



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Community Advisory Board Meeting #11

April 24, 2025



BK

Brooklyn Borough Based Jail

Agenda

- 1 Follow Up Items from last month
- 2 Construction Lookahead
- 3 Cranes
- 4 Utility Tie In Work
- 5 Project Monitoring Plan
- 6 Future Engagement
- 7 Open Discussion

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Follow Up Items from March

Follow Up Items from March CAB Meeting

Q1: Pedestrian Lighting along Atlantic Avenue

A1: At the request of the community, TPC has installed lighting along the Atlantic Avenue Construction fence.

Q2: Site Lighting Color Change

A2: Changing the colors of the lights is not possible. It will compromise the required illumination levels per OSHA 1926.56 and DOB Chapter 33 Lighting Requirements.

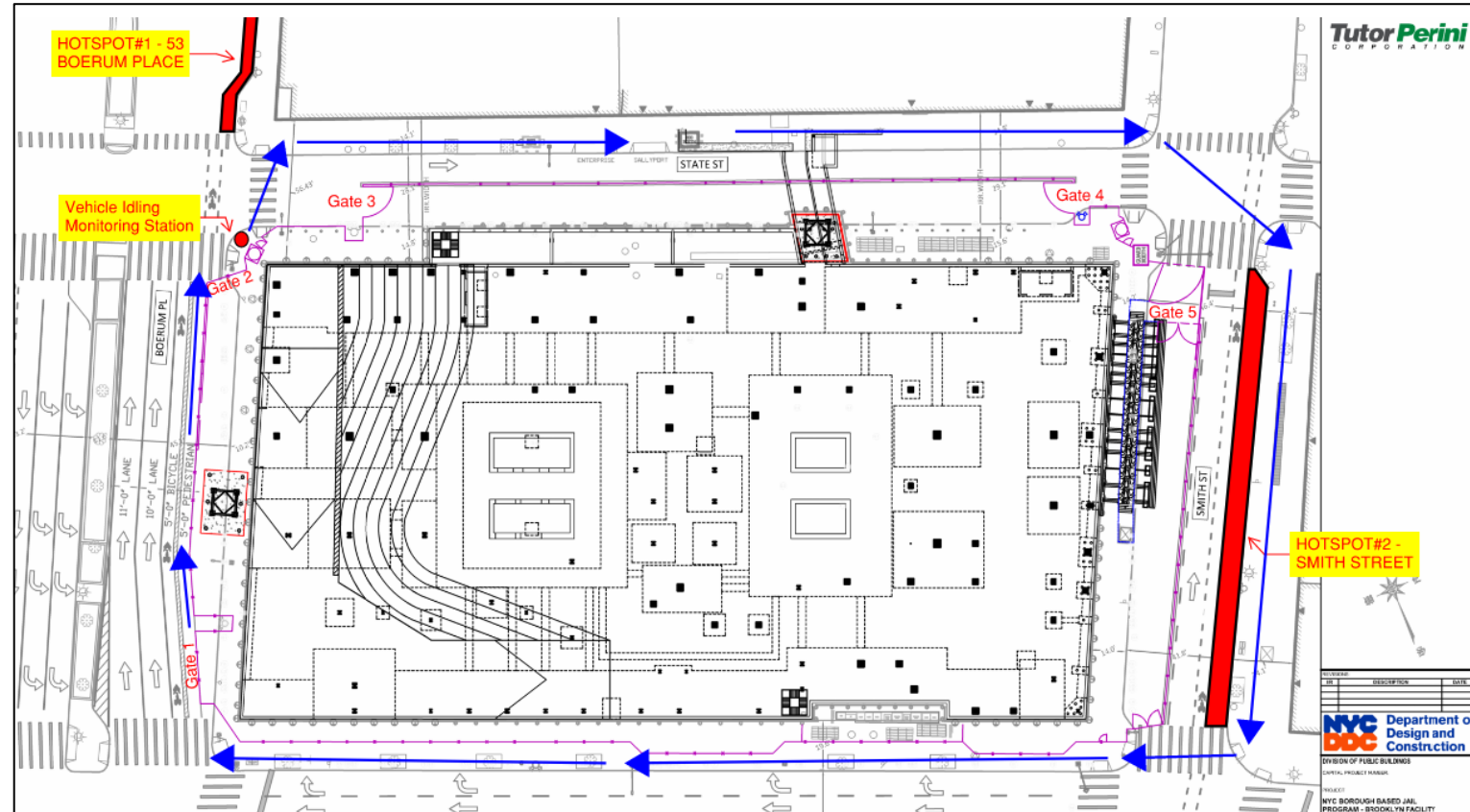
Q3: Air Monitoring during the State Street Crane Operations

A3: TPC will use the existing monitor devices for Air Monitoring during the (3) crane mobilizations.



Vehicle Parking & Idling Mitigation Plan

- TPC addressed community concerns by implementing the vehicle parking & idling mitigation plan and instructing drivers to avoid sidewalk idling.
- TPC has designated specific labor personnel to patrol and police the surrounding areas and address and enforce the staging plan.
- TPC communicates this plan in the daily tool box talks with the workers.
- CCL also conducts site walks around the site twice a day.
- These measures have reduced the number of complaints related to vehicle idling.



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3 Month Construction Lookahead

Planned Work Activities and Planned Work Schedule

MAY				JUNE				JULY			
1	2	3	4	1	2	3	4	1	2	3	4
Foundations Concrete Core M-F: 7AM-12AM SAT: 9AM-5PM				Slab on Grade/Perimeter Foundation Wall Concrete Core Steel Erection M-F: 7AM-12AM SAT: 9AM-5PM				Concrete Core Steel Erection Slab on Decks M-F: 7AM-12AM			
Atlantic Avenue Utility Tie-Ins M-F: 8PM-4AM SAT: 9AM-5PM				Atlantic Avenue Utility Tie-Ins M-F: 8PM-4AM SAT: 9AM-5PM		Smith Street & State Street Utility Tie-Ins TBD					
		Boerum Place Overhead Shed Installation M-F: 7AM-12AM		Atlantic Avenue Overhead Shed Installation M-F: 7AM-12AM			Exterior Hoist Foundations M-F: 7AM-12AM	Exterior Hoists Installation M-F: 7AM-12AM			
Fuel Oil Tank Installation Friday May 2nd 9PM- Sunday May 4 at 12AM		Tower Crane 1 Mobilization Friday May 16 9PM-Sunday May 18 at 12AM	Tower Crane 2 Mobilization Friday May 30 9PM-Sunday June 1 at 12AM								

General Notes

- The above represents the 3 month forecast for Planned Work activities on the Project to July 2025.
- Target Dates and times are subject to change due to site conditions, inclement weather and AHJ Approvals
- Crane Dates can shift to different weekends due to weather.

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Cranes

Tower Crane & Major Equipment Installation

Location: State Street & Boerum Place

Planned: May 2025 (3 Weekends)

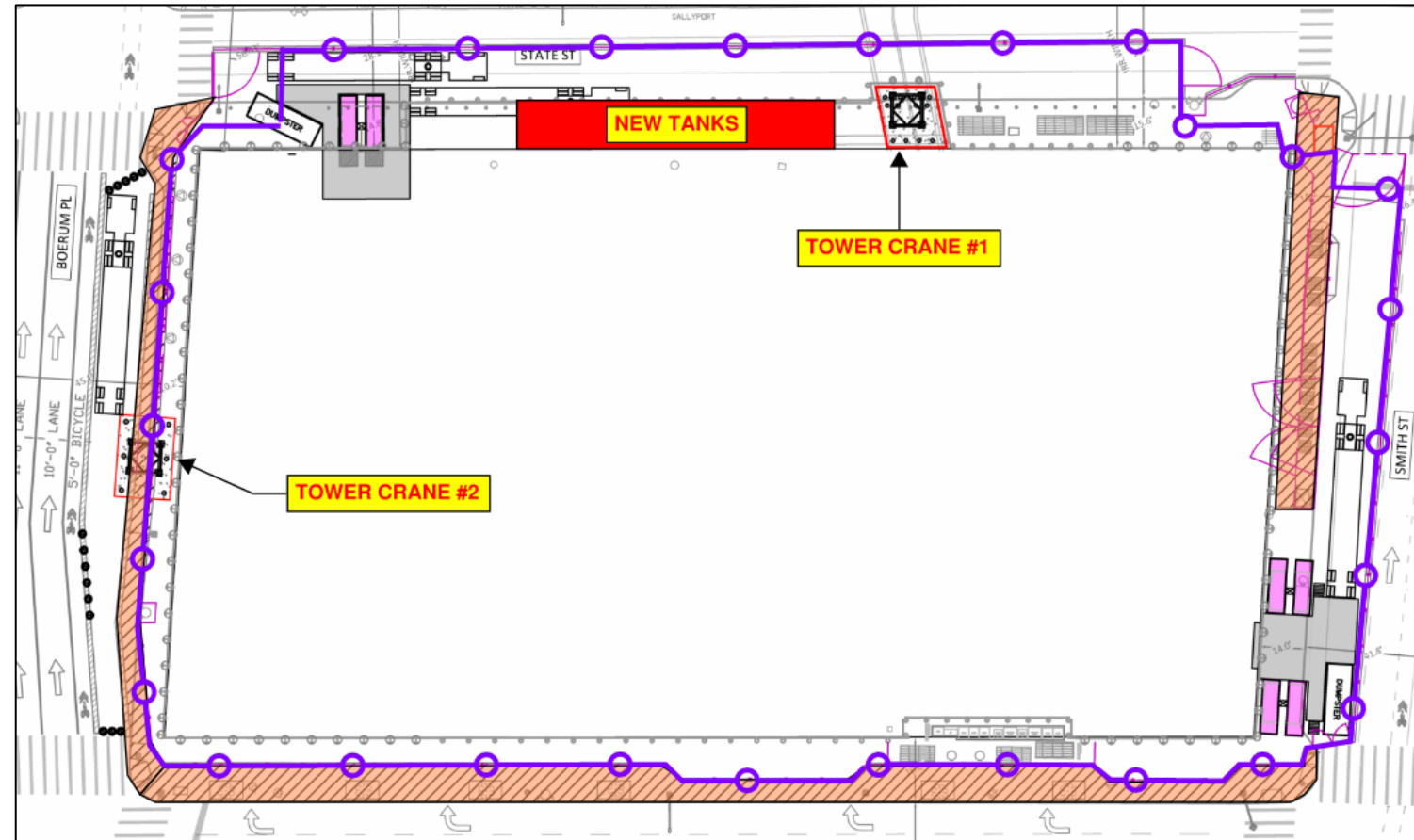
Working Hours: 9PM Friday to 12AM Midnight Sunday continuous

Tentative Schedule

- **Mobilization 1: New Fuel Oil Tanks Installation**
 - Location: State Street
 - Start: Friday, May 2, 2025, 9PM
 - Finish: Sunday, May 4, 2025, Midnight
- **Mobilization 2: Tower Crane 1**
 - Location: State Street
 - Start: Friday, May 16, 2025, 9PM
 - Finish: Sunday, May 18, 2025, Midnight
- **Mobilization 3: Tower Crane 2**
 - Location: State Street & Boerum Place
 - Start: Friday, May 30, 2025, 9PM
 - Finish: Sunday, June 1, 2025, Midnight

General Notes

- Dates can shift to different weekends due to weather.
- Air Monitoring will take place during each of the Crane Mobilizations.



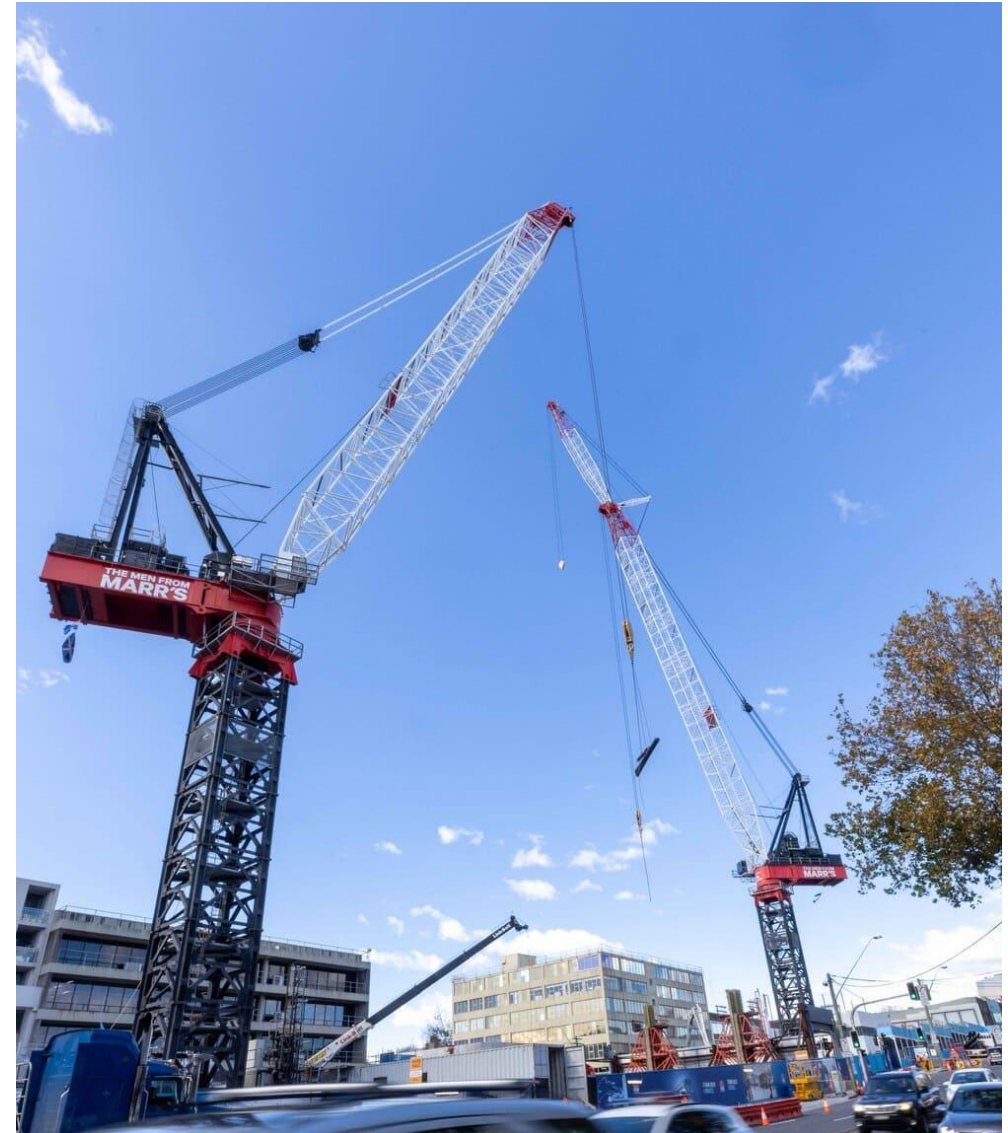
Mobile Hydraulic Crane

This mobile hydraulic crane will be used to install the fuel tanks and build the Tower Cranes in May 2025.



Tower Cranes

- Tower Cranes are **commonly used** on major construction projects in New York City.
- The installation of the cranes is being performed a **highly experienced and reputable** installer.
- The Tower Crane Drawings are submitted, reviewed and **approved** by:
 - Structural Building Engineer of Record
 - Geotechnical Engineer of Record
 - Crane Erection Engineer of Record
 - NYC Transit Authority (MTA)
 - NYC Department of Buildings (DOB)
 - Federal Aviation Administration (FAA)
- All necessary **permits** have been issued by NYC DOB and NYC DOT.
- Periodic **inspections** are conducted by NYC DOB to ensure safety and compliance.
- Weather Monitoring & **Wind Protocols** are put in place per NYC DOB Guidelines.
- **Audible Warning Systems** are used during picks to alert personnel and ensure public safety.
- Compliance with **OSHA & NYC DOB Regulations**
 - The crane is operated in full compliance with OSHA standards and NYC Building Code Chapter 33
 - Only licensed NYC Crane Operators and certified riggers are authorized to handle crane lifts.
 - Pre-Lift Safety Meetings take place with all parties at every shift.

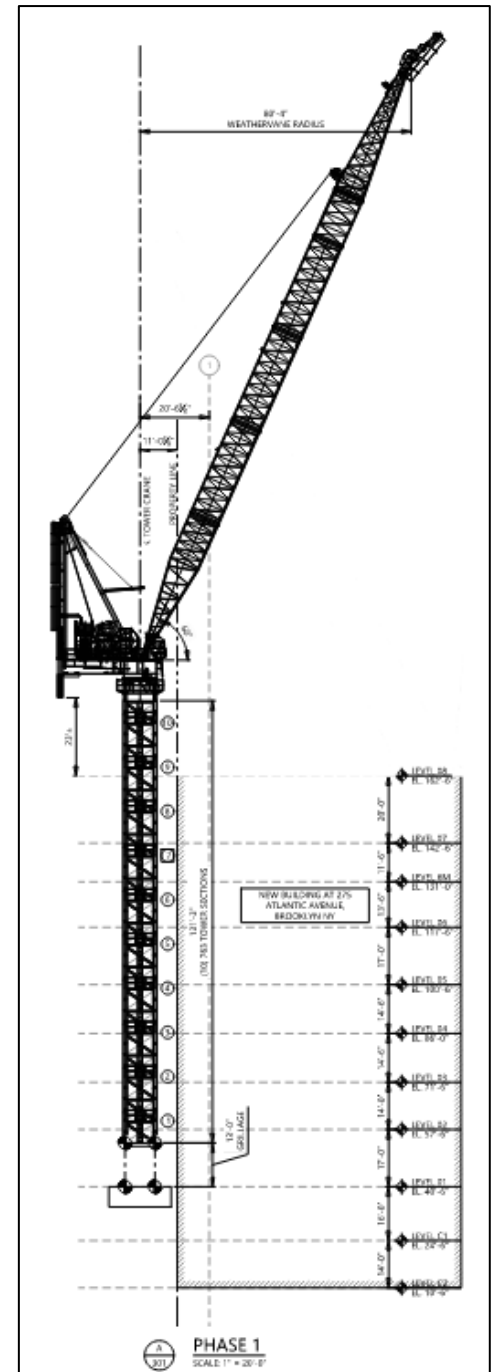


(Not BBJ-BK Project)

NYC DOB Crane Safety Requirements

1. Per NYC DOB Chapter 33, crane operations must cease for wind speeds greater than **30 MPH**
 - Reference NYC DOB Chapter 33-3316.7.8 – Wind and Weather.
2. When this occurs, **crane weathervaning** takes place.
3. Weathervaning protects the crane and the surrounding buildings.
4. During this process, the following occurs:
 1. The crane is not in operation.
 2. The jib of the crane goes vertical as shown.
 3. The crane slew brake is released.
 4. The Tower Crane rotates freely with the direction of the wind.
 5. This minimizes wind resistance and reduces the risk of stress or damage to the crane.
5. The alternative is the crane can face intense wind pressure and be damaged or collapse. .

Weathervaning is a safety practice where a Tower Crane is allowed to rotate freely in the wind when not in operation.

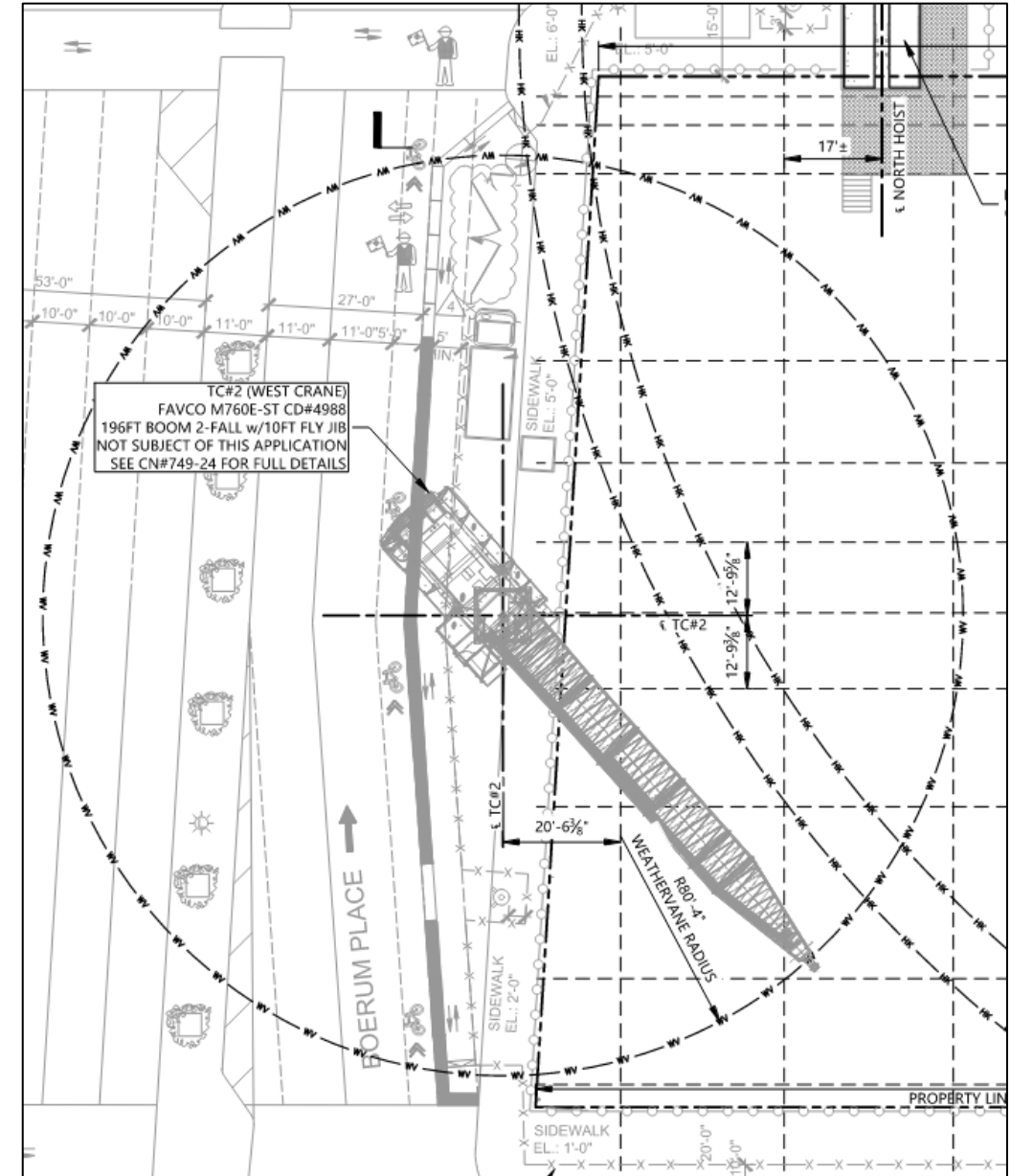


Crane Weathervaning Radius – Boerum Place

Only during High Wind conditions, the Tower Cranes for the Project may sway in any direction shown in the radius.

- The Tower crane is not in operation.
- The Tower crane may sway over Boerum Place.
- This is safe.
- This is normal.
- This is expected.

For this project, due to the size and weight of our tower crane, it will not rotate continuously when in the weather-vaning position. Instead, it will gently sway with the wind, which is both expected and safe.

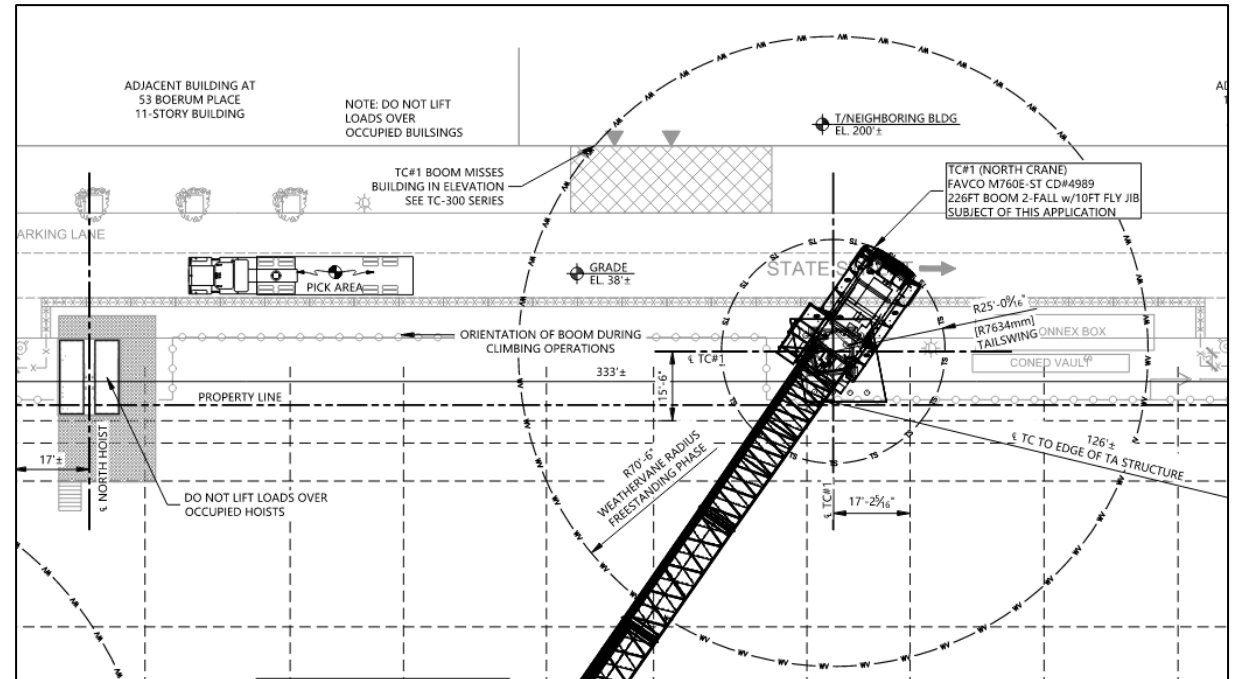


Crane Weathervaning Radius – State Street

Only during High Wind conditions, the Tower Cranes for the Project may rotate in any direction in the radius shown.

- The Tower Crane may sway over the Court House.
- The Tower Crane may face 53 Boerum Place.
- The tower crane is not in operation.
- This is safe.
- This is normal.
- This is expected.

For this project, due to the size and weight of our tower crane, it will not rotate continuously when in the weathervaning position. Instead, it will gently sway with the wind, which is both expected and safe.



NYC DOB Crane Safety Requirements

1. Per NYC DOB, audible warnings are required each time there is a crane pick.
 - *Reference NYC DOB Cranes and Derrick rules – 1 RCNY 3319.*
2. **Air Horns** must be sounded before all hoisting operations.
 - Warns nearby workers to stay clear of the load.
 - Communicates that a lift is starting
 - Clears the load path
 - Safe Practice



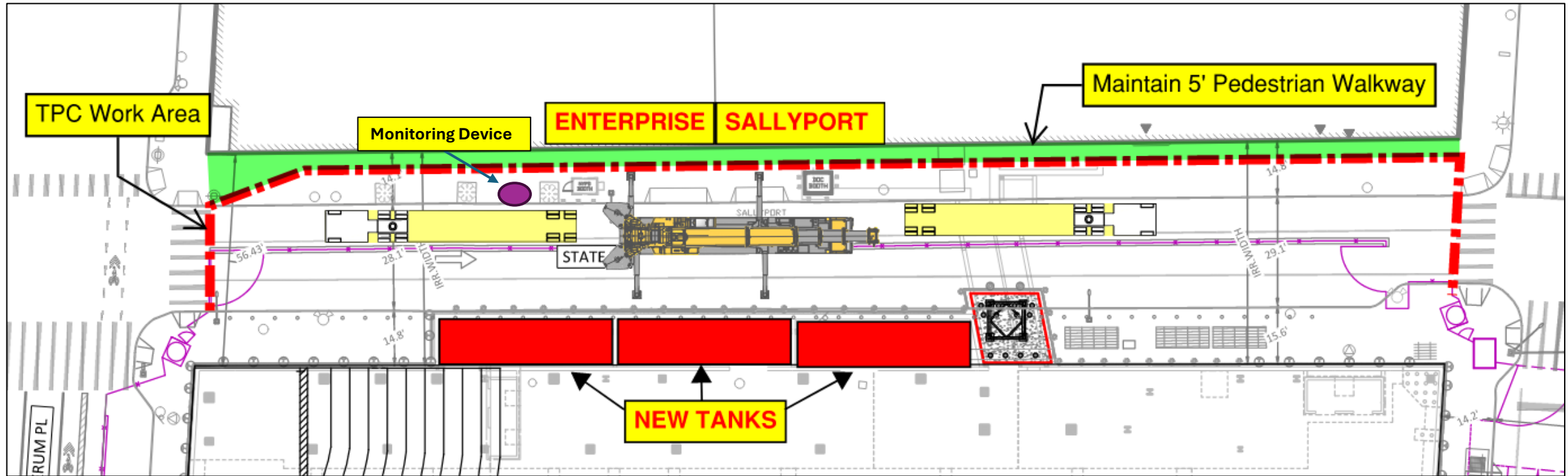
Air Horns will continue to be sounded each time there is a crane pick per NYC DOB.

Mobilization 1 : New Fuel Oil Tank Installation

Location: State Street

Planned Date: Friday, May 2nd to Sunday May 4th

Working Hours: 9PM Friday to 12AM Midnight Sunday



General Notes

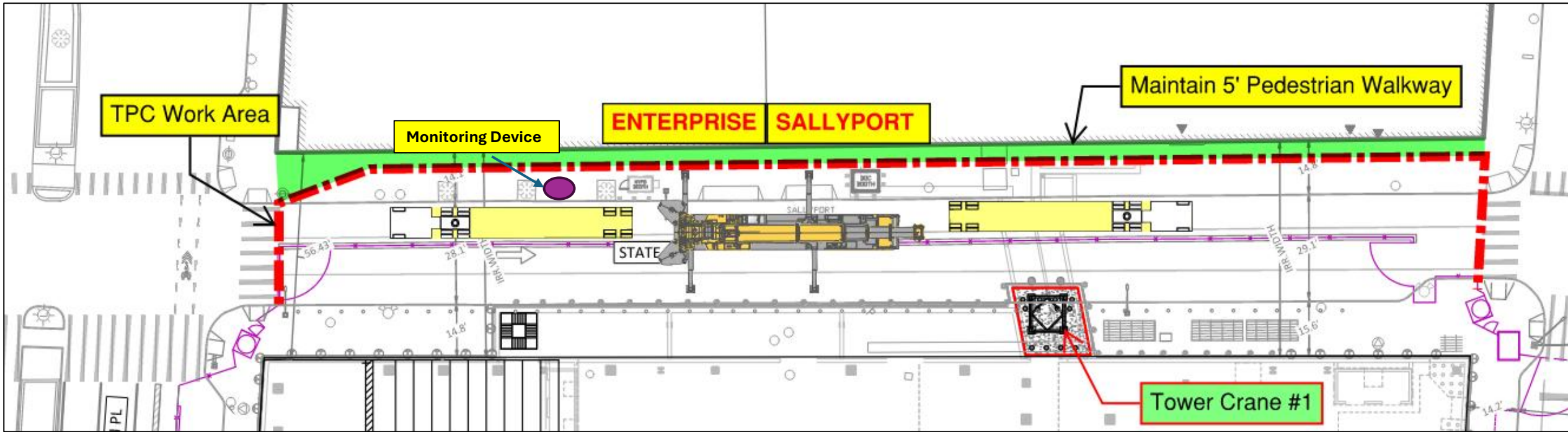
1. State Street closed for entire duration of operation to **ALL** vehicles.
2. TPC is working with NYPD and DOC on a plan for detainee transfer to the courthouse.
3. Flaggers will be present on site to direct pedestrians.
4. Enterprise Rent-A-Car has confirmed they will be closed for this weekend.
5. Air Monitoring will take place during this mobilization.

Mobilization 2 : Tower Crane 1 Installation (State Street)

Location: State Street

Planned Date: Friday, May 16th to Sunday May 18th

Working Hours: 9PM Friday to 12AM Midnight Sunday



General Notes

1. State Street closed for entire duration of operation to **ALL** vehicles.
2. TPC is working with NYPD and DOC on a plan for detainee transfer to the courthouse.
3. Flaggers will be present on site to direct pedestrians.
4. Enterprise Rent-A-Car has confirmed they will be closed for this weekend.
5. Air Monitoring will take place during this mobilization.

Mobilization 3 : Tower Crane 2 Installation (Boerum Place)

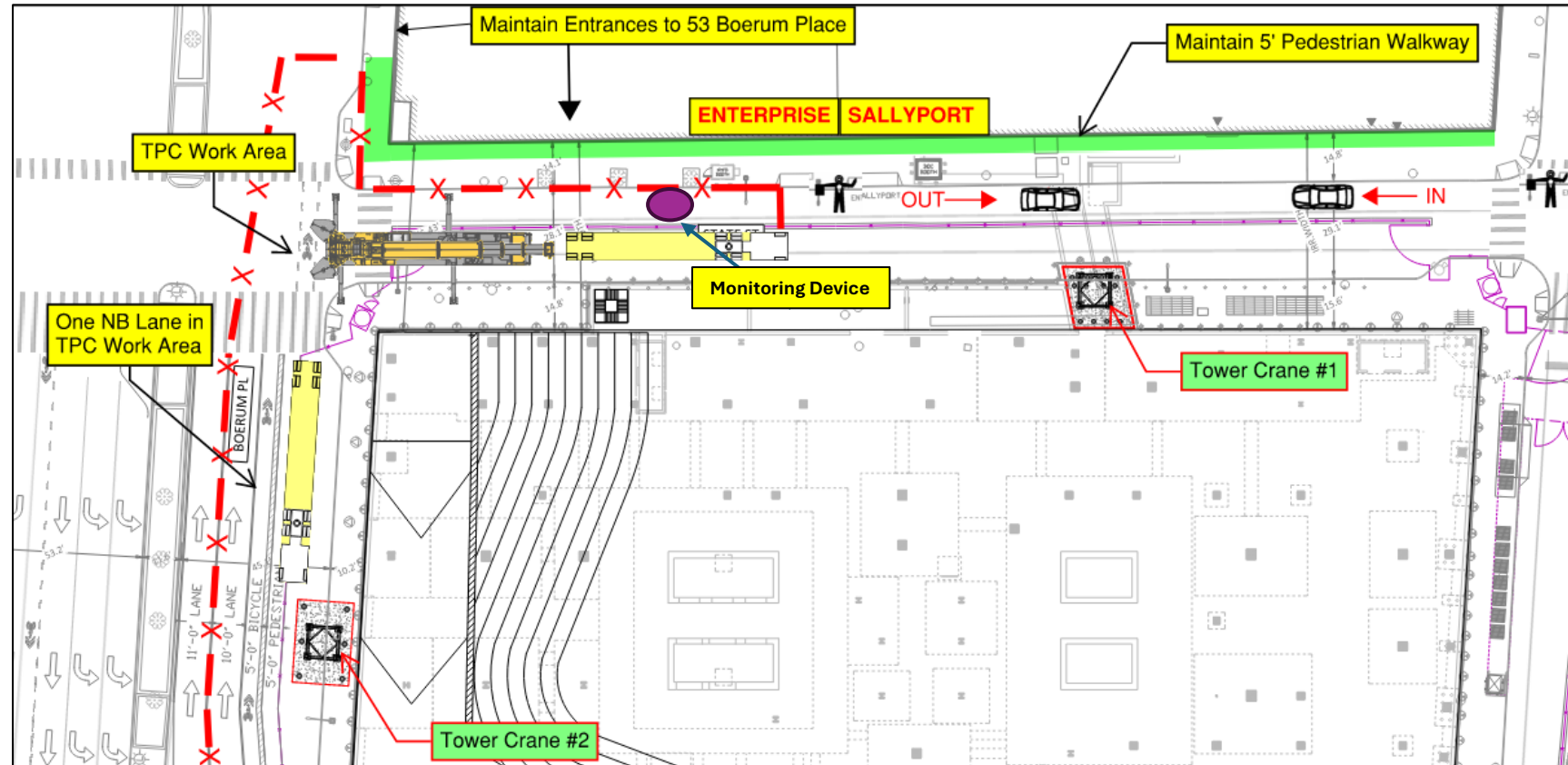
Location: State Street & Boerum Place

Planned Date: Friday, May 30th to Sunday June 1st

Working Hours: 9PM Friday to 12AM Midnight Sunday

General Notes

1. State Street open to Authorized Vehicles ONLY.
2. One Way entry into State Street for Enterprise and DOC/NYPD via Smith Street ONLY.
3. One Northbound Lane on Boerum Place within TPC Work Zone.
4. All cross walks at the corner of State Street & Boerum Place will be blocked and inaccessible.
5. Flaggers will be present on site to direct pedestrians.
6. Enterprise Rent-A-Car has confirmed they will be closed for this weekend.
7. Air Monitoring will take place during this mobilization.



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Utility Tie-In Work

Project Utility Tie In Work Summary

Atlantic Avenue

- Ongoing.
- Tracking Completion – June 2025

Smith Street

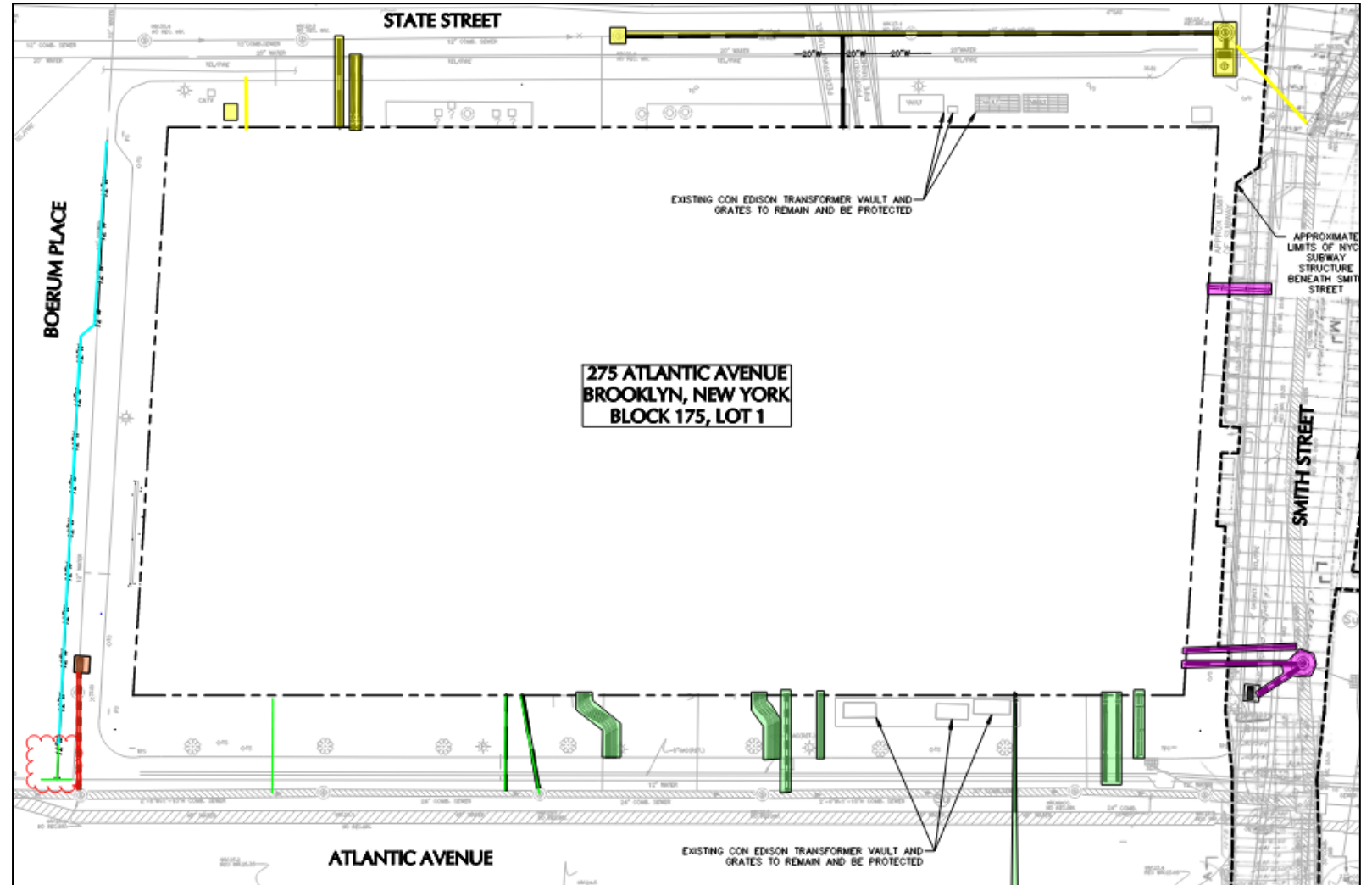
- Planned for May – June 2025

Boerum Place

- Substantially Complete
- New catch basin in 2027.

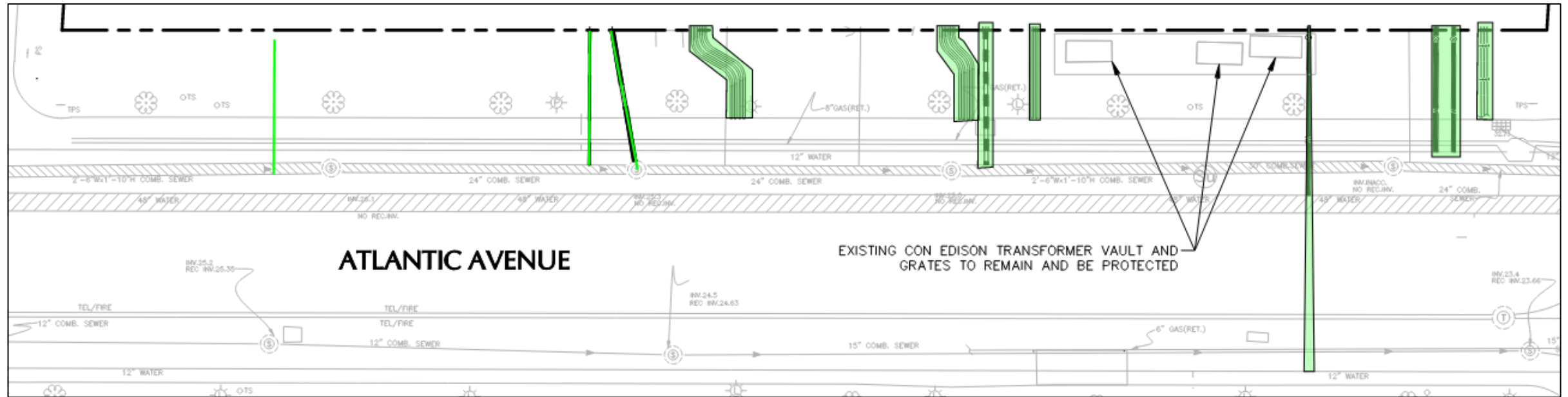
State Street

- Small portion of work planned for 2025
- Major Work in 2027.



Location: Atlantic Avenue
Working Hours:
Day Shift (Saturday: 9AM to 5PM)
Night Shift (M-F: 8PM to 4AM)

1. TPC is abiding by all approved NYC DOT Stipulations for all work.
2. TPC flaggers do not have the jurisdiction to direct and stop traffic.
3. Traffic Conditions return to normal at the end of the shift.
4. Pedestrians directed to opposite side of Atlantic Avenue by signage and flaggers.
5. Noise impacts can be anticipated from the work.
6. No vibration or dust impacts are anticipated.
7. Con Edison, and other utilities, will return at a future date to perform their own Atlantic Avenue Tie Ins.

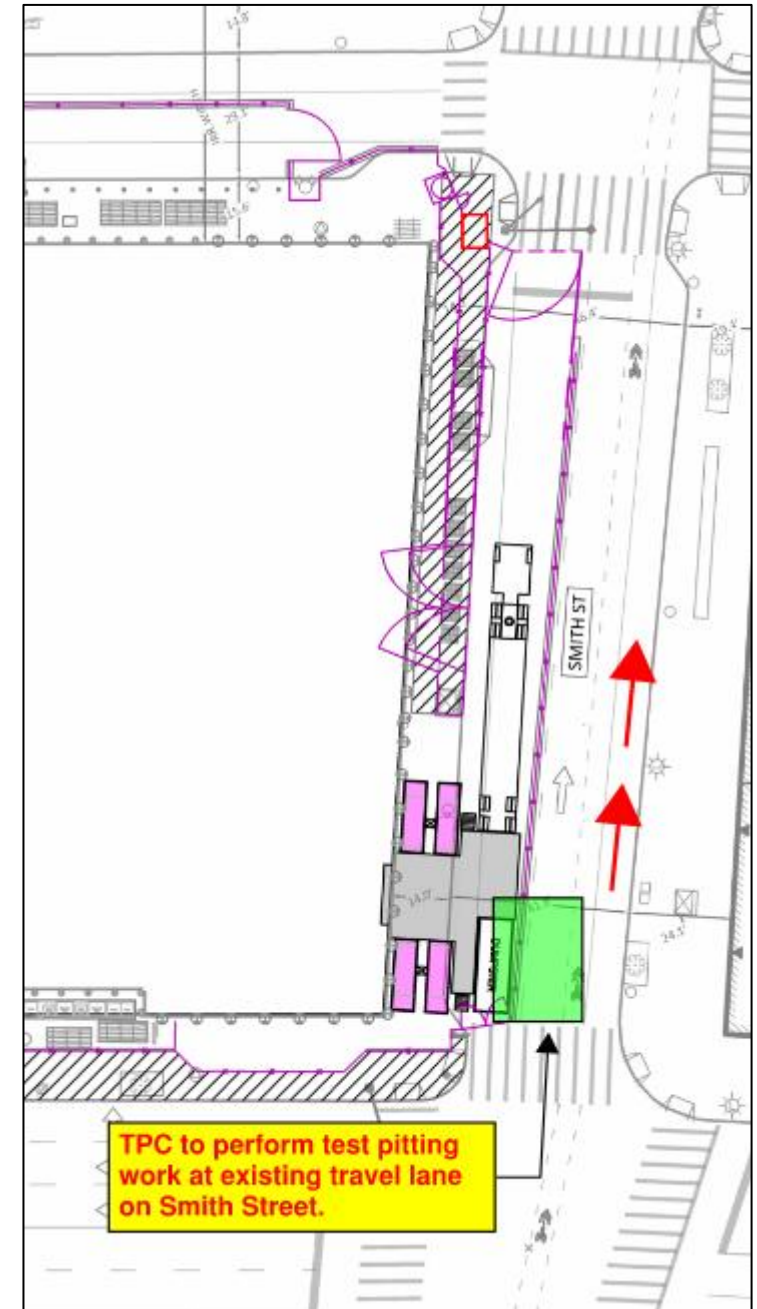


Smith Street – Test Pitting

Location: Smith Street
Planned Start: May 2025
Duration of work: 1 week
Planned Work Hours: 7AM-12AM

Impacts

1. Prior to utilities work on Smith Street – test pitting by TPC needs to take place.
2. Portions of the Northbound Traffic lane will be undertaken by TPC.
3. Northbound traffic to travel in existing right lane.
4. Work will take place during regular work hours.
5. Anticipated noise impacts.
6. No pedestrian impacts.



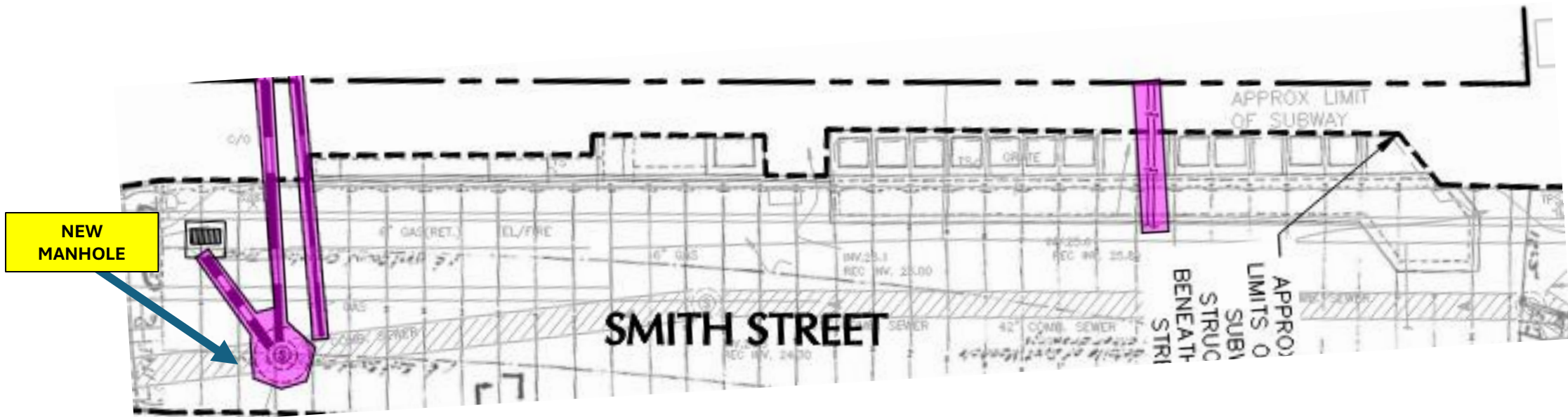
Smith Street - Utilities

Location: Smith Street
Planned Start: June 2025
Duration of work: 3 weeks
Work Hours: TBD

After the Atlantic Avenue Utilities are completed, TPC will be performing the utilities work on Smith Street.

General Notes

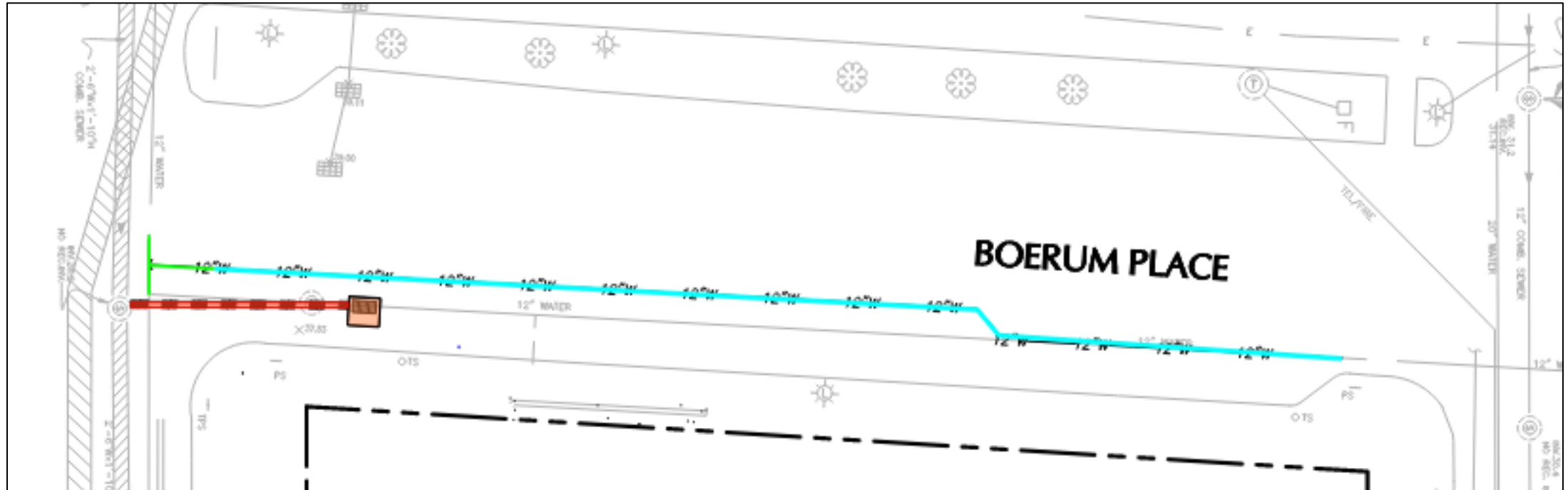
1. The Project team is discussing the possibility of daytime hour with DOT while maintaining bike lanes.
2. Smith Street will need to be closed to perform this work.
3. A new manhole is to be installed as part of this work.
4. TPC is in discussions with DOT to develop traffic mitigation plan during street closure.
5. Anticipated noise impacts.



Boerum Place Utilities

General Notes

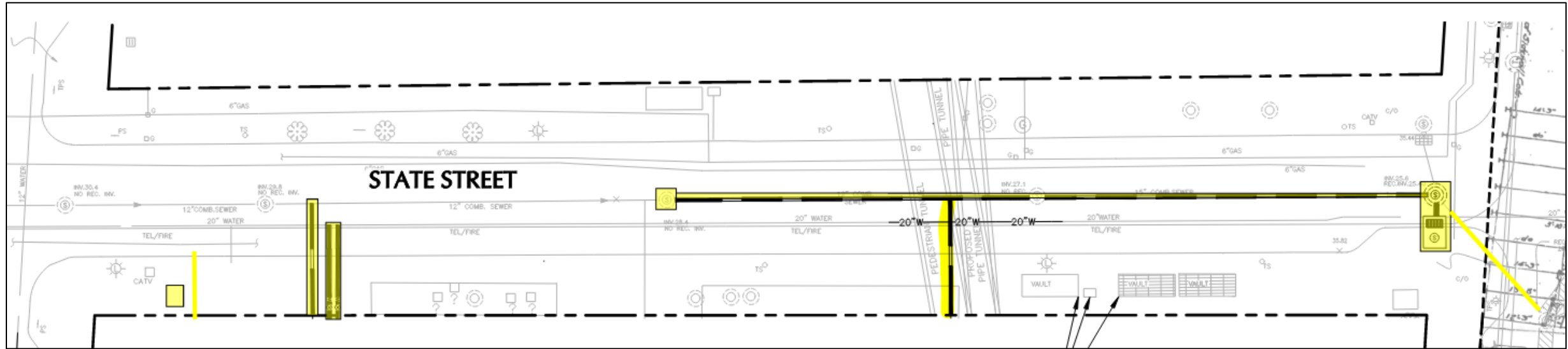
1. Blue: Water main on Boerum Place has already been completed.
2. Green: Water Main Tie in is planned to be completed with Atlantic Avenue Tie Ins.
3. Red: New Catch basin and piping is planned for 2027.



State Street Utilities

General Notes

1. The major utility work on State Street is planned for 2027.
2. There is minor utility work at the corner of State and Boerum tentative for 2025.



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Project Monitoring Plan

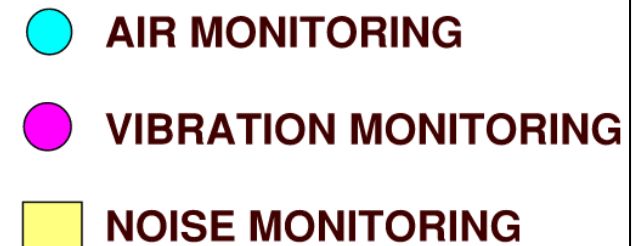
Project Monitoring Plan

The Project Monitoring plan was submitted, reviewed and approved by:

- Engineer of Record (Langan Engineering & HOK)
- Department of Buildings (DOB)
- NYC Landmarks Preservation Commission (LPC)
- Transit Authority (MTA)



Environmental Monitoring Plan



Quantity

(4) Air Monitors
(15) Vibration Monitors
(6) Noise Monitors

Environmental Monitoring Reporting

All Environmental Monitoring Reports are available at:
<https://rikers.cityofnewyork.us/brooklyn-detention-facility/>

Brooklyn Site Latest Documents



BBJ Brooklyn BK FAC
Environmental
Monitoring Report –
February 2025

Download PDF



BBJ Brooklyn BK FAC
Community Advisory
Board Meeting #9 –
2/27/25

Download PDF



BBJ Brooklyn BK FAC
Environmental
Monitoring Report –
January 2025

Download PDF

Environmental Monitoring Updates

For APRIL 2025

Air Quality Monitoring	<p>There are currently (4) Air Monitors on site. The Air Monitors move around the site based on where the activity of the day takes place.</p> <p>There is a full-time environmental inspector on site.</p> <p>Daily SWPPP Inspections are done and periodic inspections by DEP take place.</p> <p>The Air Monitors were installed on site starting April 24, 2024.</p> <p>For the month of April to date - there were no exceedances due to construction activity.</p>
Noise Monitoring	<p>There are currently (6) Noise Monitors on site.</p> <p>There is a full-time technician on site monitoring all devices</p> <p>The Noise Monitors were installed on site starting April 21, 2024</p> <p>For the month of April to date, there were no exceedances due to construction activity.</p>
Vibration Monitoring	<p>There are currently (15) Vibration Monitors installed for this Project. The Monitors are installed in 53 Boerum Place, 120 Schermerhorn Street and the TA Tunnel on Smith Street.</p> <p>There is a full-time technician on site monitoring all devices</p> <p>The Vibration Monitors were installed during the week of April 15, 2024.</p> <p>For the month of April to date, there were no exceedances due to construction activity.</p>

PROTOCOL FOR EXCEEDANCE LIMITS

If any monitoring reading exceeds limiting criteria, the following actions shall be taken:

- The contractor will immediately be notified by the monitoring devices
- DDC will be notified by the contractor
- Work in the vicinity of the exceedance will be stopped
- The contractor will assess the reasoning for the exceedance
- Corrective actions will be taken depending on severity of exceedance
- The method to perform the work close to the exceedance will be revised
- Work will resume using the agreed-upon revised methods
- The contractor will continue monitoring for exceedances of allowable limits



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Future Engagement

Community Resources During Construction



BBJ Website

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



Designated Phone Number

[\(917\) 270-2370](tel:(917)270-2370)



Weekly Look Ahead



Advisories for Impactful Construction Activities



Community Construction Liaison & Field Office

Lucien Allen Brooklyn BBJ CCL

(917) 270-2370 / BrooklynCCL@bbjnyc.com

360 Atlantic Avenue

Monday – Friday 7:00am - 3:30pm

Next Community Meeting

May 2025 CAB Meeting will take place on MAY 29, 2025



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Questions or Comments?



NYC Criminal Justice

NYC DDC Department of Design and Construction

Thank You



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Brooklyn Borough Based Jail

July 2023