



Alaska Railroad Corporation  
327 W. Ship Creek Ave.  
Anchorage, AK 99501

October 16, 2024

### Addendum 3

ITB #24-53-212332

Denali Depot 0-15% Design Services

**Addendum number 3 has been issued for questions and an extension of time.**

The Closing Date for this ITB has changed.

Bids will be received until October 24, 2024 @ 3:00 PM Alaska time.

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1. Can resumes be excluded from the page count? Would you prefer a 1- or 2-page resume or a short bio?
    - a. Yes, resumes may be excluded from the page count. Formatting of the resumes (1 page 2 page or short bio) will be left up to the discretion of the bidding firm.
  2. May we include an 11x17 fold-out page for the schedule, and can that count as 1 page?
    - a. Yes
  3. Is the budget range listed the total project or construction cost, and is it for the vertical and horizontal components together?
    - a. Any listed budget would solely be for design, up-to 30% (NEPA submission), at this time. The total budget of the preferred alternative has yet to be determined and as such there is no construction budget established. The ROM estimates provided by the Consultant throughout the milestones listed in the project CPM schedule will determine if the Owner proceeds further or if the scope of the project needs to be reduced.
  4. Are there any specific milestones or deadlines related to funding applications, grants, etc. that we should be aware of and account for in our schedule?
    - a. Yes, the FTA funds allocated to this project have a deadline. The delay may come after the 30% design has been submitted to NEPA, but this contract should only be for up-to 30%. Should ARRC and/or the selected firm determine that the project could be a candidate for a competitive grant, then there may be a delay associated with applying for and consideration for attaining said grant.

5. We assume the level of LEED certification will be determined by any future grant requirements, but is there further thought on what level ARRC is striving for? (Silver, Gold, Platinum?) This may impact our approach and design considerations at the concept phase.
  - a. If there is a chance to go after a competitive grant to fund this project, the NOFO would state what level of LEED certification would be necessary. This project is mainly looking for a concept, not to exceed 30% design level, this consideration is not relevant to the proposal at this time. What level of LEED certification level is not yet known.
6. It sounds like there are no known historic buildings on the site. Is that correct, or will we need to assess that?
  - a. Please consult the National Register of Historic Places in Alaska. There appears to be no structures within a close proximity to the depot location, but this will need to be verified by the selected Consultant during the production of the Preliminary Engineering, 30% design.
7. Is there a desire to reuse existing structures if possible?
  - a. The only facilities that ARRC intends to reuse or retain are the two (2) passenger shelter areas constructed in the early 2000's (consisting of 3 structures each, on the far north and south ends of the depot) and the light poles that parallel the track in front of the existing depot.
8. The RFP mentions that "several" or "various" options for concepts are desired. Is there a specific number of options you would prefer to see, or would you discuss that as part of the final scope and fee negotiation?
  - a. The general site plan should have multiple options, while the building options should be limited to showing different footprints of buildings (i.e.: square footage of the lowest floor of the structure.) The area of the new depot as well as specific numbers of conceptual design options will be determined through the development process of the Preliminary Engineering, 30% design.
9. As the RFP mentions, there will be other stakeholder agencies involved (FTA, etc.). Do you have a desired reasonable amount of time you'd like us to allow in our schedule for additional agency reviews, or would you like us to propose those in our schedule?
  - a. Agency review only occur at the intervals specified by them. However, the National Park Service will need to be brought into the conversation, especially if the improvement impacts of this project encroach onto their property, or disrupt shared utilities. An equal time allotment for ARRC review and review by other agencies should suffice for purposes of the CPM schedule.
10. On pg 11: "ARRC will not negotiate new pricing if the funding is not available by the expected dates established herein. Any mutual agreement between ARRC and the Consultant to continue with the project despite a delay in receiving funding shall maintain the original contract bid prices for work included in the NTP."
  - q: What is the maximum reasonable funding delay that may be anticipated?
    - a. Up-to 30% there should be no delays. When progressing past 30%, the expected delay could be up-to 3 years, or however long the EA/FONSI or EIS takes.
11. Page 15 "submit no more than 3 concepts for the proposed depot improvements."
  - q: Does this refer to the depot building or overall depot site?
    - a. The larger issue is the site plan, which will be driven by the footprint of the proposed structure. The three concepts should be based around the proposed building footprint(s).

12. Project specifications.

q: What specification format is required?

- a. Civil site works specifications should be aligned with the AKDOT&PF Standard Specifications for Highway Construction. When the project is past 30%, the building specifications should align with MasterFormat® from the Construction Specification Institute (CSI).

13. Can we develop the site outside the ARRC ROW?

- a. All efforts should be made to keep the extents of the project within the ARRC ROW. However, development may occur outside of the ROW but will require coordination with the National Park Service and may affect the NEPA process.

Please acknowledge receipt of this and all addendums in your firm's Construction Bid Form (Form 395-0121).

All other terms and conditions remain unchanged.

Please direct all responses and/or questions concerning this solicitation to Greg Goemer to:  
[Goemerg@akkrr.com](mailto:Goemerg@akkrr.com)

Thank you,

*Greg C Goemer*

Sr. Contract Administrator  
Alaska Railroad Corporation