

GOVERNORS ISLAND

---

# **Center for Climate Solutions: Anchor Educational & Research Institution RFEI**

**The Center for Climate Solutions on Governors Island will be a cross-sector hub of educators, researchers, innovators, and advocates that will prepare NYC and cities around the world for climate change.**



**Help ready  
neighborhoods for  
climate change**



**Grow well-paying  
green jobs**



**Create space for public  
awareness and dialogue**

**An academic or research institution will anchor the Center, complementing and enhancing other cultural, non-profit and commercial tenancies.**

## Research & Education



## Dormitory & Faculty Housing



## Convening & Hospitality



## Commercial Operations & Innovation



## Living Lab & Cultural Destination



# Equitable Climate Solutions

*Advances actionable solutions for cities around the world, prioritizes equity and climate justice, and engages with one or more of the priority focus areas.*

## 1. An Interdisciplinary Approach with Key Themes

Showcase interdisciplinary collaboration (e.g. natural sciences, social sciences, policy, the arts, etc.). Strongly encouraged to include:

- Climate adaptation, particularly to NYC local hazards;
- Urban environments;
- Climate action;
- Intersections between resilience and public health

## 2. Environmental & Climate Justice

An integrated and holistic focus on racial equity and environmental and climate justice; tie to existing efforts in these areas in NYC; and reflect a commitment to and expertise in these issues in leadership.

## 3. Commercialization & Solution-Orientation

An applied sciences focus on adaptation, preparedness, and mitigation solutions with commercialization potential, creating opportunities for wide adoption and green economic development.

# Governors Island

*Make a positive contribution to the Island's physical campus; existing community of users, tenants, and partners; and financial sustainability.*

## 1. Inspired and Innovative Design

Conform with the design guidelines, including (i) innovative and replicable sustainability and resiliency solutions above and beyond code (ii) respecting and enhancing the existing Island context, and (iii) complementing and enhancing the Island's public space and visitor experience .

## 2. Connect with the Island as Living a Laboratory

Engage with and leverage the Island's unique context, including its waterfront, historic buildings, open space, and diverse audience for real-world experimentation and engagement.

## 3. Generate a Fair Return to Support the Island and Expanded Public Access

Support the Island's goals through common area maintenance charges and/or rent payments.

## 4. Create Partnership Opportunities for the Island Community

Proactively collaborate with the existing community of tenants and partners on the Island.

## New York City

*Opportunities for New Yorkers, and particularly diverse and front-line communities, for meaningful engagement; education, training, and employment; and the co-creation of climate solutions.*

- 1. Develop Real Solutions with Frontline and Diverse Communities**

Throughout research, education, programming, and operations, develop collaborative, reciprocal relationships with frontline and diverse communities to co-produce knowledge and solutions.

- 2. Provide Equitable Access to Research and Education**

Ensure that opportunities at the Institution (e.g. enrollment, research positions, partnerships) are affordable and accessible to New Yorkers from diverse backgrounds.

- 3. Create Workforce Development and Educational Pipelines**

Partnerships that create a continuum of engagement, from pathways for K-12 students to accessible training opportunities for adults (e.g. stackable credentials, Year 13/14 programs, entrepreneurship education)

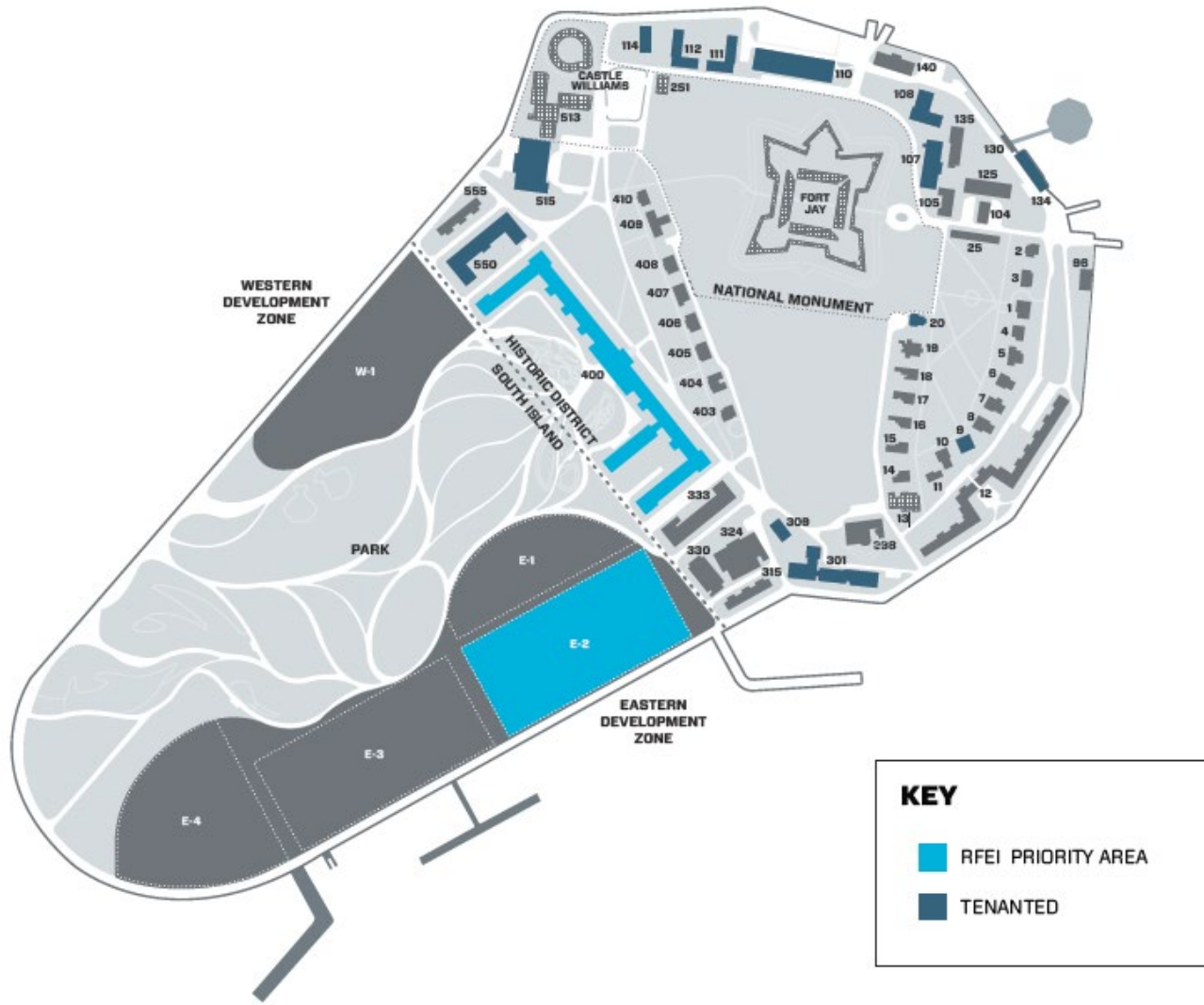
- 4. Meaningful Opportunities for Public Engagement and Programming**

Present critical information, cutting-edge climate research and solutions, and opportunities for action to Governors Island's large and diverse public audience, with a variety of strategies and entry points.

- 5. Expand Opportunities for MWBEs**

Maximize opportunities for minority- and women-owned business enterprises (25-35% participation goal).

# PARTNERSHIP STRUCTURE & DETAILS



- Up to **~1M SF** of adaptive reuse opportunity in historic buildings
- Up to **33 acres** of fully entitled land between the Eastern (27 ac.) and Western (6 ac.) Development Zones
- Respondents encouraged to consider both ground-up and adaptive reuse opportunities
- May propose to locate anywhere within the sites, Parcel “E-2” and Liggett Hall identified as priority areas

## PARTNERSHIP STRUCTURE & DETAILS

<b>Eligible Respondents</b>	<ul style="list-style-type: none"><li>• <b><u>Must</u> include university or non-profit research entity as lead(s), consortia encouraged;</b></li><li>• <b><u>May</u> include other entities (e.g. community partners, EJ, workforce, etc.)</b></li></ul>
<b>Research Program</b>	<ul style="list-style-type: none"><li>• <b><u>Any mix of disciplines</u> consistent with the goals;</b></li><li>• <b><u>Any model</u> consistent with the goals (e.g. degree-granting, research center, etc.)</b></li></ul>
<b>Uses</b>	<ul style="list-style-type: none"><li>• <b><u>Must</u> include core academic and/or research use;</b></li><li>• <b><u>May</u> include other allowable uses (i.e. office, hotel, dorm, cultural) to they extent they support the mission of the Center and Institution</b></li></ul>
<b>Lease Structure</b>	<ul style="list-style-type: none"><li>• <b>Ground lease up to 99 years, open to phased structure with expansion options;</b></li></ul>
<b>Capital Support</b>	<ul style="list-style-type: none"><li>• <b>Respondent responsible for financing and managing construction;</b></li><li>• <b>City Trust to offer <u>up to \$150M</u> in support for capital components (e.g. transportation, building construction, resiliency, water and power, etc.)</b></li></ul>
<b>Transportation</b>	<ul style="list-style-type: none"><li>• <b>Trust to offer <u>24-hour ferry service with 15-minute frequency at peak times</u>;</b></li><li>• <b>Respondents detail any additional transportation needs;</b></li></ul>

## Submission Requirements

### **1. Description of Respondent or Respondent Team**

- a) Team Members & Structure
- b) Experience with Similar Projects
- c) Outstanding Partner Needs

### **2. Concept Narrative - the Vision**

- a) Academic/Research Program
- b) Narrative Response to Goals
- c) Ancillary Uses

### **3. Physical Plan**

- a) Written Narrative
- b) Illustrative Site Plan
- c) Conceptual Renderings

### **4. Preliminary Sources & Uses**

### **5. Key Terms**

### Review

The Trust may: (i) invite finalists to respond to a future RFP, (ii) select a partner based on this RFEI alone, or (iii) invite all Respondents to respond to the RFP. It is anticipated that only entities on a team that responded to the RFEI will be eligible to respond to any future RFP.

If the Trust elects to either enter into negotiations with a Respondent(s) to this RFEI or invite only finalists to reply to the RFP, any selection will be made with the following criteria:

- Consistency with Equitable Climate Solutions Goals
- Consistency with Goals for Governors Island
- Consistency with Goals for Impact on New Yorkers
- Project Team
- Project Feasibility

### Key Dates

- Release Date: June 28, 2021
- Due Date: September 29, 2021
- Response Review Begins (incl. DCP Review): October 2021