

QUESTIONS AND ANSWERS¹

Leaseback Period and Agency Relocation

1. How far along is the City in the relocation process?

The City has begun the relocation process, starting by assessing agencies' space needs. The City is actively exploring relocation sites for the older adult center (referred to as the "Senior Center" in the RFP).

2. How much space is needed for the relocation? Do all tenants need to move together? How many people work in the building?

A stacking plan is provided in the Site File which reflects the current approximate square footage occupied by the City agency tenants. NYCEDC does not have information on the current headcount in the building. The City is currently analyzing its future space needs.

The following preliminary relocation requirements are provided for informational purposes and subject to change pending the City's ongoing analysis of space needs: Office relocation options shall be a minimum of 350,000 square feet. The City has a preference for buildings in Downtown Manhattan but is open to proposals in other established office districts, which are well served by public transit. The older adult center is expected to be a minimum of 17,000 square feet, within a 10-block radius of 100 Gold Street, within Manhattan Community District 1 and, preferably, with a private and accessible ground floor entrance.

3. Will there be any City involvement after the current tenants vacate the building?

After fee simple sale of the Site, the NYC Department of Housing Preservation and Development will oversee compliance with the 485-x program and MIH program, if applicable. These requirements will be recorded in a regulatory agreement(s) and/or restrictive declaration(s) signed by the Developer.

4. Will the city consider Proposals in which the Developer presents a relocation of City agencies pursuant to long term leases? Is the City's purchase of a relocation site an absolute requirement?

It is the City's preference to own the Agency relocation space.

¹Capitalized terms used herein are as defined in the Request for Proposals.

Residential Development

5. Is there any limit on the number of residential units allowed?

The development must comply with all applicable zoning laws, building codes, and land use regulations. The developer is responsible for conducting their own due diligence to determine allowable residential density, including the applicable dwelling unit factor.

Proposals must include two mandatory scenarios. The base case assumes as-of-right zoning at a maximum 12 FAR and the density case assumes a rezoning to allow 18 FAR and must comply with MIH regulations. In addition, proposals may add a third alternative scenario that presents any residential program, including homeownership.

ULURP and Community Engagement

6. How many ULURP actions are contemplated?

There are, at minimum, two anticipated ULURP actions for this transaction: (1) disposition of City owned land action and (2) site selection action for the relocation of the NYC Aging older adult center. Additional actions may be included depending on Respondent proposals, including an action for a rezoning, if applicable. Respondents are encouraged to conduct their own due diligence with their project teams.

7. Will ULURP consider the City agency relocation? If so, is the Developer responsible for that separate ULURP process?

The relocation of City **office** tenants is not subject to ULURP. The relocation of the NYC Aging older adult center is anticipated to require a site selection action subject to ULURP and is expected to be included in the same ULURP application for the disposition of the Site. DCAS and NYC Aging will be the applicants for the site selection action, and the Developer will be responsible for the disposition action and other applicable actions, including for rezoning. The Developer will need to coordinate its efforts with these agencies, leading up to and during the ULURP process.

8. Is this transaction expected to close after ULURP?

Yes. NYCEDC expects to execute a contract of sale with the selected Developer after ULURP approval and any other required approvals. The Developer will be responsible for the preparation of, and all costs associated with, the ULURP application and obtaining all applicable ULURP approvals,

as well as attending and representing the Project during all public hearings and community meetings, as may be requested by NYCEDC.

9. To what extent is EDC encouraging developers to make improvements to the surrounding public open space?

Proposals should include a comprehensive strategy to enrich the public realm, including the Premises and surrounding sidewalks, and improve the Project's relationship with the surrounding community. Proposals should assume that public realm enhancements are limited to the Site only.

Zoning and Land Use

10. What is the maximum floor area ratio (FAR) envisioned for this development?

Proposals must include two mandatory scenarios: the base case requires as-of-right zoning that allows up to 12 FAR, while the density case requires a rezoning to allow 18 FAR and must comply with MIH regulations. The alternative case allows the submission of any residential program for which Respondents may propose an alternative FAR.

11. Is the existing building built to the lot line? Where is the lot line?

Attached is a digital tax map provided by the Department of Finance. Respondents are encouraged to conduct their own due diligence to determine the location of the building in relation to the lot line.

12. Can a site survey be provided to us that shows the specific extents of the site, easements, and required setbacks?

NYCEDC does not have a survey of the Site. Additional Site materials can be found in the Site File and attached to this Q&A.

13. Can proposers assume that the future development can be built above the sewer easement?

Water and sewer maps, provided by the New York City Department of Environmental Protection (DEP), are attached to the Q&A. Although there is a sewer easement, there is no mapped DEP infrastructure within the Site. Respondents are encouraged to conduct their own due diligence to determine the implications of the sewer easement.

Building and Site Characteristics

14. What is the floor-to-floor height of the office floors?

The second floor is approximately 11 feet to the waffle slab. Measurements for the other floor heights are currently unavailable.

15. Is there only one cellar?

Yes.

16. Is there a separate entrance for the older adult center?

In addition to the main entrance on Gold Street, the older adult center has a separate entrance on Frankfort Street.

17. What is the depth of the basement relative to the ground floor?

NYCEDC does not have this information available.

18. Where are water and sewer connections located?

The water and sewer maps are attached.

19. Does the City have any structural drawings of the existing building or geotechnical and soil data on the site that can be made available?

NYCEDC does not have structural drawings or geotechnical and soil data. All available site materials are in the Site File or attached to this Q&A.

Building Systems

20. Does the building receive steam from ConEd, or generate its own? Does steam provide power for hot water in the building?

The building's boilers use natural gas to generate steam, which is used to heat both the building and its domestic hot water supply. Number 2 oil is used as back-up fuel when necessary.

21. Are all boilers currently operational?

The three boilers were manufactured in 2003. Boiler #1 has been retubed and upgraded with new control systems. Boiler #2 remains operational, though 12 of its tubes are plugged, and it still uses the original controls. Boiler #3 is currently out of service due to a failed servo motor, which is no longer supported by the manufacturer and has no compatible replacement for the existing control system. Boilers #2 and #3 need retubing and upgraded controls.

22. What is the current electrical service capacity supplied to the building?

The electrical service capacity totals 15,000 amps, distributed across three main switchgears, each rated at 5,000 amps.

23. Does the older adult center operate on separate mechanical systems, or are they integrated?

The older adult center shares the same building systems as the rest of the facility.

Miscellaneous

24. A rendering for a 2,000-unit residential skyscraper by FX Collaborative was posted on New York YIMBY on January 23rd, 2025. Was the design solicited by NYCEDC and is there any active relationship between FX Collaborative and NYCEDC for this project? What is the nature of that design in relation to the current RFP?

FX Collaborative is one of five architectural and urban design firms on a retainer contract with NYCEDC, which is competitively-procured every three years. FX Collaborative was selected to create renderings for a conceptual development at 100 Gold Street. FX Collaborative is also conducting relocation analyses for agencies in City-owned buildings, including 100 Gold Street.

25. Who owns the Transferable Development Rights for Southbridge Towers?

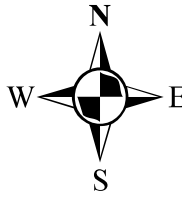
The City does not have claim to the Transferable Development Rights (“TDRs”) for Southbridge Towers. As applicable to their proposals, Respondents may conduct their own due diligence regarding TDRs.

Attachment 1

Tax Map

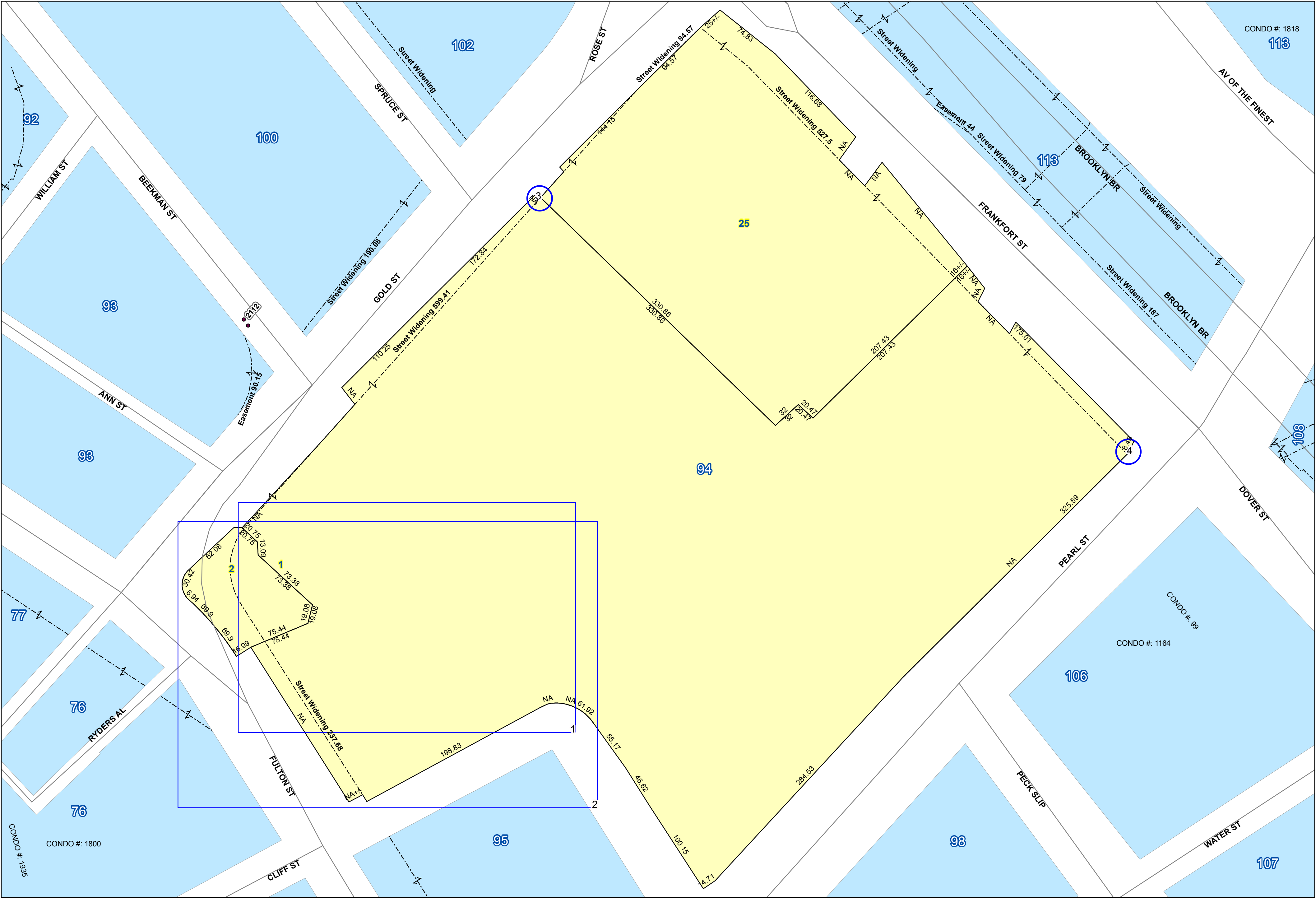
NYC Digital Tax Map

Effective Date : 01-30-2009 16:36:58
End Date : Current
Manhattan Block: 94



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



Attachment 2

Sewer Map

Attachment 3

Water Map

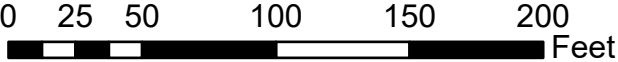


- Water Map Legend
- Water Connection
- BWT GAS MAIN
- 3 Way (2)
- 4 Way (3)
- Bulkhead (4)
- CAP (5)
- Eccentric Reducer (6)
- ExpJt (7)
- Manifolds / Reducer Bank (8)
- Plug (9)
- Reducer (10)
- Stop (11)
- Terminus (12)
- Unknown (14)
- Wet Connection (13)
- BranchEnd
- Appurtenance
- Access_Manhole (1)
- Aqualog(2)
- Drink_Fountain (3)
- Electrolysis Connection (4)
- Gauge/Meter (5)
- Pitot_Chamber (6)
- Street Washer
- Unknown (10)
- Vent (7)
- Venturi_Tube (8)
- Water_Fed_Transformer (9)
- <all other values>
- Hydrant
- Breakaway (1)
- Eddy (3); Standard (2)
- Unknown (4)
- Hydrant Valve



"Curb dimensions may exist in the water data in areas where there are not curb lines in the current NYCMAP landbase transportation edge layer. This may be because the curbs no longer exist or they are not in NYCMAP because the roadways are private or newly constructed"

Water Mapping



This map is intended to be a schematic representation of the water system ONLY, and is not warranted to be accurate for construction and/or surveying purposes and is based on the best information available. All warranties, UCC and otherwise, express or implied, including, warranties as to accuracy of data shown hereon and merchantability and fitness for a particular purpose are expressly disclaimed. It is the responsibility of the requestor, owner, applicant, project sponsor, to field verify the location and existence of the asset as well as all of its appurtenances. All incidental, consequential, or special damages arising out of or in connection with the use or performance of the data shown on the map are expressly disclaimed. Map is not for public dissemination and is agreed by recipient not to be copied. Map and data contained herein, are expressly owned by the NYC Department of Environmental Protection. Recipient also agrees to destroy both paper and electronic copies of this map upon completion of project."

<div></div> K01, K02, K03	<div></div> M01	<div></div> Q01, Q02, Q03, Q04	<div></div> R01, R02	<div></div> X01
<div></div> K05, K06, K07	<div></div> M02	<div></div> Q05	<div></div> R03, R04, R05, R06	<div></div> X03
<div></div> K09	<div></div> M03	<div></div> Q06	<div></div> R07, R08, R09	<div></div> X04
<div></div> K10	<div></div> M06	<div></div> Q07	<div></div> R10	<div></div> X06
	<div></div> M07		<div></div> R11	<div></div> X07

NYC Department of Environmental Protection
Bureau of Water and Sewer Operations
59-17 Junction Boulevard, 3rd Floor
Corona, NY 11373-5108

Map Printed: 4/9/2025

PWM - Private Water Main
IWM - Internal Water Main

Datum:
NAD_1983
StatePlane_New_York_Long_Island
FIPS_3104_Feet

