



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Manhattan CB1 Quality of Life Committee Dismantle Updates

April 19, 2023



MN Manhattan Dismantle

April 2023

Agenda

- 1 What We've Heard
- 2 Dismantle Project Updates
- 3 Community Engagement and Resources
- 4 Q&A

What we heard

- 1) Question about whether the project budget has changed
- 2) Request for updates on FOIL requests
- 3) Request for environmental monitoring updates (slides 10-11).
- 4) Confirmation of rodent control on BBJ site (slide 12)
- 5) Concern about night work
- 6) Questions on how the City is lowering the jail population & if there is a “Plan B”
- 7) Request for the City to consider adaptive reuse and pause dismantle
- 8) Question of which City Council Committee oversees the BBJ Program

Manhattan

Dismantle Project Updates

Project Schedule Milestones

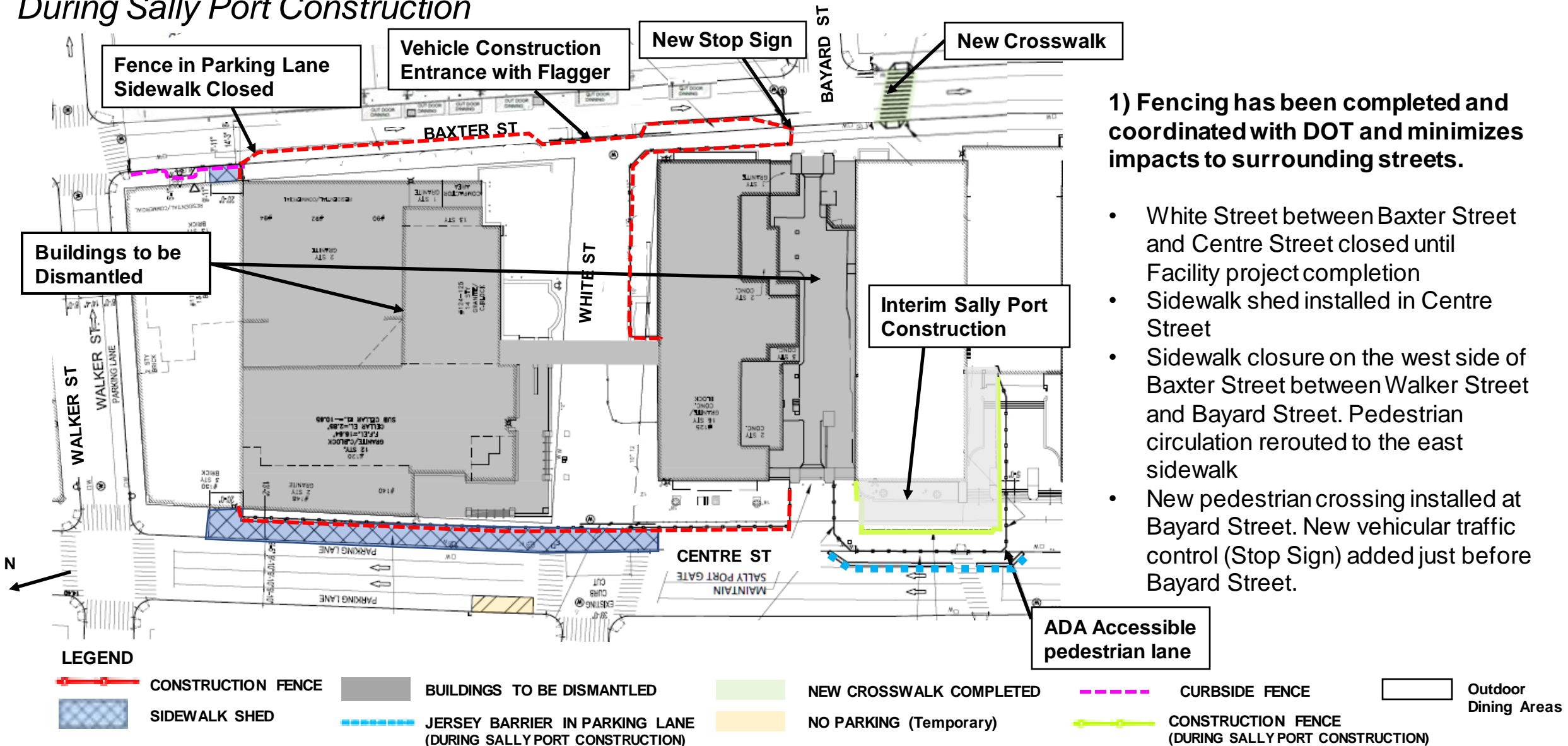
Milestone	Estimated Dates
Site Assessment and Surveys (Verification of existing building conditions)	January – July 2022 (Completed)
Mobilization / Site Fencing (Site fencing, field office)	April – May 2022 (Completed)
Interim Sally Port Construction	June 2022 – May 2023
Internal work – make ready space and abatement (Abatement work in North and South tower, minor noise)	June 2022 – May 2023
Dismantle Work (<i>Details below</i>):	December 2022 – April 2024
• White Street Bridge and Towers Dismantle	January 2023 (Completed)
• Water disconnection & Centre Street Sidewalk Shed (Noise, vibration and street and sidewalk closure impacts)	March 2023 (Completed)
• Chung Pak Rooftop Protection Installation & Baxter Street Sidewalk Shed (Noise and street and sidewalk closure impacts)	March 2023 (Completed)
• Interior Soft Dismantle (Noise, dust and vibration impacts)	January – June 2023
• Scaffolding Installation	March 2023
• Gym and Commercial Space Dismantle	April/May 2023

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

INFORMATIONAL PURPOSES ONLY

Dismantle Site Layout (Phase 1)

During Sally Port Construction



1) Fencing has been completed and coordinated with DOT and minimizes impacts to surrounding streets.

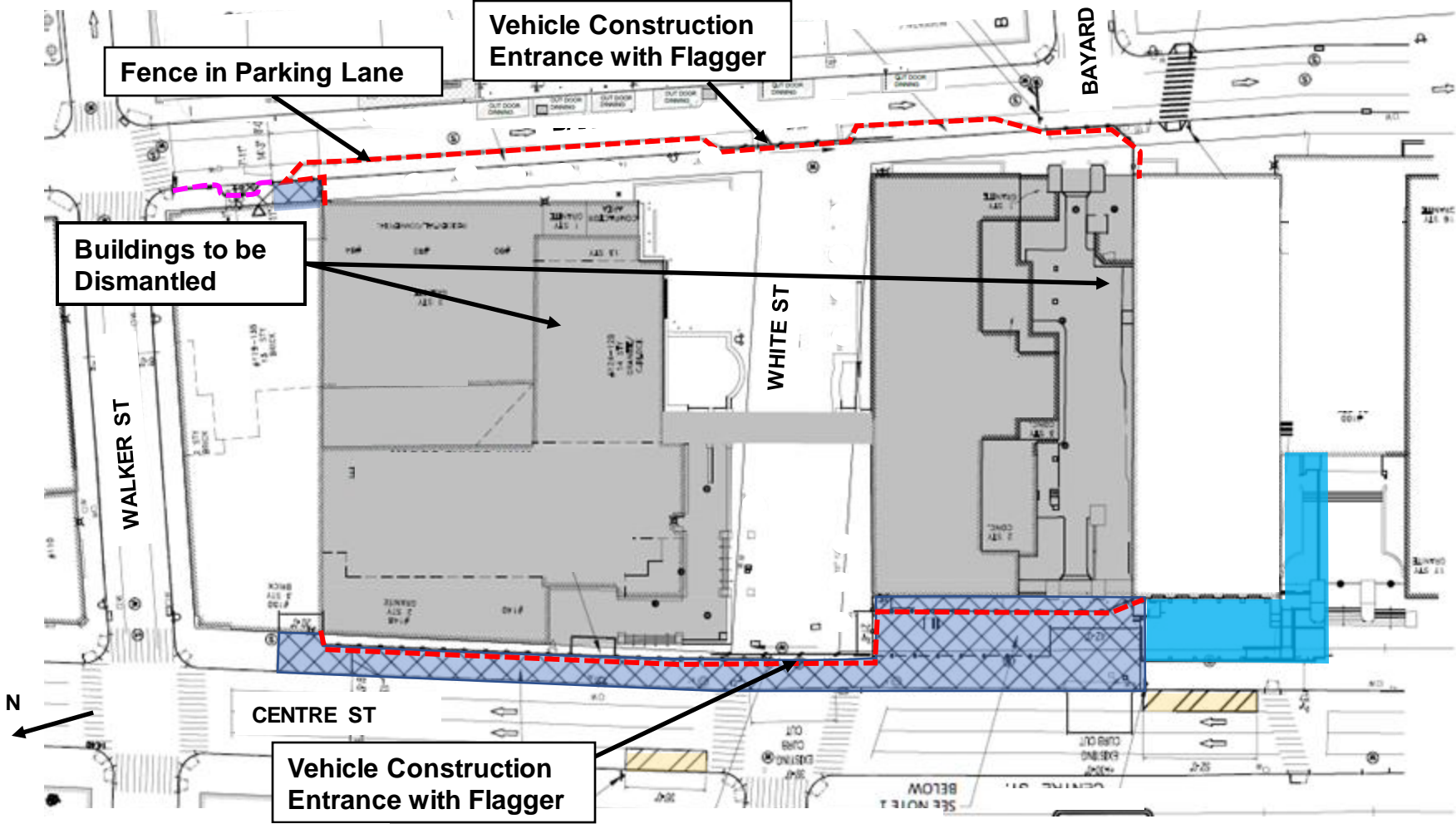
- White Street between Baxter Street and Centre Street closed until Facility project completion
- Sidewalk shed installed in Centre Street
- Sidewalk closure on the west side of Baxter Street between Walker Street and Bayard Street. Pedestrian circulation rerouted to the east sidewalk
- New pedestrian crossing installed at Bayard Street. New vehicular traffic control (Stop Sign) added just before Bayard Street.

April 2023







**Slide updated as per CB1's request to include Outdoor dining areas*

Dismantle Site Layout (Phase 2)

After Sally Port Construction



LEGEND

-  CONSTRUCTION FENCE
-  BUILDINGS TO BE DISMANTLED
-  CURBSIDE FENCE
-  SIDEWALK SHED
-  INTERIM SALLY PORT
-  NO PARKING (Temporary)

April 2023

Dismantle Progress Photos



Interim Sally Port Construction
(4/11/2023)

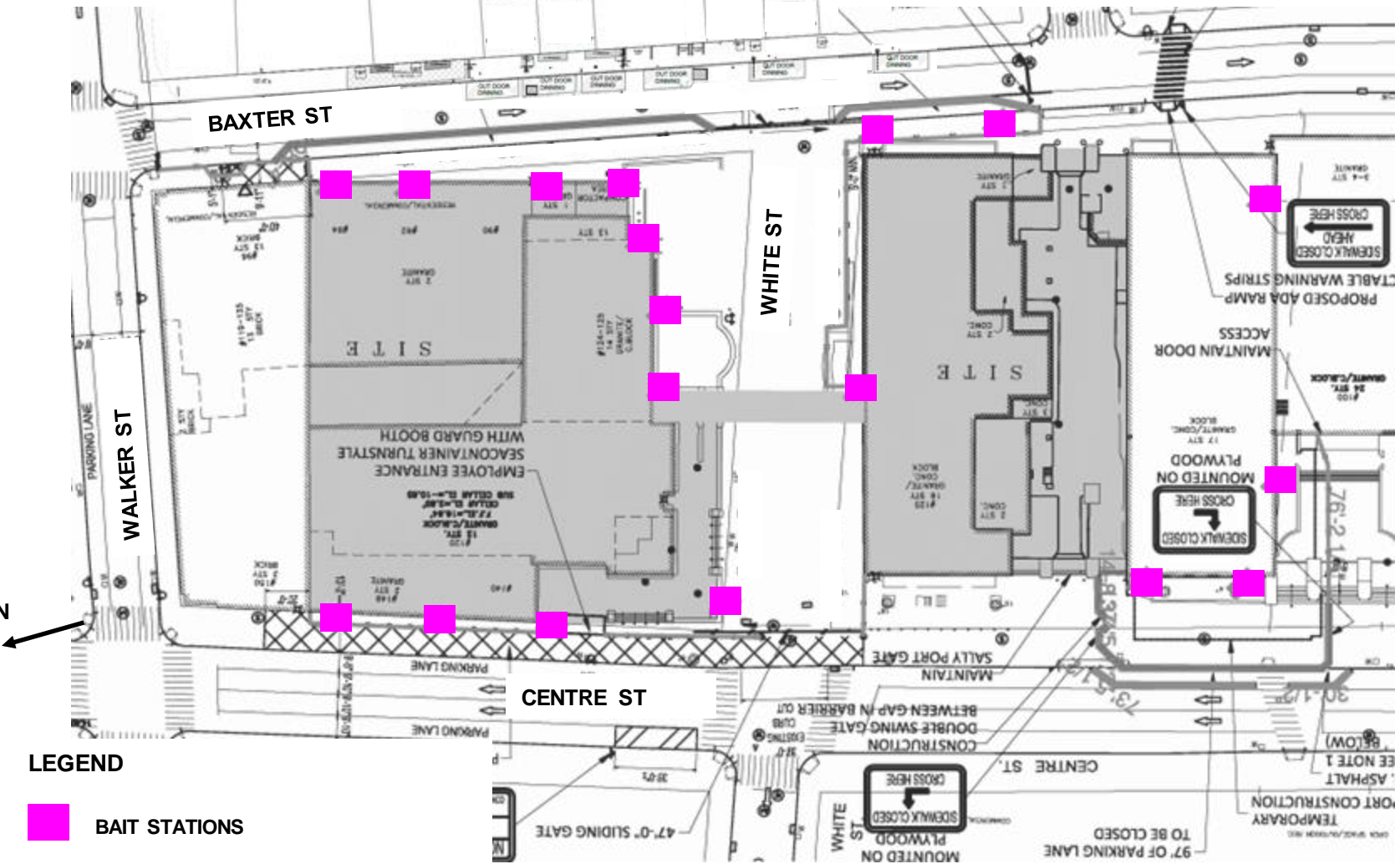


Sidewalk Shed Installation
on Centre Street (4/3/2023)



North Tower Scaffolding Installation
(4/11/2023)

Rodent and Pest Control



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

- Retained the services of a NYC DOH approved rodent and pest control specialist. NYC DOH generated 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 be inaccessible to the public.
- Rodent control firm will perform monthly inspections for the duration of the project to replenish bait stations and traps.

Environmental Monitoring Plan - Updates

The BBJ team will provide bi-monthly environmental monitoring updates at Community Board Quality of Life Committee Meetings, quarterly updates at Neighborhood Advisory Committee (NAC) meetings.

Public-facing environmental monitoring reports and environmental factsheets are posted on the BBJ website:

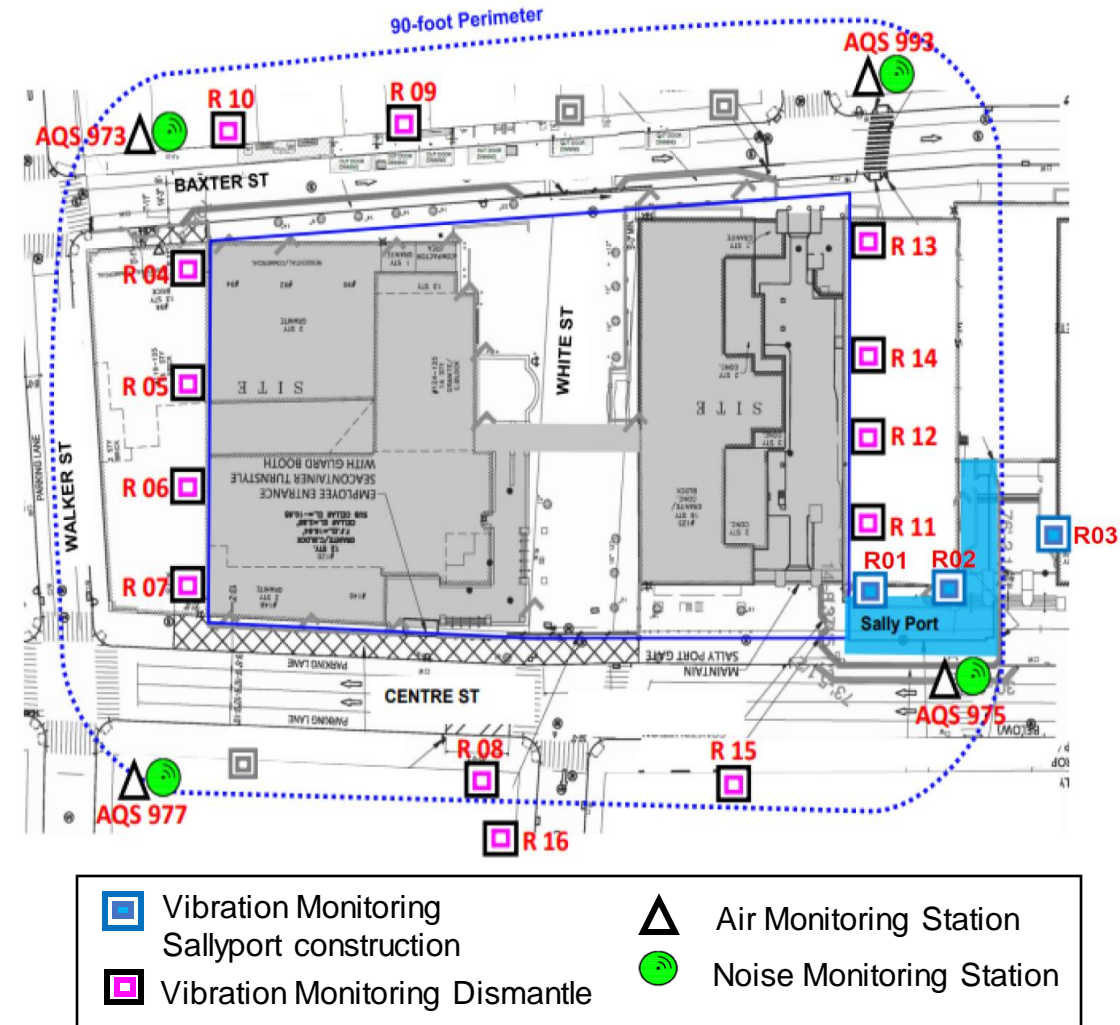
<https://rikers.cityofnewyork.us/environmental-monitoring-reports/>

Vibration Monitoring:

- MTA Monitor plan has been implemented. 26 vibration monitors are placed in the MTA tunnel along Centre St and monitoring is ongoing.
- Pre-Construction existing survey is ongoing.
- 3 vibration monitors are placed on site during sally port construction
- 16 vibration monitors are placed in a 90-foot perimeter of the site during the dismantle phase, including one located at the DCTV Fire House.

Noise & Air Quality 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.
- 4 noise and particulate monitoring stations will be placed at each corner of the site during the dismantle phase.
- 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.



* The location of monitoring stations presented is referential. Air/Noise Monitoring station located in Sally Port area will be relocated in Phase 2.

Environmental Monitoring Updates

February & March 2023



Air Quality Monitoring

In February & March, **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 February & March, **no alarm was triggered during or by any construction activity.**

In February, there were some readings greater than the warning limit of 80 dBA due to police sirens and horns from the heavy traffic in this area. One monitor was replaced due to malfunction.

In March, there were many readings greater than the warning limit of 80 dBA due to police, emergency service vehicles sirens, horns from the heavy traffic, Con Edison's work activities and road plates on Baxter Street. Our Contractor had already contacted Con Edison for the road plates issues.

All construction related activities for the months of February & March stayed below the warning limit of 80 dBA. No corrective actions needed to be taken as the noise levels did not exceed the limit.



Vibration Monitoring

In February & March, **no alarm was triggered during or by any construction activity.**

In February, there was 1 vibration warnings/exceedances false alarm from 1 monitor. It was triggered due to DCAS moving boxes into this area for storage.

In March, there was 1 vibration warnings/exceedances false alarm from 1 monitor. It was triggered due to NYPD bumped into or moving items around/near the monitor.

All other monitors showed results of vibration being under the warning limit of 0.5 (in/sec), so there was no need for corrective action at this time.

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

Asbestos Air Monitoring

Air quality monitoring of the asbestos removal is occurring in addition to the community air monitoring shown on slides 10 - 12 and is in place and ongoing throughout the asbestos removal process.

With these procedures set in place, it is expected that the safety of the surrounding air quality will remain at levels prior to any work at this site. **In the event of any hazardous condition, immediate notification will be made to the Community Board, the appropriate agencies, and the surrounding community through the established Neighborhood Notification Network List.**

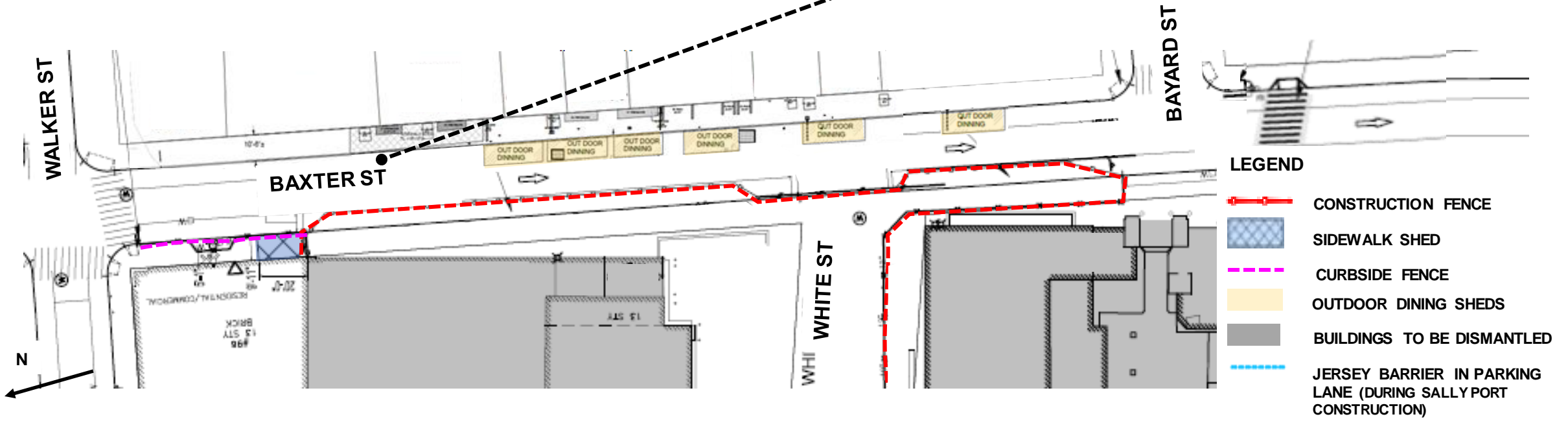
Transparency with the surrounding community is valued by our team, and we endeavor to ensure that the safety of the community is not jeopardized by this work.

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Community Engagement and Resources

Baxter St Commercial Parking Meter

- This section is included in response to CB1's 6/22 Quality of Life Committee request for engagement with local business to facilitate parking for delivery purposes.
- **CB3 and DOT allocated a commercial parking meter to support local restaurants delivery needs on Baxter St between Walker and Bayard St. Meter & signage have been installed.**



Upcoming Community Meetings

Neighborhood Advisory Committee	Quarterly Next meeting: 4/24/2023 Live streaming: https://youtube.com/live/0RnTnXr7eiw?feature=share
Community Board Presentations	Ongoing through design and construction
Leadership and Civic Associations	Ongoing Chinatown Stakeholders Briefings Next meeting: 5/17/2023

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

Nikita Sin - Manhattan BBJ CCL

(646) 627-0963 / Manhattancccl@bbjnyc.com

110 Walker Street: Monday – Friday, 7:00am - 3:30pm

Preferred Drop-in Hours:

Tue: 1pm – 2pm

Wed: 10:30am – 12:30pm

Thu: 9am – 11am



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Q & A



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Thank You



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Dismantle Simulation Video

