

September 24, 2026

Questions & Answers to RFEI: “Revitalization and Adaptive Reuse of Buildings 324 and/or 330 on Governors Island,” listed in order received:

#	QUESTION	RESPONSE
1)	Will the Virtual Session slide presentation be made available to participants after the webinar?	The Virtual Session slide presentation is currently available on the main RFEI website page, found here: Real Estate RFPs Governors Island (en-US) .
2)	Will a list of people who signed up for the RFEI or attendees for all informational and site visits be issued?	A list of signups or attendees will not be issued, but Addendum #1 (released August 18 th , 2026) provided an opportunity to opt-in to sharing contact information with other prospective respondents, and the resulting directory is included as part of this Q&A document.
3)	Are there any guidelines for the lease terms that you’re expecting to see from respondents?	There are no specific guidelines that the Trust is expecting to see from respondents. Per the RFEI Submission Requirements, respondents should propose the terms required to realize their planned use and investment. See also Q # 29, 30, 31, 32, 32, and 36.
4)	What is the financial capacity you are looking for in specific?	Respondents should describe their financial capacity to undertake both the construction and operations of their proposed project. Respondents should provide material that would allow a reviewer to assess such capacity. Examples could include: demonstrated history of successful execution of prior projects of comparable scale; expressions of interest from potential grant, financing, or investment partners; and as described in the RFEI, other “supporting financial information as available.”
5)	There are several 6000-8000 sq ft house style buildings such as 403. Are these being leased or contracted out as well? If so, when is the submission deadlines or information sessions for those buildings?	As described on the Trust’s website, “existing buildings and spaces are made available for lease through public Request for Proposals (RFP) processes, or by contacting the Trust’s real estate team.” Parties interested in leasing spaces other than those described in this RFEI should review open RFPs and/or contact the Trust’s real estate team at realestate@govisland.org .

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6)	Does the stabilization of the structure include the pool?	The project does not include stabilization of the pool. Removal of the pool is contemplated as an alternate in the project scope. For removal scope and alternates, refer to the DM series project drawings in the Site File.
7)	If a respondent has skills in one area and not another (design vs. programming vs. development vs. concept originator), can they submit a response, and will the Trust serve as a “matchmaker” to connect respondents? And how should such submissions be handled so that they are not considered incomplete if they do not meet the criteria of both redevelopment and programming?	As described in the RFEI at p. 10, “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. The Trust may use such statements to facilitate introductions between complementary respondents.” In addition, per Addendum #1 to the RFEI and Question #2 above, prospective Respondents were invited to share contact information to facilitate direct outreach to other interested parties. That information is attached to this Q&A response.
8)	For any list of participants/respondents, how should we expect to find that?	See above.
9)	Did all site tours show the same portions of the two buildings?	Yes.
10)	Who will be in the jury?	Per the RFEI at Section V, “submissions will be evaluated by a Selection Committee comprised of Trust staff.”
11)	What is the timing goal for opening the new facilities?	Per the Submission Requirements at “Key Terms,” respondents should include their proposed construction timeline in their submissions. The Trust seeks partners committed to advancing the revitalization of these buildings, while understanding the level of design and construction work required.

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12)	Ordinarily, a project like this might have a full feasibility study, which won't be possible before October 26. Would you consider a proposal that includes a study to determine feasibility?	As the Trust is seeking Expressions of Interest, the Trust would not expect a feasibility study to be performed prior to submitting a proposal.
13)	Are the outdoor spaces governed by historic limitations? Can the proposals consider additional structures?	Certain landscape features are contributing elements to the Governors Island Historic District. These areas, along with any proposed exterior alterations, must undergo review by LPC and SHPO as detailed more thoroughly in the RFEI and Site File. Additionally, as noted in Q #25 and described on p. 6 of the RFEI, "The Trust is open to considering submissions that incorporate adjacent outdoor space <u>up to</u> the curbs of the surrounding streets." Any areas outside of this boundary are not available for lease.
14)	Is there a recorded session of the briefing?	There is no recorded session of the briefing. The slides have been posted on the RFEI website.
15)	Can you expand on the business model and funding requirements for submissions?	Please refer to the Submission Requirements section of the RFEI.
16)	Are the other institutions on the island involved in the process of selecting projects?	No. See Q #10.
17)	How will the Optional Contact Sharing for Potential Partnerships work? Will a partial contact list be issues before the list-sign up closes, or only released after, and do we then work on our application together after the September 16 th announcement?	Please see Question #2 and #7 above, and the contact information attached.
18)	Were there any excellent questions from the previous info session that you think might be helpful to know?	All questions asked during information sessions and site visits or received via email are included in this document.

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19)	Will an immersive museum and public conservation program be considered responsive to the current RFEI?	Per p. 3 of the RFEI, “the Trust encourages responses to this RFEI that propose arts and cultural, recreational, or other public-facing uses (together, the “Target Uses”), offering a new way to spend a day on the Island, complementing our existing offerings, and expanding our audience.”
20)	Can a concept originator join or form a team with an experienced nonprofit, cultural institution, preservation organization or development respondent?	A concept originator is welcome to join or form a team with another (or multiple) entities to submit a response. See also Q#2 and Q#7.
21)	Is any code-compliant accessory caretaker accommodation permissible under these leases, or is all residential occupancy categorically prohibited?	Respondents should refer to the Island’s special district zoning and the use covenants contained in the Island’s deeds for legal descriptions of the uses permitted and prohibited on the Island. This information is publicly available and/or included in the Site File.
22)	Is a comparable historic house opportunity expected through a future Organizations in Residence open call?	The seasonal Organizations in Residence opportunity is an annual open call process led by Governors Island Arts, which invites cultural organizations from around NYC to present public programs within historic houses in Colonels Row and Nolan Park. Regarding other long-term leasing opportunities, see Q #5.

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23)	We note that last ferries leave the island at 10pm during the week and 11pm on weekends. Are the hours for any proposed programming limited by this ferry schedule? Are there any plans to expand the ferry schedule later? If not, are there ways to travel off the island outside of scheduled ferry hours?	Governors Island is open to members of the general public between 7AM and 6PM year-round, with general public hours typically extended later into the evening between Memorial Day and Labor Day: to 10PM Sunday – Thursday and 11PM Friday and Saturday. Tenants and their guests have access to additional ferry service hours year-round, beginning at 6:30AM and extending to 9:15PM (Sunday – Thursday) or 11PM (Friday and Saturday). The Trust has significantly expanded public and tenant ferry service in recent years, and plans to expand to 24-hour ferry service upon completion of the New York Climate Exchange project. The Trust reviews tenant requests for after-hours special events, including requests for additional ferry service, on a case-by-case basis subject to the Trust’s tenant policies.
24)	Are there any noise restrictions on the island?	Governors Island is subject to the New York City Noise Code and other local ordinances governing noise. The Island also has specific noise compliance regulations for projects during construction. During operations, tenants should not interfere with the enjoyment of the Island by the public or neighboring tenants, and the Trust may impose specific noise restrictions through lease agreements upon review of the proposed use.
25)	Can the access roads Clayton Road and Cartigan Road be considered part of the programming area?	As described at p. 6 of the RFEI, “The Trust is open to considering submissions that incorporate adjacent outdoor space <u>up to</u> the curbs of the surrounding streets” (emphasis added). The roads themselves cannot be considered part of the programming area.

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26)	Our understanding is that the requested services are primarily focused on programming and planning with no architectural design scope identified at this stage. Could you please confirm whether or not that is correct, or if architectural services are anticipated as part of the scope?	In this RFEI, TGI is requesting proposals for the revitalization and adaptive reuse of Building 324 and/or 330. The RFEI is soliciting proposals to rehabilitate and occupy the buildings, not design or other services. Please refer to the Submission Requirements of the RFEI for further detail as to the design materials to be included in RFEI responses.
27)	At the RFEI stage, how detailed should the development budget and funding plan be, and what evidence of prospective or committed funding does the Trust expect at this point in the process?	Please refer to the Submission Guidelines portion of the RFEI for more detail on expectations. As described in the RFEI, Respondents should provide “conceptual” budgets, and should include both “identified or anticipated sources of funding.” See also Q #4.
28)	If a proposal advances beyond the RFEI, what would the Trust expect from a respondent at the next stage, particularly in terms of funding, development planning, and the project team?	As described in the RFEI, upon reviewing RFEI submissions the Trust may: “(i) issue a subsequent public Request for Proposals (“RFP”), (ii) invite all or a subset of Respondent(s) (the “Finalists”) to respond to an RFP as a second phase of this solicitation, requesting more detailed information based on the responses to this RFEI, or (iii) select a Respondent(s) based on responses to this RFEI alone.”
29)	At what point in the development process would the lease term and rent obligations begin, particularly in relation to design, approvals, construction, and occupancy?	See Q #3. The Trust typically seeks partners to demonstrate progress on design and approvals prior to entering into a lease and beginning construction. In some instances, the Trust may enter into pre-lease agreements during this stage.

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30)	If significant funds are invested in renovating one of these buildings, how does the Trust typically address that investment in relation to the term and potential early termination of a lease?	See Q #3. The Trust typically considers the scale of Tenant investment in the context of proposed length of lease term. As described in the RFEI, the Trust is seeking expressions of interest in ground leasing the property.
31)	At the end of the lease, how would tenant-funded improvements and building systems be treated?	Typically, permanent leasehold improvements incorporated into a leased building become Trust property.
32)	What financial commitments would the Trust expect from a selected organization during development and construction, such as guarantees, reserves, or other forms of security?	The Trust typically seeks financial instruments to secure a tenant's obligation to pursue tenant work to completion, which may include without limitation to a completion guaranty. See also Q #3.
33)	For Building 324, can the Trust clarify the scope and schedule of the stabilization work currently underway, the condition in which the building would be delivered, and what work would remain the tenant's responsibility?	The stabilization work includes structural and envelope improvements and associated remediation. The full design documents were included in the Site File at Exhibit B, and work is anticipated to commence this calendar year. As described in the RFEI at p. 6, "A successful Respondent for Building 324 would be responsible for all further capital work to realize the Respondent's submission, including but not limited to additional remediation, rehabilitation or modifications, receipt of a Certificate of Occupancy for the Respondent's intended use, interior fit-out, all-new building system, and utility connections and distribution."

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34)	What additional due-diligence materials can the Trust make available for Buildings 324 and 330, beyond those included with the RFEI—including existing-condition and structural reports, environmental assessments, architectural drawings and surveys, utility information, preservation documentation, and any previous cost estimates?	The RFEI Site File contains assessment reports for both buildings, including environmental and structural assessments, as well as surveys, historic preservation documentation, and architectural drawings. The Trust does not anticipate releasing further materials as a component of this RFEI process.
35)	Would the Trust consider a phased approach to rehabilitation, or would it expect the full scope of the building's rehabilitation to be completed as a single project?	See Q #3. Tenants proposing a phased approach to rehabilitation should clearly describe how a phased approach would be coordinated across construction, programming and operations, and funding.
36)	Beyond rent, are there additional Island-wide costs, fees, or shared services that a tenant would be responsible for?	In addition to rent, Tenants on Governors Island are responsible for charges including but not limited to their proportionate share of the cost of Island-wide common services; waste removal fees and utility consumption charges based on usage of these services; and property taxes, if applicable.
37)	Are there opportunities for additional investment, matching funds, infrastructure support, or other financial participation from the Trust, the City, or other public partners?	Per the RFEI Submission Requirements – Financial Feasibility, “Respondents should provide conceptual budgets for both construction and operations, including identified or anticipated sources of funding – with detail as to proposed equity, debt, philanthropic, and/or public sources.” See also Exhibit D for programs and incentives that may be available to prospective respondents.

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38)	If a selected respondent is seeking philanthropic support, what can the Trust provide to help demonstrate its commitment to the project to potential funders?	If the Trust elects to advance a proposal beyond the RFEI stage, the Trust may provide letters or support, pre-lease agreements, or other materials to assist with engaging potential funders in its discretion.
39)	Following selection, what are the major steps the Trust anticipates between selection, lease execution, construction, and occupancy, and what is the expected timeline for those steps?	See Q #28. Any next steps and timeline will be determined upon review of proposals, in accordance with the Selection Criteria and the Trust's policies and procedures. If a Respondent is selected to progress a project, the Trust would pursue the negotiation and execution of an agreement(s), after which the selected tenant would begin its development, construction, and occupancy process per the terms of that agreement.
40)	When does the Trust realistically anticipate a selected project could begin occupancy and operations in Buildings 324 and/or 330?	The timeline for occupancy will be dependent on a successful respondent's construction schedule. Per Submission Requirements – Key Terms, Respondents should describe their proposed timeline for construction as a component of their proposal.