



425 S. Palos Verdes Street Post Office Box 151 San Pedro, CA 90733-0151 TEL 310-SEA-PORT portoflosangeles.org

Karen Bass	<i>Mayor, City of Los Angeles</i>				
Board of Harbor Commissioners	Lucille Roybal-Allard <i>President</i>	Yolanda M. De La Torre <i>Commissioner</i>	Beatrice C. Hsu <i>Commissioner</i>	Edward R. Renwick <i>Commissioner</i>	I. Lee Williams <i>Commissioner</i>
Eugene D. Seroka	<i>Executive Director</i>				

**DATE:** Tuesday, June 30, 2026

**SUBJECT:** AMENDMENT #2 – REQUEST FOR PROPOSALS FOR CHILD DAYCARE CENTER OPERATOR

The Port of Los Angeles' Request For Proposals for Child Daycare Center Operator is amended through this notification as described below:

**Section 2.3- Scope of Work of the RFP has been amended to include the following language:**

#### HARBOR DEPARTMENT AND OPERATOR MAINTENANCE RESPONSIBILITIES

Harbor Department will be responsible for the following:

Interior: Ceiling tile replacement and repair caused by leaks, fire, life and safety issues (repair/replacement)

Plumbing: Sewer-related issues, hot water issues, and issues where the water is coming up through the pipes.

Electrical: Maintenance of the main breaker, Replacement of ballasts (labor and supplies), Repairs requiring access to common areas such as the ceiling/roof, all repairs requiring power to be shut off or affecting the entire building.

Interior Floor and Carpet: Harbor Department shall be responsible for any significant floor repairs, refinishing, replacement, or floor issues not caused by Tenant's negligence or misuse.

Exterior: Exterior paint, new signage when Port determines necessary, all roof-related maintenance, all structural issues related to the building's integrity, Harbor Department shall be responsible for any significant floor repairs, refinishing, replacement, or floor issues not caused by Tenant's negligence or misuse. Outside playground equipment that is a permanent fixture will be maintained by Harbor Department. If outside playground equipment that is a permanent fixture needs significant repair, Harbor Department shall perform this repair.

Determination of Need: Whether a "significant repair" is required shall be determined solely by Harbor Department.

Operator will be responsible for the following:

Plumbing: Leaky faucets, Clogged drains, Plumbing fixtures (handles and other hardware), Clogged toilets.

Electrical: Basic outlet repair including covers, Light switch plates repair/replacement, Replacement of consumable items such as light bulbs, batteries and filters, purchase and maintenance of appliances such as dishwasher, washer and dryer, etc.

HVAC: repair and maintenance at Operator's cost. There will be an annual charge of \$800 billed to YWCA for 4 service calls per year.

Exterior: Cleanliness of outside playground area and side gate alarm. Outside playground equipment that is not a permanent fixture will be maintained by the Operator.

Interior: Cleanliness, All interior painting, Interior doors/cabinets maintenance and repair, all maintenance and repair of appliances except HVAC, cleanliness Maintenance of the blinds, Stucco repair from damage caused by tenant or its patrons.

Interior Floor and Carpet: Operator shall, at Tenant's sole cost and expense, be responsible for routine upkeep of all floors and carpeted areas. This includes, without limitation:

- a. Regular sweeping, vacuuming, and mopping as appropriate;
- b. Prompt spot-cleaning of spills and stains; and
- c. Arranging professional carpet shampooing or steam cleaning upon move-out if the carpets are soiled beyond normal wear and tear.

It is the responsibility of all proposers to review the Port's website for any RFP revisions or answers to questions prior to submitting a proposal in order to ensure their proposal is complete and responsive.