



## REQUEST FOR INFORMATION

26-05 Downtown Facility at 550 First Avenue

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*ADDENDUM NO. 1*

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March 1, 2026

**Revised Submission Deadline:** Interested parties must submit a written response by **March 16, at 2:00 p.m. AKST**, allowing an extra week for revisions.

### City Goals and Desired Outcomes

- The City desires a **3–5 year term**, with **annual performance metrics (TBD)** and **options to extend** based on successful performance.

### Proposed Use Concept

- Proposed use must **include a food + beverage component** as part of activation strategy.
- Respondents must demonstrate the ability to **work with City events** for year-round programming and activation.
- The previous bullet regarding “anticipated hours and seasonal use” is **removed**.

### Operational Considerations

Respondents shall provide:

- A plan for **extended operational hours during summer** and **consistent hours during winter**, ensuring the facility is open **at least six days per week**.
- A plan to maintain **lighting and active frontage** to support safety and pedestrian activity.
- A **security plan** that supports a welcoming environment for visitors and residents.



- A **revenue-sharing and rental concept**, including concepts for performance-based or hybrid models.

### **Community and Economic Impact**

Add to the existing bullet:

- Any public programming, events, or services envisioned, including coordination with **City events and winter programming**.

### **Evaluation Criteria (Not Comprehensive)**

Responses may be evaluated based on the following factors, among others:

- **Winter viability plan**, demonstrating the ability to operate successfully during cold weather and low daylight.
- **Security plan through activation**, prioritizing activity, visibility, and programming over enforcement-heavy approaches.
- **Local vendor preference**, describing integration of Fairbanks-based producers, partners, or labor.
- **Revenue-sharing or performance-based lease structure**, demonstrating sustainability for both operator and City.