



NYC Criminal Justice

NYC Department of Design and Construction

Borough-Based Jails

# Manhattan CB1 Quality of Life Committee Dismantle Updates

June 24, 2024



**MN** Manhattan Dismantle

# Agenda

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

# What we heard

- 1) Request for updates on dismantling milestones (slide 5)
- 2) Request for updates about Chung Pak wall and bakery HVAC (slide 5)
- 3) Request for environmental monitoring updates (slides 9 to 14)
- 4) Request for independent environmental monitoring (in progress)

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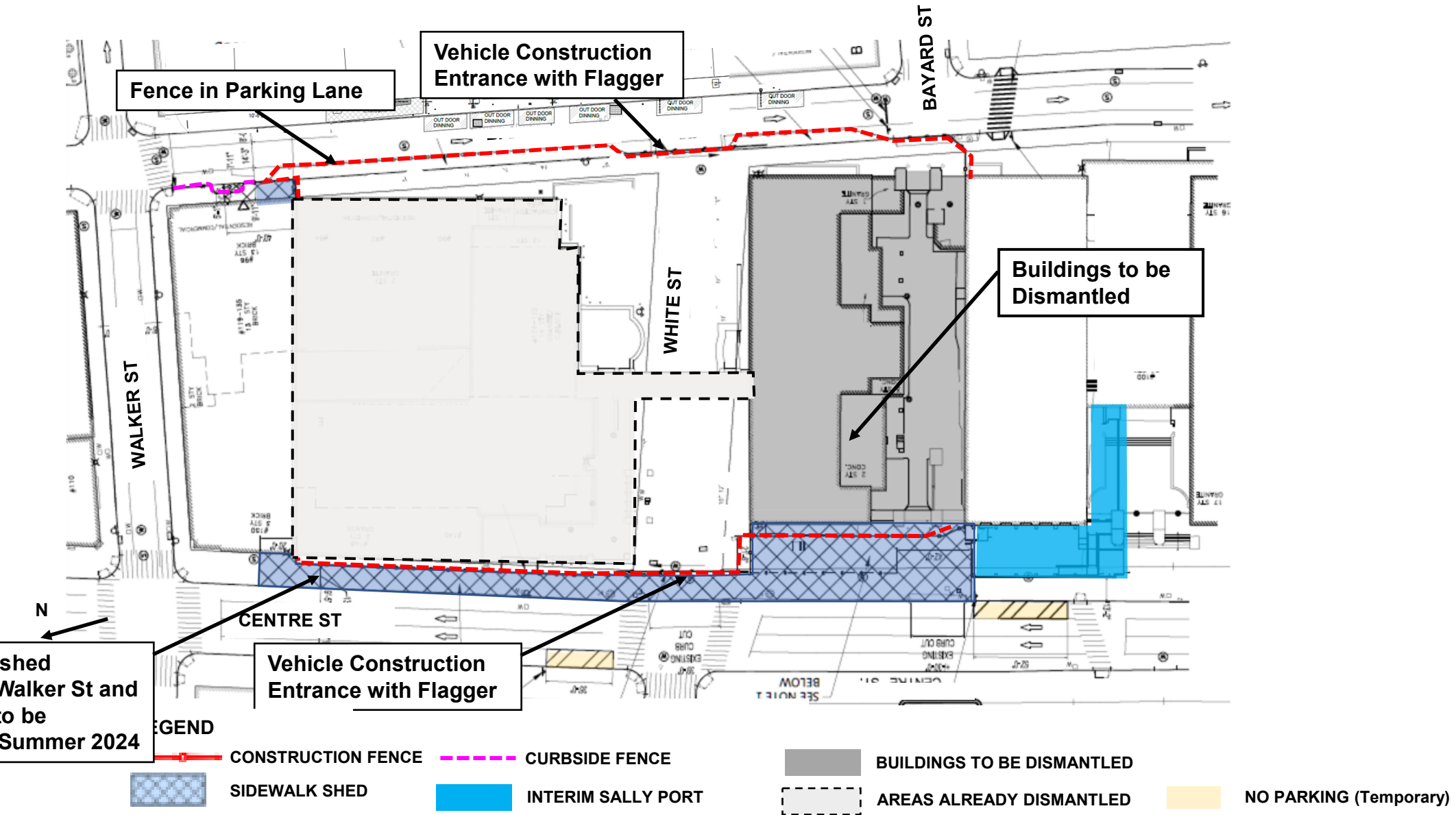
# Dismantle Project Updates

# 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	Completed – Winter 2023/2024
Interim Sally Port Completion	Completed – Winter 2023/2024
<b>North Tower Dismantlement</b>	<b>Ongoing through Summer 2024</b>
- <b>Chung Pak commercial side – parapet, infill wall, waterproofing</b>	<b>Ongoing through Summer 2024</b>
- <b>HVAC unit relocation</b>	<b>Completion scheduled for 6/25</b>
- <b>Chung Pak residential side – North Tower Gym wall removal, waterproofing</b>	<b>Ongoing through Summer 2024</b>
<b>South Tower Dismantlement</b>	<b>February 2024 through end of 2024</b>
<b>Substantial Completion</b>	<b>Beginning of 2025</b>

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

# Dismantle Site Layout (Phase 2 – Current)



shed  
Walker St and  
to be  
Summer 2024

# Dismantle Progress Photos

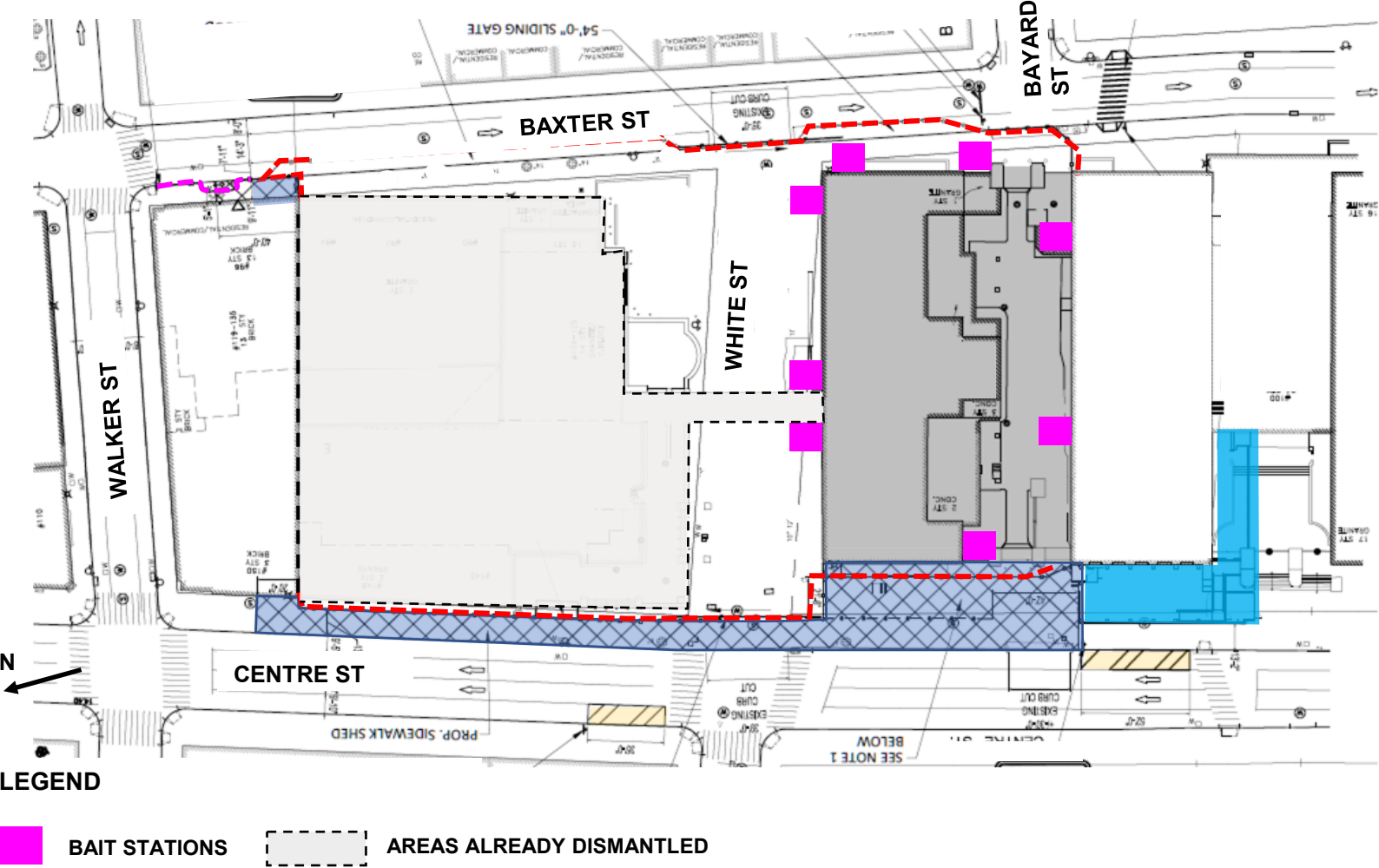


South Tower Dismantlement Progress (6/24/2024)



North Tower Gym Wall Scaffolding (6/24/2024)

# 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.



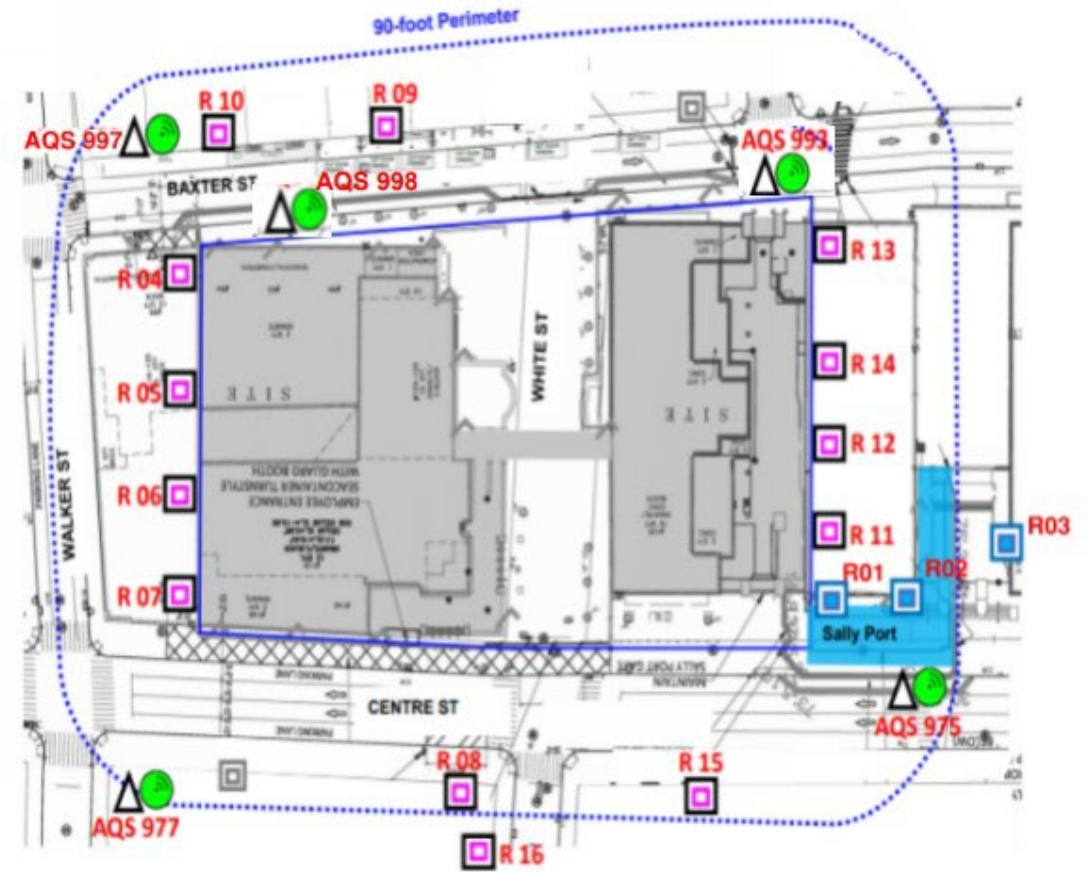
# Environmental Monitoring Plan





## 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 and misting 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.

Mist used for dust mitigation



Mister operating onsite



# Asbestos Abatement and Air Monitoring

- Asbestos-containing materials (ACM) on site are removed and abated in accordance with all Department of Environmental Protection standards prior to and during dismantle of the structure.
- **Air quality monitoring of the asbestos removal by a third party 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.

# 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.





# Environmental Monitoring Updates

## April and May 2024

### Air Quality Monitoring



In April and May, **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 April and May there were no days with dust concentration above the action levels due to construction activity.

### Noise Monitoring



In April and May there was **one alert generated by construction activity.**

In May, one construction-related exceedance was **recorded on 5/10 resulting from hammering on steel beams to remove concrete.** Monitors notified the contractor and corrective action was taken to lessen noise produced. **Additional foam board was installed on the inside of the bridge at the court side door to mitigate noise in this area.**

### Vibration Monitoring



In April and May **there were no instances of exceedances resulting from construction activity.**

In April there were 2 exceedances and in May there were four exceedances recorded which took place during non-working hours or when no work was being performed in the vicinity of the monitor. During these alerts, all other monitors showed results of vibration being under the stop work limit of 1.0 (in/sec), ensuring the structural integrity of the buildings adjacent to the site.

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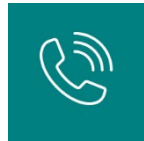
# Community Engagement & Resources

# Community Resources During Construction

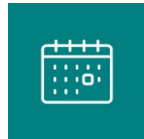


BBJ Website

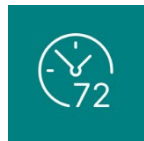
<https://rikers.cityofnewyork.us/>



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](mailto: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





# 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.

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# Q & A



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# Thank You



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