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Pacific Coast Intermodal Port (PCIP)

Terminal Planning Project

Addendum No. 3

Date Issued: October 12, 2026

This Addendum No. 3 is issued under §2.2 (Addenda) of the above-referenced RFP to answer Proposer Questions / Requests for Change and/or to modify the RFP. Terms used have the meanings in OAR 137-046-0110. This Addendum is incorporated into the RFP as though fully set forth therein. Except as expressly modified below, all terms and conditions of the RFP remain in full force and effect. Per §2.2, only officially issued written Addenda are binding on the Port and Proposer; the Port is not responsible for sending Addenda, and Proposers are responsible for monitoring and downloading from the posting site above.

Acknowledgment: Each Proposer must acknowledge receipt of this and all Addenda on the *Acknowledgment of Addenda* form submitted with its Proposal, consistent with the certifications in Attachment A – Proposal Cover Sheet, Part II.

RESPONSES TO PROPOSER QUESTIONS / CLARIFICATIONS / RFI

Comment No. 1

Comment: Page 10, Section 2.4.2 Proposal Page Limit and Page 37, Attachment D First Tier Sub-Proposer Form: Is this Form required to be included in the written submittal. Page 11 does not include the Form, but the form itself says it must be submitted with written proposal.

Response: Yes. Attachment D (Form 1 – First Tier Sub-Consultant Disclosure Form) must be submitted with the written Proposal. As stated in Attachment D, the form is to be completed with the Proposal to the extent known (firm legal name, contact information, EIN or FED ID, and the scope or category of work for each first-tier sub-consultant), and revised and

completed when cost proposals are requested under Section 4.0. If the Proposer will not use any sub-consultants, the Proposer must enter "NONE" on the form. Attachment D is a form required by this RFP and is not counted toward the page limit under Subsection 2.4.2 ("Any additional forms required"). For clarity, the following are required submittal items and are excluded from the page limit: Attachment A (Proposal Cover Sheet), Attachment D (Form 1), Attachment F (Conflict of Interest Disclosure/Certification), Attachment G (Acknowledgement of Addenda), and resumes in an Appendix (two pages each).

Comment No. 2

Comment: Page 11, Section 2.4.3 Proposal Format: Will the Port consider allowing a smaller size font to be used in tables, exhibits, and charts?

Response: Yes. Subsection 2.4.3 is modified to permit a minimum 10-point font in tables, charts, exhibits, organization charts, and schedules. Narrative text, including text in resumes, must remain a minimum of 12-point. All other requirements of Subsection 2.4.3 are unchanged.

Comment No. 3

Comment: Page 11, Section 2.4.3 Proposal Format: Will the Port consider allowing the Organization Chart and Project Schedule to be outside of the page count similar to resumes so that we can give the Port the optimum amount of detail?

Response: This question was addressed in Addendum No. 2, Comment No. 6. Subsection 2.4.2 was modified to permit the organization chart required by Subsection 3.2.4 and the milestone-level schedule required by Subsection 3.2.5 to be submitted as one page each in an Appendix, not counted toward the page limit, and each may be printed on one 11" x 17" sheet. All other content remains subject to the page limit and the format requirements of Subsection 2.4.3.

Comment No. 4

Comment: Page 10, Section 2.4.2, Proposal Page Limit - Should all required forms, including Attachment A-Proposal Cover Sheet be located in the Appendix?

Response: Placement is at the Proposer's discretion, provided each required form is complete, signed where required, and clearly identified. Because Attachment A is the Proposal Cover Sheet, the Port recommends it be placed at the front of the Proposal. Attachments D, F, and G, and

resumes, may be placed in an Appendix. None of these items is counted toward the page limit under Subsection 2.4.2, regardless of where they are placed.

Comment No. 5

Comment: May we include a Table of Contents? If so, will it be excluded from the page limit?

Response: Yes, a table of contents may be included. Subsection 2.4.3 is modified as follows: a table of contents, and any tab or section divider, limited to section titles and page numbers and containing no substantive text, graphics, or charts, will not be counted toward the page limit. A table of contents, tab, or divider that contains substantive content is counted as a page, as provided in Subsection 2.4.3.

Comment No. 6

Comment: Whether scope items 2.1 Permitting and 2.2 Coordination are integrated into each discipline or are stand-alone proposal items?

Response: Items 2.1 Permitting and 2.2 Coordination are not separate disciplines and may not be proposed as stand-alone items. As stated in Attachment B (Disciplines, second paragraph), the standard scope of every discipline includes the Permitting & Other requirements in Section 2 of the table, and Proposers shall address those requirements in their Project Strategy and shall not treat them as a separate discipline or an optional service. The separately evaluated and awarded disciplines under this RFP are Disciplines 1.1 through 1.10 only.

Under Item 2.1, each Consultant is responsible, within its awarded discipline(s), for identifying the local, state, ODOT, and federal permits and authorizations triggered by its scope; preparing the technical content, drawings, calculations, and supporting documentation for the applications listed in Item 2.1 that pertain to its work; and responding to agency comments on them, all under the Permitting Strategy Report developed by the NEPA Lead Services consultant. References in Item 2.1 to “the Permitting consultant” mean each Consultant performing permitting within its own discipline. Where an application covers the work of more than one discipline, the Port will designate in the negotiated Statements of Work which Consultant compiles and submits the component-level application and which Consultants furnish inputs to it. The “Permitting” deliverables listed in Attachment B (Objectives and Deliverables) are deliverables of the awarded disciplines as so allocated. The Attachment C

Contract Worksheet is an illustrative summary of the contract forms NorthPoint uses and is not a list of disciplines; permitting work performed within a discipline is contracted under that discipline's contract form (for example, the Designer Agreement for Discipline 1.4 Civil Engineering), and the Worksheet's "Permitting" entry under the MSA applies only if NorthPoint and the Port later procure permitting as a stand-alone scope, which this RFP does not do. Lead-agency coordination, Tribal consultation, and the overall permitting strategy remain the responsibility of USACE, the Port, and the NEPA Lead Services consultant.

Under Item 2.2, every Consultant participates in the coordination protocols established by the NEPA Lead Services consultant (approvals map, change-impact crosswalk, and decision and commitments log) and delivers its outputs in the format and on the schedule required to support the single integrated EIS and the Notice of Intent readiness review.

Proposers should identify in their Subsection 3.2.4 response the individual(s) and any sub-consultant(s) who will perform the permitting work within each discipline proposed and should address in Subsection 3.2.5 how permitting and coordination will be integrated into the discipline's execution plan.

Comment No. 7

Comment: Can The Port please confirm when submitting on multiple disciplines, are the additional 5 pages per discipline usable for only the specific discipline added or are we able to allocate the additional pages throughout the submission so long as the total does not exceed the 5 pages per discipline?

Response: The additional pages may be allocated across the Proposal. The page limit in Section 1.1 and Subsection 2.4.2 is a total: 25 pages for one discipline, plus 5 pages for each additional discipline ($20 + 5 \times$ the number of disciplines proposed). Within that total, the Proposer may distribute pages among sections at its discretion, provided the Proposal includes a separate Subsection 3.2.3 Experience response and Subsection 3.2.4 Project Team response for each discipline proposed, and a single Subsection 3.2.2 Description of Firm and Subsection 3.2.5 Project Strategy. Pages exceeding the total will not be considered in the evaluation. Resumes, the organization chart and milestone schedule (Addendum No. 2, Comment No. 6), and Attachments A, D, F, and G are not counted toward the limit.

Comment No. 8

Comment: Per RFP Section 1.5 Funding Source(s), a copy of the INFRA Program Grant Agreement, Agreement No. 693JF72540001, can be provided upon request. Can we please request a copy of this agreement?

Response: The applicable requirements of the INFRA Program Grant Agreement are attached to Addenda No. 3.

Comment No. 9

Comment: Sample Designer Agreement – Will the Port consider removing Section 8.3 Arbitration? Sample MSA Contract – Will the Port consider changing the language in Section 14. Dispute Resolution to read: “Claims, disputes and other matters in question between the parties shall be decided by litigation”?

Response: No. The dispute resolution provisions of the Sample Designer Agreement (Section 8.3) and the Sample MSA (Section 14) are unchanged. Per Section 1.7, by submitting a Proposal the Proposer agrees to be bound by the terms of the applicable Sample Contract.

Comment No. 10

Comment: Has a Q&A session or pre-proposal meeting already occurred? If so, can the Port provide a summary or minutes, a list of attendees, and a list of firms that have expressed interest? Attachment C references terms and conditions, but the actual terms and conditions are not in the RFP. Can the Port provide a copy?

Response: No pre-proposal conference or Q&A meeting has been held or will be held for this RFP (see page 2). All questions have been submitted through the Port’s solicitations webpage under Section 2.1, and the Port’s responses are issued only as written Addenda posted to that webpage under Section 2.2. Addenda Nos. 1 through 3 are posted there; no other communication, written or oral, is authorized or binding. The Port does not maintain or distribute a list of attendees, plan holders, or firms that have expressed interest in this RFP, and will not provide one.

The terms and conditions referenced in Attachment C are contained in the Sample Contracts (Master Services Agreement and Task Order, Designer Agreement, and AIA B101), which are not reproduced in the body of the RFP but are posted as separate files with the RFP at the Port’s solicitations webpage under the link “Attachment C – Sample Contracts.” They are incorporated into the RFP by Section 1.7 and Section 5.3. Proposers are

responsible for reviewing them before submitting; see Addendum No. 2, Comment No. 5, and Comment No. 9 of this Addendum.

Comment No. 11

Comment: Will covers and/or tabs/dividers be exempt from the page limit?

Response: Yes, with limits. A front cover and back cover that contain only the project title, RFP number, firm name(s), and graphics, and no substantive text, are not counted toward the page limit. Tabs and section dividers are treated as stated in the response to Comment No. 5: those limited to section titles and page numbers are not counted; those containing substantive text, graphics, or charts are counted as pages under Subsection 2.4.3. Note that the Cover Letter required by Subsection 3.2.1 is not a cover and is counted toward the page limit, as shown in the Section 1.1 page-count table.

END OF ADDENDUM NO. 3

SCHEDULE G
INFRA PERFORMANCE MEASUREMENT INFORMATION

Study Area: PCIP Terminal

Baseline Measurement Date: May 31, 2025 to May 30, 2026

Baseline Report Date: August 15, 2026

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency
Jobs Created within 5 Years of Design/NEPA Completion	Economic Impact Tracks direct, indirect, and induced jobs generated by the Project, including construction jobs, permanent terminal operations jobs, and induced jobs in logistics and supply chain sectors.	Annual
Terminal Construction Completion within 5 Years of Design/NEPA Completion	Project Delivery & Infrastructure Readiness Confirms substantial completion of terminal construction and full operational readiness within 5 years of design/NEPA completion, ensuring timely delivery of Project benefits.	Annual