



Bathhouse Site at Baruch Playground, Manhattan

Presentation to Manhattan Community Board 3 regarding the proposal received for the Request for Expressions of Interest (RFEI)

Solicitation # M165-EX-2025

Parks

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Timeline

- **March 2018 - CB 3 Meeting:** Parks met with Manhattan CB 3 to present the Request for Expression of Interest (“RFEI”) for the Bathhouse Site at Baruch Playground
- **November 2018 - RFEI Issued:** For the “repurpose of the bathhouse building site and surrounding area for a parks and/or non-parks use located at the Baruch Playground, Manhattan”
 - Two responses were received
- **Winter 2018 – Fall 2019:** Parks hosted four Community Task Force meetings to discuss RFEI responses and the scope of an upcoming RFP

Timeline cont.

- **December 2019 – CB 3 Meeting:** Parks returned to discuss the RFEI responses and upcoming RFP
- **September 2020 - RFP Released:** For the Development, Operation and Maintenance of a Community Sports and Programming Facility (20-year term); two proposals received
- **November 2023 – CB 3 Meeting:** Parks presented plans from highest-rated proposer and potential award; unfortunately, this proposer was not able to secure the funding envisioned for the project
- **July 2024 – CB 3 Resolution:** The CB asked Parks to reissue an RFEI
- **January 2025:** RFEI released
- **March 2025:** RFEI proposal received
- **May 2025:** Parks met with RFEI respondents

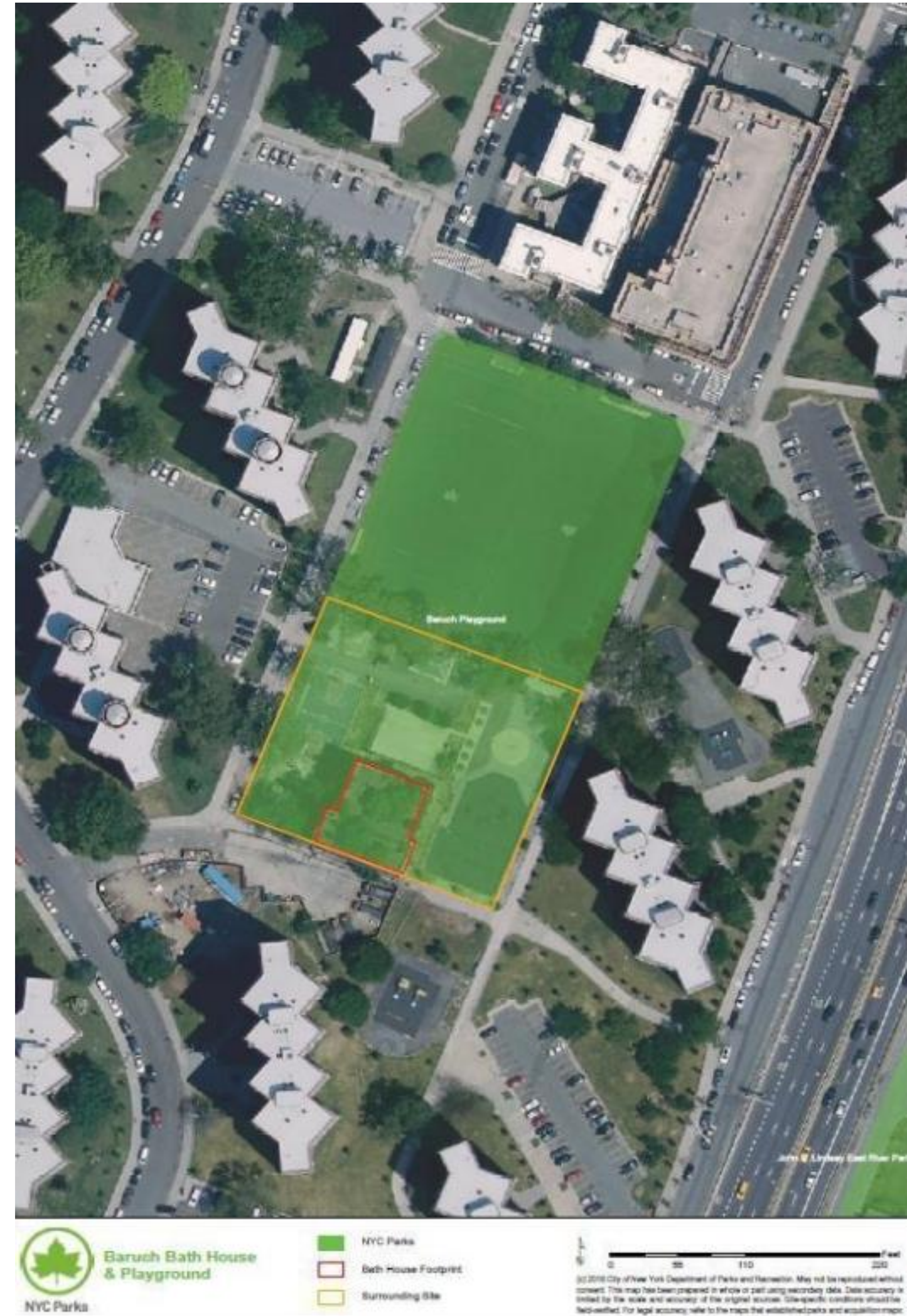
Overview

Brief Recap of RFEI

- The area outlined in red represents the footprint of the bathhouse structure.
- The area outlined in yellow is the Project Site which includes the bathhouse footprint and was also considered for RFEI purposes



Bathhouse Site at Baruch Playground, Manhattan



Proposal

- Year-round padel facility open daily with affordable court time, high-quality amenities, and programming for all skill levels
 - 7 padel courts
 - 2 pickleball courts
 - Outdoor gym
 - Food court
 - Garden area



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Proposal Cont.

- **Demolition of the Baruch Bathhouse*****
 - Introduction of event space in the bathhouse location
 - Amphitheater seating for community gatherings and events
- Pro Shop with lockers, bathrooms (more than double overall capacity on site), and a juice bar
- “Air Dome” will be added to allow for year-long enjoyment of facilities



Proposal Cont.

- Reduced rates available
- “Padel for all” initiative with monthly free introductory classes for NYCHA residents
- Free court time for Baruch houses residents during off-peak hours
- Padel clinics and camps for children during school breaks and weekends
- Opportunities for students to become ambassadors and event organizers
- Offer volunteer-led events or charity tournaments



Q & A