



Brownsville Recreation Center

Update Meeting

Golden Age Center | September 22, 2026

Parks



Aerial Site View

Gymnasium

- Basketball Court
- Spectator Seating
- Large Stage

Main Building

- Lobby/Reception
- Locker Rooms
- Multi-purpose Rooms
- After-school Rooms
- Teaching Kitchen
- Computer Rooms
- Youth Fitness
- Staff Locker Rooms/Offices

Natatorium

- Swimming Pool
- Spectator Seating
- Lifeguard Rooms

**Golden Age Center Building
Built 1957**

- Auditorium
- Support Kitchen
- Multi-purpose Classrooms
- Recording Studios
- Separate Bathrooms

Note: The Golden Age Center will remain open into 2028.



**Cerebral Palsy Center Building
Built 1957**

- Fitness Rooms
- Storage



NYC Parks

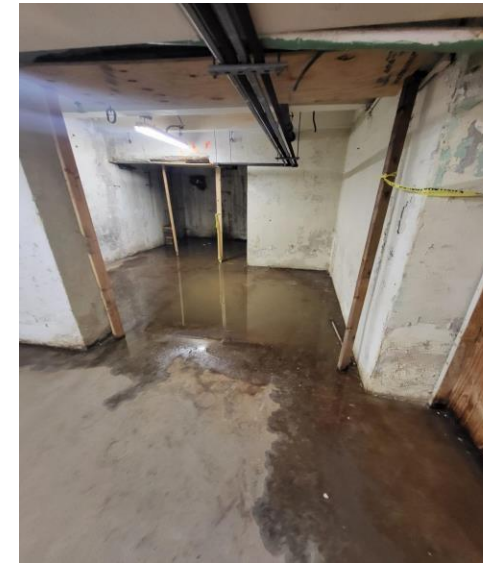
Brownsville Recreation Center

Project History: How We Got Here

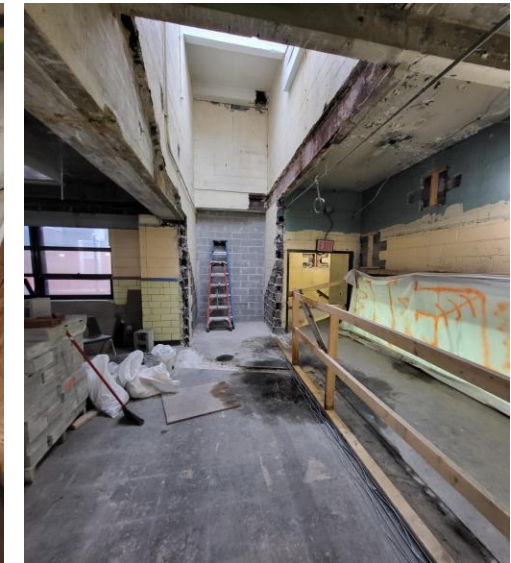
- **2022:** \$20M capital project begins for building entrance and increased ADA accessibility
- **2023:** Significant deterioration due to years of water infiltration discovered.
 - Extensive **damage** to the building envelope, roof, floors, and structural system
 - Multiple **leaks in every area investigated** and water readily migrates from exterior to interior
 - Complete reconstruction to address all issues would have been too costly
- Partnership with DDC to demolish and rebuild similar recreation center via design-build



Concrete slab damage



Stairway and cellar damage



Fitness room and gym



Diagonal and horizontal cracks in the masonry with no reinforcement.

Current Status

- **July 2024:** Mayor Adams allocated **\$160M** to demolish the existing recreation center, construct the new recreation center and provide interim swing space.
- **September 2024:** Front End Planning process began with the NYC Department of Design and Construction.
- **September 2025:** **\$31M** added to the project to cover increase in construction pricing as well as expand the proposed gymnasium to include a second regulation- sized basketball court. Total project budget increased to **\$191M** which will allow us to replace the existing **51,000 SF** center with a new **74,000 SF** rec center.
- **April 2026:** OMB issued a “certificate to proceed” for the project, which allowed DDC to officially begin procurement last Spring.



July 10, 2024

Interim Programming

Two Options were Investigated by Parks to Provide Interim Access to Recreation:

- **Leasing Space within Ebenezer Plaza:** Timeline for ULURP and build-out of the space would allow for a minimal amount of time this amenity would be available for public use prior to completion of the rec center project.
- **Construct Temporary Courts and Bubble on adjacent field:** Code regulations and need for extensive construction (foundation, ramps, utilities, etc) would make this a full capital project. Cost and timeline for design, bid and construction of this structure made this an unviable solution.

\$8M in funds for the temporary projects were redirected to the permanent building replacement project.

The **Golden Age Center** will remain open through planning and design of this project, at minimum through 2028. Programming will continue both indoors and outdoors on the adjacent field.



Ongoing Programming to Continue

Golden Age Center - Indoors

- Weight Room
- Cardio Room
- Table Tennis – Adults/Seniors
- Ballroom Dancing – Adults/Seniors
- Line Dancing – Adults/Seniors
- Dance Fitness – Adults/Seniors
- Arts and Crafts – All Ages
- Crocheting – Adults/Seniors
- Sign Language Classes – All Ages
- Piano/Keyboard Classes – All Ages
- Chair Aerobics – Adults/Seniors
- Tai Chi – Adults/Seniors
- Drop-in Program – Afterschool Age Participants
- Saturday Program - Youth

Brownsville Playground - Outdoors

- Flag Football - Youth
- Soccer Clinics (CPF) - Youth
- Basketball Clinic/Competitive - Youth
- Walking Workouts – Adults
- Arts and Crafts - Family
- Roller skating - Family
- Arts and Crafts – All Ages
- Fun Zone (fitness) - Youth
- Instructional Tee Ball - Youth

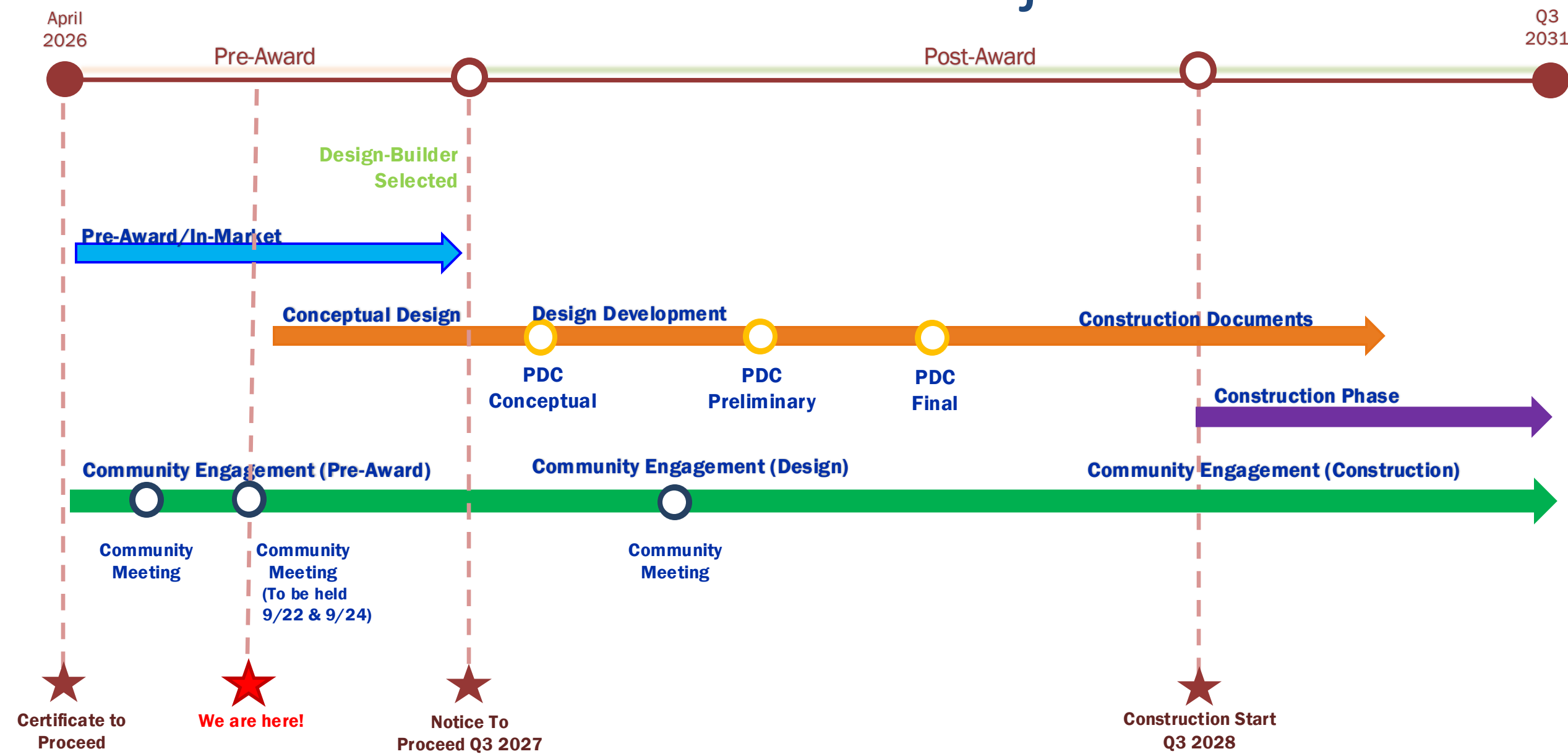


Brownsville Recreation Center

BROWNSVILLE RECREATION CENTER

- Using a Design Build method the DDC is managing the Design and Construction of a **new 74,000+ SF Recreation Center with indoor pool and two gym/basketball courts, and Golden Age Plaza.**
- The scope of work includes demolition of existing Recreation Center. The Golden Age Center will remain operational at least until 2028.
- Overall Budget **\$191M**

Brownsville Recreation Center Project Timeline



Procurement

Design

Construction

DDC's Office of Diversity & Industry Relations



- The NYC Department of Design's Office of Diversity & Industry Relations (ODIR) is committed to creating an equitable and competitive business environment through accountability, business and workforce development, contract compliance and industry relations.
- New York State Law / Rules of the City of New York authorized DDC's Use of **Alternative Delivery Methods**, including **Design Build** and **CM Build**
 - Allows for **M/WBE participation goals** to be established on Alternative Delivery projects (modeled after NYS approach)
 - Allows for **HireNYC/Community Hiring targets** to be established via the Project Labor Agreements

M/WBE Participation on Alternative Delivery Projects



- Establishes a standard **30% M/WBE goal** on Design Build contracts, including a **30% M/WBE goal on Design** and **30% M/WBE goal on Construction**, each disaggregated as follows:
 - **10%** Black American
 - **10%** Hispanic American
 - **10%** Unspecified (Asian American, Native American, WBE-Nonminority)
- Ability to count for credit multiple tiers of M/WBE subcontractors, which allows the DBer to break up trade packages into smaller contracting opportunities
- Increased flexibility and better timing to select M/WBE subcontractors
- Opportunities available for M/WBEs in both professional services as well as construction
- Flexibility to make adjustments/improvements to the process
 - Requirement to include an M/WBE and Community Engagement Executive as part of Key Personnel
 - Requirement to host “Join The Teams” and other community engagement events

HireNYC/Community Hiring Program on Alternative Delivery Projects



- Citywide program that leverages agency/DDC's procurement dollars to create **employment and apprenticeship opportunities** for **low-income individuals** and **residents of economically-disadvantaged communities**
- New Community Hiring rider required to be included in all procurements (supersedes the HireNYC Construction Careers requirements)
- On contracts above \$3 million, ODIR-CH manages progress toward Community Hiring targets
 - **Construction:** **30%** of total construction trade labor hours performed by residence-based Program Hire
 - **Professional Services:** **1 Program Hire** for **every \$500K**

M/WBE Program Highlights



- Currently, **9 active Design-Build projects in Public Buildings** worth over \$555M in varying stages of completeness
- Overall **M/WBE Participation** is **29.6%**, with approx. **\$180M** awarded to **M/WBEs** to date
 - **Design: 49%**, with approx. **\$25M** awarded to **M/WBEs** to date
 - **Construction: 28%**, with approx. **\$155M** awarded to **M/WBEs** to date

Representative DB Projects	Location	MWBE PARTICIPATION – OVERALL	MWBE Participation – Design	M/WBE Participation – Construction
Brownsville Multi Service Center	Brownsville, Brooklyn	37.6% , with \$39.4M to M/WBEs	94%, with \$6.2M to M/WBEs	33.8%, with \$33.2M to M/WBEs
Shirley Chisholm Recreation Center	East Flatbush, Brooklyn	36% , with \$43.5M to M/WBEs	49%, with \$4.5M to M/WBEs	35%, with \$39M to M/WBEs
Marlboro Agricultural Education Center	Gravesend, Brooklyn	45% , with \$6.4M to M/WBEs	68.3%, with \$1.5M to M/WBEs	41.2%, with \$4.9M to M/WBEs
Roy Wilkins Recreation Center	St Albans, Queens	TBD	41.7% with \$3.7M to M/WBEs	TBD
Mary Cali Dalton Recreation Center	Tompkinsville, Staten Island	38% , with \$29.2M to M/WBEs	23.1%, with \$1.8M to M/WBEs	40%, with \$27.4M to M/WBEs

HireNYC / Community Hiring Program Highlights



- Collected over 1.1 million labor hours from 8 DDC Design-Build projects to date
- Overall, **32%**, or over **372k total labor hours**, worked by **Program Hires** (employees who live in high-poverty zip codes found in PLA)
 - Of the total hours worked by **MWBE's**, approx. **39%** of labor hours are worked by Program Hires
 - Of the total hours worked by **non-MWBEs**, approx. **29%** of labor hours are worked by Program Hires

Representative DB Projects	Location	% Total Hours by HireNYC /CH Program Hires	Total HireNYC / CH Hours Worked
Brownsville Multi Service Center	Brownsville, Brooklyn	37%	~104,000
Shirley Chisholm Recreation Center	East Flatbush, Brooklyn	36%	~99,000
Roy Wilkins Recreation Center	St Albans, Queens	TBD	
Marlboro Agricultural Education Center	Gravesend, Brooklyn	28%	6,300
Mary Cali Dalton Recreation Center	Tompkinsville, Staten Island	40%	21,700

New Recreation Center –Program Space Requests

We've Heard So Far

- 6 Lane Competition-Sized Indoor Pool
- Gymnasium with Two Regulation Basketball Courts
- Indoor Track
- Cardio Room
- Strength Room
- Spin/Stretch Room
- Dance Room
- Multipurpose Room - Afterschool
- Multipurpose Room - Classroom
- Multipurpose Room - Teen Room
- Media Lab with AV Mixing Room
- Outdoor Stage
- Table Tennis



New Recreation Center – Program Requests We’ve Heard So Far



Media Education



Swimming Programs



Arts, Culture, & Fun Programs



Youth Programs



Arts Programs



Fitness Programs and
Shape Up NYC Classes



Sports Programs



STEM Programs



Brownsville Recreation Center

Let's Hear From You

What programs would you like to see at Brownsville Rec Center?



Next Steps

Email bkspecialevnts@parks.nyc.gov to submit additional input.

Future Community Update Meeting

- Spring 2027

