



BRONX COMMUNITY BOARD #1

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ECONOMIC DEVELOPMENT-LAND USE & HOUSING

March 9, 2022

MINUTES

Mr. Freddy Perez, Jr., Chairperson said good evening everyone and welcome to the Economic Development-Land Use & Housing Committee meeting its Wednesday, March the 9th at 5:30 PM. Today we are having a Public Hearing on the Borough Based Jail specifically the site that is in our district Mott Haven on Concord Avenue. My name is Freddy Perez and I'm the Chair of the Economic Development-Land Use & Housing Committee. Ms. Rojas will you please take attendance.

The roll call attendance was taken.

Mr. Freddy Perez, Jr., Chairperson said could I have a motion to accept the agenda as presented.

Motion made to accept the agenda as presented. Motion duly seconded. Motion called and passed. Motion carried.

Mr. Freddy Perez, Jr., said that before we begin I'm going to detail out how we're going to run this hearing today. I'm going to ask everyone to mute themselves and be respectful when presenters are speaking as well as Boardmembers and the general public. There will be a two minute time limit for Boardmembers to ask questions at the end of the presentation and the general public will also have two minutes to ask questions after the Boardmembers have finished they're line of questions. If I can't see to acknowledge you, put your name, organization, telephone number and email in the chat and I will get to you in the order the I received it. I want to be very clear we need to be respectful when other people are speaking or making comments so please be aware of your mute status.

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Before we begin I'm going to ask the Board Chair Ms. Arline Parks to give us an overview of how we got here. There are new Boardmembers that don't know the history and I want to acknowledge that Ms. Parks has been here for some time and this way everyone gets the understanding how we got here today and the purpose of this hearing. I yield to The Chair Ms. Arline Parks.

Ms. Arline Parks, Chairperson said thank you so much Freddy for the introduction. As a point of information, the new Boardmembers that were not present we're here today because in 2018 Mayor Bill de Blasio announced his plans to shut down Rikers Island and to place four community based jails in every borough except for Staten Island and from that time to the present there has been substantial resistance by the impacted community in the Bronx the jail is being sited at 720 Concord Avenue along 141st Street corridor at the beginning of our districts residential area. Along the way in spite, of the tremendous I would say special interests and lobbyist groups whom, seem to have the city's ear on this and not listening to the community that's impacted, we were very hopeful with the Adam's Administration that we could find a path forward that all communities could basically have a sense of being included in the process. The main part of the process from the onset is that there was not a process before decisions were made to put the jails where they are and the impacted communities believe that their public safety is at risk and the previous Administration has not responded to the concerns of those constituents including the constituents in the impacted neighborhoods and it resulted in lawsuits being filed and unfortunately for all the communities including ours we did not prevail and we were hopeful that the Adam's Administration as I said would be able to rethink the de Blasio Administrations Plan that now seems not to be happening and here we are in the interest of full disclosure. The group that is presenting tonight attempted to have a meeting in January and because of the Community Board's Agenda we had to defer it until tonight but that didn't stop them from taking action to develop on the site. Having said that I'm going to turn it back over to Mr. Perez to conduct tonight's meeting and again just to reiterate what he said we're going to have the presentation first, followed by Q&A by Committee and Boardmembers, then Q&A by the public whose, present and want to express their comments and if there's any media we should acknowledge them as well. I'm going to turn the meeting over to you Mr. Chair and thank you for hosting tonight's meeting.

Mr. Freddy Perez, Jr., Chairperson thank you Ms. Parks, is there anyone here from the media I see Jason from the Bronx Times anyone else, thank you. With that being said, I want to remind everyone to be respectful of the presenters, and to be respectful of each other and with that would the presenters please identify themselves and begin.

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Ms. Lauren Micir PMC-AECOM-Hill JV said thank you and I'm with the Project Management Consultant Team that is working on behalf of DDC the Department of Design and Construction to carry off this project and I'll be kicking off the presentation and will also be introducing other speakers as they join and start to introduce some of their slides. So, let me share my screen and will get the presentation going. Before I begin I just want to thank this Committee and the Board in general for allowing us to come here tonight and present, we really do appreciate everyone's time and acknowledging the introduction by Ms. Parks we do understand and acknowledge that this is a controversial project and there are going to be a lot of emotions you know and some heated questions in this meeting, and we will fully try to do our best to address all of your questions. This presentation that we have here tonight really is geared towards updates on the construction process and what is happening with the site preparations. We have our Yonkers Contracting Company here tonight that will be giving a kind of technical overview and getting into information about what you can expect now and what you can expect in the future, we're here also to answer all of the questions about that. Here tonight we have (DDC) the Department of Design & Construction, (DOC) the Department of Corrections, there's the Mayor's Office of Criminal Justice Community Affairs, (PMC) Program Management Consultant Team of which I'm part of and we also have Yonkers Contracting Company which is the design build team that is caring out the site preparation work. So, we start off with a program summary, so I'll turn it over to Sasha Ginzberg from DOC kind of kick it off and provide an overview of the BBJ Program. Then I'll walk through a schedule of updates specifically what's happening on the Bronx site now and for construction of the new facility. Will talk about the Community Engagement process in particular resources that are available for the community to get information about what's happening and what's coming and then I will hand it over to Glen Olechnowich from Yonkers to walk through the site preparation to date and will talk about a few milestones and again about what's happening on the site. Then will open it up for Q&A. So, wit that Sasha I will hand it over to you for the summary.

Ms. Sasha Ginzberg, Department of Corrections said I am the Executive Director of the Borough Based Jail system at DOC and for those of you who were present on the Community Board during the ULURP process this information will be something you saw then but we just wanted to make sure we're all on the same page. This is an overview of the Borough Based Jail system which will allow us to close Rikers Island and build these new borough facilities. We are planning a smaller, safer and fairer system that will have a total of over 3,300 hundred people that requires just over 3,500 hundred beds which give New York the lowest rate of incarceration since 1920. As you can see here we are dramatically shrinking New York City's

current jail capacity. Right now, in New York we have nine active jails that have a total capacity of around 99 hundred just under 10 thousand beds and we're building just for 3,300 based on

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the continued decline in incarceration that we have seen, we have four sites in Manhattan, Brooklyn, Queens and the Bronx. As the Chair mentioned at the outset of the meeting the Bronx site is in Mott Haven at the site of the exiting NYPD Tow Pound. Importantly, the new facilities will have a continued focus on re-entry and closure. We are not only building new modern and human facilities, but we're also building in a huge amount of program space for people in custody and for the community at-large to make these buildings civic active.

Ms. Lauren Micir, PMC-AECOM-HILL JV said the new project site schedule that you see on the screen now is an overview from now until completion of the new facility. The Yonkers Contracting Company, they received permission to proceed with the site work in December 2021 and that's represented by this gray bar at the top. So, site preparation will continue and in the meantime the facility RFP will be released in the third quarter of this year. That RFP is going out to solicit bids for a contractor whose, going to come on and design for the new facility construction. To make sure that's clear there are two separate contracts and two separate teams the one here tonight is just for the site preparation phase, and then we will be on boarding a new design build team for the design and the construction of the new facility. We expect that team to be on board in the fourth quarter of 2023. The schedule is what it is because it's part of the effort to close Rikers by 2027 and that's reflected in the dates up here on the calendar. So, throughout the process previous engagement has involved meetings with the Bronx Neighborhood Advisory Committee, advocates in terms of design workshops and design input, and the Justice Implementation Taskforce. We've also had meetings most recently we have met with Bronx Net and briefings with the Bronx Borough President and Councilmembers. Moving forward so throughout site preparation and the construction of the new facility will be holding quarterly meetings with the Neighborhood Advisory Committee, we will also give updates to the Community Board throughout the site preparation process and throughout the design and construction of the new facility. During construction so even in between these presentations and these meeting we're here actually to talk these things through with you there are a number, of ways that the community will be getting updates about what's happening, we have a dedicated Community Construction Liaison Leonardo he is here with us tonight he is dedicated for the Bronx site, and we have a phone number specifically for this project and his office will be located on the construction site. We will be sending out newsletters and weekly look ahead so that everybody knows what's expected and upcoming and we'll issue 72-hour advisories for the actual construction activities. We also have a website that we keep updated with presentations like this one and after we've delivered the presentation and all the advisories and notifications that go out they all get uploaded onto the website. This is just a quick snapshot of what these advisories and notifications look like all of these advisories are sent out to the neighborhood so anyone here tonight who is not receiving

them and would like to please put your information into the Chat. So, with that Leonardo if you will unmute and introduce yourself.

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Mr. Leonardo Coello, Community Construction Liaison said good evening Community Board I am so grateful to be with you all tonight I am honored to be your Construction Community Liaison for the Bronx Borough Based Jail Project. It has been great to meet with the residents in the area especially on Concord Avenue, it's been great to speak to some of the local businesses as well as touch base with many of the schools in the area and the leadership teams in those schools. Everyone has been very warm, very receptive so I just want to say thank you to everyone in the community. I truly look forward to meeting each and everyone of you even though my contact is here I will drop it also into the Chat so that anyone can take that information, reach out to me at any time via call, text or email and also if you want to be kept up on some email list that we send out updates, please text me your email and I'll make sure to add you on to that, but besides that thank you so much God Bless and be safe out there.

Ms. Lauren Micir, PMC-AECOM-HILL JV said this is just a quick snapshot of what the website looks like and again the construction updates, the advisories, presentations and for all future presentations please feel free to use the website. With that let me introduce Glen from the Yonkers Contracting Company. This is our contractor who is out there now for the site preparation phase and who will walk you through the scheduled milestones and what's happening at that site.

Mr. Glen Olechnowich, Project Executive Yonkers Contracting Company said we're the design build contractor for the site preparation. Jack Donnelly who is the onsite Project Manager is also on the line. What we're going to talk about tonight is the scheduled milestone giving an idea of what's going on and when we're going to talk about the work a little bit what we're doing and also try to give some timeframes for those also and then will talk about some mitigation efforts we're going to do for traffic, air, dust, noise and also included is going to be vibration and some pest control, rodent control.

So, New York Police Department is looking to vacate the Tow Pound sometime this month while they're still there we're performing some site investigation, assessments and surveys which include soil borings, removing trailers, tree removal which already happened, then some pre-construction survey so that's going to be from now into April maybe a little into May. We have started mobilizing and we have an office now down the road from the site and once we get permits will start our site fencing work. Excavation is dependent upon a permit, the actual excavation of the site right now we have it in for September to May it's about nine months of work after we get started there's also some onsite temporary sewer work and the sewer work in the street so, on the onsite that's the rock removal we have to do through the site that's

scheduled to start in July and finish in October and the work in the street on 141st and 142nd will be in the March/April timeframe again these are all estimated dates and based on permits

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and will keep everybody updated throughout the process so we know when these things are going to happen.

So, the site is a little over 4 acres of land it's currently home to the New York City Tow Pound and the work we're going to be doing on the site preparation project is we're going to remove all the soil and the building remnants onsite we're going to remove all existing trailers and utilities and we're going to install a temporary sewer which is that dash blue line that crosses from 142nd to 141st Street. So, before we start the work we'd protect the existing trees on Concord Avenue, which we did I believe it was last week and that's shown on the picture to the right will continue this work and will maintain that throughout the project because our goal is to protect those trees throughout the life of the project. As part of the facility contract which is a future contract we're also going to plant and additional 41 trees around the site. So, part of the building remnants I talked about earlier about the removal this site used to be a hospital facility it was built in the 1900's and that's the hatch area that's shown throughout this drawing here, about two-thirds of the site was a hospital facility. The buildings were imploded in the 70's and left in place they back build over it then eventually paved it and in the 90's the Tow Pound came in. So, we're showing this because we believe there's buried concrete foundations there intact under the soil and in the building debris so when we get down there we expect to see concrete foundations that we're going to have to demolish and haul away. The dash line that is going horizontally across the screen is the section that we're going to go to the next slide to give you a little better idea of what we have out there. So, the gray area is the mixture of soil and building debris that needs to be excavated and removed from the site. The hatch lines that are inside that gray area those are the remanent concrete foundations from the hospital facility that we expect to encounter. The dark black line right above the tan line reflects the limit of our excavation we go down to solid rock, the tan is obviously the rock that is below. So, we anticipate roughly about 90 thousand cubic yards of material that will need to remove from the site in this contract. So, to give you an idea of what that's going to look like on the left-hand side we're going to have an Excavator, excavating out the building debris and the soil, two Excavators that what we plan on having. Will have one or two Excavators following those foundations and loading them out also. So, between the hospital facility that was imploded and the New York City Tow Pound that was onsite for so many years our crews will be wearing this personal protective equipment that's shown on the picture to your right, and this is out of an abundance of caution. We're going to wear this until we can determine what type of contamination if any is on this site. So, if you see this on that site that's just to make sure that we're protecting our employees and will be performing monitoring throughout this site investigation period. So, will always be protecting our employees and the surrounding public, once we find out what this material is will make sure we let everyone know so everyone understands what's out there and what the process will be for removing germs.

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So, as discussed earlier we need to remove about 90 thousand yards of materials to do that we need trucks on site, we anticipate having about 30 trucks per day on the site. To mitigate the traffic in the local streets we plan on creating a singular construction access to the site at the corner of Bruckner Blvd and 141st away from the residential area of Concord, will show more detail in the upcoming slide. The idea is that all construction traffic goes in and out on one side and parks onsite and not around the adjoining streets. So, the red line on this drawing shows our route when we come off 87 and our intent is to come off 87, stay on more industrial streets and then come over to the site underneath Bruckner Blvd and that again goes into the one singular access point we have and then the trucks leaving will go out the same drive and will get right onto Bruckner Blvd and right on 87.

So, the next two slides are going to talk about the timeframe we're going to be doing things and what's happening during those timeframes. The first phase is our pre-construction phase which basically we've got an NTP through about August of this year during this phase we will mobilize the site, and all install the Community Liaison trailer we talked about and that's going to be shown on the next slide I believe. We're also going to perform the soil borings inside and outside the site, we're going to clear trees which we've already done, we're going to install rodent control, vibration monitoring and perform the-construction surveys on adjacent structures. So, during this timeframe you can expect to see intermittent sidewalk detours and also sporadic no parking on the streets. This work will be closely coordinated with the Community Liaison who will supply adequate notification to everybody. Just so you know I believe we're going to start next week. So, the next slide is to let you know where the Community Liaison office is going to be, it will be at the corner of Concord and 142nd the access is going to be right at the corner you'll see will have a community access gate. We will leave 5 ft. of minimal sidewalk open along that southern sidewalk on 141st. There will be two 11 ft. lanes of traffic on 142nd, so there will be no impact to traffic, but that green area identifies there will be no parking for the public there which will allow us to have those two lanes of traffic through 142nd.

So, stage 1 is when the excavation activities on the site start, in this stage the soil the building debris and the foundation demo starts. The existing fence that's out there will be moved out approximately 3 ft. to accommodate the excavation activity while this is happening short-term sidewalk closures during this period. Once the fence is moved into its construction location it will stay there for the duration of the contract. All construction traffic will enter and exit from the access road created at the southeast corner of the site, all construction equipment vehicles will go through there and they will park on the paved area onsite we will make sure that we follow all idling rules of New York City. We're going to begin excavation on the westside which is the Concord Avenue side and again we're starting there so we can have move of this paved

area to park our trucks. Before we start all noise, dust, vibration, and air monitoring will be in place prior to the work and will be observed throughout the process.

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Stage 2 is very similar to stage 1 we're going to continue with the excavation working eastward again all the construction vehicles will park on site. We will commence the excavation for the temporary sewer through the site and that is that red line right there through the site. Our monitoring of noise, air, dust etc. will continue and we expect minimal impacts to the traffic site.

Stage 3 we will continue the excavation and continue the excavation for the rock trench for the temporary sewer. Again, the monitoring is going to continue, and it will be minimal impact to the streets and sidewalks during this phase.

Stage 4 which is March/April 2023 we expect to complete the excavation on site, we also expect to complete the rock excavation and installation of the sewer pipe on site, and you'll see in the green areas that we plan on starting the sewer work that is in the Streets. So, on 142nd Street due to the installation of a large manhole in the middle of the street we will need to detour the traffic from Wales Avenue to Concord Avenue to perform this work. The south sidewalk will also be closed on 142nd during this period but there will be sidewalk access on the northside of 142nd. On 141st Street the sewer is closer to the property line so the impacts will be less, will maintain two lanes of traffic on 141st Street and will relocate the pedestrians into a temporary walkway outside of the construction limits and we will flag them by our temporary access road.

Stage 5 is in May this is going to be really when we just cleanup, we're finishing up the project for the most part. We're going to repave the streets and replace the sidewalks that were damaged during construction so, expect some short-term traffic and pedestrian disruptions as this work is completed. Will also do the site storm water detention system and that's something just to make sure to hold the water onsite that it doesn't go offsite in between contracts.

So, the last stage is just the final completion July to August when this contract ends. This stage we demobilize from the site and the contract is complete and ready for the Facility Contract the Community Liaison trailer will remain onsite at its location.

So, let's talk about some mitigation efforts we're going to do first off the traffic, construction vehicles and trucks, will be staged on site all times so we're going to minimize the actual construction vehicles around the site. As I said before we're going to create that single entrance at the southeast corner of the site 141st and Bruckner to keep construction vehicles away from the residential area. Any impacts to the traffic will be coordinated with the Community Liaison so that everybody understands what's going on and when it's happening.

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Dust control we're going to provide perimeter fogging to suppress the dust at the property line. That picture on the righthand corner you'll see a fence and you'll see mist coming off there that knocks down the dust before it gets outside of the property. We're going to provide misting at each piece of equipment and as we're excavating we're going to knockdown the dust at the source. We're always going to monitor the air quality real time and continually improve the operation and on the top picture there a truck wash at our entrance so before the trucks exit they're going to go through this truck wash and it's going to clean everything off the truck so when they come out of the site they won't bring mud and ectara onto the street.

Noise mitigation the picture on the lower left, that is a picture of a sound blanket on a perimeter fence, what we're going to have and that's going to dampen the sound out to the community. We're also going to provide mobile fence for sound blankets for louder equipment so we stop that sound at the location so will have that and we're also going to monitor the noise real time and again continually improve these operations.

So, the next slide is just a picture of these mitigation efforts for noise and dust, the outside fence you'll see first off we have blue on the outside and purple that is where we're going to have this noise barrier fence where we're working just to dampen the noise. Also, on the fence we're going to have the misting as we discussed before, and there will be perimeter monitoring for air and noise that's going to be all the way around that perimeter. So, will have a truck wash at the entrance gate shown here also number 11, will have a sweeper on the street needed to make sure that we keep the local Streets clean. So, inside the work zone will add and additional noise barrier for louder operations as I discussed and that's the green fence and we're going to mist like I said at the equipment to knockdown dust at the source and one of the important things is that all trucks will queue on site and idling will be limited according to New York City rules.

So, lets go to the next slide will talk about the vibration monitoring and pre-construction surveys. So, to ensure the integrity of the surrounding houses and buildings we will perform pre-construction surveys to be able to document the conditions of the structures prior to the construction. Will also do post-construction surveys after we're complete to also again verify that no damage was done to the structures caused by the construction activities. There's going to be some notification out to the property owners regarding this in the next few weeks I think DDC is putting those together right now. During the construction we're going to have vibration monitoring and settling monitoring devices to be able to track in real time to ensure there's no damage to the facilities. The left-hand picture shows a vibration monitoring device installed in a basement. We would prefer to do this because it will be more reliable and less susceptible to vandalism and false reading. The intent would be to put one of these devices in the structure, if

we cannot do that the picture in the middle shows a monitoring device on a sidewalk these tend to get bumped around and you get false readings, so again we prefer to put those inside.

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On the right-hand side you'll see a deformation/settlement monitoring, and these are mounted on structures, and they are shot by an automated transit system which will give us readings on a basis just to make sure nothing is moving. This is all in an abundance of caution based on work scope we do not anticipate any adverse effects to the structures so again, this is a precautionary method.

Rodent and pest control we know that this is important, so the DDC has put this into the contract that we have to include a rodent control program in accordance with New York City Department protocols. We have already since the Design Build Team will retain the services of an approved Rodent Control Specialist right now we're putting together that plan and we will submit that to DDC for review they will come out and do their survey to determine the current level of pest/rodent habitation and before initiating work which the work that were talking about is the demolition of the trailers and the excavation will set the baits traps to capture rodents to minimize displacement of pests outside the facility. They will perform monthly inspections of the project.

Ms. Lauren Micir, PMC-AECOM-Hill JV said this brings us to the end of our presentation. Will open it up for Q&A but before we do I just want to thank everyone again for giving us the time to present this tonight it was a lot of information and a lot to process. So, we really appreciate the opportunity as the team that is tasked with the process it's important to us that we're able to share as much information as we can to make sure that everybody is informed about what's happening and what they're going to see in the future so thank you.

Mr. Freddy Perez, Jr., Chairperson said I'm now going to open the floor for questioning and I just once again want to remind Boardmembers that I will give each person a two-minute time limit to make a comment or ask questions. If you have a question raise your hand and I will get to everyone as quickly as I can. For those members of the community who are present and want to be heard or have a question or comment you will be acknowledged at the end of the Community Boards Q&A period. Once again, everyone please mute yourself and I will acknowledge you.

Committee and Board Members asked questions.

The Honorable Assemblywoman Amanda Septimo asked questions.

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Ms. Arline Parks, Board Chairperson, said I am going to start by saying how incredibly proud I am to be from the South Bronx and how I know that being from the Bronx that we don't quit. When people come for us we fight you don't capitulate but continue the fight until people that represent you are heard. What do you have in your hand, you have the power of the vote, organize today so that when the time comes those who went against us we vote, that's what you have, you have power of the vote and it's so powerful, but we're not exercising it, united we stand today they come for me and tomorrow they will come for you, having said that I have some questions.

The Board Chairperson asked questions.

Ms. Arline Parks, Board Chairperson said so, we filed a lawsuit at great expense to Diego Beekman on behalf of the district and we even included the Concord Avenue Homeowners with the four boroughs and Chinatown actually got the Mayor to change the site while we could not. It speaks volumes on how one community could get their jail site moved and another could not, right it's political and so they won their lawsuit it got lost on appeal. We filed in the Bronx, and they waited for the Appellate Court to make the decision and didn't even comment on our lawsuit and tied it to the Appellate Court's decision and we are preserving our right to appeal the decision but we would rather work together in a very cohesive way with the Administration to find some solutions so that everybody walks away feeling like they won and we don't lose and become an impoverished community forever. Having to deal with all these issues that are created by poor policies of the City and the State. So, having said that there is being planned as we speak, just being respectful of the Adam's Administration to give him time to basically settle in and basically see what his position is going to be. All of us know throughout the City of New York there are plans on the way to have a Citywide protest rally it could be as much as a Saturday we will distribute that information and now is the time given all the public safety issues we have today come out your voice is heard, be just as loud as the special interest group, the lobbyist we pay the taxes here make them hear us too. If you don't stand up you will never get heard, and yes we can don't give up capitulate it's the power of the vote I'm telling you, si se puede, yes we can and with that being said that's the end of my comments.

Mr. Freddy Perez, Jr., Chairperson said I want to thank all the presenters, CB1 members, Assemblywoman Amanda Septimo and the members of the public for being here today. Just to reiterate this is Community Board 1 let's not give up let's stand together the fight is not over.

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Mr. Freddy Perez, Jr., called for a motion to adjourn.

Motion made to adjourn. Motion duly seconded. Motion called and passed. Motion carried.

MEETING ADJOURNED.