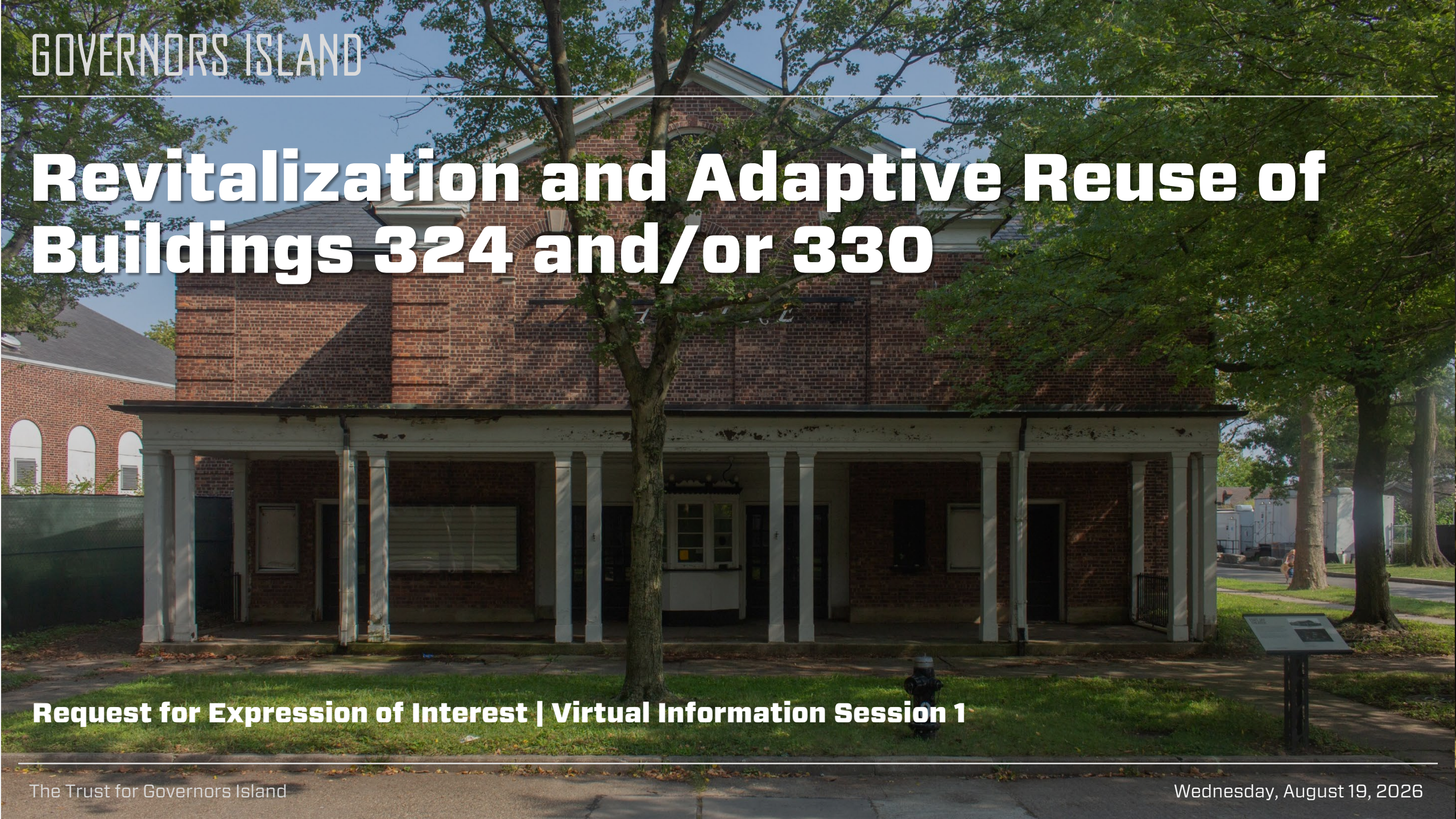




GOVERNORS ISLAND

Revitalization and Adaptive Reuse of Buildings 324 and/or 330

Request for Expression of Interest | Virtual Information Session 1

The Trust for Governors Island invites partners to ground lease, rehabilitate, and operate two of the Island's most distinctive historic buildings - the former Army YMCA at Building 324 and the Fort Jay Theatre at Building 330.

The Trust encourages responses that propose arts and cultural, recreational, or other public-facing uses.

Respondents may propose for either Building or both.

Governors Island at a Glance

172 acres at the center of New York Harbor

Minutes by ferry from Lower Manhattan and Brooklyn with additional connections via NYC Ferry

120 acres of open space including climate-resilient 43-acre park

1.3M SF of Historic Buildings, plus 33 acres of development area

Free ferries for residents of NYCHA, IDNYC holders, children under 12, seniors, veterans, & community-based organizations

Open to the public year-round



Two Decades of Progress



Over \$450M of Investment

43 acres of new park space, infrastructure improvements & expanded transportation



Educational & Cultural Partners

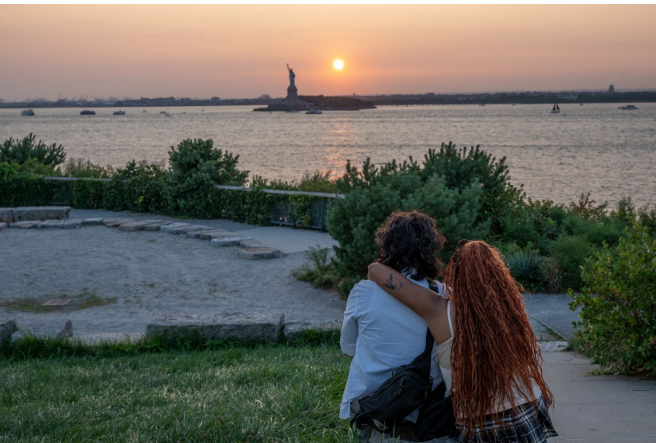
Year-round tenants and partners, including the Harbor School, LMCC, The New York Climate Exchange, and more.



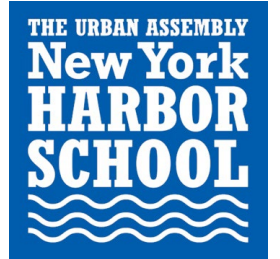
Destination Appeal

Open to the public year-round with a rapidly growing audience — nearly 1M annually.

Today, Governors Island is one of New York City's most dynamic public places.



A Growing Community of Year-Round Tenants and Partners



... and more

Buildings 324 and 330



B324

Former YMCA: approximately 26,000 SF across 2 floors (1926).



B330

The Fort Jay Theatre: approximately 9,800 SF, single story (1937).

Respondents may propose for either or both Buildings and incorporate adjacent outdoor space up to the curb lines.

Building 324: Former US Army YMCA



- Two-story Neo-Georgian brick building; served as the Army YMCA for much of the Island's military history
- Central two-story segment with a columned entrance portico, flanked by two single-story wings
- Approximately 26,000 SF across two equally sized floors
- Large auditorium with a steel truss roof; ground-floor ceiling heights reaching 33' at their highest points; 10' typical floor-to-ceiling on the second floor
- Outdoor rear area included, formerly the site of a pool
- Trust is out to bid for stabilization work, including structural and envelope improvements

Building 330: The Fort Jay Theatre



- Single-story, fireproof, steel-frame building constructed in 1937 under the supervision of the Army Motion Picture Service
- Approximately 9,800 SF; approximately 750-seat theater with a balcony
- Ceiling heights up to 20' in the main theater volume; 1930s-era Art Deco detailing at the proscenium/ceiling
- Exterior ticket booth under a columned entrance portico, in view of the Parade Ground

Site Conditions & Considerations



- Both Buildings are in shell condition, Respondent would be responsible for rehabilitation and fit-out
- Both Buildings are contributing resources within the Governors Island Historic District, subject to review by the New York City Landmarks Preservation Commission (LPC) and the New York State Historic Preservation Office (SHPO).
- Respondents should review the Trust's sustainability and resiliency design guidelines, including planning for buildings to be fully electric.
- All submissions must be consistent with the Island's special district zoning and the use covenants in the Island's deeds.

Proposal Submission Requirements

1. **Program and Vision** - written narrative covering proposed program, concept-level operating model and business plan, fit with the Target Uses and the specific Building(s), alignment with the Trust's goals, approach to sustainability.
2. **Team and Feasibility** - team description and structure, key staff, experience developing and operating comparable projects and adaptive reuse of historic structures, three (3) relevant references.
3. **Financial Feasibility** - financial capacity, conceptual construction and operating budgets, identified or anticipated funding sources across equity, debt, philanthropic, and public sources
4. **Key Terms** - Building(s) and outdoor space sought, proposed lease term and structure, construction timeline, any commitments needed from the Trust
5. **Design** - design narrative, diagrammatic site plan, description of major proposed exterior alterations, diagrammatic floor plans showing major program elements

Respondents who are unable to provide a complete response addressing both redevelopment and operations, but who have relevant experience in one area, are encouraged to submit a brief statement of interest describing their background and the role they would be interested in playing.

Proposal Process & Evaluation Criteria

The Trust may: (i) issue a subsequent public Request for Proposals (“RFP”), (ii) invite all or a subset of Respondent(s) only to respond to an RFP, or (iii) select a Respondent(s) based on responses to this RFEI alone. In the event RFEI submissions are evaluated for negotiation or as finalists, it will be per the following criteria:

1. Program and Vision	30%
<i>Quality and detail of the proposed program; alignment with the Target Uses; opportunity to engage a broad range of New Yorkers including accessibility of pricing; ability to activate year-round; complementarity to existing Island offerings; ability to leverage the unique features of the Buildings.</i>	
2. Team and Feasibility	25%
<i>Experience in development and programming; key personnel and references; feasibility of business model, budget, timeline, permitting strategy, financial capacity, and MWBE participation plan.</i>	
3. Proposed Terms	25%
<i>Favorability of proposed ground lease terms, including financial compensation, term, and operating commitments.</i>	
4. Quality of Design	20%
<i>Consistency with the Trust's guidelines and alignment with the Trust's climate and sustainability focus.</i>	

Key Dates

RFEI Released: Thurs, July 23, 2026
Submissions Due: Mon, October 26, 2026, 5 PM

Virtual Information Sessions:

- Wed, August 5, 1 PM
- Wed, August 19, 2 PM

In-Person Site Visits:

- Wed, August 12, 10 AM
- Wed, August 26, 3 PM
- Wed, September 9, 10 AM



Written Q&A:

- Questions Due: Wed, September 16, 12 PM
- Submit to: realestate@govisland.org

Questions



Appendix



Working in the Historic District

- Both Buildings are contributing resources within the Governors Island Historic District. Modifications to exteriors must be reviewed and approved by the New York City Landmarks Preservation Commission (LPC) and the New York State Historic Preservation Office (SHPO).
- Building 324: no interior elements are required to be preserved. The Owasco Road frontage is the most historically sensitive; additions or modifications are possible, subject to review, at the rear façade on Cartigan Road.
- Building 330: the Owasco Road frontage, including the ticket booth portico, remains historically sensitive.
- Respondents should consult the Governors Island Historic District Preservation and Design Manual, in the Site File at Exhibit B.
- All submissions must be consistent with the Island's special district zoning and the use covenants in the Island's deeds.

The site plan illustrates a residential development with two highlighted lots. Lot 324, colored yellow, is located in the upper right portion of the site. Lot 330, colored blue, is located in the lower left portion. The plan shows surrounding streets, including a 3-story brick building to the north and a 3-story brick building with a basement to the south. Landscaping details include grass, concrete, and asphalt areas, along with various trees and shrubs. The plan also shows existing structures, including a 1-story white siding chapel and a 1-story brick building. The highlighted lots are surrounded by a blue dashed line, indicating the proposed development boundary.

- Respondents may propose to incorporate outdoor space up to the adjacent curb lines, for the Trust's consideration
- Building 324: up to approximately 30,000 SF, with generous setbacks off the Owasco Road frontage - up to approximately fifty feet
- Building 330: up to approximately 12,000 SF, including the Owasco Road frontage, the rear along Cartigan Road, and, if not incorporated into a 324 proposal, the area between the two Buildings
- Opportunities for entry plazas and outdoor programming that engage the public and complement indoor activity

Sustainability and Resiliency Design Guidelines

1. Prioritize climate, working towards a net-zero carbon island and ensuring a resilient, protected community;
2. Promote an island with circular systems, minimizing resource consumption by reusing, and even creating, on-Island resources;
3. Support thriving ecosystems on the island, in New York Harbor, and in our region;
4. Serve as a living laboratory, educating the public, policymakers, and practitioners in the built environment on innovations and best practices.



When the federal government transferred the Island to local control in 2003, it established a set of **required, permitted, and prohibited use covenants**.

Required Uses

- 90+ acres of public benefit, including:
 - 40+ acres of parkland (complete)
 - 20+ acres: educational, incl. student and faculty housing (4 acres complete)

Remainder:

- Open space
- Museums and historic sites (incl. 22-acre National Monument)
- Transportation
- Not-for-profit cultural facilities

Permitted Uses

- Entertainment
- Housing for Island caretakers
- Cultural and arts facilities
- Hospitality, incl. hotels, conference, and banquet
- Short-term and extended stay accommodations
- Commercial office
- Retail, service, and dining facilities
- Public works
- Health facilities
- Other public, commercial and mixed-use purposes

Prohibited Uses

- Residential, except as otherwise expressly permitted
- Industrial or manufacturing
- Casino or gaming uses
- Parking (except ancillary)
- Power generation (other than for Island uses)

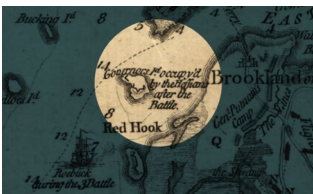
GOVERNORS ISLAND HISTORY

The Island has a rich history, originally utilized by the Lenape, and then controlled and closed off by the federal government for two centuries until the Island was transferred to local control in 2003.



1524: THE LENAPE

The Lenape, indigenous to the region, referred to the Island as Paggank (which translates to “Nut Island”)after its plentiful hickory, oak and chestnut trees.



1664: BRITISH OCCUPATION

The English captured New Amsterdam and took Nutten Island (British mispronunciation of the Dutch name). In 1699, the Island was renamed “Governors Island,” and reserved for the “benefit and accommodation of His Majesty’s Governors.”



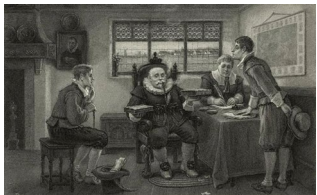
1800-1996: U.S. ARMY AND COAST GUARD BASE

Governors Island was home to the US Army until 1966 when it became the Coast Guard’s largest installation with a residential community of 3,000.



2003: ISLAND SOLD FOR \$1

150 acres are sold to the people of New York for \$1. The Governors Island Preservation and Education Corporation (GIPEC) was formed jointly by the State and City of New York.



1624: EARLY DUTCH COLONIES

The Dutch West India Company colonized this small, 70-acre island, calling it “Noten Eylandt” from the Lenape name. Many resettled on Manhattan Island the following year.



1794: FORTIFYING A NEW REPUBLIC

After the American Revolution, the state of New York inherited all lands owned by the British, including Governors Island. The fledgling government began to fortify the Harbor, including construction of a fort (Fort Jay) in the center of the Island.

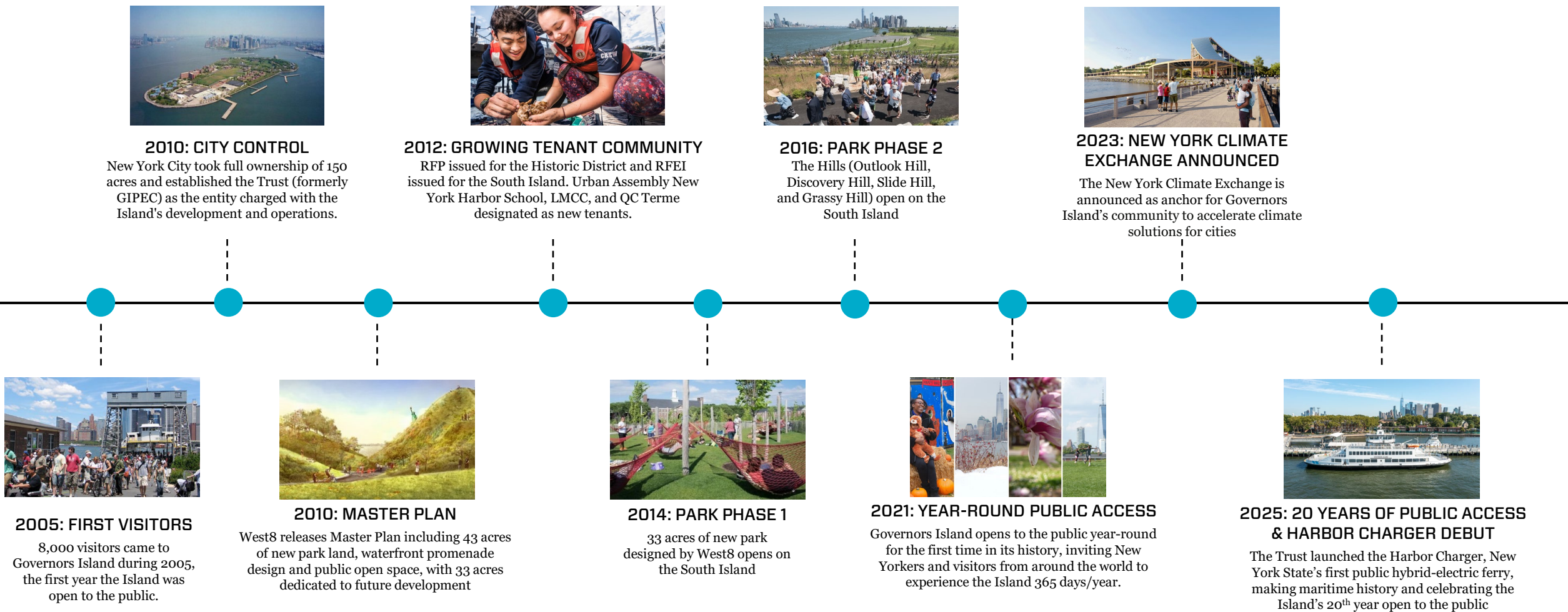


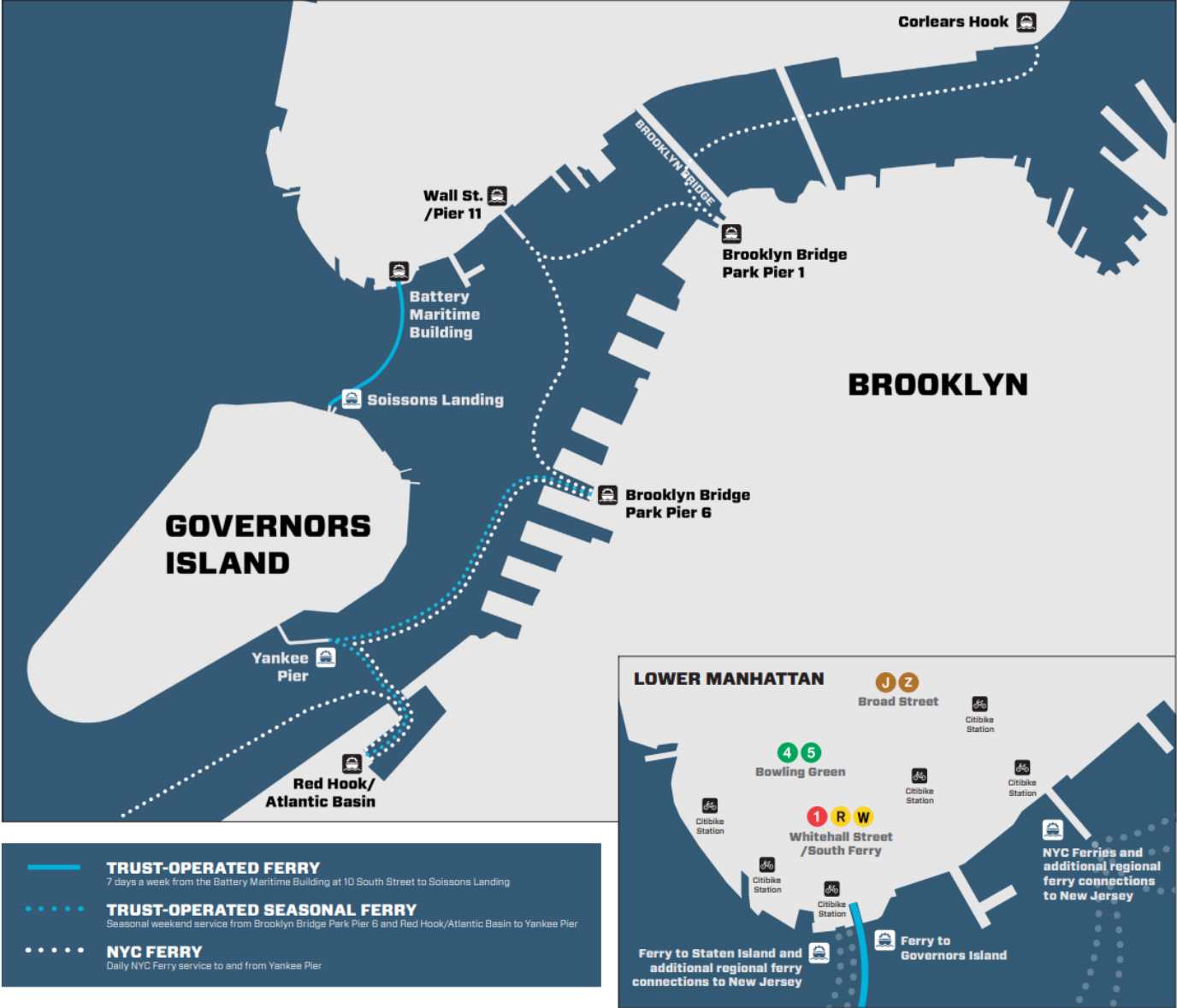
2001: NATIONAL MONUMENT

President Clinton designated 22 acres, including Fort Jay and Castle Williams, as the Governors Island National Monument.

GOVERNORS ISLAND HISTORY

Since 2003, the Island has been reintegrated into the fabric of New York City.





The Trust's mission is to realize the full potential of Governors Island for the inspiration and enjoyment of all New Yorkers, demonstrating a bold vision for public space.

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- 1. Bring two long-vacant historic buildings back into active, year-round use in a rapidly growing part of the Island.**
 - 2. Create a new way to spend a day on Governors Island - complementing existing cultural, educational, and recreational offerings and expanding the Island's audience.**
 - 3. Serve a broad and diverse audience and maintain access and affordability for all.**
 - 4. Demonstrate a commitment to the Trust's climate and sustainability focus.**