

New Grand Concourse Library and Affordable Housing RFP

Grand
Concourse
Library

February 18, 2025

Pre-Submission Conference



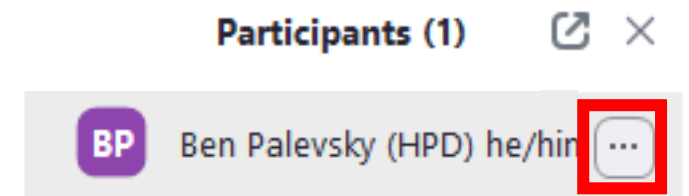
New York
Public
Library

NYC

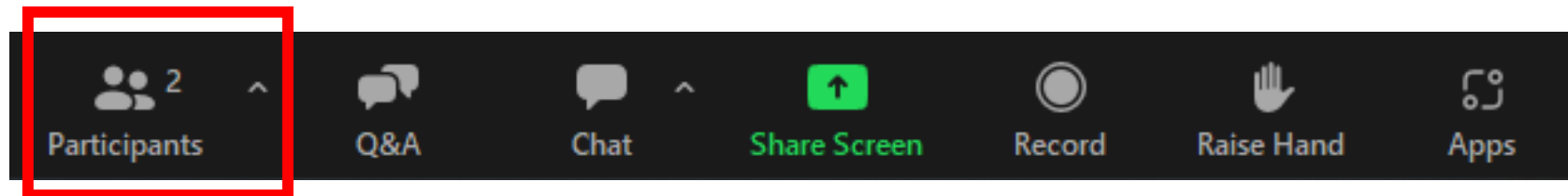
Housing Preservation
& Development
Office of Neighborhood
Strategies

Pre-Submission Conference Housekeeping

- All participants will be muted upon entry.
- This conference will be recorded for internal purposes only; it will not be made public.
- Questions and answers from this session will be made public through an addendum.
- Contact information for those who RSVP'd and indicated contact can be shared will be made available through an addendum.



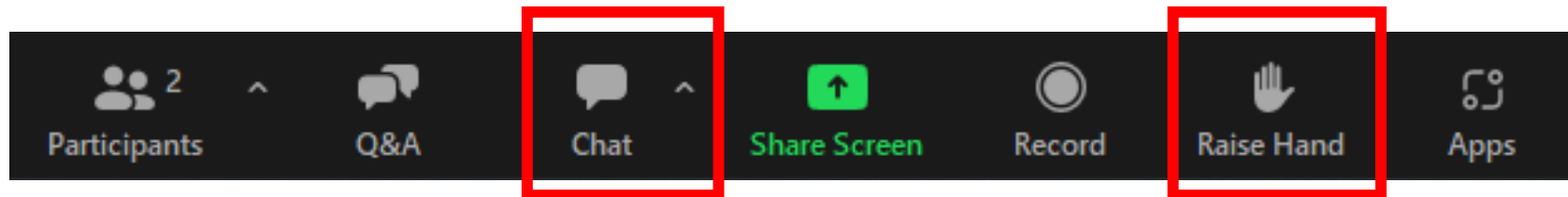
Click the three dots to rename yourself.



Pre-Submission Conference

Question and Answer Instructions

- Questions will be answered at the end of the presentation.
- Please type your questions into the chat box as they arise. We will give you a chance to read them aloud later.
- If you would like to speak to ask a question, please raise your hand at the end of the presentation, and we will call on you to unmute and speak.



Agenda

1. Project Overview
2. Development Goals
3. Community Visioning Report
4. RFP Review Process and Evaluation Criteria
5. Submission Instructions
6. Questions and Answers



Project Overview

Project Overview

Grand Concourse Library and Affordable Housing

HPD and **NYPL** are planning for the redevelopment of the Grand Concourse Library with a **new state-of-the-art library** and **affordable housing on top**.



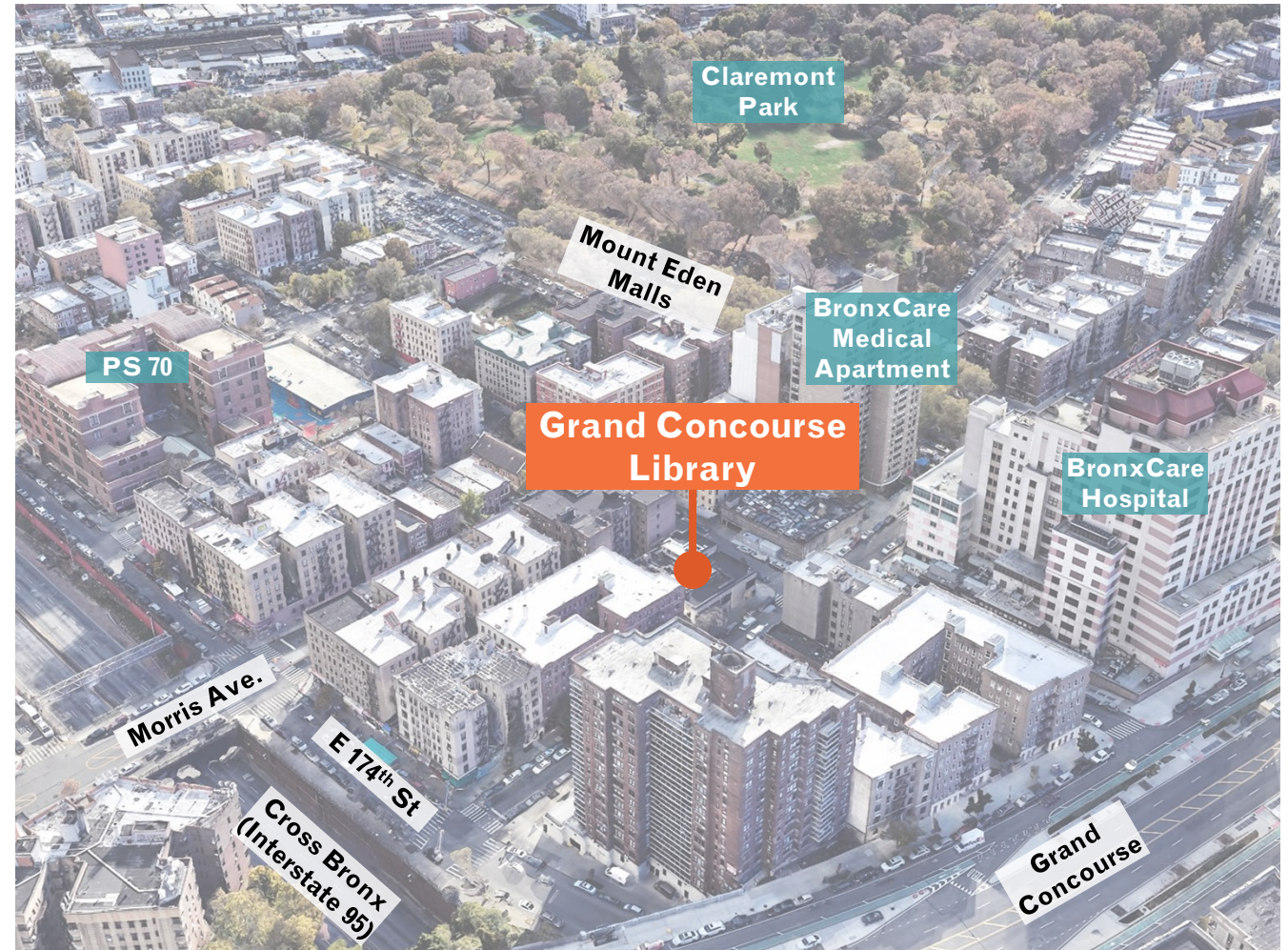
New York
Public
Library



Project Overview

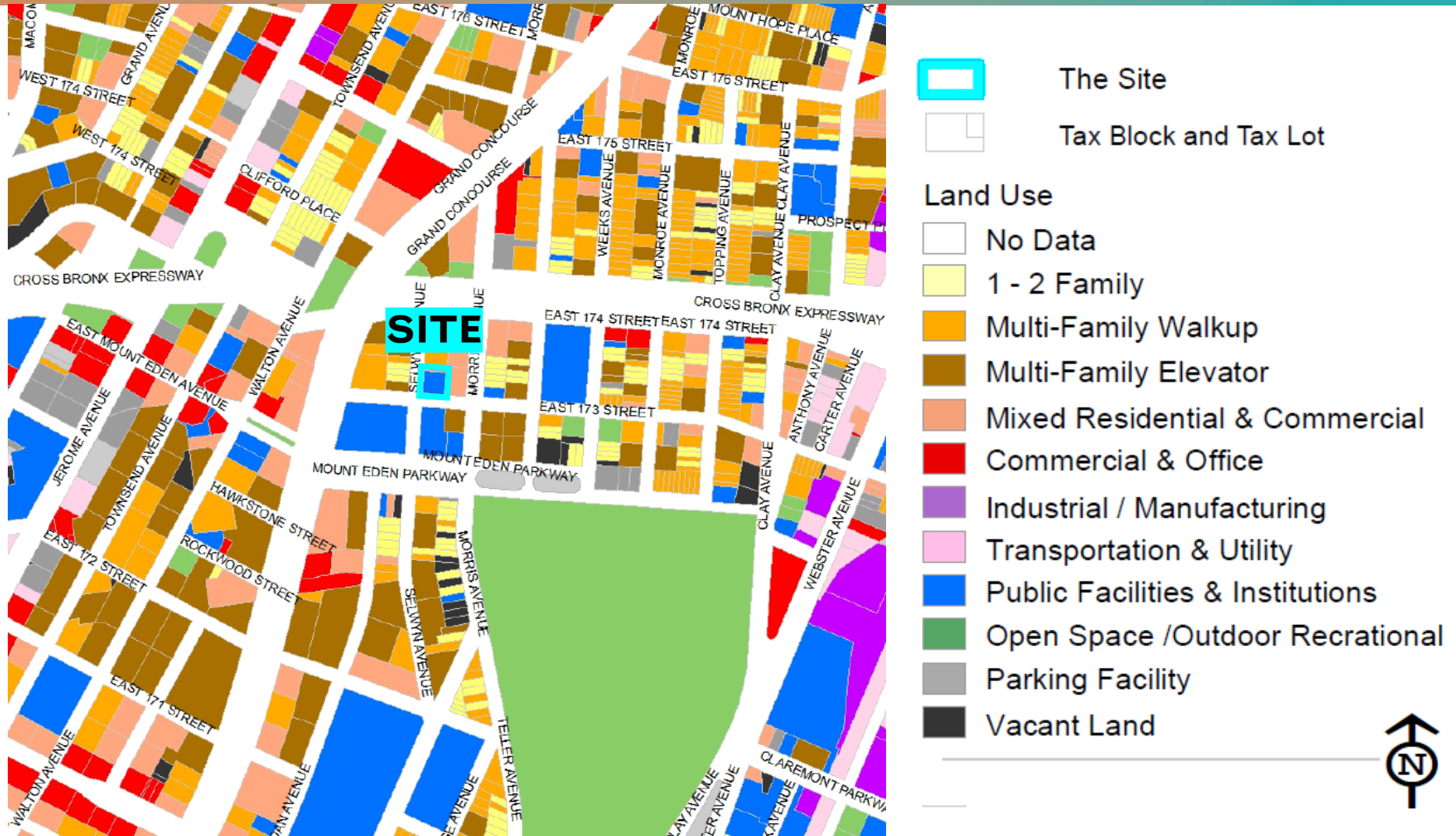
Site Description and Context

- 155 East 173rd Street, Bronx, Community District 4
- 8,864 SF lot
- Built in 1959
- B/D trains (174-175 Street)
- Across the street from the Claremont BronxCare campus; near P.S. 70, P.S. 402, and Claremont Park.
- \$13.5 million in City Capital funding is currently allocated for facade and HVAC-related work



Project Overview








Neighborhood Context: Land Use



Project Overview

Neighborhood Context: Transportation



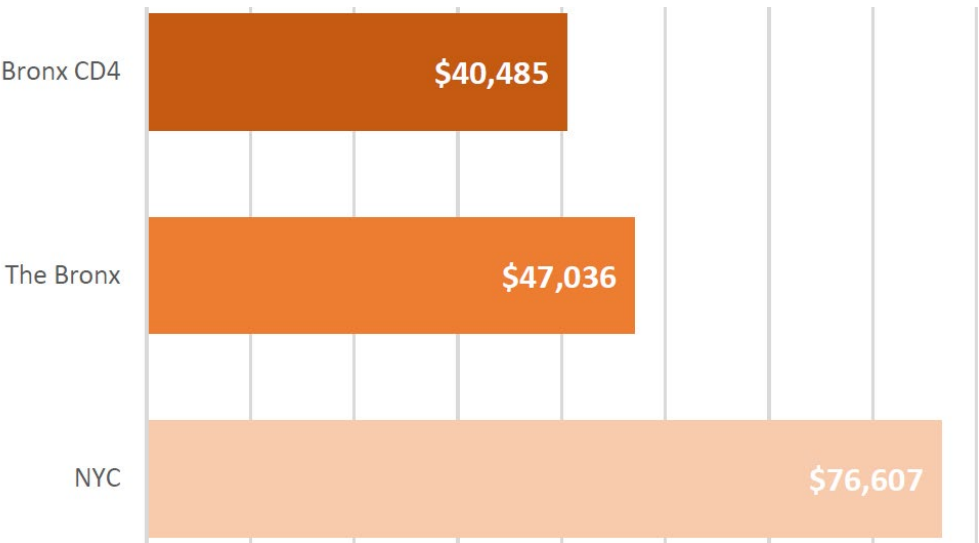
-  The Site
-  Tax Block and Tax Lot
-  Park or Playground
-  Water
- Transportation
 -  Bus Route
 -  Subway Station
 -  Subway Route



Project Overview

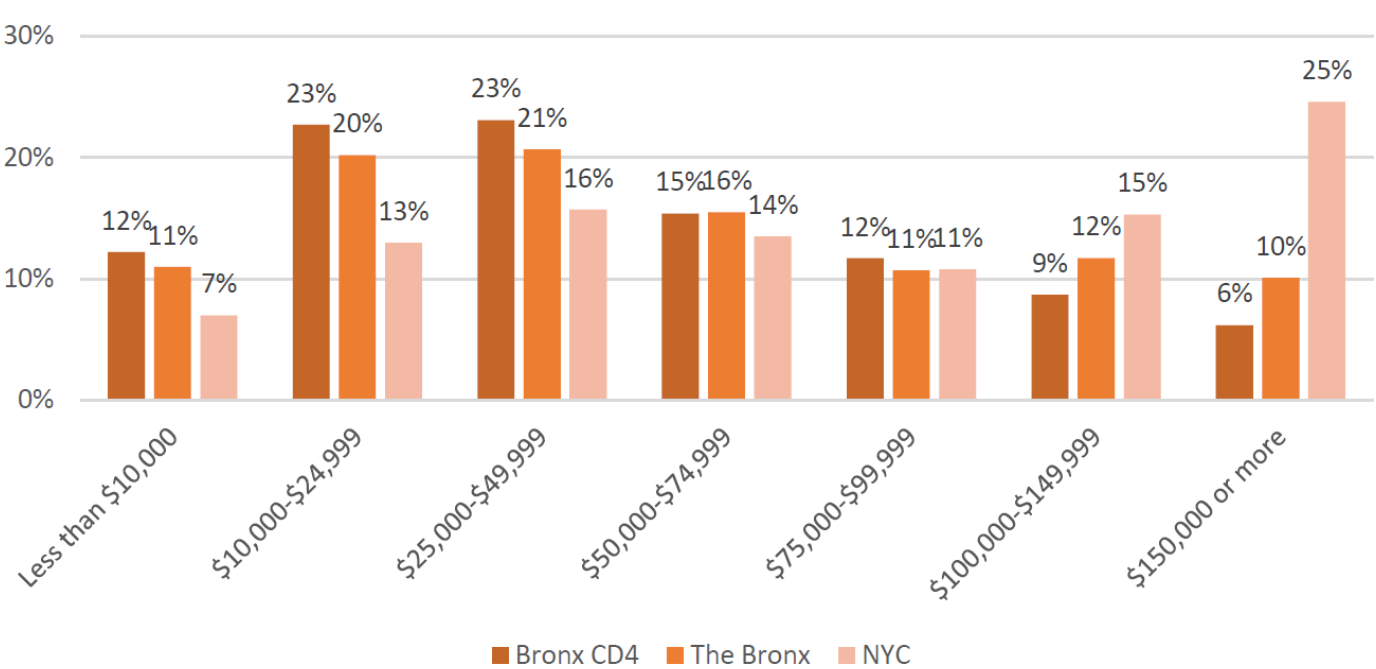
Demographics

Median Household Income



Data Source: New York City Department of Planning. (2024). American Community Survey Profile, 2018-2022: BX04 Highbridge-Concourse (CD 4 Approximation), Income and Benefits. Retrieved from popfactfinder.planning.nyc.gov.

Distribution of Households by Income Ranges



Data Source: New York City Department of Planning. (2024). American Community Survey Profile, 2018-2022: BX04 Highbridge-Concourse (CD 4 Approximation), Income and Benefits. Retrieved from popfactfinder.planning.nyc.gov.

Development Goals

Development Goals

Project Overview

Mixed-Use Development

- Colocation of new public library with 100% affordable housing above.

Brand New State-of-the-Art Public Library

- Turnkey replacement of the existing library (including fit-out).
- Approximately 17,000 gross square foot Library Unit.
- 1st and 2nd floors of the new development.
- Optional: propose temporary relocation of limited core library services during construction.

Development Goals

Project Overview

Project Funding

- Subsidy available through HPD-HDC Term Sheets.
- Financially feasible and compliant with term sheets.
- Maximize long-term affordability.
- HPD subsidy will fund the demolition of the existing library and the removal, conservation, and reinstallation of the Lorrie Goulet sculpture.
- NYPL source will fund the design and construction of the Library Unit (both core and shell and fit-out).
- Assume zero operating income from the Library Unit towards the residential project.

Development Goals

Project Overview

Climate Resiliency

- Follow HPD's Design Guidelines for New Construction and the NYC Climate Resiliency Design Guidelines to mitigate identified climate hazards.

Zoning

- Adhere to current regulations (recent passage of City of Yes for Housing Opportunity).
- Assume rezoning from R8 to R9X.

Anticipated Government Approvals

- Selected Project will require ULURP and City Council and Mayoral approvals for a zoning map amendment, a zoning text amendment to map an MIH area, and disposition of City-owned property.

Community Visioning Report

Community Visioning Report (CVR) Reflecting the CVR in Your Proposal



The CVR summarizes community input for the project collected through:

- 270 project questionnaires
- 9 in-person tabling events at the library and around the neighborhood
- Public workshop held at the library
- Public meetings and presentations to Bronx Community Board 4

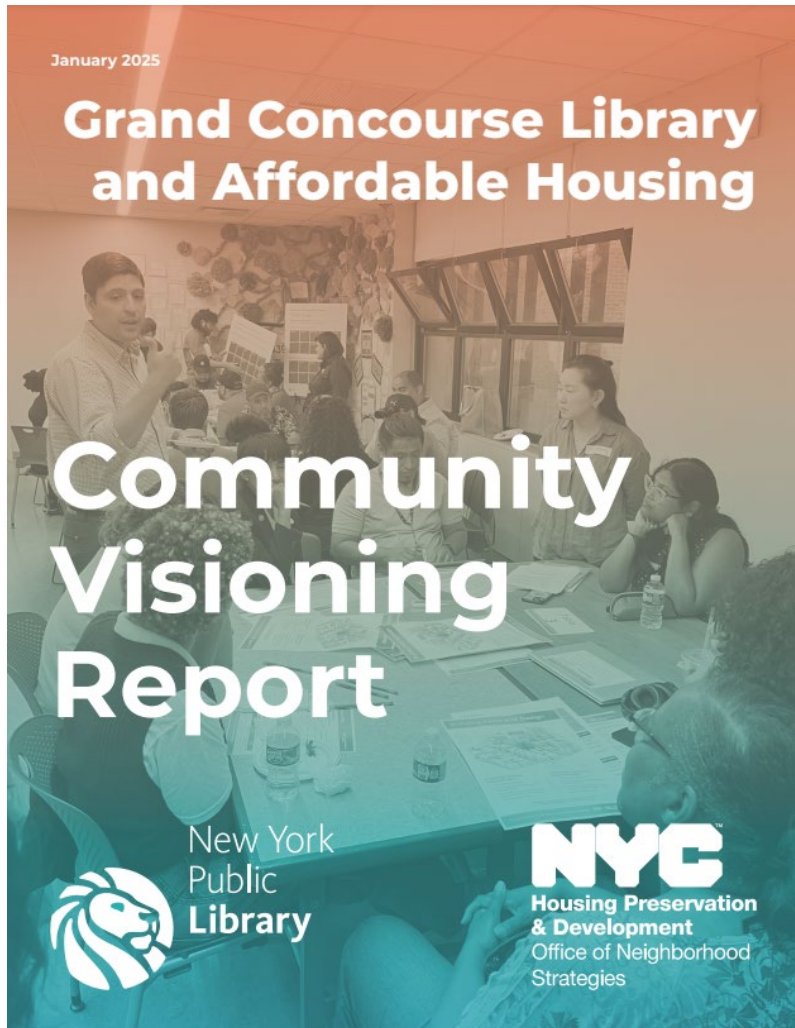


Community members gave input on:

- Housing issues/needs
- Library spaces, services and programming
- Design and rezoning

Community Visioning Report

What We Heard



AFFORDABLE HOUSING

- Ensure the housing is truly affordable and reflects incomes in the community.
- Prioritize housing for low-income families with children, seniors, and individuals with mental disabilities or those receiving public assistance.
- While some community members expressed interest in homeownership opportunities, HPD's homeownership program does not reflect income levels in this community.
- Support to maximize number and size of affordable homes built.

LIBRARY SPACES AND PROGRAMMING

- Support for extended hours and improved accessibility.
- Importance of youth and teen programming.
- Expand programming related to health, technology, financial literacy, and the arts.
- Desire for more quiet zones, study rooms, and computer stations.
- Importance of multilingual resources and services.
- Need for temporary space and services during library closure.

RFP Review Process and Evaluation Criteria

RFP Review Process and Evaluation Criteria

Evaluation Process

Threshold Criteria (must have to move on)

- Complete proposal including all forms and requested documents (see Form A-1: Completeness Checklist).
- M/WBE or Non-profit Equitable Ownership Requirement (25% requirement must be met by one entity).
- 100% affordable housing.
- Preservation of Public Artwork (Lorrie Goulet sculpture).
- Adherence to parameters in the Project Snapshot.
- Adherence to appendices including Appendix E: Library Program Brief.

Competitive Review Phase I

Competitive Criteria	Weight
Development Team Experience and Capacity	30%
Development Program and Community Development	35%
Design and Performance	35%

Competitive Review Phase II

Competitive Criteria	Weight
Development Team Experience and Capacity	20%
Financing Proposal	20%
Development Program and Community Development	30%
Design and Performance	30%

RFP Review Process and Evaluation Criteria

RFP Appendices

A. Design Guidelines

- Site Plan and Urban Design
- Building Design (exterior, bulk, ground level facades, plans, interiors)

B. Community Visioning Report

C. Job Outreach Plan

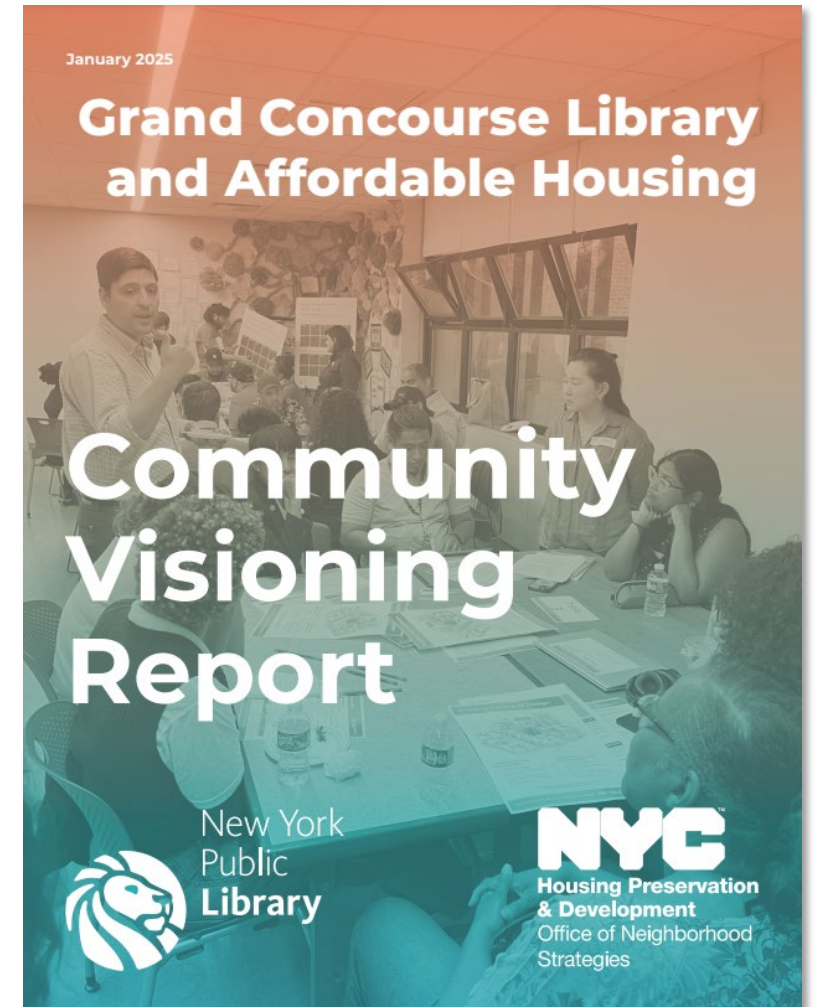
- Job creation, local hiring strategies, and workforce development.

D. Financial Assumptions

- Term Sheets
- Interest Rates
- Guidance for LIHTC, PBVs, ESSHI, NYC 15/15
- Maintenance and Operating Expenses

E. Library Program Brief

- Required programmatic elements and library spaces



Submission Instructions

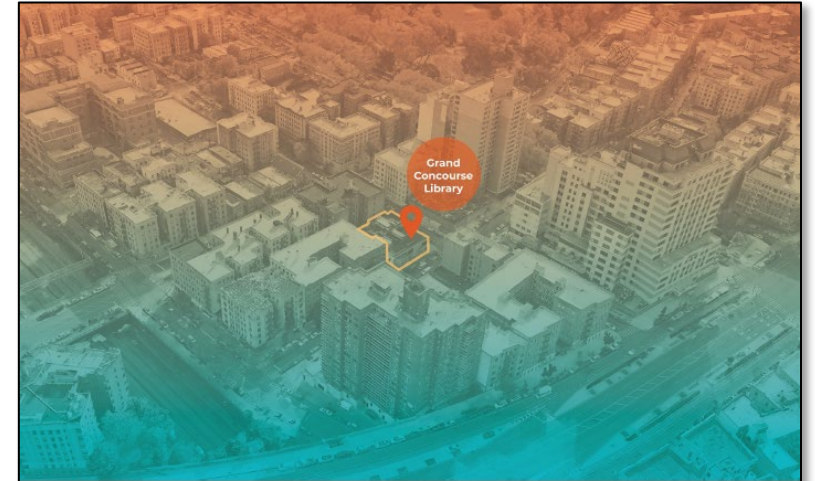
Submission Instructions

Submissions are due Friday, May 2 by 4pm:

- Submit one PDF containing complete proposal, and separate readable PDF files for each tab.
- Instructions on obtaining the link for upload will be published in an addendum.



Submission best practices:

- Submit materials in order requested.
- Single-page layouts rather than spreads.
- Ensure that pages are properly oriented.
- Complete entire forms and provide them in specified formats.
- Include table of contents on tabs where appropriate, and ensure that narratives are properly titled.
- Submit asset statements for all identified principals.



Grand Concourse Library and Affordable Housing Request for Proposals

Issue Date: January 28, 2025
Pre-Submission Conference: February 18, 2025
Submission Deadline: May 2, 2025

 New York Public Library
 NYC Department of Housing Preservation & Development

Mayor, Eric Adams
First Deputy Mayor, Maria Torres-Springer
Executive Director for Housing, Leila Bozorg
Commissioner, Department of Housing Preservation and Development, Adolfo Carrión Jr.
President, New York Public Library, Tony Marx

Submission Instructions

Experience and Development Program Tips

- Clarify roles of Development Team members; if joint venture, ensure ownership stakes add up to 100%.
- Submit concise and relevant marketing materials, narrative statements, and/or portfolio list for other members of Development Team.
- Include all narratives requested.
- Submit M/WBE certification.
- Make sure proposal complies with guidance detailed in the Project Snapshot of the RFP.

Submission Instructions

Design Tips

- Adhere to Appendix A (Design Guidelines) and Appendix E (Library Program Brief) as closely as possible.
- Include overall dimensions, dimensions within library spaces and dwelling units, and net square footages within each area.
- If proposing unusual construction methods, discuss in the narrative.
- Clearly indicate usage of library spaces, residential amenities, and other rooms using legends or other clear labeling.
- Clearly differentiate building access for the library and residential uses.
- Clarify if rooftop is accessible and which parts are reserved for programming (if applicable).
- If proposing specific sustainability methods, discuss in narrative.
- If methods result in cost savings, discuss in the narrative.

Submission Instructions

Finance Tips

- Ensure costs are allocated to the funding sources indicated in the RFP (i.e., HPD subsidy vs. NYPL source).
- Adhere to Appendix D (Financial Assumptions) as closely as possible.
- Use 2024 AMIs and HDC or CPC Maintenance & Operating standards as applicable. Proposed energy cost savings should be based on the heating amounts listed in the standards.
- Note any NYSERDA or other incentives in finance narrative.

Submission Instructions

Addenda

- Pay attention to addenda that will include corrections, updates to this RFP, and Q&A.
- Addenda will be posted on the RFP website and will be emailed to those who attended this meeting and/or downloaded the RFP package from the project website.
- The first addendum will be published after this meeting.

Important Deadlines:

- All written questions must be submitted to GrandConcourseLibrary@hpd.nyc.gov by April 4, 2025, to be included in an addendum.
- If you intend to submit a Proposal for this RFP, please send an email to GrandConcourseLibrary@hpd.nyc.gov to express an intent to submit by 4:00 PM on April 18, 2025.

Next Steps Development Process



Questions?

All Q&A will be published in an addendum.

All communication must be completed in writing to:
GrandConcourseLibrary@hpd.nyc.gov