

Brooklyn Navy Yard Expansion Breaks Ground

Construction of the first facility in a seven-building expansion program to attract businesses and jobs to the Brooklyn Navy Yard on Perry Avenue began last fall. The former naval base, which the city acquired in 1966, is home to more than 230 manufacturing and industrial companies employing 4,000 permanent workers in 4 million sq. ft. of existing space.

The \$106 million first phase of the expansion will create an additional 401,900 sq. ft. of industrial space in the seven new buildings. Work began with construction of a \$20 million, 89,000-sq.-ft. facility that will house multiple businesses and will strive for silver-level Leadership in Energy and Environmental Design certification.

A second phase currently in design under a separate budget would create up to 1.5 million sq. ft. of industrial space on the navy yard's eastern side. Once complete, the two-phase expansion program will have added 1.9 million sq. ft. to the site, increasing its capacity by almost 50 percent.

The city has invested \$70 million in new infrastructure for the 300-acre industrial park in recent years and has budgeted for another \$140 million in infrastructure improvements over the next three years.

The expansion, orchestrated by the Brooklyn Navy Yard Development Corporation with TDX Construction of Manhattan as construction manager, will also add a new 60,000-sq.-ft. supermarket serving the community nearby. The first phase will include demolition or downsizing of several structures already on the site.

Under a city law, TDX will award more than 30 percent of contracts under \$1 million to minority-owned firms and has set a goal of hiring at least 25 percent of its construction forces from the neighboring communities.