The Trust for Governors Island Western Development Zone RFP Questions and Answers

Site Conditions

1. Is the entire Western Development Zone paved?
No. The southern portion (approx. 2 acres) is covered by crushed stone while the northern portion (approx. 6 acres) is grass.

2. The grassy area has a lot of dirt patches. Can The Trust plant grass?
The Western Development Zone will be delivered in “as is” condition to Licensee(s).

3. Are there restrictions from the grounds keeping crew on what can or cannot be placed on grass? Is the Licensee responsible for paying for upkeep of the grass currently within the Western Development Zone?
There are no restrictions on what can be placed on the grass. The Licensee(s) will be responsible to restore the site in the same condition in which it was received.

4. What animals might we encounter on the Island?
Animals on Governors Island include squirrels and other rodents, caterpillars, seagulls, geese, a hawk or two, and Max and Quinn (The Trust’s working dogs).

5. Can The Trust share the landscape map of the Island?
Please see: https://d2r8g4a6gdnaur.cloudfront.net/pages/2017.11.01-ISLAND-MAP-2.pdf.

6. Are there any exceptions to the prohibition on placing stakes into the ground (i.e., for underground utilities)?
Stakes are permitted in the Western Development Zone with approval from The Trust.

Proposed Uses

1. Will year-round uses be considered?
Yes, proposals will be considered to activate the Western Development Zone year-round.

2. If a response includes a food component as part of the program on the Western Development Zone, should we also respond to the Food RFP?
Stand alone food and beverage concessions are not permitted through this RFP, although concessions will be considered as part of a larger entertainment set up. Respondents who are including a food and beverage component will not need to submit an additional response to the Food RFP unless you are proposing a use for one of the sites included in that RFP. The Western Development Zone is not a site included in the Food RFP.

3. Can people stay overnight?
Overnight stays are allowed and are welcome to be proposed through this RFP. Please note there are additional transportation and security costs associated with overnights stays.

4. Are mid-week programs okay? Is there any conflict with the Harbor School?
Yes, mid-week programs are acceptable. The Trust will coordinate with Licensee(s) to avoid conflicts with other Island occupants.
Utilities

1. Is the only potable water hookup available from fire hydrants?  
   Yes. These potable water hookups are only for temporary use.

2. Are utility connections the responsibility of the Licensee?  
   Yes.

3. Is breaking ground to run the water line permitted?  
   Yes, a Licensee may be permitted to break the ground to run a water line.

4. Can we tie into the existing septic lines, and - assuming yes - is it possible to establish an expanded sewer system within the Western Development Zone?  
   Yes.

5. Does the DOB, DEP and/or utility provider need to review plans?  
   Please refer to the DOB and any other utility provider websites and applicable rules and regulations for any requirements. Please note that DEP approval is not necessary.

6. Who are the service providers for water, electric, sewer and natural gas?  
   The current service providers on Governors Island are:
   • Water & Sewer: NYC DEP  
   • Electric: Con Ed  
   • Gas: Con Ed

7. Are additional underground utilities permitted? Are there any rules/restrictions around establishing new utilities within the Western Development Zone?  
   Yes, additional underground utilities may be permitted. Any new utilities are subject to the rules of DOB and any other utility provider.

Building regulations

1. Are there any height restrictions for building within the Western Development Zone?  
   No.

2. Are there any building offsets from/within the 8-acre lot we should be aware of in submitting a site plan?  
   No.

Adaptive Reuse

1. Are the historic buildings available for adaptive reuse?  
   This RFP is seeking proposals to activate the Western Development Zone only. For information on longer term adaptive reuse proposals, please refer to the real estate section of The Trust’s website at https://govisland.orgcom/real-estate/properties/adaptive-reuse/.
2. What is the timeline for adaptive reuse of the historic buildings?
The Trust is actively seeking tenants for adaptive reuse of historic buildings. In addition to the New York Harbor School, which currently occupies the historic buildings at 550 Wheeler Ave and 134 Carder Road, three adaptive reuse projects have been announced to date:

- Lower Manhattan Cultural Council’s Arts Center at Governors Island at 110 Andes Road
- QC Terme’s resort and spa at 111-114 Andes Road
- Spaceworks’ studio and performance space at 301 Kimmel Road

3. What are the goals for permanent use?
The Trust is actively seeking commercial, educational and non-profit tenants. The mission of The Trust is to transform Governors Island into a sustainable campus for creativity, learning and experimentation. The Trust has articulated the following goals:

- Establish 24/7 uses 365 days a year
- Enhance connection to everyday life of New York City
- Promote mission-driven uses
- Build value for future development on Governors Island

Nature of application process and license

1. What is the nature of the agreement; will it be a license?
   Yes, it will be a license.

2. What is the tenure of activation; what is the term of the RFP?
The term of the RFP is up to three years. The Trust will consider all proposals, ranging from a single day or multiple days to three full public access seasons (from May to October of each year) or three full calendar years.

3. Will submissions/proposals for the RFP become public information, or can designs/plans included in the response be kept confidential?
The Trust is subject to the Freedom of Information Law. Individuals or firms that submit proposals to The Trust may request that The Trust exempt all or part of such a proposal from public disclosure on the grounds that the proposal contains trade secrets, proprietary information or information that would cause substantial injury to the competitive position of the individual or firm, if disclosed.

4. After proposals are submitted on December 1, what is the timeline for a decision? If approved, how soon could building start?
The Trust anticipates awarding Licenses shortly after approval by The Trust’s Board of Directors, whose next meeting is on December 15th. After notice of award, the parties will negotiate the License, and Licensees can commence construction after obtaining the necessary approvals from the relevant governmental agencies.

5. Is the submission date flexible? Is it possible to have another 3-4 weeks added to the deadline?
   No, all proposals are due by December 1st at 3pm.
**General**

1. **Can the response incorporate other areas, e.g. the hills or the ballfields?**
   No, this RFP is solely seeking proposals for the Western Development Zone.

2. **Is it possible to get wi-fi at the site?**
   The Trust does not currently provide wi-fi on Governors Island. Past vendors have utilized mobile hotspots to provide wi-fi for their patrons. In October 2017, The Trust and the Mayor’s Office of the Chief Technology Officer launched the Governors Island Connectivity Challenge, which challenged technology providers to launch Island-wide wi-fi by May 1, 2018. More information on the Governors Island Connectivity Challenge is available at [http://www.nyc.gov/html/nycx/govchallenge.html](http://www.nyc.gov/html/nycx/govchallenge.html).

3. **What level of attendance has been achieved by the events in 2017?**
   In the 2017 public access season, nearly 800,000 visitors came to Governors Island. Some of the busiest days in 2017 included the Fourth of July (with 20,497 visitors to the Island), City of Water Day on July 15 (15,845 visitors) and the Jazz Age Lawn Party on the weekends of June 10-11 and August 26-27 (an average of 11,383 visitors per day over the course of the four-day festival).

4. **What is the ferry capacity? How much can it scale?**
   The predominate means of transportation to Governors Island today is the Trust-owned ferry, the Samuel Coursen, which accommodates up to 1,100 passengers and approximately 36 vehicles per trip. Additionally, The Trust contracts with NY Waterway for additional ferry service on weekends from both Manhattan and Brooklyn. NY Waterway’s ferries can carry between 399 and 450 passengers. The city’s new commuter ferry system NYC Ferry currently stops at Governors Island on weekends during public access season via the East River and South Brooklyn routes, with a capacity of 150 passengers per ferry. The Trust is also building a new passenger ferry, which will be operational for the 2019 public access season, and will have the capacity to carry an additional 1,000 passengers per hour with service every 20 minutes.

5. **Does the Mayor’s Office weigh in on what program does or does not happen here?**
   Selections for this RFP will be made by Trust staff and authorized by the Board of Directors of The Trust for Governors Island. The Deputy Mayor for Housing and Economic Development is a member of The Trust’s Board of Directors.

6. **What regulatory authorities have jurisdiction? NYS Liquor Board, DOB, DOH?**
   Tenants on Governors Island are subject to the same regulatory authorities as anywhere else in New York City. Please refer to the applicable rules and regulations for any local governmental agency for more information.

7. **How many people come to the Island in a typical day?**
   Governors Island averages 2,500 visitors on a weekday and 25,000 visitors on a weekend.

8. **Are any there any union requirements for contractors to work on Governor’s Island?**
   All Licensees should use commercially reasonable efforts to maintain labor harmony in connection with any work and other activities conducted on the premises throughout the term of the License.
**Emergency Services**

1. **What are the emergency services?**
   When the Island is open to the public for public access season from May 1 through the end of October, there are security personnel and emergency medical services available for the public. The Trust may require Licensees to supplement on-site services depending on the type of event and the size of the anticipated audience.

2. **Is security (on top of existing Governors Island security) required for small number of guests (twenty to forty guests per day)? Or is on-site staff sufficient?**
   For the protection of the Island and its public spaces, The Trust will require that event organizers hire personnel from the Island’s private security staff. The number of additional security personnel will be determined based on anticipated attendance and the submitted Operations Plan. In addition, any event that is serving alcohol is required to have a minimum of (2) dedicated GI security guards.

3. **We want to get a better understanding of what our security needs and costs will be. The RFP recommends we use the contractor that’s already working on the Island. Who should I contact at MSA Security to start that conversation?**
   The Trust will work with Licensees to address security needs after the License has been signed.

**Fee Offer**

1. **What guidelines can you provide about the fee proposal? Is a flat fee viewed more or less favorably than a percentage of gross?**
   There are no set guidelines or expectations for the fee proposals. The Trust encourages proposers to offer a fee in line with the type of event or use for the Western Development Zone. While the fee component of an offer is important, The Trust will select the proposers who best fit the selection criteria outlined in the RFP.

2. **Is there an approximate minimum cost for the total expenses that The Trust is looking to recoup through a License Fee in response to the Western Development RFP (e.g., Trust costs for ferry service, security, maintenance, clean up, waste disposal and utilities)?**
   The amount of the License Fee will depend in part on the type of service offered and the nature of the activities to be conducted at the site. The License Fee, however, is only one component of the proposal requirements and The Trust reserves the right to select the proposals which best fit the selection criteria.