The Alaska Railroad Corporation (ARRC) is seeking a private sector operator or consortium “partner” to invest in developing a cruise facility within the ARRC Seward Terminal Reserve. The partner will provide design, construction and seasonal operation of a new facility to replace the existing facility, as well as potentially expand the current operations to include additional uplands development. The ARRC is open to exploring options that use the available lease areas for viable commercial development.

**Purpose and Goals**

The project purpose is to replace the existing Seward Passenger Dock. It was constructed in 1966 and is nearing the end of its useful life. Project goals include:

- Replace the existing passenger dock and associated facilities, including the passenger terminal building, in order to support continued cruise/visitor industry growth in Southcentral Alaska.
- Enhance passenger rail opportunities and ARRC operating efficiency.
- Develop upland areas of the Terminal Reserve adjacent to the existing dock to facilitate economic and job creation opportunities within the region and throughout the state.
- Continue to meet the important community gathering function currently provided by the existing passenger terminal building.

**Project Background**

The existing Passenger Dock is a pile-supported pier dock with a concrete deck, a length of 736 feet and a width of 200 feet. This infrastructure provides support and moorage space for freight vessels and non-cruise vessels during the visitor off-season. The dock’s pile foundation has experienced significant corrosion over its half-century lifespan, which limits the dock’s remaining useful life and has resulted in weight restrictions being implemented.

The Dale R. Lindsey Alaska Railroad Intermodal Terminal is located on the northern end of the Passenger Dock. The terminal passenger facility is a 26,555 square foot, steel-framed rectangular build-
The existing dock and terminal building serve as an intermodal hub, with bus, train and marine connectivity. The dock structure is nearing the end of its useful life.

Outside of the cruise ship season, the terminal building is currently available for hire as a venue for sports practices, community festivals, weddings and other celebrations, and conferences. Traffic staging to support cruise ship activities takes place in a five-acre area north of the terminal. The area is used for loading and unloading passengers and luggage from buses and trains.

Adjacent to the existing terminal is the 35 year-old coal loading facility. Its primary purpose was to unload coal from railcars, convey the coal to storage, and load coal into bulk ships for international export. This facility has not been in operation since 2016 and there are not current plans to bring it back into operation.

In 2015, ARRC initiated the Seward Marine Terminal Expansion Planning Project (also known as Railport Seward) to consider current and anticipated long-term needs at the Alaska Railroad’s Seward Marine Terminal. The project included three studies — Passenger Traffic, Freight Traffic and Transportation Connectivity. Completed in 2017, these studies resulted in a Master Plan supporting development strategies to meet current and future demand.

Within the Master Plan, ARRC considered several different passenger terminal replacement concepts. The plan recommends replacing the aging dock with a floating dock, and constructing a new cruise terminal building and associated facilities. The developer partner is not required to follow this concept.
Cost and Funding

Estimated cost of the plan-recommended concept is about $70 million. Actual project cost and funding sources will depend upon the selected design and partners.

In 2019, the State of Alaska awarded about $4 million in FY20 Designated Legislative Grants with money drawn from the Commercial Passenger Vessel Excise Tax revenues. These grants are funding planning, potential design and project management costs that precede construction.

Project Scope

The project scope includes the following components:

- Construct a marine facility to provide primary support for passenger activities, and to accommodate anticipated cruise traffic for the next 50 years.

- Consider commercial concessions and encourage development on leasable land within the ARRC Seward Terminal Reserve and in surrounding areas.

- During construction, avoid interruption to cruise or rail passenger traffic between May and September, as well as disruption to other regional and commercial activities within the terminal reserve.

- The new dock must be capable of simultaneously mooring two ships measuring 80 to 1,080 feet long.

- Provide for off-season mooring of freight vessels.

- The terminal building shall have an open space capable of accommodating 1,500 people.

- Operate, manage and maintain the terminal for the duration of the agreement.

Project Schedule

The preliminary schedule was updated in November 2020 and reflects project completion by the end of 2024.

<table>
<thead>
<tr>
<th>ID</th>
<th>Task Name</th>
<th>Duration</th>
<th>Start</th>
<th>Finish</th>
<th>Pred**</th>
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<tr>
<td>1</td>
<td>Solicit for Concessionaire</td>
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<td>11/6/2020</td>
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<td>2</td>
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<td>3/25/2021</td>
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<td>3</td>
<td>Preliminary Design</td>
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<td>3/36/2021</td>
<td>8/12/2021</td>
<td>#2</td>
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<td>4</td>
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<td>8/13/2021</td>
<td>5/19/2022</td>
<td>#3</td>
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<tr>
<td>5</td>
<td>Final Design</td>
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<td>8/13/2021</td>
<td>12/30/2022</td>
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<td>6</td>
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<td>5/20/2022</td>
<td>10/6/2022</td>
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<td>12/19/2024</td>
<td>#7</td>
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<td>2024 Temporary Operations</td>
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<td>5/13/2024</td>
<td>9/27/2024</td>
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</table>

** Pred = Predecessor tasks that must be completed prior to beginning the indicated task.

For More Information

- Visit the project website at www.railportseward.com
- Visit the ARRC website’s Projects section for more information on the master planning effort — www.AlaskaRailroad.com > CORPORATE > Projects (Seward Capital Projects dropdown)
- For public comment or inquiry, use Public.Comment@akrr.com or call ARRC’s Regulatory & Corporate Communications Officer Stephenie Wheeler at (907) 265-2671.