STOCKTON PORT DISTRICT

PRE-CONSTRUCTION SERVICES

California State Transportation Agency (CalSTA)
Rail Infrastructure Improvements for Sustainable Exports (RIISE)
Port and Freight Infrastructure Program (PFIP) Grant Project No. PFIPL-6349(010)
New West Complex McCloy Yard and Long Lead Double Track (LLDT)

ADDENDUM NO. 1
November 4, 2026

This Addendum No. 1 ("Addendum") is dated the date set forth above and modifies certain Request for Proposal (RFP) Documents issued by the Stockton Port District {"Port") in connection with the Port's **LLDT PRE-CONSTRUCTION SERVICES RFP.** All capitalized terms not otherwise defined herein shall have the meanings provided in the RFP. There are no other amendments to the RFP other than those which are expressly contained in this Addendum.

Q & A:

Q1. Project Manager experience (RFP Section II, Minimum Qualification 3, p. 3; Section III.2, p. 5). Please confirm whether ten or more years managing heavy civil and railroad construction projects as a contractor's project manager or construction manager satisfies the requirement for ten years of experience as a Resident Construction Manager/Engineer, or whether the experience must be in an owner's resident engineer role.

RESPONSE: Yes.

Q2. Project Manager employment (RFP Section III.2, p. 5; Appendix A, Question 7). Please confirm whether the Project Manager may be an employee of a subconsultant identified in the proposal as key personnel.

RESPONSE: Confirmed.

Q3. Bid item list and construction schedule (RFP Section II, p. 2; Section III.1, p. 4). The RFP refers to "the attached bid item list" and to "the provided construction schedule," but neither appears in the solicitation package. Please provide both or confirm that respondents should work from the quantity summary tables on the Appendix E drawings.

RESPONSE: Respondents should work from the summary tables. The items will be provided to the selected firm.

Q4. Construction contracts and advertisement (RFP Section II, p. 2; Appendix E). Please indicate whether the Appendix E packages will be advertised as a single construction contract or as multiple contracts, and the anticipated advertisement date.

RESPONSE: Single construction contract with anticipated advertisement Q2/Q3 2027.

Q5. Contract term (RFP Section II, p. 2; Section V, p. 8). Section II describes a one-year contract and Section V describes a three-year contract. Please confirm the intended term.

RESPONSE: The intended contract term is one (1) year.

Q6. Page limit (RFP Section III, p. 4; Section IV, p. 6). Please confirm (a) whether the front cover, cover letter, table of contents and tab dividers count toward the 20-page limit; (b) whether the "contractual scope of work" excluded from the limit refers to the Project Scope of Services requested in item 3.b.

RESPONSE: The cover letter applies to page count. Table of contents and tab dividers are excluded from page count. Yes, the contractual scope of work excluded from page count refers to the Scope of Services requested in Item 3b.

Q7. For the Cost Proposal, how many independent cost estimate packages should proposers assume? RFP page 4 of 15 has a "Project Description" section that shows three "primary components:"

1. Long Lead Track in BNSF ROW.
2. Double Track Improvements on Port property
3. McCloy Yard Expansion.

However, the 100% plans provided in Appendix E include 9 different "packages":

1. Civil Package 1 – LLDT BNSF ROW
1. Civil Package 2 – LLDT Port ROW
2. Civil Package 3 – McCloy Rail Yard
3. Civil Package 4 – Site Remediation
4. Civil Package 5 – WC Roadways
5. Structures Package 1 – Fresno Ave. Underpass
6. Structures Package 2 – SR-4 Retaining Wall
7. Structures Package 3 – SR-4 Isolation Casing
8. Structures Package 4 – Overhead Pipe Restoration

Is the intent to have 9 independent cost estimate packages or 3 independent cost estimate packages using the 9 design packages? If neither, please clarify.

RESPONSE: The intent is to have three (3) independent cost estimate packages.

Q8. Should rates in the Cost Proposal be valid through May 2027 or would you like them to be valid for a longer period of time? Can we include a rate escalation percentage for work that extends beyond the anticipated completion date?

RESPONSE: Rates shall be valid through December 2027. Consultants are permitted to provide annual escalation rates.

Q9. Regarding the Cost Proposal, RFP Page 4 of 5 states that independent cost estimates should be developed "using the attached bid item list." However, none of the appendixes appear to contain bid item lists. Please provide the bid item lists, if available. We do not need these to develop our Cost Proposal, but they would be helpful, if available.

RESPONSE: Respondents should work from the summary tables. The bid item list will be provided to the selected firm.

Q10. For the solicitation Port Project No. 260002 (PC) - Pre-Construction Services, would prospective Contractors be excluded from participating in the Pre-Construction Services? As a rail contractor, we plan to bid on the future construction phase of the Port's project; however, we have expertise in Pre-construction Services and would be hesitant to participate at this stage if it means we would be disqualified from future construction solicitations.

RESPONSE: If the construction contractor were to perform the Pre-Construction Services scope of work, they would be precluded from bidding on the construction contract for the same project. The pre-construction services firm will be permitted to provide a proposal for the anticipated construction management (CM) scope.

Q11. Is there drone footage available of the project site?
RESPONSE: Yes, drone footage and photos are available from the links below.

- LLDT Video 1: https://youtu.be/5bov2rXG4iI?si=4OOe9Hy3LkFXBUht
- LLDT Video 2: https://youtu.be/vB98Abwbgko?si=mbNv-s8EghMbk9b0
- Photos: https://photos.app.goo.gl/oFAFfcCUCJxXaiNe6

Q12. Are there union requirements or rail work on Port property?
RESPONSE: No.

Q13. Does the Port have a PLA (project labor agreement)?
RESPONSE: No.

Q14. Can the Port provide Site 19 and Site 47 remediation plans?
RESPONSE: Port will provide remediation plans to consultant upon selection.

Q15. What is the engineer's estimate?
RESPONSE: Engineer's estimate ranges from $70,000,000 - $ 80,000,000.

Q16. If the engineer's estimate is above the Port's budget, by how much?
RESPONSE: Previous engineer's estimate was $62,000,000. Current engineer's estimate range is $70,000,00 - $80,000,000.

Q17. Have we considered alternate deliveries to complete the project?
RESPONSE: No.

Q18. Will consultant selection interviews be held?
RESPONSE: Per RFP Section V. Selection Process:

> INTERVIEWS. After review of the submitted proposals, the District may invite some or all Respondents to present their qualifications and proposed approach in an interview or may decide to select one Respondent without conducting interviews and enter into contract negotiations directly. Respondent interviews, if held, are anticipated to be conducted according to the schedule provided. Details of the interview process will be provided along with the invitation to present.

If the Port elects to hold consultant interviews, the estimated dates for those interviews are included in RFP Section VI. Selection Timeline:

Consultant Interviews (if held)	November 17 - 19, 2026

Q19. We attended the mandatory October 22, 2026 pre-proposal meeting for the New West Complex McCloy Yard and Long Lead Double Track Pre-Construction Services RFP. We are currently exploring a teaming arrangement with an established heavy-civil and railroad construction management firm. Could you please clarify whether our attendance at the mandatory meeting would satisfy the attendance requirement if we participates as a named subcontractor or teaming partner and the other firm submits the proposal as the prime consultant? Alternatively, would we need to be the prime proposer for its attendance to

satisfy this requirement?

RESPONSE: The prime consultant submitting the proposal would be required to attend the mandatory pre-proposal meeting. Yes, you would need to be the prime proposer in order for your attendance to satisfy this requirement.

Q20. Will the selected firm be eligible to propose on the Construction Management of the ultimate job?

RESPONSE: The pre-construction services firm will be permitted to provide a proposal for the anticipated construction management (CM) scope.

Q21. Please clarify the number of pages. Submittal Requirements says, "proposals shall not exceed 20 pages…". The Proposal Submission says "Respondents shall submit five(5) complete double sided….". Is one sheet printed on double side considered one page or two?

RESPONSE: A single sheet, printed double-sided is considered two (2) pages.

Q22. One additional question before the deadline. Could you provide clarity if a cover page, table of contents, section dividers or conclusion pages need to be included in the 20-page limit or can they be excluded from the page count for proposal content?

RESPONSE: The cover letter and conclusion pages apply to page count. Table of contents and section/tab dividers are excluded from page count.

RETURN THIS PAGE TO ACKNOWLEDGE RECEIPT OF ADDENDUM NO. 1 FOR THE PORT'S LLDT PRE-CONSTRUCTION SERVICES RFP

Please sign and return this page only via email to procurement@stocktonport.com to acknowledge receipt of Addendum No. 1 for this solicitation consisting of four (4) pages and the attachments listed in the Attachments section above.

X _____ _____

Signature Date

_____

Printed Name

_____

Company Name

END OF DOCUMENT