



Alaska Railroad Corporation

327 W. Ship Creek Avenue | Anchorage, Alaska 99501

July 19, 2019

REQUEST FOR INTEREST

The Alaska Railroad Corporation (ARRC) is requesting statements of interest from interested concerns for the following services:

Port of Seward Passenger Terminal Development

PROJECT GOAL:

The goal of this project is to reconstruct the ARRC cruise passenger terminal in Seward, Alaska with a dock, terminal building, and potentially upland commercial development within the ARRC's Seward terminal reserve, west of the existing railroad yard. This project will provide for long-term growth in cruise passenger traffic to and from Seward, with the intent to maximize revenue growth to ARRC through cruise ship activity, related up-land commercial development, and use of ARRC railroad passenger service to and from the terminal.

To meet the goal the ARRC intends to facilitate a project with a developer to fund, design, construct, operate, manage, and maintain the dock, terminal facility, and commercial development providing future growth opportunities over the life of the agreement.

GENERAL SCOPE OF THE PROJECT:

- Development of a passenger terminal to provide for the processing of cruise passengers to and from the passenger dock, ARRC terminal administration (year-round), and connections to ground transportation, parking, and baggage operations. The development will include replacement of the existing Seward Passenger Dock, Terminal Building and associated facilities. The area of the new terminal is generally bounded by the existing Passenger Dock, Port Avenue, the railroad tracks, and the coal conveyor. Demolition of the existing facilities and the construction of their replacement must be accomplished such that during tourist season (generally May through September) cruise vessel passenger transport is not impacted.
- Operations and management of the terminal, during the term of the Contract, including scheduling, on-dock operations, terminal operations and maintenance of the facility.
- Potential commercial concessions north of Port Avenue and west of the railroad yard including, but not limited to construction of commercial concessions such as hotel(s), convention/meeting space, restaurants, attractions, or commercial buildings related to cruise/tourism, and necessary infrastructure including roads and utilities to serve the area.

INTERESTED PARTIES:

Interested parties should contact the ARRC, by mail or email, with a letter of interest by September 1, 2019 at:

Alaska Railroad Corporation
327 W. Ship Creek Avenue
Attn: Thomas Erickson, Director, Supply Management
Anchorage, AK 99501
Email: ericksont@akrr.com

Interested parties must be a business or firm capable of meeting or assisting in meeting the Project Goal and may include prime developers, consultants, engineering firms, prime contractors, subcontractors and support services.

The list of interested parties will receive notification of future requests, such as requests for qualifications and/or proposals.

The list of interested parties will be considered public information and ARRC intends to make the list available in future public information requests.

An interested party must include the following information in the letter of interest:

1. Firm name
2. Business type (see examples above in this section)
3. Name of contact and business title
4. Phone number and address of firm
5. Email address
6. Statement of Interest

OPEN HOUSE:

Two (2) open house events are scheduled on either Monday and Tuesday, August 19 and 20, 2019 or Thursday and Friday, August 22 and 23, 2019. Attend either 2-day event. See agenda below.

Option 1 – August 19-20.

The open house will consist of travel to Seward the morning of Monday, August 19, 2019 departing Anchorage at 7:00 AM ADT via motor coach, and returning Tuesday, August 20, 2019 via the Alaska Railroad from Seward to Anchorage at 6:00 PM. A tentative schedule of events is as follows:

- Monday, August 19,
 - 6:45 AM - Check in at Alaska Railroad passenger depot, 431 W. 1st Ave., Anchorage, AK 99501
 - 7:00 AM – Depart via chartered motor coach from Anchorage
 - On-board briefings on topics such as Seward port, uplands, rail network, connectivity to cruise lines, and shore excursions.
 - 9:45 AM arrival in Seward, Alaska.
 - Tour of Alaska Railroad property uplands via motor coach including freight dock

- Tour of cruise terminal building and guest handling embark/debark process – Norwegian Jewel in port.
 - 12 Noon – Lunch hosted by Alaska Railroad
 - Tour of passenger dock with briefing
 - Motor coach to Alaska Sea Life Center for presentation of shore excursion options
 - Check into hotel on your own, evening agenda open time
- Tuesday, August 20,
 - 6:15 AM Meet at Seward cruise terminal, 913 Port Ave. Watch debarkation of Windstar Star Legend.
 - 11:00 AM View embarkation of Star Legend
 - Afternoon tour Exit Glacier (optional)
 - 5:30 PM Arrive at Alaska Railroad depot, 408 Port Ave., Seward, AK (note different address than the cruise terminal).
 - 6:00 PM Departure of Alaska Railroad Coastal Classic train to Anchorage. Arrival in Anchorage scheduled for 10:15 PM.

Option 2 – August 22-23.

The open house will consist of travel to Seward the morning of Thursday, August 22, 2019 departing Anchorage at 6:45 AM ADT via Alaska Railroad Coastal Classic train and returning Friday, August 23, 2019 via motor coach. A tentative schedule of events is as follows:

- Thursday, August 22,
 - 6:00 AM - Check in at Alaska Railroad passenger depot, 431 W. 1st Ave., Anchorage, AK 99501
 - 6:45 AM - Depart Anchorage on Alaska Railroad Coastal Classic train
 - On-board briefings on topics such as Seward port, uplands, rail network, connectivity to cruise lines, and shore excursions.
 - Breakfast served onboard.
 - 11:05 AM – Arrive in Seward, Alaska.
 - Tour of Alaska Railroad property uplands via motor coach including freight dock
 - Tour of cruise terminal building and guest handling embark/debark process
 - 12 Noon – Lunch hosted by Alaska Railroad
 - Tour of passenger dock with briefing
 - Motor coach to Alaska Sea Life Center for presentation of shore excursion options
 - Check into hotel on your own, evening agenda open time
- Friday, August 23,
 - 4:00 AM Meet at Seward cruise terminal, 913 Port Ave. Watch debarkation of Le Soleal.
 - 11:00 AM View embarkation of RCL Millennium
 - Motor coach departs for Anchorage at 2:00 PM _____

Interested parties must make reservations and contact the ARRC on or before 3:00 p.m. Alaska time, **August 14, 2019**.

For reservations please contact Group Travel Desk at phone 907-265-2240 or email Traveldesks@AKRR.com.

Please use itinerary code "**Seward Port**" specify option 1 or option 2

You will be required to provide names of travelers, job descriptions, business name and business type. Up to two guests are allowed per firm on the train. Additional guests are allowed on the tour in Seward.

This Request for Interest is not to be construed as a commitment of any kind nor does it commit the ARRC to pay for any cost incurred including, but not limited to, the submission of a letter of interest, any cost incurred participating in the open house or any costs prior to the execution of a formal agreement with the ARRC.



The Alaska Railroad is a member of Green Star (<http://www.greenstarinc.org/>). ARRC earned an initial Green Star Award in 1994 and a Green Star Air Quality Award in 2007. The Alaska Railroad considers Green Star membership to be a positive business attribute, and regards a Green Star award as a tangible sign of an organization's commitment to environmental stewardship and continual improvement within its operations.

Please direct all questions concerning this Request for Interest to Thomas Erickson, Director, Supply Management, telephone number (907) 265-2481, email ericksont@akrr.com.