ALASKA RAILROAD

PROJECT FACTS

Seward Passenger Dock Replacement Project

The Alaska Railroad Corporation (ARRC) seeks to replace its aging passenger dock and associated terminal facilities within ARRC's land reserve in Seward, Alaska. The project will construct a new floating dock, passenger terminal facilities, and associated upland improvements.

Purpose and Goals

The project purpose is to replace the existing passenger-related marine infrastructure. Project goals include:

- Removal of existing fixed passenger dock
- Replace the existing cruise passenger terminal - including dock, building and upland facilities to provide continued passenger marine docks in Southcentral Alaska.

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Project Scope

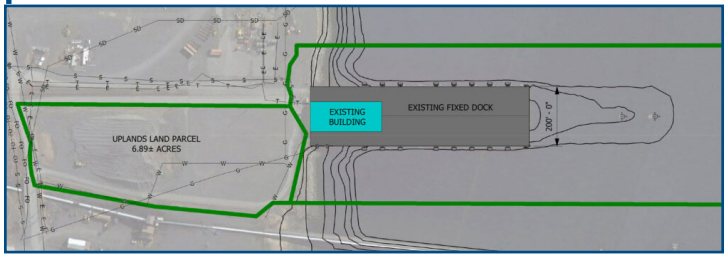
The project includes the following components:

- Removal of existing fixed passenger dock.
- Construction of a new passenger dock which will be a floating double-berth pier, spanning 100 feet in width and 748 feet in length, complemented by a 200-foot-long transfer span providing for passenger loading and unloading during high or low tides for the next 50 years..
- A 68,000 square foot cruise terminal with indoor space capable of accommodating anticipated cruise passenger traffic.
- Facility parking improvements enhancing lot safety with forward-only vehicle movement pattern and parking for both cars and motorcoach/buses.
- ARRC, the Seward Company and City of Seward are submitting an EPA grant application that will allow for the installation of shore power capable berths significantly reducing or eliminating air emissions from ships.

Cost and Funding

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

***Right:** Design of new floating dock and 13 acre upland facility.*
***Below:** ARRC's Seward Passenger Facility design.*



***Above:** The existing dock and terminal footprint.*

May 14
2024

In 2022, the Alaska Legislature authorized ARRC to issue revenue bonds to support replacement of the dock and terminal up to $60 million. In response to construction inflation and scope changes, in 2024 ARRC requested approval for an additional $75 million in bond authorization from the Alaska Legislature to complete the project by 2026. The cost for the floating pier design and passenger facility is $137 million. The revenue bonds will be secured by a 30-year customer agreement with anchor tenant Royal Caribbean Group.

Project Background

Completed in 1966, the existing Seward passenger dock is a pile-supported pier dock with a concrete deck. It measures 736 feet long and 200 feet wide. The dock 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.

The Dale R. Lindsey Alaska Railroad Intermodal Terminal building is located on the northern end of the passenger dock. The 26,555 square foot, steel-framed rectangular structure features a flexible layout and a capacity accommodating up to 1,675 people.

Outside of the cruise ship season, terminal building space is available to rent as a venue for sports practice, community festivals, conferences, weddings and other celebrations or events. 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.

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, including expansion of the adjacent Seward freight dock and demolition of the defunct and inoperable coal loading equipment at the Seward mooring dock. Within the *Master Plan,* ARRC considered several different passenger terminal replacement concepts. The plan recommends replacing the aging dock, and constructing a new passenger terminal building and associated facilities.

To support replacement of the Seward passenger dock and facility, ARRC, Royal Caribbean Group (RCG) and The Seward Company designed and developed plans to replace the outdated pier and modernize the passenger infrastructure. ARRC's bonds would be secured through a long-term use agreement with RCG as anchor tenant and create a dock and facility with a 50-year lifespan.

Top: *Underside of the Seward passenger dock, photo taken in Sept. 2023 , showing significant corrosion and age.* ***Bottom:*** *Seward passenger dock with cruise ship at berth.*

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Project Schedule

Seward Passenger Dock and Passenger Facility

January 2024 - Local developer The Seward Company approached ARRC with a proposal to redevelop the Seward passenger dock and terminal

July 2024 - Agreement to Development Terms

January 2025 - Uplands construction

September 2025 - Marine demolition of existing dock and begin installation of a new floating dock

April 2026 - Cruise ship operations at the new dock

For More Information

- Visit sewardcompany.com to see additional project information.
- 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 (907) 265-2449.

Conceptual designs of the Seward passenger dock and facilities.

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