

# Zoom Functions

## Mute and Unmute

You may only unmute after being prompted to do so.



Unmute



Start Video

## Stop and Start Video

## Chat

Questions may also be asked in the chat.



Chat



Share Screen

## Raise Hand

### By Phone:

If dialing in by phone, press \*9 to raise hand.



### Zoom:

To provide questions or feedback, use the 'raise hand' function to join the queue. Participants will be called on in order of hand raised.



Raise Hand



Reactions



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

# Community Advisory Board Meeting #18

Dec 11, 2025



**BK**

Brooklyn Borough Based Jail

# Agenda

- 1 Construction Lookahead
- 2 Follow Up to Questions from Community
- 3 Noise Monitoring
- 4 Modular Cell Units
- 5 Future Engagement
- 6 Open Discussion

# Construction Lookahead

| DECEMBER                                                                                                                                                                                                                                                                                                                                       |   |   |   | JANUARY                                                                                                                                                                                                                                                                                                                                        |   |                                                                                                                       |   | February                                                                                                                                                                                                                                                                                                                                       |   |                                                                                                                       |   |
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| 1                                                                                                                                                                                                                                                                                                                                              | 2 | 3 | 4 | 1                                                                                                                                                                                                                                                                                                                                              | 2 | 3                                                                                                                     | 4 | 1                                                                                                                                                                                                                                                                                                                                              | 2 | 3                                                                                                                     | 4 |
| <p>The following activities will continue <u>inside the site</u> with minimal impact to the surrounding community during the permitted work hours:</p> <p>Concrete Core<br/>Steel Erection<br/>Slab on Decks<br/>Spray on Fire Proofing<br/>Masonry Installation<br/>Mehcanical Fitout and Rough In<br/>(M-F: 7AM-12AM)<br/>(SAT: 9AM-5PM)</p> |   |   |   | <p>The following activities will continue <u>inside the site</u> with minimal impact to the surrounding community during the permitted work hours:</p> <p>Concrete Core<br/>Steel Erection<br/>Slab on Decks<br/>Spray on Fire Proofing<br/>Masonry Installation<br/>Mehcanical Fitout and Rough In<br/>(M-F: 7AM-12AM)<br/>(SAT: 9AM-5PM)</p> |   |                                                                                                                       |   | <p>The following activities will continue <u>inside the site</u> with minimal impact to the surrounding community during the permitted work hours:</p> <p>Concrete Core<br/>Steel Erection<br/>Slab on Decks<br/>Spray on Fire Proofing<br/>Masonry Installation<br/>Mehcanical Fitout and Rough In<br/>(M-F: 7AM-12AM)<br/>(SAT: 9AM-5PM)</p> |   |                                                                                                                       |   |
| <p><b>Detention Cells</b><br/>(M-F: 7AM-6PM)<br/>(SAT: 9AM-5PM)<br/>Late December 2025<br/>based on Construction Progress</p>                                                                                                                                                                                                                  |   |   |   | <p><b>Detention Cells</b><br/>(M-F: 3PM-12AM)<br/>(SAT: 9AM-5PM)<br/>Continues based on<br/>Construction Progress</p>                                                                                                                                                                                                                          |   | <p><b>Curtain Wall</b><br/>(M-F: 7AM-12AM)<br/>(SAT: 9AM-5PM)<br/>January 2026<br/>based on Construction Progress</p> |   | <p><b>Detention Cells</b><br/>(M-F: 3PM-12AM)<br/>(SAT: 9AM-5PM)<br/>Continues based on<br/>Construction Progress</p>                                                                                                                                                                                                                          |   | <p><b>Curtain Wall</b><br/>(M-F: 7AM-12AM)<br/>(SAT: 9AM-5PM)<br/>January 2026<br/>based on Construction Progress</p> |   |
| <p><b>The Project will be CLOSED</b><br/><b>Thursday, December 25, 2025</b><br/>in observance of Christmas Day.</p>                                                                                                                                                                                                                            |   |   |   | <p><b>The Project will be CLOSED</b><br/><b>Thursday, January 1, 2026</b><br/>in observance of New Years Day.</p>                                                                                                                                                                                                                              |   |                                                                                                                       |   |                                                                                                                                                                                                                                                                                                                                                |   |                                                                                                                       |   |

## General Notes

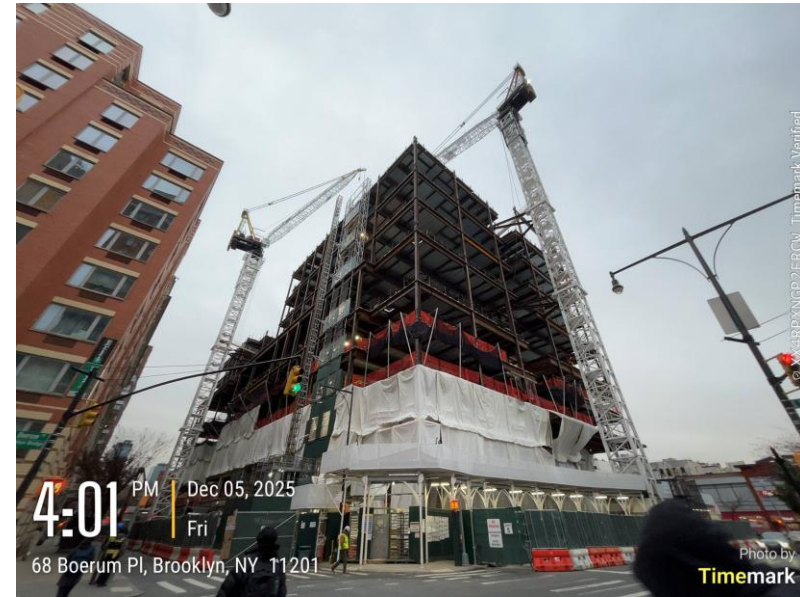
1. The above represents the 3-month forecast for planned work activities on the project to January 2026.
2. Target dates and times are subject to change due to site conditions, inclement weather and Authorities Having Jurisdiction approvals
3. For any work outside the current permitted work hours, TPC will notify the community in advance of the work.
4. For any work outside the approved construction project perimeter, TPC will notify the community in advance of the work.

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# Follow up Questions from Community

# Follow Up to Questions/Comments from the Community

- ❑ Q1: Monokote Z-106/HY Spray on Fireproofing
- ❑ A1:
  - ❑ TPC has confirmed that the product being applied on the Project is NON-TOXIC.
  - ❑ The hazards indicated on the spec sheets are fully controlled through the Project's safety measures:
    - ❑ TPC is fully enclosing the work area with protective tarping. This prevents material from going outside the immediate work zone.
    - ❑ SOFP occurs entirely inside the building – no material escapes into the public areas.
    - ❑ Only personnel actively performing SOFP work are permitted inside the tarped enclosures.



# Follow Up to Questions/Comments from the Community

## ❑ Q2: Worker Break Area Mitigation Plan

- ❑ A2: This is a daily ongoing process and TPC is making best efforts for continued improvement every day.

TPC has implemented a mitigation plan to address community concerns related to construction workers using surrounding areas for breaks:

- **Workers Instructions:** All workers have been explicitly instructed not to take breaks at adjacent residential buildings.
- **Enforcement Personnel:** TPC has designated specific labor staff to patrol the surrounding areas and enforce this plan on site and remind their team members if anyone is occupying areas around the neighboring residential buildings
- **Daily Communication:** TPC will continue to reiterate these instructions during daily Pre-Shift Meetings and Toolbox Talks every Monday with all workers on site.
- **Union Regulations & requirements:** Per union agreements, the workers have a right to take breaks throughout the day and leave the site at free will to eat, drink, stand, smoke or do any other legal activities on public right of ways.



# Follow Up to Questions/Comments from the Community

- ❑ Q3: Privacy Screens at Smith Street Hoist Elevator
- ❑ A3: Green and black privacy netting has been installed up to Level 6 and will continue to climb as additional hoist levels and loading docks are erected. These screens remain in place as the hoist rises. TPC is fully enclosing all active fireproofing work areas with protective tarping on each floor where spray-on fireproofing is occurring. This ensures that all material remains contained within the immediate work zone and does not escape into adjacent areas. The tarps will not remain in place after the application of the spray-on fireproofing.
  - ❑ The permanent glass panels for the building are scheduled to start installation in January 2026.



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# Noise Monitoring

- The BBJ-BK Team conducted a series of meetings with DEP and will implement the following per the Approved DEP Alternate Noise Mitigation Plan (ANMP):
  - Installation of sound blankets at select locations along the site fencing where noise generating operations might be present.
  - Coordinating equipment placement to reduce noise and maintain compliance with allowable dBA Levels.
  - Training management and supervision personnel on second shift to monitor and manage impulse generating noise.

Page 1 of 2

# Noise Monitoring Subject Matter Expert Introduction

- TPC has retained a Subject Matter Expert (SME) for Noise Monitoring for the Project.
- Trey Greier – Associate Principal – Trinity Consultants
  - Leader of the Site Assessments group which specializes in construction noise and vibration monitoring as well as construction environmental noise reviews for CEQR/SEQRA.
- Roles & Responsibilities
  - Industry specialist hired to evaluate and enhance the site's Noise Monitoring Plan
  - Ensures full compliance with NYC Noise Code and best-practice standards

# Noise Monitoring Program

- DEP does not require a noise monitoring program
- The Noise Monitoring Program has been implemented to go above and beyond typical practices based on DDC requirements and the Points of Agreement
- Includes mounted unmanned noise monitors at various locations around the perimeter of the site
- Additional spot measurements taken by on-site personnel to verify compliance with relevant noise code sections

# Applicable Code Sections

Tutor Perini Corporation (TPC) confirms the Noise Monitoring Plan is in accordance with applicable noise regulations governing construction activities on this project, specifically:

- **NYC Administrative Code §24-228 – Construction Devices**

- **Section (a):** *No person shall operate or use or cause to be operated or used a construction device or combination of devices in such a way as to create an unreasonable noise. For the purposes of this section unreasonable noise shall include but shall not be limited to sound that exceeds the following prohibited noise level:*
  - *Item (1): Sound, other than impulsive sound, attributable to the source or sources, that exceeds **85 dB(A)** as measured 50 or more feet from the source or sources at a point outside the property line where the source or sources are located or as measured 50 or more feet from the source or sources on a public right-of-way.*
  - *Item (2): Impulsive sound, attributable to the source, that is 15 dB(A) or more above the ambient sound level as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way. Impulsive sound levels shall be measured in the A-weighting network with the sound level meter set to fast response. The ambient sound level shall be taken in the A-weighting network with the sound level meter set to slow response.*
  - *Item (3): Sound that exceeds the decibel levels set forth in subdivision (d) of section 24-223 during the time that an after hours authorization is required to be in effect.*
  - *Item (4) Sound attributable to the source that is 10 dB(A) above the ambient sound level, on or after 7:00 a.m. and before 10:00 p.m., as measured in any residential receiving property dwelling unit with windows and doors that may affect the measurement closed.*

# Applicable Code Sections (continued)

Tutor Perini Corporation (TPC) confirms the Noise Monitoring Plan is in accordance with applicable noise regulations governing construction activities on this project, specifically:

- **NYC Administrative Code §24-223 – After Hours Work Authorization**

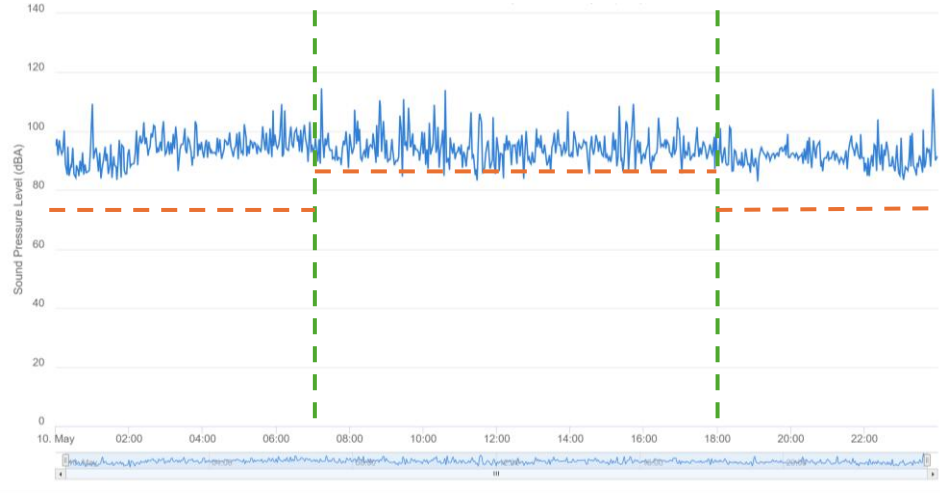
- **Section (d):** *During the time that an after hours authorization is in effect, notwithstanding full compliance with the noise mitigation plan the department shall issue an advisory or a violation where aggregate sound levels from the site exceed the following limits:*
  - *Item (1): 8dB(A), and on or after January 1, 2020, 7 dB(A) above the ambient sound level as measured in any residential receiving property dwelling unit with windows and doors that may affect the measurement closed, or*
  - *Item (2): the noise levels specified in section 24-228(a) of this code on a construction site that is not within 200 feet of a residential receptor, or*
  - *Item (3): except as provided in paragraph (4) of this subdivision, 80dB(A), and on or after January 1, 2020, **75 dB(A)** as measured 50 or more feet from the source or sources at a point outside the property line where the source or sources are located or as measured 50 or more feet from the source or sources on a public right-of-way when that source is within 200 feet of a residential receptor, or*
  - *Item (4): 85dB(A) as measured 50 or more feet from the source or sources at a point outside the property line where the source or sources are located, or as measured 50 or more feet from the source or sources on a public-right-of-way when the source is street construction.*

# Updated Noise Monitor Reporting

- Based on recommendations from DEP and DDC, TPC will implement the following updates to the Noise Monitoring Plan:
  - Start reporting Lmax
    - Lmax is an instantaneous impulsive maximum noise level
    - Lmax is not enforceable by an unmanned noise monitor
      - Requires manual measurement by a human to visually verify noise source
    - Lmax values from the unmanned noise monitors as well as the spot measurements taken by on-site personnel will be summarized in the reporting
  - Continue to report Leq
    - Leq is an average noise level
  - Update the Alert Level to 85 dBA Leq for Normal Work Hours
    - Alerts set to Lmax thresholds will create many false positive alerts
  - Introduce an Alert Level of 75 dBA Leq for AHV Hours
  - Provide Separate Graphs for Normal Work Hours and AHV Work Hours

# Example Lmax Graphs

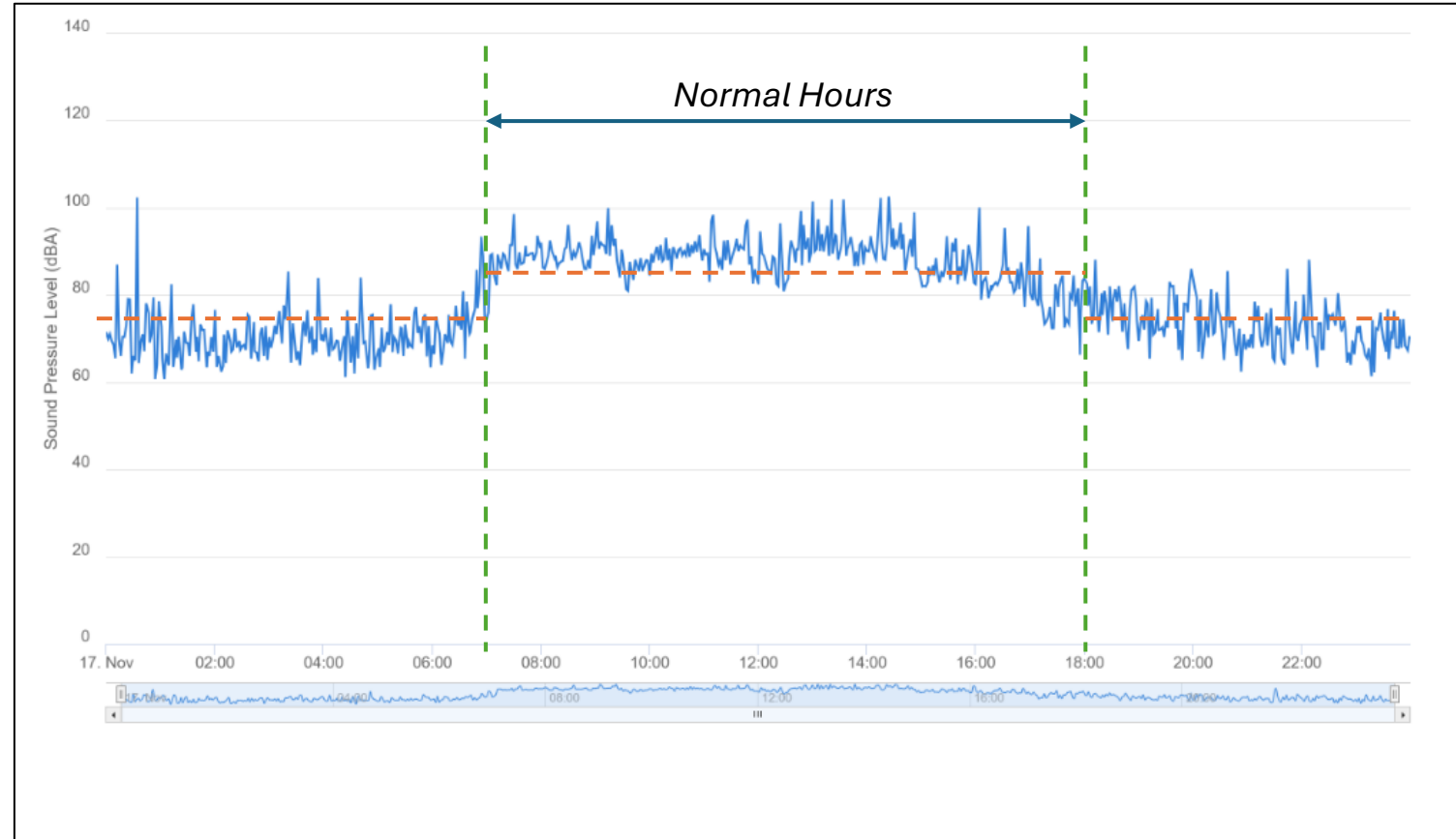
## Pre-Construction Weekday Ambient



## Pre-Construction Weekend Ambient



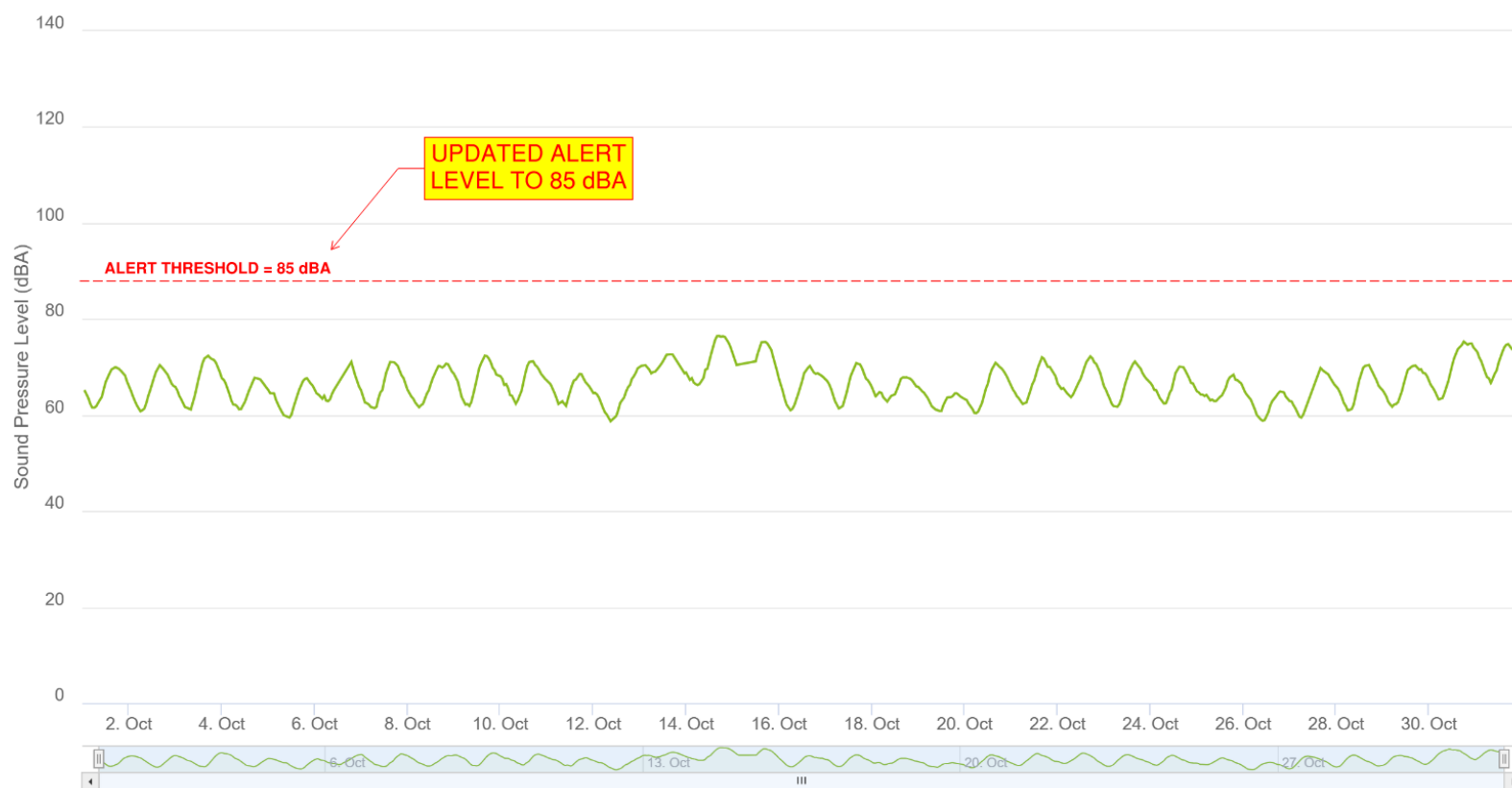
## Typical Construction



# Example Leq Normal Hours Graphs

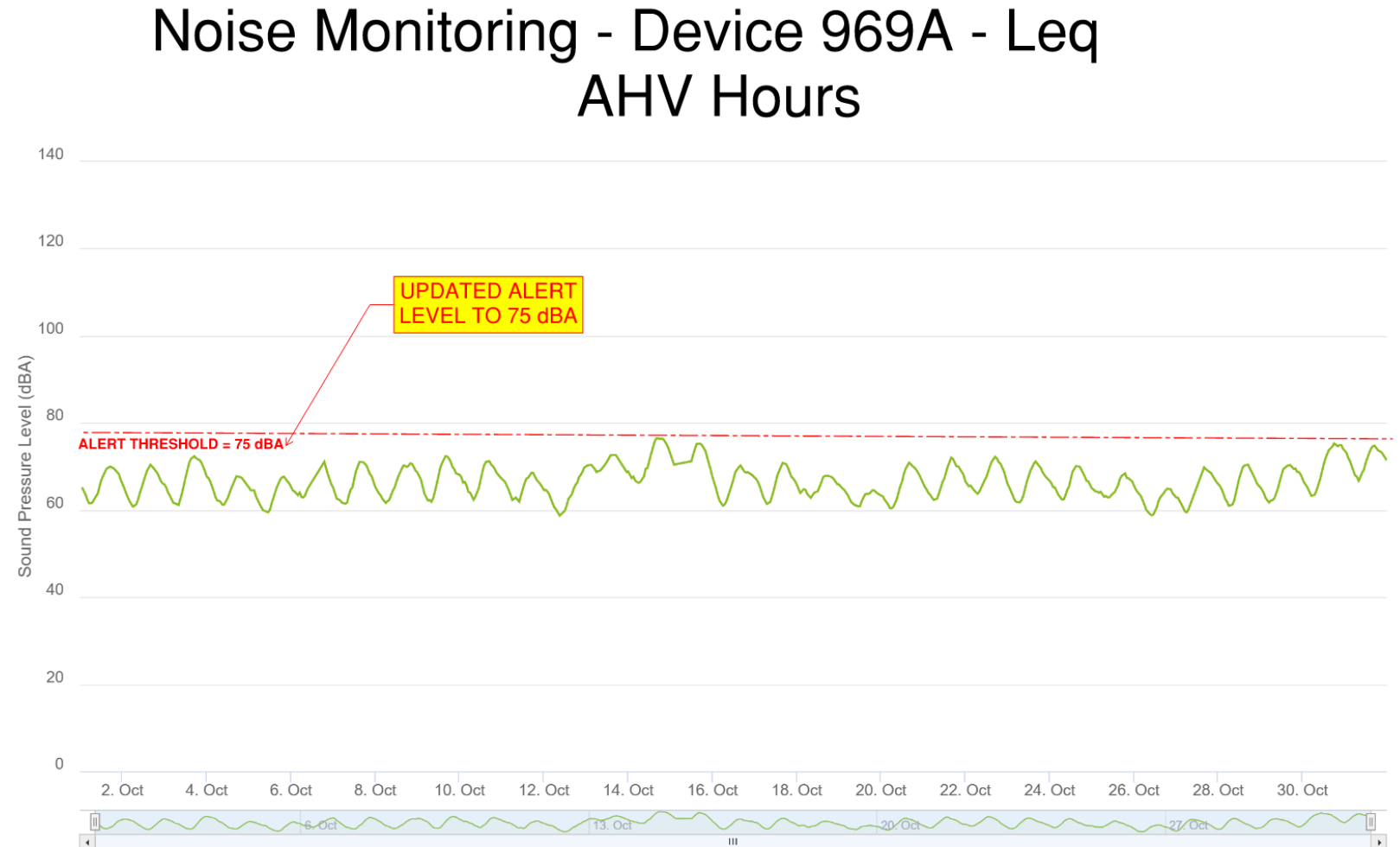
- Leq Normal Hours
- Alert Threshold = 85 dBA
- Normal Hours & AHV Hours are separated

## Noise Monitoring - Device 969A - Leq Normal Hours



# Example Leq AHV Hours Graph

- Leq AHV Hours
- Alert Threshold = 75 dBA
- Normal Hours & AHV Hours are separated



# Noise Monitoring Summary

## **Subject Matter Expert**

- Onboarded to optimize the Noise Monitoring Plan.

## **Verified Compliance**

- DEP has visited the site and confirmed that TPC is in compliance with applicable NYC Noise Code requirements.
- DEP has not observed violations in their 7 visits in 2025. No violations or exceedances have been issued by DEP related to construction noise.
- DEP can only issue violations when observed by an inspector.

## **Proactive Adjustments Based on DEP Recommendations**

- Updated Daytime Alert Level: 85 dBA
- AHV Alert Level: 75 dBA

## **Exceeding Regulatory Requirements**

- TPC is performing best practices above and beyond the required regulatory requirements.
- TPC will be performing manual noise monitoring in addition to the automated noise monitoring.
- Continuous coordination with DDC, DEP other regulatory agencies and the community.
- Following the protocols listed in the Alternate Noise Mitigation Plan.

# **PROTOCOL FOR EXCEEDANCE LIMITS**

**If any monitoring reading exceeds limiting criteria, the following actions are taken by TPC:**

- TPC is notified by the monitoring device of any exceedance.
- TPC will assess the cause of the exceedance.
- Corrective actions will be implemented based on the severity of the exceedance.
- Work methods in the vicinity will be reviewed and revised as needed.
- Work will proceed using the agreed-upon revised methods.
- TPC will continue monitoring to ensure compliance with allowable limits.

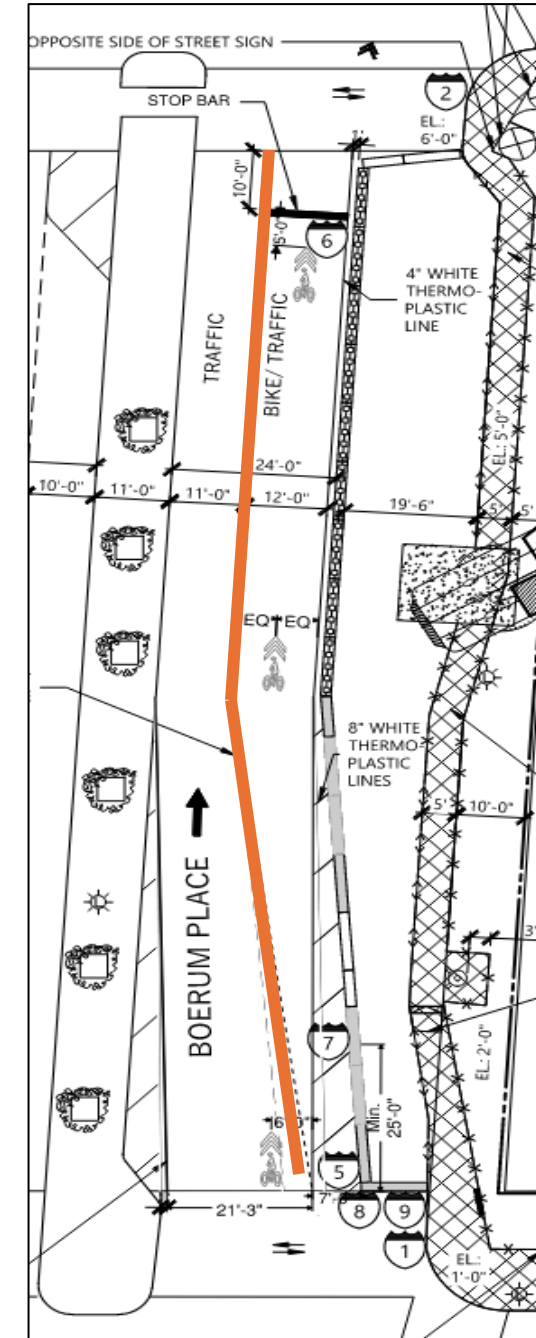
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# Boerum Place Bike Lane

# Boerum Place Bike Lane

**Per DOT, the existing NB right lane on Boerum Place will be converted into a shared bike and traffic lane.**

- TPC will be stripping the new bike lane some time in January.
- This work will take place during normal working hours.
- This work is pending DOT permits.
- An advisory will be sent out for when this work is planned.



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# Modular Cell Units

# Delivery and Installation of the Modular Cell Units

**Delivery Method:** The modular cell units arrive on standard flatbed trucks, **same as current steel deliveries** for the Project.

No lane or road closures are required for the delivery of the cells.

All deliveries are going to be within the construction fence.

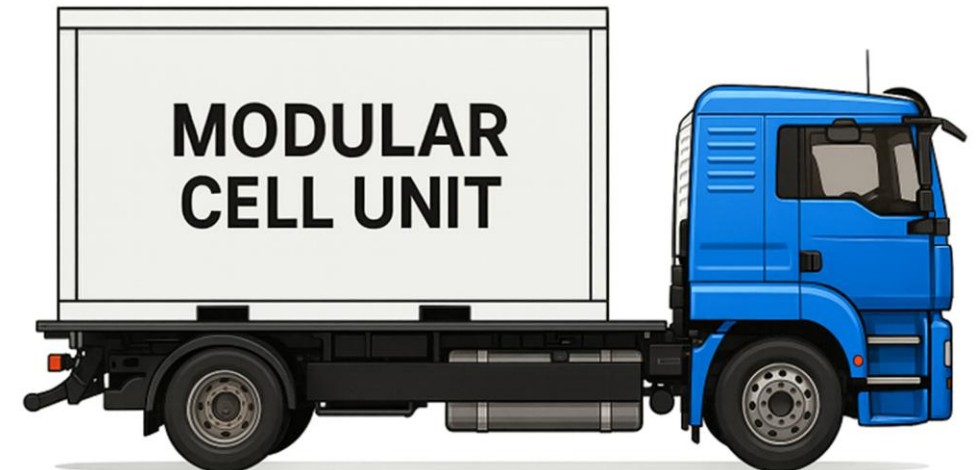
**The Hours of Delivery will be as follows\*:**

December: 7AM – 6PM

January onward: 3PM – 12AM

\*= Because the two tower cranes cannot support all required activities during standard work hours, construction operations must be split across shifts to prevent substantial delays and meet the mandated NYCDDC schedule.

- 7:00 AM – 6:00 PM:** Tower cranes are dedicated to structural steel erection.
- 6:00 PM – 12:00 AM:** Tower cranes are allocated to curtain wall installation, enclosure progression, cell loading and other vertical sequencing activities needed to maintain DDC's required schedule.
- This sequencing is not optional and is driven by both crane availability and interdependence

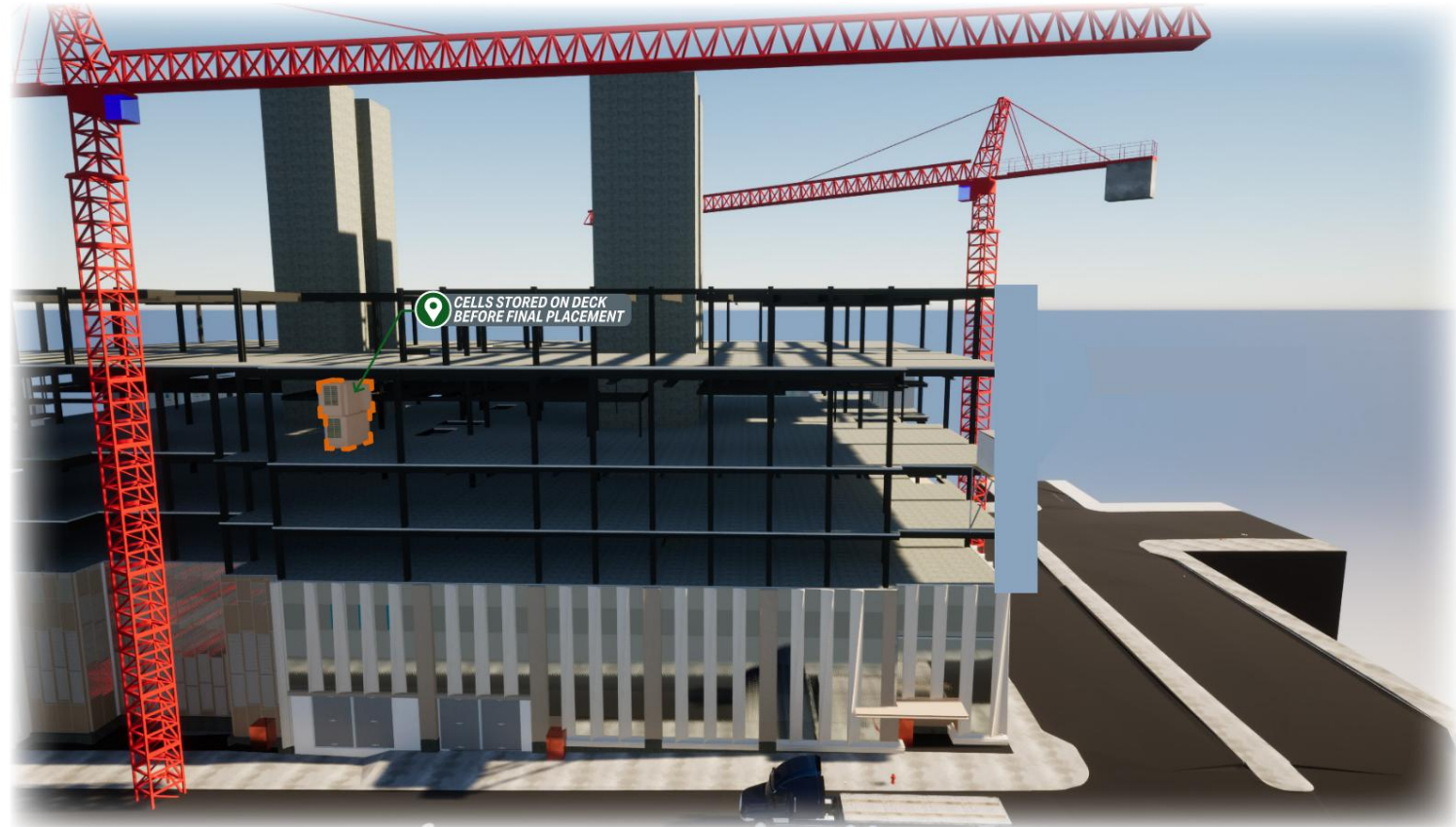


# Delivery and Installation of the Modular Cell Units

**Installation Method:** Modular Cell Units will be **picked** in engineered baskets by the tower cranes and placed directly into position, **same as current steel deliveries** for the project.

## First Delivery

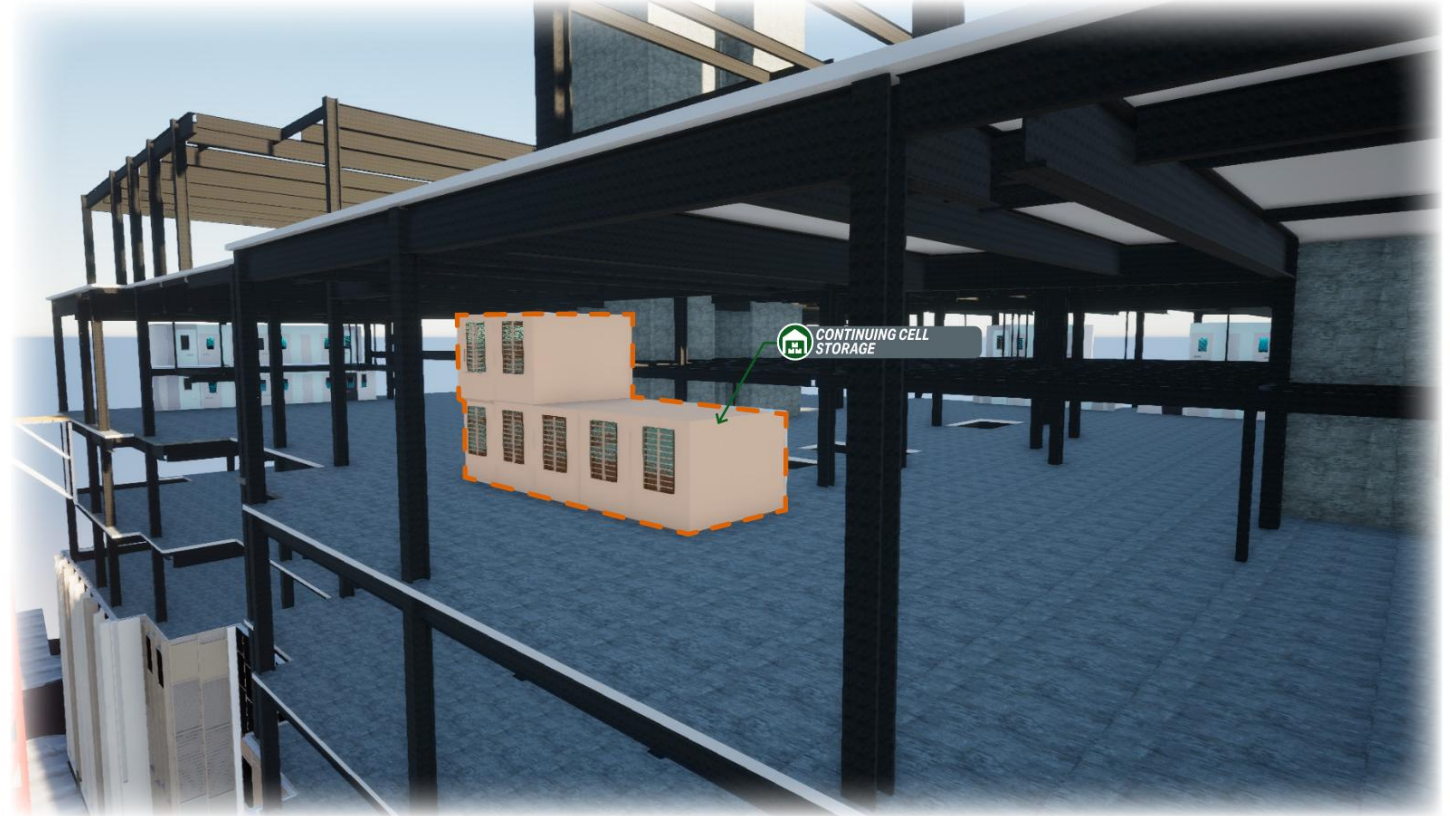
- The first deliveries of the Modular Cell Units are scheduled for:
  - Wednesday 12/17
  - Thursday 12/18
  - Friday 12/19
- The deliveries will take place during the hours of 7AM-6PM on these three days.



# Delivery and Installation of the Modular Cell Units

## Anticipated Impacts

- No new impacts are anticipated from the modular cell unit delivery.
- No additional noise beyond the normal construction activity.
- No street, lane or sidewalk closures are required for this delivery.
- TPC will need to use the required air horns for the crane picks for the Modular Cell Units.



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# Future Engagement

# Community Resources During Construction



## BBJ Website

<https://www.nyc.gov/site/borojails/>



## Designated Phone Number

**(516) 846-9314**



## Weekly Look Ahead



## Advisories for Impactful Construction Activities



## Community Construction Liaison & Field Office

*Oscar Jonas*

*Brooklyn BBJ CCL*

**(516) 846-9314** / *BrooklynCCL@bbjnyc.com*

*360 Atlantic Avenue*

*Monday – Friday 7:00am - 3:30pm*

# Next Community Meeting

Next CAB Meeting Date is Thursday, January 29, 2026



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# Questions or Comments?



NYC Criminal Justice

NYC DDC Department of Design and Construction

# Thank You



**BK**

## Brooklyn Borough Based Jail