



NYC Criminal Justice

NYC DDC Department of Design and Construction

Borough-Based Jails

Manhattan CB1 Quality of Life Committee Dismantle Updates

March 19, 2025



MN Manhattan Dismantle

Agenda

- 1 Site updates
- 2 Update from Excel
(Independent Environmental Monitor)
- 3 Upcoming Facility Design Engagement
- 4 Community resources
- 5 Discussion

Project Milestones

Milestones	Estimated Dates
South Tower Sidewalk Shed	Completed – Summer 2023
North Tower Scaffolding & Screen Cover	Completed – Summer 2023
Phasing Plan Change from Phase 1 to Phase 2	Completed – Winter 2023/2024
Interim Sally Port Completion	Completed – Winter 2023/2024
North Tower Dismantlement	Ongoing through March 2025
- HVAC unit relocation	Completed – Summer 2024
- Chung Pak commercial side – parapet, infill wall, waterproofing	Ongoing through end of March 2025
- Chung Pak residential side – North Tower Gym wall removal, waterproofing	Ongoing through end of March 2025
South Tower Dismantlement	February 2024 through April 2025
Preliminary Borings and Site Validation for Facility	April through May 2025
Facility NTP	April/May 2025

*Estimated Dates and Milestones are subject to change

INFORMATIONAL PURPOSES ONLY

Manhattan

Site Updates

Current Site Photo



Site Preparation and Chung Pak Wall Waterproofing (3/13/2025)

Preliminary Borings and Site Validation

- In preparation for the Manhattan Facility design phase, preliminary soil borings are needed for geotechnical and environmental site investigations
- Borings will be conducted within the site fence
- Duration of work: approximately 8 weeks
- Anticipated start date: Early April 2025
- Limited noise and vibrations are expected
- Noise/ air/ vibration monitoring will continue



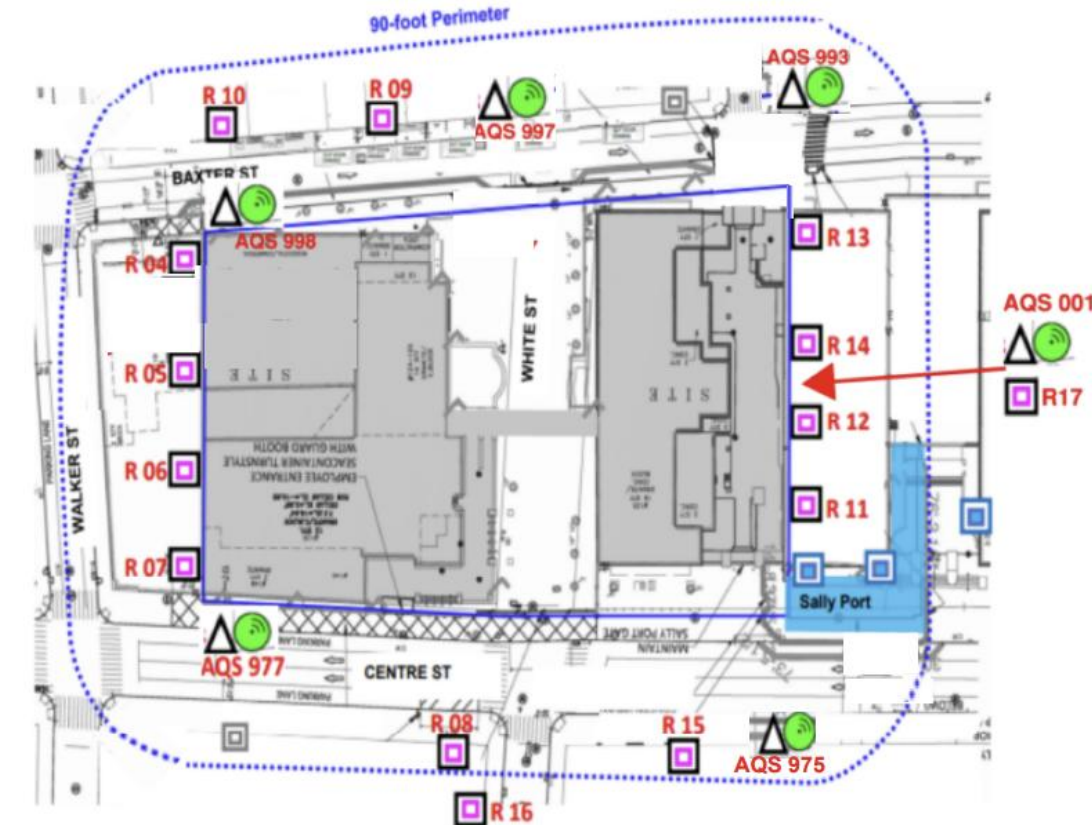
Environmental Monitoring Plan

Vibration Monitoring:

- MTA Monitor plan has been approved and implemented. 26 vibration monitors are placed in the MTA tunnel along Centre St and monitoring is ongoing.
- Pre-Construction existing surveys have been completed for buildings within a 90-foot perimeter of the site whose owners permitted Gramercy access. At the request of DCTV, the team also completed a pre-construction survey of the Firehouse at 87 Lafayette St. Pre-Construction surveys include photographic documentation of the buildings to assess any potential future damage claims.
- 3 vibration monitors are placed on site during sally port construction.
- 16 vibration monitors are placed in a 90-foot perimeter of the site during the dismantle phase, including one located at the DCTV Firehouse.

Noise & Air Quality Monitoring:

- The Action Level is set below the Permissible Exposure Levels (PEL). When Action Levels are reached, the construction activities are assessed, and the contractor immediately acts to apply steps to control dust and emissions before the PEL is reached.
- 4 noise and particulate monitoring stations will be placed at each corner of the site during the dismantle phase.
- Noise and particulate monitoring is performed on a continuous basis.
- The BBJ Construction Management Team, Project Contractors and Environmental Specialists receive real time alerts when Particulate Matter (PM), decibels (dBa), or velocity of vibration (ips) number approach an Action Level.



	Vibration Monitoring Sallyport construction		Air Monitoring Station
	Vibration Monitoring Dismantle		Noise Monitoring Station

* The location of monitoring stations presented is referential. Air/Noise Monitoring station located in Sally Port area will be relocated in Phase 2.

Air Quality/Noise Monitors Near Chung Pak



Air Quality Monitor/Noise on Baxter St and Chung Pak



Air Quality/Noise Monitor on Centre St and Chung Pak (relocated on 7/31/2024)

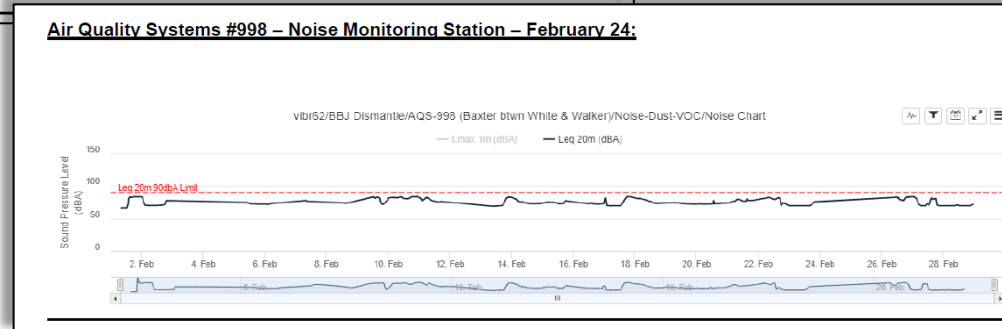
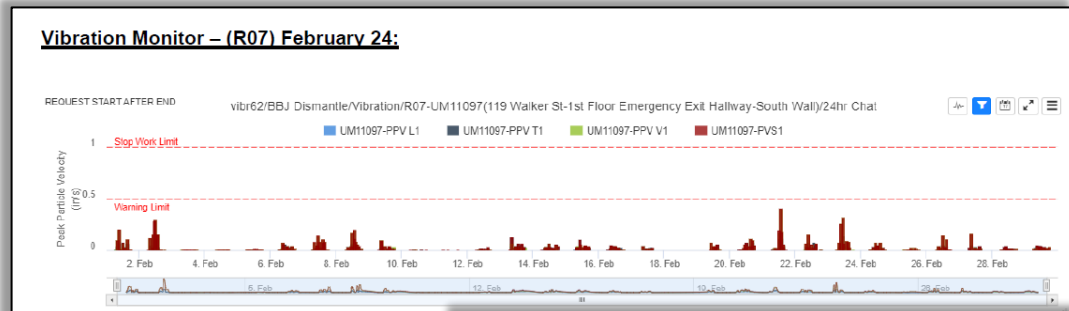
Communications About Environmental Monitoring

The BBJ team provides environmental monitoring updates at the Community Board 1 Quality of Life Committee Meetings and Working Group meetings.

Monthly public-facing environmental monitoring reports and environmental factsheets are posted on the BBJ website:

<https://rikers.cityofnewyork.us/environmental-monitoring-reports/>

Environmental monitoring and reporting will continue during the facility construction phase.

[illegible]

Environmental Monitors Check Up Frequency

- Daily real-time monitoring check
- Technicians are on site several days a week to check and ensure all monitors are running
- CCL and Excel can check real-time monitoring data if community members have air quality, noise, and vibration concerns before monthly reports are published.

Environmental Monitoring Updates

January & February 2025

Air Quality Monitoring



We experienced **Zero instances in January and Zero in February 25** where the dust concentration was above threshold. **Construction-related levels of Particulate Matter (PM) PM10 did not surpass Daily Permissible Exposure Limits (PEL)** as set by federal standards for the 24-hour Time Weighted Average (TWA), or daily value, and did not cause air quality concerns to the public or on-site workers.

Noise Monitoring



There were Zero instances in January and Zero in February 25 of noise level exceedances generated by construction activity.

Vibration Monitoring



We experienced **Zero instances in January and Zero in February 25** of vibration exceedances resulting from construction activity.

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Update from Excel (Independent Environmental Monitor)

Upcoming Facility Design Engagement

Peer Review Purpose and Goals

- As part of the efforts to secure high quality and constructible design for the new BBJ Program, DDC and MOCJ developed a Peer Review Panel for each of the four Borough-Based Facilities.
- A Peer Review is an evaluation of scientific, academic, or professional work by others working in the same field for accuracy and quality.
- The BBJ Peer Review Panel follows a best practice for public sector design-build processes. By providing the insight of qualified and experienced outside professionals, it expands the roster of professional support available to ensure that the City's vision for justice reform and Project Excellence can be accomplished. All reviews are confidential and advisory.
- The BBJ Peer Review focuses on design quality and innovation of the buildings (inside and outside) and the public realm and relationship to surrounding communities.

Community Engagement Plan

One community introductory meeting after Notice to Proceed (NTP)

- **Purpose:** Introduce the selected Design-Build team, review previous community design input, and share the upcoming community design input plan.

Two community design workshops and one Community Board 1 presentation

- Design Input Workshop I (+ approx. 1-2 week online feedback period)
- Design Input Workshop II (+ approx. 1-2 week online feedback period)
- Community Board 1 Land Use Committee
- **Purpose:** Receive and incorporate community input before PDC Conceptual Review

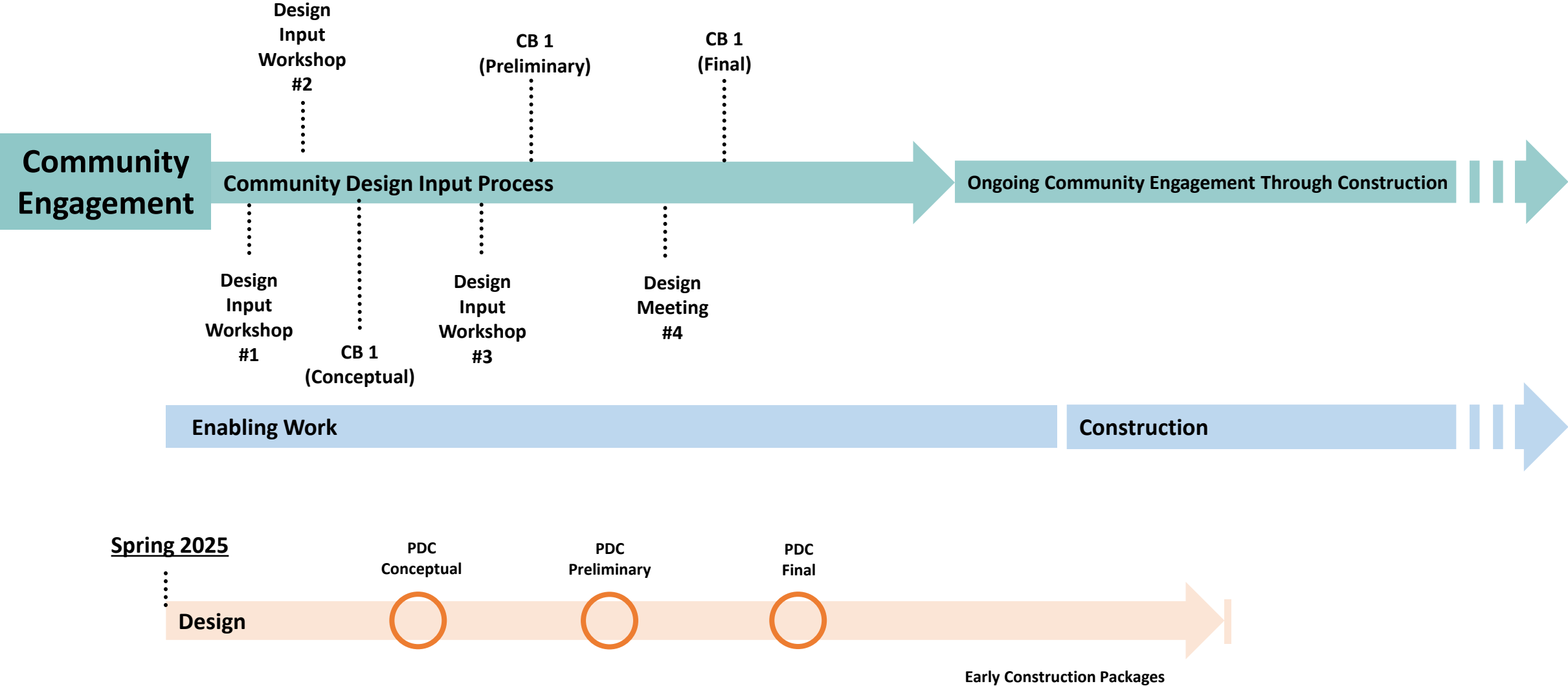
One community design workshop and one Community Board 1 presentation

- Design Input Workshop III (+ approx. 1-2 week online feedback period)
- Community Board 1 Land Use Committee
- **Purpose:** Receive and incorporate community input before PDC Preliminary Review

One additional community presentation and one Community Board 1 presentation

- Design Meeting IV (+ approx. 1-2 week online feedback period)
- Community Board 1 Land Use Committee
- **Purpose:** To report back before PDC Final Review to show how community feedback was incorporated

BBJ Design-Build & Engagement Process



Community Resources



BBJ Website

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



Designated Phone Number



Weekly Look Ahead



72-Hour Advisories for Impactful Construction Activities



Community Construction Liaison
& Field Office

Nikita Sin - Manhattan BBJ CCL

(646) 216-3828 / Manhattancccl@bbjnyc.com

110 Walker Street: Monday – Friday, 7:00am - 3:30pm

Preferred Drop-in Hours:

Tue: 1pm – 2pm

Wed: 10:30am – 12:30pm

Thu: 9am – 11am



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Q & A



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Thank You



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