



**BROOKLYN BOROUGH-BASED JAIL
INDEPENDENT ENVIRONMENTAL MONITORING MONTHLY REPORT # 3**

CLIENT'S REP.: DDC/ AHJV - Jarrod Morris (AHJV)

DISTINCT REP.: Udayakumar Sunku

DESIGN BUILDER'S REP.: Tutor Perini Corporation (TPC)

REPORTING PERIOD: Tue 9/1/2026 to Wed 9/30/2026

PROJECT #: BBJ-BK-FAC

DISTINCT PROJECT NO.: 26032.01

of Shifts Worked: 45

LOCATION: 275 Atlantic Ave,
Brooklyn, NY

AIR / NOISE MONITORING PERSONNEL ONSITE

Distinct Engineering	Riya Patel, Shamar Christie
Tutor Perini Corporation (TPC)	Saad Naeem, Greg Baumann, N/A, Julian Nebbett, Sungjin Park/ Nick , Jonathan Queen

EXECUTIVE SUMMARY

DESI has been hired as the Independent Environmental Manager (IEM) for the BBJ-BK (Brooklyn) job to provide environmental oversight, specifically as it applies to air and noise compliance for community receptors. DESI utilizes a proactive approach that includes handheld readings conducted inside and outside the immediate work site.

DESI on site field representative(s) were present for 45 total shifts from Tue 9/1/2026 to Wed 9/30/2026.

DESI field representatives conducted handheld noise and dust measurements at multiple locations each shift, at various times throughout the shift.

Handheld noise and dust readings are conducted both inside the work area (aka interior) and outside the work area (also referred to as perimeter readings). DESI evaluates both interior and perimeter readings to determine compliance with regulations, address potential concerns for off-site receptors, and more accurately identify potential environmental concerns at the source.

Dust readings are obtained for a duration of 15 minutes; the 15-min time-weighted average (TWA) is documented.

Noise readings are obtained for a duration of 10 minutes; Leq(10m) is documented on CML; Lmax is reviewed for compliance with site limits.

Details of handheld measurements are provided in the Community Monitoring Log (CML) provided via Weekly Reports.

Environmental compliance issues are brought to the attention of the DB superintendent (or equivalent) for correction. Additionally, information on observances, recommendations and corrective actions applied are provided to AHJV/DDC personnel for review. Details of environmental compliance issues relative to IEM scope of work are included below in section "Environmental / Compliance Issues / Corrective Actions".

During this period, DESI tracked ECI as noted in sections below.

DISTINCT WORK SCOPE DURING REPORTING PERIOD

DESI on site field representative(s) were present for 45 total shifts from Tue 9/1/2026 to Wed 9/30/2026.

During this period, DESI tracked Environmental Compliance Issues (ECI) as noted below. Additional details are provided in section 'ENVIRONMENTAL / COMPLIANCE ISSUES / CORRECTIVE ACTIONS'.

Environmental compliance issues are brought to the attention of the DB superintendent (or equivalent) for correction. Additionally, information on observances, recommendations and corrective actions applied are provided to AHJV/DDC personnel for review. Details of environmental compliance issues relative to IEM scope of work are included below in section "Environmental / Compliance Issues / Corrective Actions".

0 ECI remained open from the previous reporting period: None.

During the month, 13 additional ECIs were documented: BK-015, BK-016, BK-017, BK-018, BK-019, BK-020, BK-021, BK-022, BK-023, BK-024, BK-025, BK-026, BK-027.

During the month, DESI closed a total of 12 ECIs: BK-012, BK-015, BK-016, BK-017, BK-018, BK-019, BK-020, BK-021, BK-022, BK-023, BK-024, BK-025. The average number of days to resolve items closed during the month of September 2026 was 2.1 days.

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As of the end of the month, 2 remained open / pending resolution: BK-026, BK-027.

The following IEM Weekly Reports were provided during the reporting period for this project:

Weekly Report #07 BBJ-BK-FAC DESI_Weekly WE260904
 Weekly Report #08 BBJ-BK-FAC DESI_Weekly WE260911
 Weekly Report #09 BBJ-BK-FAC DESI_Weekly WE260918
 Weekly Report #10 BBJ-BK-FAC DESI_Weekly WE260925
 Weekly Report #11 BBJ-BK-FAC DESI_Weekly WE261002

Weekly Reports include Community Monitoring Log (CML) and Site Plans showing approximate handheld reading locations & DB stationary noise monitor locations.

DESI attended various meetings throughout the month, including meetings with Community Advisory Board (CAB), Council Member (CM) office, DDC/AHJV, DB Tutor Perini Corporation (TPC) and their subcontractor(s) including Vibranalysis.

During the reporting period, DESI reviewed DB monitoring data and certain BBJ-BK project documents.

TPC July 2026 Report reviewed. DESI notes the following:

TPC clarified that "Maximum Noise Reading Before Corrective Action" reflects Leq8hr data collected.

The baseline graphs included are clearer compared to what was provided on previous monthly reports.

Potential for improvement: where possible, provide information / summary relative to handheld readings obtained or spot checks conducted by DB.

Potential for improvement: provide information on current noise mitigation measures (these may include administrative controls such as quantity or placement of equipment).

As of September 30, 2026, DESI is reviewing baseline noise data downloaded by DESI via DB monitoring website. Notes, if any, will be provided upon completion of review process by DESI.

DESI is reviewing certain DB materials, applications, and procedures and may provide recommendations and/or suggestions for improvement where appropriate. Currently DESI is reviewing Spray-on Fireproofing (SOFP) material and evaluating the material and application, including Safety Data Sheet (SDS). Additional information has been requested and discussions are ongoing.

DB WORK IN PROGRESS - Tue 9/1/2026 to Wed 9/30/2026

Noted activities include use of machinery including elevator/hoist and trucks, CMU cutting, masonry wall construction, cell delivery, fireproofing, concrete pour, steel wire mesh cutting, core drilling, drilling slab, drilling holes for hanger installation, clean up and housekeeping, use of jackhammer to deconstruct concrete structure, pipe/HVAC duct installation, glass curtain wall installation.

BEST MANAGEMENT PRACTICES IN USE DURING CONSTRUCTION

Air quality control measures according to statements and/or plans provided by or on behalf of TPC for use on site includes covering loose materials, use of water, and debris management.

Debris management according to TPC include, but is not limited to, orange perimeter protection, black debris netting, enhanced housekeeping procedures, enhanced inspection and monitoring procedures, increased inspection frequency, reinforced weather preparedness procedures, enhanced supervisory oversight and monitoring, and retraining.

Dust mitigation noted by DESI / IEM during one or more shifts: Use of sweeping compound, netting used related to fireproofing - full or 5 ft depending on area, use of vacuum, use of tarp around masonry areas, use of water spray to suppress dust.

Noise control measures according to statements and/or plans provided by or on behalf of TPC for use on site includes restrictions on idling time for on- and off-road equipment, minimize use of equipment that generates more than 80 dBA of noise and use such equipment only during daylight hours, utilize noise barriers to contain noise where practicable, require impact devices to be equipped with acoustically attenuating shields or shrouds recommended by the manufacturer.

Noise mitigation noted by DESI / IEM during one or more shifts: perimeter construction solid fence installed, noise blankets at hoist, limitation on number of concrete trucks staging during concrete pours.

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DISTINCT STATIONARY AIR MONITORING SUMMARY		
VOCs	VOC monitoring not required.	
PM 10	-	
Notes/Comments	Stationary CAMP monitors will be installed after DOT permits are secured.	
DISTINCT HANDHELD AIR AND NOISE MONITORING SUMMARY		
VOCs	VOC monitoring not required.	
PM 10	Average reading 22.148 mcg/m3; range 3 to 699 mcg/m3. 3 PM10 15 Min exceedances recorded via DESI handheld measurments attributed to construction activites on 09/15/2026 at 10:20 am (503 mcg/m3) & 10:34 am (699 mcg/m3) on Floor 6 due to construction and were addressed by DB team on 9/19/2026 at 8:46 am (148 mcg/m3) on state street due to construction and ECI-19 was opened and addressed by DB team	
Noise	Average Leq reading approximately 72.7 dBA; range 62.4 to 90.7 dBA. No Leq exceedances recorded via DESI handheld measurements attributed to construction activities. Lmax range 69.1 to 111.7 dBA. No Lmax exceedances recorded via DESI handheld measurements attributed to construction activities.	
Notes/Comments	Duration of DESI handheld readings may vary; average and range values provided irrespective of specific location or duration. Some handheld noise readings obtained within work area. Dust handheld exceedance documneted via ECI BK-019; dust exceedance and visible dust observed by IEM Field Representative. Noise reduction calculations used where noted to approximate noise levels at public receptor(s). Noise levels calculated were determined to be at or within site limits, except where ambient levels may be higher than site limits. Majority of recorded Lmax exceedances due to ambient sources including traffic / emergency vehicles as noted on CML.	
REMOTE REVIEW OF DB ENVIRONMENTAL MONITORING DATA SUMMARY		
VOCs *	VOC monitoring not required.	
PM 10 *	PM-10 not performed by DB.	
Noise **	DB has six (6) stationary noise monitoring locations. Subcontractor Vibranalysis provides noise monitoring services for DB. Several Lmax and Leq exceedance alert emails were received during the reporting period.	
Notes/Comments	Access to noise monitoring data available to DESI via website access. DESI reviews data via website daily during days when work is scheduled. DB noise monitoring data Report provided on a monthly basis. Per TPC noise exceedance response protocol, following notification to TPC by their monitoring device of an exceedance, the cause of the exceedance is assessed. If the exceedance is determined to be due to construction, CCL and DDC are notified and corrective actions are implemented as necessary. No notification of construction-related exceedances were received for the reporting period.	
* 15-Minute Time Weighted Average (TWA) Action and Stop Work Levels:		
Parameter	TWA Action Levels	TWA Stop Work Levels
PM-10 (ug/m³)	100 ug/m^3 greater than upwind	150 ug/m^3 greater than upwind
VOC (ppm)	5 ppm greater than upwind	25 ppm greater than upwind
** Community Noise Monitoring Alert Limits		
Daytime 7:00 am - 6:00 pm: 85 dBA Lmax and Leq (8 Hr.)		

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Nighttime 6:00 pm - 7:00 am: 75 dBA Lmax and Leq (8 Hr.)

ENVIRONMENTAL / COMPLIANCE ISSUES / CORRECTIVE ACTIONS

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0 ECI remained open from the previous reporting period: None. During the month, 13 additional ECIs were documented: BK-015, BK-016, BK-017, BK-018, BK-019, BK-020, BK-021, BK-022, BK-023, BK-024, BK-025, BK-026, BK-027. During the month, DESI closed a total of 12 ECI: BK-012, BK-015, BK-016, BK-017, BK-018, BK-019, BK-020, BK-021, BK-022, BK-023, BK-024, BK-025.

As of the end of the month, 2 remained open / pending resolution: BK-026, BK-027.

'Days Since Opened' calculated as of end of day Wed, Sep 30, 2026.

Number: BK-012, closed.

Date Observed: 08/25/2026 Day.

Date Closed: 09/2/2026.

Days to Resolve: 8.

Item Description: Observed significant opening to orange netting and loose tarp on floor 15. Located at the SW corner of the building (towards intersection of Boerum and Atlantic), facing South towards Atlantic Ave - Opening more significant 08/29/26; informed TPC

Applied Corrective Action: Netting/containment repaired.

Number: BK-015, closed.

Date Observed: 09/2/2026 Day.

Date Closed: 009/2/2026.

Days to Resolve: 0.

Item Description: Fire Proofing material and dry concrete mix was observed on the 13th floor by staircase A- side facing Boerum Pl.

Applied Corrective Action: Waste material removed/cleaned up

Number: BK-016, Closed.

Date Observed: 9/3/2026 Day.

Date Closed: 9/9/2026.

Days to Resolve: 6.

Item Description: Fireproofing material was observed outside containment and on orange netting. Containment was observed with openings.

Applied Corrective Action: Fire proofing material removed/cleaned up

Number: BK-017, Closed.

Date Observed: 9/3/2026 Night.

Date Closed: 9/3/2026.

Days to Resolve: 0.

Item Description: Along State Street beyond jersey barrier: Fire proofing material observed around perimeter. 14th Floor; Fire proofing material was observed netting.

Applied Corrective Action: Fire proofing material removed/cleaned up

Number: BK-018, Closed.

Date Observed: 9/14/2026 Night.

Date Closed: 9/14/2026.

Days to Resolve: 0.

Item Description: Observed significant opening to orange netting on floor 12. Located at the NE corner of the building (towards intersection of Boerum and State).

Applied Corrective Action: Netting resecured/repared.

Number: BK-019, closed.

Date Observed: 9/15/2026 Day.

Date Closed: 9/15/2026.

Days to Resolve: 0.

Item Description: Visible dust and dust handheld reading exceedance observed for concrete demo activity on floor 6.

Applied Corrective Action: Usage of dry vacuum and water was observed

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Number: BK-020, closed. Date Observed: 9/16/2026 Night. Date Closed: 9/22/2026. Days to Resolve: 6. Item Description: Lmax exceedance during disposal of metal beams into empty metal bin. Applied Corrective Action: Closed due to Inactivity. The referenced steel disposal activities have been completed. For future similar activities, TPC will coordinate with the responsible crews to ensure materials are handled and disposed of in a controlled manner to minimize noise impacts and maintain compliance with applicable noise requirements.
Number: BK-021, Closed. Date Observed: 9/18/2026 Night. Date Closed: 9/18/2026. Days to Resolve: 0. Item Description: 15th Floor: Noticeable construction (concrete) waste dust observed on the floor. Applied Corrective Action: SIG masonry workers were instructed to clean work after before end of their shift
Number: BK-022, closed. Date Observed: 9/19/2026 Day. Date Closed: 9/19/2026. Days to Resolve: 0. Item Description: Reduced misting while jack hammering, and asphalt cutting was occurring. Visible dust and dust handheld reading exceedance observed . Applied Corrective Action: Misting was done constantly throughout the hammering/cutting process. Padded tarps where placed on barriers surrounding the area work was taking place.
Number: BK-023, closed. Date Observed: 9/19/2026 Day. Date Closed: 9/22/2026. Days to Resolve: 3. Item Description: Lmax noise over limits due to jackhammering during State St Test Pitting work. Applied Corrective Action: Closed due to Inactivity. The referenced State Street test pitting activities have been completed. For future similar activities, TPC will coordinate with the responsible crews to ensure appropriate noise mitigation measures are implemented and maintained throughout the work to minimize noise impacts and maintain compliance with applicable noise requirements.
Number: BK-024, Closed. Date Observed: 9/22/2026 Night. Date Closed: 9/22/2026. Days to Resolve: 0. Item Description: 15th Floor: Noticeable construction (concrete and fireproofing) waste dust observed on the floor. Applied Corrective Action: observed waste was cleaned/removed
Number: BK-025, closed. Date Observed: 9/26/2026 Day. Date Closed: 9/28/2026. Days to Resolve: 2. Item Description: Observed significant openings to orange netting when observed from Smith Street and Atlantic Avenue Applied Corrective Action: Orange netting was replaced by the end of shift.
Number: BK-026, Open. Date Observed: 9/28/2026 Day. Date Closed: 10/02/2026. Days to Resolve: . Item Description: Observed significant openings to orange netting on floor 13 towards Boerum Pl, small openings were observed from State St at floor 12, 13 and 14 and opening on floor 11 towards State St Applied Corrective:
Number: BK-027, open. Date Observed: 9/29/2026 Day. Date Closed: Days to Resolve: . Item Description: As of 9/29/26 12:16, last available data for several NMs more than 24 hrs. Last available Leq8hr data as follows: 944A (9/26/26 12:56), 969A (9/26/26 05:32), 976A (9/25/26 03:44), 984A (9/24/26 03:29), 988A (9/26/26 03:40). Inquired with TPC via email 9/28/26 regarding status; no response yet. Applied Corrective Action: tbd

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CONCERNS, CHANGES, OR UNANTICIPATED CONDITIONS

Spray-on Fireproofing (SOFP) Material Review
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RECOMMENDATIONS

Continue dust and noise mitigation measures in use. Maintain orange netting full and 5 ft., except if actively performing operations that require temporary removal. Ensure debris, including fireproofing debris, is cleaned promptly. Ensure dust minimization during cleanup of fireproofing materials. Dry sweeping is generally not recommended; use of sweeping compounds or vacuuming may reduce migration of dust during cleanup. Ensure properly secured containment to minimize fireproofing material leaks. Use noise control methods as necessary for activities performed throughout various work areas. Schedule noise-producing activities to less-sensitive hours (e.g., daytime) whenever feasible. Conduct silica sampling to evaluate airborne concentration/ exposure.
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