



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Manhattan CB1 Quality of Life Committee Dismantle Updates

December 18, 2024



MN Manhattan Dismantle

Agenda

- 1 What we've heard
- 2 Dismantle project updates
- 3 Community engagement and resources
- 4 Introduction & report from Excel
(Independent Environmental Monitor)
- 5 Discussion

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What we heard

- 1) Request for updates on dismantling milestones (slide 5)
- 2) Request for independent environmental monitoring (slide 14)

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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
North Tower Dismantlement	Ongoing through January 2025
- HVAC unit relocation	Completed – Summer 2024
- Chung Pak commercial side – parapet, infill wall, waterproofing	Ongoing through end of 2024
- Chung Pak residential side – North Tower Gym wall removal, waterproofing	Ongoing through end of January 2025
South Tower Dismantlement	February 2024 through January 2025
Substantial Completion	End of January 2025

*Estimated Dates and Milestones are subject to change

INFORMATIONAL PURPOSES ONLY

Dismantle Progress Photos



South Tower Dismantlement Progress (12/13/2024)



North Tower Gym Wall Scaffolding (12/13/2024)

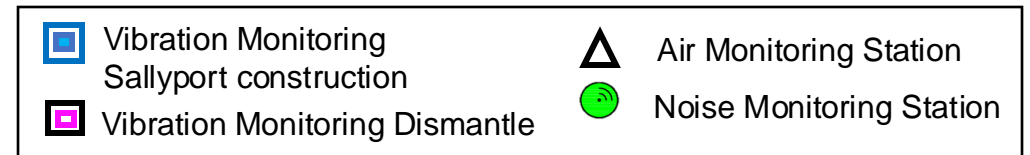
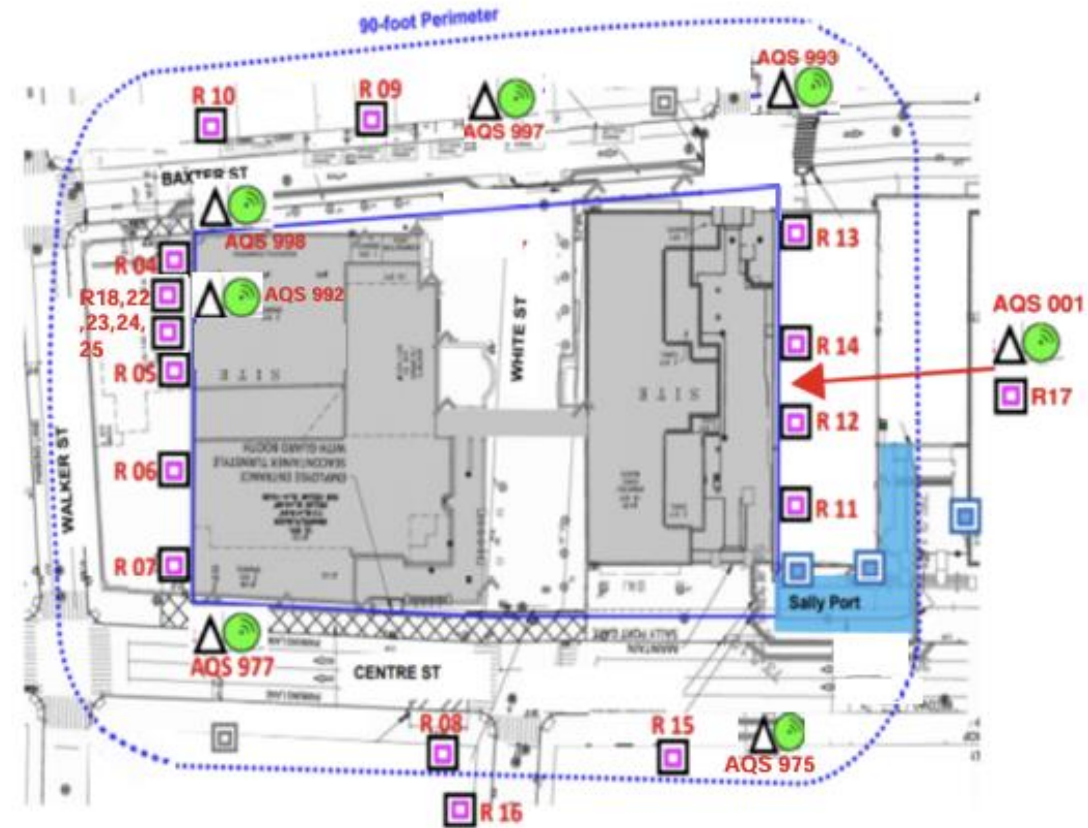
Environmental Monitoring Plan

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.



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

Air Quality/Noise Monitors Near Chung Pak



Air Quality Monitor/Noise on Baxter St and Chung Pak



Air Quality/Noise Monitor on Centre St and Chung Pak (relocated on 7/31/2024)

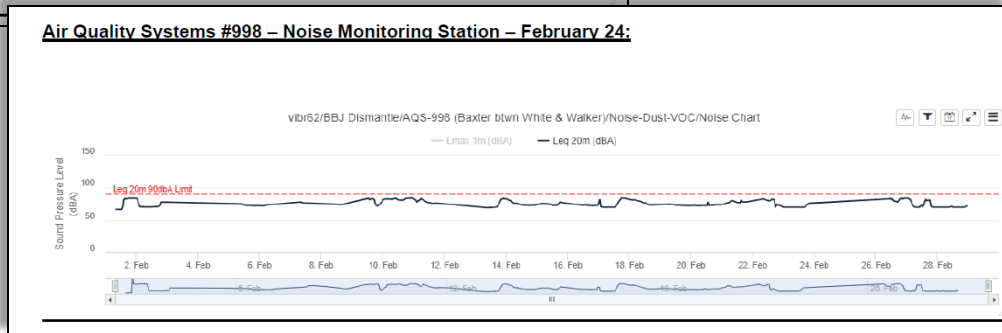
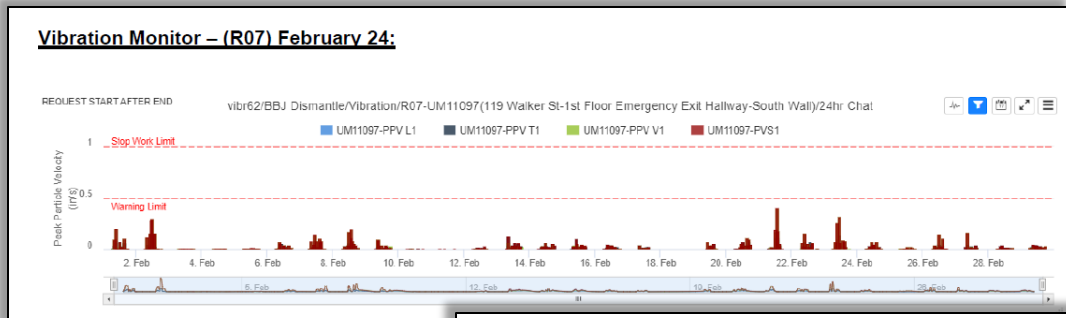
Communications About Environmental Monitoring

The BBJ team provides environmental monitoring updates at the Community Board 1 Quality of Life Committee Meetings and Working Group meetings.

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

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

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



NYC DDC Department of Design and Construction		AECOM-Hill JV 2/01/2024	
AIR, NOISE AND VIBRATION MONTHLY MONITORING REPORT Number 019 – February 2024			
Prepared By: Gramercy Group Inc.			
DDC Project ID:	BBJ M DSS	Period Start: 2/01/24 End 2/29/24	
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
25	29	0	During the month of February, there were zero days where we had a dust concentration exceedance. Air monitoring was continued throughout every day of the month even on weekends when no work was being performed. No construction-related exceedances were noted.
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
N/A	N/A	N/A	N/A

Environmental Monitors Check Up Frequency

- Monitors checked daily
- Technicians are on site several days a week to check and ensure all monitors are running
- CCL and Excel can check data if community members have air quality, noise, and vibration concerns before monthly reports are published.

Environmental Monitoring Updates

October and November 2024

Air Quality Monitoring



We experienced **9 instances in October and 7 in November** where the dust concentration was above threshold. **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



There were **25 instances in October and 13 in November** of noise level exceedances generated by construction activity.

In November, most instances were associated with monitors AQS#992 & #998 due to the North Tower Gym Wall dismantlement. Mitigation effort were as follows:

- **Adjusted chopping locations**
- **Added more sound blankets**

Vibration Monitoring



We experienced **5 instances in October and 6 instances in November** of vibration exceedances resulting from construction activity.

In November, most instances were associated with vibration monitors R23, R24 and R25 due to the North Tower Gym Wall dismantlement. The CMU infill walls are not structural, and vibration exceedances do not threaten the structural integrity of the building. 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.

Mitigation effort were as follows:

- **Adjusted chopping locations**

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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) 216-3828 / Manhattanccl@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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Update from Excel (Independent Environmental Monitor)

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Q & A



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Thank You



MN Manhattan Dismantle