



The LiRo Group

**Client:**

New York City Department of  
Design & Construction  
30-30 Thomson Avenue  
Long Island City, NY 11101

**Reference:**

Ali Azad  
Project Director  
718-391-1108

**Total Project Cost:**

\$55,500,000 Combined

**Completion Date:** 2004

**Project Overview:**

LiRo provided comprehensive construction management services for the expansion of the Brooklyn House of Detention for Men. The work was performed for the New York City Department of Design and Construction on behalf of the New York City Department of Correction. (NYCDDC, \$55.5M (combined projects), 1995-2004)

## Brooklyn House of Detention for Men - On-Call Construction Management Services Brooklyn, NY

### Renovations and Expansion of Existing Facility (1995-2004, \$19M)

LiRo provided comprehensive construction management services for the expansion of the Brooklyn House of Detention for Men, a maximum-security jail that houses 815 inmates and is located in downtown Brooklyn. This location provides little room for staging construction activities. In addition, there are subway lines which run along two sides of the site, which made excavation and foundation installations extremely difficult. The work was performed for the New York City Department of Design and Construction on behalf of the New York City Department of Correction. The expansion included the repointing of masonry and concrete repairs. The expansion program consisted of approximately 4 0,000 sf of new



construction and renovations. New construction included a new inmate receiving area, visiting center, and administration space. Renovation work occurred in various sections of the existing building, which required a series of phased construction activities and the relocation of on-going DOC personnel and programs.

### Fire, Life, Safety Improvements (On-Call Construction Management) (1999-2003, \$14M)

The New York City Department of Design and Construction contracted with LiRo to perform construction management services under a CM/Build requirement contract for fire, life, and safety improvements. The Brooklyn House of Detention for Men is a maximum-security jail located in downtown Brooklyn, a busy urban area providing the site with limited space (approximately 144,000 sf). This facility houses 815 inmates.

Due to the addition of new fire alarm devices, the work included the installation of a new emergency generator to supplement the existing generator. General construction work included the modification of interior partitions to bring them in compliance with current code criteria. In addition to the partition renovations, existing doors were replaced with fire-rated door assemblies. As part of the improvements, masonry repointing and concrete repairs were done. A new smoke purge system was installed to meet new code requirements. As part of the smoke purge system new motorized damper assemblies were installed in the existing ducts and interlocked into a new smoke purge control system. The contract work also included the upgrading of the existing sprinkler system and



associated control devices. Hazardous material removals including asbestos abatement and lead abatement were required and continued to be a concern during the staging of the construction work due to the age of the facility.

#### **Utility Upgrades and Facility Renovations (2002-2005, \$21M)**

LiRo provided all preconstruction, bid phase and construction phase services typical of NYCDDC CM/Build contracts. This project includes a major expansion of the existing mechanical/electrical infrastructure, including new steam boilers, electrical service, and emergency generator housed in three new additions to the existing facility. The project also includes a three-story addition at the building's main entrance to house administrative staff, security control room, renovation of the existing inmate cells and reconstruction of the facility clinic.

#### **Facade Renovation, On-Call Construction Management Services (2001-2002, \$1.5M)**

LiRo provided comprehensive construction management services for the expansion of the Brooklyn House of Detention for Men. The work was performed for the New York City Department of Design and Construction on behalf of the New York City Department of Correction. The expansion program consisted of the construction of a new inmate receiving area, visiting center, and administration space. In addition, there was renovation work in various sections of the existing building which required a series of phased construction activities and the relocation of DOC personnel and programs. The construction work for this project involved masonry construction, structural steel, HVAC, electrical, mechanical, and security systems, and asbestos abatement. The receiving area included an X-ray room with special shielding requirements.

Key issues for the project included:

- The need for carefully phased construction to accommodate the relocation of existing facilities and personnel;
- Masonry repointing and concrete repairs;
- Pile installation in the vicinity of an underground subway;
- Asbestos abatement;
- Working in a maximum security environment;
- Maintenance of secure operations at an adjacent facility;
- Limited site space available for contractor staging on a tightly constrained site;
- Management and coordination of numerous contractors on two separate construction projects.

LiRo's responsibilities encompassed the full range of construction management services.

#### Key Features:

- Project Management
- Construction Subcontracting
- Cost Estimating
- CPM Scheduling
- Construction Inspection
- Constructibility Review
- Value Engineering