



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

# Manhattan Dismantle Project Working Group Meeting

November 14, 2024



**MN** Manhattan Dismantle

November 2024

# Agenda

- 1 Introductions
- 2 Working Group Goals, Scope, Ground Rules
- 3 Introduction & Report from Excel  
(Independent Environmental Monitor)
- 4 What We've Heard
- 5 Dismantle Project Updates
- 6 Discussion

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# What we've heard

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# Dismantle Project Updates

November 2024

# 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 January 2025</b>
- 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
<b>South Tower Dismantlement</b>	<b>February 2024 through end of 2024</b>
<b>Substantial Completion</b>	<b>End of January 2025</b>

\*Estimated Dates and Milestones are subject to change

**INFORMATIONAL PURPOSES ONLY**

# Dismantle Progress Photos



South Tower Dismantlement Progress (11/13/2024)



North Tower Gym Wall Scaffolding (11/12/2024)

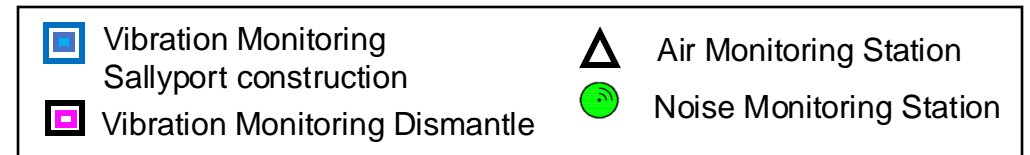
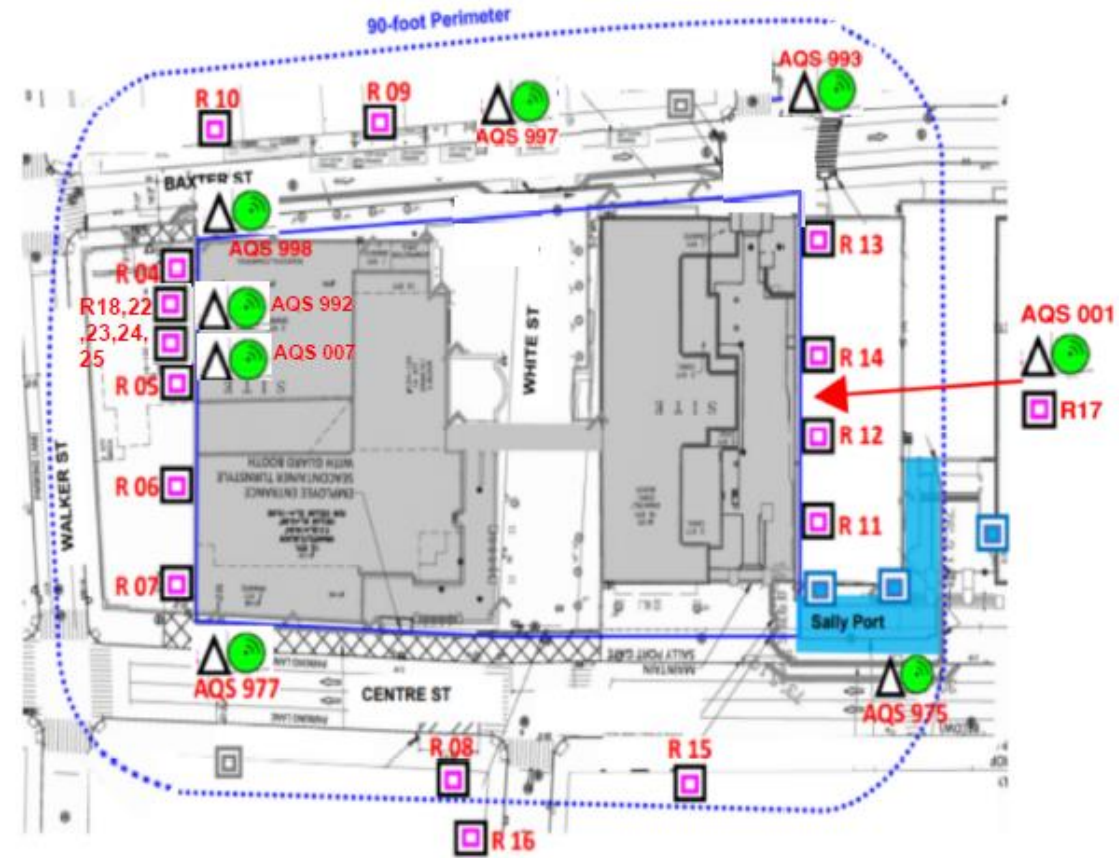
# Environmental Monitoring Plan

## 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)



# Environmental Monitors Check Up Frequency

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

# Environmental Monitoring Updates

## September and October 2024

### Air Quality Monitoring



During the months of September, we experienced **zero instances** where the dust concentration was above threshold.

In October, we experienced **9 instances** 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 20 instances in September and 25 instances in October of noise level exceedances generated by construction activity.**

Most instances were associated with AQS #7, #992 & #998, this monitor was relocated to the inside of the construction site fence. Combination of machines loading debris and Baxter Street traffic noise.

Mitigation effort were as follows:

- Adjusted location of North Tower Gym Wall Dismantlement

### Vibration Monitoring



During the months of September, we experienced **zero instances of vibration exceedances resulting from construction activity.**

In October, we experienced **5 instances of vibration exceedances resulting from construction activity.**

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# Community Engagement & Resources

November 2024

# 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 / [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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