



PORT OF HARLINGEN AUTHORITY

Port of Harlingen Authority Railyard Industrial Park Development

RFP No. 2026-01

September 8, 2026

Questions Answered

1. The RFP does not include specific submission requirements related to page size/format, number of hard copies, or electronic copies. We are assuming that the exact same submission requirements outlined in the RFQ (and RFQ addendum) remain applicable to the RFP submission. Can you please advise? **(Burns & McDonnell)**

The submission requirements from RFQ 2026-01 apply for RFP 2026-01.

REQUEST FOR PROPOSALS (RFP)

Progressive Design-Build Services for the Port of Harlingen Rail Park Project

RFP No. 2026-01

1. Background

1.1 Introduction

This Request for Proposals (RFP) is issued by the Port of Harlingen Authority to the short-listed Respondents selected through RFQ No. 2026-01 for the Rail Park Development Project. Only short-listed teams are eligible to submit Proposals. Short listed Respondents are listed below in alphabetical order and hereafter referred to as Proposers in this document:

- Burns & McDonnell Engineering Company, Inc.
- LJA

The Port intends to select a Progressive Design-Builder to provide Phase 1 Preliminary Design and Preconstruction Services and, subject to successful negotiations of a Guaranteed Maximum Price (GMP), Phase 2 Final Design and Construction Services.

The Project will be delivered using a Progressive Design-Build (PDB) methodology in two phases:

Phase 1 – Preliminary Design and Preconstruction Services

- Alternative analysis and preferred concept selection
- Design development to approximately 60%
- Cost estimating and cost modeling
- Schedule development and risk management
- Railroad, utility, and regulatory coordination
- Development of GMP proposal

Phase 2 – Final Design and Construction Services

- Final engineering and permitting
- Procurement of subcontractors and vendors
- Construction of rail infrastructure
- Testing, commissioning, and project close-out

1.2 Owner Objectives

The Port seeks a collaborative Design-Builder capable of advancing the following objectives:

- Deliver a safe, efficient, and expandable rail park.
- Increase rail capacity and operational efficiency.
- Achieve cost and schedule certainty through progressive design-build.
- Coordinate effectively with Union Pacific Railroad and stakeholders.
- Develop infrastructure that supports future industrial growth and expansion.
- Maintain a balanced and equitable allocation of risk.

2. Project Overview

2.1 Project Location

The Project is located within the Port of Harlingen Authority in Cameron County, Texas. The proposed rail park site is located immediately west of the Port's existing operational footprint and is envisioned as the first phase of a larger long-term rail expansion program.

2.2 Project Scope

The Design-Builder shall provide all services necessary for planning, design, permitting, and construction of the Rail Park Project, including:

- Alternative analysis and concept evaluation.
- Railroad coordination with Union Pacific Railroad.
- Utility coordination.
- Environmental assessments and permitting support.
- Site development including grading, drainage, roads, and utilities.
- Design and construction of rail facilities and lead tracks.
- FRA, TxDOT, and UPRR compliance.
- Construction phasing and expansion planning.

2.3 Project Budget

The current estimated overall project budget is approximately \$15 million.

2.4 Project Schedule

Target milestones include:

- Phase 1 Notice to Proceed: Q4 2026
- GMP Development: Q2 2027
- Phase 2 Construction NTP: Q3 2027
- Substantial Completion: Q4 2028

3. Progressive Design-Build Services

3.1 General

The Design-Builder shall serve as the single point of responsibility for delivery of the Project.

3.2 Roles and Responsibilities

Owner Responsibilities

- Provide project oversight and decision-making.
- Review design submissions.
- Coordinate stakeholder participation.
- Secure funding.

Design-Builder Responsibilities

- Lead engineering and design services.
- Manage project controls, cost estimating, and scheduling.
- Coordinate with Union Pacific Railroad.
- Obtain or support required permits and approvals.
- Deliver completed facilities meeting Owner requirements.

4. Procurement Process

4.1 Owner Contact

Walker Smith, Port Director, Port of Harlingen Authority, 24633 E. Port Road Harlingen, Texas 78550 walker@portofharlingen.com

4.2 Procurement Schedule

- RFP Issued: August 21, 2026
- One-on-One Meetings: August 24-28, 2026
- Questions Due: August 31, 2026
- Final Addendum: September 9, 2026
- Proposals Due: September 23, 2026
- Interviews (if required): October 5-9, 2026
- Notice of Selected Team: October 14, 2026
- Contract Negotiations: October-November 2026
- Commission Approval: November 2026

5. Proposal Submission Requirements

5.1 Proposal Format

Maximum proposal length: 15 pages, excluding transmittal letter and appendices.

The proposal shall contain:

Transmittal Letter

Maximum one page.

Part 1 – Executive Summary

Provide a concise summary of the proposal and project strategy.

Part 2 – Project Team

Address:

- Team organization since RFQ submission.
- Any additions to key firms or personnel.
- Organizational chart.
- Role descriptions.
- Team integration strategy.
- Railroad-specific expertise.

Part 3 – Project Approach

Describe:

- Understanding of project objectives.
- Rail yard layout approach.
- Union Pacific coordination strategy.
- Site development methodology.
- Risk management approach.
- Cost estimating process.
- GMP development methodology.
- Schedule management and acceleration opportunities.
- Safety approach.
- Future expansion considerations.

Appendix A – Additional Resumes

Resumes of newly added key personnel.

Appendix B – Contract Comments (Optional)

Comments on draft PDB Agreement.

Appendix C – Pricing Information (Separate Sealed Submission)

Submit:

- Phase 1 Personnel hourly rates.

- Phase 1 Estimated hours by discipline.
- Phase 2 Design-Build fee percentage.
- Phase 2 Shared savings percentage.
- Contingency management approach.

6. Evaluation and Selection

The Port will evaluate proposals using the following weighted criteria.

Criteria	Weight
Project Team	25%
Project Approach	35%
Pricing Information	10%
Interview	30%

In ranking the Proposals and interview, the selection committee will use a 5-point scale whereby the maximum points awarded for each of the evaluation criteria will be based on the percentage weight set forth above. The selection committee will consider non-price evaluation and complete its awarding of the non-price criteria points before opening and evaluating the Pricing Information Form. The Port may conduct interviews with all short-listed teams before final ranking.

Selection

After evaluation, the highest-ranked proposer will be invited to negotiate a Progressive Design-Build Agreement. If negotiations are unsuccessful, the Port may proceed to the next-ranked proposer.

7. Conditions for Proposers

- Procurement governed by applicable Texas Water Code provisions.
- All proposals are subject to the Texas Public Information Act.
- The Port reserves the right to reject any or all proposals.
- Key firms and key personnel shall remain committed throughout procurement.
- Unauthorized communications with Port officials may result in disqualification.