

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 #23

May 28, 2026



BK

Brooklyn Borough Based Jail

Agenda

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

Brooklyn

Debris Management

Corrective Action #1

Full Height Orange Safety Netting

- Install **Full Height** orange safety netting along all four sides of the building perimeter where concrete floor has been placed.
- This work began the week of May 11 prior to the full stop work order.

FULL HEIGHT
NETTING



Corrective Action #1

Full Height Orange Safety Netting

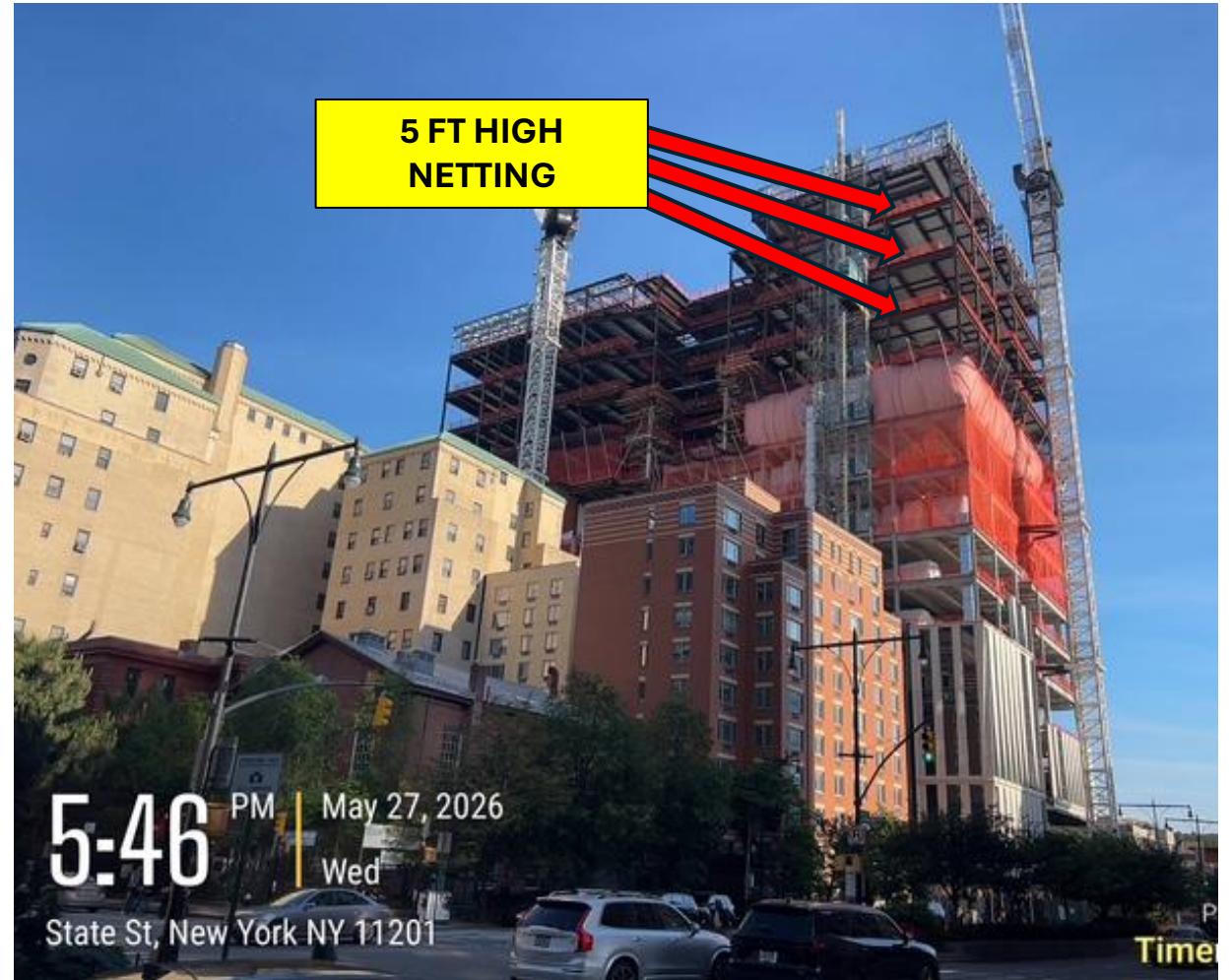


- Full height Orange safety netting is **24 feet in height.**
- Applicable Floors:
 - Levels 9-10 completed

Corrective Action #2

5 ft (60 in.) high Orange Safety Netting

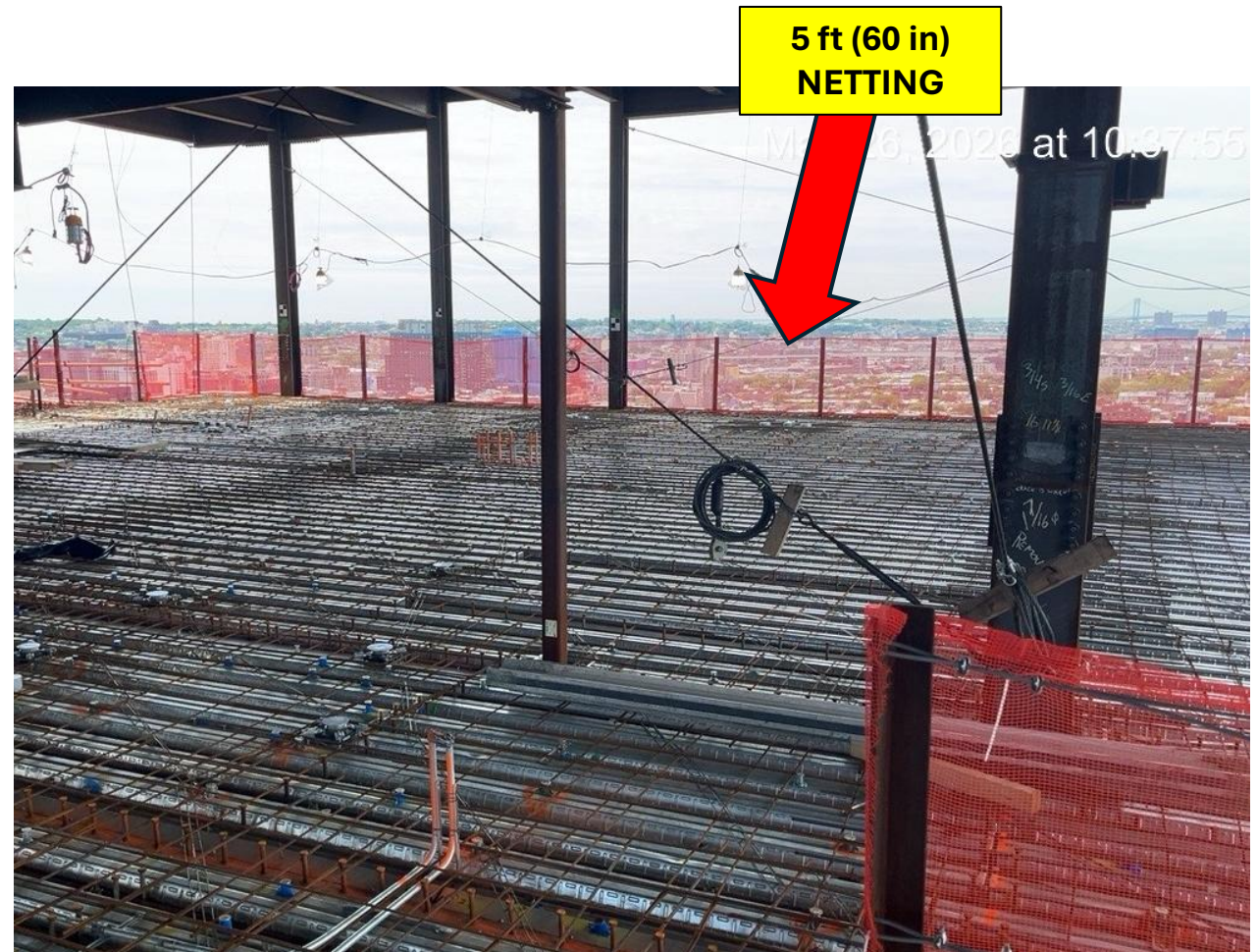
- Install **5 ft high** orange safety netting along all four sides of the building perimeter where the concrete floor is **not yet** complete.
- Applicable Floors:
 - Levels 12 to Roof: completed



Corrective Action #2

5 ft (60 in.) high Orange Safety Netting

- Install **5 ft high** orange safety netting along all four sides of the building perimeter where the concrete floor is **not** complete.
- Applicable Floors:
 - Levels 12 to 17(Roof): Completed



Corrective Action #3:

Full Height Engineered Solid Tarps at SOFP Floors

- Install and maintain full length engineered solid tarps where spray on fireproofing operations are taking place.
- Install Full Height orange safety netting in front of solid engineered tarps.
- Applicable Floors:
 - Level 11: Completed



Summary

- **Levels 1-6:** Curtain Wall Installed
- **Level 7-8:** Curtain Wall in Progress
- **Levels 9-10:** Full Height Nets Installed
- **Levels 11:** Solid Tarps & Full Height Nets Installed
- **Levels 12-Roof:** 5 ft (60") High Netting Installed

**HORIZONTAL
BLACK
NETTING**



Horizontal Black Debris Netting also installed for Perimeter Protection at Level below Concrete Floor Placement (Level 12)



Summary of Corrective Actions by TPC

1. Install **Full Height orange safety netting** on all four sides of the building perimeter where concrete floor is complete.
2. Install **5-foot-high orange safety netting** on all four sides of the building where concrete floor is not complete.
3. Install and Maintain **solid full height engineered solid tarps with full height orange safety netting** where spray on fireproofing operations are taking place.

Summary of All Comprehensive Corrective Actions

- Additional Orange Perimeter Protection Installed
 - All Four Sides of the Building
- Black Debris Netting System Inspected
- Foam no longer used on the Project
- Enhanced House keeping Procedures
 - Additional housekeeping manpower
 - Sitewide debris removal
 - Securing all loose construction materials
- Enhanced inspection and monitoring procedures
- Increased inspection frequency
- Reinforced weather preparedness procedures
- Enhanced supervisory oversight and monitoring
- Applicable Floors:
 - All Floors



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DOB Inspections

Summary NYC DOB Inspections – May 2026

- During the month of May 2026, the Department of Buildings was on site for a total of (8) Inspections. Below is the summary of these inspections:

	Date	Event	Outcome
1	5/5/2026	DOB Complaint Response - regarding fireproofing/insulation Mr. Cantos (#2995)	No violations issued
2	5/6/2026	DOB Inspection – in response to debris complaint Mr. Adegboyega (#3149)	Partial Stop Work Order issued
3	5/8/2026	Follow-up DOB Inspection Mr. Adegboyega (#3149)	Partial Stop Work Order rescinded
4	5/18/2026	DOB Inspection – regarding debris complaint Inspector Kennedy (#3784)	No SWOs or violations issued
	5/20/2026	DOB Advisory Issued Significant storm event with heavy rain and strong winds	Additional housekeeping and containment measures implemented
5	5/20/2026	DOB Inspection Mr. Cantos (#2995)	No SWOs or violations issued
6	5/21/2026	DOB Inspection Mr. Zanette (#3682)	Full Stop Work Order issued
7	5/26/2026	Follow-up DOB Inspection Mr. Zanette (#3682)	Full Stop Work Order rescinded
8	5/27/2026	DOB Inspection Mr. Cantos (#2995)	No SWOs or violations issued

Partial Stop Work Order Summary – 05/06/26

- **Overview**

- On May 6, 2026, DOB Inspector Mr. Adegboyega (#3149) responded to a complaint regarding debris flying from the building.
- Following a site walkthrough, DOB issued a Partial Stop Work Order (PSWO).
- No work to take place from 9th Floor to Roof; 15 feet from the edge of the building.

- **Immediate Corrective Actions**

- Tutor Perini immediately implemented:
 - Additional housekeeping manpower
 - Sitewide debris removal
 - Reinforcement of perimeter protection systems
 - Netting and containment repairs
 - Enhanced inspection and monitoring procedures

- **Outcome**

- Corrective action documentation was submitted to DOB.
- DOB performed a follow-up inspection on May 8, 2026.
- The Partial Stop Work Order was rescinded on May 8, 2026.

Significant Storm Event – May 20, 2026

For Immediate Release
May 19, 2026

WEATHER ADVISORY

DEPARTMENT OF BUILDINGS ADVISES PROPERTY OWNERS, CONTRACTORS, & CRANE OPERATORS TO TAKE PRECAUTIONARY MEASURES DURING EXTREME HEAT AND HIGH WINDS

The New York City area may experience severe weather including extreme heat starting today, Tuesday, May 19, and continuing through Wednesday, May 20. Additionally severe wind gusts of up to 60 miles per hour and isolated thunderstorms are forecasted for Wednesday, May 20. Accordingly, DOB is reminding all builders, contractors, crane operators, and property owners to secure their construction sites, buildings, and equipment. All contractors and workers who are outside are also urged to take every precaution, and follow all [Occupational Safety and Health Administration \(OSHA\) guidelines to prevent heat-related illness](#). That includes ensuring everyone on the work site stays properly hydrated, avoids prolonged sun exposure, and are taking necessary breaks.

The department will be performing random spot-check inspections of construction sites around the city. If sites are not secured, the department will take immediate enforcement action — issuing violations and Stop Work Orders, where necessary.

Winds may reach higher speeds and last longer than forecast in certain areas of the city. Property owners must consider the safety of their buildings and construction sites, including cranes, suspended and supported scaffolding, hoists, and any other building appurtenances that may come loose from exposure to high winds. Structures that have been subject to deferred maintenance or are in delicate condition could be at greater risk. The department suggests consulting a professional to advise how to secure construction sites and buildings.

Notify **NYC**

Notification issued 05-20-2026 at 02:17 PM.

The National Weather Service has issued the following:

What: Severe Thunderstorm Watch

Where: NYC

When: Until 9:00 PM on 5/20

Hazards: Severe thunderstorms may bring strong winds, heavy rain, and hail. Strong winds can cause flying debris, turn unsecured objects into projectiles, and cause power outages.

Preparedness Actions: Exercise caution when walking, biking, or driving. Remain alert for threatening weather and possible warnings.

Significant Storm Event – May 20, 2026

- In preparation for inclement weather events, TPC implements specific severe weather procedures including:
 - Conducting pre-storm inspection checklists
 - Securing loose construction materials
 - Relocating lightweight materials that cannot be secured
 - Establishing mandatory weather event protocols for all trades
 - Conducting perimeter inspections
 - Inspecting top of sidewalk sheds and fences
 - Ensuring lighting is working
 - Comply with all Crane and Hoist Operation requirements

Full Stop Work Order Summary – 05/21/26

- **Overview**

- On May 20, 2026, the Project experienced a significant storm event involving heavy rain and strong winds during ongoing elevated operations.
- On May 21, 2026, DOB Inspector Mr. Zanette (#3682) conducted a site inspection.
- May 22 and May 23, the SWO was changed to a Partial SWO to address the items listed below.
- Following the inspection, DOB issued a Full Stop Work Order (SWO).
- No work can take place, less mitigation to satisfy the terms of the Stop Work Order.

- **Immediate Corrective Actions**

- Tutor Perini immediately implemented enhanced corrective measures including:
 - Expanded housekeeping and cleanup operations
 - Additional perimeter containment measures
 - Increased inspection frequency
 - Reinforced weather preparedness procedures
 - Enhanced supervisory oversight and monitoring

- **Outcome**

- Corrective actions were completed and reviewed with DOB.
- DOB rescinded the Full Stop Work Order on May 26, 2026.
- A follow-up DOB inspection took place on May 27, 2026.
 - No Stop Work Orders or violations issued

Brooklyn

Construction Lookahead

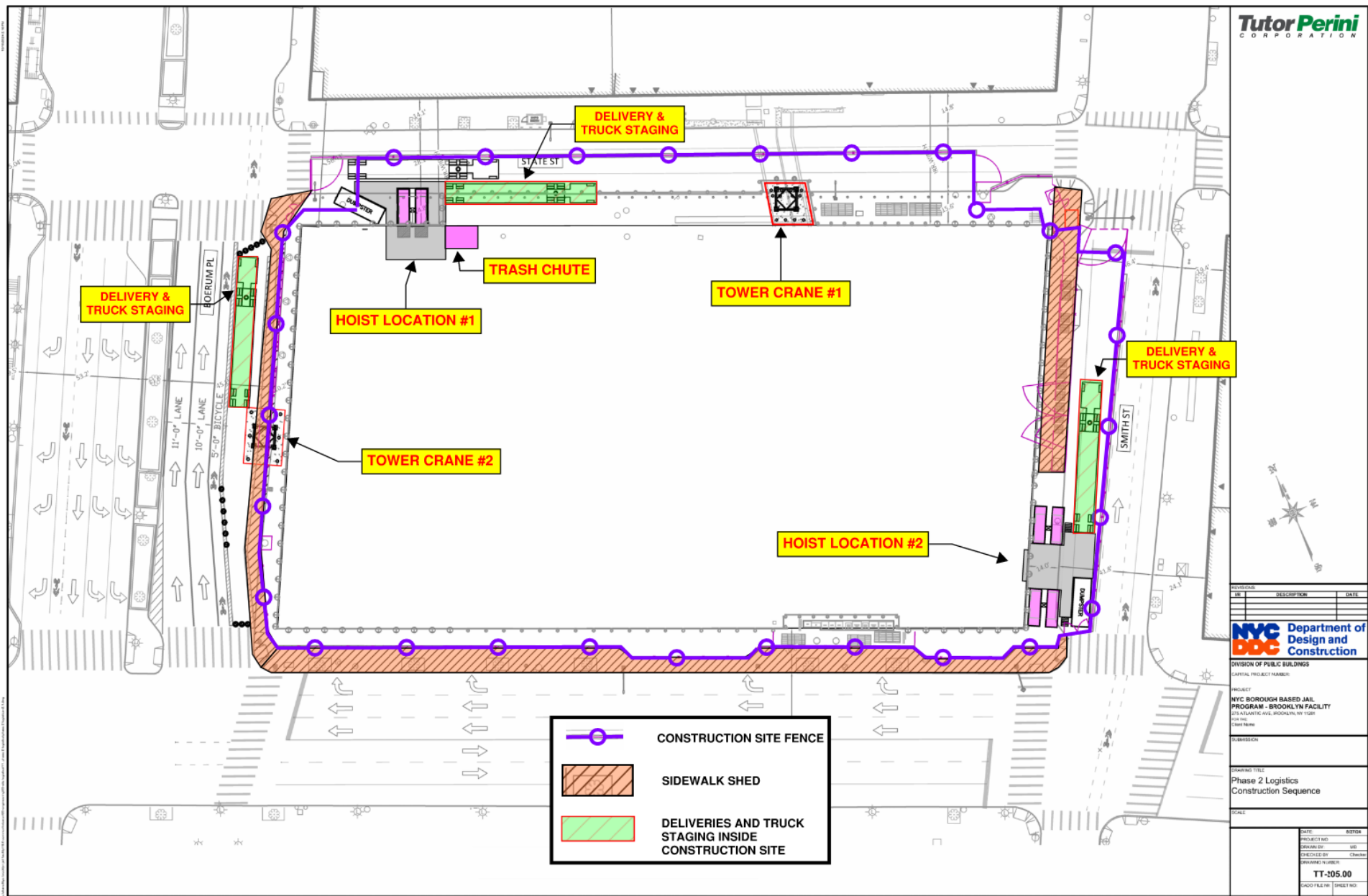
Construction Lookahead

JUNE				JULY				AUGUST			
1	2	3	4	1	2	3	4	1	2	3	4
The following activities will take place inside the site with minimal impact to the surrounding community during the permitted work hours: Concrete Slab on Decks Spray on Fireproofing Modular Cell Units Curtain Wall Masonry Installation Mechanical Fitout and Rough in Elevator Construction (M-F: 7AM-12AM) (SAT: 9AM-5PM)				The following activities will take place inside the site with minimal impact to the surrounding community during the permitted work hours: Concrete Slab on Decks Spray on Fireproofing Modular Cell Units Curtain Wall Masonry Installation Mechanical Fitout and Rough in Elevator Construction (M-F: 7AM-12AM) (SAT: 9AM-5PM)				The following activities will take place inside the site with minimal impact to the surrounding community during the permitted work hours: Concrete Slab on Decks Spray on Fireproofing Modular Cell Units Curtain Wall Masonry Installation Mechanical Fitout and Rough in Elevator Construction Areaway Work (Tentatively)* (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 August 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

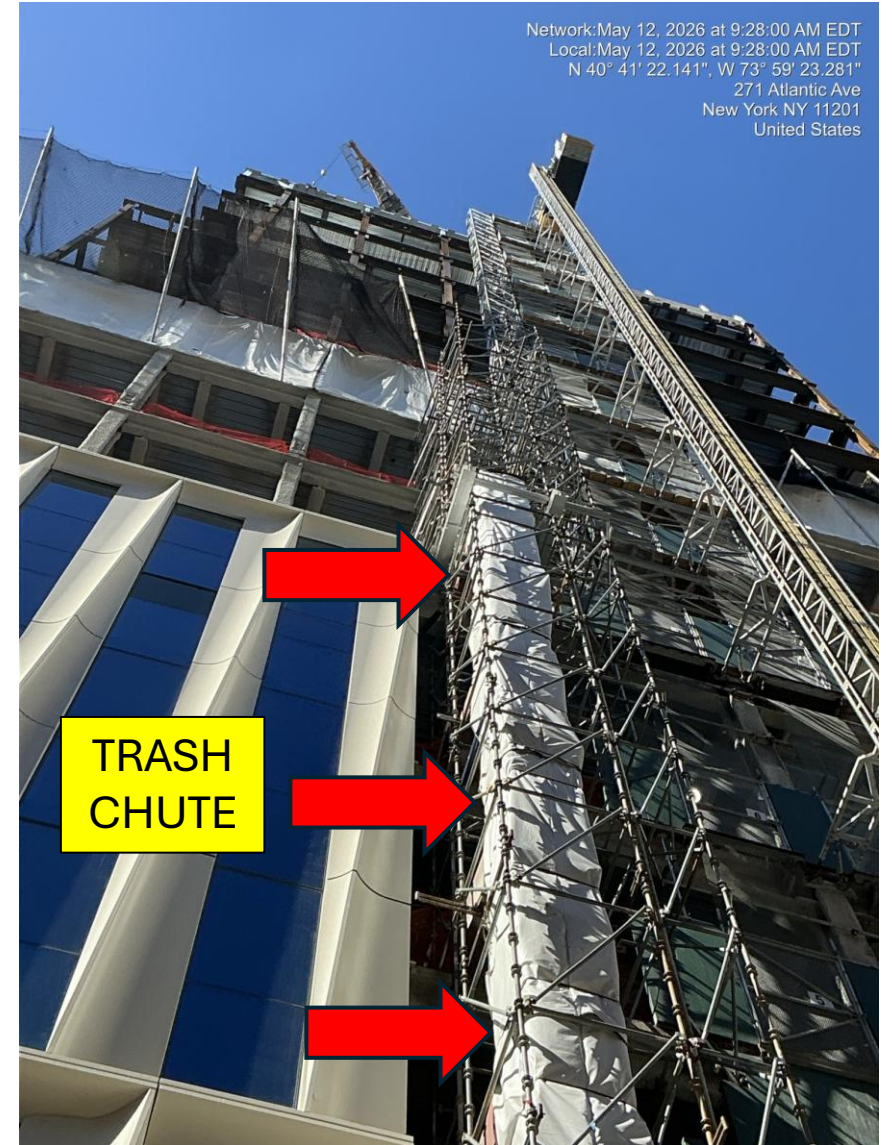


Debris Removal Noise Mitigation

TPC has installed a custom trash chute with sound blankets for controlled debris removal.

- This allows for better debris management and reduces the overall impact of direct loading material into dumpster creating heavy traffic volume of manual unloading and material management at ground level.

TPC will continue to monitor conditions and implement additional mitigation measures, as necessary.



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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

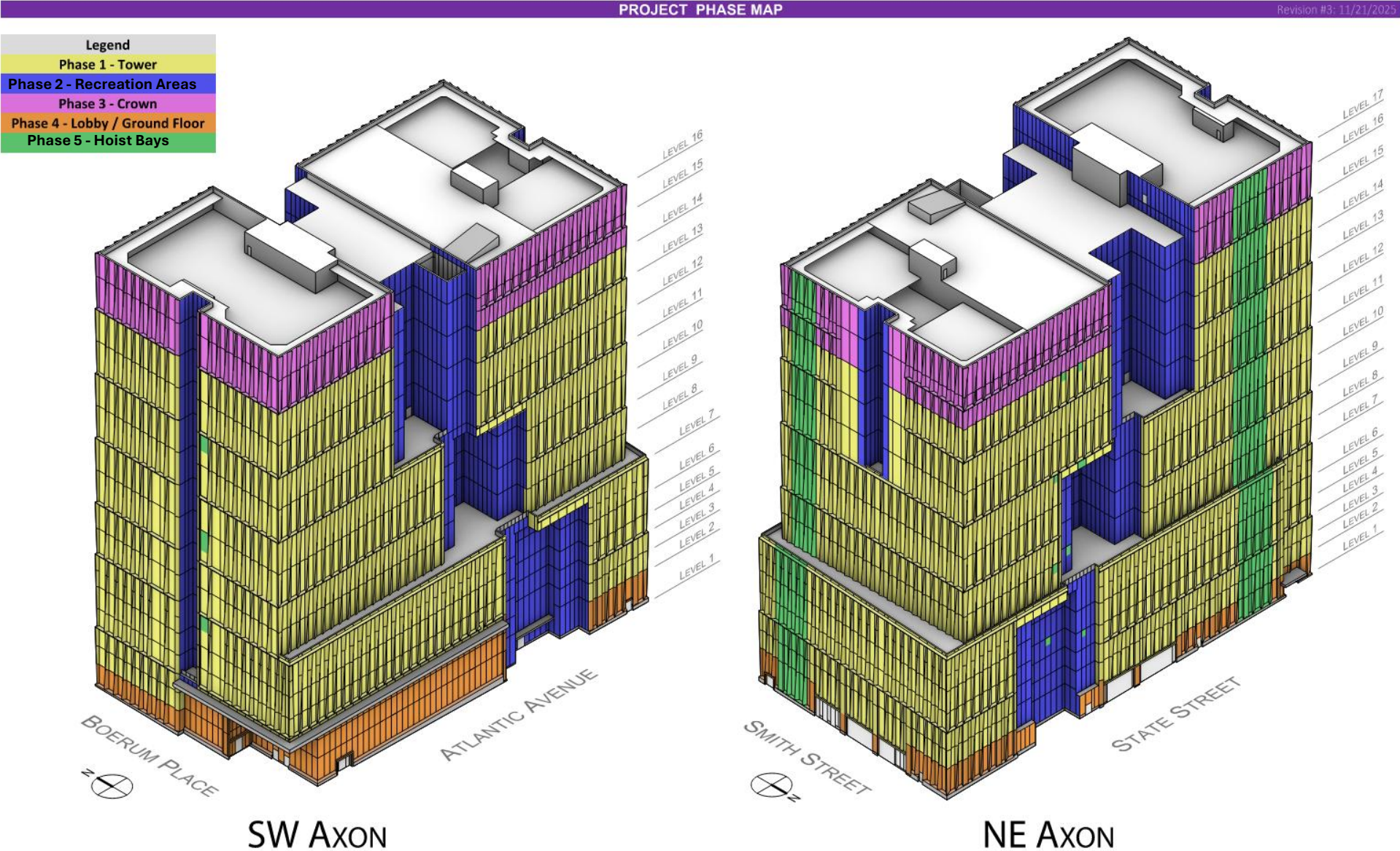
- No new impacts are anticipated from the modular cell unit delivery.
- No additional noise beyond the normal construction activity.
- No street, lane or sidewalk closures are required for this delivery.
- TPC will use radio communication for the crane picks for the Modular Cell Units in lieu of air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



Brooklyn

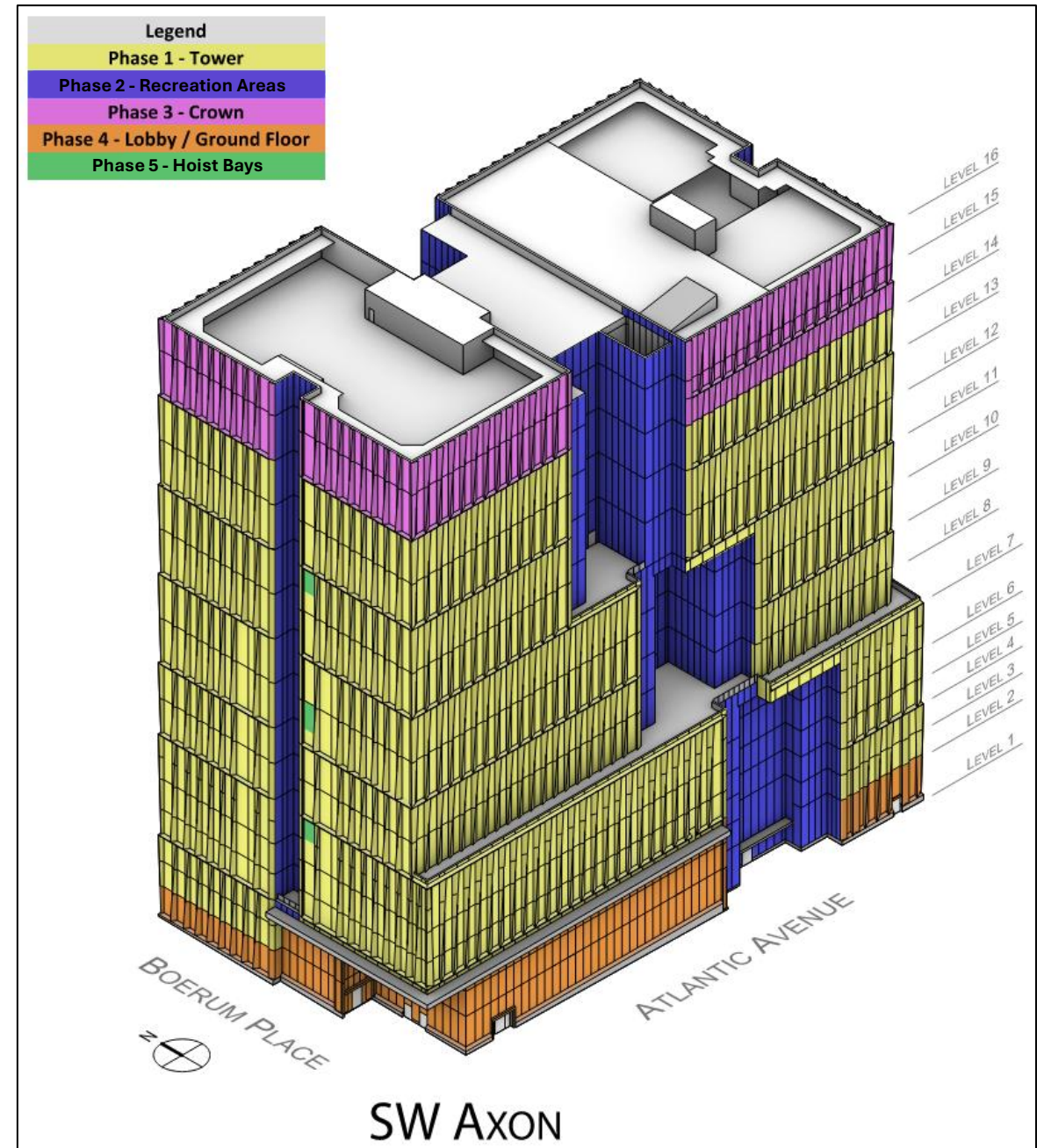
Curtain Wall Panels

Curtain Wall Overview

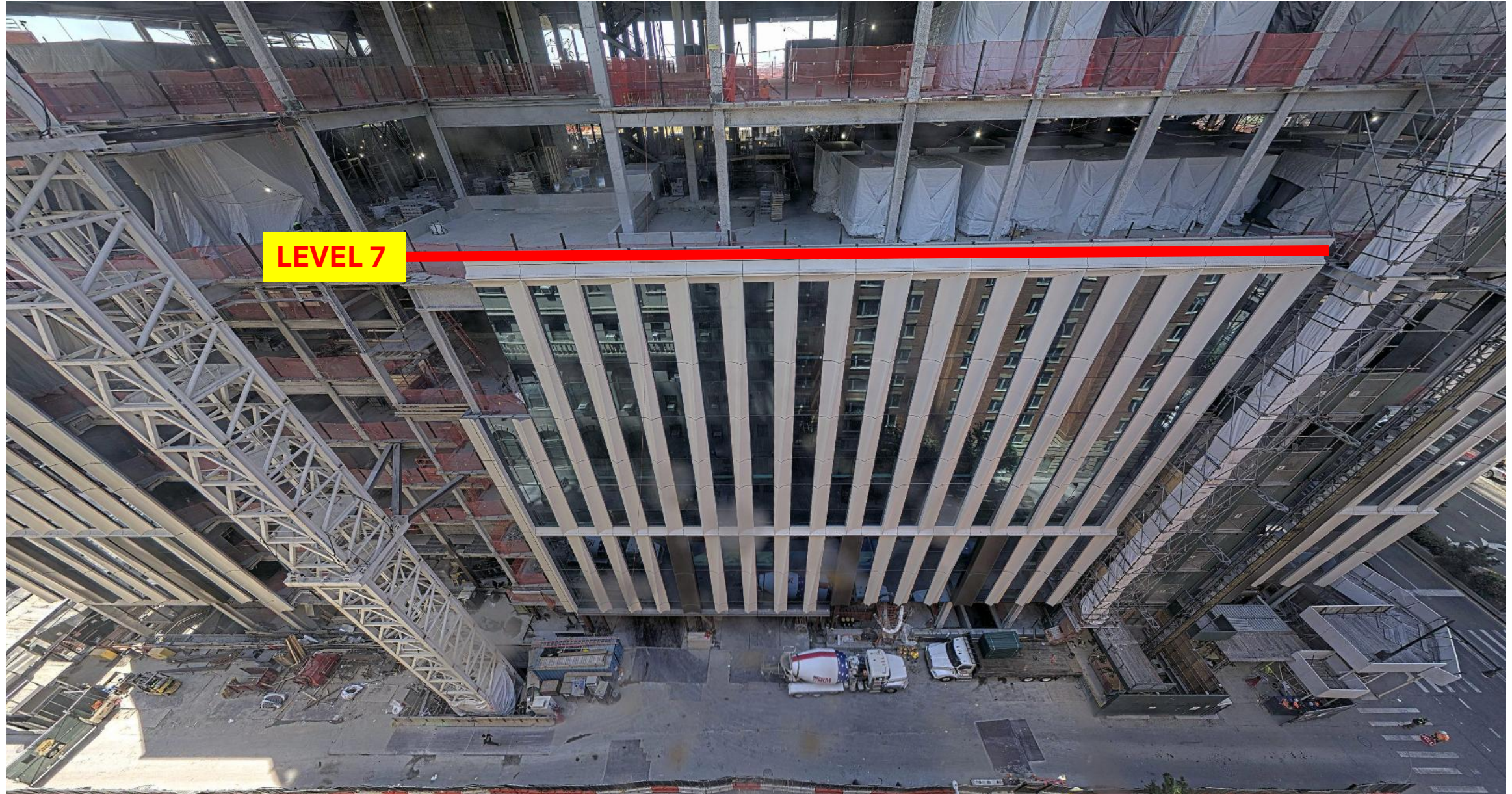


Installation Sequence

- 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 - 8 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 Installation



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.

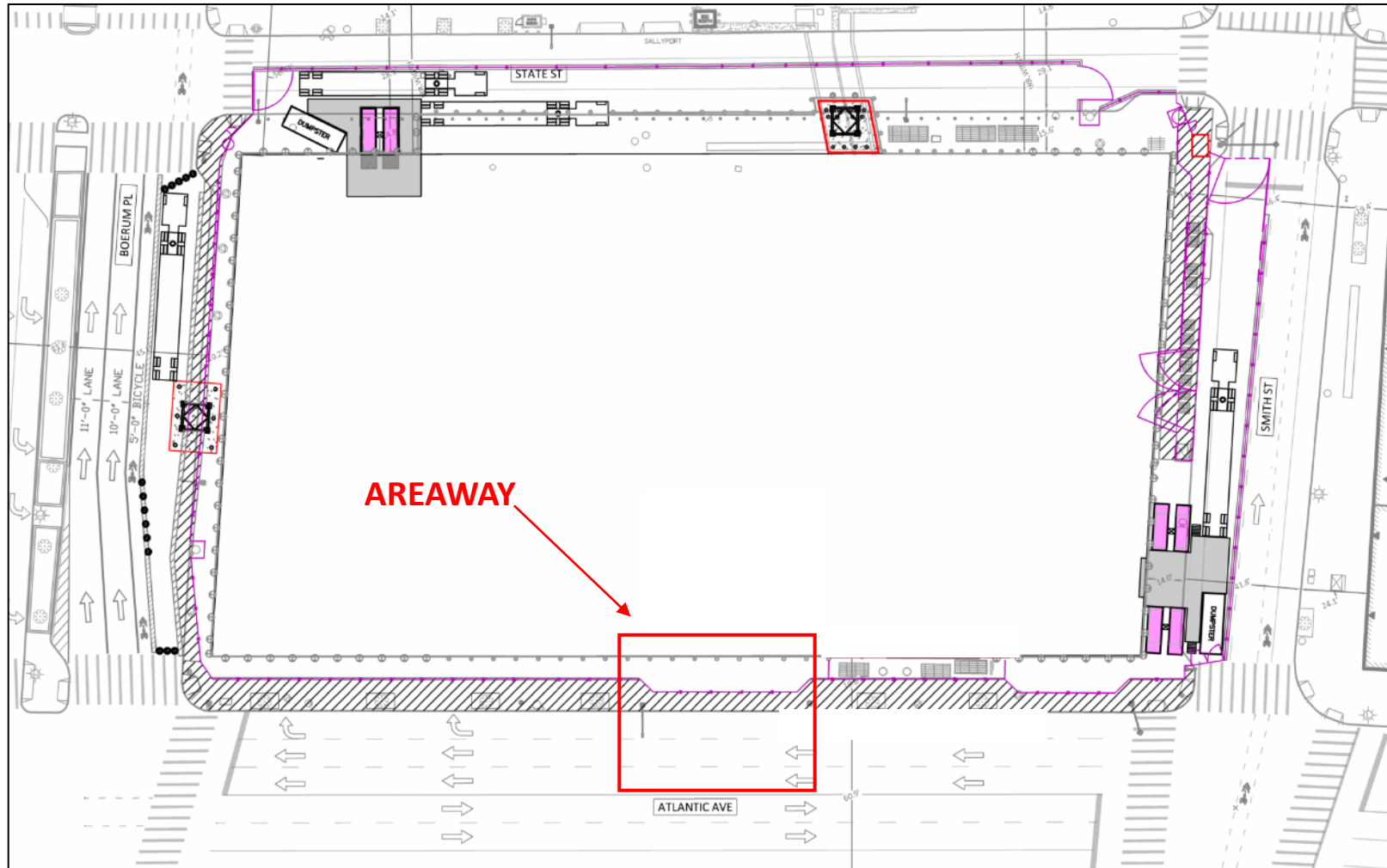


Brooklyn

Equipment Loading

Equipment Loading on Atlantic Avenue

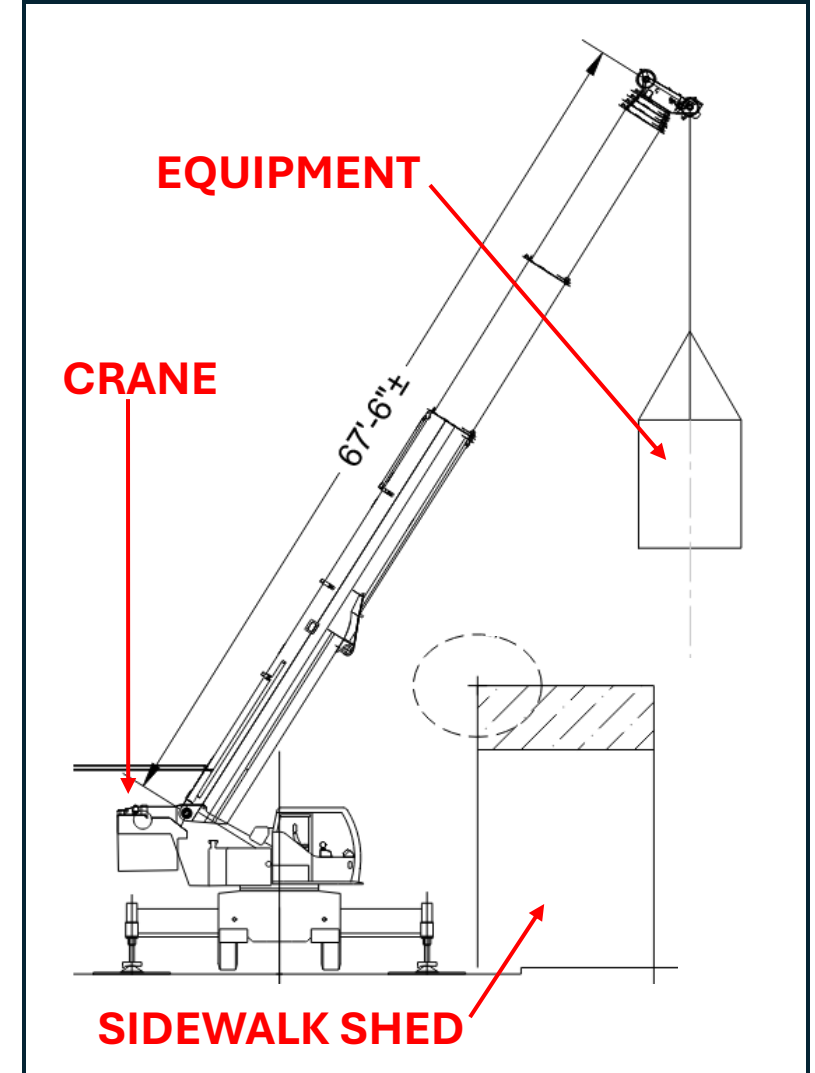
The areaway is a recessed area below sidewalk level along the Atlantic Avenue building frontage, which provides direct access into the lower levels of the building for loading and unloading equipment.



Equipment Loading on Atlantic Avenue

Anticipated Impacts

- Work is tentatively planned for late summer 2026.
- Delivery hours are currently being coordinated with NYC DOT.
 - Likely only during second shift.
 - Likely during Saturday.
 - Mitigates traffic impacts on Atlantic Ave.
- Material Picks will be from Atlantic Avenue only.
- During active loading operations, west bound lane(s) will be temporarily closed.
- The sidewalk is being discussed pending DOT review.
- 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



General Notes

1. Noise Monitoring will continue until those requirements have been met for the Project.
2. With foundations complete and the project now in the steel construction phase, Vibration monitoring requirements have been satisfied for the Project.
3. The Vibration Monitoring for the Project were decommissioned in May 2026.

 **NOISE MONITORING**

Quantity
(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 24-223b(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, 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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 13 visits in the last 5 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

April 2026

Noise Monitoring



- There were 214 instances in April** of recorded noise level exceedances.
- 34 exceedances were recorded **while TPC was not on site** and no work was being conducted.
 - The remaining instances were investigated by TPC and determined that the monitoring data does not provide definitive attribution of the exceedance to construction related activities.

Vibration Monitoring

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

*In response to 311 reports related to air quality, DEP investigated and has not issued violations during their visits in the last month. DEP was on site 04/23, 04/27, 05/05, and 05/07.

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 June 25, 2026



Brooklyn

Questions or Comments?



NYC Criminal Justice

NYC DDC Department of Design and Construction

Thank You



BK

Brooklyn Borough Based Jail

July 2023