

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

Addendum 2 Issue Date: March 21, 2025

Addendum 3 Issue Date: April 11, 2025

Submission Deadline: May 2, 2025

Contents of Addendum 3 (final addendum)

A. Submission Instructions

- Intent to Submit
- File Format
- Asset Statements

B. Questions and Answers

Enclosed are questions and answers that were sent to the RFP email address between the dates of March 19, 2025, and April 4, 2025.

C. Update to RFP Section IV. Selection Process (B. Review Criteria).

Page 18 of the RFP.

PLEASE NOTE:

Potential Respondent team members must be respectful to staff and other patrons while viewing spaces in the existing library or any other public libraries. No access to non-public areas will be provided at this time. Photographs of the existing Grand Concourse branch are not required in Respondents' Submissions, as the branch will be demolished as part of this project. As well, please refrain from taking photographs that include members of the public while at the branch, as this is not permitted. We ask that you respect the needs of others using the library during your visit.

A. Submission Instructions

Intent to Submit

If you intend to submit a proposal, please notify us at GrandConcourseLibrary@hpd.nyc.gov by April 18, 2025. The email should include:

- The development entities involved
- Who the main point of contact will be
- Who to cc in all email communications (optional)

File Format

- HPD will be accepting electronic submissions only for this RFP. Electronic signatures may be used.
- Please note that the upload site does not support the uploading of folders. Respondents should submit the complete submission in **one PDF file and separate PDF files** for each tab as well.
- All PDFs must be searchable. For each file that will be submitted, kindly use the following file name convention when possible: **Lead Development Team Member_Tab X.pdf**. Please limit file names to no more than 20 characters.

Asset Statements

If you do not wish to upload the Principals' asset statements using the secure upload link, you may mail a physical copy to the address below. If you choose to mail your asset statements, please provide an expected delivery date and carrier tracking number to the RFP email address.

ATTN: Benjamin Palevsky
HPD Office of Neighborhood Strategies
100 Gold Street, 9-X66C
New York, NY 10038

B. Questions and Answers

Competitive Review Process

1. Can you share the participants of the RFP review committee?

HPD and NYPL review committees are anticipated to include:

HPD:

- Office of Neighborhood Strategies, Division of Planning & Predevelopment
- Office of Development
 - Divisions of New Construction Finance, Special Needs Housing, and/or Homeownership Opportunities & Preservation
 - Building and Land Development Services (BLDS)
 - Sustainability Team

NYPL:

- Real Estate and Capital Initiatives
- Capital Planning and Construction
- Library Services, Strategic Initiatives and Operations

2. Will there be community member and youth participation in the review of the proposals?

HPD and NYPL highly value the community input for this project that was gathered from April through September of 2024. The results of this engagement are summarized in the [Community Visioning Report](#) (Appendix B) and were incorporated into the RFP.

HPD and NYPL take the integrity of the RFP competitive review process seriously. As such, we are required to ensure that the RFP process prevents potential conflicts of interest (and disqualifications of teams because of potential conflict of interest) and cannot allow community members to partake in the review.

Existing Library

3. What is the weight of the Lorrie Goulet statue and who fabricated it?

NYPL does not have this information. If necessary, Respondents should estimate the weight of the sculpture in their submissions or obtain the services of a consultant that might be able to assist with estimates.

New Library

4. Is it a Threshold Requirement of the RFP to provide a 17,000 GSF library on the first two floors of the building?

Per the Program Threshold Requirements on page 24 of the RFP, “The Library Unit should be approximately 17,000 gross square feet,” so achieving 17,000+ GSF is not a Threshold

Requirement. However, if the proposed Library Unit is below 17,000 GSF, the specific programmatic reasoning should be discussed in the Submission narrative.

- 5. Is NYPL amenable to having part of the library unit – specifically meeting rooms and the tech center – located in the cellar, if the bulk of the total library GSF is on the first and second floors?**

Refer to Question 10 of [Addendum 2](#).

- 6. Regarding the Best Buy Teen Tech Center, Addendum 2 states that “the new library will have a teen center that replicates the uses and functions currently in the branch.” Does the new teen center need to be co-located with the teen-focused books and reading area? Or can the teen tech center be located in a different area of the library?**

The new teen center should be co-located with the teen-focused books and reading area.

- 7. Regarding Library space requirements listed in Appendix E, would it be possible to provide more guidance on capacity? For example:**

- a. In the Staff Workroom, how many workstations would be needed?**
- b. What is the desired capacity for the Children’s Room and Teen Room?**
- c. Are there any other preferences for capacity or sf in other areas?**

Refer to question #11 in [Addendum 2](#). Existing floor plans may serve as a reference however the branches listed in Appendix E of the RFP (Inwood, Melrose, Macomb's Bridge) provide examples of more recent, contemporary, library construction.

Residential Program

- 8. The RFP states that the response team should assume MIH for this project, however the address is not listed on any MIH maps. Can HPD confirm what MIH option respondents should assume?**

The RFP Project Snapshot (page 8) directs Respondents to assume the Site will be rezoned to R9X after the Developer is designated. The Site would be mapped as MIH as part of this rezoning. For the purposes of this RFP, any MIH option is acceptable. HPD will work with the Developer post-designation to ensure MIH compliance.

Finance

- 9. What subsidy cap should we be assuming under the NCP term sheet for the Grand Concourse Library?**

HPD acknowledges that Projects may need subsidy over term sheet limits in the current cost environment. Applicants should show the additional subsidy amount needed in underwriting models and financial assumptions.

10. What is HPD’s position regarding sources which use funding from EPA’s Greenhouse Gas Reduction Fund (e.g. CPC Climate Capital) as it relates to the RFP?

HPD considers EPA’s Greenhouse Gas Reduction Fund (GGRF) to be a competitive funding source. Per page 32 of the RFP:

Submissions that include competitive sources (including rental assistance for homeless, supportive, and/or senior housing components) and incentives may include these sources and incentives in their financing Scenarios. Any Proposal that includes funding or financing that is awarded on a separate competitive basis should submit historical letters of interest or award letters for similar projects financed within the past 7 years, if applicable. In addition, the financing narrative should explain the feasibility of obtaining the proposed sources and/or describe the Respondents’ history of successfully applying for the proposed sources.

11. Regarding Units & Income, should we underwrite to 2025 FMRs now that they have been amended?

For the purposes of this RFP, Respondents should continue to use the 2024 HUD AMIs are provided in Forms G-1 and G -2, and adhere all other requirements provided in the RFP and Financial Assumptions (Appendix D).

12. Regarding the \$13.5 million in City Capital Funds allocated for the library:

- a. **Please confirm that the \$13.5 million will be available for use during construction.**
- b. **If it turns out that the costs associated with the façade and HVAC system are less than \$13.5 million, or if those trades are needed to achieve MWBE/SDVOB requirements of another funding agency, can the funds be used for other hard construction costs?**

Please refer to Question 28 of [Addendum 1](#). The \$13.5 million of capital funds should be considered as a portion of the “NYPL source [that] will fund the design and construction of the Library Unit (both core and shell and fit-out),” referenced in the Project Snapshot of the RFP. This funding should not be reflected in the budget separately.

Public Approvals and Agency Oversight

13. Is it anticipated that the site will require an E-Designation or approval or supervision by OER?

This determination will occur after the Developer is designated.

C. Update to RFP Section IV. Selection Process (B. Review Criteria)

Page 18 of the RFP.

LEGEND
Updated language
Removed language

<u>Competitive Review Phase I</u>									
<table><tr><th>Competitive Criteria</th><th>Weight</th></tr><tr><td>Development Team Experience and Capacity</td><td>25% 30%</td></tr><tr><td>Development Program and Community Development</td><td>37.5% 35%</td></tr><tr><td>Design and Performance</td><td>37.5% 35%</td></tr></table>	Competitive Criteria	Weight	Development Team Experience and Capacity	25% 30%	Development Program and Community Development	37.5% 35%	Design and Performance	37.5% 35%	
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