



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Manhattan CB1 Quality of Life Committee Dismantle Updates

November 15, 2023



MN Manhattan Dismantle

November 2023

Agenda

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

Manhattan

What we heard

- 1) Request for updates on dismantling milestones (slide 5)
- 2) Request for environmental monitoring updates and questions about air quality (slides 10 to 14)
- 3) Request for information about vibration monitor on Chung Pak
- 4) Request for updates on the White Street crane

Manhattan

Dismantle Project Updates

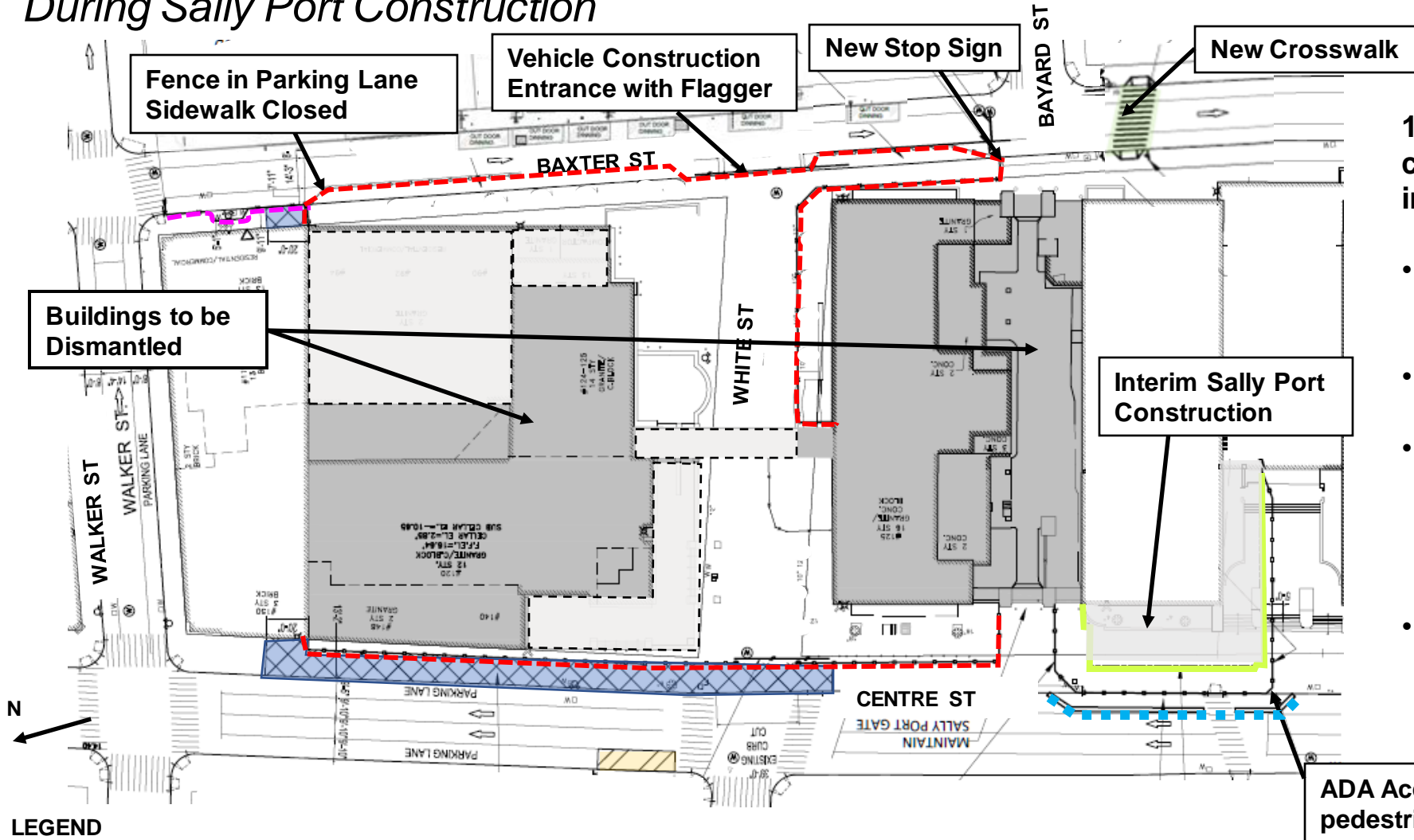
Upcoming Dismantle Milestones

Milestones	Estimated Dates
South Tower Sidewalk Shed	Completed – Summer 2023
North Tower Scaffolding & Screen Cover	Completed – Summer 2023
Phasing Plan Change from Phase 1 to Phase 2	Ongoing – November 2023
Interim Sally Port Completion	Ongoing through November 2023
South Tower Scaffolding and Screen Cover	Ongoing through Winter 2024
North Tower Dismantlement	Ongoing through January 2024
North Tower Crane	August 2023 through Winter 2024
South Tower Dismantlement	Winter 2024 through end of 2024
White Street Crane	December 2023 through Fall 2024
Substantial Completion	End of 2024

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

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.

LEGEND

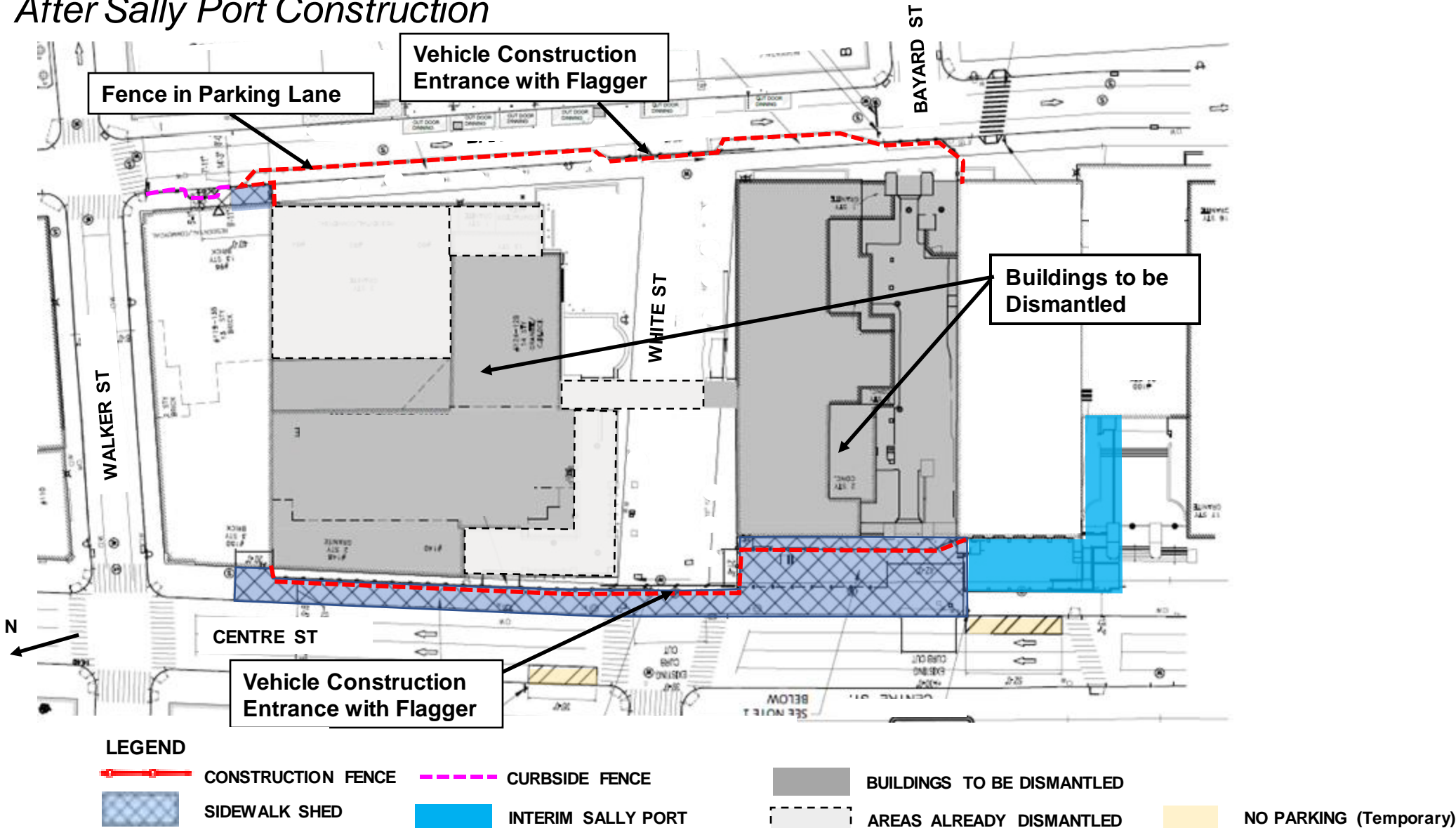
	CONSTRUCTION FENCE		CONSTRUCTION FENCE (DURING SALLY PORT CONSTRUCTION)		NEW CROSSWALK COMPLETED		BUILDINGS TO BE DISMANTLED		OUTDOOR DINING AREAS
	SIDEWALK SHED		JERSEY BARRIER IN PARKING LANE (DURING SALLY PORT CONSTRUCTION)		NO PARKING (Temporary)		AREAS ALREADY DISMANTLED		CURBSIDE FENCE

November 2023

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

Dismantle Site Layout (Phase 2)

After Sally Port Construction



November 2023

Dismantle Progress Photos



Interim Sally Port Construction with Artwork Installation (11/13/2023)

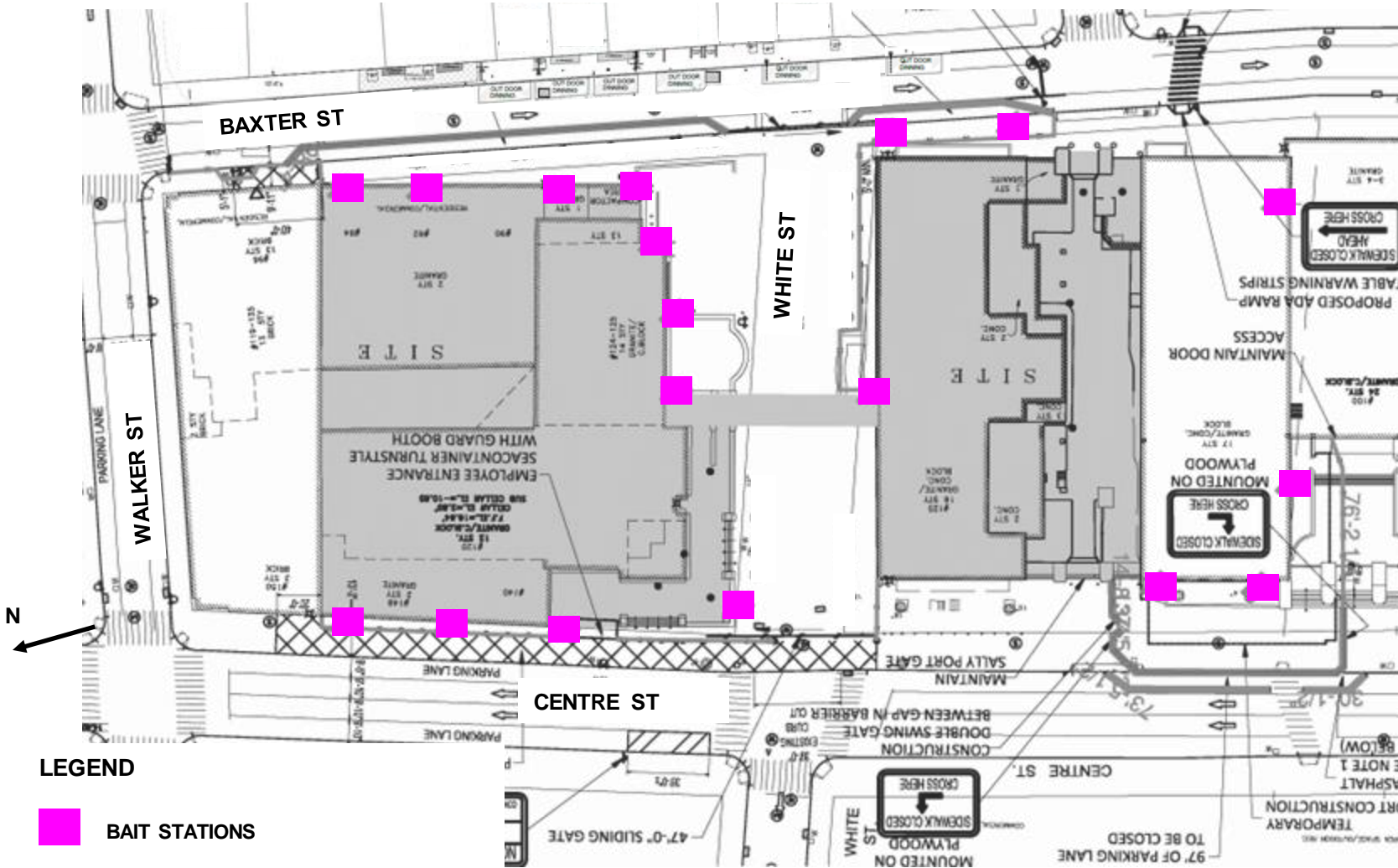


North Tower and South Tower Scaffolding Installation (11/13/2023)



North Tower Dismantle (11/13/2023)

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.

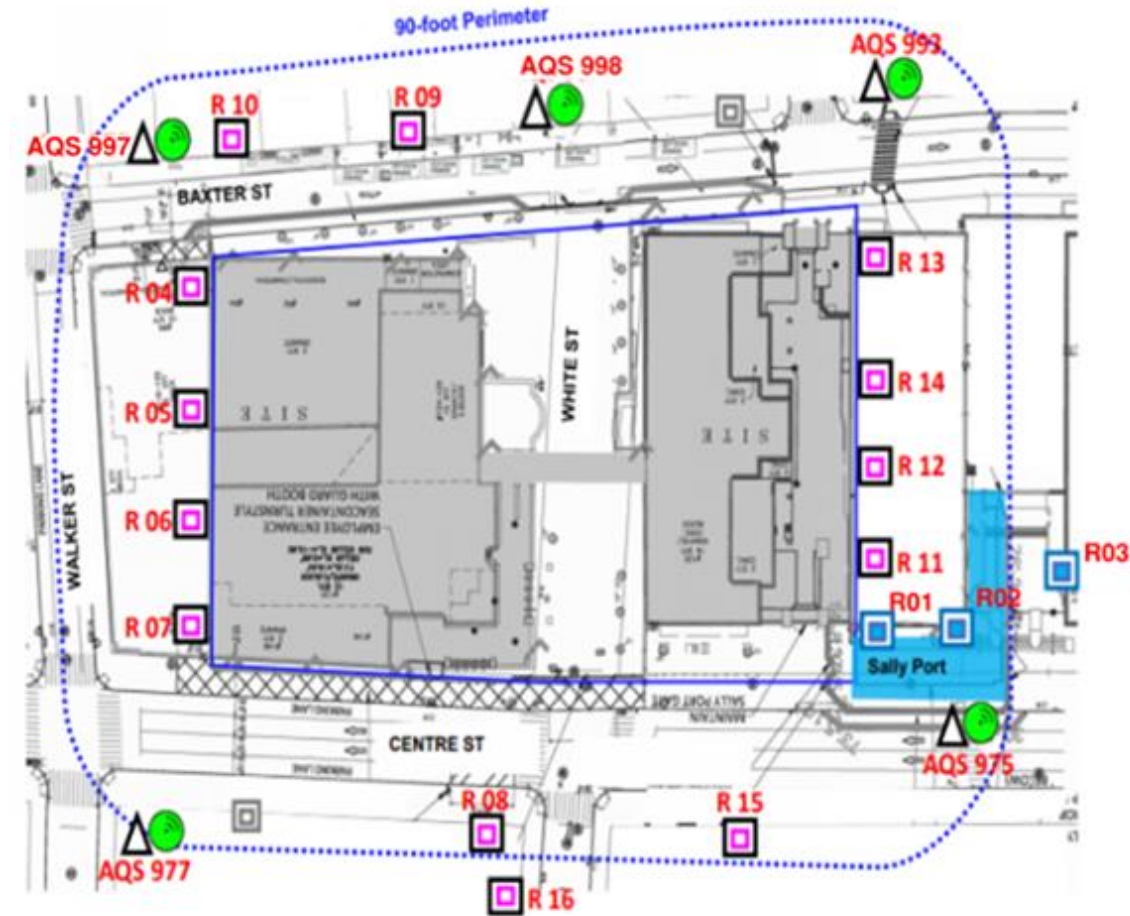
Environmental Monitoring Plan





Vibration Monitoring:

- MTA Monitor plan has been approved and implemented. 26 vibration monitors are placed in the MTA tunnel along Centre St and monitoring is ongoing.
- Pre-Construction existing surveys have been completed for buildings within a 90-foot perimeter of the site whose owners permitted Gramercy access. At the request of DCTV, the team also completed a pre-construction survey of the Firehouse at 87 Lafayette St. Pre-Construction surveys include photographic documentation of the buildings to assess any potential future damage claims.
- 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 Firehouse.

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 an Action Level.



	Vibration Monitoring Sallyport construction		Air Monitoring Station
	Vibration Monitoring Dismantle		Noise Monitoring Station

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

Dust Mitigation

Measures to reduce and control dust:

- Enclosure of the site, mitigating the potential for the propagation of dust, and noise to adjacent occupied areas
- Use water spray for roads, trucks, truck wheels, excavation areas, and stockpiles
- Cover stockpiles with anchored tarps
- Use extra care, including more frequent application of these measures, during dry periods and high wind periods
- Cover and secure loads for all trucks hauling loose material including sand and dirt.



Noise Mitigation

Measures to reduce and control noise:

- Use mufflers on construction equipment (dump trucks, concrete mixers, excavation equipment, generators, trucks removing soil, etc.)
- 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.

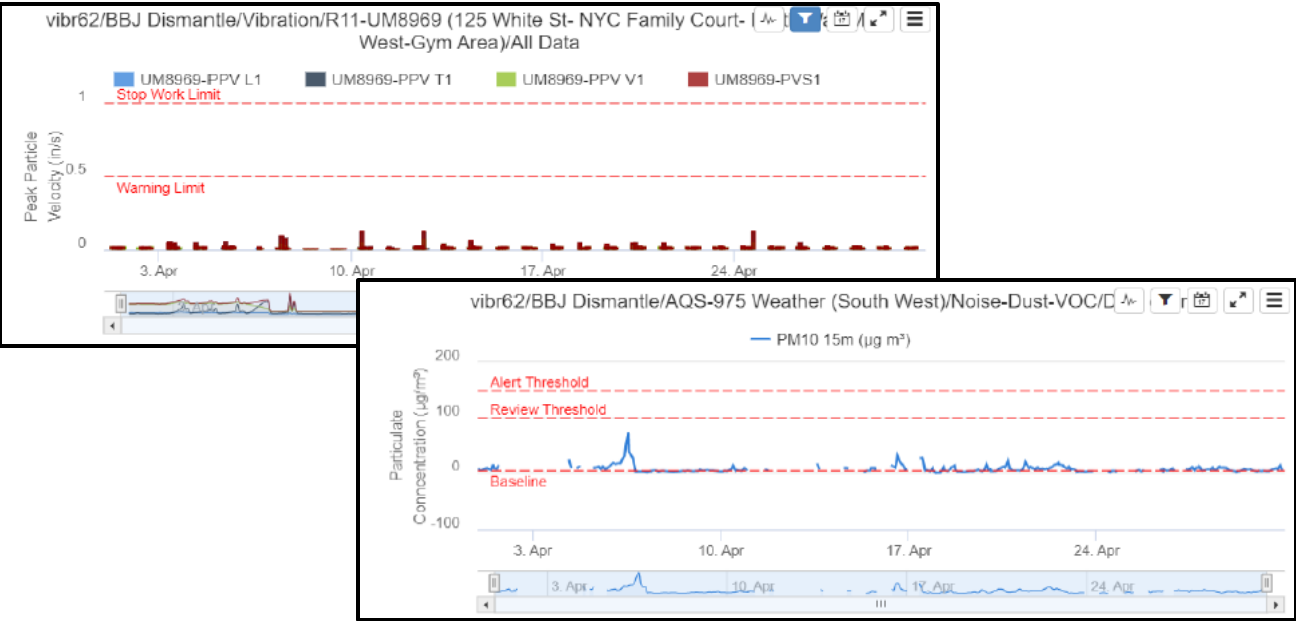


Communications About Environmental Monitoring

The BBJ team provides environmental monitoring updates at the Community Board 1 Quality of Life Committee Meetings and quarterly updates at Neighborhood Advisory Committee (NAC) meetings.

Environmental monitoring and reporting will continue during the Facility construction phase.

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



AECOM-Hill JV
07/01/2023

AIR, NOISE AND VIBRATION MONTHLY MONITORING REPORT Number 011

Prepared By:
Gramercy
Group Inc.

DDC. Project ID:	BBJ M DSS	Period Start: 6/01/23 End 6/30/23	
Project Name:	NYC Borough Based Jails System – Manhattan Dismantle and Swing Space		
DDC Pin No.:	8502021CR0004P-06P		
1) Community Air Monitoring Monthly Status Summary			
TWA – Time Weighted Average ug/m ³ - micrograms per cubic meter			
Number of Workdays in a Month	Number of Air Monitoring Days in a Month	Number of Days with Dust Concentrations above Action Concentrations by Month (100 ug/m ³ 15 minute TWA)	Comments
22	30	3	No exceedances caused by construction activities were noted. The 3 alerts for the month of June were due to the extremely bad air quality caused by the Canada fires. Air monitoring was continued throughout every day of the month even on weekends when no work was being performed.
Community Air Monitoring Excursions and Corrective Actions			
Action Concentration = 100 ug/m ³ 15 minute TWA above background concentration Stop Work Concentration = 150 ug/m ³ 15 minute TWA above background concentration			
Date: Time	Maximum Dust Reading Before Corrective Action 15 Minute TWA (ug/m ³)	Maximum Dust Reading After Corrective Action 15 Minute TWA (ug/m ³)	Corrective Action
6/7/23 @ all day	177.879	10.294	No corrective action at this time as this was caused by forest fires in Canada and there was no action we could have taken to remediate the air quality. After the smoke cleared the dust readings went down to a safe level.
6/8/23 @ all day	142.52	10.294	No corrective action at this time as this was caused by forest fires in Canada and there was no action we could have taken to remediate the air quality. After the smoke cleared the dust readings went down to a safe level.
6/30/23 @ all day	151.06	14.786	No corrective action at this time as this was caused by forest fires in Canada and there was no action we could have taken to remediate the air quality. After the smoke cleared the dust readings went down to a safe level.

Environmental Monitoring Updates

August, September & October 2023

Air Quality Monitoring



In September and October, **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.

In **September and October**, there were no days with dust concentration above the action levels.

Noise Monitoring



In September and October, there were **no alerts generated by construction activity**.

In **September**, there were four readings greater than the warning limit of 80dBA. Two of them were caused by police and emergency vehicles' sirens, and horns from the heavy traffic on Baxter Street; one by a reading not related to construction activities; and one due to a broken noise monitor microphone, which was repaired. In **October**, there were nine readings greater than the warning limit of 80dBA. Four of them happened outside of working hours; three of them were caused by traffic or outside noise; one of them was due to Vibranalysis technicians changing batteries; one of them happened due to uncertain causes, but our team still asked operators to be gentler. No corrective actions needed to be taken as the noise levels were unrelated to construction activities.

Vibration Monitoring



In September and October, **there were no alerts due to construction activities**.

In **September and October**, there were false alarms from one vibration monitor located in the Criminal Justice Area (CJA) intake area. The monitor was knocked by police or inmates during processing procedures. The monitor is in the process of being relocated to avoid false alarms. In **October**, there was one alert due to Vibranalysis technicians changing batteries.

Asbestos Air Monitoring

Air quality monitoring of the asbestos removal is occurring in addition to the community air monitoring shown on slides 10-15 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.

NYC Emergency Response Protocol

- For a confirmed construction incident NYCEM would be notified and in turn notify Department of Buildings and OSHA plus any other agency required for the investigation (Con-Ed, DEP OCME, etc.)
- If an incident occurred that would affect or potentially affect the surrounding community NYCEM would be notified and in turn notify agencies according to protocols, more details would be given for the community to react or respond. In addition, a notification would go out to elected officials and Community boards in the surrounding area.

Examples:

“Due to a vehicle collision, expect extensive westbound traffic delays on the Grand Central Parkway at 188th Street in Queens. Consider alternate routes and allow for additional travel time.”

“The New York State Department of Environmental Conservation has issued an Air Quality Health Advisory for New York City from 11:00 AM to 11:00 PM on 7/22. Active children and adults, and people with respiratory problems, such as asthma, should reduce prolonged or heavy exertion outdoors.”

- Before and during an emergency, the City will send emergency alerts and updates to New Yorkers through various channels including Notify NYC, the City's free emergency notification system. Through Notify NYC, New Yorkers can receive phone calls, text messages, and/or emails alerts about traffic and transit disruptions and other emergencies. Sign up for Notify NYC to receive free emergency alerts and updates in your preferred language by visiting [NYC.gov/NotifyNYC](https://nyc.gov/NotifyNYC), calling 311 ([212-639-9675](tel:212-639-9675) for Video Relay Service, or TTY: [212-504-4115](tel:212-504-4115)), following @NotifyNYC on Twitter, or getting the free Notify NYC mobile application for your Apple or Android device.

Manhattan

Community Engagement and Resources

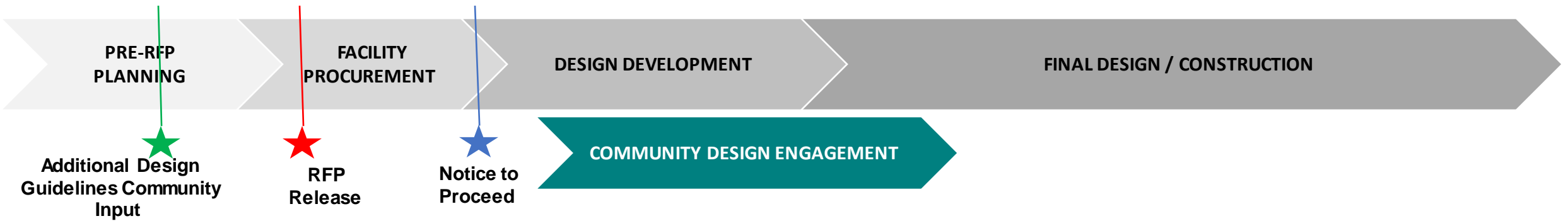
Upcoming Community Meetings

Neighborhood Advisory Committee	Ongoing through design and construction
Community Board Presentations	Ongoing through design and construction
Leadership and Civic Associations	Ongoing Chinatown Stakeholders Briefings Ongoing through design and construction
Public Workshops	Facility Design Guidelines Workshop 11/29/2023

Manhattan Facility

Community Design Input Plan

New Facilities Community Design Input Plan



Previous Community Input on Design Guidelines for Manhattan BBJ: 02/11/2020 & 10/14/2020

Additional Community Input on Design Guidelines for Manhattan BBJ

- **November 29:** Community workshop to discuss additional Design Guidelines Input 11/29/2023
- **November 30 to December 14, 2023:** Materials from the workshop will be posted online for virtual feedback following the workshop from November 30 to December 14, 2023.
- **January 2024:** Community input incorporated into the Design Guidelines, posted on the website, and reviewed at the next Community Board QoL meeting and Chinatown Stakeholder Briefing. Updated Design Guidelines incorporated into the RFP documents.
- Community Design Engagement (Initiates after Design-Builder is selected and receives NTP)

Design Guidelines Workshop Manhattan Borough-Based Jail Facility

DATE

Wednesday
Nov 29, 2023

TIME

6:00 pm to 8:00 pm

*Doors open at 5:45 PM

*Light refreshments will be served

*Chinese language interpretation services
will be available (Mandarin and Cantonese)

LOCATION:

Transfiguration Church
Auditorium
25 Mott Street
New York, NY

Please join us for a workshop on the
Design Guidelines for the Manhattan
Borough-Based Jail Facility!

The Design Guidelines will be included
in the new facility's Request for
Proposal (RFP) and will identify
essential goals to aid design-builders
in preparing proposals, inspire creative
solutions, and support the City's
evaluation and selection process.

The City previously received community
input on the Design Guidelines in 2020.
We are looking forward to re-engaging
with you this Fall to review and update
the document.

Materials from the workshop will be
posted online for virtual feedback
following the workshop.

If you have any questions, please contact:
Nikita Sin, Community Construction Liaison
E: ManhattanCCL@bbj.com
P: 646-627-0963

PLEASE RSVP AT

[https://forms.gle/
gMqiWL3KAor3p2UH7](https://forms.gle/gMqiWL3KAor3p2UH7)



曼哈頓城區拘留所設施 設計指南研討會

日期:

星期三, 2023年11月29日

時間:

下午6:00 到 8:00

*下午 5:45 開門

*將提供茶點

*提供中文翻譯 (國語和粵語)

地點:

顯聖容教堂 禮堂
25 Mott Street
New York, NY

請參加我們關於曼哈頓區拘留所設施-設計
指南的研討會!

設計指南將包含在新設施的提案徵詢書
(RFP) 中。並將確定基本目標,以幫助設計
建造商準備提案、激發創意解決方案、並支
持市政府的評選流程。

在2020年,紐約市府先前已收到社區對設計
指南的意見。今年秋天,我們期待您再次參
與,檢閱和更新該文件。

研討會結束後,資料將在網上發布,以便大
眾能在網上提供意見回饋。

如果您有任何疑問,請聯絡:

冼小姐,社區建設聯絡員

電郵: ManhattanCCL@bbj.com

電話: 646-627-0963

請在以下網站回覆及預留座位:

[https://forms.gle/
gMqiWL3KAor3p2UH7](https://forms.gle/gMqiWL3KAor3p2UH7)



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





Manhattan

Q & A



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails | CB1 Quality of Life Committee

Thank You



MN Manhattan Dismantle

November 2023