



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

December 11, 2025

Please find the following addendum to the below-mentioned RFP.

Addendum No.: 2
RFP#: 25-7-3
Project Name: Emergency Remediation Services
RFP Due Date: Tuesday, December 16, 2025

QUESTIONS & ANSWERS:

Question 1. For the attached RFP. Instead of the pricing sheet, which is very limited. Can we submit our T&M rate sheet instead which is all inclusive and industry standard.

Answer 1. No. If awarded, pay items can be added and negotiated.

Question 2. Second for fee schedule below. Standard is 5 days is a week and 20 days is a month. We would still be charged by vendor for 5 days a week for any rental equipment and we would have to eat that loss. Any flexibility on meeting in middle on 4x is a week and 16 days is a month?

Rental fee schedule:

After 3 days becomes a weekly rate

After 2 weeks (14) days becomes a monthly rate

Answer 2. Rental fee schedule revised to the following:

After 4 days becomes a weekly rate

After 21 days becomes a monthly rate

Question 3. Regarding Section 1.1: 'Background/Purpose' on page 5: The Parish states that 83 buildings throughout St. Tammany Parish will be covered by this RFP. Can the Parish provide a list of these properties, or at minimum a general overview of the types of buildings that this number includes?

Answer 3. Please refer to Attachment No. 1 – St. Tammany Parish – Statement of Values. The Parish has the right to add and/or remove any buildings, as determined necessary by the Parish.

Question 4. Regarding Section 1.1: 'Background/Purpose' on page 5: The Parish states that 83 buildings throughout St. Tammany Parish will be covered by this RFP. Will any school campuses be included under this RFP?



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Answer 4. No, school campuses are not included.

Question 5. Regarding Section 1.5, subsection C: 'Proposer Qualifications and Experience' on page 8: How many projects does the Parish want to receive at minimum from each Proposer?

Answer 5. The Proposer should submit a minimum of three (3) projects.

Question 6. Regarding Section 1.5, subsection C: 'Proposer Qualifications and Experience' on page 8: Can ongoing projects be included to show relevant experience?

Answer 6. Yes, ongoing projects can be included.

Question 7. Regarding Attachment E: 'Affidavits' on page 50: Where should Attachment E be included in the submitted proposal? It is not referenced in Section 1.5: 'Proposal Response Format' on pages 7-9 but is listed as a required form.

Answer 7. Attachment "E" is only needed at the time of award and is not required to be submitted with the proposal; however, if the Proposer chooses to include it, it may be submitted under Section K – Additional Information.

Question 8. Regarding Attachment F-2: 'Vendor Scoring Matrix' on page 54: Where should F-2 be included in the submitted proposal? It is not referenced in Section 1.5: 'Proposal Response Format' on pages 7-9 but is listed as a required form.

Answer 8. Attachment "F-2" shall be included with Section B – Table of Contents.

Question 9. Regarding Attachment H: 'Certificate of Insurance Instructions' on page 56: Where should the Proposer's Certificate of Insurance be included in the submitted proposal? It is not referenced in Section 1.5: 'Proposal Response Format' on pages 7-9 but is listed as a requirement to provide.

Answer 9. Certificate(s) of Insurance are only needed at the time of award and are not required to be submitted with the proposal; however, if the Proposer chooses to include it, it may be submitted under Section K – Additional Information.

Question 10. Regarding Attachment M: 'Multiple Copies of Response: Should Tab M: 'Multiple Copies of Response' be included in each Proposer's submission?

Answer 10. Yes, the Proposer shall submit One (1) clearly marked original and Four (4) hard copies with their submission, along with One (1) electronic copy via USB.

Question 11. What are the license requirements to be able to submit a response to this RFP? IE, General Construction, Asbestos, etc.

Answer 11. The Provider shall hold a General Contractors License with a classification in Mold Remediation.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Question 12. The requested unit rates in the pricing section of the RFP state that the hookup and fuel costs are to be included within the rates. Since fuel rates often fluctuate during a storm event, how should the fuel cost be assumed so that all RFP responses are pricing apples to apples?

Answer 12. The fuel costs will be based on an as needed basis during an event and billed at market price.

Question 13. Are the unit rates to assume the equipment is running 24/7 for all rates?

Answer 13. Yes

Question 14. What size dehu's, fans, etc. are to be assumed so everyone is pricing the same equipment?

Answer 14. The required equipment will depend on the severity of the damage to the building. The Provider is responsible for determining the appropriate equipment based on the building size and the extent of the damage.

Question 15. Regarding Attachment A: 'Proposal Pricing Sheet': In regard to the 'Rental fee schedule,' - "After 3 days becomes a weekly rate. After 2 weeks (14) days becomes a monthly rate." Will the Proposer be billing for the monthly rate after 6 days (3 days = 1 week, and 6 days = two 3-day periods) or after 14 days?

Answer 15. Refer to Answer No. 2. The Parish processes payment within 30 days of receiving the invoice.

Question 16. Article 5.5 provides that the Contractor shall provide a performance bond. Given this is a standby type agreement, can you confirm no bond will be required unless the contract is activated?

Answer 16. This will be a standby contract. No bond will be required unless activated.

Question 17. Attachment H references "Owner's Protective Liability (OPL) or (OCP)" insurance. Can you confirm whether this coverage will be required?

Answer 17. Attachment H is not project-specific and is included as a general guide. Only the coverages marked off in Attachment D – Insurance Requirements are required.

ATTACHMENTS:

1. St. Tammany Parish – Statement of Values

End of Addendum # 2

ST TAMMANY PARISH
STATEMENT OF VALUES

Record Description	Street Address	City	ST / Province	Postal Code	Standard Construction Descr	Gross Area (SqFt)	Stories (Above Grade)	Year Built (YYYY)	Year Roof Replaced (YYYY)	Sprinklered (%)
Animal Services - Bldg. A - Administration	31078 LA Hwy 36	Lacombe	LA	70445	04 - Steel Frame	3,061	1	2008	2008	0%
St Tammany Coroner's Office - Coroner's office/Morgue/DNA Lab	65278 Highway 434	Lacombe	LA	70445	Superior NC	23,000	1	2012		100%
Airport Maintenance Barn including 35 KW generator	34783 Grantham College Dr	Slidell	LA	70460	04 - Steel Frame	5,100	1	1995	1995	0%
Bush Maintenance Barn - Office with 20 KW generator	81408 LA Hwy 41	Bush	LA	70431	03 - Light Metal	1,800	1	1985	2016	0%
Community Center - Bush	81605 LA Hwy 41	Bush	LA	70431	04 - Steel Frame	4,100	1	1985		0%
Covington Maintenance Barn	1305 N Florida St	Covington	LA	70433	01 - Wood Frame	4,125	1	1975	1975	0%
Folsom Maintenance Barn	84307 LA Hwy 437	Covington	LA	70435	06 - Fire Resistive	9,000	1	2004	2004	0%
Keller Maintenance Barn	63131 Fish Hatchery Rd	Lacombe	LA	70445	01 - Wood Frame	2,200	1	1987	1987	0%
Trace Building - Lacombe	60244 S 12th St	Lacombe	LA	70445	Non-Combustible	468	1	2015	2015	0%
Brewster Maintenance Barn - Storage Building	644 Brewster Rd	Madisonville	LA	70447	Non-Combustible	4,800	1	2015	2015	0%
Hwy 59 Maintenance Barn	1699 North Lane	Mandeville	LA	70471	03 - Light Metal	5,400	1	2000	2000	0%
Tammany Trace - Barn/Office	21410 Koop Rd	Mandeville	LA	70471	01 - Wood Frame	1,200	1	2000	2000	0%
Tammany Trace - Caboose	21400 Koop Rd	Mandeville	LA	70471	Portable with Tie-downs	400	1			0%
Tammany Trace - Kid's Town	21404 Koop Rd	Mandeville	LA	70471	01 - Wood Frame	2,851	1	2017	2017	0%
Tammany Trace - Concession And Restrooms - adjoining Pavilion 3	21404 Koop Rd	Mandeville	LA	70471	01 - Wood Frame	1,200	1	2010	2010	0%
Tammany Trace - Pavilion 3 - large pavilion	21404 Koop Rd	Mandeville	LA	70471	01 - Wood Frame	3,024	1	2009	2009	0%
Trace Maintenance Bldg.	21404 Koop Rd	Mandeville	LA	70471	03 - Light Metal	3,750	1	1999	1999	0%
Fritchie Maintenance Barn including 25 KW generator	63119 LA Hwy 1090	Pearl River	LA	70452	03 - Light Metal	6,800	1	1993	1993	0%
Hickory Maintenance Barn including 60 KW generator	67835 LA Hwy 41	Pearl River	LA	70452	03 - Light Metal	2,400	1	1993	1993	0%
Camp Salmen - Camp Salmen Caretaker's Cottage	35122 Camp Salmen Rd	Slidell	LA	70460	01 - Wood Frame	2,657	1	2011	2011	0%

ST TAMMANY PARISH
STATEMENT OF VALUES

Record Description	Street Address	City	ST / Province	Postal Code	Standard Construction Descr	Gross Area (SqFt)	Stories (Above Grade)	Year Built (YYYY)	Year Roof Replaced (YYYY)	Sprinklered (%)
Camp Salmen - GATE HOUSE	35122 Camp Salmen Rd	Slidell	LA	70460	01 - Wood Frame	1,250	1	2017	2017	0%
Camp Salmen - Pavilion	35122 Camp Salmen Rd	Slidell	LA	70460	01 - Wood Frame	4,320	1	2010	2010	0%
Camp Salmen - Storage Building	35122 Camp Salmen Rd	Slidell	LA	70460	03 - Light Metal	4,800	1	2014	2014	0%
St Tammany Parish Fishing Pier - Office Building	54001 E Howze Beach Rd	Slidell	LA	70461	01 - Wood Frame	288	1	2014	2014	
Tammany Utilities East - Office & Warehouse with 100 KW generator	350 N Military Rd	Slidell	LA	70461	04 - Steel Frame	4,073	1	1985	1985	0%
Tyler Street Facility - (Vehicle Maintenance)	701 N. Van Buren (next to the 620 N. Tyler complex)	Covington	LA	70433	04 - Steel Frame	12,225	1	1991	1991	0%
Community Wellness Center (operated by STPH)	1505 N Florida St	Covington	LA	70433	05 - Modified Fire Resistive	9,477	1	2003	2003	100%
Administrative Complex - Bldg. C	21410 Koop Rd	Mandeville	LA	70471	04 - Steel Frame	13,628	2	2006	2006	0%
Safe Haven - WARDS B,C,G,& TREATMENT BLDG	23363, 23465, 23499, 23636 S. Robin Rd	Mandeville	LA	70448	06 - Fire Resistive	64,090	1	1952	1952	0%
Towers Bldg.	520 Old Spanish Trail	Slidell	LA	70458	05 - Modified Fire Resistive	44,594	6	1995	2011	100%
Administrative Complex - Bldg. B with 800 KW generator	21454 Koop Rd	Mandeville	LA	70471	06 - Fire Resistive	66,000	3	2000	2000	100%
Tyler Street Facility (Fleet Maintenance)	600 W. 26st Ave, (part of the 620 N. Tyler St complex)	Covington	LA	70433	04 - Steel Frame		1	1991	1991	0%
Tyler Street Facility	620 N. Tyler St.	Covington	LA	70433	04 - Steel Frame	102,333	1	1991	1991	0%
Park & Ride - Abita Springs	22516 LA Hwy 36	Abita Springs	LA	70420	01 - Wood Frame	1,017	1	2010	2010	0%
St Tammany Regional Airport - New Hangar	25048 LA Hwy 36	Abita Springs	LA	70420	04 - Steel Frame	11,781	1	2016	2016	0%
New Corperate Hanger	25048 LA Hwy 36	Abita Springs	LA	70420	04 - Steel Frame	4,800	1	2021		0%
New FBO Office	25048 LA Hwy 36	Abita Springs	LA	70420	04 - Steel Frame	1,450	1	2021		0%
EOC Center (Old Parish Courthouse)	510 E Boston St	Covington	LA	70433	06 - Fire Resistive	36,681	4	1959	2007	0%
Fairgrounds - Dr. Fletcher Bldg. / Arena	1515 N Florida St	Covington	LA	70433	06 - Fire Resistive	112,284	1	2006	2006	100%
Fairgrounds - Poultry Exhibit Hall	1324 N Columbia St	Covington	LA	70433	04 - Steel Frame	4,725	1	1975	1975	0%

ST TAMMANY PARISH
STATEMENT OF VALUES

Record Description	Street Address	City	ST / Province	Postal Code	Standard Construction Descr	Gross Area (SqFt)	Stories (Above Grade)	Year Built (YYYY)	Year Roof Replaced (YYYY)	Sprinklered (%)
Fairgrounds - Garage / Plant Shop	1324 N Columbia St	Covington	LA	70433	01 - Wood Frame	2,187	1	1975	1975	0%
Fairgrounds - Home Economics Exhibit	1324 N Columbia St	Covington	LA	70433	04 - Steel Frame	5,400	1	1975	1975	0%
Fairgrounds - Office	1324 N Columbia St	Covington	LA	70433	04 - Steel Frame	4,600	1	1975	1975	0%
Fairgrounds - Swine Barn	1324 N Columbia St	Covington	LA	70433	Masonry Non-Combustible	13,750	1	1975	2004	0%
Fairgrounds Annex - LSU AG Center	1301 N Florida St	Covington	LA	70433	Non-Combustible	6,000	1	1965	2012	0%
Jail - Building A - Dorms / Medical / Cafeteria	1200 Champagne St	Covington	LA	70433	06 - Fire Resistive	43,752	2	1998	2017	100%
Jail - Building B - Admin	1200 Champagne St	Covington	LA	70433	06 - Fire Resistive	22,745	1	1998	2024	100%
Jail - Building C - Cell Block	1200 Champagne St	Covington	LA	70433	06 - Fire Resistive	28,976	1	1998	2024	100%
Jail - Building D - Cell Block	1200 Champagne St	Covington	LA	70433	06 - Fire Resistive	28,976	1	1998	2024	100%
Justice Center (including 2000 KW generator)	701 N Columbia St	Covington	LA	70433	06 - Fire Resistive	257,800	4	2003	2003	100%
Justice Center - Parking Garage	601 N Jefferson Ave	Covington	LA	70433	06 - Fire Resistive	218,485	3	2012	2012	11%
Public Defenders Office	402 N Jefferson Ave	Covington	LA	70433	04 - Steel Frame	5,285	1	1974	2006	0%
Bridge House At Tammany Trace Trailhead (R.C includes driving pilings in water)	28449 Balehi Rd	Lacombe	LA	70445	01 - Wood Frame	454	1	2011	2011	0%
Communications Tower - Equipment Building (24' x 32') and Equipment	68400 Otis Dr	Lacombe	LA	70445	Masonry Non-Combustible	768	1	2014	2014	0%
Park & Ride - Pavilion - South Central - Lacombe	65320 LA Hwy 434	Lacombe	LA	70445	06 - Fire Resistive	1,000	1	2012	2012	0%
Park & Ride Pavilion - Lacombe	61096 St Mary St	Lacombe	LA	70445	06 - Fire Resistive	1,296	1	2008	2008	0%
Administrative Complex - Bldg. A with 400 KW generator	21490 Koop Rd	Mandeville	LA	70471	04 - Steel Frame	27,000	1	1995	1995	100%
Park & Ride - Hwy 59 Transit Facility Pavilion	21450 Koop Rd	Mandeville	LA	70471	04 - Steel Frame	2,618	1	2000	2000	0%
Park & Ride - Mandeville	675 Lafitte St (prev listed as 2100 General Pershing St)	Mandeville	LA	70448	06 - Fire Resistive	768	1	2008	2008	0%
Safe Haven - APARTMENT HOUSE A	63089, 63093, 63097, 63101 Wren Way	Mandeville	LA	70448	01 - Brick Veneer	4,800	1			0%
Safe Haven - APARTMENT HOUSE C	63089, 63093, 63097, 63101 Hummingbird Ln	Mandeville	LA	70448	01 - Brick Veneer	4,800	1			0%

ST TAMMANY PARISH
STATEMENT OF VALUES

Record Description	Street Address	City	ST / Province	Postal Code	Standard Construction Descr	Gross Area (SqFt)	Stories (Above Grade)	Year Built (YYYY)	Year Roof Replaced (YYYY)	Sprinklered (%)
Safe Haven - BOILER HOUSE	23592 Sparrow Rd	Mandeville	LA	70448	04 - Steel Frame	7,600	1	1972	1972	0%
Safe Haven - CAFETERIA - ADULT	23297 S. Robin Rd	Mandeville	LA	70448	06 - Fire Resistive	12,538	1	1956	1956	0%
Safe Haven - NAMI Drop-In Center	63069 Hummingbird Ln	Mandeville	LA	70448	01 - Brick Veneer	3,800	1	1960	2018	0%
Safe Haven - RESIDENCE #4	63040 Wren Way	Mandeville	LA	70448	01 - Brick Veneer	1,442	1			0%
Safe Haven - RESIDENCE #5	63046 Wren Way	Mandeville	LA	70448	01 - Brick Veneer	1,442	1			0%
Safe Haven - RESIDENCE #6	63052 Wren Way	Mandeville	LA	70448	01 - Brick Veneer	1,442	1			0%
Safe Haven - RESIDENCE #7	63051 Hummingbird Ln	Mandeville	LA	70448	01 - Brick Veneer	2,522	1			0%
Safe Haven - WARDS A, D & E HALL	23251 S. Robin Rd and 23648 Sparrow Rd	Mandeville	LA	70448	06 - Fire Resistive	64,090	1	1950	1950	30%
Safe Haven - STPG Maintenance Office	23564 Sparrow Rd	Mandeville	LA	70448	01 - Wood Frame	1,254	1	1950	1950	0%
Park & Ride - Hwy 41 - Pavilion	66306 LA Hwy 41	Pearl River	LA	70452	01 - Wood Frame	1,440	1	2015	2015	0%
Community Center (fka Levee Bd Bldg.) - leased to Northshore Tech Comm College - For Sale	61134 Military Rd	Slidell	LA	70461	01 - Wood Frame	4,098	1	1995	1995	0%
Park & Ride - North Blvd. Pavilion	393 North Blvd	Slidell	LA	70458	06 - Fire Resistive	680	1	2006	2006	0%
Park & Ride - Oak Harbor Pavilion	100 Harbor Center Blvd	Slidell	LA	70461	06 - Fire Resistive	2,590	1	2005	2005	0%
Park & Ride - Slidell Trailhead - Pavilion	2289 Gause Blvd W	Slidell	LA	70460	02 - Joisted Masonry	2,000	1	2004	2004	0%
Lock No. 3 - W. Pearl River Navigational - House/Storage Bldg.	31538 Lock No 3 Road	Sun	LA	70463	01 - Wood Frame	1,500	1			
Safe Haven Training and Education Center	23577 Martin Way	Mandeville	LA	70448		4,009	1	2022		0%
Library - Mandeville	844 Girod St	Mandeville	LA	70448	02 - Joisted Masonry	9,560	1	1994	1994	100%
Library - Headquarters Annex - Mandeville	68361 S. Commercial Way	Mandeville	LA	70471	04 - Steel Frame	7,081	2	2008	2008	0%
Library - Abita Springs	71683 Leveson St	Abita Springs	LA	70420	02 - Joisted Masonry	1,680	1	1973	2014	0%
Library - Bush	81597 LA Hwy 41	Bush	LA	70431	02 - Joisted Masonry	1,600	1	1985	2014	0%
Library - Covington	310 W 21st Ave	Covington	LA	70433	01 - Brick Veneer	20,220	1	1994	2018	100%

ST TAMMANY PARISH
STATEMENT OF VALUES

Record Description	Street Address	City	ST / Province	Postal Code	Standard Construction Descr	Gross Area (SqFt)	Stories (Above Grade)	Year Built (YYYY)	Year Roof Replaced (YYYY)	Sprinklered (%)
Library - Headquarters Annex - Lease	1112 W 21st Ave	Covington	LA	70433	01 - Brick Veneer	4,400	2	2010	2010	0%
Library - Folsom - Lee Rd	79213 LA Hwy 40	Folsom	LA	70435	01 - Brick Veneer	2,025	1	1987	2013	0%
Library - Folsom - Railroad Ave	82393 Railroad Ave	Folsom	LA	70437	01 - Wood Frame	2,412	1	1998	2006	0%
Library - Lacombe	28027 US 190	Lacombe	LA	70445	Fire Resistive	1,600	1	1990	2017	0%
Library - Madisonville	1123 Main St	Madisonville	LA	70447	09 - Superior MNC	30,310	2	2013	2013	100%
Library - Mandeville (Lease)	3457 and 3505 US Hwy 190	Mandeville	LA	70471	04 - Steel Frame	9,000	2	1988		100%
Library - Pearl River	64580 LA Hwy 41	Pearl River	LA	70452	02 - Joisted Masonry	2,100	1	1993	1993	100%
Library - Slidell	555 Robert Blvd	Slidell	LA	70458	05 - Modified Fire Resistive	21,955	2	1968	2017	100%
Library - South Slidell	3901 Pontchartrain Dr	Slidell	LA	70458	Masonry Non-Combustible	6,500	1	1995	2023	0%
Library - Outreach Facility - Mandeville Unit 4	68361 S. Commercial Way	Mandeville	LA	70471	04 - Steel Frame	2,350	2	2008	2008	0%