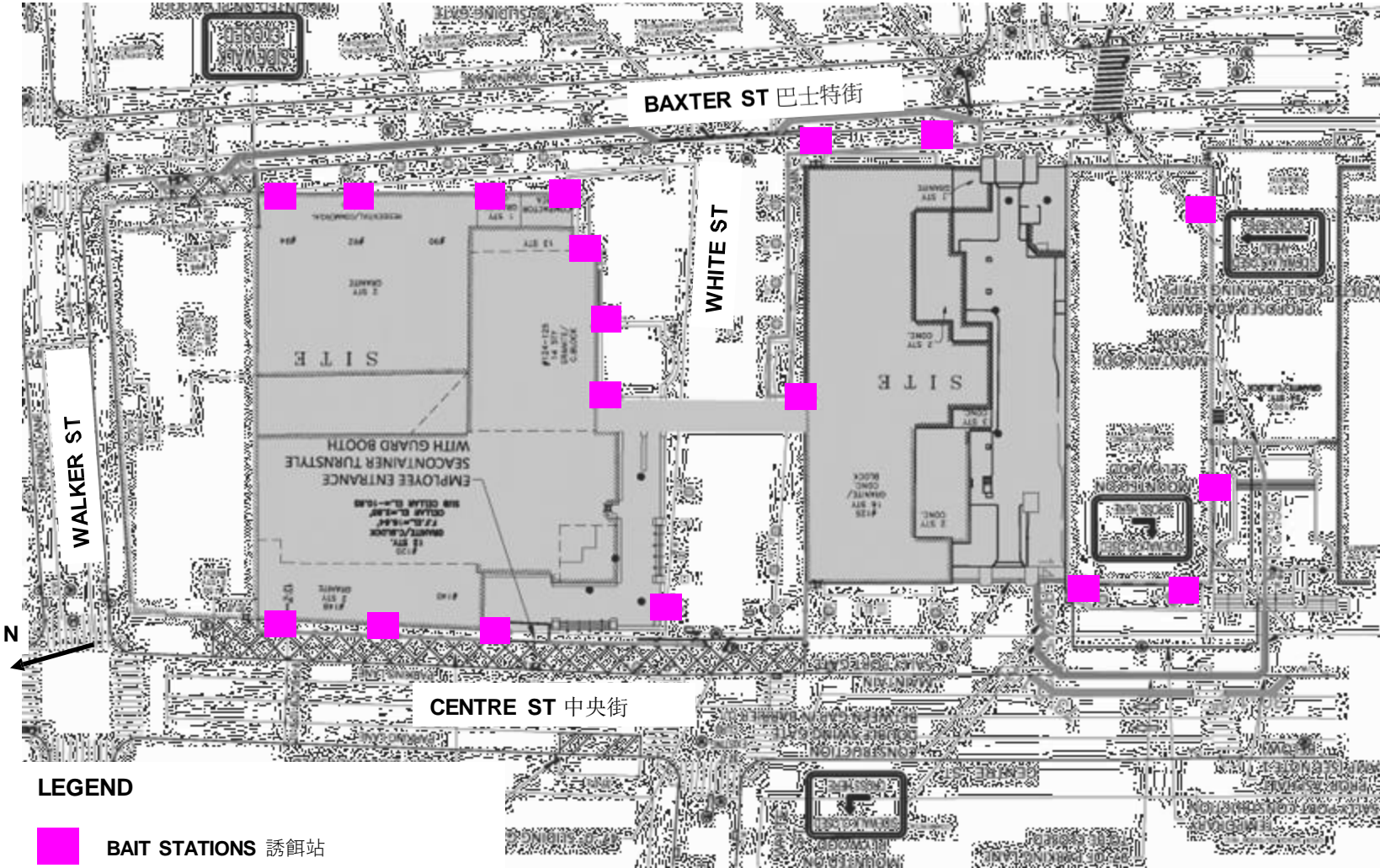


Construction Fencing on Baxter Street (7/21/2022)
Baxter Street/巴士特街施工保護圍欄(7/21/2022)

Rodent and Pest Control 害蟲和鼠類防治控制

Construction contracts at the Manhattan Site include provisions for a rodent control program in accordance with NYC DOH protocols. The Design-Build team will:

- Retain the services of a NYC DOH approved rodent and pest control specialist. NYC DOH will generate a letter of acknowledgment once the pest control firm has completed their evaluation of the site and we will furnish this acknowledgment to NYC DOB of part of the dismantle permit approval process.
- Rodent control placed within the construction site has been implemented and is being monitored. All bait stations will not be accessible to the public.
- Rodent control firm will perform monthly inspections for the duration of the project to replenish bait stations and traps.



曼哈頓工地的施工合同包括根據 紐約市衛生局(NYC DOHMH) 協議規定的害蟲和鼠類防治控制計劃。設計-建造團隊將提供以下防治：

- 聘請紐約市衛生局(NYC DOHMH) 批准的害蟲和鼠類防治專家的服務。 害蟲和鼠類防治公司完成場地的評估後, 紐約市衛生局(NYC DOHMH) 將提供一封確認函, 我們將向紐約市樓宇局(NYC DOB) 提供拆除許可批准程序的確認函。
- 建築工地內的害蟲和鼠類防治控制已實施並正在監測中。 所有誘餌站均不對公眾開放。
- 害蟲和鼠類防治控制公司將在項目期間進行每月檢查, 以補充誘餌站和陷阱。

**Note: Locations are subject to change during dismantle process.*

Environmental Monitoring Updates 環境監測概況

The BBJ team will provide quarterly environmental monitoring updates at Community Board and Neighborhood Advisory Committee (NAC) meetings and post quarterly reports on the website <https://rikers.cityofnewyork.us/>. 紐約市城區拘留所項目(簡稱BBJ)團隊將在社區委員會和鄰里諮詢委員會(NAC)會議上提供季度環境監測更新,並在網站<https://rikers.cityofnewyork.us/>上發布季度報告。

Vibration Monitoring 振動監測

- MTA Monitor plan has been implemented. MTA 監控計劃已經實施。
- Pre-Construction existing survey is ongoing. 施工前調查正在進行中。

Noise Monitoring 噪音監測

- 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. 當顆粒物(PM)、分貝(dBa)或振動速度(ips)數值接近行動級別時,紐約市城區拘留所項目(簡稱BBJ)施工管理團隊、項目承包商和環境專家會收到即時警報。

Air Quality Monitoring 空氣質量監測

- 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. 行動水平(Action Level)設定在允許暴露水平(PEL)以下。當達到行動水平(Action Level)時,對施工活動進行評估,承包商立即採取行動,在達到允許暴露水平(PEL)之前採取措施控制粉塵和排放。



Vibration monitor installed in basement



Sound level meter installed outside on sidewalk

Manhattan

Points of Agreement Updates (POA) 協議最新消息

City-Wide Points of Agreement Overview 全市協議概覽

A total of 25 City-Wide Criminal Justice Reform Investments Points of Agreement, including:
共有 **25** 個全市刑事司法改革投資協議，包括：

Facility Size and Program 設施規模和計劃

Reduced height and density of facilities 降低設施的高度和密度

~40% of units in the new system will be **dedicated therapeutic units** 新系統中 **40 %**的單位將是治療專用床位

Administrative space for community-based providers and space for **services/programming in every housing unit**

提供社區服務人員的行政空間；每個住房單元提供服務/規劃空間

Design Review 設計回顧

Design engagement workshops with community members 與社區成員一起參與設計研討會

Regular updates on delivery schedule, design and construction 定期布設計和施工時間表進展

Justice Investments 司法投資

Expand and fund **Supervised Release** to ensure safe and fair implementation of bail reform 擴大並資助"監督釋放"基金, 確保實施安全和公平的保釋改革

Increase **Alternatives to Incarceration (ATIs)** funding to serve at least **7,300 people per year** 增加"監禁替代"方案 (ATI) 基金為每年至少**7,300** 人提供協助

Reduce gun violence by expanding **Cure Violence** programs 擴大"治療暴力"項目,減少槍支暴力

Enhance **reentry and discharge planning** services available to everyone leaving city jails 加強重返社會和出獄規劃服務

Implement plan for restorative justice training at every middle school, and Social Emotional Learning (SEL) at every elementary school 在每所中學實施司法培訓計劃, 在每所小學實施社會情緒學習 (SEL)

Manhattan Points of Agreement Overview 曼哈頓協議概覽

A total of 17 Manhattan- Specific Points of Agreement, including:共有 17 個曼哈頓特定協議點，包括：

Built form and neighborhood context of the facility

設施的建成形式和鄰里環境

- Reduced Height and Density of the Facility /降低設施的高度和密度
- Provision of Community Facility or Commercial Space /提供社區設施或商業空間
- Design Consultation /設計諮詢
- Parking /停車處
- Move Vehicular Entrance from Baxter Street to Centre Street /車輛入口從 Baxter Street 移至 Centre Street

Community Concerns During Construction

施工期間的社區問題

- Community Construction Liaison (CCL) /社區建設聯絡員
- Protecting Trees and Open Space /保護樹木和開放空間
- Air Quality and Noise Monitoring /空氣質量和噪音監測
- Traffic Mitigation and Construction Transportation Monitoring Plan /交通減緩和施工運輸監測計劃
- No staging in open space resources /在開放空間沒有建築台
- Scaffolding /建築搭架

Investments in cultural and community institutions

對文化和社區機構的投資

- Provision of Community Facility or Commercial Space /提供社區設施或商業空間
- Upgrades in Columbus Park /哥倫布公園升級
- Senior Housing Preservation Plan /老年人住房保護計劃
- Funding enclosure of Chung Pak terrace /資助松柏露台的圍牆
- Relocation assistance to small businesses /為小型企業提供搬遷援助

Local community programs 社區計劃

- Install a Lift/Elevator at 70 Mulberry Street / 在 70 Mulberry Street 安裝電梯/升降機

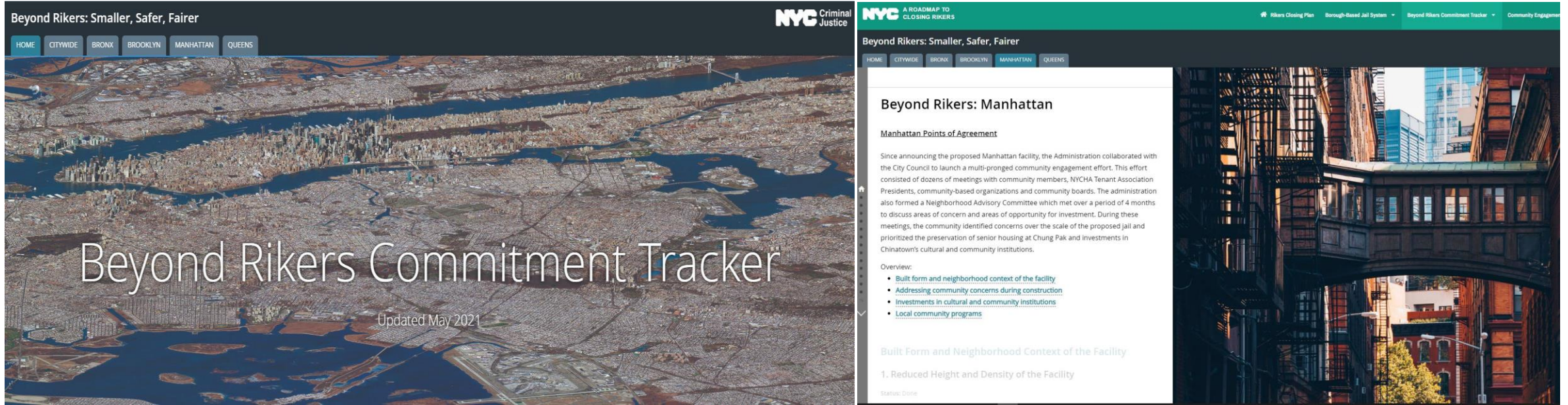
Manhattan POA Commitments Updates 曼哈頓協議承諾新消息

Lead Agency	POA Item #	POA 2022 Update	Status 2022
DDC	3. Design Consultation / 設計諮詢	The City will continue to meet regularly with Council Members in each of the respective districts where a facility will be located. The City will also continue to hold quarterly NAC meetings in Queens, Brooklyn, the Bronx and Manhattan. DDC and the Project Management Consultant (PMC) have held hands-on design engagement workshops in Queens, Manhattan, the Bronx and Brooklyn.	In progress
DDC	6. Construction Coordination / 施工協調	Community Construction Liaison: Pauline Chan CCL Mobile: (646) 627 0963 Email: ManhattanCCL@bbjnyc.com CCL Office: 110 Walker Street, New York, NY 10013	Done with Ongoing work
DCLA	12. Support the acquisition and construction of a permanent museum and a new performing arts space at 215 Centre Street 在中央街 215 號收購和建設一個永久性博物館和一個新的表演藝術空間	Acquisition is still in process.	Delayed
DPR	13. Invest in upgrades in Columbus Park / 哥倫佈公園升級	Project is now fully funded. Design is expected to be completed by the summer of 2023	In progress

Manhattan POA Commitments Updates 曼哈頓協議承諾新消息

Lead Agency	POA Item #	POA 2022 Update	Status 2022
HPD	14. Senior Housing Preservation /住房保存	HPD closed on a preservation loan through the HUD Multifamily on July 1, 2021. The scope of work included HVAC upgrades and window replacements to mitigate impacts of the adjacent jail site demolition and construction.	Project closed on HPD loan
HPD	15. Improvement of Chung Pak Outdoor Terrace /改善松柏戶外露台	The roof enclosure was included in the HPD preservation scope. In order to accommodate the roof enclosure, a Mayoral Zoning Override (MZO) was required. The MZO was finalized and signed in December of 2021.	The HPD preservation loan included costs to complete the roof enclosure.
DCAS	16. Rent credits to be issued to Chung Pak and relocation assistance for small business tenants /向松柏發放租金抵免和為小企業租戶提供搬遷援助	DCAS is working with Chung Pak to negotiate buy outs and relocation for the remaining small business tenants.	In Progress Prior to NTP (define term) for work at Manhattan Site.
DCAS DDC	17. Install a lift/elevator at 70 Mulberry Street 在 70 Mulberry Street 安裝電梯/升降機	Following the fire at 70 Mulberry, the City has committed to construction of a new building which will include an elevator and be accessible for all people.	In Progress

Manhattan POA Commitments Updates 曼哈頓協議承諾新消息



Beyond Rikers Commitment Tracker 雷克島網站

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

Manhattan

Q & A

提問時間



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails | NAC

Thank You 謝謝



MN Manhattan Dismantle