



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

**January 30, 2020**

**Addendum 2**

RFP # 19-61-207807

2020 ARRC Right of Way Appraisal

Addendum number 2 is issued for an extension of time and additional Clarifications.

**The Closing Date for this has changed. This RFP will close as follows:  
Proposals will be received until Monday February 3, 2020 @ 10:00 A.M. local Alaska time.**

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**Clarifications:** Please see the modifications below.

**Section B**, Statement of Work pages 7-9.

Modifications:

**8. Methodology**

Rent will be based on the market value of the land times a market rental rate. The land value will be based on an across-the-fence methodology. A key lot approach is acceptable. The size of the hypothetical across-the-fence parcel will not exceed 160 acres unless justified by the appraiser. Railroad improvements such as fill and grading must be included in the estimate of value. An enhancement factor will be determined by the appraiser to be applied to the across the fence value to determine the per square foot value of the ROW corridor segment(s).

14. Deliverables: As part of the appraisal the appraiser is to determine the following:

- Annual rate to charge for overhead and underground utility crossing the tracks (not land value, but impact and risk to railroad operations and infrastructure, comparison to other railroads is recommended). ARRC current fee schedule is based on a previous appraisal study. ~~which should be the minimum fee charged.~~

All other terms and conditions remain unchanged.

If there are any questions regarding this addendum please let me know.

Thank you,

Greg Goemer  
Sr. Contract Administrator  
Alaska Railroad Corporation