

TRUST FOR GOVERNORS ISLAND ISSUES REQUEST FOR PROPOSALS FOR HISTORIC DISTRICT BUILDINGS

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Largest Opportunity for Adaptive Re-use of Historic Buildings in the Country
RFP Release is Next Milestone in Development of Governors Island

New York, NY: December 10, 2012. The Trust for Governors Island (The Trust) today issued a Request for Proposals (RFP) for the adaptive re-use of more than 40 buildings in the Governors Island Historic District for educational, cultural, and commercial uses. The Historic District is recognized as a National Historic District as well as a New York City Historic District. These buildings total more than 1,000,000 square feet of available space. The release of this RFP represents the largest opportunity in the country to adaptively re-use historic buildings. It is also the latest step in the redevelopment of Governors Island, which has become a popular seasonal destination as well as home to year-round educational and cultural uses. Responses are due March 14, 2013.

"Governors Island is the centerpiece of our Administration's transformation of the City's waterfront," said Mayor Bloomberg. "We have invested more than \$260 million to update the Island's infrastructure and build 30 new acres of park and public spaces. These improvements set the stage for this RFP which will continue to ensure Governors Island is a destination enlivened by year-round tenants and uses."

"This is a historic milestone in the development of one of the truly unique and wonderful public spaces in our city," said State Assembly Speaker Sheldon Silver. "Governors Island has become a treasure in our harbor and a great asset to our Lower Manhattan community. I look forward to the opportunity to bring even more cultural, educational and commercial amenities to this popular and growing public space."

"Today marks yet another step toward making Governors Island the center of a unified Harbor Park – a central park for the center of our City," said State Senator Daniel Squadron. "I'm pleased to have played a role in moving Governors Island forward and ensuring it stays open every summer. Today's announcement means even more of the Island will be put to use while preserving its beautiful and historic character – allowing more visitors to enjoy this incredible waterfront destination that's just minutes away from Manhattan and Brooklyn."

The RFP focuses on the redevelopment of buildings within the Island's Historic District for commercial and nonprofit uses compliant with the 2003 federal deed of transfer. These buildings range in size from a 4,000 square foot former officer's home to a 400,000 square foot former barracks and administrative building designed by the famed architecture firm McKim Mead and White. The 92 acre Historic District is composed of a wonderful collection of 19th and early 20th century buildings set in a park-like landscape with mature trees, natural topography, and broad vistas of the Island, Lower Manhattan and Brooklyn skylines. These handsome historic structures were originally built for administrative, residential, and community purposes when the Island was a military base. They offer abundant possibilities for renovation and reuse. The Island's historic buildings fared very well during Superstorm Sandy and the historic fabric of these buildings was not damaged. This RFP is for buildings owned by The Trust for Governors Island in the National Historic District and does not include buildings that are part of the 22 acre Governors Island National Monument owned and managed by the National Park Service.

"The redevelopment of buildings within the Historic District presents a great opportunity for Governors Island," said Leslie Koch, President of The Trust for Governors Island. "The District's bucolic setting, naturally raised topography and unique historic buildings provide an unparalleled opportunity for tenants to bring year-round educational, cultural and commercial uses to the Island."

"Governors Island is already home to two year round tenants, a New York City public high school and an artist studio program," said Ronay Menschel, Chair of The Trust for Governors Island. "We expect this RFP will bring additional uses to the Island, ensuring that it is a lively, year-round destination and resource for the entire City and region."

The Bloomberg Administration has invested more than \$260 million in Governors Island to bring Governors Island's infrastructure into the 21st century and create the new park and public spaces. These investments set the stage for the Island's next phase of development and facilitate future tenancies.

The infrastructure program upgrades the Island's electrical and telecommunication utilities, seawall and stormwater system and ferry docks, and makes additional investments in historic stabilization. Most notably, the capital program is funding a new water main and distribution system that will provide potable water to buildings in the Historic District. All of these projects are fully funded, already well underway and on schedule to ensure that these upgraded services are in place for new tenancy and activity.

The first phase of the Island's new park and public spaces, designed by the internationally recognized landscape architecture firm West 8, is under construction and will be complete in 2013. Phase One adds key visitor amenities throughout the Historic District and replaces 30 acres of derelict landfill on the Island's southern end with glorious new landscapes featuring thousands of new trees, lively plazas, play areas and ball fields. These new spaces will serve as an anchor and significant amenity for the full development of the Island.

"The release of this Request for Proposals process provides a tremendous chance to bring new life to historic buildings," said Stephanie Meeks, President and CEO of the National Trust for Historic Preservation. "The re-use of the structures throughout the Island's National Historic District will ensure the vibrancy of these beautiful structures as well as the Island itself."

"The increasingly popular seasonal programming on Governors Island has given New Yorkers an appreciation of the wonderful historic buildings on the Island," said Peg Breen, President of The New York Landmarks Conservancy. "We are delighted that even more of these buildings may be re-used in the near future contributing to the long term success of the Island."

"The Alliance is so pleased that the City and The Trust are moving forward to add even more vitality and uses to Governors Island and its historic buildings," said Rob Pirani, Executive Director of the Governors Island Alliance. "Thanks to the continued investments by the City and the council in new parks, public spaces and critical infrastructure, we can now look forward to additional tenants and economic activity on

Governors Island."

With its updated landscapes, access to thirty glorious acres of new park and park spaces and newly updated infrastructure, the Governors Island Historic District buildings offer entrepreneurial developers the opportunity to create marquee projects and bring new year-round life to this unique Island.

"Governors Island is already known for being a great summer destination that makes New York a more livable City," said Vin Cippola, President of The Municipal Art Society. "Today's announcement builds on the Island's success and provides for new, appropriate and sustainable re-use of dozens of historic buildings."

The RFP requires respondents to submit well thought-out plans for adaptive re-use of one or more of the buildings in the Historic District. All proposals must respond to specific criteria outlined in the RFP. The buildings included in the RFP are all within the National Historic District and therefore are potentially eligible for Historic Preservation Tax Incentives.

To download the entire RFP, visit <http://www.govisland.com/html/notices/notices.shtml>. Responses are due on March 14, 2013, and there is a recommended site visit on December 19, 2012.

About The Trust for Governors Island

The Trust for Governors Island is the nonprofit corporation created by the City of New York that is responsible for the planning, redevelopment, and ongoing operations of 150 acres of Governors Island. The Trust is transforming Governors Island into a destination with great public open space, as well as educational, not-for-profit, and commercial facilities. The Trust broke ground on 30 acres of new park spaces scheduled to open in 2013 and is proceeding with an ambitious infrastructure program to ready the Island for expanded tenancy and activity. For more information, visit www.govisland.com.

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[< back](#)

[previous listing](#) • [next listing](#)