

ADDENDUM #2:

Request for Proposals for Public Open Space Design Services, Additional information, Questions and Answers

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PLEASE CHECK THE GIPEC WEBSITE, www.govisland.com, FOR ANY ADDITIONAL ADDENDA POSTINGS.

Q1: Please clarify why housing is not allowed on the Island.

A1: When the Federal government transferred Governors Island to the State of New York, it was sold for \$1 and covered under the Federal balanced budget amendment requirements. Meeting these requirements was the reason behind banning residential housing and gambling uses on Governors Island which, if allowed, would have created a different and higher underlying value of the land.

Q2: Where is the Harbor School going to be housed?

A2: Pending environmental review and final approval by the New York City Department of Education and GIPEC, the Harbor School will be located in Building 550.

Q3: In terms of demonstrating an Alternative 1 and Alternative 2 for the Summer Park, how should we show both?

A3: The means of illustration is up to you as long as you show both alternatives. You could illustrate "Alternative 1" in your primary design materials and show "Alternative 2" elsewhere or adjacent, or vice versa. You are not required to represent these two alternatives in the same illustration. "Alternative 1" assumes an outdoor amphitheater and seating for a large cultural venue. Assume the amphitheater would be adjacent to the Summer Park in the development zone and is not itself in the scope or project area of the Design Competition. Your task is to represent or illustrate the associated lawn seating area in the Summer Park in a manner where the lawn seating area has flexibility of use so that it can perform other functions when there is no performance event happening. "Alternative 2" should show or describe that same space without the audience seating or any amphitheater.

Q4: Who will serve on the jury? What role does the Governors Island Advisory Council play in the Jury process?

A4: GIPEC will notify respondent teams of the Jury composition once the participants are finalized.

The Governors Island Advisory Council (GIAC) has been formed and convened by GIPEC to give an advisory voice to different constituencies. GIPEC has provided you with a list of its members and their affiliations. Each team will present to the GIAC in June in addition to presenting their work at a public forum. Comments from the GIAC on the design presentations and design approaches will be conveyed to the competition Jury for their consideration. The advisory role of the GIAC is not limited to the design competition as it will continue to meet with and advise GIPEC on the park design process on an on-going basis. The Governors Island Alliance (GIA), an advocacy group made up of 35 or so civic, environmental, and planning organizations that promote Governors Island, is represented on the Advisory Council.

Q5: Is it assumed that riding the ferry to the Island or taking an aerial gondola to the Island would be free to the public?

A5: At this time, GIPEC-operated ferries traveling to the Island are free. GIPEC anticipates that commercial ferry operators will establish additional service to Governors Island from other points around New York Harbor. Any commercial operators would charge a fee. GIPEC also anticipates that an aerial gondola, if built, would provide service to paying customers and not be free to the general public.

Q6: Where is the site or sites that the future gondola could touch down on the Island?

A6: To accommodate engineering feasibility issues (travel distances, geography, siting) and to minimize impact on the Historic District, the Governors Island gondola terminal would likely be located south of Carder Road in the vicinity of the area between Building 108 and Pier 102. Such siting would be subject to all applicable reviews and approvals associated with building in the Historic District.

Q7: How would/will Governors Island interface with Brooklyn Bridge Park?

A7: The Brooklyn Bridge Park Corporation is also a subsidiary of the ESDC, like GIPEC. Brooklyn Bridge Park will be the closest public open space to Governors Island, and it is our hope that we can one day create the opportunity for New Yorkers and visitors to travel between these two places, enjoying the different and complementary experiences in each park.

There is a plan for a ferry landing at the base of Atlantic Avenue in the future Brooklyn Bridge Park, and this could be an embarkation point for a ferry connection to Governors Island from Brooklyn.

Q8: Have you targeted the size/square footage for future development projects on the Island?

A8: While we have narrowed down a range of uses that will likely be located in the development zones, we have not yet determined the specific uses, footprints, nor the total square footages for the various development sites. There are a wide range of scenarios for development in these zones, and we anticipate a range of building heights and building uses.

Q9: Will you allow private berthing on the bulkhead?

A9: GIPEC does not envision a marina as part of the park on Governors Island. While it is an option that private boats would visit the Island in the future, we do not anticipate a large marina and private berthing access, if any, would be limited. Facilities for private boat access, if any, would be determined by GIPEC and would be part of future development RFP's. For feasibility reasons, any berthing would have to be on the Buttermilk Channel side of the Island.

Q10: In terms of the design of the Island's new and existing roadways, are you constrained by the City or State definitions of a "street"?

A10: The streets on the Island are not "mapped" City Streets. Governors Island's Streets are New York State property.

Q11: Where did the acreage and boundaries of the park in the South come from? And are these boundaries immutable?

A11: For the purposes of the Design Competition, the location of the Summer Park on the southwest portion of the Island is set, as is the acreage range of 25-40 acres. The size of the Summer Park is in compliance with the requirements of the deed. The Summer Park boundary shown in Appendices B and C includes 40 acres. The topographic contours of the park can be modified, and teams have some flexibility to suggest modifying the boundary configurations of the Summer Park as long as the total Summer Park acreage and general location of the park and development zones remain unchanged. The locations of the development zones reflect the feedback we received during the Development RFP process, along with input we received from the public, the Governors Island Alliance, and design consultants. Significant or radical changes to the size or location of the Summer Park as it was outlined in the RFP are not permitted and any RFP proposal including such a proposition would be subject to a determination of "non-responsiveness" by GIPEC.

Q12: Can you please speak about the development areas on the harbor-side (west) of the Island?

A12: The smaller development zone on the western edge of the Summer Park serves a design function and is a development site that has generated market interest. The eastern edge of the western development zone works with the western wing of Liggett Hall to potentially extend the southern courtyard of Liggett Hall. We anticipate that there are potential non-profit or commercial tenants that would want to make use of this area, as it is directly adjacent to the Historic District and Summer Park, yet also on the western side of the Island.

Q13: Certainly the Liggett Hall courtyard creates a space that could be an opening to the park, and provides a certain shape. However, if you tear down the non-contributing buildings adjacent to Liggett Hall, the whole shape of this area will change. Are the boundaries of the park immutable?

A13: Please see the answer to Q11.

Q14: Should the teams outline their strategy for how the \$200 million maximum construction budget would be spent over multiple phases?

A14: GIPEC has yet to make phasing decisions about park construction. The teams are not expected to propose specific phasing-related breakdowns of the budget. However, in your description of your work methodology, it would be helpful if you would describe how you would advise GIPEC on phasing this project and how phasing affects your work.

Q15: There are no stops on Governors Island from the Statue of Liberty ferry. Do you see this changing in the future?

Q15: Currently, there are no stops on Governors Island during Statue of Liberty ferry trips. However, the National Parks Service is currently negotiating with potential operators regarding future service to Liberty and Ellis Islands. GIPEC is interested in bring more visitors to Governors Island in the future and hopes to work with NPS to do so.

Q16: Will EDAW continue to be involved with Governors Island and with this process going forward?

Q16: Yes, EDAW is currently under contract with GIPEC to develop the master plan and design guidelines for Governors Island, and they will continue to be involved as we evaluate the RFP proposals and develop a master plan and park designs for the Island.