

20 and 9 Nolan RFP Questions & Answers

Updated as of April 28

- 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? How big could the doorway in the common wall be?

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.

23. Can you provide an estimate for yearly utility charges for the full three-floors of 9 Nolan?

As Building 9 has not been sub-metered in the past, the Trust does not have building-level historical utility consumption information.

24. Would the lessee be responsible for (emergency) infrastructure repairs (ie plumbing leaks, electrical issues, etc.) or is that part of the CAM? Is there a 'building super' that would be available on the island to perform these repairs?

The Trust will be responsible for maintaining the exterior of the building including the roof and façade, public common areas such as shared stairs, building systems, and general on-Island infrastructure. The Tenant will be responsible for maintaining their leased Premises, including electrical and plumbing fixtures therein. At Tenant’s request, The Trust may undertake repairs on behalf of Tenant at Tenant’s expense as staffing resources allow.

25. I saw AC units in the 9 Nolan photos. Are there functioning AC units in each of the 13 bedrooms of 9 Nolan, as well as kitchen/work area?

Any window air conditioners currently in Building 9 should be assumed to be the property of current occupants. Tenants will be permitted to install window air conditioning units as they see fit.

26. Assuming year-round tenancy, would our residency fellows need to access food, beverages, etc, on Manhattan and bring them out, or will there be year-round food purveyors on the island by Fall 2020?

The Trust is in the process of building toward 24/7, 365 access for the public, including the addition of new year-round amenities such as food purveyors. While the Trust anticipates such amenities will be added over the proposed lease term, they will not be in place prior to Fall 2020.

27. Could you please send a jpeg of the floor plan?

The full PDF floor plans are available for download via link in the RFP appendix.

28. Please clarify if there are separate staircases in the middle of Unit A & B in 20 Nolan and then a shared staircase at the back?

This is correct. In 20 Nolan, there is a private internal stair in each unit between the first and second floors, as well as a shared stair in the rear.

29. How does the joint entrance for Unit A & B work? Are photos available?

The primary entrance to the two suites of 20 Nolan will be via adjacent lockable doors off to the porch, as visible in the first-floor floorplan, Sheet A-101.00. Both doors are aligned with the new, single stair to the porch and marked with a “16” on the plan.

In addition, there is a shared rear entrance to the shared stair in the rear of the house, from which tenants can gain access to their individual suites through lockable doors into their pantries, and private lockable entrances to each suite on either end of the porch.

30. How can we affix things to the outside of the house? Are there any restrictions on signage to the side of the house?

Alterations to the exterior of the building are subject to Trust approval regarding both the method of installation and compliance with Trust signage guidelines. Tenants should be aware that any proposed exterior modifications will also be subject to Landmarks Preservation Commission (LPC) approval.

31. What is the square footage of each floor in 20 Nolan? What is the square footage of the exhibition-suitable space on the 1st floor of 20 Nolan?

Square footages for each room and floor in 20 Nolan are noted on the floor plan, available for download as a PDF via link in the RFP appendix. The leasable space on the first floor of 20 Nolan is approximately 900 square feet per suite, and on each of the second and third floors is approximately 875 square feet per suite, inclusive of restrooms, pantries, and storage areas. While Respondents may propose a variety of uses for any of the rooms in their response, the front two rooms of the first floor of 20 Nolan (marked 108 and 109 in Unit B on the first-floor plan, A-101.00) together comprise approximately 625 square feet per suite.

32. Is there any restriction on adding a stair lift to expand accessibility to the 2nd floor of 20 Nolan?

Respondents are free to propose the addition of a stair lift in 20 Nolan. In general, alterations will be subject to Trust approval and must be performed in compliance with all applicable laws and regulations. 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. The Trust will evaluate the feasibility of such proposals in review.

33. What support/services are anticipated for year-round tenants by 2022? (i.e., food services, is each org providing all of its own office infrastructure?)

The Trust will provide Landlord services as outlined in the Term Sheet (e.g. common area maintenance, reimbursable services, etc.). Governors Island is currently home to a robust food and beverage program during the current public access season between May and October. The Trust is in the process of building toward 24/7, 365 access for the public, including the addition of new year-round amenities such as food purveyors. Tenants are responsible for provide their own office staffing, supplies, and equipment, though are encouraged to collaborate with other Tenants where helpful.

34. What is the plan for mail and packages to arrive on the island (not just the ferry building on the Manhattan side) by 2022?

Respondents should anticipate collecting their mail at the Battery Maritime Building in Manhattan prior to boarding the ferry. The Trust anticipates developing on-Island mail distribution services as the year-round tenant population grows over time.

35. What expanded security measures would be in place during the off-season?

The Trust currently maintains a year-round security presence on the Island. The Trust will take appropriate additional security measures to ensure the safety of on-Island Tenants and guests as the year-round Island population grows.

36. Can you share your thinking about plans to boost year-round visitorship, particularly to Nolan Park?

Since opening to the public for the first time in 2005, Governors Island has seen an average 12% increase in visitors year over year, and welcomed nearly 1M visitors in 2019 alone. The Trust anticipates each season growing its visitor numbers through a combination of direct outreach to New York City communities, a comprehensive press and marketing strategy, and strategic partnerships with diverse organizations who drive audience. Nolan Park will be a particular focus over the coming years, with more support directed to seasonal organizations and future tenants related to marketing and wayfinding.

37. Is there a year in which the Island is anticipating more robust public flow during cold months (recognizing that visitation will retain some seasonal character)?

The Trust is currently in the process of moving towards year-round public access for the Island in the near future. As we continue to attract more year-round tenants, we anticipate greater opportunity to open the Island to the public in the winter months.

38. Will the Trust accept tenant improvements to the space in lieu of rent?

The Trust does not have guidelines for a specific proposed rental value. Respondents should propose a rental amount that their operation can support. The Trust will consider the value of any proposed Tenant improvements when holistically reviewing tenant financial proposals.

39. Are the restrooms functional?

Yes. The restrooms in 9 Nolan are currently functional and the restrooms in 20 Nolan will be included in the renovation of the building.

40. Does the ferry run overnight?

The ferry does not currently run overnight. Please see a sample off-season ferry schedule attached as the final page of this document. Ferry schedules are subject to change, and ferry service has been expanded each year for the past three years. The Trust is continuously looking for additional ways to expand access to the Island and is actively exploring daily ferry service later into the evening for tenants and employees starting in 2021.

Per the Reimbursable Landlord Services section of the Term Sheet, The Trust is also able to add service beyond scheduled hours, at Tenant's cost, to meet Tenant's needs. There may also be possibilities for Tenants to contract directly with marine transportation providers for small vessel service to meet specific needs outside of regular Trust ferry service hours. If additional ferry service is required for a Respondent's program, the response should describe this need.

41. Are there other year-round tenants currently in Nolan Park?

This is the first offering of spaces in Nolan Park for year-round tenancy. The Trust's long-term goal for Nolan Park is to renovate all buildings to make them suitable for year-round occupancy. The Trust expects to make progress toward this goal over the course of the proposed lease terms for Nolan Park buildings 9 and 20. In the interim, the Trust will continue seasonal programming in the adjacent houses.

42. When you state the Block House is to be taken in 'as-is' condition, what is its state of repair? Does it need to be repainted or repaired in any way? If we were able to clean the brick exterior, for example, would we be permitted?

The Block House is currently utilized as overnight accommodation for ferry operators. Building systems are functional and the building is generally in good condition. The photographs that appear on page 7 of the Request for Proposals are generally representative of the condition of the interior spaces within the building. The building envelope (i.e. façade, roof) will remain The Trust's responsibility to maintain under the lease, however, The Trust welcomes proposals for exterior improvements, subject to Trust review.



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