

## **AGENDA** **Croton Facility Monitoring Committee Meeting**

Thursday, December 21, 2006 – 7:00 PM  
*DEP Community Office–3660 Jerome Avenue*  
*Bronx NY 10467 (718)231-8470*

- |  |                                 |
|--|---------------------------------|
| <b>I. Welcome</b>  | Greg Faulkner                   |
| <b>II. Comments from the Public – Sign up to Speak</b>                                   | 3 Minute Maximum - 30 Minutes.  |
| <b>III. Comments from DEP Commissioner</b>   | Emily Lloyd                     |
| Close Public Session   |                                 |
| <b>IV. Review, Consider, Adopt Minutes from 10-19-06 CFMC Meeting</b>                    | CFMC Principals                 |
| <b>V. Update on Construction Costs and Funding Sources for Croton Filter Project</b>     | Steve Lawitts, DEP              |
| <b>VI. Update on Disposition of Croton Job Applications: Referrals, Hiring, Training</b> | DEP                             |
| <b>VII. CFMC Discussion and Set January CFMC Meeting Agenda</b>                          | Greg Faulkner & CFMC Principals |
| <b>VII. Adjourn</b>  |                                 |

**NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF ENGINEERING DESIGN AND CONSTRUCTION  
CROTON FACILITY MONITORING COMMITTEE MEETING MINUTES**

THURSDAY, DECEMBER 21, 2006 – 7:00PM

The December meeting of the Croton Facility Monitoring Committee was held on December 21, 2006 at NYCDEP's community outreach office, 3660 Jerome Avenue, Bronx, NY 10467. The names of those attending: CFMC representatives, staff from DEP, its construction manager and members of the public, are attached. (Some attendees didn't sign attendance sheet.) (*Attachment 1*)

The meeting began at approximately 7:15 PM; an agenda (*Attachment 2*), which had been previously circulated to the CFMC, was available.

Welcome

Greg Faulkner, Chair of Community Board #7 and of the CFMC, called the meeting to order. Each member of the CFMC introduced him/herself prior to beginning the public session. Representing the NYCDEP at the CFMC meeting this month was Commissioner Emily Lloyd.

Public Session

Mr. Faulkner recognized Nadine Miles as the first public speaker. Ms. Miles, representing Mosholu Montefiore Community Center, said she supports revitalization but she believes there should be revitalization of individuals. She said there are expected to be 600 construction jobs on the project, including 120 apprenticeships. Ms. Miles said that there were only 33 slots available for apprenticeships. Ms. Miles said she and the Mosholu Montefiore Community Council want more training slots provided.

Ora Holloway, representing Mosholu Montefiore Community Center, said she lives close to the Croton site and that none of the neighborhood residents has been hired yet. On behalf of the Mosholu Montefiore Community Council, she asked that local hiring be increased.

Fay Muir, representing Clean Water for the Bronx, quoted an article or column from The NY Times. The quotes include that water is an important forest product. Forests slow runoff and enhance habitats. Forests are being ruined for development. Saul Scheinbach, Community Board #8 then said that as a result of the past comments about protection of watersheds, he asked for and the CFMC will soon hear a presentation about DEP's watershed protection program.

Eric Fergan, representing the University Housing Program, said that half of all apartments are tenanted by persons who cannot afford them. He told the CFMC that more jobs and more housing are needed in the community.

Anne Marie Garti, representing Jerome Park Conservancy, said that the SEIS included an analysis of the Eastview site, including the Kensico Tunnel. At the prior CFMC meeting, DEP said that costs at Van Cortlandt Park increased. She said the costs for design and construction management, along with other costs, will double the costs reflected in the SEIS. She said that Bernard Daly, DEP's project manager, previously explained that a concept design was used to bid the project. She said that over a long period of time she has reviewed seven EISs on the project. Anthony Cassino, Chair, Community Board #8, said that there will be a focus on costs later at this meeting. Father Richard Gorman, Chair, Community Board #12, said that promises, whether legal or not, are to be kept. Bronx Parks Commissioner Hector Aponte said that costs almost always escalate on capital projects as time passes between the design of a project and its construction.

Andrew Liosa read a letter he received from Council Member Joel Rivera and Assembly Member Jose Rivera, requesting that 120 participants be trained for apprentice positions. Mr. Liosa said, and the elected officials wrote, that only a handful of Bronx residents have gotten jobs. More needs to be done, according to Mr. Liosa.

Frank Schoenfeld said he is a resident of Amalgamated Houses and is directly affected by the construction. He said as he has at previous meetings that he was one of the litigants against the project. Mr. Schoenfeld also called on President Bush to resign before his term expires.

Lyn Pyle, representing COVE Environmental Justice, read a letter concerning the need for increased employment. She said that in the community, 20% of adults earn less than \$10,000 per year. She thanked DEP for its commitment to Project HIRE, and said that 120 apprentice slots should go first to Community Board #7 residents so that they can be trained for work. Next, she said, the slots should go to residents of Community Boards #8 and #12.

Bettina Damiani, representing Good Jobs NY, said that large projects in neighborhoods generally get promoted as bringing jobs and economic benefits. She said that at Croton these promises should be kept. She asked why only 40 jobs have gone to community residents. As the project proceeds, she said there is an opportunity for others to be hired.

Al Sorano, of Al Sorano's Driving School, located for 30 years on East Gun Hill Road, said he trains men and women to drive and get certified to operate buses, tractor trailers and other heavy equipment. He was asked how long the training period is to learn these skills. He said between three weeks to three months, depending on whether the individual has the proper driver's license.

Elias Rivera, a local resident, said he tried to get into a union but has not succeeded. He said he lives in a building where drugs are bought and used. He said he is a 55 year old good plumber and is seeking employment.

Don Smith, owner of ABC Maintenance, said he hires youth who do not attend school to work in his businesses. He has been in construction for 20 years, based on Gates Place.

He said that the youth he hired have gone upstate to repair houses. His efforts help direct young persons to grow in the right direction. Rather than apprenticeships, he said, kids need hard work, clear direction and high standards through public and private jobs and lots of mentoring.

Chairman Faulkner thanked all of the speakers and said that the kind of investment in youth described by several speakers is an important way to get young people on track. He thanked Council Member Maria Baez, whose representative was present, for her efforts. He said that he envisions the kind of training being offered through DEP, the elected officials, the CFMC and others to be akin to the WPA which offered opportunities to families through public investment. He said that the Department of Education/School Construction Authority may have found ways around hiring restrictions in state law. These tactics should be adopted by other agencies.

Mr. Faulkner asked Assembly Member Jeff Dinowitz if he wished to speak.

Assembly Member Dinowitz said that when he attended the first Croton meeting, his son was a toddler. He said that Croton will not provide a large number of jobs and that the community was told lies about available jobs. He said that even in NYC, a \$1 billion project is a lot of money. He said that the former DEP Commissioner said the least costly site for Croton was at Van Cortlandt Park. Mr. Dinowitz said this is proving not to be true. He said that water rates will go up and that the project is too costly.

Chairman Faulkner introduced Commissioner Emily Lloyd to present her remarks, and thanked her and the DEP for their responsiveness to the CFMC's requests.

Commissioner Lloyd's presentation is attached. (*Attachment 3*) Commissioner Lloyd reviewed the need for the project and its background, the importance of DEP's working with the community, and the efforts DEP has made to be a good neighbor. Local jobs and purchases have been fundamental to the project, along with excellence in design and construction. She said that although union cooperation can be better, to include and assign local residents to the job, DEP has been building good relationships with union officials. 25% of jobs, on average, have gone to local residents which, she said, is a very respectable percentage. DEP will keep pressing to increase that percentage. She said that training will be provided through a partnership with Bronx Community College's Project HIRE, and GED classes will be held at DEP's community office.

Chairman Faulkner and Mr. Cassino said that DEP should return to the CFMC in January with a plan for increased training and apprenticeships. Mr. Cassino asked for an explanation about how Project HIRE will guarantee hiring at Croton and in the Bronx. Ms. Lloyd said that the Project HIRE enrollees will be determined on a first come, first served basis. Project HIRE will perform an assessment of each applicant, and refer some to the NYC Dept of Small Business Services for additional skills training. From approximately 100 applicants, Project HIRE will identify at least 30 who are suitable for class training. DEP will assist in the analysis and placement of the applicants at Project HIRE or their referral to other programs, such as SBS's Workforce 1 program. Mr.

Cassino said that the CFMC would also provide assistance, and Commissioner Lloyd welcomed it. Mr. Cassino asked if DEP will expand the apprenticeship program. Commissioner Lloyd said that if the first program is successful, she expects DEP to fund additional classes.

Ms. Pyle said she hoped patronage for jobs could be avoided. She stressed the importance of giving jobs to those in CB #7, 8 and 12. Ms. Lloyd said DEP will consider whether this is possible. Mr. Dinowitz asked how many union jobs have gone to Bronx residents and how many union jobs will go to Bronx residents in the future.

Father Gorman asked about referring Bronx residents, who are able to work, to other projects. Commissioner Lloyd said she expected to make these connections to projects of other government agencies through Deputy Mayor Dan Doctoroff, who she said, is very supportive. Chairman Faulkner said that lessons learned at Croton will help make the Kingsbridge Armory development project more responsive to the community's needs.

Father Gorman said he is not optimistic regarding jobs. He said that 60 – 70 union members came to CB #12 when the Board was reviewing the Croton Filter Project siting. They said CB #12 must vote for the Van Cortlandt Park site, and that the unions would provide jobs. Father Gorman said that even if the unions decide to cooperate now, they could have and should have put unemployed minority residents in the pipeline already.

Father Gorman added that most of the elected officials said jobs would be provided as part of Croton. He said that funds for Project HIRE and other jobs programs should also come from the NYS Legislature and City Council. He asked what he should tell the public. Commissioner Lloyd answered that DEP will meet its commitments. She said that she is bound to honor commitments made by previous DEP Commissioners; agency commitments are institutional.

Ms. Garti said that Jerome Park Reservoir needs its promised running track to be placed near the reservoir. She said that that property belongs to DEP, not Parks. She asked Commissioner Lloyd to meet with her organization in the next few months to talk about the track before it is designed. Commissioner Aponte said that since September 11, 2001 the most important component of the public's access to the reservoir hinges on the city's need for heightened security. Commissioner Aponte said that security officials must have input into the location of the track. Ms. Lloyd said that a scoping meeting may be scheduled in the next few months for Jerome Park. Ms. Garti asked to meet with DEP prior to the scoping. There was a discussion about DEP and Parks' boundaries between Father Gorman, Ms. Garti and Commissioner Aponte.

Ms. Miles asked if the list for apprenticeships could be re-opened and whether people will be notified about Project HIRE. She asked if the community will have input into the plan for training. Commissioner Lloyd said she expected that the first class for Project HIRE would begin in late January or February and that there would be interaction with the community both through the CFMC and directly.

In closing the public session, Chairman Faulkner said there must be focus and attention to get people into construction unions. He said that DEP is very important to this effort but these efforts must be promoted by other public agencies as well.

#### Adoption of Meeting Minutes

Mr. Faulkner asked the principals if they would adopt the CFMC minutes of October 19, 2006. Upon motion by Father Gorman, seconded by Mr. Scheinbach, the CFMC approved the minutes.

#### Costs of Croton

Commissioner Lloyd introduced Steve Lawitts, First Deputy Commissioner of DEP. (See *Attachment 4*) Mr. Lawitts presented the engineering estimate costs of the project, as reflected in the 2003 EIS in 2003 dollars, as \$992 million. \$128 million was for site preparation; \$212 million was for infrastructure for water conveyances. Now, with inflation and increases in the costs of commodities, the cost is \$1.9 billion. Since 2003 Mr. Lawitts said that inflation and costs in the construction industry for commodities such as steel, copper and other products has skyrocketed. "Engineering News Record" tracked costs over three years and reports that a 20% increase has occurred for office buildings in this geographic area. These increases are demonstrated by the 20% - 30% higher bids that many NYC agencies received during 2006. To 2008, the mid-point of Croton construction, another 8% increase per year is being projected. Inflation between 2003 and 2006 has been a total of 30%.

Both the inflationary rate and engineer's estimate in the EIS were based on preliminary concept design for Croton. As design for Croton matured, a 12% increase has occurred.

Father Gorman asked whether the 12% increase is in addition to the 70% inflationary rate. Mr. Lawitts said it is. Mr. Cassino asked whether the \$1.8 billion projected cost of the project reflects the increased costs of the project between 2003 and 2009. Mr. Lawitts said that the \$1.8 billion cost represents the costs as reflected in the recently opened construction bids. Actual costs could go higher or remain constant. An index in the bid documents for upcoming contracts splits additional costs between DEP and the contractor in the event that excessively high inflation continues in future years. Father Gorman asked how DEP can properly evaluate future costs if, in the EIS, \$992 million was the cost of the Mosholu site as measured against \$1.1 billion at the Eastview site. Mr. Lawitts said that the same conditions were used for each estimate so that the differences today would be proportionately similar for each site. Father Gorman said that the public was misled about costs. Mr. Lawitts responded that if Eastview had been selected the cost escalation would have been significant at that location too. Commissioner Lloyd said that in her long experience with construction in several agencies these escalating costs for large projects are universal. Mr. Cassino said the decision about the site for Croton hinged on two factors: jobs and project costs. He reiterated that the higher costs of the project are extremely important for the FMC and the public to understand. Commissioner Lloyd agreed and said that DEP would continue to explain and justify the costs. Mr. Scheinbach said the 2003 EIS reported the cost of Croton would be \$992 million and that he was still confused about how the costs could

have increased so dramatically. Mr. Lawitts said that the EIS used an inflation rate of 2.3%, similar to the inflation rate being used at that time by the School Construction Authority. And even "Engineering News Record" reported then that inflation would increase approximately 3% per year, on average. However, he said, a 30% - 35% inflation rate occurred during the last three years, and that 8% is being projected for each future year. It excludes the DEP funds for parks improvements. It applies to seven Croton contracts, two of which have been awarded. Mr. Lawitts said that several of the other upcoming contracts should be awarded in the next few weeks or months. Father Gorman said from what he was hearing construction costs for Croton could still go higher if escalation continues. Mr. Lawitts agreed. Father Gorman speculated that the final cost will exceed \$2 billion and other members of the CFMC agreed with him. Mr. Scheinbach said that one of the reasons the community and public officials didn't site the project at Eastview was that the public was told that NYC would forever pay real estate taxes on that property. He asked whether the \$1.1 billion Eastview cost estimate included tax payments at Eastview. Mr. Lawitts said it did. He added that those Eastview costs also reflected that a tunnel, eight times longer than at Mosholu, would have to be built to convey water to NYC. Mr. Scheinbach asked whether project design and construction management were included in the projections. Mr. Lawitts said they are not. Rather, they are part of the overall project budget and funds are appropriated separately. Mr. Scheinbach said, as he has at previous meetings, that DEP should focus more on the environmental aspects of the Dept of Environmental Protection. Mr. Scheinbach objected to decisions being made by engineers and accountants rather than environmentalists and again requested information about watershed protection.

Commissioner Aponte said that officials aren't able to know precisely what inflation rates and costs of commodities will be when they plan and design large projects.

Father Gorman asked whether increased costs for labor can be passed on as part of the project escalation. Mr. Lawitts said they could not be passed through.

Mr. Faulkner said he appreciated the information and the discussion between the CFMC and DEP. He said the next meeting, proposed for January 18<sup>th</sup>, would include information about watershed protection of the Croton system and funding for Project HIRE. He wants the new contractors to meet with the CFMC, and be given a better breakdown of the number of jobs that have gone to community residents as soon as possible. The members of the CFMC agreed.

Father Gorman moved to adjourn the meeting at approximately 8:45PM.

12/21/2006

**NYC DEP - CROTON FMC**

Attachment 1

<u>Name</u>	<u>Organization / Company</u>	<u>Address</u>	<u>Phone</u>	<u>Fax</u>	<u>E-Mail</u>
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## NYC DEP - CROTON FCMC

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Larry Hampton	NWBCCC	50 West Gun Hill Road	(347) 615-8188		
Father Richard Gorman	Community Board #12 Chairman	4101 White Plains Road Bronx, NY 10466	(718) 881-4455	(718) 231-0635	<a href="mailto:cb1zcla@optonline.net">cb1zcla@optonline.net</a> ; <a href="mailto:rgorman@">rgorman@</a>

## NYC DEP - CROTON FCMC

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Al Sorano	Al Sorano's Driving School	1059 East Gun Hill Road Bronx NY	(718) 547-3000	(718) 654-9147	<a href="mailto:asorano@aol.com">asorano@aol.com</a>
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# Croton Facilities Monitoring Committee

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December 21, 2006

# DEP's mission

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- Provide excellent drinking water to 9 million New Yorkers
- Improve New York City harbor water quality by treating wastewater.

# Importance of Croton Filter Project

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- Croton is the smallest of the City's 3 watersheds
  - Typically provides approximately 10% of the City's water.
  - Provides 30% in times of drought.
- Filtration will allow the Croton system to meet federal and state water quality mandates year round
  - Provide safe reliable drinking water year round
    - Croton system is currently turned off during certain times of the year, generally in the late summer.
  - Address issues of taste, odor and color
  - Minimize potential risks from microbes and disinfection byproducts (DBPs)
- Croton is a critical part of the dependability of the City's entire system, allowing routine maintenance, repair, and changes in operations due to a variety of conditions. For example, turbidity, and Delaware Aqueduct repair.

# DEP in the Community

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- Community Outreach Office opened December 2004.
  - Information dissemination
  - Complaint resolution
  - Job application center
  - Space for educational events and training programs

# DEP in the Community

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- Two main categories of initiatives:
  - Environmental initiatives and safeguards
  - Economic initiatives

# DEP in the Community

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## Environmental initiatives and safeguards

- Truck routes
- Air quality monitoring on-site and off-site
- Use of BAT on off-road/on-site
- Use of ultra low sulfur diesel (ULSD) on off-road and on-road vehicles
- Stricter requirements on next two phases of construction
- Rodent control program including garbage can distribution

# DEP in the Community

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## Economic initiatives

- Revenue for Bronx businesses
- Jobs for Bronx residents
- Training

# DEP in the Community

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## Revenue for Bronx businesses

- Conducted 2 seminars in 2006
  - Small Business Services; Bronx Overall Economic Development Corporation; New Bronx Chamber of Commerce; NYC Dept. of Parks and Recreation (6/8)
  - Small Business Services; NYC Dept. of Parks and Recreation (10/20)
- Constant communication with contractors and subcontractors to encourage purchase from Bronx businesses
- Price preference for Bronx businesses
- Consultant to assist in outreach to Bronx MWBEs
- \$20m of \$24m purchased for project have been from Bronx businesses (83%)
  - Includes purchase of dynamite, electrical contractor, trucking, computer equipment

# DEP in the Community

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## Jobs for Bronx residents

- Outreach to 13 local unions to advocate for local hiring and inclusion in apprenticeship programs
- Sustained engagement with contractors to encourage and monitor local employment
- Held four outreach events with New Bronx Chamber of Commerce, Bronx Community College and Carpenter's Union.
- On average 25% of workers on-site have been Bronx residents.

# Total placement numbers

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Total job applications filed at Community Outreach Office		641
Active contact list		471
Worked or working on site as result of Community Office		12
Working elsewhere as result of Community Office		40
Cuny on the Concourse (Workforce 1)	35	
Strive	5	
Entered apprenticeship programs as a result of Community Office		12
Steamfitters	5	
Plumbers	1	
Sandhogs	1	
Concrete/Cement	2	
Elevators	1	
Helmets to Hardhats/Lathers	2	
Entered Sandhog union		3
Total working or entered apprenticeship program or Union through DEP Community Office		67

# Future plans

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- Success to date:
  - 25% of contractor's workforce from the Bronx
  - 67 working or entered apprenticeship program or union through DEP Community Office
  
- Committed to do more: Next Steps
  - Partnership with Project Hire (class of 33, expected start 2/07)
  - Bronx Community College GED class (class of 25, expected start 2/07)
  - Partnership with Small Business Services Workforce 1:
    - Job listings available through Community Office
    - Special orientation and classes for our referrals
  
- Working with unions and other organizations to identify other apprenticeship/pre-apprenticeship positions. To date we have identified the following possibilities:

- Carpenter's union	5
- Sandhogs	7
- Steamfitters	3
- Helmets to hardhats	4
- 731	15

# Summary

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- Dollars spent in the Bronx \$20m
- Bronx residents working on-site 25%
- Total working or entered apprenticeship program  
or union through Community Office 67
- Bronx residents to be trained by Project Hire 33
- Bronx residents to receive GED training 25



# **New York City Department of Environmental Protection**

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Croton Filtration Bid  
December 21, 2006

# Current Estimate of Construction Costs



Construction is currently estimated to cost \$1.896 billion:

Contract	Cost (\$ in Millions)
CRO-312G General contract	\$1,127
CRO-312E1 Electrical contract	\$135
CRO-312E2 Electrical contract	\$38
CRO-312H HVAC contract	\$106
CRO-312P Plumbing contract	\$56
CRO-311 Site Preparation	\$128
<b>Subtotal</b>	<b>\$1,589</b>
CRO-313 Water Conveyance & Connecting Tunnels	\$212
Off-site work (Metering Chamber, Force Main, etc)	\$95
<b>Subtotal</b>	<b>\$307</b>
<b>Total</b>	<b>\$1,896</b>

# Estimate of Construction Costs in EIS



The EIS has a \$992 million construction cost estimate in 2003 dollars:

<b>Contract</b>	<b>Cost (2003 \$ in Millions)</b>
CRO-312G General contract	
CRO-312E1 Electrical contract	
CRO-312E2 Electrical contract	
CRO-312H HVAC contract	
CRO-312P Plumbing contract	
CRO-311 Site Preparation	
<b>Subtotal</b>	<b>\$823</b>
CRO-313 Water Conveyance & Connecting Tunnels	
Off-site work (Metering Chamber, Force Main, etc)	
<b>Subtotal</b>	<b>\$169</b>
<b>Total</b>	<b>\$992</b>

# Changes in Materials Prices



<b>Commodity</b>	<b>Percent Increase in Producer Prices Since November 2003</b>
Concrete	33%
Carbon Steel, Rebar	48%
Stainless Steel	37%
Copper	133%
Ductile Iron Pipe	34%

# Comparison of Escalated EIS and Current Costs (\$ in Millions)



EIS	EIS Escalated	Current	% Change from EIS Escalated
\$ 992	\$ 1,687	\$1,896	12%