



**NEW ORLEANS REDEVELOPMENT AUTHORITY (NORA)**

**REQUEST FOR PROPOSALS (RFP)  
FOR  
ENVIRONMENTAL CONSULTING SERVICES**

**ADDENDUM NUMBER THREE**

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**March 5, 2026**

**THIS ADDENDUM IS ISSUED TO INCORPORATE THE FOLLOWING IN THE REFERENCED REQUEST FOR PROPOSALS (RFP):**

**ITEM #1      QUESTIONS RECEIVED IN WRITING**

**Q1:    Remediation scope**

**“The Scope references oversight of remediation/abatement. Please confirm whether ‘remediation’ is limited to building-related hazardous materials (e.g., ACM/LBP/mold) or if it may also include soil and/or groundwater remediation (e.g., lead-impacted soil, petroleum/UST impacts), and whether those services are expected under this contract.”**

**A1:**    The Consultant awarded a contract pursuant to this solicitation shall provide inspections, assessment and reports. Consultant will not perform the actual remediation or abatement activities. If required, these activities are not limited to building-related hazardous materials and may include soil and/or groundwater remediation, as applicable. All remediation or abatement activities shall be performed by licensed third-party contractors procured separately by NORA.

Refer to ITEM #2 – SCOPE OF SERVICES, Revised Task #8: Remediation and Abatement Oversight Support, of this addendum, as applicable.

**Q2:    Submitting sample EA / CatEx when using HEROS**

**“Attachment B requests one completed Environmental Assessment, and one completed Categorical Exclusion. Since NORA processes reviews through HEROS, please confirm what format is acceptable for sample submittals (e.g., HEROS PDF export/print package, screenshots, or compiled ERR package).”**

A2: The City of New Orleans is the HUD Responsible Entity, and the City's Environmental Officer submits the Environmental Assessment, Determinations and Compliance Findings for HUD-assisted Projects, in HEROS on behalf of NORA. The selected consultant should prepare the Environmental Format, which is the standard HEROS format in Word, as NORA reviews the document prior to submitting it to the City.

**Q3: Fee schedule ranges vs fixed unit pricing**

**“For Attachment C / Fee Schedule, may Respondents provide rate schedules and typical ranges/allowances (by task type/size), or does NORA require fixed unit prices for each task regardless of site conditions? If fixed pricing is required, please confirm the assumptions NORA wants applied (e.g., building size bands, number of samples, number of parcels).”**

A3: Respondents shall provide a fee for each task described in Attachment C – Revised Fee Schedule, Schedule A: Environmental Services – Task Deliverables. Respondents are responsible for developing and submitting their own assumptions for each task described and providing a fee, as applicable.

Respondents may define any relevant factors, such as building sizes, sample quantities, or number of parcels to support their methodology and accommodate a range of potential project conditions. Variations in assumptions are anticipated, as the level of effort and site conditions may differ for each Task Order.

Refer to ITEM #3 - ATTACHMENT C - REVISED FEE SCHEDULE, as attached.

**Q4: List of Part 58 ERRs completed since 2016**

**“What information should be included for the list of Part 58 ERRs completed since 2016? Is the project type and count sufficient, or is more information (responsible entity, location, etc.) required?”**

A4: The list of Part 58 ERRs should include at a minimum the date, client, responsible entity, project type, and location.

**Q5: The first response in the addendum states, “Using the format provided in Attachment C - Fee Schedule, Offerors are encouraged to propose a fee structure that accommodates various property sizes; number of units; level of environmental review required; and complexity.” Would it be acceptable to submit a fee range for each task in order to account for the varying levels of complexity that may be encountered from project to project?**



A5: Refer to A3, ITEM #4 of this Addendum.

**Q6: Who is the incumbent?**

A6: The incumbent is Terracon Consultants, Inc.

**Q7: Will more than one consultant be awarded?**

A7: NORA reserves the right to select multiple contractors to perform any and/or all services. Previously, NORA awarded one contract to an Environmental Consultant for the provision of services.

**Q8: Regarding item Section 3 items c) for tasks 1, 3, and 4 - by area, does this refer to the geographic area or the scope of services task?**

A8: If your question refers to Section 3. Qualifications c. Local, state and regional experience in this this area, "area" refers to the geographic service area, location, or site-specific property clusters where services will be performed, not the individual scope task category.

As part of the contract, NORA will request via task order environmental reviews based on a "Scope of Services" to be completed on a parcel or cluster of adjacent parcels. There could be cases where the Consultant may be assigned a specific geographic area.

**Q9: Do you require all the appendices of the sample reports be submitted?**

A9: Yes.

**Q10: Are DBE subconsultants required to fill out any of the attachments?**

A10: DBE subconsultants are not required to submit attachments in response to this RFP.

**Q11: Are DBE subconsultants required to provide a COI, and/or Conflict of Interest Form?**

A11: DBE subconsultants are not required to submit a Certificate of Insurance (COI) or Conflict of Interest Form with the proposal. Since NORA will pay the prime contractor, we only require this information from the prime contractor.



As part of the proposal, the prime contractor must submit a copy of the subconsultant's DBE certification with a complete **DBE Participation Form. Refer to Attachment G of the RFP.**

**I2: What was the previous spend on this contract?**

A12: The previous contract awarded was \$200,000 for Environmental Consulting Services.

**ITEM #2 SCOPE OF SERVICES, TASK #8: REMEDIATION AND ABATEMENT OVERSIGHT SUPPORT, AS APPLICABLE**

DELETE: SCOPE OF SERVICES, TASK #8: REMEDIATION AND ABATEMENT OVERSIGHT SUPPORT, AS APPLICABLE, from the RFP.

INSERT: SCOPE OF SERVICES, REVISED TASK #8: REMEDIATION AND ABATEMENT OVERSIGHT SUPPORT, AS APPLICABLE, into the RFP.

Provide technical support and coordination for environmental remediation or abatement activities conducted by qualified NORA third-party contractors, as applicable. Services may include development of scopes of work and cost estimates, procurement support, compliance monitoring, documentation of completed work, and verification that activities are consistent with NEPA determinations and regulatory requirements.

Remediation and abatement services are not authorized under the Consultant's contract. If such work is needed, NORA will select and contract directly with a remediation/abatement contractor. The Consultant may be assigned, through Task Orders, to provide additional professional services only, which may include advisory services, development of specifications, coordination, oversight, monitoring and related documentation.

**ITEM #3 ATTACHMENT B – SUBMISSION INFORMATION – 6. FEE SCHEDULE**

DELETE: ATTACHMENT B – SUBMISSION INFORMATION – 6. FEE SCHEDULE, from the RFP.

INSERT: ATTACHMENT B – SUBMISSION INFORMATION – 6. REVISED FEE SCHEDULE, dated 3/5/26, into the RFP.



The Consultant shall furnish all necessary supervision, labor, materials, equipment and transportation required to complete the task and services identified in **ITEM #4: ATTACHMENT C – REVISED FEE SCHEDULE, as attached.**

The Consultant shall provide a fee for each task identified under **Schedule A: Environmental Services – Task Deliverables.** The fee shall include all overhead, profit, and administrative costs. Respondents are responsible for developing and submitting their own assumptions for each task described and providing a fee, as applicable.

The Consultant shall provide an hourly rate for each labor category identified in **Schedule B: Hourly Rates for Additional Professional Services.** These rates apply to additional services not identified in Schedule A: Environmental Services – Task Deliverables. Additional services may include, as needed, technical coordination and oversight of remediation or abatement activities, regulatory agency coordination, and revised environmental analyses. Additional services provided at hourly rates will be billed at the applicable hourly labor rate in accordance with Schedule B. All rates shall include all overhead, profit, and administrative costs. No additional costs, including travel, materials or other out-of-pocket expenses, shall be reimbursed under the contract.

Each Task Order may include a combination of pricing types from the Fee Schedule, including fees or hourly rates, as applicable. The Consultant shall be compensated in accordance with the fee and rates established in the resulting Contract Fee Schedule (Schedule A and Schedule B).

**ITEM #4 ATTACHMENT C – FEE SCHEDULE**

DELETE: ATTACHMENT C – FEE SCHEDULE from the RFP.

INSERT: ATTACHMENT C – REVISED FEE SCHEDULE, 3/5/26, as attached.

**NOTE:** Revisions in this Addendum shall be considered as included in the original Request for Proposals and shall take precedence over any part of the solicitation in conflict therewith. Proposals are due by **MONDAY, MARCH 16, 2026, at 2:00 PM CST.**

**END OF ADDENDUM NUMBER THREE**



**REQUEST FOR PROPOSALS (RFP) FOR  
ENVIRONMENTAL CONSULTING SERVICES  
ADDENDUM NUMBER THREE**

**ITEM #2 – ATTACHMENT C – REVISED FEE SCHEDULE – 3/5/26**

**SCHEDULE A: ENVIRONMENTAL SERVICES – TASK DELIVERABLES**

Provide a fee for each task described below. The fee for each task shall include all overhead, profit, and administrative costs. Respondents are responsible for developing and submitting their own assumptions for each task described and providing a fee, as applicable. Individual Task Orders will be issued as service needs arise.

<b>ENVIRONMENTAL SERVICES – TASK DESCRIPTION</b>	<b>FEE</b>
<b>NEPA Environmental Review – Exemption</b>	\$
<b>NEPA Environmental Review – CENST 58.5</b>	\$
<b>NEPA Environmental Review – CEST 58.5</b>	\$
<b>Tiered Environmental Review – Subject to 58.5 (Tier I)</b>	\$
<b>Tiered Environmental Review – Subject to 58.5 (Site Specific – Tier II)</b>	\$
<b>NEPA Environmental Review – Environmental Assessment</b>	\$
<b>8 Step Floodplain Checklist – (As part of any NEPA Review)</b>	\$
<b>Additional Cost for Noise Assessment (Using HUD DNL Calculator)</b>	\$
<b>Phase I Environmental Site Assessment</b>	\$
<b>Phase II Environmental Site Assessment</b>	\$
<b>Lead Inspection (Including Reports)</b>	\$
<b>Risk Assessment (Including Reports)</b>	\$
<b>Monitor Lead Abatement Work (Per Day)</b>	\$
<b>Completion of Asbestos Survey – Single Family Home</b>	\$
<b>Phase I Cultural Resource Survey (In accordance with Section 106)</b>	\$

*The Consultant agrees to hold its pricing firm for a period of ninety (90) calendar days following the submission deadline.*

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name



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**ATTACHMENT C – REVISED FEE SCHEDULE – 3/5/26**

**SCHEDULE B – HOURLY RATES FOR ADDITIONAL PROFESSIONAL SERVICES**

Provide an hourly rate for each position below. The hourly rate for each task shall include all overhead, profit, and administrative costs. (Mark N/A for positions that will not be utilized). Hourly billing rates for all labor categories proposed under this contract include, but may not be limited to project management, NEPA compliance, environmental scientists, cultural resource specialists, lead-based paint professionals, and administrative support. These rates apply to additional services not identified in Schedule A: Environmental Services – Task Deliverables. Additional services may include, as needed, technical coordination and oversight of remediation or abatement activities, regulatory agency coordination, and revised environmental analyses.

POSITON DESCRIPTION	HOURLY RATE
Senior Principal	\$
Senior Project Professional	\$
Certified Industrial Hygienist	\$
Environmental Engineer	\$
Industrial Hygienist	\$
Wetland Specialist	\$
Project Manager	\$
Staff Engineer	\$
Staff Scientist/Geologist	\$
Quality Assurance Manager	\$
Environmental Technician	\$
Project Coordinator	\$
Clerical	\$
Additional Services/Personnel	\$

The Consultant agrees to hold its pricing firm for a period of ninety (90) calendar days following the submission deadline.

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name