



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

# Manhattan CB1 Quality of Life Committee Dismantle Updates

June 21, 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) Request for updates on FOIL requests
- 2) Request for update on future dismantle milestones (slide 5)
- 3) Request for environmental monitoring updates (slides 10-15) and question about air quality readings during Canada fire smoke event in early June.
- 4) Question about needle beam installation & gym backfill (slides 6-8)

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# Dismantle Project Updates

# Upcoming Dismantle Milestones

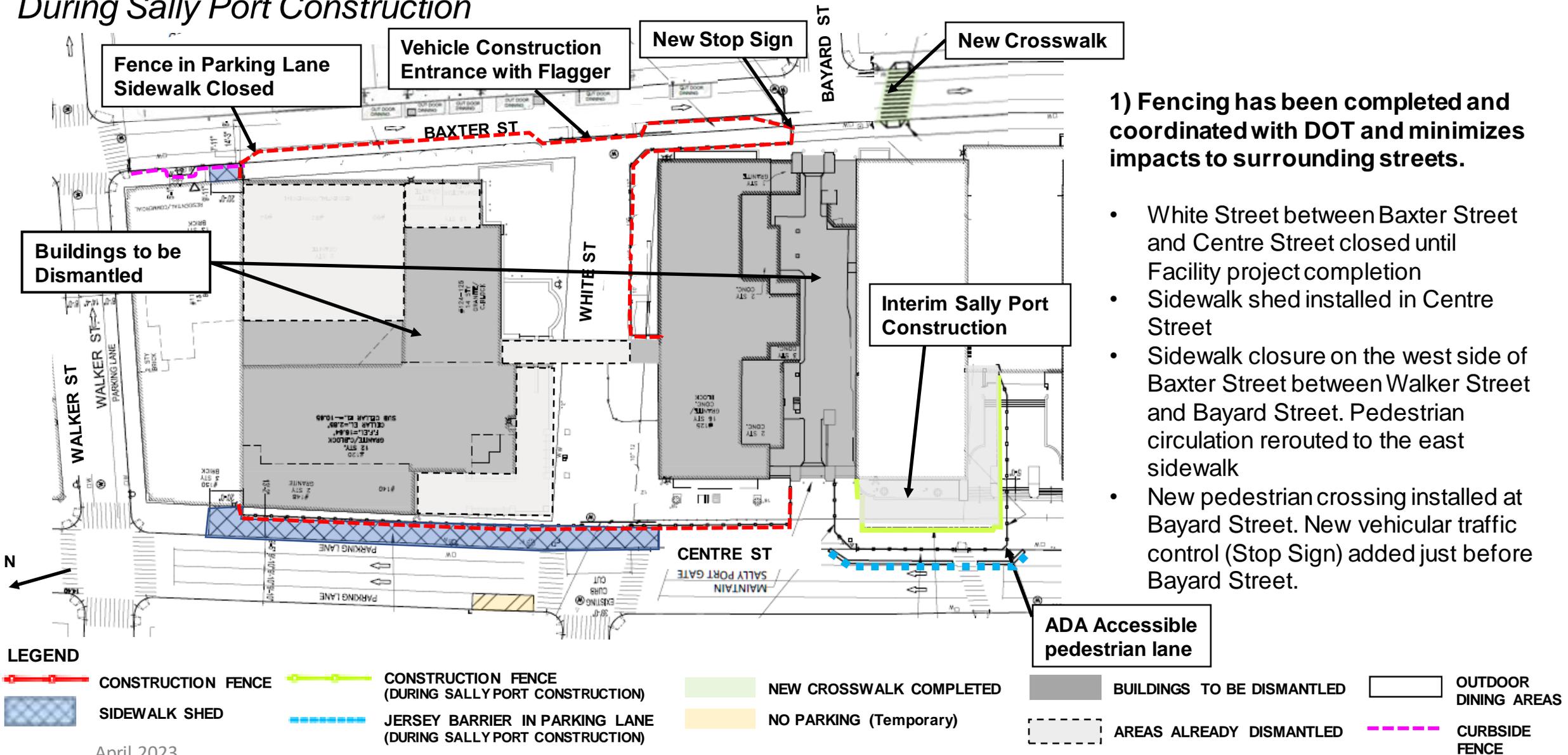
Milestone Start	Estimated Dates
Interim Sally Port Completion	Summer 2023
Phasing Plan Change from Phase 1 to Phase 2 (slides 6-7)	Summer 2023
North Tower Crane Arrival	Summer 2023
North Tower Screen Cover and Dismantlement	Late Summer 2023
South Tower Sidewalk Shed	Early Summer 2023
South Tower Scaffolding	Late Summer 2023
South Tower Screen Cover and Dismantlement	Fall 2023
Substantial Completion	Fall 2024

\*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.

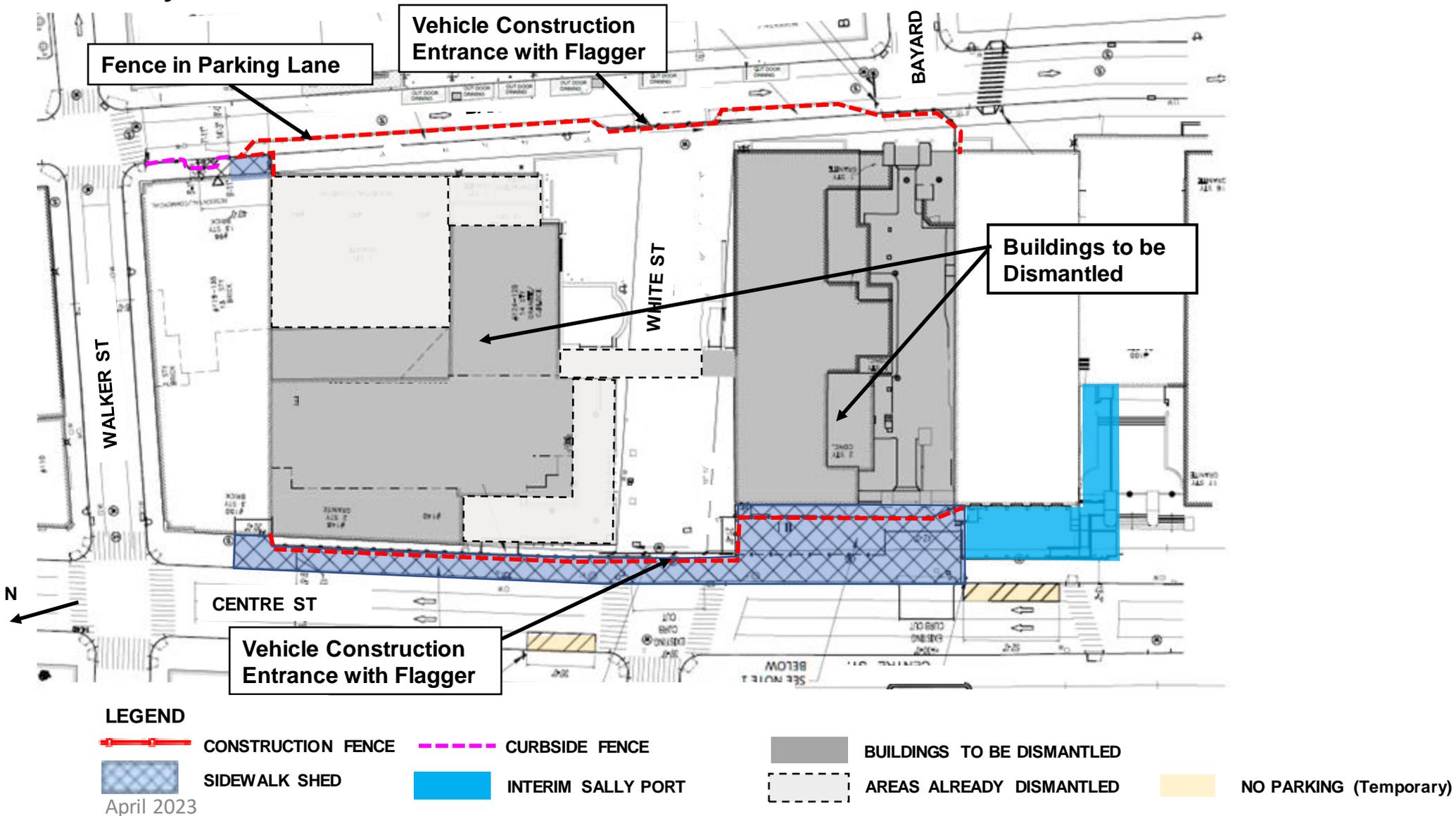
<b>LEGEND</b>	CONSTRUCTION FENCE	CONSTRUCTION FENCE (DURING SALLY PORT CONSTRUCTION)	NEW CROSSWALK COMPLETED	BUILDINGS TO BE DISMANTLED	OUTDOOR DINING AREAS
SIDEWALK SHED	JERSEY BARRIER IN PARKING LANE (DURING SALLY PORT CONSTRUCTION)	NO PARKING (Temporary)	AREAS ALREADY DISMANTLED	CURBSIDE FENCE	

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

April 2023

# Dismantle Progress Photos



Interim Sally Port Construction  
(6/19/2023)

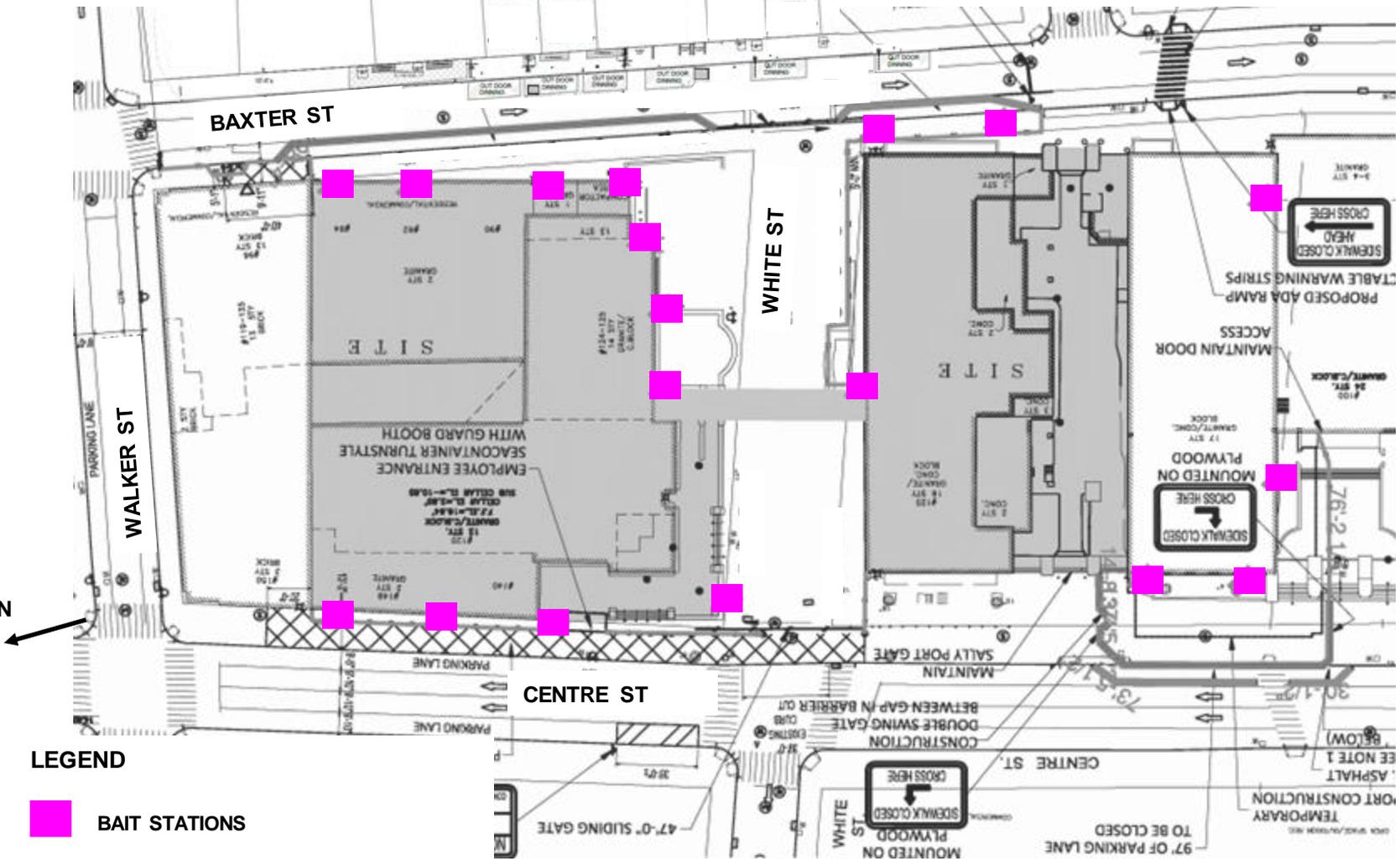


Needle Beams Installation  
on Baxter Street (6/19/2023)



North Tower Scaffolding Installation  
on Centre Street (6/19/2023)

# 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.

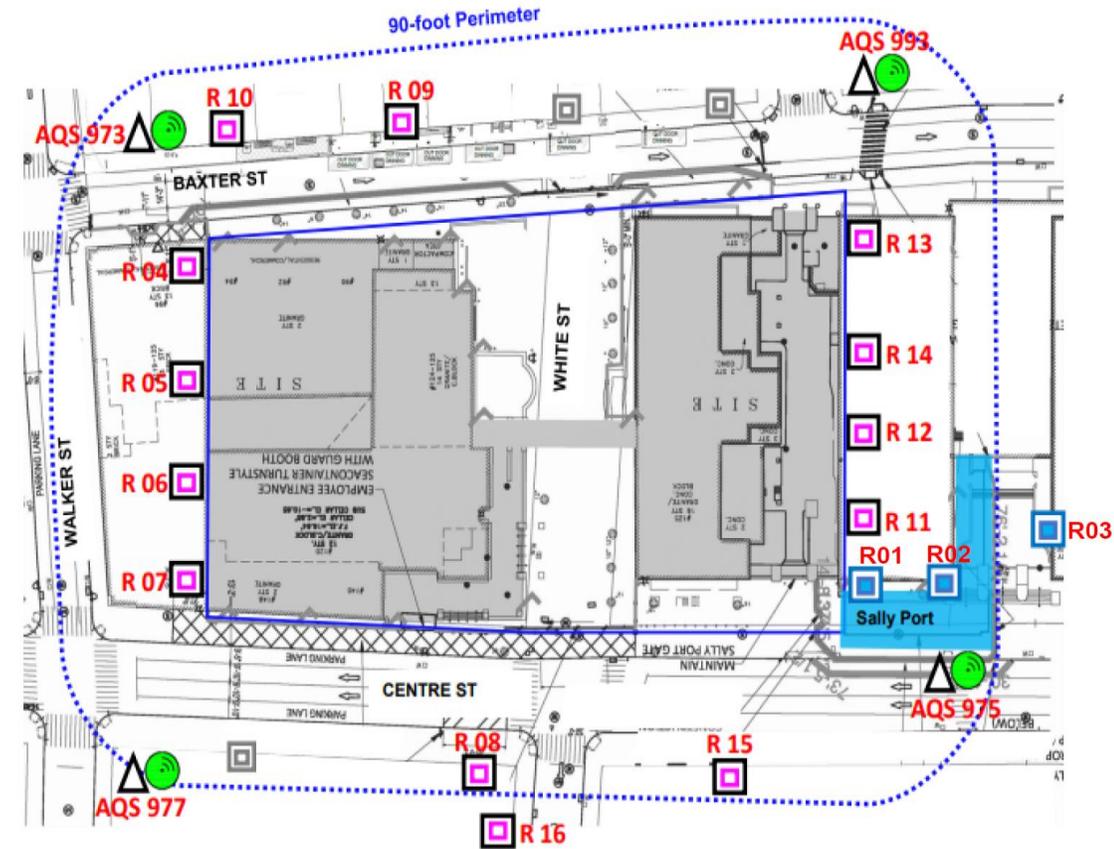
# Environmental Monitoring Plan

## 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.

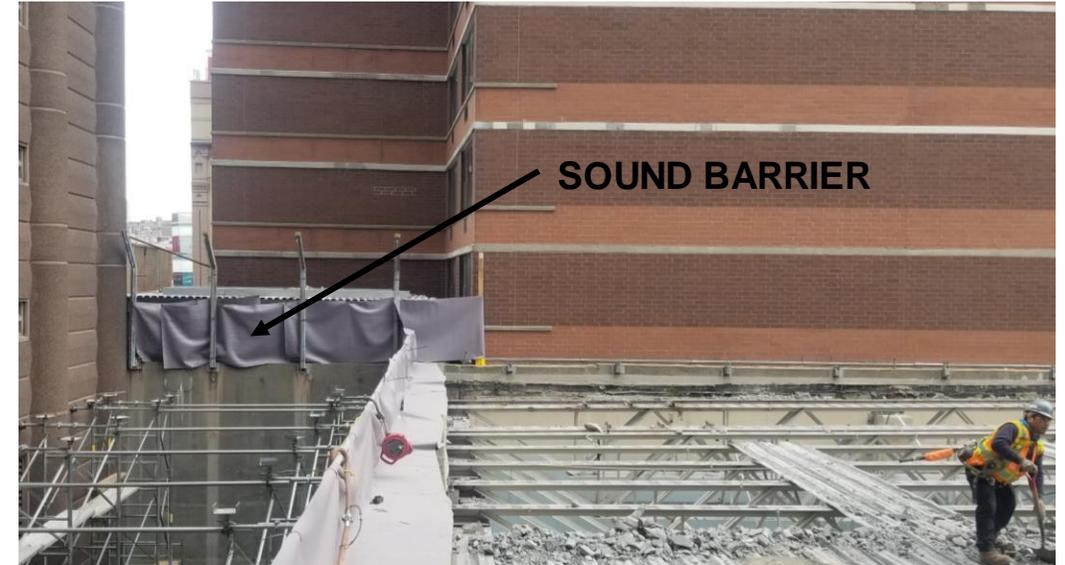




# Communications About Environmental Monitoring

In addition to CB/NAC/Chinatown Stakeholders meetings and posting of monthly monitoring reports, DDC/Gramercy meet weekly with Chung Pak management team and with Chung Pak commercial tenants as needed (Charles B. Wang Community Health Center and CPC Chung Pak Daycare). Our multi-lingual Community Construction Liaison (CCL) attends these meetings and is also on-site and available to meet with residents M – F 7:30 AM – 3:30 PM.

While noise and air monitoring results show that levels did not exceed acceptable limits established by DEP (noise) or NYSDOH and NYSDEC (air) regulations, the BBJ team installed additional noise blankets and voluntarily provided HEPA air filters for Chung Pak residents in close proximity to the construction work who were unable or unwilling to close their windows.



# Environmental Monitoring Updates

## March, April & May 2023

### Air Quality Monitoring



In March, April & 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.

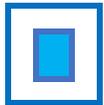
### Noise Monitoring



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

In March, April & May, there were many readings greater than the warning limit of 80 dBA due to police, emergency service vehicles sirens, horns from the heavy traffic. All construction related activities for the months of March, April & May 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 March, April & May, **no alarm was triggered during or by any construction activity.**

In March, there was 1 vibration warnings/exceedances false alarm from 1 monitor. It was triggered due to NYPD bumping into or moving items around/near the monitor. In 2023, there were 3 vibration warnings/exceedances false alarm and NYPD officers were kindly reminded to be aware of the monitor near their work area.

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.

# 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 (crane collapse on to other structures, air quality issues, etc.) 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://www.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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# Community Engagement and Resources

# Upcoming Community Meetings

<b>Neighborhood Advisory Committee</b>	Quarterly
<b>Community Board Presentations</b>	Ongoing through design and construction
<b>Leadership and Civic Associations</b>	Ongoing Chinatown Stakeholders Briefings

# 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



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# Q & A



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# Thank You



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