

SUMMARY OF QUESTIONS

The following is a summary of questions received by the Partnership in response to the RFEI for Office-to-Residential Feasibility Study.

Q: Does Flatiron NoMad have a desired budget range for this assignment?

A: The total budget and hours are to be proposed by the Consultant Team. The Partnership is interested in seeing RFEI respondents' approach to the study.

Q: What is the anticipated project timeline?

A: The study will be completed in Fall 2024.

Q: Can you describe the intended audience of the final report and how it will be used by Flatiron NoMad Partnership?

A: The intended audience is Partnership staff. The study will be used by the Partnership to communicate with our Board of Directors, City officials, and other stakeholders.

Q: Are there any existing plans, initiatives, or zoning amendments that are related to this current office-to-residential conversion effort?

A: As indicated in the RFEI, the [Midtown South Mixed-Use Plan \(MSMX\)](#), the [City of Yes for Economic Opportunity](#), the [NYC Office Conversion Accelerator](#), and the [Manhattan Commercial Revitalization \(M-CORE\)](#) program are catalyzing major changes in both the office and housing market in our district.

Q: Is the intention to submit a list of recommendations to the MSMX Draft Plan?

A: No.

Q: How many buildings does Flatiron NoMad envision being part of this assessment?

A: The Partnership does not have a specific number of buildings in mind as part of the study. With that said, the Partnership is looking to estimate the number of buildings in the district that have reasonable conversion potential due to market forces, zoning, and/or construction feasibility.

Q: What is the goal of this study?

- A) To identify the best building candidates for conversion in order to target them specifically? OR,
- B) Gain an understanding of the overall property/site conversion compatibility in the district, considering individual properties, supported by city, state and federal incentives, to understand what incentive, if any, the city should make available through the MSMX plan, or other means? The goal here being to stimulate conversions in general as opposed to a targeted approach per (a) above.
- C) Both (a) and (b) above

A: Both (a) and (b).

Q: What data (both public and proprietary) does Flatiron NoMad currently have access to that will be available to the selected consultant?

A: The Partnership has access to CoStar and relationships with many district building owners/property management companies. RFEI respondents should demonstrate their own ability and experience identifying, accessing, and analyzing commercial property data and building information.



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Q: Test fits would be prepared for representative building types to be determined, not for every potential conversion site. Is this correct?

A: Yes.

Q: Does Flatiron NoMad anticipate site specific inspection and valuation/on-site time as part of this assignment?

A: No.

Q: What level of public outreach does Flatiron NoMad anticipate with this assignment?

A: While the focus of this study is not centered around public outreach, the Partnership expects the Consultant Team to communicate with local stakeholders as necessary to complete the project's scope.