

## **Grand Concourse Library and Affordable Housing RFP Addendum**

RFP Issue Date: January 28, 2025

Pre-submission Conference Date: February 18, 2025

Addendum 1 Issue Date: February 21, 2025

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Addendum 2 Issue Date: March 21, 2025

### **Contents of Addendum 2**

#### **A. Questions and Answers**

Enclosed are questions and answers that were sent to the RFP email address between the dates of February 20, 2025 and March 19, 2025.

#### **NOTE:**

The deadline for submitting questions about this RFP to [GrandConcourseLibrary@hpd.nyc.gov](mailto:GrandConcourseLibrary@hpd.nyc.gov) is April 4, 2025. Proposal submission instructions will be provided in a future addendum.

#### **B. Updated “Project Funding” section of the RFP Project Snapshot.**

Page 9 of the RFP. Related to Question 14 of this addendum.

#### **C. Updated “Financing Proposal” competitive criterion language.**

Page 23 of the RFP. Related to Question 14 of this addendum.

#### **D. Floor Plans of the existing Grand Concourse Library.**

## A. Questions and Answers

### General / Development Team

**1. Can a nonprofit/developer apply with (2) two partners or are we limited to one proposal?**

Per page 4 of the RFP, “Individuals or firms may not have an ownership interest in more than one Respondent submitting a Proposal.” An organization is permitted to be part of the development team for multiple proposals if they do not have an ownership interest in more than one of them.

**2. Does the NYPL have a patron or funder they’d like to name the library after or perhaps a local inspiration?**

NYPL has naming conventions and may add a funder name to the branch name in the future. In either case, NYPL will preserve the name “Grand Concourse Library.” Respondents are welcome to name the housing portion of the development (i.e., “The Eliza” in Inwood).

### Public Artwork

**3. What are the approximate dimensions of the Lorrie Goulet sculpture?**

For the purposes of this RFP, Respondents can assume the sculpture is approximately 100 inches wide, 74 inches tall and 24 inches deep. All details would need to be verified in the field after designation.

**4. Are there any construction or structural drawings of the sculpture and how it is mounted to the current façade?**

No. The artwork was completed in 1957 and consists of separate pieces of terra-cotta fastened to the building’s brick façade.

**5. Will the respondent teams or NYPL store the sculpture during construction? Will the respondent teams or NYPL be responsible for the (art) restoration of the sculpture?**

Per the Project Snapshot of the RFP (page 9), the Development Team will be responsible for the removal of the sculpture from the façade of the existing library, conservation of the sculpture during construction, and reinstallation as part of the new building. This includes storage during construction as well as restoration that is determined necessary through the Public Design Commission’s [Artwork Relocation or Conservation](#) review process.

**6. Must the Lorrie Goulet sculpture be reinstalled on the building façade, or could we propose to reinstall it inside the library with adequate protection, possibly in a location that would be visible from the outside through a window or glass panel?**

Re-installation of the Lorrie Goulet sculpture will be subject to all relevant Public Design Commission (PDC) approvals. Respondents may propose reinstallation of the sculpture

inside the library; however, program requirements and shelving for the library should be prioritized.

### **Existing Library**

**7. Is there currently an existing cellar for the library?**

Yes.

**8. Can NYPL share the current floor plan of the Grand Concourse Library?**

Yes. Floor plans are included in part D of this addendum.

Respondents should keep in mind the library will be demolished. Please reference Appendix E: Library Program Brief for design requirements for the new library.

**9. Can NYPL share collection size targets for the new library with RFP respondents?**

Plans for the library should meet existing shelving counts. Shelving is referenced on the floor plans in part D of this addendum, however targets will be verified in design after designation.

### **New Library**

**10. If it is challenging to fit the approx. 17,000 GSF Library Unit on the 1<sup>st</sup> and 2<sup>nd</sup> floors of the building as specified in the RFP, is a basement level permissible? If so, which spaces may be located in the basement?**

Per the RFP, Respondents are strongly encouraged to limit the Library Unit to the 1<sup>st</sup> and 2<sup>nd</sup> floors of the new building.

- If necessary, the “Back of House Spaces” listed in the Library Program Brief (Appendix E), with the exception of the janitor’s closet, may be located in the Lower Level/Basement, and the dedicated library elevator should provide basement access.
- The location of mechanical spaces for the Library Unit is not limited to the basement, 1<sup>st</sup> floor, or 2<sup>nd</sup> floor of the building.
- All other programmatic and associated storage spaces should be located on the 1<sup>st</sup> and 2<sup>nd</sup> floors.

**11. Can NYPL provide square footage targets for the spaces included in the Library Program Brief (Appendix E)?**

The program provided has been test fit by NYPL. We invite Respondents to propose a design.

**12. Does NYPL anticipate bringing the Best Buy Teen Tech Center back to the new renovated library?**

The new library will have a teen center that replicates the uses and functions currently in the branch.

### **Finance**

**13. Do HPD and NYPL anticipate paying prevailing wages for the building construction?**

HPD and NYPL remain open to considering respondents' proposals.

The construction of the Library Unit (both core and shell and fit-out) is expected to occur simultaneously with the residential portion of the building.

For the purposes of Submissions to this RFP, Respondents are not required to assume prevailing wages anywhere on the project unless they are using a residential financing program that requires prevailing wages.

**14. The RFP states on page 23 that "financial proposals should assume that NYPL will fund the temporary relocation of library services (if applicable)," and also that "respondents should show the costs of the relocation in the budget, including but not limited to moving costs, fit out, and rent. Applicants should show how this temporary relocation would be funded, including showing a proposed subsidy source if applicable." Please clarify whether the NYPL will fund this scope or if Applicants are expected to propose a subsidy source.**

Respondents should adhere to the following language from page 23 of the RFP regarding the temporary relocation of library services: *"Applicants should show how this temporary relocation would be funded, including showing a proposed subsidy source if applicable."*

Please refer to the corresponding updates to the "Project Funding" and "Financing Proposal" sections of the RFP document in parts B and C of this addendum.

# B. Updated “Project Funding” Section of the RFP Project Snapshot

Page 9 of the RFP. Related to Question 14 of this addendum.

LEGEND
Updated language

Project Funding	<p>Financial proposals can assume subsidy available through HPD-HDC (NYC “Housing Development Corporation”) Term Sheets.</p> <p>Additionally, financial proposals should assume that an NYPL source will fund the design and construction of the [permanent] Library Unit (both core and shell and fit-out). Financial proposals should not assume any operating income from the Library Unit towards the residential project.</p> <p>If a temporary relocation of library services is proposed, financial proposals should show the costs of the relocation in the budget, including but not limited to moving costs, fit-out, and rent. Applicants should show how this temporary relocation would be funded, including showing a proposed subsidy source if applicable.</p> <p>Financial proposals should also include the removal, conservation, and reinstallation of the Lorrie Goulet sculpture referenced in the “Preservation of Public Artwork” section below. HPD subsidy would fund this work.</p>
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## C. Updated “Financing Proposal” Competitive Criterion Language

Page 23 of the RFP. Related to Question 14 of this addendum.

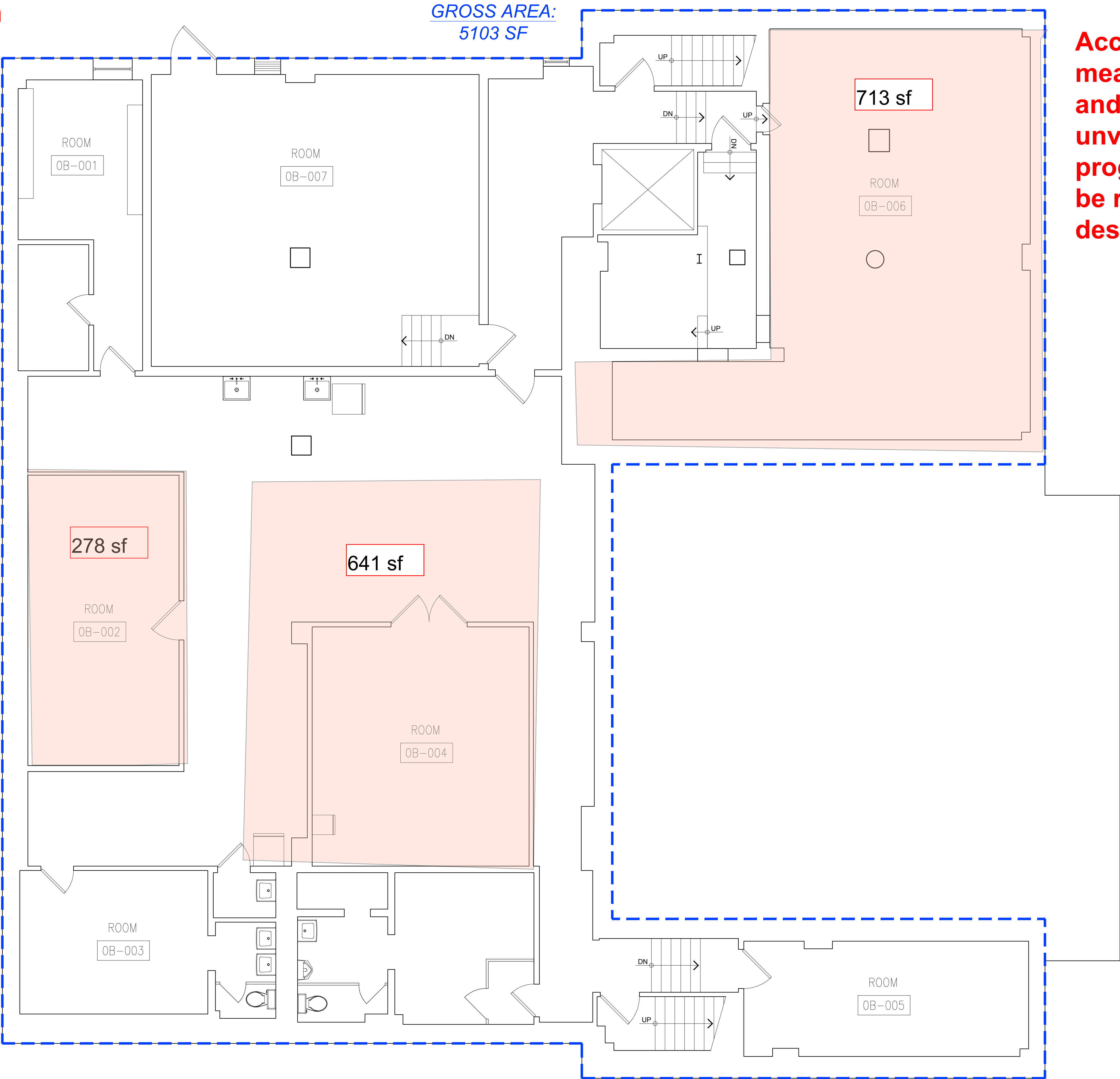
LEGEND
Updated language
Removed language

Competitive Criteria		TAB
Financing Proposal	<p>Submissions shall include a financial scenario with sources and uses that support the proposed Project and affordability levels, including construction of the core and shell and fit-out of the turnkey Library Unit for NYPL. The financial scenario shall be in accordance with current industry underwriting standards. Proposed total development costs and operating budgets must be within current industry parameters and in line with Appendix D.</p> <p>Financial proposals can assume subsidy available through HPD-HDC Term Sheets, including for the demolition of the existing library and the removal, conservation, and reinstallation of the Lorrie Goulet sculpture on the façade of the existing library.</p> <p>Additionally, financial proposals should assume that NYPL will fund <del>the temporary relocation of library services (if applicable), and</del> the core and shell and fit out of the [permanent] Library Unit. Financial proposals should not assume any operating income from the library towards the residential project. Financial proposals must include the fit-out cost of the library based on the suggested parameters referenced in Appendix E in order to create a turnkey Library Unit.</p> <p>Respondents that propose and/or provide temporary relocation of library services during demolition and construction should show the costs of the relocation in the budget, including but not limited to moving costs, fit-out, and rent. Applicants should show how this temporary relocation would be funded, including showing a proposed subsidy source if applicable.</p> <p>The financial scenario will be evaluated based on the feasibility of the underwriting, including, but not limited to, the reasonableness of estimated development and operating costs, proposed rents and other income, the feasibility and terms of the financing sources, efficiency of public resources, and the ability to support operating expenses, capital costs, and debt service to complete and operate the housing portion of the proposed Project. Rents for residential units or other income sources must be deemed realistic and substantiated by market comparables.</p>	G

## **D. Floor Plans of the existing Grand Concourse Library**

Floor plans are located on the following pages.

Note: Basement not in use for Library Program



Accuracy of measurements and scale are unverified. New program layout to be reviewed in design.



New York  
Public  
Library

CAPITAL PLANNING AND CONSTRUCTION  
445 FIFTH AVENUE NEW YORK NEW YORK 10016

REVISIONS:

NUMBER	DESCRIPTION	DATE
1	REVISION1	00-00-0000
2	REVISION2	00-00-0000
3	REVISION3	00-00-0000
4	REVISION4	00-00-0000
5	REVISION5	00-00-0000
6	REVISION6	00-00-0000
7	REVISION7	00-00-0000

DESIGN CONSULTANT NAME

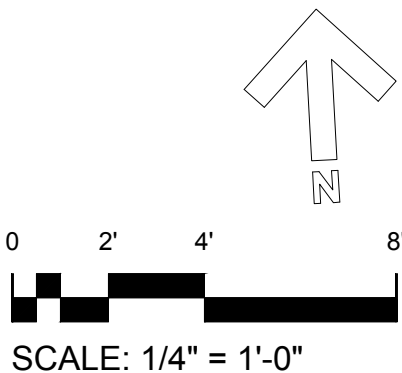
PROJECT:  
**Project Name**

Branch name: GRAND CONCOURSE BRANCH LIBRARY  
Branch address: 155 East 173rd Street, Bronx, NY 10457  
Block: 3930  
Lot: 59

DRAWING TITLE:  
**Grand Concourse  
Basement Plan**

SEAL & SIGNATURE	DATE:	JUNE 16, 2016
	PROJECT NO:	-----
	DRAWN BY:	---
	CHECKED BY:	---
	DRAWING NUMBER:	<b>GD-B</b>
	CADO FILE No:	00 OF 00

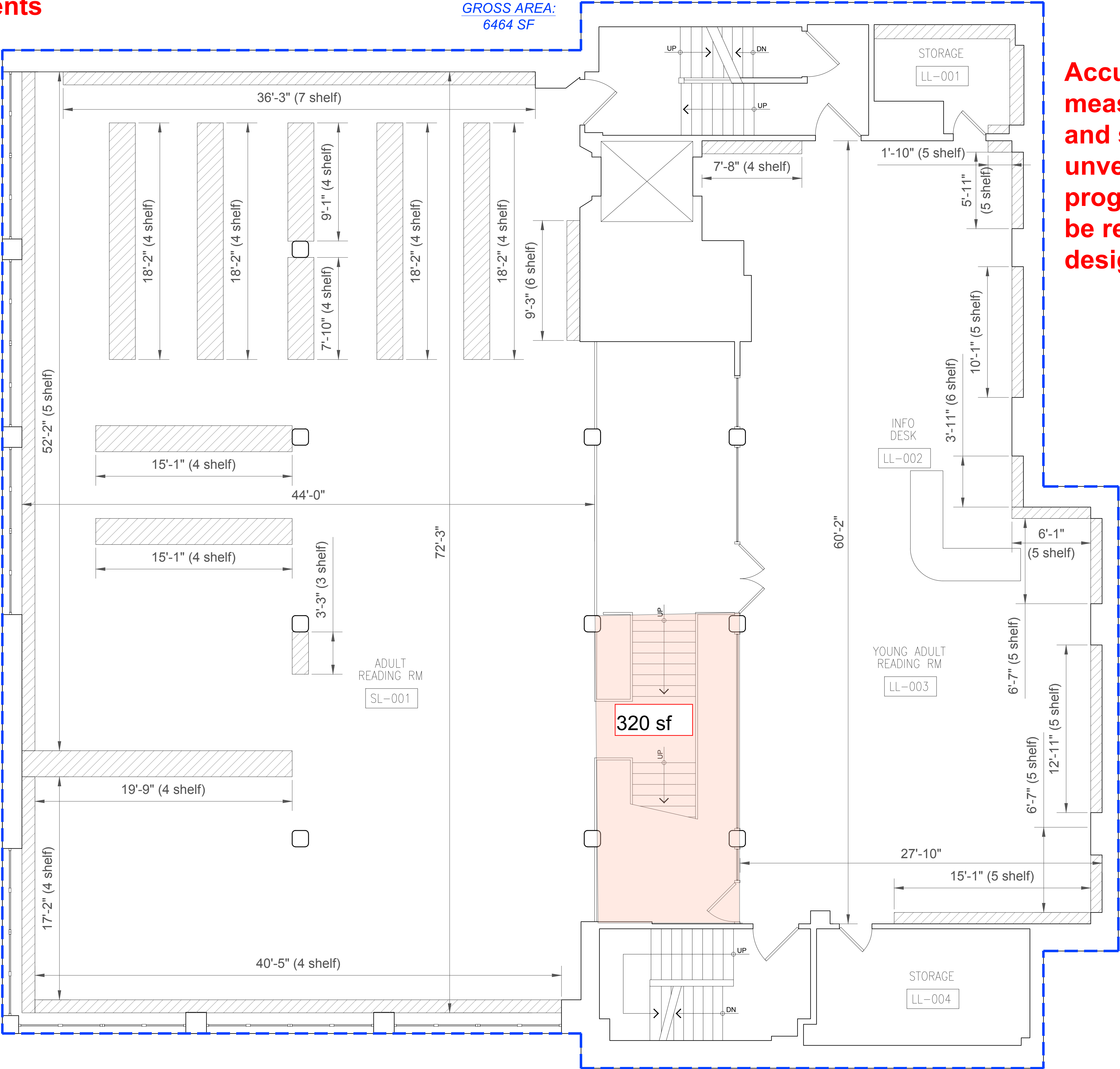
DOB BSCAN





Note: Plans do not reflect ADA improvements

GROSS AREA:  
6464 SF



Accuracy of measurements and scale are unverified. New program layout to be reviewed in design.



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445 FIFTH AVENUE NEW YORK NEW YORK 10016

REVISIONS:

NUMBER	DESCRIPTION	DATE
1	REVISION1	00-00-0000
2	REVISION2	00-00-0000
3	REVISION3	00-00-0000
4	REVISION4	00-00-0000
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7	REVISION7	00-00-0000

DESIGN CONSULTANT NAME

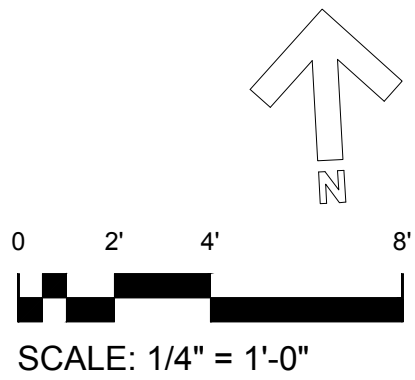
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**Project Name**

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Branch address: 155 East 173rd Street, Bronx, NY 10457  
Block: 3930  
Lot: 59

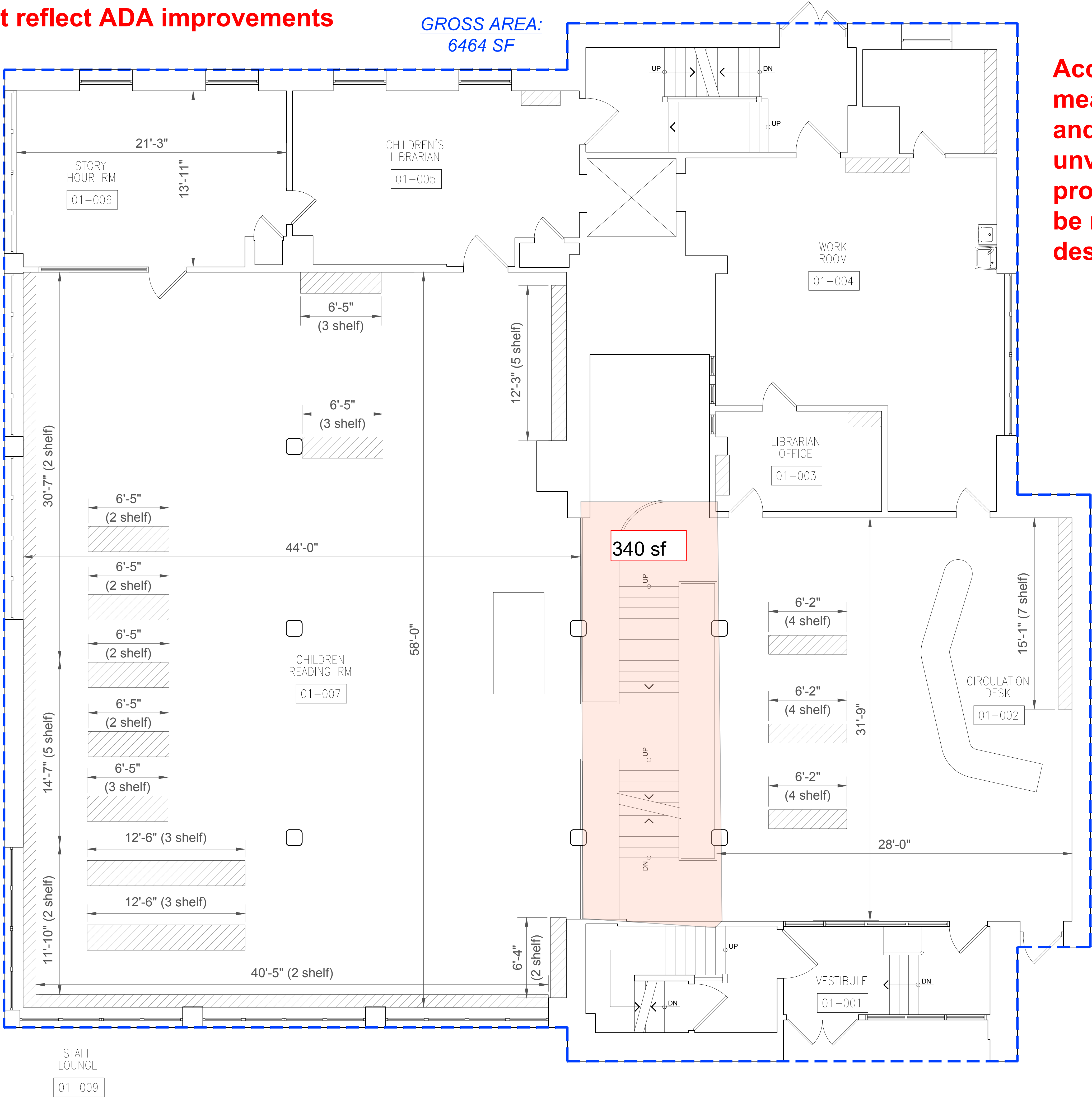
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**Grand Concourse Lower Level Plan**

SEAL & SIGNATURE	DATE:	JUNE 16, 2016
	PROJECT NO:	----
	DRAWN BY:	--
	CHECKED BY:	--
	DRAWING NUMBER:	<b>GD-LL</b>
	CADO FILE No:	00 OF 00

DOB BSCAN



Note:  
Plans do not reflect ADA improvements



Accuracy of  
measurements  
and scale are  
unverified. New  
program layout to  
be reviewed in  
design.

REVISIONS:

NUMBER	DESCRIPTION	DATE
1	REVISION1	00-00-0000
2	REVISION2	00-00-0000
3	REVISION3	00-00-0000
4	REVISION4	00-00-0000
5	REVISION5	00-00-0000
6	REVISION6	00-00-0000
7	REVISION7	00-00-0000

DESIGN CONSULTANT NAME

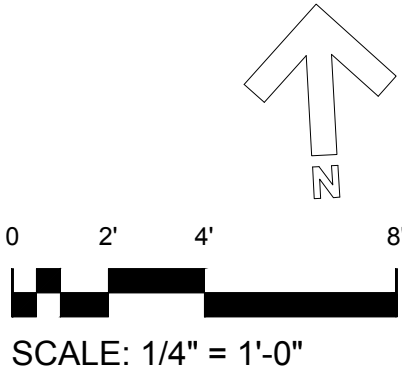
PROJECT:  
**Project Name**

Branch name: GRAND CONCOURSE BRANCH LIBRARY  
Branch address: 155 East 173rd Street, Bronx, NY 10457  
Block: 3930  
Lot: 59

DRAWING TITLE:  
**Grand Concourse  
1st and 2nd Floor Plan**

SEAL & SIGNATURE	DATE:	JUNE 16, 2016
	PROJECT NO:	----
	DRAWN BY:	--
	CHECKED BY:	--
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DOB BSCAN

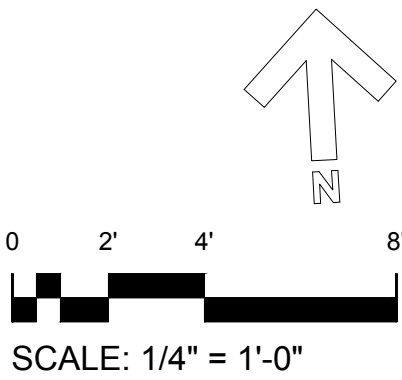
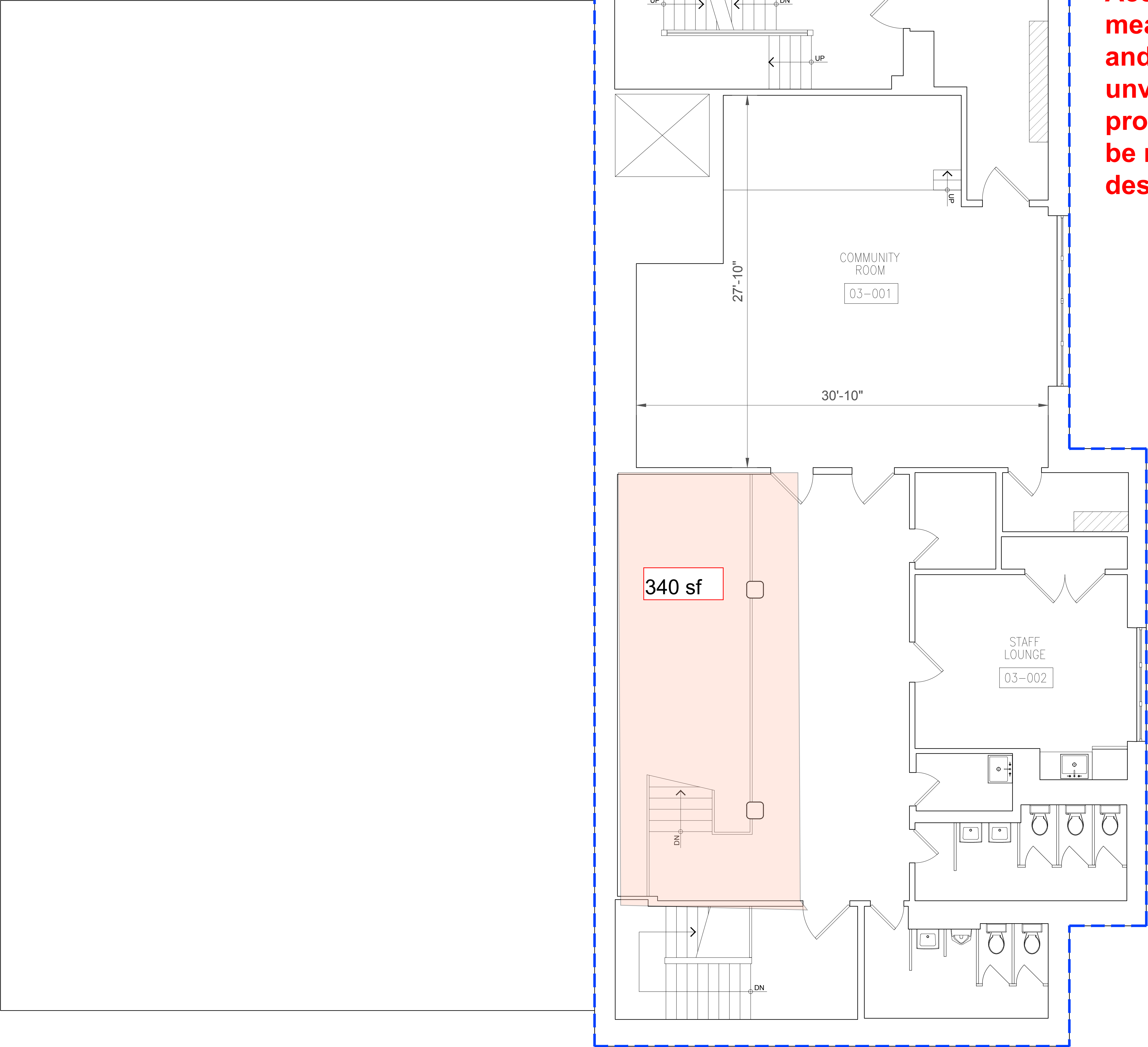


SCALE: 1/4" = 1'-0"

**Note:**  
**Plans do not reflect ADA improvements**

GROSS AREA:  
3110 SF

**Accuracy of  
measurements  
and scale are  
unverified. New  
program layout to  
be reviewed in  
design.**



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445 FIFTH AVENUE NEW YORK NEW YORK 10016

REVISIONS:

NUMBER	DESCRIPTION	DATE
1	REVISION1	00-00-0000
2	REVISION2	00-00-0000
3	REVISION3	00-00-0000
4	REVISION4	00-00-0000
5	REVISION5	00-00-0000
6	REVISION6	00-00-0000
7	REVISION7	00-00-0000

DESIGN CONSULTANT NAME

PROJECT:  
**Project Name**

Branch name: GRAND CONCOURSE BRANCH LIBRARY  
Branch address: 155 East 173rd Street, Bronx, NY 10457  
Block: 3930  
Lot: 389

DRAWING TITLE:  
**Grand Concourse  
Third Floor Plan**

SEAL & SIGNATURE	DATE:	JUNE 16, 2016
	PROJECT NO:	-----
	DRAWN BY:	--
	CHECKED BY:	--
	DRAWING NUMBER:	<b>GD-3</b>
	CADO FILE No:	00 OF 00

DOB BSCAN