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Pacific Coast Intermodal Port (PCIP)
NEPA Lead Services
Addendum No. 2
Date Issued: August 12, 2026

This Addendum No. 2 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: We are requesting all relevant provisions of the Grant Agreements for the Grant Agreement between the Port and the United States Department of Transportation (MARAD FY 2025-26 INFRA Grant No. 693JF72540001 and FRA FY 2025-2026 CRISI Grant No. 69A36525422500CSOR),

Response: The relevant provisions of the Grant Agreements for the Grant Agreement between the Port and the United States Department of Transportation was provided in Addendum No. 1.

Comment No. 2

Comment: Addendum No. 1 states that "a consultant performing the NEPA Lead scope of work remains eligible on future Reedsport Railroad Crossing Elimination, CBRL Rail Upgrades and Terminal Planning Projects." Please confirm that this eligibility extends to all members of the NEPA consultant team, including subconsultants, and that participation as a subconsultant on the NEPA contract does not restrict a firm's ability to subsequently serve as either a prime consultant or subconsultant on future PCIP procurements.

Response: Selection as the NEPA Lead does not preclude you from pursuing other PCIP related projects if you did not assist in developing specifications, scope or statement of work, invitation to bid or other solicitation documents.

Comment No. 3

Comment: For planning purposes, can the Port clarify whether it anticipates negotiating compensation using a lump-sum, time-and-materials, cost-plus-fixed-fee, or hybrid approach for NEPA Lead services?

Response: A hybrid approach will be reviewed during the compensation discussions with the selected consultant.

Comment No. 4

Comment: Can the Port clarify the respective roles and decision-making responsibilities of the Port of Coos Bay and NorthPoint Development throughout consultant selection, contract administration, scope direction, and project delivery?

Response: The PCIP project is a collaborative public-private partnership and decisions will be made by the project team, which is made up of members of both entities.

Comment No. 5

Comment: The RFP states that the selected consultant will be responsible for coordination and integration of technical studies prepared by other consultant teams (to include those previously prepared in support of the channel modification component of the project and the Risk Management Plan). Please specify which studies are completed, underway, or already planned that would be provided to the NEPA Consultant?

Response: The project team will coordinate and provide the necessary technical studies and field surveys to compile a single EIS for the PCIP project.

Comment No. 6

Comment: The RFP requests certain information in multiple different proposal sections, including project understanding and qualifications; quality, cost, and schedule controls; staff workload, availability, and time commitments; individual qualifications and relevant experience; project reference information; staff and subconsultant locations; and conflict-of-interest disclosures. Given the 25-page limit and 12-point minimum font requirement, may we consolidate overlapping requirements into a single narrative or table and use clear cross-references in the other applicable sections?

Response: The RFP has provided the submittal requirements and other submittals details are at the discretion of the submitter.

Comment No. 7

Comment: Would you please confirm whether subconsultants need to complete Attachment G, Conflict of Interest Disclosure/Certification or if just the prime consultant needs to submit it?

Response: The prime and subconsultants both need to complete Attachment G.

Comment No. 8

Comment: Under Section 3.2.3 EXPERIENCE, can OIPCB/Port project and personnel be used as a reference?

Response: Yes, an OIPCB/Port project or personnel can be used as a reference.

Comment No. 9

Comment: First question: Section 1.7 Contract Terms & Conditions states in the second sentence, "See Attachment C – Sample Contract. . . , Port will not negotiate any term or condition after the solicitation protest deadline, except the SOW and pricing with the selected Proposer(s). Changes to standard Contract terms and conditions may be subject to approval by the Port." However, the Attachment C – Sample Contract documents linked contains a Master Services Agreement, Exhibit A – Insurance Requirements, Task Order template, and Designer Agreement Template that all list

NorthPoint Development, LLC as the Client. Please clarify whether the Port or NorthPoint will be managing the contract terms and conditions with respect to consultant efforts. Second question: Assuming the consultant contract will be executed with NorthPoint Development, LLC, is there an agreement between NorthPoint Development and the Oregon International Port of Coos Bay that has flow-downs that need to be adhered to, and if so, can that agreement be shared?

Response: NorthPoint will be managing the contract terms and conditions with the Port's review. The Federal flow down section of the grant agreements are:

The following federal requirements apply to this Agreement because it is funded, in whole or in part, with U.S. Department of Transportation (DOT) grant funds. The Subrecipient shall comply with, and shall flow down these requirements to all lower-tier contractors, consultants, and subrecipients.

1. Uniform Administrative Requirements (2 C.F.R. Part 200)

The Subrecipient shall comply with all applicable provisions of 2 C.F.R. Part 200, including but not limited to:

- 200.303 (Internal controls)*
- 200.318–200.327 (Procurement standards)*
- 200.331–200.333 (Subrecipient monitoring and pass-through responsibilities)*
- 200.334–200.337 (Record retention and access)*
- 200.315 (Intellectual property; federal license)*
- 200.300–200.305 (Financial management, cost principles, and payment rules)*

The Subrecipient acknowledges the federal government's nonexclusive, royalty-free license to use Work Product under 2 C.F.R. § 200.315.

2. Federal Funding Accountability and Transparency Act (FFATA)

If applicable, the Subrecipient shall provide all required FFATA reporting information, including executive compensation disclosures, and shall cooperate with the pass-through entity in meeting reporting deadlines.

3. Civil Rights and Nondiscrimination Requirements

The Subrecipient shall comply with all applicable federal nondiscrimination laws, including:

- Title VI of the Civil Rights Act of 1964*
- 49 C.F.R. Part 21*
- Americans with Disabilities Act (ADA)*
- Section 504 of the Rehabilitation Act*

- *Age Discrimination Act*
- *Executive Order 11246 (Equal Employment Opportunity)*
- *DOT Order 1050.2A (Title VI compliance)*

These requirements must be flowed down to all lower-tier contractors.

4. Disadvantaged Business Enterprise (DBE) Requirements (49 C.F.R. Part 26)

If the Project includes DBE participation goals, the Subrecipient shall:

- *Take all necessary steps to meet DBE goals;*
- *Use DOT-certified DBEs;*
- *Maintain documentation of good-faith efforts;*
- *Include DBE provisions in all subcontracts.*

5. Buy America / Build America, Buy America (BABA)

For FHWA, FTA, FAA, FRA and MARAD programs, the Subrecipient shall comply with applicable Buy America or Build America, Buy America requirements, including domestic manufacturing and iron/steel content rules. Waivers must be approved by the federal awarding agency.

6. Environmental and Historic Preservation Compliance

The Subrecipient shall comply with all applicable federal environmental requirements, including:

- *NEPA (National Environmental Policy Act)*
- *NHPA Section 106*
- *Endangered Species Act*
- *Clean Water Act / Clean Air Act*
- *Coastal Zone Management Act*
- *DOT Order 5610.1C (Environmental justice)*

No action may be taken that limits the choice of reasonable alternatives prior to NEPA completion.

7. Lobbying Restrictions (31 U.S.C. § 1352; 49 C.F.R. Part 20)

The Subrecipient shall comply with federal lobbying restrictions and shall submit a Certification Regarding Lobbying and, if applicable, Disclosure of Lobbying Activities.

8. Debarment and Suspension (2 C.F.R. Part 180; 49 C.F.R. Part 29)

The Subrecipient certifies that it and its contractors are not debarred or suspended and shall check SAM.gov prior to awarding any lower-tier contracts.

9. [RESERVED]

10. Safety and Health Requirements

The Subrecipient shall comply with all applicable federal safety requirements, including OSHA standards and DOT safety regulations.

11. Audit and Access to Records

The Subrecipient shall provide the Port, DOT, the Inspector General, and the Comptroller General access to all records, documents, and financial information related to the Project, as required by 2 C.F.R. §§ 200.334–200.337.

12. Program-Specific DOT Requirements

The Subrecipient shall comply with all requirements in the federal Notice of Funding Opportunity (NOFO), the grant agreement, and any DOT operating administration guidance, including FHWA, FTA, FAA, or MARAD directives, circulars, and orders

13. Flow-Down to Lower-Tier Contractors

The Subrecipient shall include all provisions of this Section in every contract, subcontract, consultant agreement, or subaward funded in whole or in part with DOT grant funds.

Comment No. 10

Comment: Procurement Schedule update

Response: The RFP Submittal Closing has been revised to Wednesday, August 26, 2026, at 4 pm PST. Any changes to this RFP will be issued as official Addenda to this RFP, not later than 5 Business Days (i.e.: August 19th, 2026). The Procurement Schedule update is as follows:

<i>Procurement Schedule</i>	<i>Date</i>
<i>Proposal evaluation (clarification and interviews if necessary)</i>	<i>Estimated 8/27/2026 to 9/2/2026</i>
<i>Notice of Intent to Award</i>	<i>Estimated 9/3/2026</i>
<i>Negotiations*</i>	<i>Estimated 9/3/2026 to 9/9/2026</i>
<i>Contract start</i>	<i>Estimated 9/10/2026</i>

END OF ADDENDUM NO. 2