



REQUEST FOR PROPOSAL 26-09

Sale and Redevelopment of 123 Lacey Street

ADDENDUM NO. 2

July 21, 2026

This Addendum forms a part of the Request for Proposals (RFP) 26-09 and is issued to provide responses to questions submitted by proposers. All requirements of the original RFP remain in effect except as modified by this Addendum.

Clarification

This Addendum must be acknowledged in the proposer's submission. Failure to acknowledge may render a proposal non-responsive.

1. Lavery Transportation Center (Parking Garage)

Question:

What financial arrangements does the City require for use of this facility as parking for 123 Lacey Street development? Space Use? Engine heater power usage?

Response:

There is no minimum requirement for use of the Lavery Transportation Center. The RFP does not require any specific financial arrangements for its use. Proposed use is considered under evaluation criteria for parking strategy and demand management. Space use and engine heater power usage have no specific requirements in the RFP.

2. Sale or Lease Costs

Question:

What does the City expect in terms of sale or lease costs?

Response:

This RFP is for sale only. Lease options are not available. Final disposition, including sale and



redevelopment, is subject to negotiation of mutually acceptable terms and approval by the Fairbanks City Council.

3. Proposer Registration

Question:

Do proposers need to register?

Response:

No registration is required. Publication of a registration list is not applicable.

4. Pre-Proposal Conference

Question:

Will there be a pre-proposal conference?

Response:

No preproposal conference will be held.

5. Proposal Evaluators

Question:

Who will be the proposal evaluators?

Response:

The evaluation committee will consist of a combination of City staff and City partners. Specific committee assignments have not yet been determined.

6. Evaluation Criteria

Question:

What does Identity Alignment mean?

Response:

The phrase “Identity Alignment” is included in the RFP as approved by the City Council. The term is not separately defined and should be interpreted within the context of the evaluation criterion as a whole. Removal of the phrase would not change the underlying requirement or the manner in which proposals will be evaluated.



7. Project Manager

Question:

Will the City designate or hire a Project Manager?

Response:

The City will not manage the project. The Project Manager referenced in the RFP administers the RFP, selection, and contracting—not construction or site development.

8. RFP Terms - Termination

Question:

Section 3, paragraph 10, allows the city to terminate the agreement at any time. Does this apply to the project post award?

Response:

Yes. The City's right to terminate under Section 3, paragraph 10, applies after contract award and throughout the term of the resulting agreement. Offerors should consider this provision when preparing and submitting their proposals.

9. RFP Terms – Liability and Indemnity

Question:

Section 3, paragraph 13, Liability and Indemnity to be negotiated?

Response:

Liability and indemnity provisions may be subject to negotiation following selection. However, the City cannot agree to indemnify another party without express approval from the City Council. Any proposed revisions to the contractor's indemnification obligations will be considered during contract negotiations.

10. Performance Bond Requirements

Question:

Will there be a Performance Bond required?

Response:

A performance bond will be required if the City retains ownership during any portion of development. If the property is sold and the City's interest protected through the contract, a bond may not be necessary.