

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 #20

February 26, 2026



BK

Brooklyn Borough Based Jail

Agenda

- 1 Construction Lookahead
- 2 Site Logistics
- 3 Modular Cell Units
- 4 Curtain Wall Panels
- 5 Environmental Monitoring
- 6 Future Engagement
- 7 Open Discussion

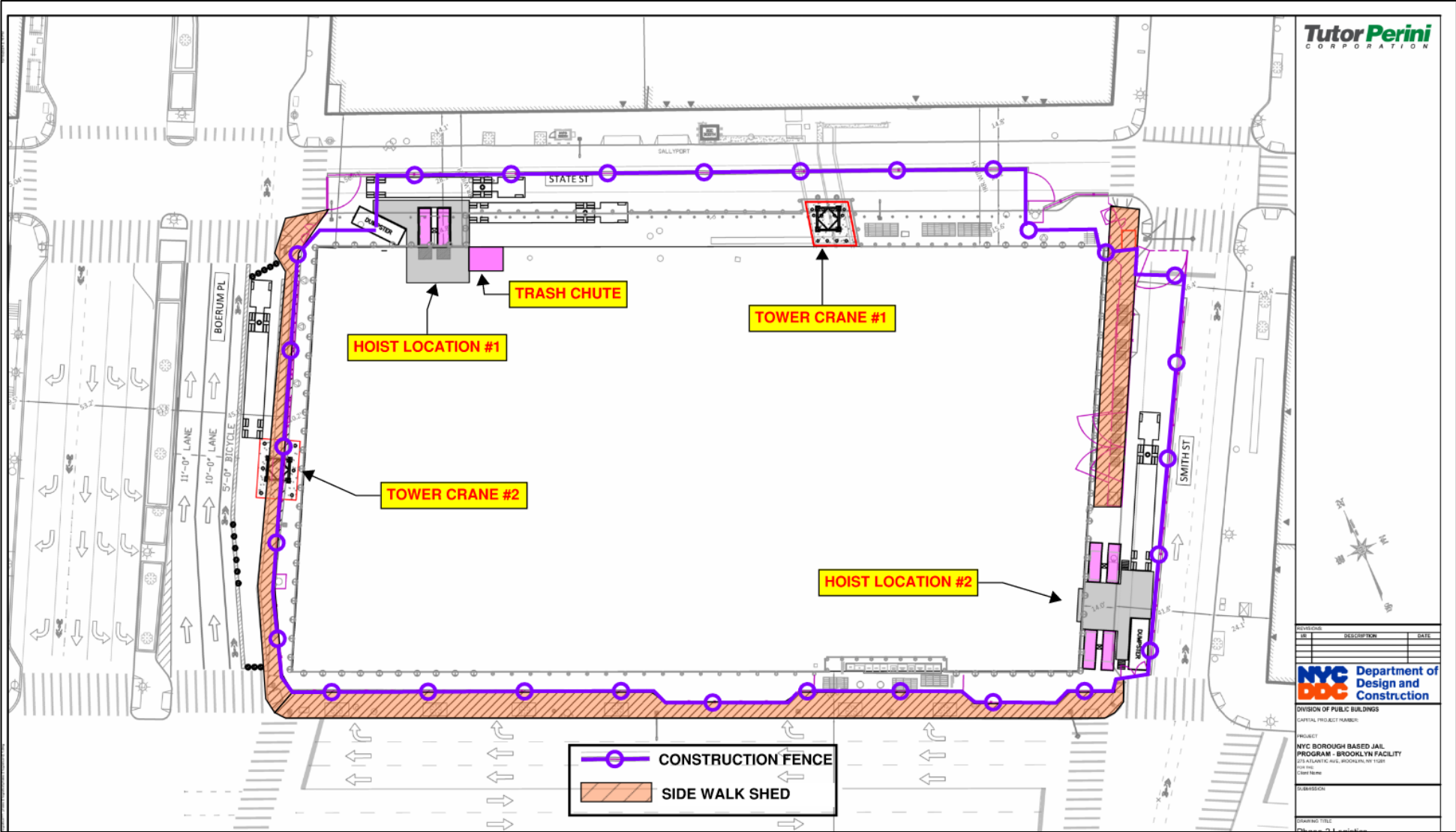
Construction Lookahead

FEBRUARY				MARCH				APRIL			
1	2	3	4	1	2	3	4	1	2	3	4
The following activities will continue <u>inside the site</u> with minimal impact to the surrounding community during the permitted work hours: Concrete Core Steel Erection Slab on Decks Spray on Fire Proofing Masonry Installation Mechanical Fitout and Rough In (M-F: 7AM-12AM) (SAT: 9AM-5PM)				The following activities will continue <u>inside the site</u> with minimal impact to the surrounding community during the permitted work hours: Concrete Core Steel Erection Slab on Decks Spray on Fire Proofing Masonry Installation Mechanical Fitout and Rough In (M-F: 7AM-12AM) (SAT: 9AM-5PM)				The following activities will continue <u>inside the site</u> with minimal impact to the surrounding community during the permitted work hours: Concrete Core Steel Erection Slab on Decks Spray on Fire Proofing Masonry Installation Mechanical Fitout and Rough In (M-F: 7AM-12AM) (SAT: 9AM-5PM)			
Modular Cell Units (M-F: 3PM-12AM) (SAT: 9AM-5PM)		Curtain Wall (M-F: 7AM-12AM) (SAT: 9AM-5PM)		Modular Cell Units (M-F: 3PM-12AM) (SAT: 9AM-5PM)		Curtain Wall (M-F: 7AM-12AM) (SAT: 9AM-5PM)		Modular Cell Units (M-F: 3PM-12AM) (SAT: 9AM-5PM)		Curtain Wall (M-F: 7AM-12AM) (SAT: 9AM-5PM)	

General Notes

1. The above represents the 3-month forecast for planned work activities on the project to April 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.

Project Site Logistics



Follow Up to Questions/Comments from the Community

- **Orientation/Location of Housing Units**

- Can people in custody see into the apartment buildings?
 - Housing unit cells begin on Level 5, which is approximately 60 feet above ground level. The windows are multi-layered and glass painted frit to address privacy and security concerns for both the people in custody and the neighboring residents.

- **Total Height of Brooklyn Borough-Based Jail**

- 295 feet plus 40 feet of mechanical components.

- **Illegal Vendor Standing**

- TPC has no authority to issue violations to vendors and has directed crew not to purchase from vendors.

- **Noise Complaints**

- All exceedances are investigated and if due to construction, corrective action takes place.

- **Dust Monitoring**

- Dust monitors were in place for the SOE and foundation phases of construction.
- They are no longer required for this phase of construction, as there are no dust generating activities currently in progress.
- CCL has not received any complaints of dust since January 22nd. CCL and site safety crews walk the site daily.

Brooklyn

Modular Cell Units

Delivery of the Modular Cell Units

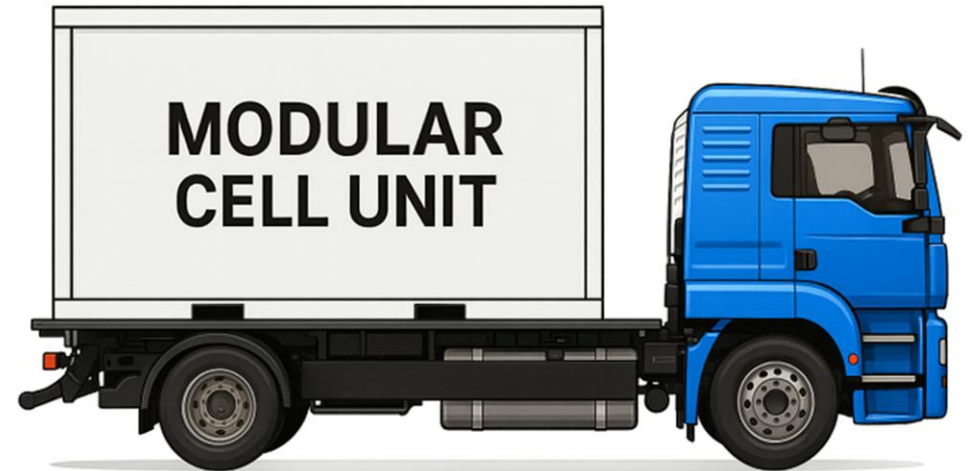
Delivery Method: The modular cell units arrive on standard flatbed trucks, **same as current steel deliveries** for the project.

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

All deliveries are going to be within the construction fence.

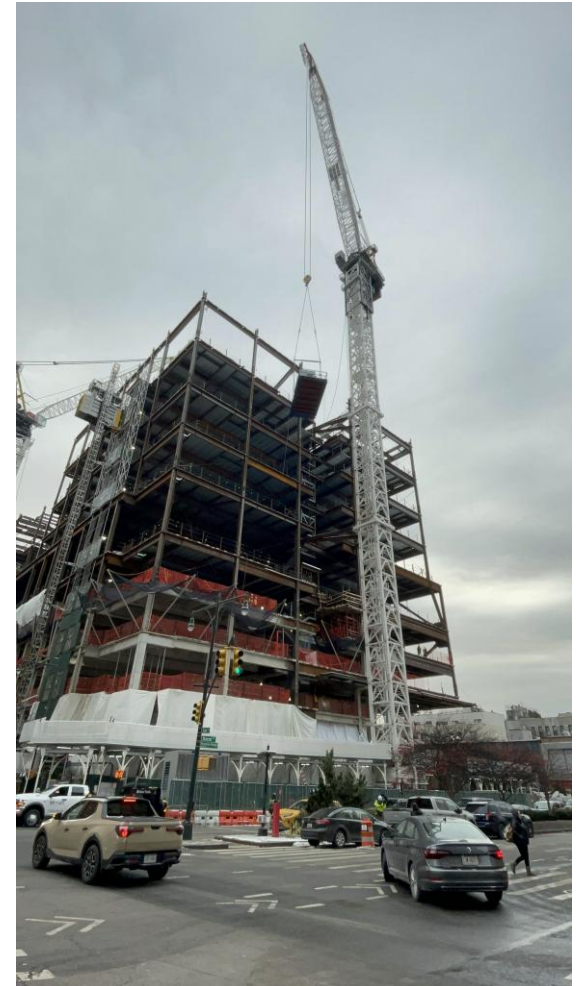
The Hours of Delivery will be:

- M-F 3PM - 12AM
- SAT 9AM - 5PM



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.



Anticipated Impacts of the Modular Cell Units

Anticipated Impacts

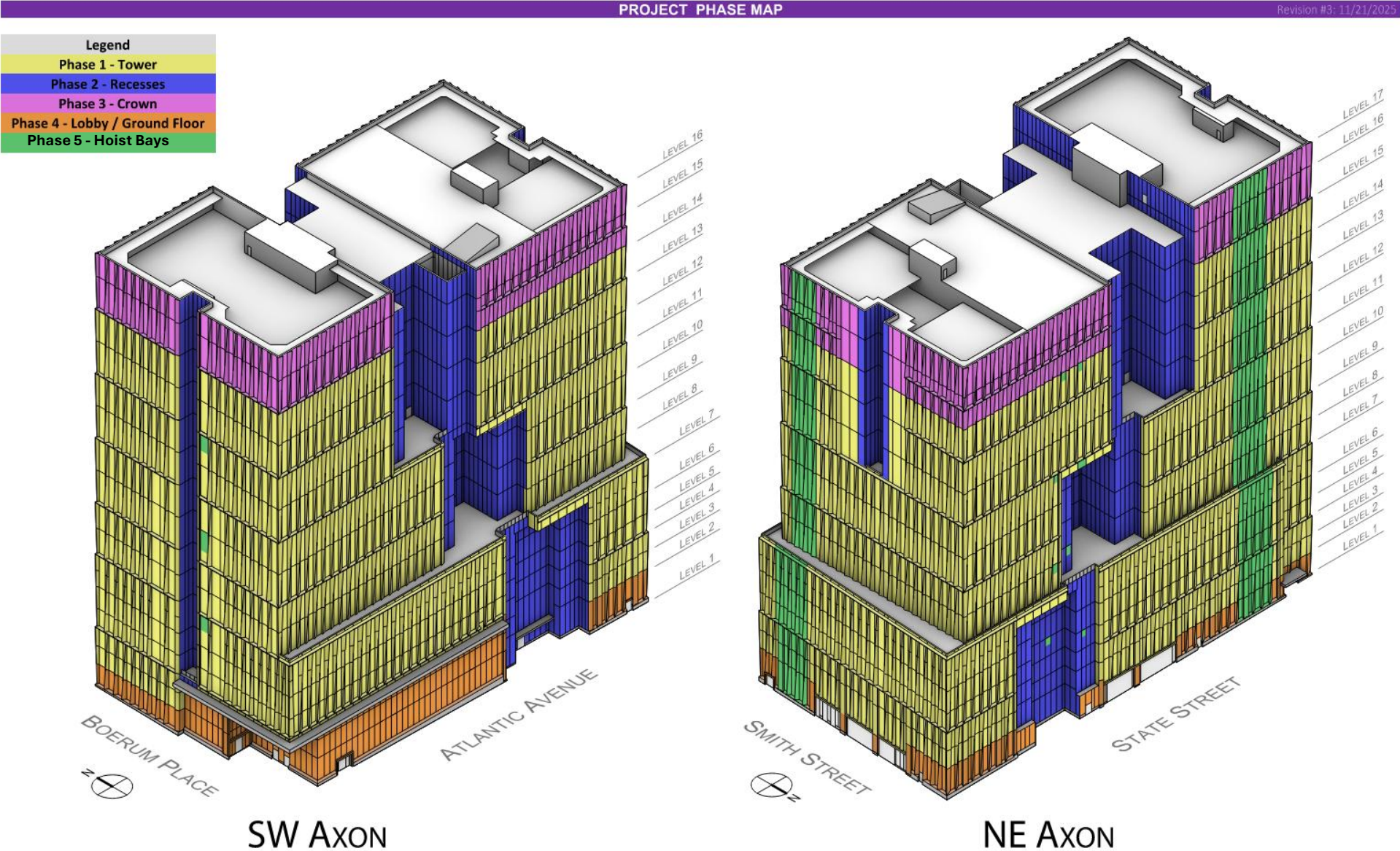
- No new impacts are anticipated from the modular cell unit delivery.
- No additional noise beyond the normal construction activity.
- No street, lane or sidewalk closures are required for this delivery.
- TPC will use radio communication for the crane picks for the Modular Cell Units in lieu of air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



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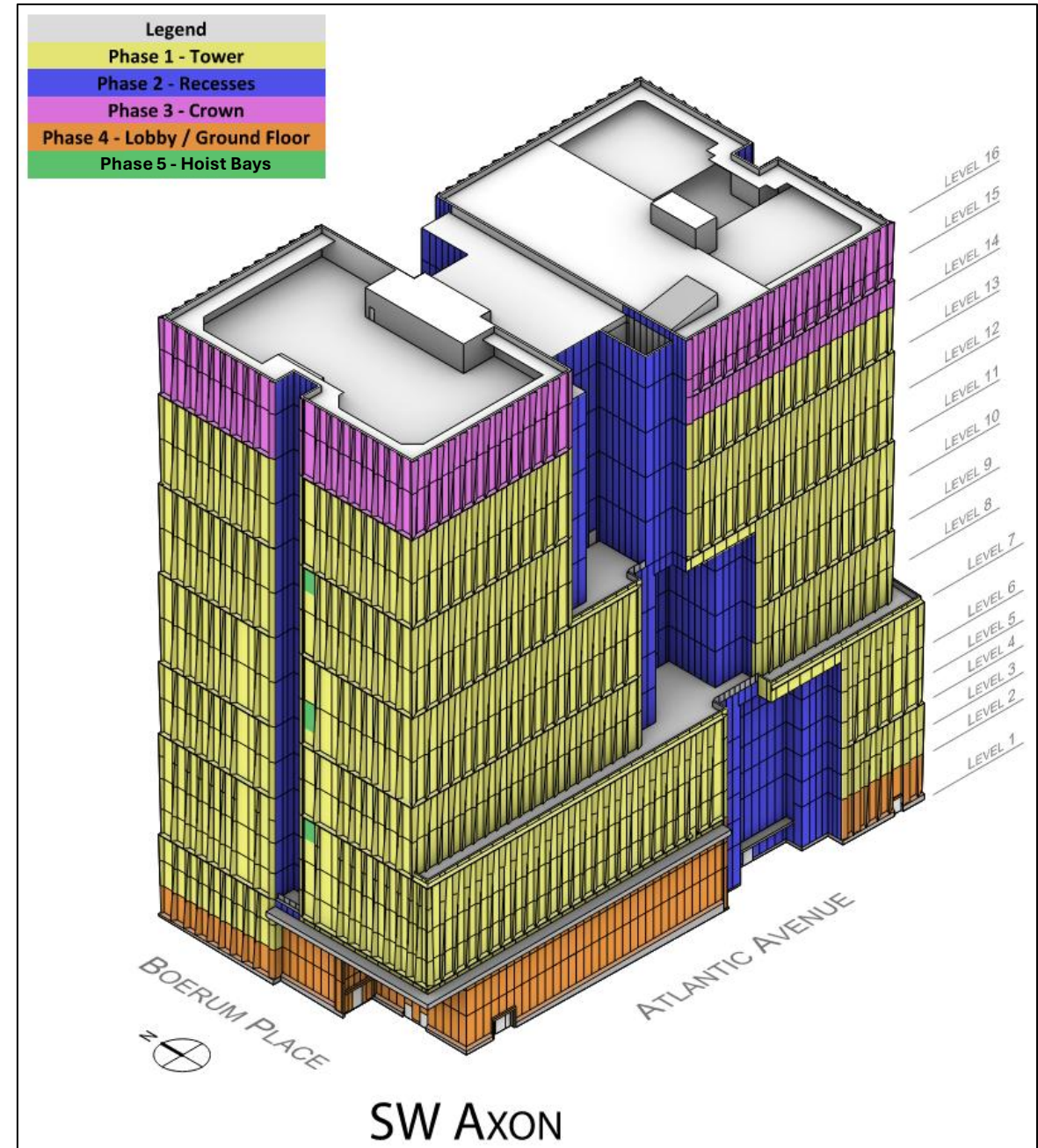
Curtain Wall Panels

Curtain Wall Overview



Installation Sequence

- The sequencing will be as follows:
 1. Yellow = Tower
 2. Blue = Recesses
 3. Pink = Crown
 4. Orange = Ground Floor
 5. Green = Hoist Bays
- Work will start on the corner of Atlantic Avenue and Smith Street.
- Work will start on Level 2.
- Work will move in a clockwise direction around the building and then up the building.



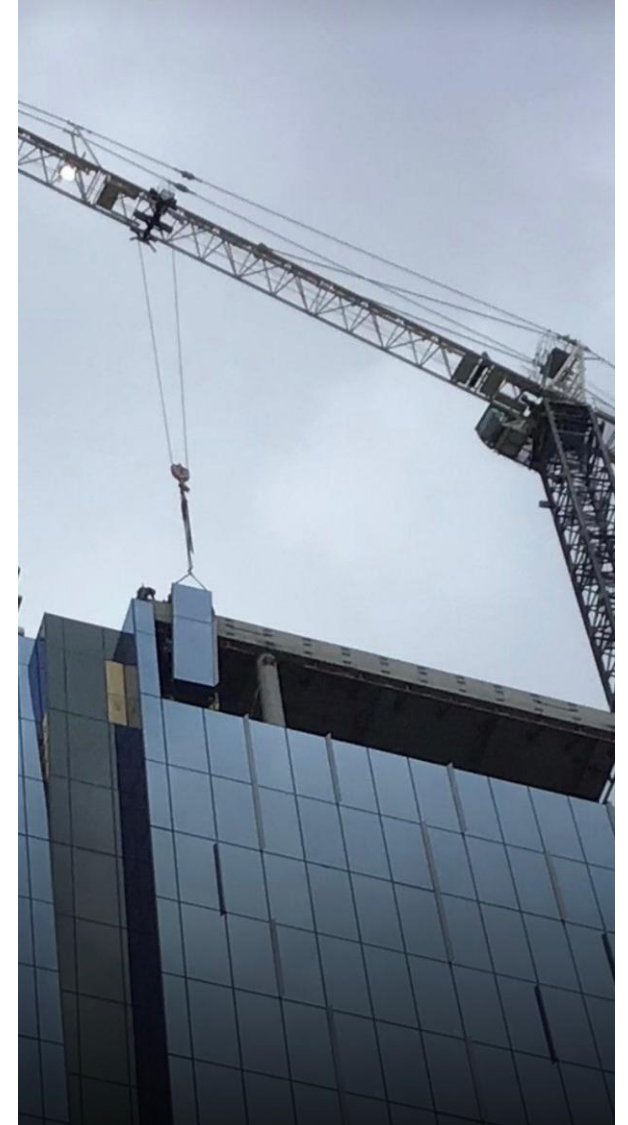
Installation of the Curtain Wall Panels

Curtain Wall Panels will be installed in two methods:

1. JEKKO CRANE



2. TOWER CRANE



Delivery of the Curtain Wall Panels

Delivery Method: The Curtain Wall Panels arrive on standard flatbed trucks, **same as current steel deliveries.**

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:

- M-F 3PM - 12AM
- SAT 9AM - 5PM



Anticipated Impacts of the Curtain Wall Panels

Anticipated Impacts

- No new impacts are anticipated from the curtain wall delivery.
- No additional noise beyond the normal construction activity.
- No street, lane or sidewalk closures are required for this delivery.
- TPC will use radio communication for the crane picks for the Curtain Wall Units in lieu of air horns.



Brooklyn

Noise Monitoring

Monitoring Key Plan



-  VIBRATION MONITORING
-  NOISE MONITORING

Quantity

- (6) Vibration Monitors
- (6) Noise Monitors

Noise Mitigation Plan

- 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.



NYC Environmental Protection

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373 - Records Control (718) 595-3855

Rev 10/2024

ENTRY #:
9573

ALTERNATIVE NOISE MITIGATION PLAN (ANMP)
UNDUE HARDSHIP AFTER HOURS CONSTRUCTION WORK AUTHORIZATION
MUST PRINT AND POST ON WORKSITE

YOU MUST OBTAIN AN AFTER HOUR VARIANCE FROM DOB / DOT FOR YOUR AFTER-HOUR CONSTRUCTION WORK. IF SUCH APPROVAL IS NOT GRANTED, DEP WILL RESCIND YOUR ANMP

In accordance with Section 24-223(a)(9) of the New York City Administrative Code, Agencies may authorize after hours work if the commissioner certifies that the permit holder has submitted a claim of undue hardship resulting from unique site characteristics, unforeseen conditions, scheduling commitments and/or financial considerations outside the control of the permit holder and that the applicant has received approval from the department of an alternative noise mitigation plan pursuant to section 24-221 of this subchapter, specifying the activities and devices that will be used for such after-hours construction and setting forth the additional mitigation measures, above and beyond those measures otherwise required for such devices and activities pursuant to the department's rules, that the applicant will use to significantly limit noise emissions from the site of such after-hours work. Applications for such certification shall be submitted to the department in a form and manner to be set forth in the rules of the department. The applicant for an after-hours authorization under this paragraph shall submit such certification to the issuing agency.

PROJECT LOCATION

WORK SITE LOCATION ADDRESS: 275 Atlantic Avenue ZIP: 11201 BOROUGH: Brooklyn BLOCK: 175 LOT: 1

Anticipated Date Project Start: 03/15/2024 Noise Mitigation Plan Completion Date: 12/31/2029 ALTERNATIVE Noise Mitigation Plan Completion Date: 12/31/2029 Duration of the ENTIRE Project in: YEARS: 4 MONTHS: 49 DAYS: 1,511

HAVE YOU SUBMITTED A CONSTRUCTION NOISE MITIGATION PLAN?
(You must submit a Construction Noise Mitigation Plan before submitting this alternative plan)
☒ YES ☐ NO / Submission Date: _____

NYCDOE PERMIT NUMBER(S)
B022025287A86, B022025287A77, B022025287A76, B022025287A75, B022025287A74, B022025287A73, B022025287A72, B022025287A71, B022025287A70, B022025287A69, B022025287A68, B022025287A67, B022025287A66, B022025287A65, B022025287A64, B022025287A63, B022025287A62, B022025287A61, B022025287A60, B022025287A59, B022025287A58, B022025287A57, B022025287A56, B022025287A55, B022025287A54, B022025287A53, B022025287A52, B022025287A51, B022025287A50, B022025287A49, B022025287A48, B022025287A47, B022025287A46, B022025287A45, B022025287A44, B022025287A43, B022025287A42, B022025287A41, B022025287A40, B022025287A39, B022025287A38, B022025287A37, B022025287A36, B022025287A35, B022025287A34, B022025287A33, B022025287A32, B022025287A31, B022025287A30, B022025287A29, B022025287A28, B022025287A27, B022025287A26, B022025287A25, B022025287A24, B022025287A23, B022025287A22, B022025287A21, B022025287A20, B022025287A19, B022025287A18, B022025287A17, B022025287A16, B022025287A15, B022025287A14, B022025287A13, B022025287A12, B022025287A11, B022025287A10, B022025287A09, B022025287A08, B022025287A07, B022025287A06, B022025287A05, B022025287A04, B022025287A03, B022025287A02, B022025287A01, B022025287A00

NYCDOB PERMIT NUMBER(S)
B00939362-11-GC, B00939362-22-ST

CHECK IF:
☐ Residential Property ☐ Commercial Property
☒ City/State Project ☐ Hospital ☐ School
☐ Other

Name of property selected above:
BBJ, BK-FAC, Borough Based Jail

CONTACT INFORMATION

GENERAL CONTRACTOR COMPANY NAME: Tutor Perini Corporation PROJECT MANAGER: Mark Irvin EMAIL: Mark.Irvin@tutorperini.com
BUSINESS ADDRESS: 111 Livingston Street, 18th Floor CITY: Brooklyn STATE: NY ZIP: 11201 PHONE NUMBER: (818) 403-8120

SUBCONTRACTOR(S) AND/OR COMPANY EXPECTED TO PERFORM WORK IF AUTHORIZATION APPLICATION IS APPROVED

COMPANY NAME (1): NYC Constructors LLC COMPANY NAME (2): Winco Corporation
BUSINESS ADDRESS: 110 E 42nd Street CITY: New York STATE: NY ZIP: 10017 BUSINESS ADDRESS: 7 New Street CITY: Lynbrook STATE: NY ZIP: 11518
SITE MANAGER / PERSON IN CHARGE: Eddie Meahan EMAIL: emeahan@nyconstructors.com SITE MANAGER / PERSON IN CHARGE: Thomas Laurella EMAIL: tlaurella@wincoconstruction.com

UNDUE HARDSHIP CLAIM BASED ON (SELECT ALL THAT APPLY):
☒ LOCATION OR UNIQUE CHARACTERISTICS OF THE SITE OR OF THE CONSTRUCTION DEVICES ☒ UNFORESEEN CONDITIONS RESULTING IN SIGNIFICANT CONSTRUCTION DELAYS ☒ SCHEDULING COMMITMENTS ☐ INCREASED EXPENDITURES OUTSIDE THE CONTROL OF THE PERMIT HOLDER

PROVIDE ANY ADDITIONAL DOCUMENTATION THAT SUPPORTS THE BOX YOU SELECTED ABOVE

UNDUE HARDSHIP DEMONSTRATION
FOR EACH UNDUE HARDSHIP CLAIM, PROVIDE A DETAILED EXPLANATION OF THE HARDSHIP, DESCRIBE IN DETAIL THE CIRCUMSTANCES THAT PREVENT THIS WORK FROM BEING DONE DURING PERMITTED CONSTRUCTION WORK HOURS

The construction of the new City Jail involves critical operations that cannot be safely or effectively completed within the limits of standard permitted construction hours. This project includes large-scale concrete placements, steel erection, secure utility installations, and coordination with multiple city agencies, all of which require continuous and uninterrupted work sequences once begun. Due to the complexity and scale of the facility, certain construction activities—such as foundation pours, structural steel assembly, and secure perimeter wall installation—must proceed without delay once started to ensure proper curing, alignment, and safety compliance. Interrupting these operations would compromise structural integrity, delay progress, and significantly increase project costs. If additional space is needed, please attach a separate sheet with the information and indicate in the space above that additional information is attached. Be sure to include the work site address.

DAYS AND TIME OF AFTER HOUR WORK THAT IS BEING REQUESTED

DAY	START TIME	END TIME
Monday	6 PM	12 AM
Tuesday	6 PM	12 AM
Wednesday	6 PM	12 AM
Thursday	6 PM	12 AM
Friday	6 PM	12 AM
Saturday	9am	5pm

Page 1 of 2

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 9 visits in the last 3 months. 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.
- If the exceedance is determined to be due to construction, CCL and DDC will be notified by TPC.
- 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.
- Community members can contact the CCL to confirm noise levels in advance of monthly report publication. CCL will confirm with TPC and respond back as soon as possible.

Environmental Monitoring Updates

January 2026

Noise Monitoring



- There were **179 instances in January** of recorded noise level exceedances.
- 33 exceedances were recorded **while TPC was not on site** and no work was being conducted.
 - The remaining exceedances were investigated by TPC and **determined not to be caused by construction activity**.

Vibration Monitoring



We experienced **0 instances in January of vibration exceedances** resulting from construction activity.

Brooklyn

Future Engagement

Workers Break Area Mitigation Plan

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.



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 March 26, 2026



Brooklyn

Questions or Comments?



NYC Criminal Justice

NYC DDC Department of Design and Construction

Thank You



BK

Brooklyn Borough Based Jail