



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Manhattan CB1 Quality of Life Committee Dismantle Updates

January 17, 2024



MN Manhattan Dismantle

January 2024

Agenda

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

Manhattan

What we heard

- 1) Request for updates on dismantling milestones (slide 10)
- 2) Request for environmental monitoring updates and questions about air quality (slides 15 to 19)
- 3) Request for updates on the White Street crane
- 4) Request for updates about the Manhattan Design Guidelines (slides 5-7)

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Community Engagement & Resources

Design Guidelines Engagement Sessions

Public Workshop	11/29/2023
Feedback Intake in Chinese Language	12/08/2023
Online Consultation	11/30/2023 through 12/22/2023

Partial Results

240 community inputs received

Main topics:

Building Access	Building Envelope	Community Engagement	Ground Floor/Community Space	Interior Design
Building Longevity	Building Materials	MWBE Inclusion	Neighborhood Context	Parking
Percent for Art/ Public Art	Re-entry Support Services	Security Concerns	White Street Arcade	General Questions or Comments

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.
- **February 6, 2024:** Online report-back session to share how community input was incorporated into the Design Guidelines. Details to be shared.
- **February 2024:** Community input incorporated into the Design Guidelines and posted on the website. Updated Design Guidelines incorporated into the RFP documents.
- **Community Design Engagement (Initiates after Design-Builder is selected and receives NTP)**

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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Dismantle Project Updates

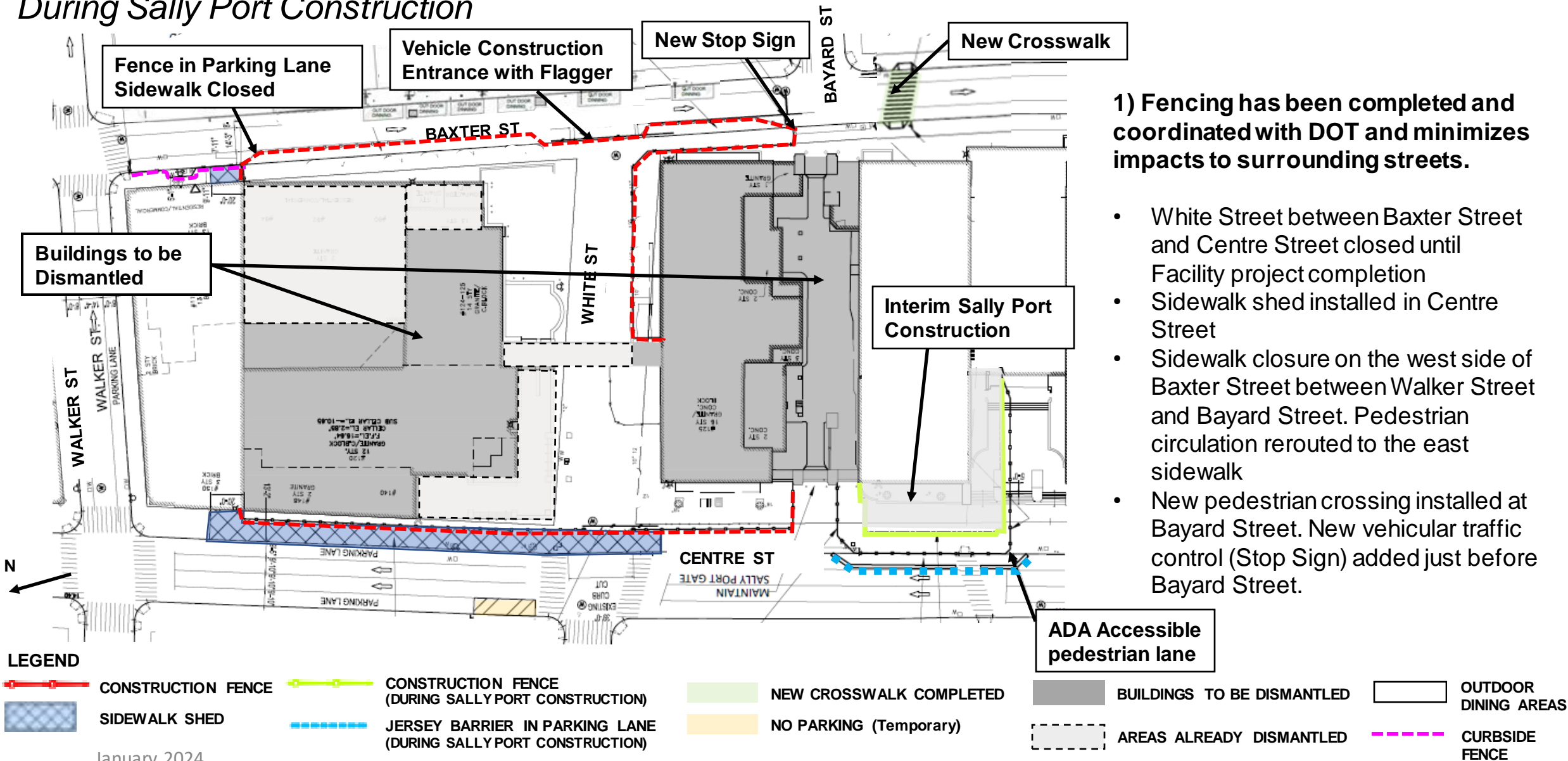
Upcoming Dismantle Milestones

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	Completed – Winter 2023/2024
Interim Sally Port Completion	Completed – Winter 2023/2024
South Tower Scaffolding and Screen Cover	Ongoing through late March 2024
North Tower Dismantlement	Ongoing through February 2024
North Tower Crane	August 2023 through February 2024
South Tower Dismantlement	February 2024 through end of 2024
White Street Crane	February 2024 through end of 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

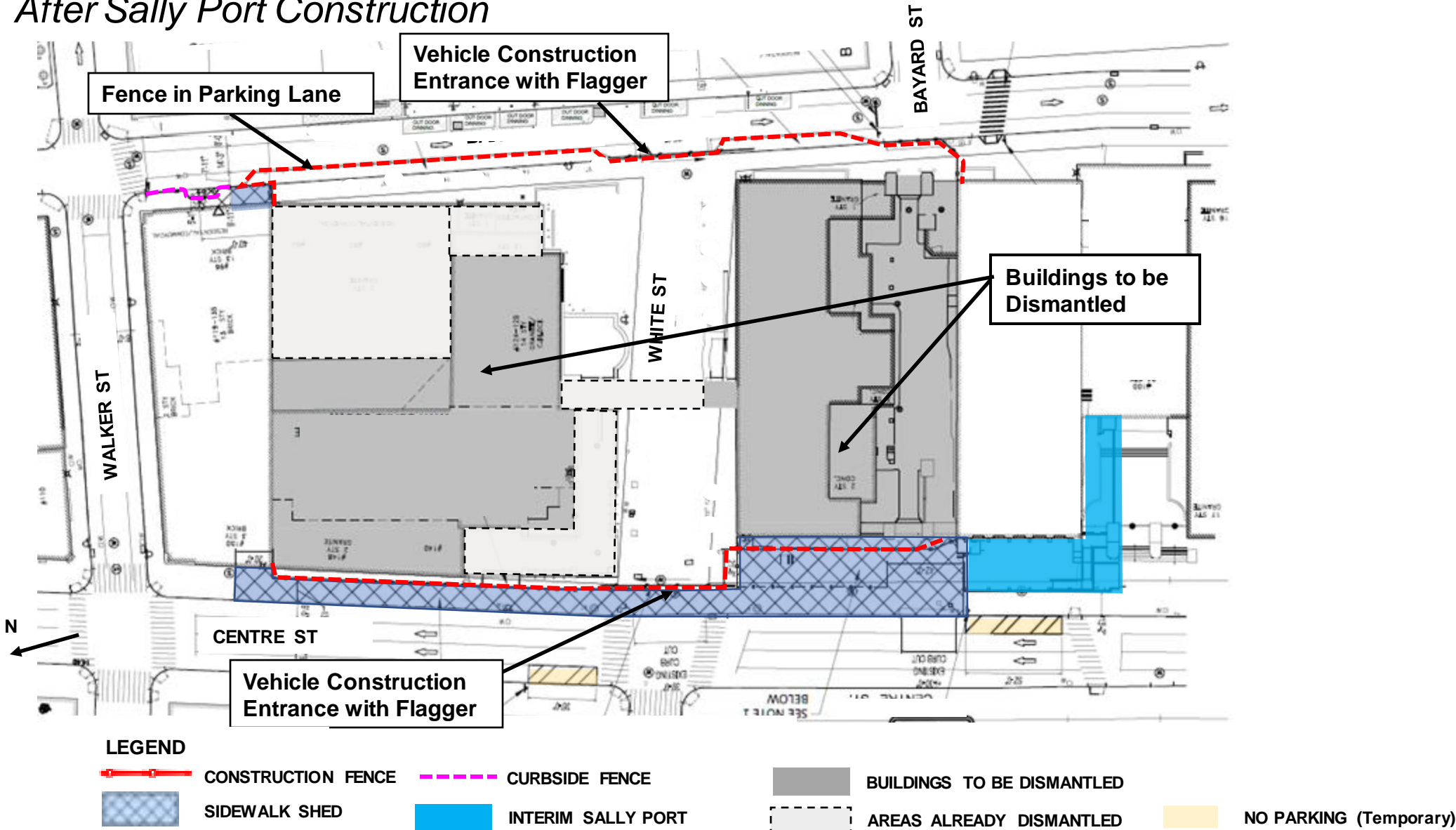


1) Fencing has been completed and coordinated with DOT and minimizes impacts to surrounding streets.

- 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.

Dismantle Site Layout (Phase 2)

After Sally Port Construction



January 2024

Dismantle Progress Photos



Sally Port Operation (01/12/2024)

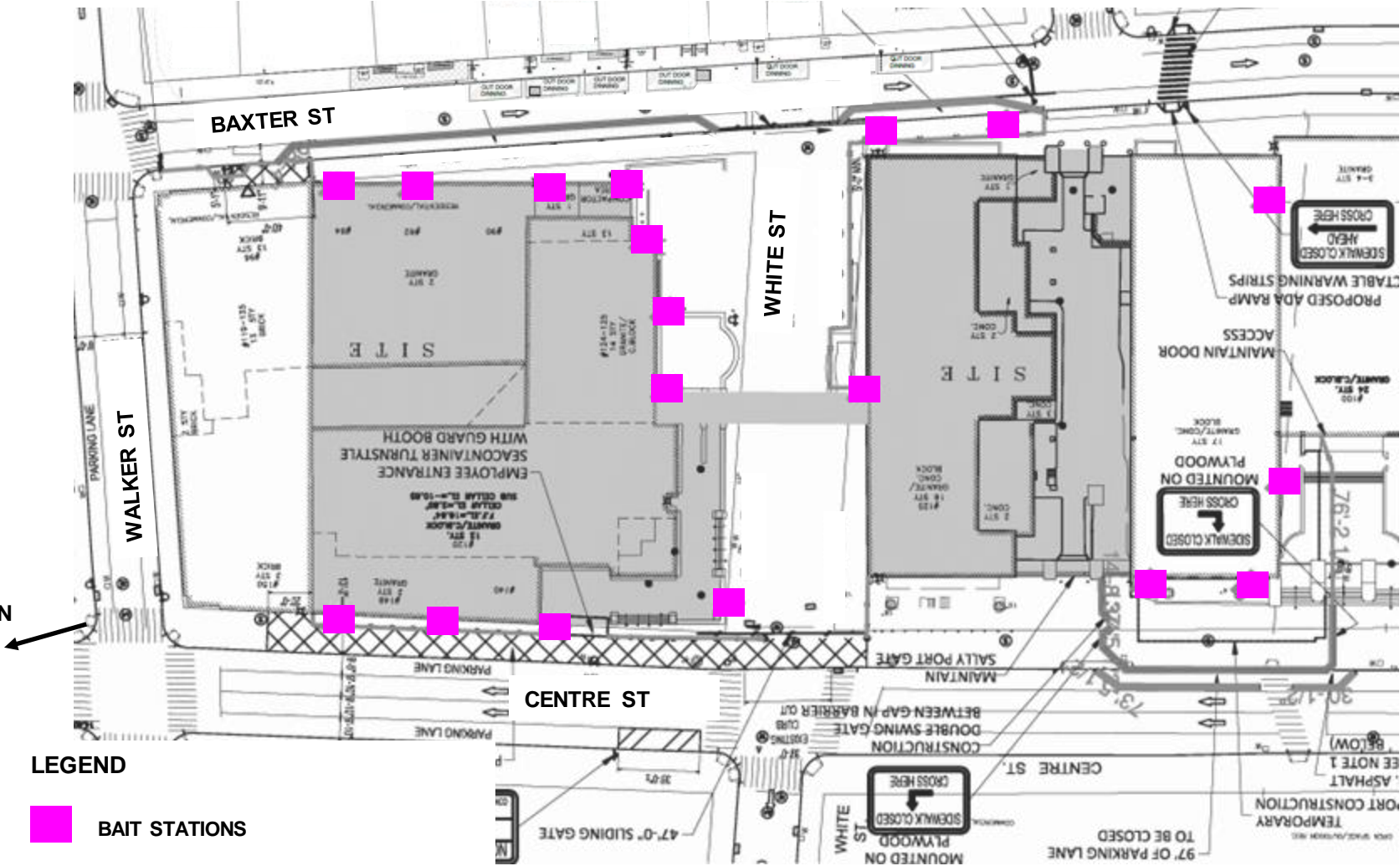


North Tower and South Tower Scaffolding Installation (01/12/2024)



North Tower Dismantle (01/12/2024)

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

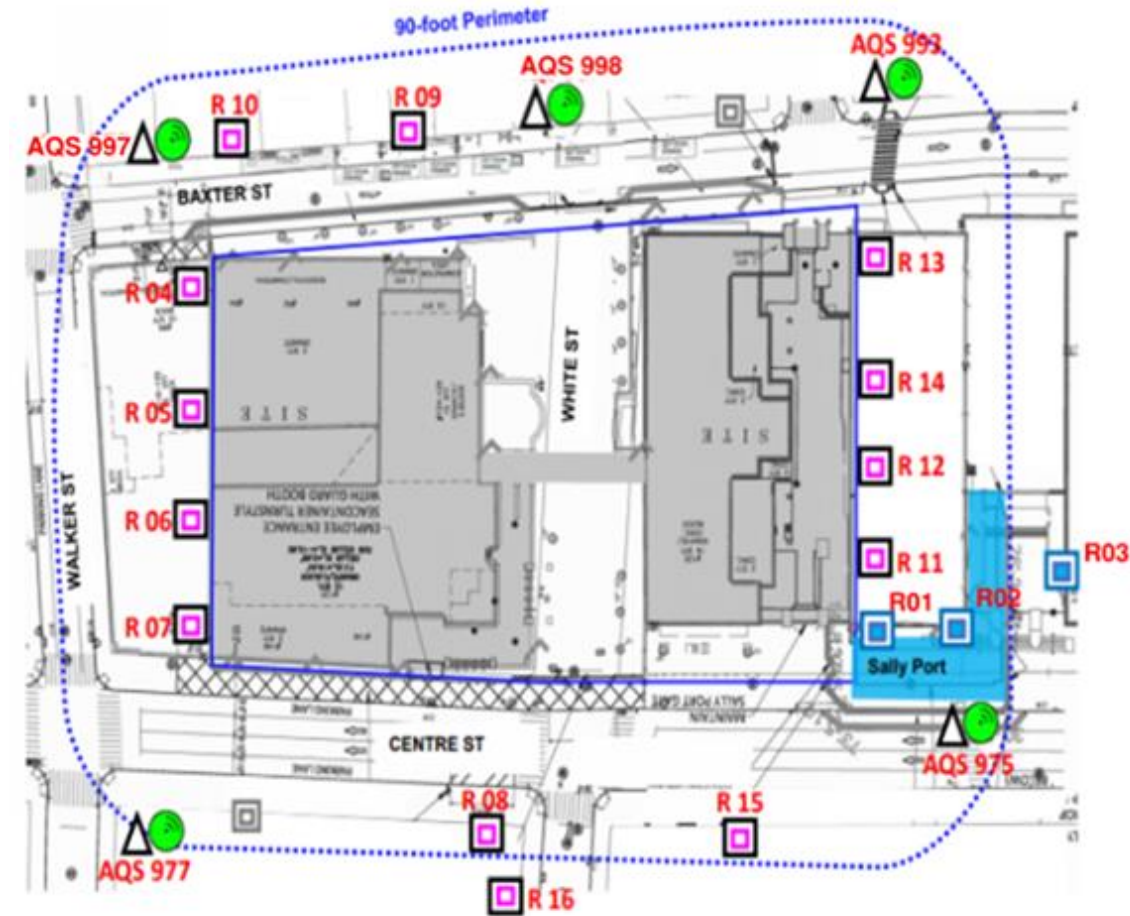
Vibration Monitoring:





- 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.

January 2024



 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.

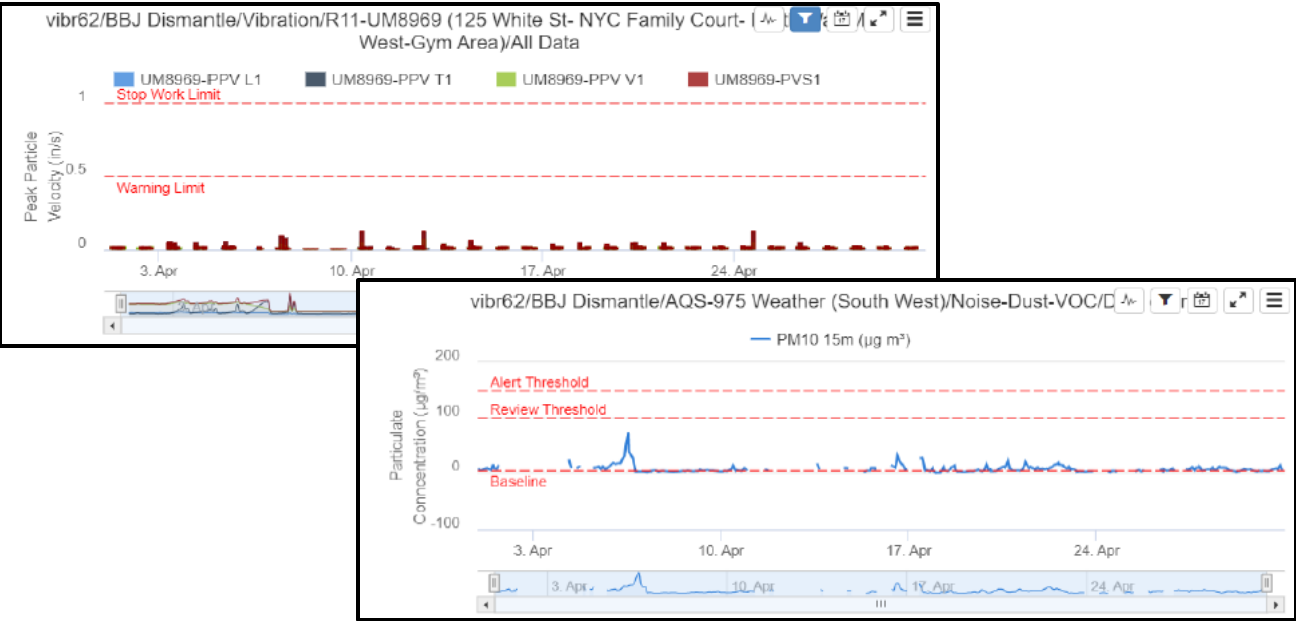


Communications About Environmental Monitoring

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/>



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

November & December 2023

Air Quality Monitoring



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

Noise Monitoring



In November and December, there were **four alerts generated by construction activity**.

In **November**, there were eight readings greater than the warning limit of 80dBA. Five of them were caused by police and emergency vehicles' sirens, and horns from the heavy traffic; two were due to debris sorting near Baxter Street, the operator was instructed to be more cautious; one alert happened after hours, while no work was being performed. In **December**, there were 27 readings greater than the stop work level of 90dBA. Fifteen of them happened outside of working hours; eight of them were caused by traffic or outside noise; one of them was due to mechanic's work. No corrective actions needed to be taken as the noise levels were unrelated to construction activities. Three alerts were due to the loading and sorting of debris. Our team still asked operators to be gentler.

Vibration Monitoring



In November and December, **there were no alerts due to construction activities**.

In **November**, there was one false alarm from one vibration monitor located at Center Street. The monitor was accidentally knocked. In **December**, there were no days with vibration levels above the action level.

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.



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Q & A



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Thank You



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