

## **Request for Information/Letters of Interest: Fairbanks DNR – State Fire Warehouse**

Category: Procurement and Public Notice

Department: DNR/DOF

Location: Fairbanks, Alaska

### **Body of Notice:** Request for Information (RFI)

The Department of Transportation & Public Facilities, Division of Facilities Services on behalf of The Department of Natural Resources, Division of Forestry and Fire Protection, is requesting information on available office, shop and warehouse space to lease for the DOF State Fire Warehouse.

The State of Alaska (State) is seeking letters of interest from contractors, developers, or leasers, interested in providing approximately 30,000 Sq ft usable indoor heated space and outdoor space to accommodate storage, garage, office, warehouse, and communications equipment storage and refurbishing of fire equipment. The ideal lot size would be no less than 5 acres to accommodate the facility, parking, order staging, truck loading, outside storage of returns and supplies, and water-based refurbishing needs. The office space must be located in Fairbanks or within 10 miles of 3700 Airport Way, Fairbanks, AK.

The space shall include the following special features (square footage is approximate):

### **Storage/Garage/ Warehouse Space Requirements**

- Internet service available
- 20' ceiling
- Concrete floor suitable for forklift operations
- Two (2) loading docks, minimum
- Two (2) Garage/bay doors (Min 12 ft Bay Doors)
- Indoor heated cache space (min 30,000 sf)
- Outdoor covered unheated storage space (min 10,000 sf)
- Indoor heated small engine workshop \* can be included in WH space\* (min 2000 sf)
- Secure lockable storage room (min 400 sf)
- Laundry Area: Support 4 Industrial Washers & 4 Industrial Dryers (min 500 sf)

### **Office/Restroom/Kitchen Requirements (supervisor area)**

- Two (2) Supervisor closed door offices (min 120 sf ea)
- Six (6) Workstations area (min 500 sf)
- One (1) Coffee/Kitchen Area (min 150 sf)
- Two (2) Dedicated restrooms

### **Readiness Room Requirements (warehouse workers)**

- Staff Break & Ready Room (min 1100 sf)
- Changing Area: lockers, 2 restrooms (min 400 sf)

### **Outdoor Facilities**

- Outdoor covered pavilion rest/crew staging area (min 1200 sf)
- Outdoor uncovered paved area (min 100,000 sf) suitable for hose washing, fuel storage cache van parking.
- Spickets and water for refurb area
- Hydrant or high-volume water available for hose washing and testing.
- Fully fenced perimeter with secure entrance gate(s)
- Outdoor parking for 30 employee vehicles
- Outdoor parking for 4 visitor vehicles
- Outdoor parking for 10 agency vehicles

### **Added Alternatives**

The State will consider a long-term lease (approximately 10 years) with a preferred occupancy date of April 2025.

The State is considering all alternative spaces where economically advantageous. The State will use the information it receives in response to this advertisement as the basis to develop a cost/benefit analysis and to determine whether to complete this office lease space requirement or take other appropriate action.

If you are interested in providing office space to the State in Fairbanks, Alaska, respond in writing no later than February 16, 2024. Responses must indicate compliance with the items below and include a name, contact information, and building location/address:

- Size of proposed building and floorplan
- Plat map including size of lot.
- Location of building (physical address and legal description)
- Number of parking spaces available (to accommodate employees and visitors)
- Estimated date building could be ready for State occupancy.

This RFI does not obligate the State to issue an RFP, award a contract or pay any costs incurred in the preparation of a response to this RFI. Do not submit price/costs with your response, a Notice of Award for space will not be made as a direct result of this RFI. Contact information will be kept on file for any potential future related Request for Proposal (RFP) solicitations under AS 36.30, Alaska State Procurement Code.

Written responses may be sent by, US Mail, fax, or email to the following address. Please note the State does not accept responsibility for failed fax or emailed response deliveries.

Department of Transportation & Public Facilities  
 Division of Facilities Services  
 c/o Steve Smith, Leasing Contracting Officer  
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