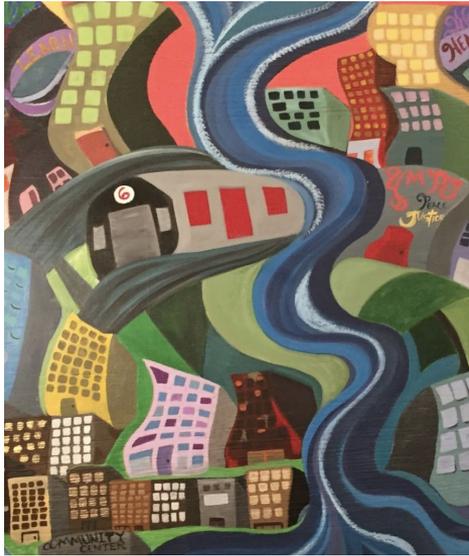


February 19th, 2026 - RFP Information Session

Westchester Avenue Station Redevelopment Scenario Cost Estimates and Renderings RFP Information Session



Youth Ministries for Peace and Justice, Inc. (



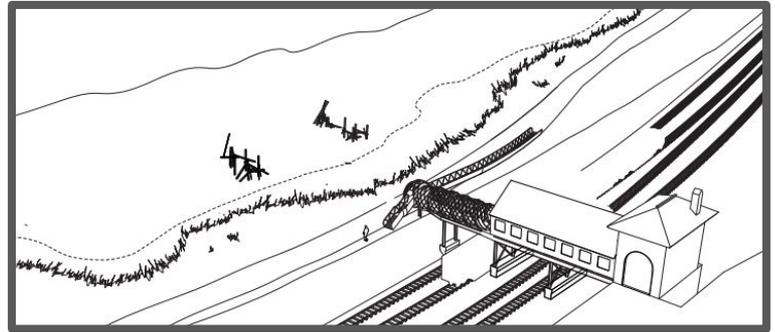
Information Session Agenda

1. **Presentation (10:10 am - 10:30 am)**
 - a. Project Background
 - b. Scope of Work
 - c. Proposal Components
 - d. Submission Instructions
 - e. Selection Criteria
2. **Q&A (10:30 am - 11:00 am)**



Project Background

- Built in 1912, abandoned in 1937, designed by American architect Cass Gilbert for the NY.NH.& H./NY.W.& B.
- Subject of community concern and fascination, informal landmark, informal historic site
- YMPJ has been working for over a decade forwarding this restoration project
- YMPJ's most recent work includes:
 - Feasibility Study completed 2015/18; Option B is determined as preferred redevelopment option, suggested **\$10M in 2018.**
 - Community visioning activities focused on potential reuse in 2023
 - Site visits with design team and Amtrak in 2024
 - Updated existing conditions with Pre-schematic Conditions Assessment in **2025, \$30M quick estimate,** \$10M for selective demolition and preservation, \$20M for reconstruction



Building Description



Total (~2,400 sf), Headhouse (~565 sf), Waiting Room (~1,820 sf)

Pre-schematic Conditions Assessment

Key findings:

Phase 1: Selective Demolition and Preservation

- Salvage the steel trusses in the waiting room
- Salvage all exterior terra cotta and other remaining historic elements

Phase 2: Reconstruction

CASS GILBERT'S WESTCHESTER AVENUE STATION
VACANT STRUCTURE OF THE FORMER NY NH & H RAILROAD
PRE-SCHEMATIC CONDITIONS ASSESSMENT
1324 WESTCHESTER AVENUE BRONX NY 10459, BLOCK 2749, LOT 100



Cass Gilbert's
Westchester Avenue Station
Vacant structure of the Former New York, New Haven and Hartford Railroad
Pre-schematic Conditions Assessment

January 15, 2025
Revised February 19, 2025

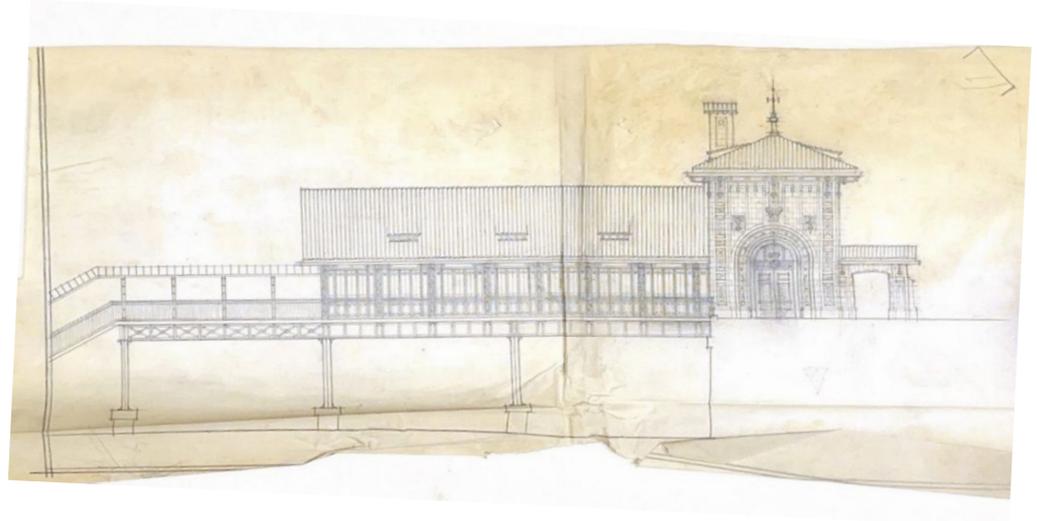
This report was prepared for Youth Ministries for Peace and Justice, Inc. and the New York State Department of State with funds provided under the Brownfield Opportunity Areas Program

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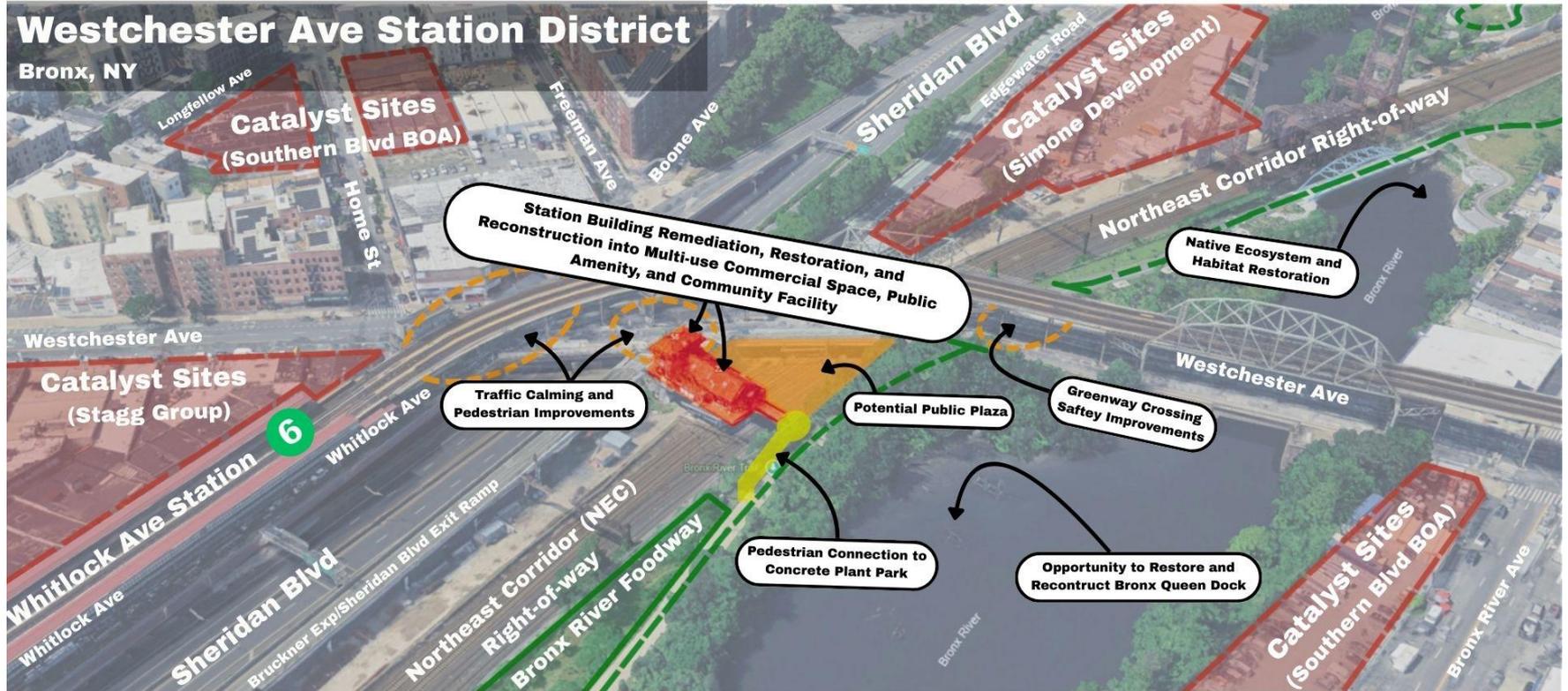
Scope of work

The consultant(s) will be responsible for the development of five (5) redevelopment scenario, cost estimates, and corresponding renderings for the Westchester Avenue Station.

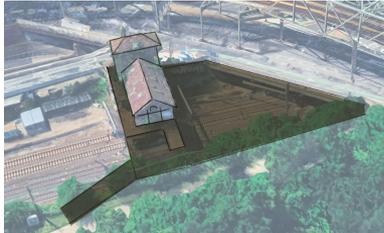
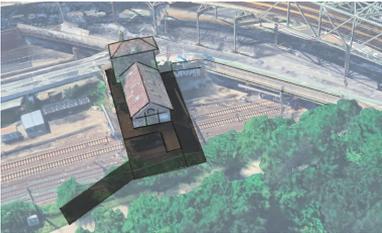
Proposed project timeline: ~16 weeks (~4 months) after contract signing



Consistencies Among Scenarios



Redevelopment Scenarios



Proposal Components

Proposals should include:

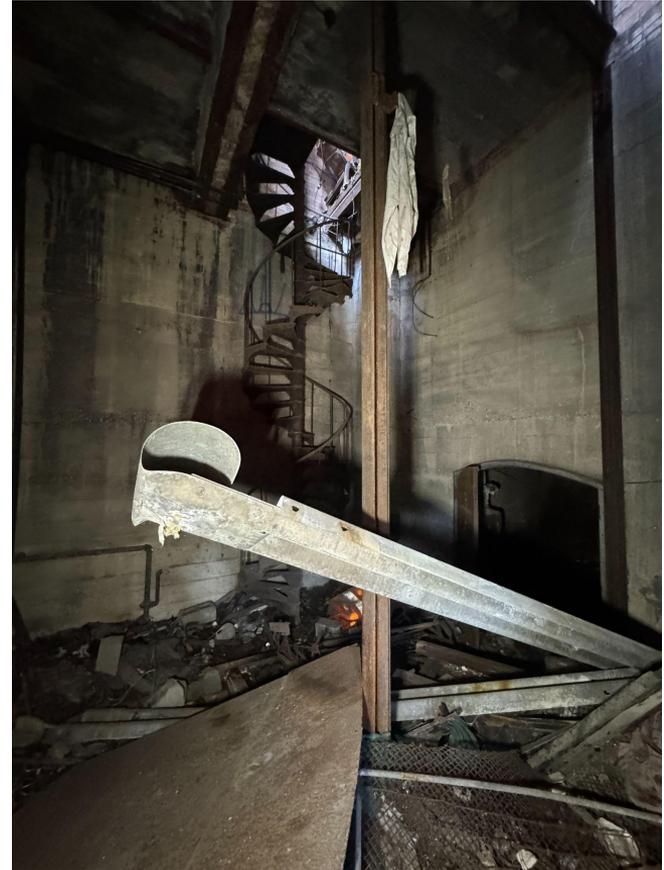
1. Cover Letter
2. Firm Contact Information
3. **Qualifications Statement**
4. Consultant Team Overview
5. **Key Personnel Resumes**
6. Approach and Methodology
7. Deliverables and Timeline
8. Fee Proposal
 - a. An itemized cost breakdown, not to exceed the allocated amount of \$55,000.00.
 - b. A total project cost and payment schedule.
9. Client References
10. Past Projects



Proposal Submission Instructions

Digital Format: Proposals must be submitted in a single PDF file no later than Wednesday, **3/11/26 by 11:00 PM EST**. Proposals should be emailed to brownfields@ympj.org with the subject line: “Cost Estimate Proposal – [Firm Name].” Late or incomplete submissions will not be considered.

Length Limit: Submissions should not exceed 5 pages of primary text, excluding the cover letter, table of contents, resumes, and cost breakdown.



Proposal Selection Criteria

Once the **RFP period is closed on 3/11/26** proposals will be scored and shortlisted.

Shortlisted respondents will be invited to present their proposals and answer questions during a scheduled interview.

All participants will be informed of the **final selection outcome via email by Friday, 4/10/26.**

Criteria	Weight (%)	Evaluation Focus
Technical Expertise and Experience	25%	The extent to which the consultant demonstrates expertise in historic building redevelopment cost estimation and the production of attractive design renderings
Proposed Approach and Methodology	25%	Quality, feasibility, and creativity of the proposed approach to addressing the Scope of Work.
Costs and Budget Transparency	30%	Clarity, detail, and alignment of the cost proposal with the project's budgetary constraints.
Past Performance and References	20%	Positive feedback from similar projects and evidence of successful project delivery.

Total Weight: 100%

Q&A

