

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION

Invitation to Bid

for

Sale of Property

Approximately 20 acres of land located along Rt. 79 Davol Street Corridor

Fall River, MA

Addendum 2

October 7, 2026

This Addendum 2 to the Massachusetts Department of Transportation's Invitation to Bid for the Disposition of Property at Rt. 79 Davol Street Corridor, Fall River, Massachusetts dated July 23, 2026 (the "ITB") answers questions that were submitted in writing to procurement@massdotrealty.com prior to 4pm, September 23, 2026.

This Addendum 2 is hereby incorporated into the ITB and supersedes any information to the contrary contained in this ITB. All other terms and conditions of the ITB remain in effect.

Questions & Answers:

1. Mixed-Use

Question: Is there a minimum SF of non-residential use in a project that would define it as "mixed-use" per Sec. 86-175?

Response: MassDOT has not established a minimum commercial or non-residential square footage requirement for the proposed development.

To the extent this question relates to the definition of "mixed-use" or other requirements under Section 86-175 of the applicable local zoning ordinance, bidders should consult with the City of Fall River for interpretation and confirmation of applicable local zoning requirements. MassDOT has no minimum, but zoning questions should be posed to the City.

2. Parking Minimum

Question: Are the 200 parking spaces number listed in 86-175.B.2.g above a minimum requirement to get the 30% parking reduction an absolute, or is there flexibility based on the project's details and numbers?

Response: MassDOT has not established parking requirements.

To the extent this question concerns the applicability or interpretation of the 200-space threshold or other parking requirements under the local zoning ordinance, bidders should consult with the City of Fall River for interpretation and confirmation of applicable zoning requirements.

3. Temporary Parking

Question: Is temporary surface parking (which could last for several years) acceptable to Fall River and MassDOT as an “interim use” identified in the previous response to questions on the future development parcels?

Response: The “interim use” concept described in the prior response is not intended to apply to parking that will support the development. MassDOT refers Bidders with questions related to interim uses to that response.

MassDOT recognizes that parking will be an important component of the Project, including for purposes of zoning compliance, financing, phasing and associated property rights.

Parking rights necessary to support the development will be established in connection with the approved Phasing Plan and documented through the applicable Initial Closing and Later Closings in accordance with the ITB and P&S.

4. Minimum Guaranteed Price

Question: What are MassDOT's expectations regarding the distribution of the Minimum Guaranteed Price between the first project and subsequent projects?

Response: As provided Under Section III.B.1 of the ITB, allocation is based on the Selected Developer's Minimum Guaranteed Price and the applicable allocated unit price, with the amount payable at each Closing determined by the units included in that Phase under the approved Phasing Plan.

For example: If the Minimum Guaranteed Price is \$1,000 based on a Development Program of 100 units, the allocated unit price would be \$10 per unit. If the approved Phasing Plan provides 10 units in the Initial Phase, \$100 would be payable at the Initial Closing; if the Initial Phase includes 9 units, \$90 would be payable; and if it includes 11 units, \$110 would be payable. The

same methodology would apply to each Later Closing based on the number of units included in the applicable Phase, subject to the adjustment provisions of the ITB and P&S.

5. Phasing/Minimum Guaranteed Price

Question: Are developers required to submit a proposed phasing of the Minimum Guaranteed Price with our Proposal/Bid? Or is this only to be decided during the Phasing Plan Negotiation Period?

Response: Bidders are not required to submit a final allocation of the Minimum Guaranteed Price among individual Phases with their Bid.

Bidders are required under **Section III.B.1** of the ITB to submit a **Development Program** with their Bid identifying the proposed number of residential units and commercial gross square footage, together with conceptual planning materials and an initial phasing approach, including unit counts and milestones. This section of the ITB further states that the Phasing Plan and timing of such payments will be finalized during the Phasing Plan Negotiation Period.

The Development Program establishes the Bidder's initial development vision.

The ITB is also intended to provide flexibility as the Project advances. **Section III.A** and **Section III.B.1** recognize that the Project may evolve with changing market conditions and establishes a framework intended to accommodate changes.

See the response to the preceding question for additional detail regarding the allocation of the Minimum Guaranteed Price among the Initial Closing and Later Closings.