

Request for Letters of Interest in a Public-Private Partnership to Improve or Construct a New Ferry Terminal at Anacortes, Washington

The Washington State Department of Transportation (WSDOT), Washington State Ferries (WSF) Division, is exploring the possibility of entering into a public-private partnership to improve or construct a new ferry terminal at Anacortes, Washington. The terminal serves the San Juan Islands and Vancouver Island (Sidney), British Columbia. Approximately 700,000 passengers pass through the terminal each year – residents of the islands, tourists visiting the islands, and tourists traveling between Washington and Vancouver B.C.

The existing terminal building is fifty years old, and in a deteriorating condition. Due to zoning, environmental, and operational requirements, if a new terminal is built it should be located on the same property and in approximately the same location as the existing terminal. The existing terminal is located on land owned by the Port of Anacortes, under a 25 year lease to WSDOT.

Possibilities may exist for combining the ferry terminal functions and structure(s) with various commercial ventures, such as lodging, conference and meeting facilities, food service, shopping, or other retail operations. At this time, no permitting or environmental work has been completed to comply with local, state, or national requirements for any such development. There is no funding currently appropriated by the Washington State Legislature for any portion of this project.

WSF conducted a pre-design study to analyze various options for a new terminal building in 2009. This study provides substantial detail on specific requirements, priorities, options considered, preferred alternative, and terminal history. In addition, WSDOT's Public-Private Partnerships Program conducted a study, "Analysis of Joint Development Opportunities at Washington State Ferry Terminals" in 2009, detailing concepts and possibilities. Both of these documents and a site plan of the facility are available at <http://www.wsdot.wa.gov/Funding/Partners/Default.htm>.

WSDOT is now soliciting letters of interest and ideas from potential private partners. 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) and a statement of general qualifications. Letters of interest must be received at the address below no later than close of business Friday, December 10, 2010. Upon receipt of any letters of interest, WSDOT will review the letters and may select submitters to meet with WSDOT and WSF officials no later than December 31, 2010 to further discuss ideas. If one or more of those 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 and/or WSF.

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

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