



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Queens Advisory Committee Meeting Dismantle & Construction Updates

August 4, 2022

QN

Queens Site

August 2022

Agenda

- 1 BBJ Program Summary
- 2 Construction & Dismantle Updates
- 3 POA Updates
- 4 Community Space Input
- 5 Q&A

Queens

BBJ Program Summary

Program Summary

Close the jails on Rikers Island and borough facilities

Replace with a **smaller, safer, fairer system that will have:**

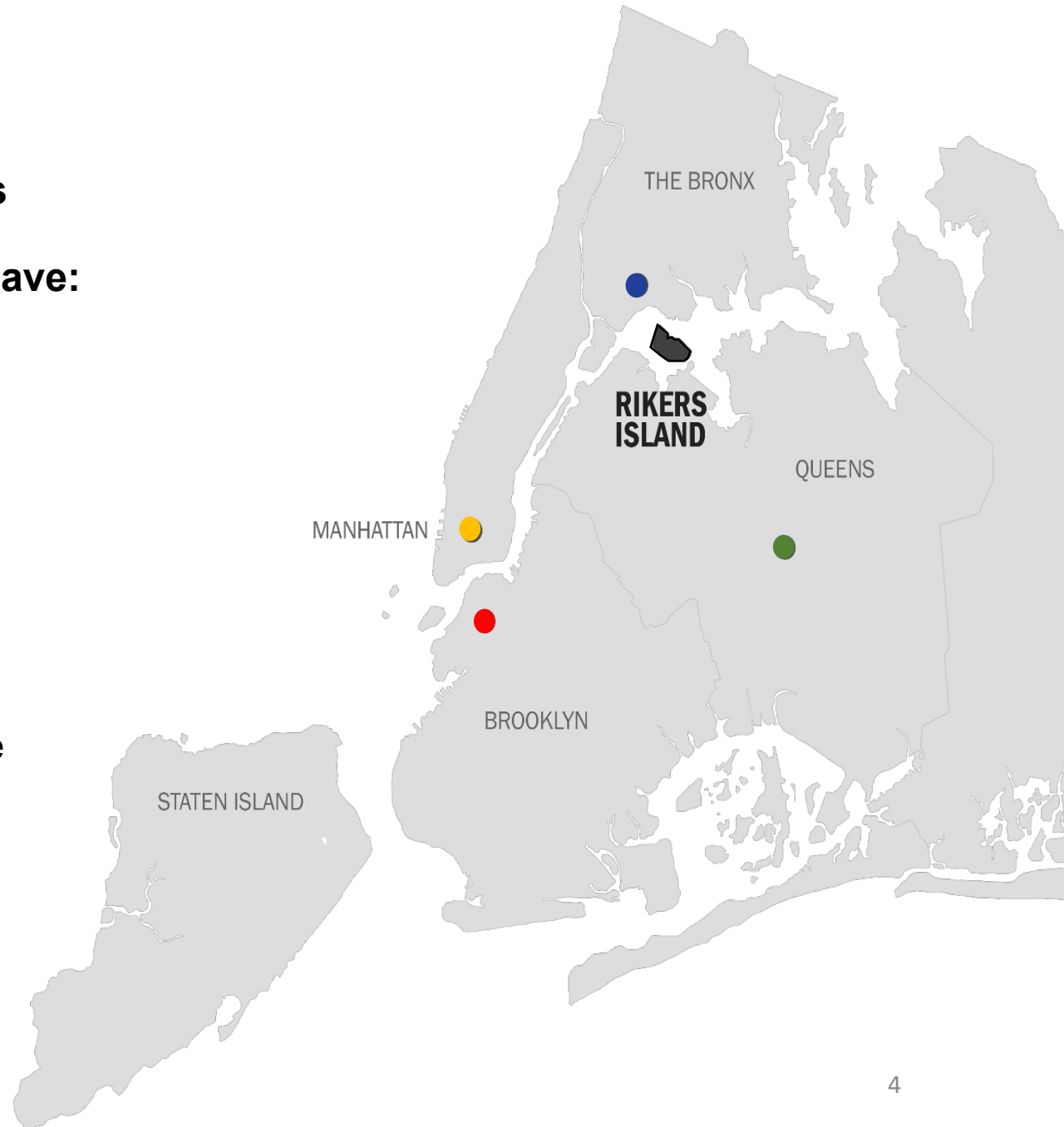
- **Housing for a total of **3,300** people (requires 3,544 beds) — the lowest rate of incarceration in NYC since 1920**

Current jail population in NYC: ~5,600 people

- **Four borough-based sites (Manhattan, Brooklyn, Queens, and The Bronx)**

Currently NYC has 8 facilities on Rikers Island and the Vernon C. Bain Center in the Bronx ("The Barge")

- **Continued focus on re-entry and culture change**



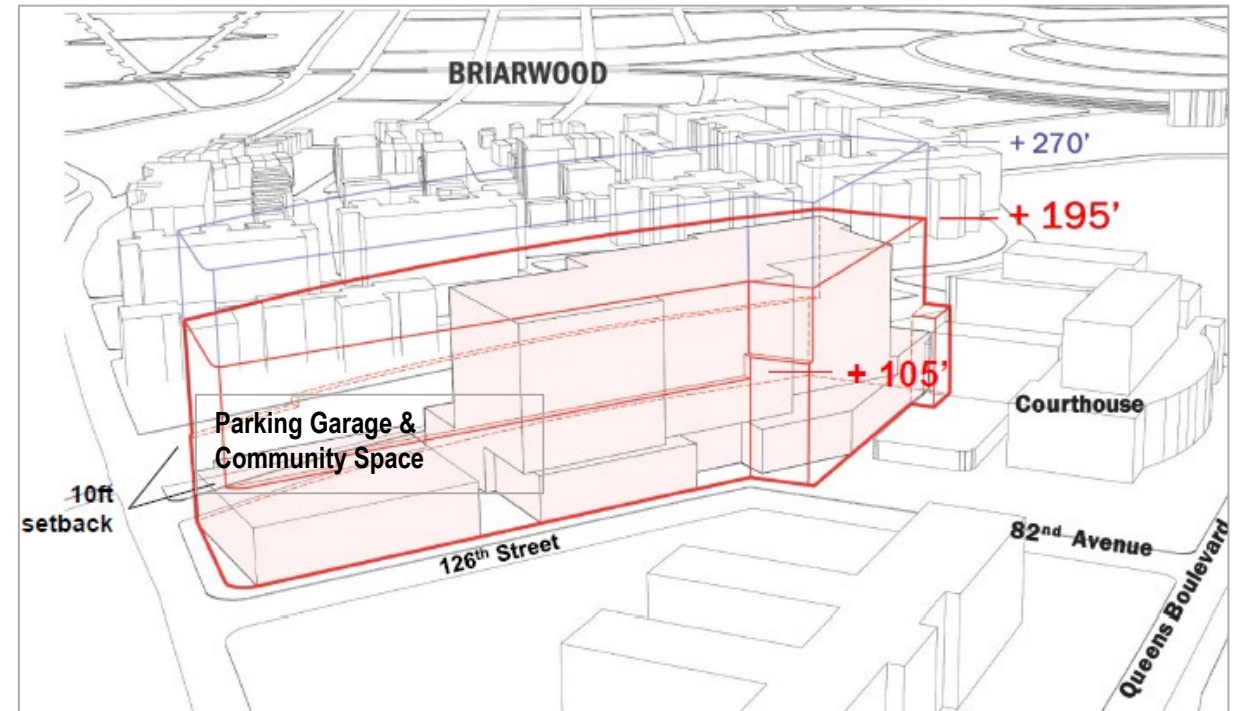
Queens BBJ Requirements

ULURP Requirements

- Maximum Height: 195'
- 20,000 sf Community space
- 305 below-grade accessory parking spaces

Program Requirements

- Contains 886 beds (including a women's centralized facility for approx. 100 women)
- On-site services and programming, including medical facilities for pregnant women and mothers
- Roadway and sidewalk restoration



ULURP massing diagram for illustrative purposes only

Health Services at the Queens BBJ

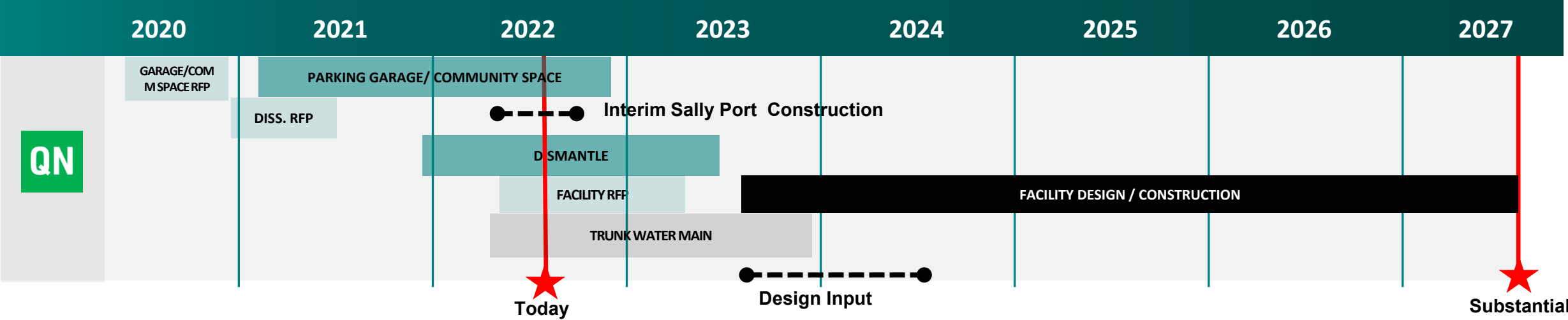
- NYC Health + Hospital/Correctional Health Services (CHS) will continue to provide the same health services as it does now, including: medical, nursing, mental health, substance-use treatment, social work, dental and vision care, discharge planning, and reentry support
- The Queens BBJ will have a centralized health services floor with a main clinic, infirmary, and communicable disease unit for both men and women as well as a pharmacy, a staff triage area, a physical therapy area, and dedicated specialty-service areas, and space for central health administration
- Half of housing units will be therapeutic housing units, which offer on-unit clinical support to patients who have medical, mental health, and/or substance-use needs; in addition to other specialty populations that would benefit from cohorting
- Cluster/swing spaces will be located on each housing unit floor, increasing patient access to services and reducing reliance on DOC escorts
- For persons requiring hospitalization, female patients will generally go to Elmhurst and male patients to Bellevue, but they may be transported to other hospitals if in acute distress

Queens

Construction & Dismantle Updates

Queens Site Schedule

Note: Final schedule may be adjusted pending overall market response.
Note: Substantial completion dates are under analysis



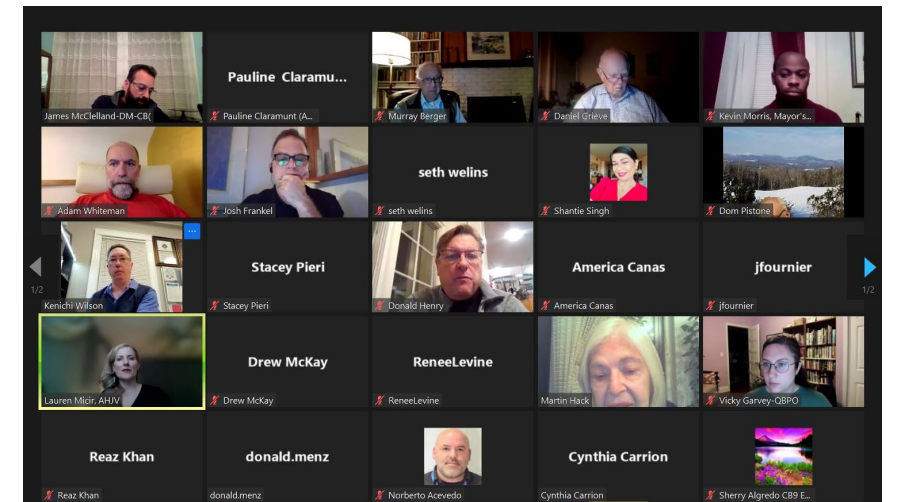
Key Dates	
Parking Garage and Community Space Completion	December 2022
Dismantle Notice to Proceed	December 2021
Interim Sally Port Construction	May – August 2022
Dismantle Completion	Q2 2023
Facility RFP Release	Q2 2022
Facility Design-Build Notice to Proceed (Design Starts)	Q3 2023
Facility Completion	Q3 2027
Trunk Water Main Work	Q4 2022 – Q2 2023

Community Engagement

Groups and Activities	Date
Queens Advisory Committee (QAC - NAC)	January 2020
Justice Advocates Design Workshop	10/7/20
Justice Implementation Task Force Design Workshop	10/9/20
Queens Community Design Workshop	May 2020
Women Justice Advocates Design Workshop	2/23/21
Queens Borough President Briefing	March 2021
Community Board 9 Presentation	March 2021
Queens Borough Board Presentation	May 2021
Queens DA Office Briefing	January 2022
Queens Borough President Briefing	January 2022
Queens Family Justice Center Briefing	January 2022
Queens Council Member Schulman Briefing	January 2022
Queens DA Office Briefing	June 2022
Community Board 9 Presentation	January 2022



Queens Community Board 9, March 2021



Queens Community Board 9, January 2022

Community Resources During Construction



BBJ Website

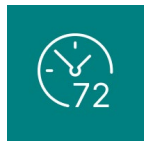
<https://rikers.cityofnewyork.us/>



Designated Phone Number



Weekly Look Ahead

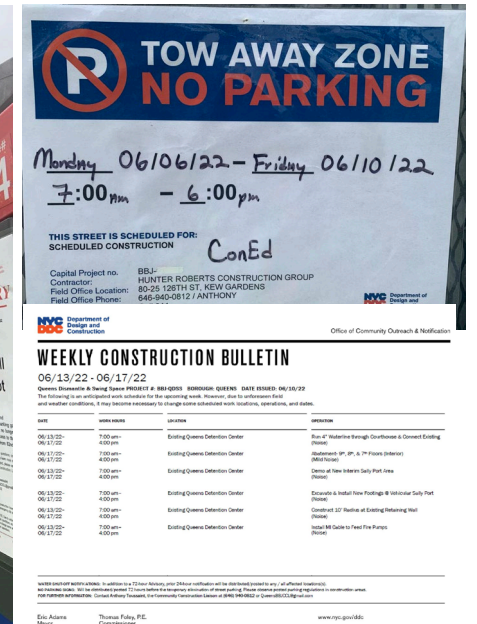


72-Hour Advisories for Impactful Construction Activities



Community Construction
Liaison & Field Office

Anthony Toussaint - Queens BBJ CCL
(646)-940-0812 / QueensCCL@bbjnyc.com
Municipal Parking Lot 80-25 126th St
Monday – Friday 7:00am - 3:30pm



Environmental Monitoring Factsheets

- The Borough-Based Jails (BBJ) project team is committed to ensuring there is limited impact during our construction activities requiring the Design Builders not just to comply but go above and beyond the required New York State and City requirements.
- Environmental Monitoring Factsheets including specific information about Air Quality, Noise and Vibration Monitoring are available to the public online and at the BBJ CCLs offices.

<https://rikers.cityofnewyork.us>

BBJ Environmental Monitoring

The Borough-Based Jails (BBJ) project team is committed to ensuring there is limited impact during our construction activities requiring the Design

Oversight Team

Oversight for the environmental monitoring program is multi-tiered and includes checks and balances between several agencies and entities.

Air Quality Monitoring

Community health and safety are extremely important to the City of New York. The Borough-Based Jails (BBJ) project team is committed to ensuring there is limited impact on nearby air quality during our construction activities. The BBJ requires the Design Builders not just to comply but go above and beyond the required New York State and City requirements.

Steps to control dust and limit emissions during construction.

To protect air quality, preventive measures during daily construction activities are being taken, and will be increased if monitoring machines indicate additional

Vibration Monitoring

Community health and safety are extremely important to the City of New York. The Borough-Based Jails (BBJ) project team requires design-builders to implement a Vibration Monitoring Plan to monitor and minimize vibration from construction related activities not just to comply but go above and beyond the required New York State and City requirements.

Steps to monitor vibration during construction.

To ensure vibration levels are not impactful, preventive measures are being taken during daily construction activities, and will increase these measures if monitoring

Noise Monitoring

Community health and safety are extremely important to the City of New York. The Borough-Based Jails (BBJ) project team is ensuring that noise from construction will be intermittent and of limited duration, and total noise levels will not rise to the level of a **significant adverse noise impact***. The BBJ requires the Design Builders not just to comply but go above and beyond the required New York State and City requirements.

Noise around the construction activities is being monitored.

Sound level meters are located on-site to monitor and ensure noise levels comply with New York City's noise codes (Local Law 113). During construction maximum noise level cannot exceed the following:

- **7:00 AM to 6:00 PM weekday:** 80 A-weighted decibels (dBA) as measured 50 or more feet from the source or sources at a point outside the property line or on a public right-of-way.
- **6:00 PM to 7:00 AM and weekend, if a permit is obtained:** 70 dBA as measured 50 or more feet from the source or sources at a point outside the property line or on public right-of-way, or an increase of 7 dBA above ambient (baseline), whichever is higher.
- **During construction and/or container and material handling:** 10 dBA above the ambient level as measured at any point within a receiving property or as measured at 15 feet or more from the source on a public right-of-way.

WHAT IS BEING MEASURED

Decibels (dBA) level

Adjusted measurement of noise that considers the sensitivity of the human ear to the various sound frequencies that we can hear. A normal conversation corresponds to 60 dB, a heavy traffic to 85 dB, and a concert to 120 dB.

Sound level meter installed outside

Steps to monitor noise during construction.

To ensure noise levels are respected, preventive measures are being taken during daily construction activities, and will be increased if monitoring devices indicate additional action is needed.

Measures to reduce and control noise:

- Use mufflers on construction equipment (dump trucks, concrete mixers, excavation equipment, generators, trucks removing soil, etc.)
- Install noise monitoring stations distributed across the site.
- Perform initial background readings of all noise stations one week before construction activity in the area begins.
- 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.
- Utilize densifying attachments rather than impact hammers for slab dismantle.

***DEP defines significant adverse noise impact as the increase of 15 dBA or more for prolonged duration of 12 consecutive months or more or increase of 20 dBA or more for prolonged duration of 3 consecutive months or more.**

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Schedule Milestones

Milestone	Estimated Dates
Site Assessment and Surveys (Verification of existing building conditions)	December 2021 – May 2022
Interim Sally Port Start Construction	March 2022 – August 2022
Mobilization / Site Fencing (Site fencing, sidewalk shed installation, field office)	March – July 2022
Dismantle Work	September 2022 – March 2023
Trunk Water Main (~ 18 months duration)	Q4 2022 – Q1 2024
Queens Parking Garage and Community Space Completion	December 2022

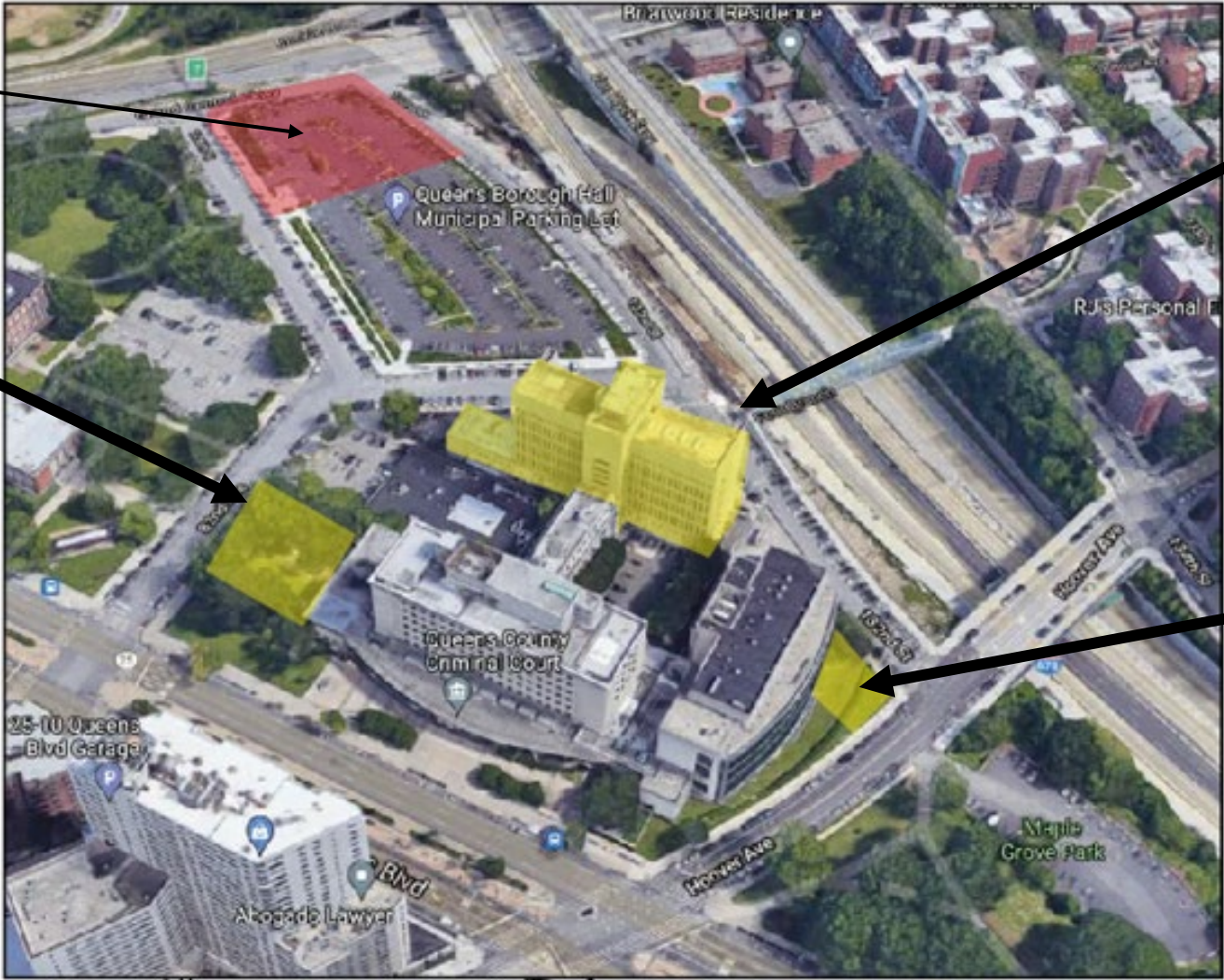
*Estimated Dates and Milestones will be updated by Design-Builder

INFORMATIONAL PURPOSES ONLY

Overview of Dismantle Activities

Queens Parking Garage & Community Space Project

Interim Sally Port



Detention Center Abatement
April 2022 - September 2022

Dismantle
Sept - 2022

Decoupling
April 2022 - July 2022

Dismantle Progress Photos



Site protection fence on 132nd St
07/25/22



Site protection fence along 82nd Ave
and 132nd St
07/25/22



Site protection fence, Interim Sally Port
07/25/22

Parking Garage & Community Space Progress Photos



Community space view
07/25/22



Parking garage view from the municipal parking lot
07/25/22

Environmental Monitoring Updates

The BBJ team will provide quarterly environmental monitoring updates at Community Board and Neighborhood Advisory Committee (NAC) meetings and post monthly reports on the website <https://rikers.cityofnewyork.us/>.

Vibration Monitoring

- Continuously measuring peak particle velocity (PPV)

Noise Monitoring

- 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 and Action Level.

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.



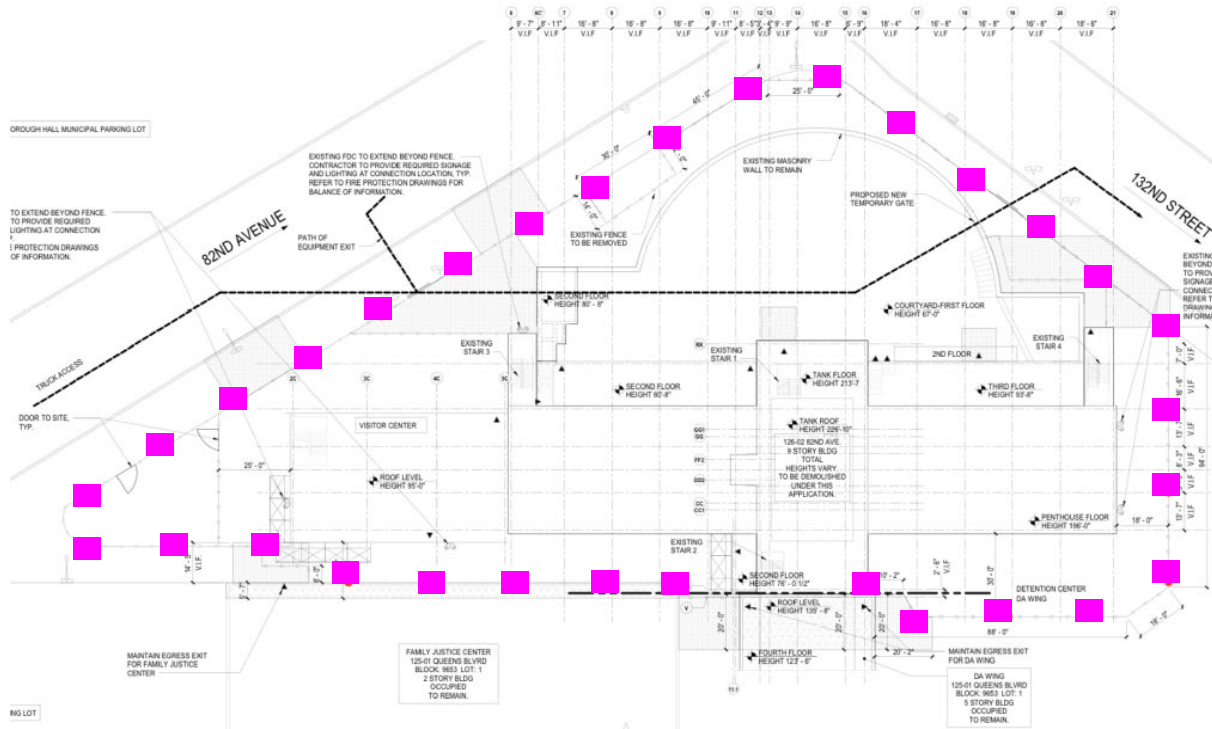
Vibration monitor installed in basement



Sound level meter installed outside on sidewalk

Rodent and Pest Control

Dismantle Project Site



LEGEND

 BAIT STATIONS

**Note: Locations are subject to change during dismantle process.*

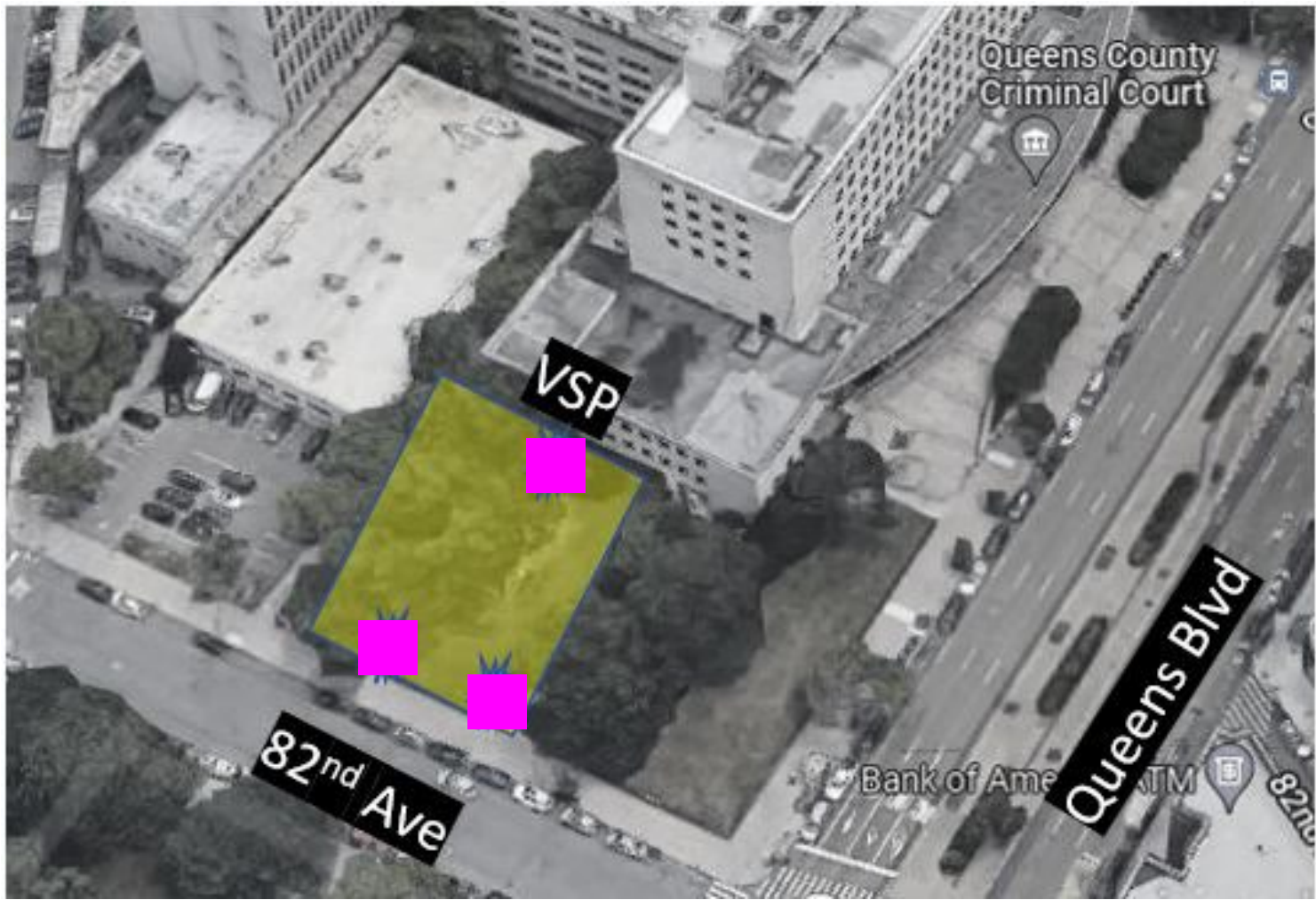
Construction contracts at the Queens Dismantle include provisions for a rodent control program in accordance with NYC DOH protocols. The Design-Build team will:

- A licensed exterminator shall inspect the site, certify that the site is free of rodents or if there's a need for extermination.
- If rodent extermination is required, the licensed exterminator shall install tamper-resistant rodent bait stations. It is anticipated that all bait stations shall be installed within the protected area of the site construction fence, which outlines the project work area.
- The licensed exterminator shall provide the completed and signed form to file the Self-Certification Demolition application with the Department of Buildings (DOB). This form shall also be emailed by the exterminator to: Demo@health.nyc.gov for the DOH's records.
- Rodent extermination measures shall be further employed throughout the project duration as mandated by the presence of rodents on the project site. As rodent sightings noticeably increase, PAL's certified exterminator shall return to the site to evaluate the rodent condition. Additional bait stations shall be set to eliminate the increase in the rodent population.

Rodent and Pest Control

Vehicular Interim
Sally Port

LEGEND
BAIT STATIONS



**Note: Locations are subject to change during dismantle process.*

Queens

Points of Agreement Updates

City-Wide Points of Agreements Overview

A total of 25 City-Wide Criminal Justice Reform Investments Points of Agreements, including:

Facility Size and Program

Reduced height and density of facilities

~40% of units in the new system will be **dedicated therapeutic units**

Administrative space for community-based providers and space for **services/programming in every housing unit**

Design Review

Design engagement workshops with community members

Regular updates on delivery schedule, design and construction

Justice Investments

Expand and fund **Supervised Release** to ensure safe and fair implementation of bail reform

Increase **Alternatives to Incarceration (ATIs)** funding to serve at least **7,300 people per year**

Reduce gun violence by expanding **Cure Violence** programs

Enhance **reentry and discharge planning** services available to everyone leaving city jails

Implement plan for restorative justice training at every middle school, and Social Emotional Learning (SEL) at every elementary school

Queens Points of Agreement Overview

A total of 16 Queens - Specific Points of Agreements, including:

Built form and neighborhood context of the facility

- Reduced Height and Density of the Facility
- Provision of Community Facility or Commercial Space
- Design Consultation
- Parking

Community Concerns During Construction

- Community Construction Liaison (CCL)
- Protecting Trees and Open Space
- Air Quality and Noise Monitoring
- Traffic Mitigation and Construction Transportation Monitoring Plan
- No staging in open space resources

Education

- Invest in Capital Improvements at P.S. 99 and P.S. 139

Public Safety and Transportation

- New Uniformed Officers for the 102nd Precinct
- Improving Lighting in the Austin Street Underpass

Sanitation

- New Sewers in Kew Gardens
- Monitoring Flood Complaints
- Additional Trash Cans

Community Organizations

- Invest in Upgrades to Queens Community House

Queens POA Commitments Updates

Lead Agency	POA Item #	POA 2022 Update	Status 2022
DDC	3. Design Consultation	The City will continue to meet regularly with Council Members in each of the respective districts where a facility will be located. The City will also continue to hold quarterly NAC meetings in Queens, Brooklyn, the Bronx and Manhattan. DDC and the Project Management Consultant (PMC) have held hands-on design engagement workshops in Queens, Manhattan, the Bronx and Brooklyn.	In progress
DDC	5. Construction Coordination	Anthony Toussaint - Community Construction Liaison CCL Mobile: (646) 940-0812 Email: QueensBBJccl@gmail.com Trailer office: 126-02 82nd Ave, Kew Gardens, NY 11415	Done with ongoing work
DDC	8. Traffic Mitigation	DDC and their consultant are currently developing the CTMP.	In progress
DDC	9. Protecting Open Space	As defined in the Queens Garage and Demolition / Swing Space contracts and Facility RFP Documents, future project design builders will not be permitted to use open space resources for staging or other construction activities.	Done with Ongoing work

Queens POA Commitments Updates

Lead Agency	POA Item #	POA 2022 Update	Status 2022
SCA	10. Invest in Capital Improvements at PS 99 and PS 139	P.S. 99: Gym, Auditorium, Playground: anticipate construction starting summer/fall 2022. Cameras: In scope, will have clearer idea of design phase when scope is completed. P.S. 139: cameras: In scope, will have clearer idea of design phase when scope is completed	In progress
DOT	12. Improving Lighting in the Austin Street Underpass	Lights are installed and fully operational.	Done
DSNY	15. Additional Trash Cans	Trash cans were installed	Complete

Queens POA Commitments Updates



Beyond Rikers Commitment Tracker

<https://rikers.cityofnewyork.us/beyond-rikers/>

Queens

Community Space Input

What have we heard ?

What can be the best use of the community space?

- Multipurpose community space, ideally run by a non-profit organization providing services for people
- Community meeting spaces (book rooms)
- Health Care Facility (Mental Health Center)
- Technology Professional School (STEM, IT, Coding)
- Cafeteria for visitors (retail not allowed)

Examples of Permissible Uses Community Facility (Use Group 3 & 4)*

Community Facilities to serve Educational needs provide recreational, health and essential services:

- Colleges or Universities
- Professional schools
- Libraries
- Museum
- Non- commercial Art Galleries
- Health Care Facility, Non-profit or voluntary hospitals (animal hospitals no allowed)
- Community Center
- Non- commercial Recreation Centers
- Philanthropic or non- profit institutions

*UG 3 & 4 are restrictive and **do not allow retail uses**



NYC Criminal Justice

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Borough-Based Jails | NAC

Thank You

QN Queens Site

August 2022



