



**ALASKA RAILROAD CORPORATION**  
**327 W. Ship Creek Ave.**  
**Anchorage, AK 99501**

October 15, 2019

Addendum Number 1  
Request for Qualifications: 2019 Port of Seward  
Project Title: Seward Cruise Terminal Development

This addendum is being issued for informational purposes only. Except as indicated below, all other information, dates and RFQ terms and conditions remain unchanged.

Receipt of this addendum does not need to be acknowledged.

---

**QUESTIONS:**

1. In section B. Development Experience and Qualifications, is 1) Team Members intended to present qualifications of the firms that will participate, as opposed to 2) Key Individuals?

**Answer:** Yes

**Note:** The Development Experience and Qualifications is in Part C.

2. There is no mention of a cover or binding requirements. Does the ARRC prefer that submittals be "DOT style" – no cover other than the Part D form, and a simple staple binding?

**Answer:** ARRC has no preference of cover or binding requirements and requires no cover other than Part D Submittal form.

3. Does presentation of team financials count against the 20-page limit?

**Answer:** Yes.

4. Is it permissible to propose a JV organization in this SOQ submittal, with the understanding that the JV entity must be legally licensed/registered before the Port of Seward Cruise Terminal Development project itself can ultimately be awarded?

**Answer:** Yes, joint ventures may be proposed.

5. The SOQ states that responses shall be presented on 8-1/2 x 11 paper. May we include an oversized (11x17) schedule page, if we count it as two pages?

**Answer:** An oversized "schedule" page of the project may be presented on 11x17 paper and will count as one page.

6. Would the ARRC consider treating all SOQ submittals as confidential at this stage, to encourage full and open discussion of development possibilities?

**Answer:** SOQ submittals will not be available for public inspection until after a developer has been selected or the evaluation process has been completed with exception of the one-page narrative on the proposed development/concept of the Project, suitable for public information.

**Note:** Part A, page 4, NOTICES, bullets 3 and 4.

3. **Is changed to read:** SOQs may be made available for public inspection after a developer has been selected or the evaluation process has been completed.
4. Confidential information shall be marked as “CONFIDENTIAL” and submitted under a separate cover. A written justification for this request is required. Confidential requests are subject to ARRC legal concurrence. Material submitted as Confidential shall be included in the page count.

7. The RFP states that, “Not all of the area must to be utilized, but should be considered for compatible future development. The developer may consider additional development of ARRC properties outside of the available lease area.” What properties does this refer to?

**Answer:** ARRC owns property available throughout the railbelt. Many of these properties are available for lease and development. The intent of the statement is to allow the developer to consider opportunities outside of the project area that may be integrated into a commercial proposal. There is no requirement to utilize *all* properties in the port area or *any* properties outside the port area.

---

Sincerely,

Thomas Erickson  
Director, Supply Management  
Alaska Railroad Corporation  
907-265-2481  
[ericksont@akrr.com](mailto:ericksont@akrr.com)