

December 04, 2020 (Updated December 18, 2020)

Questions & Answers to Request for Proposals: Hub for Green Businesses and Non-Profits at Building 301 on Governors Island
Questions listed in order received

#	QUESTION(S)	RESPONSE
1)	<ul style="list-style-type: none"> a) Can two organizations collaborate on a proposal? b) Is there a list of prospective interested tenants? c) Is there an opportunity to team up with a developer as WBE architecture/ interior firm? d) Would you be able to connect firms and developers/ nonprofits? e) How will you be brokering connections for firms interested in teaming? f) Will you just be issuing the contact list and then it is up to us to reach out? g) Once a contact list is circulated, we are going to want to have preliminary conversations with any prospective tenants, as I am sure most development teams are. So in theory, you may have multiple development teams proposing with the same tenants. Is this something you are anticipating? Would development teams need tenant approval to include them in their submission? h) Are respondents required to have LOIs or other forms of commitment from future users? 	<p>The Trust encourages partnerships between entities interested in collaborating on a more complete or compelling response than they would be able to provide individually. In the event that a Respondent identifies specific sub-tenant(s)/end user(s) in its proposal, proposals should detail whether proposed sub-tenant(s)/end user(s) have made commitments to the development team or are just representative examples of the type of tenant(s) that would be sought. Respondents are not prohibited from partnering with multiple teams. See further clarification related to partnerships in Addendum #1, dated December 4th, 2020.</p>
2)	<ul style="list-style-type: none"> a) Is there an option to prioritize a list of suites we can apply to? b) Has the Trust received commitments or LOIs from potential future tenants? c) Has there been any tenant inquiries for any of the suites so far? 	<p>The Trust is seeking proposals from Respondents interested in leasing and rehabilitating the Building in its entirety. Organizations interested in leasing individual suites should identify master tenants with whom they can partner. The Trust encourages partnerships between entities interested in collaborating on a response, as outlined in Addendum #1, dated December 4th, 2020.</p>

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3)	If we didn't opt-in for contact sharing at the registration, can we do that later?	As clarified in Addendum #1 to the RFP, potential Respondents may make such a request by sending an email to info@govisland.org before December 11 th , 2020.
4)	a) Is there incentive for proposals to include certified small businesses or other disadvantaged businesses? b) Is MWBE requested?	When evaluating proposals, The Trust will consider the Respondent's plan to meet goals for the participation of Minority and Women-Owned Business Enterprises (M/WBEs) in the design and construction of the project (for more detail see Proposal Requirements Section D). The target Participation Goal for this Project is 20-35%.
5)	What do you see as the mix between commercially focused business development and cultural use?	The Trust has not defined a specific mix of end users for the Building. Respondents should describe the intended use of the Building, which will be evaluated according to the RFP selection criteria, including but not limited to the fit with The Trust's mission, proposed terms, and feasibility.
6)	Is there the possibility that Building 301 could house food and beverage tenants?	Yes. Respondents should include a description of any non-office uses proposed to be located on-site (i.e. food and beverage, event space, fabrication and testing space, etc.), understanding that the RFP's selection criteria includes mission alignment, among others.

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7)	a) What is the access and availability of outdoor space? b) What are the metes and bounds of the outdoor space attached to the leasehold of Building 301? If we want to establish an outdoor convening space under a tent, how much sq footage is available for such use, and what restrictions might be attached to that usage (i.e. time of day, weekend, sound amplification, food service)?	<p>The Trust does not have defined metes and bounds for outdoor space associated with the leasehold. Temporary use of spaces for programming and events is open to tenants, subject to The Trust’s event permitting process, as noted in Section 11 of the Term Sheet, Exhibit B of the RFP. More information is available on the website here: https://www.govisland.com/permits. Respondents are encouraged to identify potential opportunities for engaging the Island’s visitors. The Trust is receptive to including adjacent outdoor space in the leasehold. Respondents interested in including specific outdoor space adjacent to the Building within their permanent leasehold should describe this and its intended use in their proposal. The Trust is attaching survey tiles of the area surrounding the Building.</p>
8)	What is the level of detail that is expected: a concept with a list of partners or a detailed / visualized explanation of the intended use of each suite for instance?	<p>Each proposal is expected to include a description of the respondent organization and the proposed use and operation of the space(s). Respondents may, but are not required to, detail intended use by individual suite. Responses should include sufficient information for The Trust to fully understand the proposed program, and include square footage approximations by program per the Development Budget tab of the Financial Pro Forma available in Exhibit C.</p>

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9)	a) What are the future plans for the number and frequency of ferry transportation? b) Can you provide the current ferry schedule?	<p>Typically, the ferry runs approximately every 30 minutes during the public season, and every hour outside of the public season, between the hours of 7:00am and 6:00pm. Ferry service is more frequent before 9:30am and after 3:30pm (see sample off-season ferry service schedule included with 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.</p>
10)	How far is this building from food locations?	<p>Currently, The Trust’s food and beverage offerings are available during the public season, between May and October. The majority of these are located in Liggett Terrace, within a 5-minute walk from Building 301. Tenants can receive delivery service to the Manhattan Ferry Terminal at the Battery Maritime Building, year-round. The Trust is in the process of expanding public access to Governors Island year-round, including the addition of new amenities such as year-round food purveyors.</p>
11)	Can our proposal consider other buildings in addition to Building 301?	<p>Yes. The Trust would like to clarify that Respondents may propose to ground lease additional space on the Island (i.e., a building in addition to Building 301) if it would be required for, or enhance, their proposal. The Trust clarified this policy in Addendum #1 on December 4th, 2020. Any such proposal is subject to the proposal requirements of the RFP for Building 301. The Trust is appending to this addendum additional information about three such buildings adjacent to Building 301 – Building 12, Building 315, and Building 333.</p>

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12)	Can you clarify or repeat the intended use for the buildings from the RFP previously issued that are currently under consideration?	In March 2020, The Trust released a Request for Proposals for Nolan Park Buildings 9 and 20 with a focus on attracting year-round arts, educational and cultural tenants. The Trust is currently reviewing proposals that were submitted by the RFP deadline.
13)	What might the relationship be between the work in Building 301 and tenants of Nolan Park?	The Trust always encourages collaboration between existing Island tenants and users; however, it is not a requirement of this RFP. Respondents should describe any proposed partnerships as requested through the RFP.
14)	Regarding the Climate Action Center announced by the Trust and the Mayor, is there already a detailed vision for this project?	In September 2020, The Trust and Mayor Bill de Blasio announced a vision to create a Center for Climate Solutions on Governors Island. Additional information on this process is available here: https://www.govisland.com/real-estate/vision-for-future-growth .
15)	Because Building 301 is a landmark, will the Trust require standard interior finishes or provide a list of recommendations for interior finishes post-contract award?	No. Only the exterior of Building 301 is subject to review by the NYC Landmarks Preservation Commission (LPC) and the existing plans supplied by The Trust have already been approved by the LPC. If development teams choose to pursue Federal and State historic tax credits as a source of financing, there will be SHPO and NPS review and approval required for interior details.
16)	Was this building damaged during hurricane Sandy or other flooding events?	The basement was temporarily flooded but the Building did not sustain any permanent damage because the existing floor elevation in the Center and East Wing of the Building is at +/- 13.15' above NAVD88 and +/- 11.8' in the West Wing. The new electrical transformer was installed at a flood resilient elevation.

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17)	a) What is the relationship between VAMOS and project going forward? b) Does The Trust have an obligation to keep VAMOS on the team? c) Will VAMOS continue to work for The Trust on the project?	Respondents are not required to utilize the VAMOS plans nor are they required to retain the services of VAMOS.
18)	Will the flood mitigation system for the building be the tenant's responsibility?	Renovation of the building, including flood mitigation system, will be the responsibility of the tenant. The VAMOS plans made available reflect several resiliency measures related to floodproofing, including full adherence to the NYC Building Code's Appendix G for Flood-Resistant construction. Respondents are welcome to provide additional or alternative mitigation proposals in their plans.
19)	Is anything currently in Building 301 or is it completely empty?	The Building is currently unoccupied and selective interior demolition and asbestos abatement has been completed.
20)	a) What are your thoughts on comparable rents to give respondents a sense of a reasonable "fair rent"? Especially considering that Gov Island is a somewhat unique situation without obvious comparables. b) Has the Trust completed a market study of achievable rents for this development?	The Trust does not have guidelines for a specific proposed rental value. Respondents should propose a rental amount that they judge to be fair and that their operation can support, keeping in mind the obligation to Common Area Maintenance fees and utility charges in addition to the base rent, understanding that the RFP's selection criteria include both proposed terms and feasibility, among others.
21)	Is the Information Session presentation available for download?	Yes. The presentation and a recording of the session is available for download on the RFP page: https://www.govisland.com/real-estate/rfps

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22)	What is the square footage of the entire building?	Square footages for each suite and the building generally are noted on the plans, available for download as a PDF via link in the RFP appendix. The total square footage is approximately 22,500.
23)	Is the Trust interested in future partnering for grant applications related to business incubation and acceleration?	Yes. Proposals should include a description of the Respondent’s financial capacity to undertake the proposal, including the reliance on various funding sources for construction and operations and the extent to which those funding sources are committed or prospective.
24)	a) In regards to the future entitled ground-up or acquisition/rehab development opportunities and associated RFPs on the southern portion immediately adjacent to the Building, will any preference be given to respondents who are awarded this RFP? b) Will preference be given to awardees of this RFP for any other future RFPs as part of the overall development plans (not just in the immediately adjacent land)?	All future ground-up or adaptive reuse development opportunities will be subject to separate procurement processes. No preference will be given to existing tenants or successful respondents to the RFP for Building 301.
25)	Will all General Contractors named in the RFP be accepted or will there be additional approvals?	The Trust must approve all general contractors and associated construction contracts prior to work commencing. Respondents may choose, but are not required to, identify a general contractor as part of the Respondent team.
26)	Will an owner’s rep fee in addition to a GC fee be permitted?	To the extent City capital funding is provided, expenditure of City capital funds must comply with Directive 10: https://www1.nyc.gov/assets/ddc/downloads/not-for-profit/2-nyc-comptrollers-directive.pdf

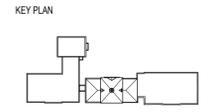
#	QUESTION(S)	RESPONSE
27)	Can the Trust offer any guidance on expected timeline for proposal review and decisions following RFP submittals?	All proposals must be received by January 29 th , 2020, at 3:00 PM. Proposals and modifications received after the time and date listed above will be considered late and may be disqualified. Follow the submission date, The Trust will convene a selection committee to review all proposals and may conduct in-person or virtual interviews with some or all Respondents.
28)	Can electricity service to the building be upsized or is the 800amps the max?	Yes. As currently configured, 800 amps is allocated to the Building from the transformer installed by The Trust, but it may be possible to increase electrical service to the Building. If additional electrical service is requested, Respondents should provide clear backup to justify the need. All costs associated with the additional electrical service should be assumed to be the responsibility of the Respondent and should be included in the Development Budget tab of the Financial Pro Forma available in Exhibit C.
29)	Is gas service possible to the building?	Yes. All gas service and infrastructure on Governors Island is provided and maintained by National Grid. The Tenant will be responsible for contracting directly with National Grid to secure gas service as noted in Section 11 of the Term Sheet, Exhibit B of the RFP.
30)	Is this a project that is awaiting a tenant to take over the property and then be in charge of hiring the contractor? Or is it a bid to determine a contractor to be the tenant as well and not complete the project but run the property as well?	The Trust is seeking proposals from Respondents interested in leasing and rehabilitating the Building in its entirety. General contractors should identify development teams with whom they can partner.

#	QUESTION(S)	RESPONSE
31)	Which year the roof was done? Were there any repairs? Does it have a warranty? Can we get access to the document/warranty?	The original roofing assembly was replaced around the 1990s by the US Coast Guard, with additional insulation added around 2013. Please refer to the Site File, Exhibit A of the RFP; the VAMOS 100% Pricing Set includes roof construction details and the and Vidaris Exterior Envelope Assessment added to the Site File details existing conditions.
32)	a) Is there a specific point of entry for electricity? b) Is there a utility plan showing the location of gas to the area?	See drawing VT100 (Topographic + Utility Survey) and SU-100 (Site Utilities Plan) in the VAMOS 100% Pricing Set available in the Site File, Exhibit A of the RFP.
33)	When will water and sewer work be complete?	The Trust has completed work to bring water and sanitary services to the foundation wall. As noted in Section 12 of the Term Sheet, Exhibit B of the RFP, the tenant is responsible for connecting to the water and sewer services at the building/foundation wall.
34)	During the site visit, we were informed that the boiler has already been removed. When? Where was the location of the removed boiler?	The boiler was removed during the partial demolition and abatement work completed in 2018. The boiler had been located in the lower-level mechanical room.
35)	Can the Trust confirm all asbestos have been abated? There are many tiles remaining in the hallways and old bathrooms. We want I make sure all has been tested. Was the roof also tested in the report?	Please refer to the Site File, Exhibit A of the RFP, for the two Asbestos Containing Materials (ACM) reports prepared; the 2013 AirTrek report added to the Site File contains a complete list of materials tested in the building. The ACP-21 form included in the Site File was issued at the conclusion of the interior demolition and abatement contract executed in 2018. ACM is known to remain in window caulking, roof materials, and vertical duct liners extending from the lower-level mechanical room along the eastern wall of Suite 5.

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36)	When was the last time any masonry work was done on the facade?	No masonry repairs have been completed by The Trust. Please refer to the Vidaris Exterior Envelope Assessment, which was added to the Site File, Exhibit A of the RFP, for further details.
37)	Is there any structural analysis of the building?	Robert Silman Associates prepared reports based on visits on 9/7/2012, 9/26/2017, and 4/3/2018, which have been added to the Site File, Exhibit A of the RFP. These reports informed the Structural Drawings prepared by Silman in the VAMOS 100% Pricing Set available in the Site File.
38)	Are there any prohibitions against getting a liquor license on the Island?	No. Several vendors on the Island have successfully received liquor licenses.
39)	Would tenants of Building 301 be granted docking privileges for vessels at Soissons Landing, Yankee Pier, or any future pier?	The Trust is open to providing docking rights to tenants of the Island, subject to additional review by Trust operations and security staff and an understanding of the Tenant’s needs.
40)	a) Is there an environmental report that we can access? b) During the site visit, we saw a dark floor stain in suite 4. Do we know what it’s from? c) Are there any existing underground tanks?	The environmental analysis contracted by VAMOS did not indicate any presence of underground tanks or environmental conditions requiring remediation, in order to complete the plans in the Site File.
41)	Who at Vitacco has worked on the approvals? Can we contact them?	To the extent that this information is available, the Respondent is welcome to request it from VAMOS directly.
42)	Can we see the DOB Permit approval?	The Trust is in the process of resolving final comments submitted by the Department of Buildings (DOB) and anticipates that final approval will be available in early 2021, and in any case, well before a lease is executed.
43)	Can we see the LPC Permit approval?	The Certificate of Appropriateness issued by the Landmarks Preservation Commission (LPC) has been added to the Site File, Exhibit A of the RFP.

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44)	How do we get materials/lifts/equipment over to the Island?	All materials, lifts, and construction equipment can be transported by the vehicle ferry operated year-round by The Trust. Individual vehicles must be no more than 62' in total length, 12'6" in height, and 40,000 tons in weight. Barge service can be chartered by the tenant's contractor for vehicles or equipment that exceed these dimensions.
45)	Do we need to plan for any flood mitigation measures? What happened to the building during Superstorm Sandy?	See Responses to Questions #16 and #18.
46)	Is there a conduit from the new transformer into the building? What is the next step with Con Edison?	No. As noted in Section 12 of the Term Sheet, Exhibit B of the RFP, the tenant is responsible for making the connections to the new transformer installed by The Trust, located at the building wall. The transformer and all on-Island electrical infrastructure is owned by The Trust, not Consolidated Edison. Completing the connection from the new transformer will be handled by the Respondent's contractor in collaboration directly with The Trust.
47)	Are there any existing or any backup generators?	No. Backup generators would be the responsibility of the Respondent.
48)	Can the outdoor area be negotiated at any time during construction or after construction?	See Response to Question #7. In addition, The Trust will make a good faith effort to provide Respondent with access to temporary laydown space during construction as required.

#	QUESTION(S)	RESPONSE
49)	<p>The Trust has committed to deliver LPC approval of the current plan set. Is the Trust amenable to a change to the plans to provide a direct entrance into the center of the building in what is labeled Suite 5 on the Harbor side, with an expanded terrace facing the water? Is it aware of any particular sensitivity or guidance on the part of LPC or SHPO about this revision to the main entrance orientation, which would create a clear and prominent entry sequence?</p>	<p>As noted in Question #17, Respondents are not required to utilize the VAMOS plans nor any specific elements thereof. Respondents are free to propose any modifications they deem appropriate to their proposed program.</p> <p>Any changes to the approved facade and exterior as detailed in the VAMOS 100% Pricing Set available in the Site File, Exhibit A of the RFP, will require additional approvals from LPC and may trigger a public review. For further information, please refer to the Certificate of Appropriateness issued by LPC, which is available in the Site File, and the Governors Island Historic District Preservation & Design Manual issued January 2003 by the U.S. General Services Administration.</p> <p>Part I: http://npshistory.com/publications/gois/gsa-preservation-design-stds-1.pdf Part II: http://npshistory.com/publications/gois/gsa-preservation-design-stds-2.pdf Part III: http://npshistory.com/publications/gois/gsa-preservation-design-stds-3.pdf</p>



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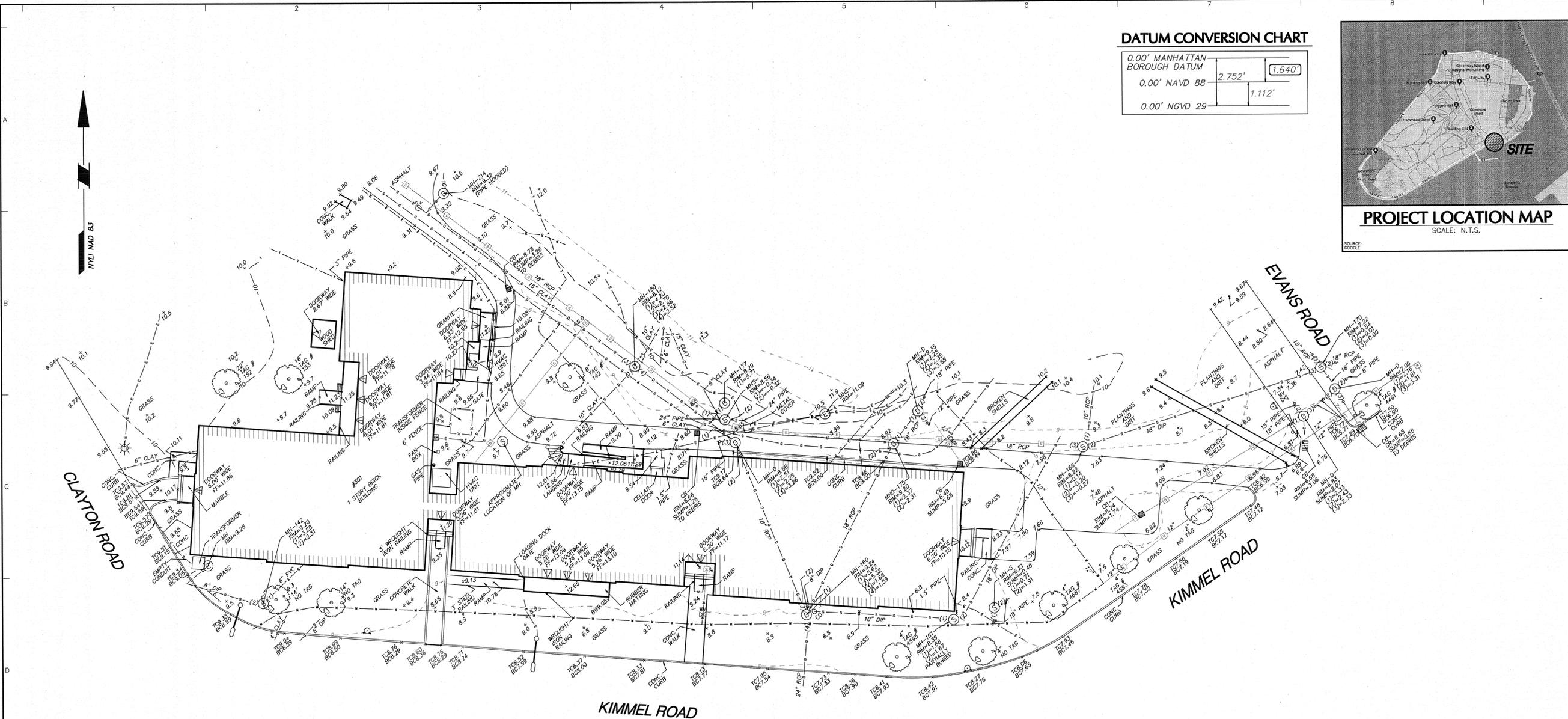
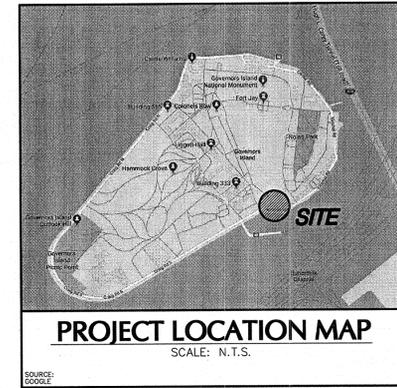
NOT FOR CONSTRUCTION

NO.	DATE	REV./ISSUE TO
1.	6/28/2018	BACKGROUND ISSUED
2.	7/11/2018	TGI REVIEW
3.	7/25/2018	75% CD FOR PRICING
4.	8/27/2018	100% CD FOR PRICING

SHEET TITLE
TOPOGRAPHIC + UTILITY SURVEY
FILE NAME: N/A
SCALE: AS NOTED
DRAWN BY: STAFF
CHECKED BY: EB/SF
DATE: 07/25/2018
JOB NO.: 18002
SHEET NUMBER:
G-003.00

DATUM CONVERSION CHART

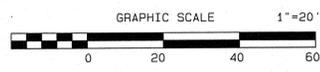
0.00' MANHATTAN BOROUGH DATUM	2.752'	1.640'
0.00' NAVD 88		1.112'
0.00' NGVD 29		



LEGEND

(SYMBOLS NOT SHOWN TO SCALE)

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> HYDRANT STREET LIGHT SIGNAL POLE MANHOLE WATER VALVE GAS VALVE UNKNOWN VALVE CATCH BASIN METAL COVER ELECTRIC BOX DOOR DOUBLE DOOR GARAGE DOOR PARKING METER SPOT ELEVATION CLEAN OUT | <ul style="list-style-type: none"> TREE BENCH MARK SIGN POLE ANCHOR POLE BOLLARD STORM DRAIN SANITARY COMBINED SEWER CABLE TV TONE OUT GAS TONE OUT WATER TONE OUT ELECTRIC TONE OUT TELEPHONE & COMMUNICATION TONE OUT STEAM TONE OUT UNKNOWN UTILITY TONE OUT | <ul style="list-style-type: none"> FENCE (TYPE AS NOTED) OVERHEAD WIRE GUIDE RAIL (TYPE AS NOTED) TREE LINE PROPERTY/RIGHT-OF-WAY LINE REFERENCED UTILITY LINE (TYPE AS NOTED)-PLOTTED FROM EXISTING MAPPING MAILBOX FILL VALVE BENCH MONITORING WELL BORING FLAG POLE |
|--|---|--|



Date	Description	No.
REVISIONS		

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Professional Ethics and to the best of my professional judgment, information and belief, and in my professional opinion, the conditions shown on the data are correct for the subject property.

SIGNATURE: *Paul D. Lanpher* DATE SIGNED: 04-3-18
PAUL D. LANPHER
PROFESSIONAL LAND SURVEYOR
NY LIC. No. 050784-1

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Collectively known as Langan

Project
GOVERNORS ISLAND BUILDING 301
BLOCK No. 1, PART OF LOT No. 10
BOROUGH OF MANHATTAN
CITY OF NEW YORK
NEW YORK COUNTY NEW YORK

Drawing Title
TOPOGRAPHIC & UTILITY SURVEY

Project No.	170504702	Drawing No.	VT101
Date	03/29/18		
Scale	1"=20'		
Drawn By	LB		
Checked By	PDF	Sheet	001 of 001

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THE TRUST FOR
GOVERNORS ISLAND

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