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DATE: October 27, 2025

**SUBJECT: REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT
SUPPORT SERVICES FOR TERMINAL ISLAND MARITIME SUPPORT
FACILITY AND TERMINAL ISLAND GRADE SEPARATION PROJECTS**

Pursuant to the Request for Proposals (RFP), all prospective proposers were to submit any questions regarding this RFP by no later than 3:00 p.m. on Tuesday, October 14, 2025. Questions were to be submitted in writing, and all questions and responses were to be posted on [the Department's website](#) and www.rampla.org.

Below is a list of questions received from prospective proposers, and the Department's response:

1. Q: As a design and construction management firm for civil and structural work, we are interested in whether the Harbor Department will have any type of meet and greet session between Primes and Subconsultants for this solicitation as it relates to the 25% SBE and 5% VSBE goals?

A: The Harbor Department will have a pre-proposal meeting. Please see the response to Question No. 4.

2. Q: Can the list of firms that viewed the RFP opportunity prior to question deadline be published as part of Q&A responses for subconsultants to connect with prospective prime consultants?

A: Yes. The list of firms that viewed and downloaded the opportunity has been posted on the Regional Alliance Marketplace for Procurement at www.rampla.org and on the Harbor Department website at [Requests for Proposals | Contracting Opportunities | Business | Port of Los Angeles](#).

3. Q: Please share the list of firms that viewed or downloaded the opportunity for Construction Management Support Services.

A: Please see the response to Question No. 2.

4. Q: Is the Harbor Department planning to hold a pre-proposal meeting for this RFP?

A: Yes. Please see Amendment No. 3. It has been posted on the Regional Alliance Marketplace for Procurement at www.rampla.org and on the Harbor Department

website at [Requests for Proposals | Contracting Opportunities | Business | Port of Los Angeles](#).

5. Q: How do we find a list of potential primes for this pursuit?

A: Please see the response to Question No. 2.

6. Q: Who has the Harbor Department used as Construction Management on past projects since this would be public knowledge and independent of the current solicitation?

A: AECOM (South Wilmington Grade Separation), Arcadis (Berths 142-143 Backland Phases 2-4), Berg & Associates (Harry Bridges Buffer and Voluntary Improvements), Harris & Associates (I-110/ C St Interchange), Jacobs Project Management (JS Gibson/I-110 Access Ramp and SR47/I-110 N/B Connector Widening), Parsons Brinkerhoff (Berth 200 Rail), Parsons Infrastructure & Tech (Berths 100-109 and Berths 136-147 Improvements), and TranSystems Corporation (Berths 142-147 ICTF).

7. Q: Which firm is currently providing these services to the Harbor Department?

A: Accenture, Arcadis, Berg & Associates, IEM and Harris (On-Call CM Services) Fountainhead (SR47/VTB and Front St/Harbor BI Interchange Reconfiguration).

8. Q: Please provide a list of the prime contractors for the RFP for Construction Management Support Services for Terminal Island Maritime Support Facility and Terminal Island Grade Separation Projects.

A: The Harbor Department has no knowledge of which prime contractors will submit a proposal for this opportunity. Please see the response to Question No. 2.

9. Q: Our firm is interested in pursuing the opportunity as a small business Sub. Would there be a list of Primes that we can reach out to?

A: Please see the response to Question No. 2.

10. Q: What is the anticipated schedule for bidding and construction of this project?

A: The projected advertisement dates are as follows: Project A (TIGS) July 1, 2026; Project B (TIMSF) July 1, 2026. Construction is anticipated to start six months after the project advertisement.

11. Q: Would you mind sending the link to the Harbor Department website where the questions will be posted?

A: The questions will be posted on the Harbor Department website at [Requests for Proposals | Contracting Opportunities | Business | Port of Los Angeles](#) and on RAMP at www.rampla.org.

12. Q: Is there a list of primes that are currently providing these services?

A: Please see the response to Question No. 7.

13. Q: Could you let me know if there is a pre-proposal conference for this opportunity due on 11/12?

A: Please see Amendment No. 3 for the Pre-Proposal meeting information and the response to Question No. 4.

14. Q: How do we could get a copy of the Construction Management Support Services RFP?

A: The request for proposals is posted on the Harbor Department website at [Requests for Proposals | Contracting Opportunities | Business | Port of Los Angeles](#) or on the Regional Alliance Marketplace for Procurement (RAMP) at www.rampla.org.

15. Q: Would you or someone on the team be open to a short call to discuss & align on what preferences the team would like to include regarding project capture?

A: Unfortunately, staff cannot communicate with firms while the opportunity is currently active. Staff may communicate with firms after a selection has been made and the Harbor Department has received signed agreements.

16. Q: I would appreciate it if you could help me to get connected with the prime contractors.

A: The Harbor Department cannot assist firms to get connected with prime contractors. Please see response to Question No. 2.

17. Q: Can the listing of firms that downloaded the RFP be published on October 15, 2025 (instead of October 28, 2025) to allow time for subconsultants to reach out to prospective primes?

A: Please see the response to Question No. 2.

18. Q: I am wondering if there is a way to know who may bid for this RFP so I can engage them to offer my scheduling services as a sub. Any public information would be helpful, such as pre-proposal meetings, the sign-in sheet, attendance record or addendums highlighting the potential bidders.

A: The Harbor Department has no knowledge of which firms will submit a proposal. Please see the response to Question No. 4. for the pre-proposal meeting information.

19. Q: In section 3.2 Proposal Submission, it states, "One (1) digital copy of your proposal, as one complete file in .pdf format, must be submitted." Can you verify that this means one file with the combined responses from Project A and Project B?

A: Please submit separate proposals for Project A and Project B.

20. Q: In reference to Task 4.1 Partnering Facilitation Services: Most clients have the "Contractor" on board the Partnering Facilitation. There are monies allotted for this service. However, does "sponsor and facilitate" indicate

that the CMSS will manage and pay for this service under the CMSS contract?

A: Yes, Partnering Facilitation Services will be included under the CMSS agreements under Task 4.1.

21. Q: With 20+ years of direct experience, I'm available to join your pursuit team as a Tier-1 SBE subconsultant and can quickly provide qualifications and rate sheet details. Please let me know if you'd like to discuss teaming opportunities for this Request for Proposals.

A: The Harbor Department does not participate in discussing teaming opportunities with any firms. It is each firm's responsibility to create their own team or be included in a team. Please see response to Question No. 2.

22. Q: The Project Manager role is referenced in the RFP but not included on the provided cost sheet. Could you please clarify the intended scope and responsibilities for this position? Specifically, should we assume the Project Manager is part of the required team structure but not to be costed, or will additional guidance be provided on what deliverables or level of effort should be included if this role is excluded from the cost proposal?

A: The Project Manager will be responsible for the contractual requirements of the agreement and shall be excluded from the cost proposal. Please see Amendment No. 4.

23. Q: Please confirm the intended division of Construction Manager (CM) responsibilities between the Maritime Support Facility and Grade Separation projects. Should these be managed as two separate assignments under one contract, or as a single integrated CM effort?

A: There will be two separate agreements, one for TIGS and one for TIMSF.

24. Q: Will the CM be engaged during design to provide constructability reviews, phasing input, and cost estimates, or will services commence post-design?

A: Services may commence during the bid and award phase.

25. Q: Please clarify which responsibilities (e.g., environmental compliance, permitting, utility coordination) are retained by the Harbor Department and which fall under CM scope.

A: Environmental Compliance is covered under Task 2.18. Permitting and utility coordination are covered under Task 2.10.

26. Q: What level of coordination is expected with entities such as the City of Los Angeles, LA Metro, BNSF, and other utilities? Will the Harbor Department or CM take lead on such interfaces?

A: Coordination with different entities is included under Task 2.10. CMSS may take the lead on such interfaces.

27. Q: Are current design drawings, geotechnical reports, and environmental documents available for review prior to proposal submission?

A: The draft 80% complete plans for both projects were included with the RFP. Geotechnical reports and environmental documents are not available for review.

28. Q: Is an updated utility composite or as-built survey available for both sites?

A: Documents are not available for review.

29. Q: Are there known hazardous materials or contaminated soils that could impact CM oversight, safety, or contractor phasing?

A: Site characterization is on-going. Information will be included in the construction bid documents.

30. Q: Please provide the anticipated schedule for design completion, bid, and construction for each project.

A: Please see the response to Question No. 10 for projected advertisement and construction start dates.

31. Q: Are the two projects expected to run concurrently or sequentially? If concurrent, how should CM staffing be distributed?

A: There will be two separate teams/agreements, one for each project. See response to Question No. 10 for projected advertisement dates.

32. Q: Who will the CM report to within the Harbor Department organization (Engineering, Construction, or Program Management division)?

A: CMSS will report to a Construction Division Construction Manager.

33. Q: Will the Harbor Department issue separate construction contracts for each project, or will both be bid under a single construction package?

A: Project A and Project B will be bid separately.

34. Q: Please clarify what qualifies as reimbursable (travel, IT systems, inspection equipment, etc.).

A: The Harbor Department will be providing onsite inspection services and IT systems. Expenses for items described in Other Services will be reimbursable and billed as noted in individual directives.

35. Q: May the CM include annual escalation for staff rates over the life of the engagement?

A: No. Proposers shall include one rate for the duration of the agreement.

36. Q: Are there access restrictions, Port security protocols, or working-hour limitations that the CM must account for?

A: Access restrictions and work hours will be addressed in the bid documents.

37. Q: Will the CM team be required to work from a Harbor Department -provided field office or furnish its own office/trailer space on site?

A: Trailers for each project will be provided as part of the construction contracts.

38. Q: Are there minimum inspection coverage requirements or specific certifications required for inspectors (Caltrans, rail safety, etc.)?

A: On-site inspection is not part of the RFP scope of services.

39. Q: Will the CM be required to use Harbor Department -issued project management software (e.g., Unifier, e-Builder, or Procore), or may we propose our own system?

A: CM will use PMWeb.

40. Q: Are there any adjacent or concurrent Harbor Department projects that may affect access, utilities, or schedule?

A: Yes, there are two projects that will be in construction concurrently with Projects A and B. State Route – Seaside Avenue & Navy Way Interchange project and Vincent Thomas Bridge Deck Replacement project.

41. Q: Are there Federal or State grant requirements (e.g., Buy America, DBE participation, Davis-Bacon) applicable to these projects?

A: Project A (TIGS): Buy America and Davis-Bacon. Project B (TIMSF): No.

42. Q: What is the expected frequency and review process for CM invoicing?

A: Monthly.

43. Q: Has the Harbor Department identified any major risks - technical, environmental, or stakeholder—that should be addressed in the CM work plan?

A: Proposers shall identify potential risks based on reviewing the draft 80% drawings.

44. Q: Have there been prior studies, design efforts, or pilot projects related to these facilities that the CM should review or build upon?

A: As-builts related to the area will be included as part of the construction bid documents.

45. Q: What are the restrictions for access to adjacent roads, rail lines, or tunnels during construction? How will traffic, both vehicle and rail, be maintained or detoured?

A: Access to both projects is identified on draft 80% drawings included in the RFP package.

46. Q: What quality standards, safety protocols, and inspections are required? Are there specific local, state, or federal standards or certifications to be met?

A: Project A (TIGS) construction will adhere to Harbor Department Construction Division procedures and Caltrans 2024 design specifications. Project B (TIMSF) will adhere to Harbor Department Construction Division procedures.

47. Q: What is the current project budget for each component (TIMSF vs TIGS)? Are there contingency amounts defined? Are there cost caps or not-to-exceed amounts for CM services?

A: The preliminary construction cost estimates are as follows: Project A (TIGS) - \$31.4 million; Project B (TIMSF) - \$156 million. For the CM services, Task 4 amounts are defined. Hours for each task are indicated in the Resource Schedules.

48. Q: Which utilities (electrical, water, sewer, communications, storm drain) require relocation? Who is responsible for them, and what are the timing / cost implications?

A: Status of utilities are shown on the draft 80% drawings included in the RFP.

49. Q: Are there sustainability, greenhouse gas emission, or zero-emission equipment mandates? Any stormwater or low-impact development (LID) design standards?

A: Requirements will be included in the construction bid documents.

50. Q: What is the designated laydown / staging / storage areas? Are there site constraints (e.g., size, slope, proximity to rail) that affect staging?

A: Field Offices and laydown areas will be identified in the construction bid documents.

51. Q: For temporary power, water, site offices, fencing, etc.—are there existing hookups, or will temporary systems be required? If temporary, what are permitted durations?

A: Temporary power and water for field offices will be addressed in the construction contract.

52. Q: Are there known or anticipated risks (e.g., contamination, community objections, rail disruptions, supply chain or labor constraints) that could affect schedule or cost?

A: Please see response to Question No. 43.

53. Q: What are the permitting requirements and schedule for environmental approvals, CEQA/NEPA, utility permits, traffic signals, stormwater, grading, etc.?

A: Project A (TIGS): CEQA/NEPA is complete. Required permits are in process during design. Project B: EIR is in the review and approval process. Required permits are in process during design.

54. Q: What are the requirements / restrictions for rail track work, interruptions, and coordination with POLA mainline rail operations? Are there track closure windows or flagging requirements?

A: Track restrictions/requirements will be identified in the construction bid documents.

55. Q: Since the facility includes operations (chassis support, container storage, maintenance), will CM be expected to coordinate with future operators or tenants during design/construction?

A: No.

56. Q: Please confirm that horizontal and vertical datum called out on the contract drawings provided is consistent and applies to the layout of all elements of the project.

A: Confirmed.

57. Q: If there's an opportunity to participate (either directly or as a subconsultant to one of the Construction Management firms) I'd appreciate your guidance on how best to proceed.

A: For further instructions on how to submit a proposal, please review the Request for Proposals on the Harbor Department website at [Requests for Proposals | Contracting Opportunities | Business | Port of Los Angeles](#) or on the Regional Alliance Marketplace for Procurement at www.rampla.org. Please see the response to Question No. 2.

58. Q: Can the Harbor Department provide an Excel version of Attachment 3 - Resource Schedule?

A: The Excel version has been posted separately on the Harbor Department website at [Requests for Proposals | Contracting Opportunities | Business | Port of Los Angeles](#) and on the Regional Alliance Marketplace for Procurement at www.rampla.org.

59. Q: Can the Harbor Department please clarify the projected start date of the project?

A: Please see response to Question No. 10.

60. Q: Are CEC Forms 50 and 55 for the Prime and Subconsultants or just the Prime?

A: Only the Prime is required to submit CEC forms 50 and 55. CEC Form 55 shall include information from subconsultants.

61. Q: Is the Iran Contracting Act of 2010 Compliance Affidavit for the Prime and Subconsultants or just the Prime?

A: Only the Prime is required to submit the Iran Contracting Act of 2010 Compliance Affidavit.

62. Q: Are Attachment 2 and 3 for the Prime and Subconsultants or just the Prime?

A: Only the Prime will complete Attachments 2 and 3, which include fees for the subconsultants.

63. Q: Are there construction vehicle requirements?

A: The proposer shall include cost of vehicle in the cost proposal.

64. Q: Where do we include the cost of vehicles in the proposal cost breakdown?

A: The cost of vehicle shall be incorporated in the hourly rates.