

January 17, 2020

## **Request for Letters of Interest Innovative Partnership at the Washington State Ferry Anacortes Terminal**

### **Introduction**

The Washington State Department of Transportation (WSDOT), in partnership with the Port and City of Anacortes, is exploring innovative public-private partnership opportunities on the 35-acre ferry terminal site in Anacortes. The ferry terminal serves the communities of Anacortes, the San Juan Islands and Vancouver Island, British Columbia with over 2 million travelers—residents and tourists—passing through the terminal in 2019.

WSDOT is taking a holistic and creative approach to this redevelopment project, seeking to combine the resources and strengths of both the private and public sectors while providing community benefits and improving the existing transportation infrastructure. The project must generate revenue for an improved terminal facility—currently more than fifty years old, undersized and in deteriorating condition—and provide improved amenities for ferry passengers and the nearby communities.

WSDOT conducted a pre-design study to analyze various options for a new terminal building and completed an “Analysis of Joint Development Opportunities at Washington State Ferry Terminals” study—both in 2009. These studies provide details about specific requirements, priorities, concepts and terminal history.

Broad outreach to nearby residents, ferry passengers and other stakeholders was undertaken in 2019 to gain feedback and understand priorities and concerns about potential ventures. Survey summary information, study documents and with other pertinent materials are available at <http://www.wsdot.wa.gov/Funding/Partners/AnacortesFerryTerminal.htm>.

### **Collaboration between State, Port and City**

WSDOT is working closely with the Port and City of Anacortes on this effort. The existing terminal is located on land owned by the Port of Anacortes, under a 25-year lease to WSDOT. WSDOT owns land adjacent to the terminal facility currently used for parking for ferry travel. This state-owned parking lot, which is fully used during summer months, is operated consistent with a Memorandum of Agreement (MOA) between the City of Anacortes and WSDOT. WSDOT expects that the MOA would be renegotiated to accommodate site development as needed for a private-public partnership.

No permitting or environmental work has been completed to comply with local, state or national requirements for any development at this time and there is no funding currently appropriated by the Washington State Legislature for this project.

## Response Preparation Instructions

WSDOT is soliciting letters of interest and ideas from potential partners. Interested parties are to provide responses in an electronic format such as Adobe Acrobat or Microsoft word at the email address and per the schedule (below). The letters should indicate at a minimum:

- The name(s) of the interested party or parties;
- A general description of the idea(s) under consideration (non-binding, non-contractual);
- Resources your party brings to the project and your ability to commit to a longer project timeline if necessary; and
- A statement of general qualifications.

If one or more of these ideas seems feasible, WSDOT may formally solicit requests for qualifications of potential private partners and then proceed to solicit partnership proposals from a limited number of qualified parties. Nothing in this request shall be considered to create a binding obligation of any nature on the part of WSDOT.

Vendors will not be reimbursed for costs associated with preparing or presenting any response to this RFI. All materials submitted become property of WSDOT. WSDOT has the right to use any of the ideas presented in any proposal to the RFI.

## Contact/Questions

Letters of interest of requests for further information should be directed to:

RFI Coordinator	Anthony Buckley, WSDOT Innovative Partnerships Director
Address	PO Box 47395, Olympia WA 98504-7395
Phone	360-705-7039
Email	bucklea@wsdot.wa.gov

## Schedule

Release RFI	January 17, 2020
Vendor Submissions (Due by 5:00 pm)	February 14, 2020