



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Manhattan CB1 Quality of Life Committee Dismantle Updates

March 20, 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 environmental monitoring updates and questions about air quality (slides 9 to 14)
- 3) Request for independent environmental monitoring (under review)
- 4) Request for updates on the South Tower crane (slides 5 & 7)
- 5) Request for updates about Chung Pak wall repairs (slide 15)

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Dismantle Project Updates

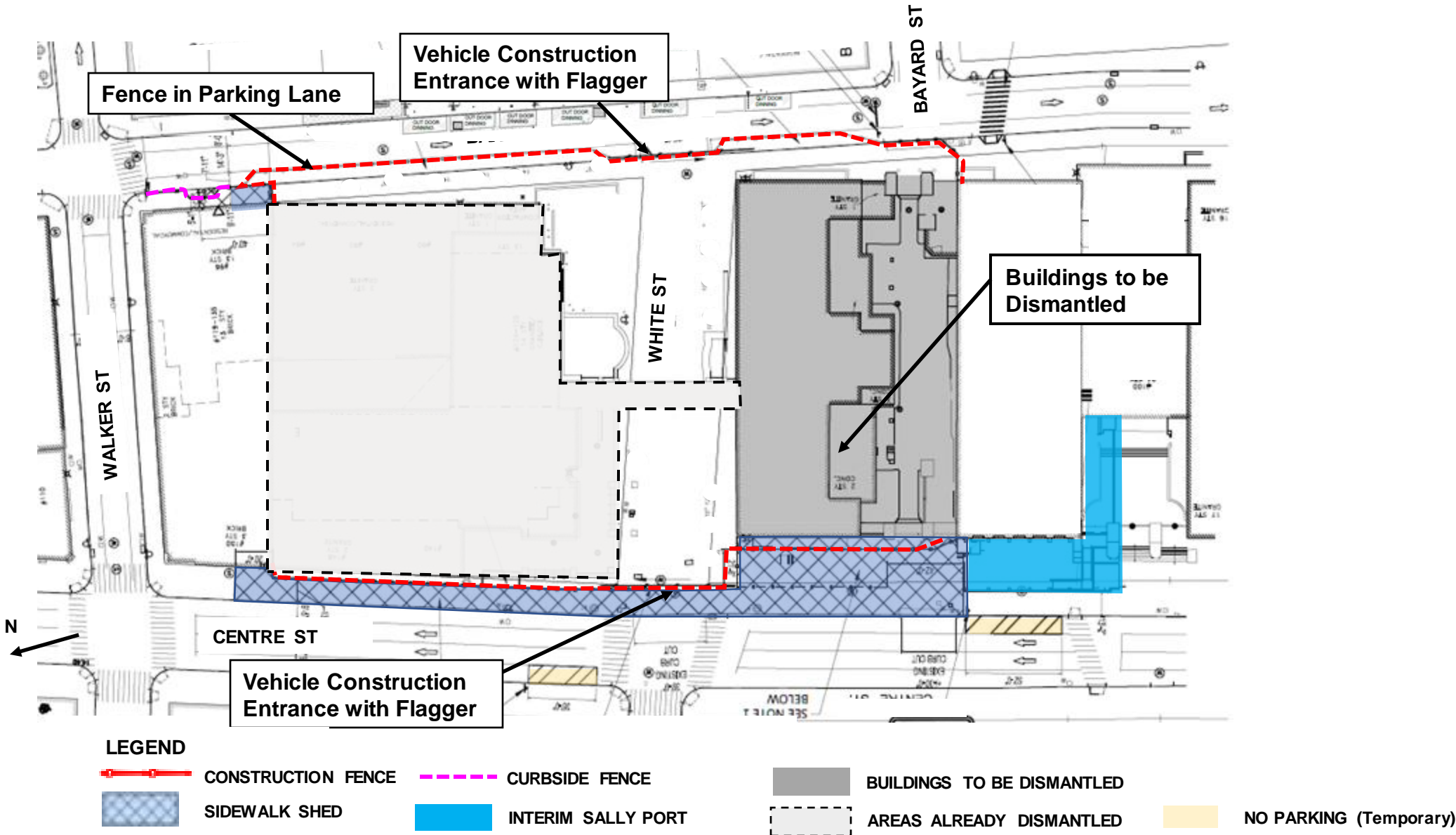
Upcoming Dismantle Milestones

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 March 2024
North Tower Crane	Removed in January 2024
South Tower Dismantlement	February 2024 through end of 2024
South Tower Crane	March 2024 through end of 2024
Substantial Completion	Beginning of 2025

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

INFORMATIONAL PURPOSES ONLY

Dismantle Site Layout (Phase 2 – Current)



Dismantle Progress Photos



Sally Port Bail Payment Center (3/15/2024)

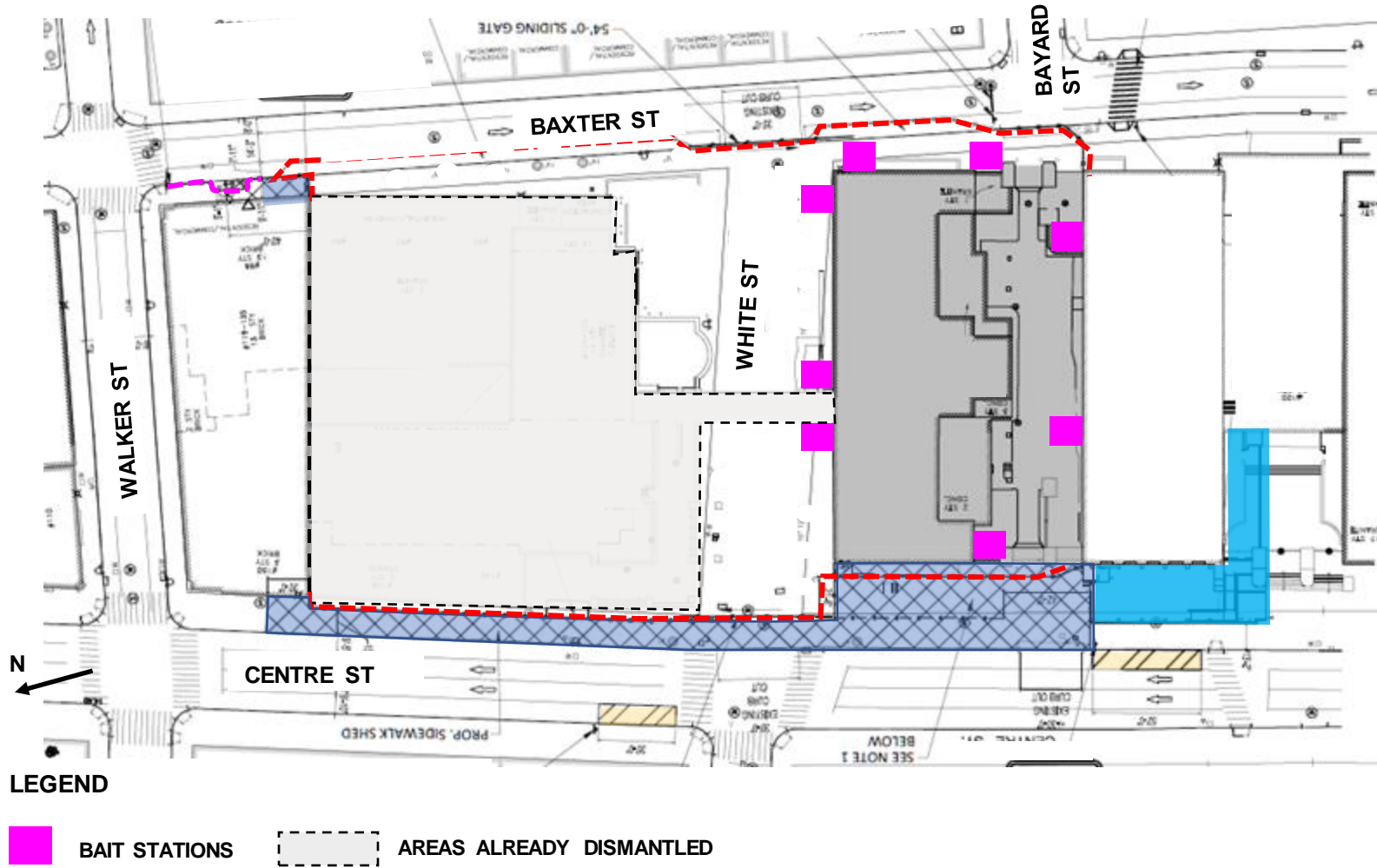


North Tower Dismantlement and
South Tower Scaffolding Installation (3/14/2024)



South Tower Crane
(3/20/2024)

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.

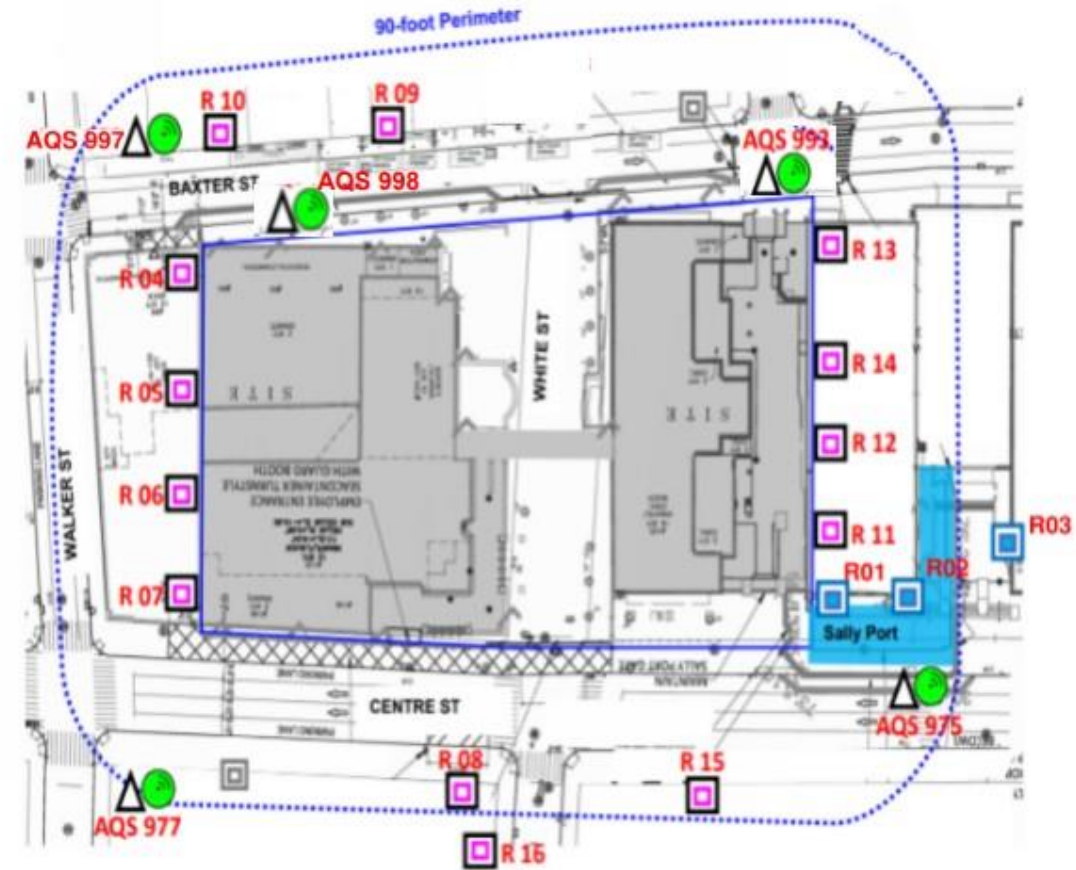
Environmental Monitoring Plan





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.



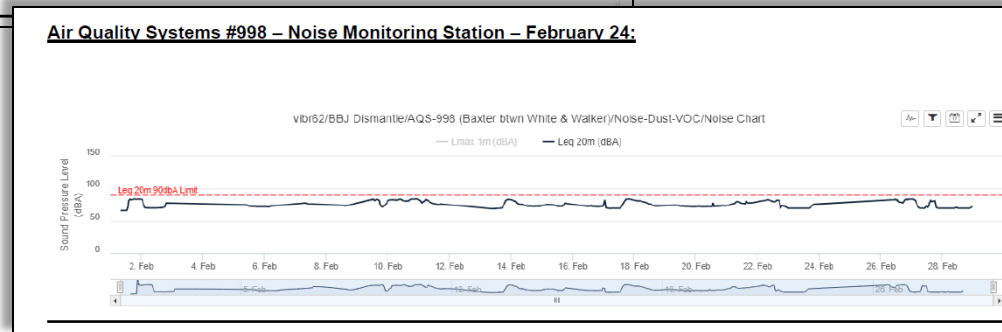
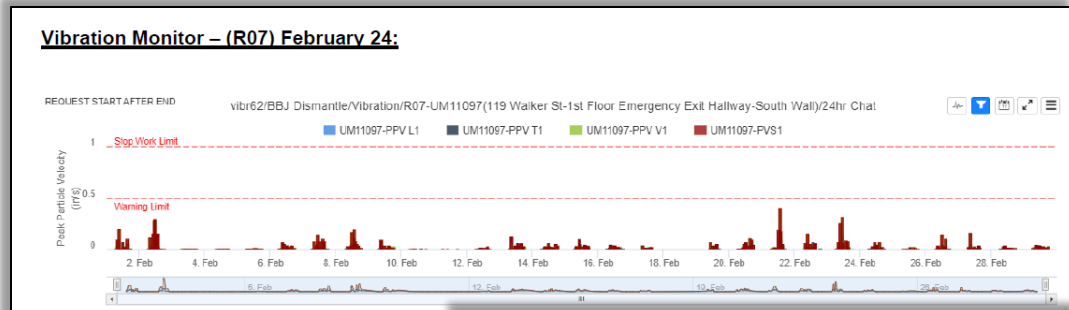
Communications About Environmental Monitoring

The BBJ team provides environmental monitoring updates at the Community Board 1 Quality of Life Committee 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.

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Environmental Monitoring Updates

January, February, and March (to-date) 2024

Air Quality Monitoring



In January, February, and March **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 **January, February, and March** there were no days with dust concentration above the action levels.

Noise Monitoring



In January, February, and **March** there were **two alerts generated by construction activity**.

In January, one construction-related exceedance was recorded on 1/5 resulting from loading dumpster activities. Monitors notified the contractor and corrective action was taken to lessen noise produced.

In February, one construction-related exceedance was recorded on 2/1 due to scaffolding installation above a noise monitor. Upon notification, contractors adjusted their staging location and returned noise levels to below the action threshold.

Vibration Monitoring



In January and February **there were no instances of exceedances resulting from construction activity**.

In **March**, **one of the four vibration monitors in Chung Pak** closest to where work was being performed **detected exceedances related to construction along the North Tower wall**. Gramercy stopped work and **adjusted their means and methods**. During all work activities, the other 3 monitors within Chung Pak did not record vibrations greater than any alert levels, confirming that **vibration levels did not have structural impacts on the Chung Pak building**.

Chung Pak Wall

- Per a contractual agreement established between Gramercy and Chung Pak prior to dismantle, Gramercy planned to perform work on the exterior wall of Chung Pak exposed by the dismantle of the North Tower structure.
- Per Gramercy's 2022 pre-construction survey at Chung Pak and latest engineering report, there are pre-existing construction deficiencies in the exterior walls, resulting in water infiltration and daylight coming through gaps in the walls NOT caused by dismantle activities.
- Chung Pak walls were not built in accordance with original construction/contract documents
- Over the weekend of 3/8-3/10, cracks and loose mortar were found on an infill wall.
- Both DOB and Gramercy's engineers confirmed that the wall is not load-bearing, not structural or foundational, and is not at risk of collapse.
- Gramercy has had engineers on site for evaluation and remediation of infill wall. Sequence of work will be sent to DOB for approval.

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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

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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