

20 and 9 Nolan RFP Questions & Answers

Updated as of April 6

- 1. Wanted to know if you are looking for rent paying tenants or just organizations that can host events in your space.**

The Trust is seeking rent paying tenants for the spaces offered in this RFP.

- 2. Is the CAM charge of approximately \$5.50 per square foot per month or annually?**

The \$5.50 per square foot is an estimate of the annual charge

- 3. Will there be an electronic process to send to each reviewer?**

The Trust will accept electronic submissions in response to the RFP, and has clarified this policy in Addendum #2 to the RFP.

- 4. Is there a possibility of actual overnight residency in those spaces?**

The Trust is open to responses proposing to use space for overnight residency. 9 Nolan (aka The Block House) currently includes a kitchen, showers, and washer/dryer that would support such a use. These amenities are not included in the current design for 20 Nolan. Permanent residential uses are prohibited under Governors Island's deed. The term of residency for any individual resident must be less than one year.

- 5. Is there a restriction on fees we can charge to residency fellows who would stay at the Block House?**

The Trust does not have a restriction on fees that Respondents can charge for overnight residency. All Respondents should describe the business model associated with their proposed use of the site(s), including any proposed fees, bearing in mind the Trust's goals of providing free and accessible programming for diverse audiences.

- 6. By mid-2022, the public hours are expected to 24/7 for 12 or perhaps not fully there yet?**

Tenants and their guests have access to their spaces year-round today, and will continue to going forward. The Trust is in the process of building toward 24/7, 365 access for the public, but does not yet have a set duration for the 2022 public access season. Respondents should propose uses of the space that are sustainable during an off-season with no or low visitation from the general public.

- 7. Is there a time limit for artists in residence – could artists stay several months?**

Permanent residential uses are prohibited under Governors Island's deed. Respondents should detail the structure and duration of any proposed residency program, which in all cases must be less than one year.

- 8. Can two organizations collaborate on the same RFP: i.e. same lease/joint tenancy, etc.**

The Trust welcomes joint proposals in response to this RFP, whether across multiple spaces or within a single space offered.

9. What about build-out of internal spaces, at 20 Nolan for example? Would the Trust for Governors Island help with that or does the Respondent hire an independent contractor?

The Trust intends to do a full renovation of 20 Nolan, and 9 Nolan is ready for occupancy. In general, the only Tenant responsibility for interior work would be supplying furniture and any desired specialized fixtures, furniture and equipment. Respondents may also propose minor modifications to the design, in the case of 20 Nolan, or existing layout, in the case of 9 Nolan, of the spaces (e.g. modification of a non-structural partition between rooms).

Respondents should describe any of the above fit-out necessary to support their proposed use, and detail whether they seek Trust support for this work or are able to undertake it themselves. The Trust may agree to take on such work in the Trust's discretion based on the additional cost and rent proposal

10. What is the internet/fiber optic situation on the Island?

The Island is currently covered by a wireless network, including both a public WiFi channel and the option for tenants to purchase for their own dedicated wireless channel from the Trust's internet service provider. Verizon is also currently in the process of laying new fiber optic cable on the Island to support Verizon Fios, and new hardwired connections should be available to Tenants by the time of occupancy or shortly thereafter.

11. Is collaboration with LMCC encouraged for exhibition space?

The Trust always encourages collaboration amongst Island tenants and users, however collaboration with existing Island tenants and users is not required as part of the selection criteria.

12. Can current seasonal users of Nolan Park space submit a proposal in response to this RFP and also retain their seasonal uses beyond their current license terms?

Existing partners are encouraged to respond to this RFP, and selection for a year-round lease in one of the spaces offered will not preclude organizations from receiving licenses for seasonal space in the future, subject to future requests for proposal for such seasonal space.

13. Is 9 Nolan ADA-accessible?

9 Nolan, an early 19th century building, is being offered in its current as-is condition, which is not ADA-accessible. If accessibility retrofits are required for a Respondent's program, the Respondent should identify any needs in their proposal and the Trust will evaluate ways to meet them.

20 Nolan, which is being gut-renovated, will include a new exterior ADA ramp granting accessible entry to the first floor of both tenant spaces, which will also each include an ADA compliant ground floor restroom and pantry.

14. What is the occupancy of each site?

- Per the current plans, 21 occupants are legally allowed in each of the two suites of 20 Nolan, respectively. Tenants in need of a higher occupancy for their programming, on a single event or seasonal basis, may apply for a Temporary Place of Assembly (TPA) permit to temporarily increase the legal occupancy of the space.
- 9 Nolan is being offered as-is, as inherited by the Trust from the United States Coast Guard. An architect will have to determine the legal occupancy based on the proposed use and program.

15. Is there a ballpark proposed rent the Trust is seeking for these spaces?

The Trust does not have guidelines for a specific proposed rental value. Respondents should propose a rental amount that their operation can support, keeping in mind the obligation to Common Area Maintenance fees and utility charges in addition to the base rent.

16. How frequently do ferries run in the off season and what are the hours?

Typically, the ferry runs approximately hourly outside of the public access season, between the hours of 7am and 6pm. Ferry service is more frequent before 9:30am and after 3:30pm (a sample off-season ferry service schedule is attached to this document). Ferry schedules are subject to change, and the Trust anticipates expanding service in the near future.

17. Can the wall separating Suites A and B of 20 Nolan be modified to increase connectivity between the spaces?

The wall separating Suites A and B of 20 Nolan is a structural, load-bearing wall. Respondents may propose removing this wall in their response if they are able to support the cost of this modification through direct contribution or a rental proposal that justifies this investment on behalf of the Trust. Respondents interested in leasing both suites of 20 Nolan may also propose smaller-scale interventions such as the insertion of a doorway between the two spaces. Per question 18, below, respondents should describe the impact any proposed modifications would have on their proposed program.

18. Are the renovation plans for 20 Nolan set in stone?

The Trust is currently in the design process for 20 Nolan. Respondents may propose minor modifications to the design (e.g. modification of a non-structural partition between rooms), with an explanation of the way such changes would enhance the Respondent's ability to use the space.

19. What are the limitations for a tenant to alter the space?

Respondents may propose alterations to the space in their proposal or, if selected, during the term of their lease. In general, alterations will be subject to Trust approval. If proposing alterations as a component of their proposal, Respondents should detail whether they propose to undertake such

alterations or whether they are requesting the Trust to do so, and whether any elements of their proposal would change (e.g. rental amount, programming plans) based on whether or not such alteration is approved.

20. Is there a bedroom on the first floor of 9 Nolan?

There are bedrooms on each of the three floors of 9 Nolan. The first floor of 9 Nolan is at the “garden” level, partially below grade.

21. May the current bedroom spaces in 9 Nolan be utilized for artist studios?

Yes.

22. Are the restrooms in 9 Nolan en suite with the bedrooms, or shared?

Each floor of 9 Nolan features one bedroom with an en-suite bathroom and one bathroom accessible from all other bedrooms via a shared hallway.



Coursen Ferry Schedule
December 4, 2019-April 30, 2020

Monday – Friday

Trip	Departs GI	Departs BMB	Vessel
1.	6:45am	7:00am	Vehicle/Passenger
2.	7:15am	7:30am	Vehicle/Passenger
3.	7:45am	8:00am	Vehicle/Passenger
4.	8:15am	8:30am	Vehicle/Passenger
5.	8:45am	9:00am	Vehicle/Passenger
6.	9:15am	9:30am	Vehicle/Passenger
7.	9:45am	10:00am	Vehicle/Passenger
8.	10:30am	11:00am	Vehicle/Passenger
9.	11:30am	12:00pm	Vehicle/Passenger
10.	12:30pm	1:00pm	Vehicle/Passenger
11.	1:30pm	2:00pm	Vehicle/Passenger
12.	2:30pm	3:00pm	Vehicle/Passenger
13.	3:30pm	3:45pm	Vehicle/Passenger
14.	4:00pm	4:15pm	Vehicle/Passenger
15.	4:30pm	4:45pm	Vehicle/Passenger
16.	5:00pm	5:15PM	Vehicle/Passenger
17.	5:30PM	5:45Pm	Vehicle/Passenger
18.	6:00pm	6:15pm	Vehicle/Passenger