

Zoom Functions

Mute and Unmute

You may only unmute after being prompted to do so.



Unmute



Start Video

Stop and Start Video



Security



Participants



Chat



Share Screen



Record



Show Captions



Breakout Rooms



Interpretation



Reactions

Chat

Questions may also be asked in the chat.



Raise Hand

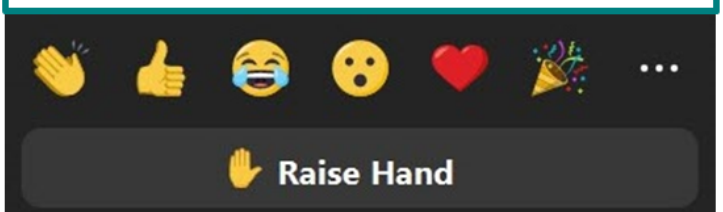
By Phone:

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.





NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Community Advisory Board Meeting #21

March 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

Follow Up to Questions/Comments from the Community

1. **Site Logistics Slide**

- Community requested a larger map to include traffic impacts surrounding the BBJ Facility.
- Community asked for clarify on where the truck staging areas are located, and what the process looks like.

2. **Project Update Slide**

- Expand the update to cover the next three months, not the month we are completing.

3. **Air Quality Monitoring**

- Community asked how can we obtain air quality monitors per the POA?

4. **Noise Monitoring**

- Community requested clarification on whether TPC endures fines for exceedances/non-compliance.

5. **Pedestrian Visibility Concerns**

- Address visibility issues for pedestrians at crosswalks around the BBJ site.

6. **Therapeutic Beds Inquiry**

- Community requested the number of beds dedicated to therapeutic housing.
 - Approx. 236 cells for Therapeutic Housing Units.

Construction Lookahead

APRIL				MAY				JUNE			
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: 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: 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)	

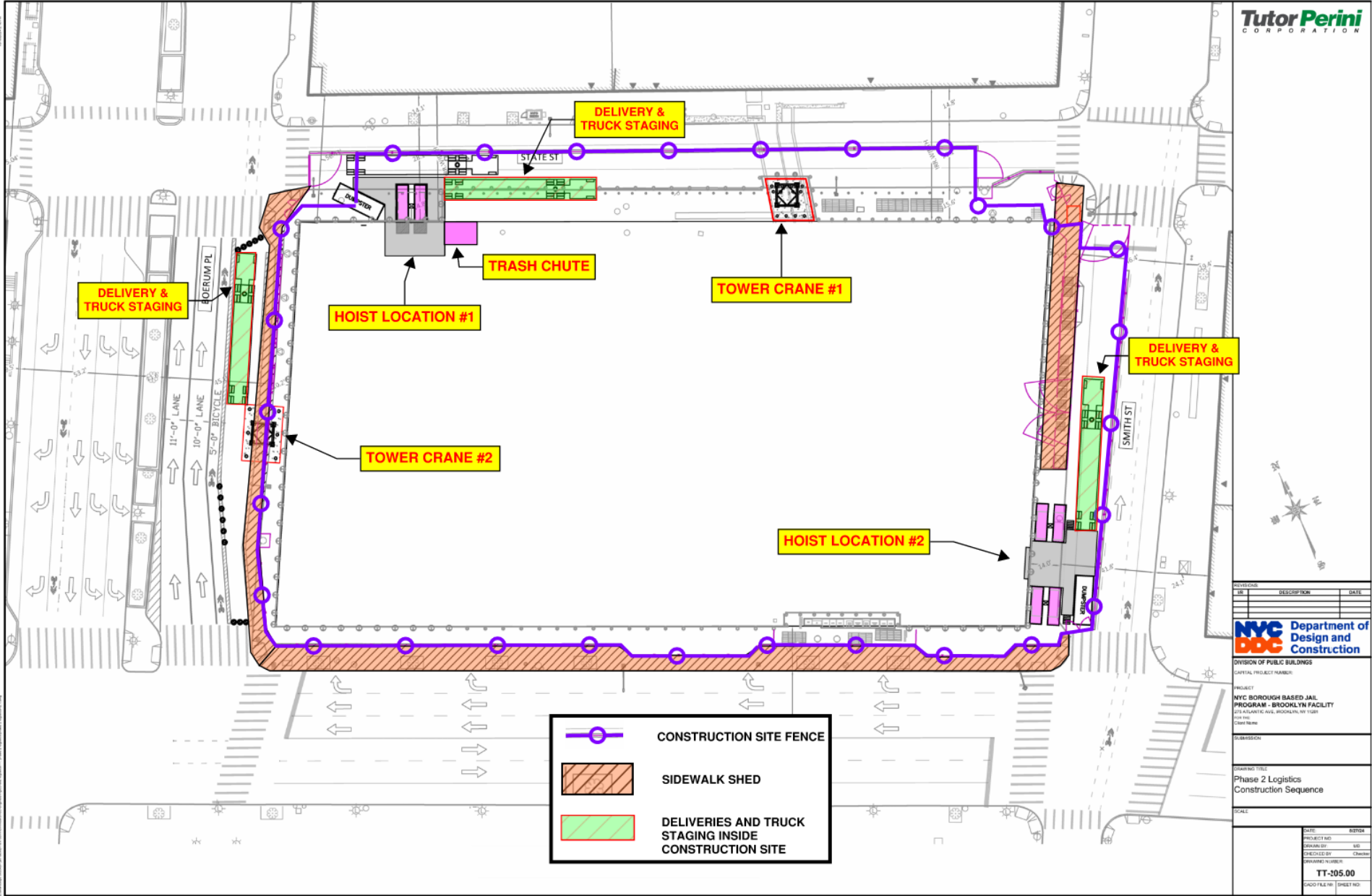
General Notes

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

Core Construction

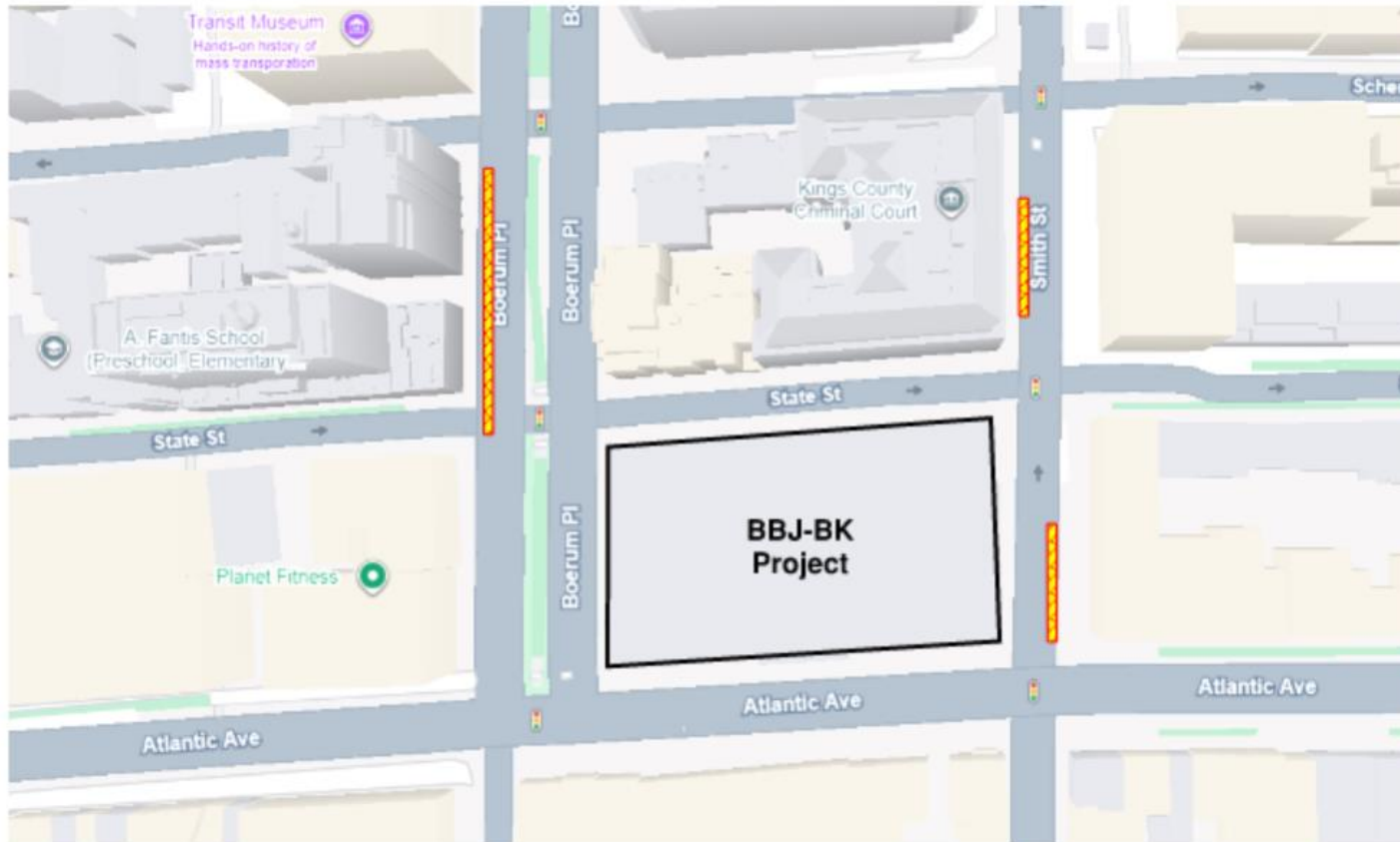


Project Site Logistics



Construction Vehicle Staging Mitigation

The Community has expressed that truck staging is taking place in the area shown below on Boerum Place



To address this, TPC is implementing the following steps:

1. Identify the Staging Hot Spots.
2. Schedule and stagger deliveries to reduce and prevent unnecessary staging.
3. Designate specific labor personnel to patrol the surrounding areas.
4. Provide re-training and ongoing communication with the drivers and workers.
5. Continuously monitor and implement improvements to the plan as needed.

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Modular Cell Units

Modular Cell Units

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

Installation Method: Modular Cell Units are **picked** in engineered baskets **by the tower cranes** and placed directly into position.

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

The overall modular cells are currently anticipated to be complete in Q4 2026.



Anticipated Impacts of the Modular Cell Units

Anticipated Impacts

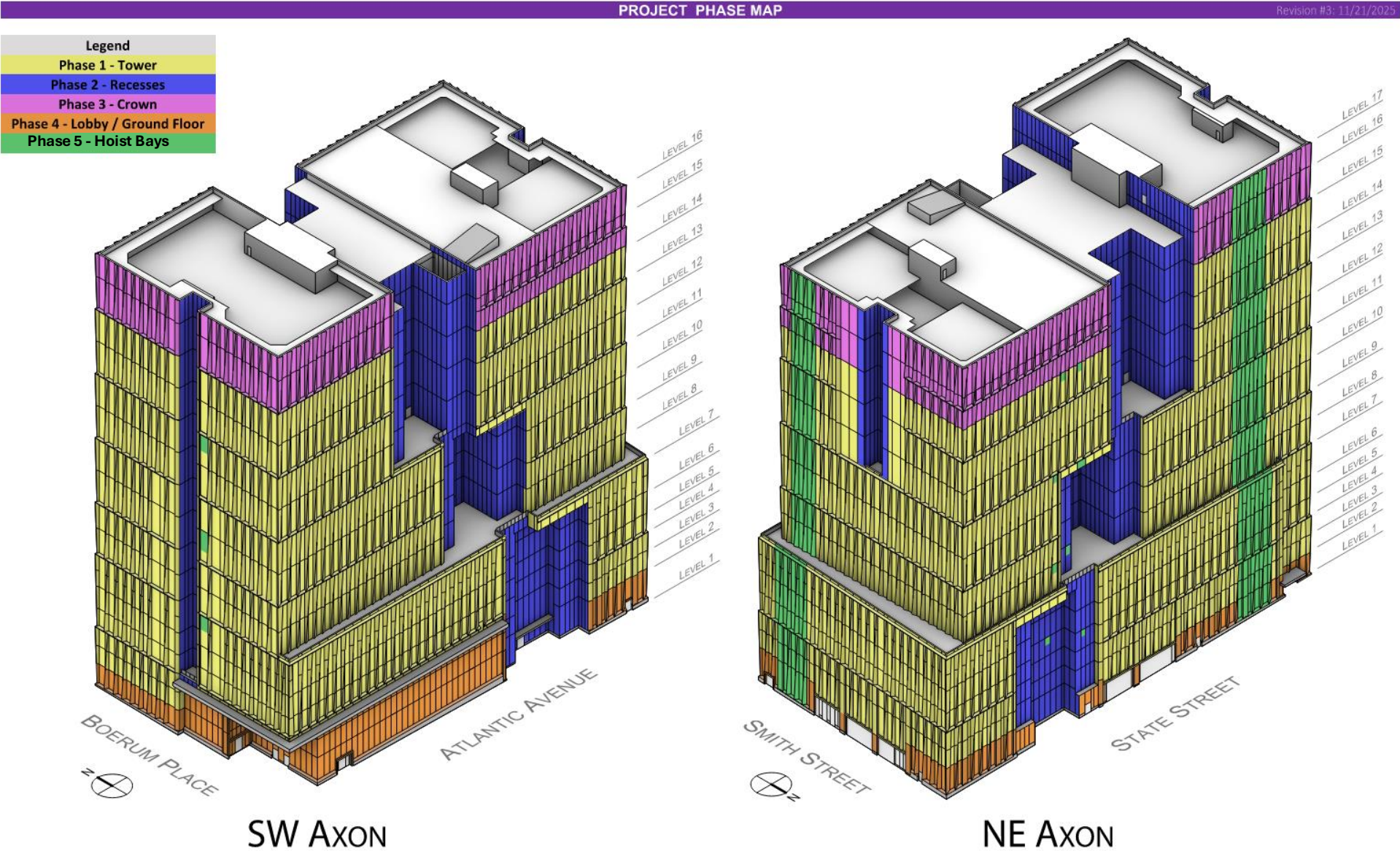
- No new impacts are anticipated from the modular cell unit delivery.
- No additional noise beyond the normal construction activity.
- No street, lane or sidewalk closures are required for this delivery.
- TPC will use radio communication for the crane picks for the Modular Cell Units in lieu of air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



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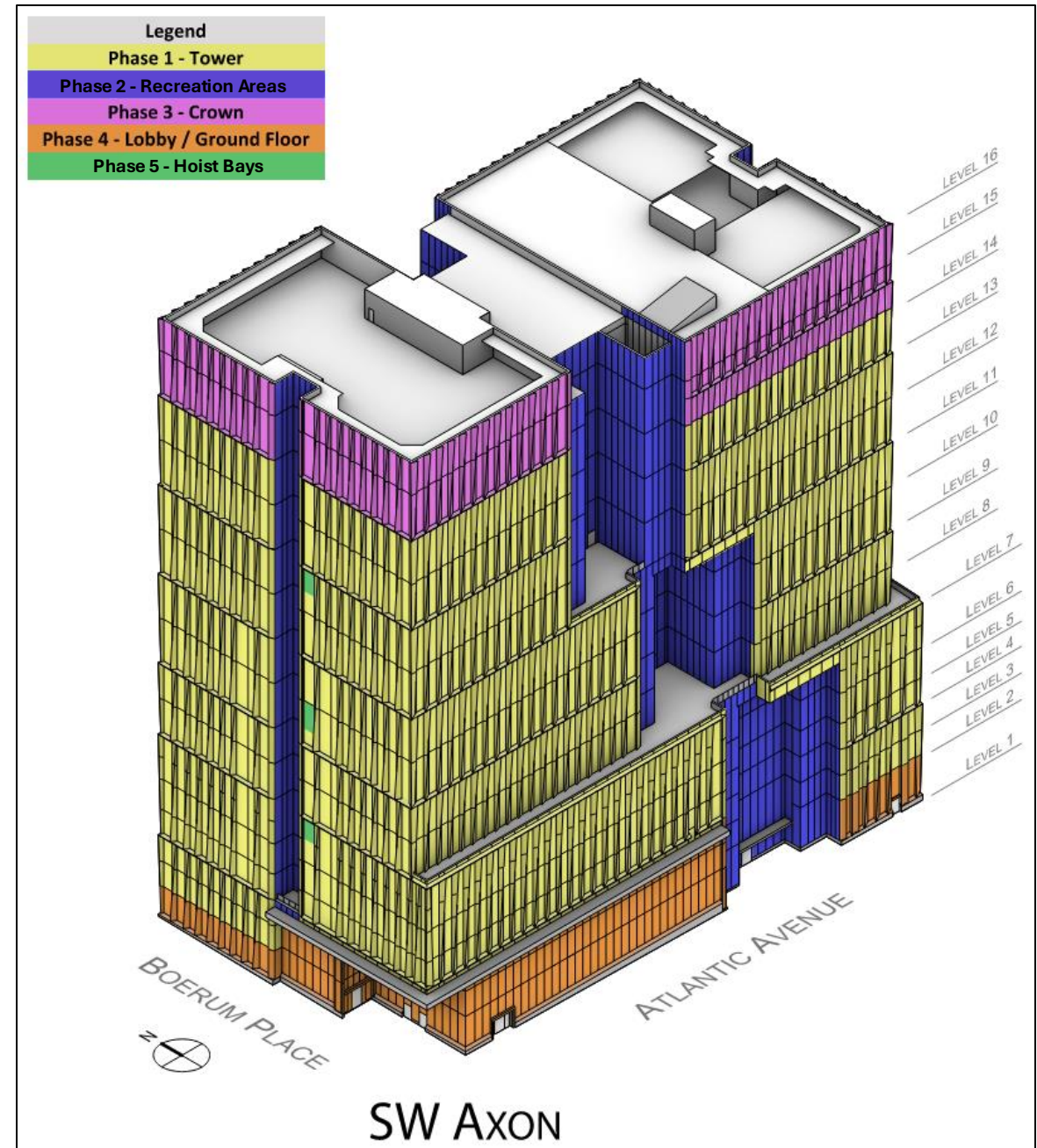
Curtain Wall Panels

Curtain Wall Overview

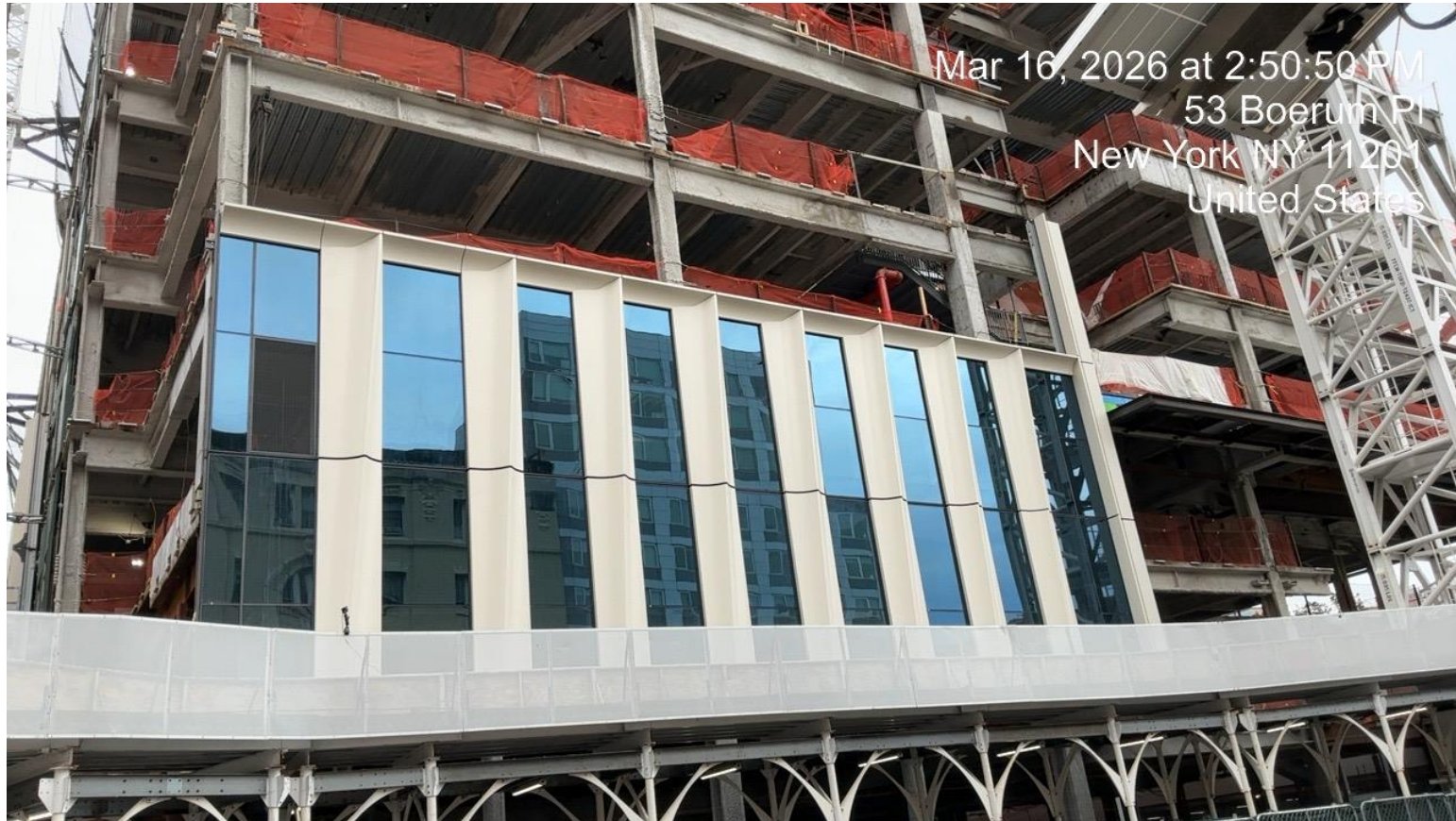


Installation Sequence

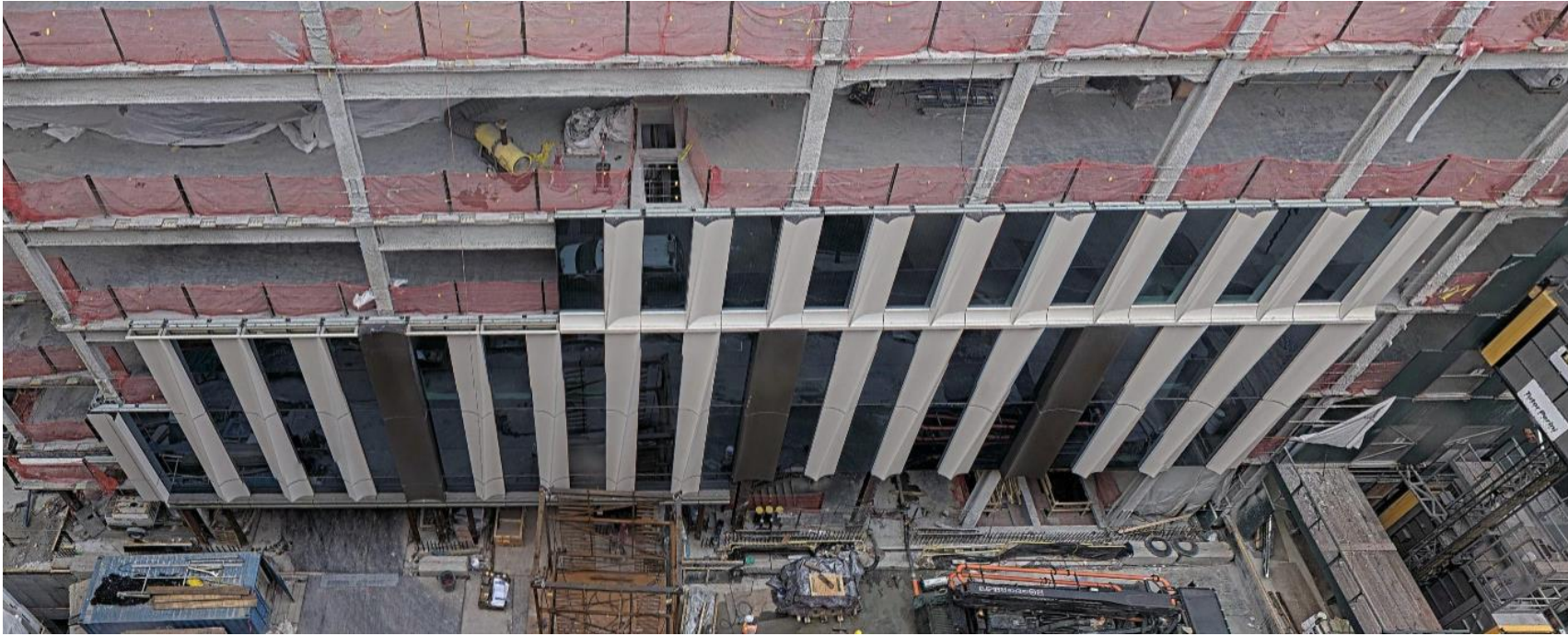
- The sequencing will be as follows:
 1. Yellow = Tower
 2. Blue = Recesses
 3. Pink = Crown
 4. Orange = Ground Floor
 5. Green = Hoist Bays
- Work is currently in the YELLOW Phase of the Curtain Wall Installation.
- Levels 2 and Levels 3 are ongoing.
- Curtain Wall Installation is progressing at an average rate of approximately one floor every few weeks, weather and field conditions permitting.
- The overall curtain wall completion is currently anticipated to be complete in Q2 2027
 - Excluding Phase 5 – Hoist Bays



Curtain Wall Panels Installation Progress



Curtain Wall Panels Installation Progress



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.

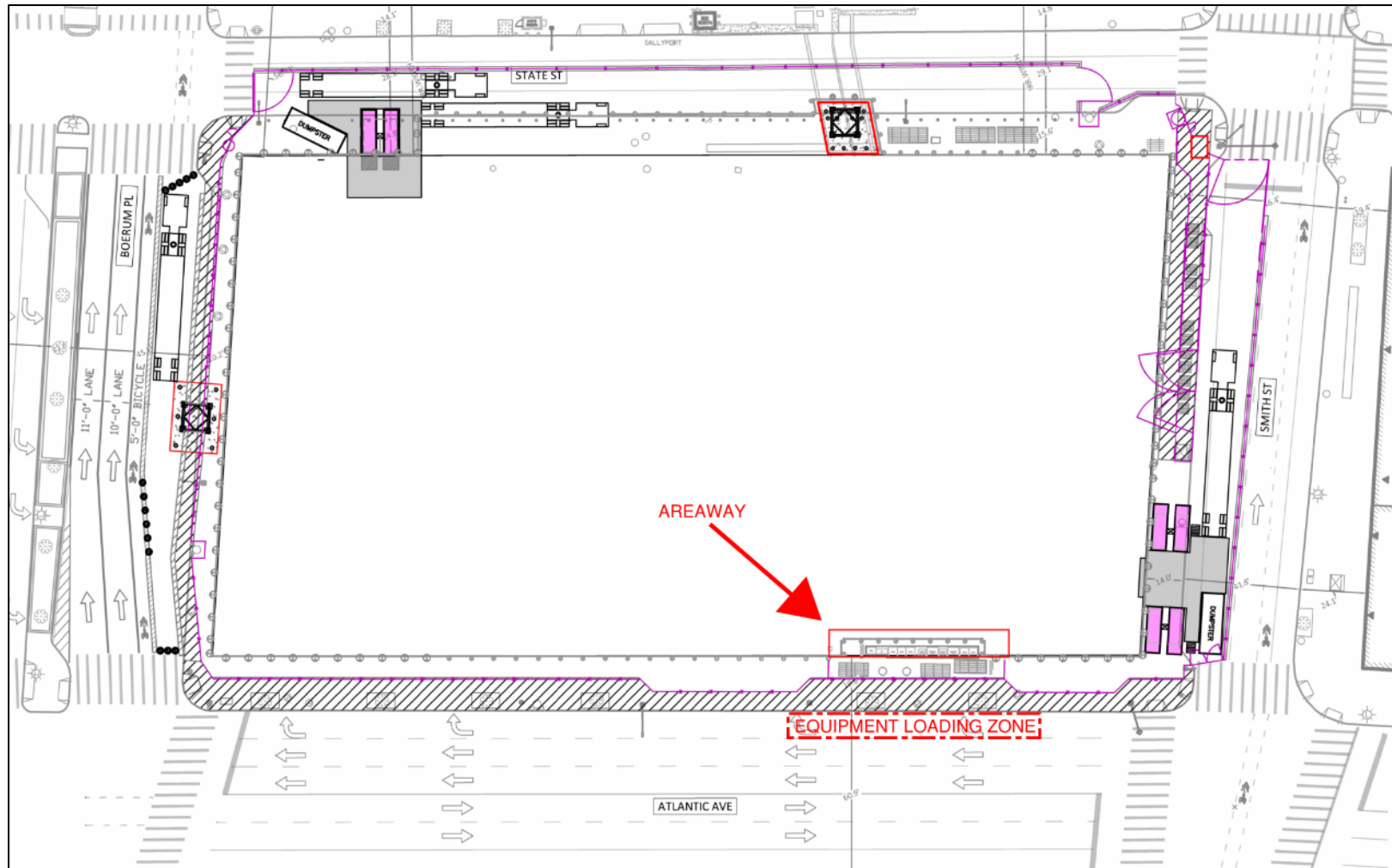


Brooklyn

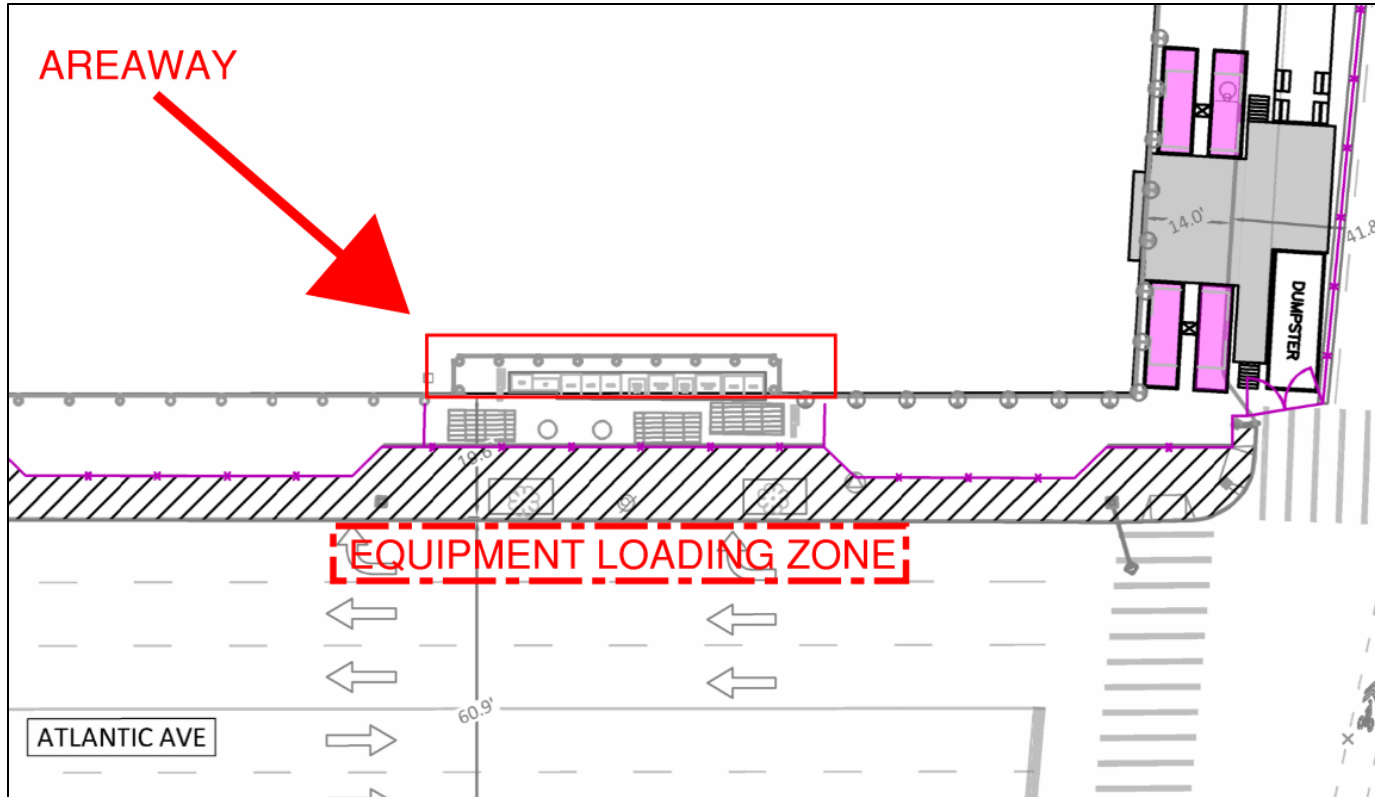
Equipment Loading

Area Way Equipment Loading on Atlantic Avenue

The areaway is a recessed area below sidewalk level along the Atlantic Avenue building frontage, which provides direct access into the lower levels of the building for loading and unloading equipment.



Area Way Equipment Loading on Atlantic Avenue



Anticipated Impacts

- Work is tentatively planned for Summer 2026
- Delivery hours are currently being coordinated with NYC DOT.
 - Permitted only during off hours.
- Material Picks will be from Atlantic Avenue only.
- During active loading operations, west bound lane(s) will be temporarily closed.
- The sidewalk will be closed for pedestrian access.
- Controlled Access Zones will be made around the working areas.
- Traffic conditions will return to normal at the end of the shift.

Brooklyn

Noise Monitoring

Monitoring Key Plan



-  VIBRATION MONITORING
-  NOISE MONITORING

Quantity

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

- 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.



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

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(b)(5) of the New York City Administrative Code, Agencies may authorize after hours work if the commissioner certifies that the permit holder has substantiated 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 24-224 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. Applicants 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
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 131
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:		CHECK IF: ☐ Residential Property ☐ Commercial Property ☒ City/State Project ☐ Hospital ☐ School ☐ Other	
NYCDOB PERMIT NUMBER(S) B020205287-A76, B020205287-A77, B020205287-A78, B020205287-A79		NYCDOB PERMIT NUMBER(S) B00939362-11-GC, B00939362-22-ST	
Name of property selected above: BBJ, BK-FAC, Borough Based Jail			
CONTACT INFORMATION			
GENERAL CONTRACTOR COMPANY NAME Tutor Perini Corporation		PROJECT MANAGER Mark Irvin	
BUSINESS ADDRESS 111 Livingston Street, 18th Floor		EMAIL Mark.Irvin@tutorperini.com	
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	CITY Lynbrook
STATE NY		ZIP 10017	STATE NY
ZIP 11518			
SITE MANAGER / PERSON IN CHARGE Eddie Meahan		SITE MANAGER / PERSON IN CHARGE Thomas Laurella	
EMAIL: emeahan@nycconstructors.com		EMAIL tlaurella@wincoincorporation.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 PREVENTED 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, security utility installations, and coordination with multiple city agencies, all of which require continuous and uninterrupted work sequences each 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	6PM	12AM	
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 12 visits in the last 4 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.

Environmental Monitoring Updates

February 2026

Noise Monitoring



- There were 138 instances in February** of recorded noise level exceedances.
- 18 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 February of vibration exceedances** resulting from construction activity.

Brooklyn

Future Engagement

Workers Break Area Mitigation Plan

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.



Workers Break Area Mitigation Plan

Cigarette Butt Disposals:

- TPC installed (2) new butt disposal units at:
 - State Street & Boerum Place
 - State Street & Smith Street



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 April 30, 2026



Brooklyn

Questions or Comments?



NYC Criminal Justice

NYC DDC Department of Design and Construction

Thank You



BK

Brooklyn Borough Based Jail