



ADDENDUM NO. 6

Responses to Requests for Information

REQUEST FOR QUALIFICATIONS

PART A: PRE-SITE RESTORATION SERVICES and

PART B: SITE RESTORATION SERVICES (Construction Management at Risk)

**Orphaned Well Site Remediation and Restoration Management – Monroe District with Option for
Federal Well Sites in Monroe and Lafayette Districts**

Project No. 431-PA23-001

September 12, 2022

**Responses to Requests for Information for
Projects No.'s 431-23PA-001 & 431-23PA-002**

1. Can the department please specify what types of license requirements are needed to be eligible for submitting a SOQ?

Proposer shall certify that the legal entity signing any contract emanating from this RFQ, or a member of their team, holds all licenses required under Louisiana law for the activity or activities they will perform under this contract.

5.6 Certify that the entity signing any contract emanating from this RFQ holds all required licenses under Louisiana Law based on the activities they plan to perform.

ANSWER: The proposer is directed to La. R.S. 37:2150 et seq.

2. What is the exact role and responsibilities of PSRM and of Design Prof. in the tender and awarding process and the project in general?

ANSWER: Please review the RFQ and all addendums.

3. How do we select wells for remediation? Who decides the required remediation scope on each well, decisive for GMP agreement,

ANSWER: the State cannot advise on means and methods and refers to the RFQ and addendums. Remediation shall be in accordance with all applicable rules, regulations and/or laws.

4. Is the only data available listed in the Wells Exhibit of the RFQ? Which documentation of the well sites is going to be provided - besides Exhibit 6

ANSWER: Please see the Louisiana Department of Natural Resources' (LDNR) Strategic Online Resources Information System ("SONRIS") available at the LDNR website.

5. Which CMAR type?

ANSWER: Please review the AIA A133-2019 (Exhibit 7) and AIA A201-2017 (Exhibit 8) as modified by the State.

6. How do we assure best value approach / best value result for the state? - requirements / actions to be defined

ANSWER: the State cannot advise on means and methods and refers to the RFP and addendums. The Work shall be in accordance with all rules, regulations and/or laws. Best value is the approach that most efficiently uses the available funds to cap/plug, abate, and remediate the maximum number of wells with full compliance with all applicable rules, regulations and/or laws.

7. For setup of complete org chart and assessing the service to be provided, all stakeholders on DNR's side (e.g. Design Prof., Methane Emissions Predictive Study, Orphan Site Administrator contractors, ..), their roles and interfaces with PSRM/SRMR required to be known

ANSWER: This request cannot be answered at this time as the roles and interfaces may change depending on the results of the Preconstruction process. It is anticipated that Mr. Roby Fulkerson will be the primary point of contact for the State, provided however, the State reserves the right to appoint additional and/or alternative contacts as it deems appropriate.

8. Additional required site surveys - by PSRM or DNR/ DNR's contractors - additional costs which need to be included in Summary?

ANSWER: Please see the RFP and all addendums. Additionally, it is anticipated that surveys may be required for the execution of the Work, however, it is also anticipated that such will be addressed during the preconstruction phase.

9. Identification of disabled communities - will we be given gov data to assess?

ANSWER: The information necessary to determine the disability and/or disadvantaged nature of a community is publicly available. There are several websites containing such information. These include the White House Council on Environmental Quality's Climate and Economic Justice Screening Tool (see [CEJST](#)), the U.S. Department of Energy's Disadvantaged Communities Reporter (see [DCR](#)), the U.S. Environmental Protection Agency's EJ Screen (see [EJScreen](#)) and finally the U.S. Census Bureau's data website (see <https://www.census.gov/data.html>).

10. \$30 USD funds for: "the sum of all parts of the Program .." - DNR's contractors and partners (design, studies, ..) included?

ANSWER: Please see the AIA A133 and AIA A201 as modified by the Owner. Additionally, the question cannot be answered as written.

11. DNR will provide soil analysis. for all wells sites? prior project start?

ANSWER: LDNR does not plan perform soil analysis prior to project start. There are likely public records maintained by LDNR containing such analysis. See SONRIS.

12. "proposer has adequate financial resources for performance .." how much will be needed? Which spendings apart from covering own staff and its activities as per staffing plan will be required? - payment schedule for Part B unknown

ANSWER: Please refer to the RFQ and all addendums. The State is unable to respond to this question as written.

13. "Certify that the entity signing any contract emanating from this RFQ holds all required licenses under Louisiana Law .." - legal structure? subcontractor holding any required license is sufficient?

ANSWER: Please see response to request No. 1.

14. What needs to be included in safety program - construction HSE regulations, construction site ordinance, first aid response plan, workplace ordinance, environmental restrictions, occupation safety law, ..

ANSWER: It is anticipated the proposer will present a comprehensive safety plan.

15. Bond capacity - what is required? Provision by signing entity only or all legal entities of bidding consortium?

ANSWER: The State will require the payment and performance bond in conjunction with the Guaranteed Maximum Price Amendment on a basis yet to be determined.

16. compliance with insurance requirements - to be proven by all members of bidding consortium separately?

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

17. content Org chart - stricter requirements for PSRM (8.1.x) than for SRMR (8.2.x)

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

18. 8.1.1 - ?? summary descr. mgmt team

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

19. 8.1.2 - 8.2.1 org chart

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

20. 8.1.3 - 8.2.2 narrative summary org chart

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

21. 8.1.4 - 8.2.3 staff plan, TS, ..

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

22. 8.1.5 - ?? services to subcontract

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

23. 8.1.6 - 8.2.4 relationships of partners to the state

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

24. "Describe the Proposer's experience in the last ten (10) years in any similar projects .." - how many projects to be presented?

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

25. "Engineer of Record (Design Professional) proposal" - what does it mean?

ANSWER: Please review the RFQ and all addenda, specifically including, the AIA A133-2019 and AIA A201-2017 (collectively) as modified by the Owner.

26. management tools - Oracle for time scheduling, any expectations for cost control, doc. mgmt., PM, QA/QC to facilitate State's systems / interfaces

ANSWER: The State is unable to respond to this request as written.

27. "Provide examples of project deliverables" - such as how to provide data to State? See previous item?

ANSWER: The State is unable to respond to this request as written

28. Disclosure of ownership + proof of possession of all required licenses for the works by proposer - which licenses? E.g. design/architectural services, oil well works, construction works?

ANSWER: See Response to question No. 1.

29. Methane measuring- Seek handheld device though not as accurate? Some sites may not be accessible in a 30 foot radius via car.

ANSWER: It is anticipated methane measuring specifications will be developed in further detail through the preconstruction process. See RFQ.

30. What are they looking for regarding 'Past performance' and 'Deliverable examples'? Especially since we cannot share the majority of our work publicly.

ANSWER: The proposer should provide the relevant information as requested in the RFQ.

31. What is the extent of landscape restoration they are looking for? Will we need to subcontract a Landscape architect?

ANSWER: Restoration shall be in accordance with all applicable rules, regulations and/or laws. It is anticipated that restoration services will be more fully specified through the preconstruction process.

32. What water quality/remediation aspects are they looking for?

ANSWER: It is anticipated that water quality/remediation services may be required and will be more fully specified through the preconstruction process.

33. Bond and insurances? Do we need to provide everything up-front and within the Proposal? Or, can we show capacity for bonding and insurance upon the award of the RFQ?

ANSWER: The Payment and Performance bond and all certificates of insurance will be required within ten (10) days of execution of the Guaranteed Maximum Price Amendment.

34. How much “ ownership “ of the project will the selected proposer have? Will we be able to select our own contractors or will the State have the final say? Is the Construction Manager charged with tendering Part B? Section 9.1 Subcontractors.... If Construction Manager stipulates it shall not perform greater than 50% of the overall scope, will subs perform the balance?

ANSWER: It is anticipated that subcontractors will be involved in the project. The State cannot advise on means and methods and refers to the RFQ and addendums.

35. What does guaranteed price proposal mean? Please define numerically and verbally.

ANSWER: Please see the RFP and the AIA A133 and AIA A201 as modified by the Owner.

36. Will construction manager host site visits or the State?

ANSWER: It is anticipated that inspections by the State may occur.

37. In Part B should we assume that the bid is only for the Co structuring Manager Role?

ANSWER: Please see the RFP and the AIA A133 and AIA A201 as modified by the Owner.

38. What are the remediation parameters?

ANSWER: See answer to Request No. 31.

39. What amount of capital is allocated to each project?

ANSWER: The amount of capital will be determined by the arrival at a Guaranteed Maximum Price Amendment agreeable to the State. See the RFQ including all addenda.

40. Assuming change orders is that amount in addition to or deducted from capital available (\$30)

ANSWER: The State is unable to answer the question as written.

41. What is the timing between between Part A and Part B?

ANSWER: See the RFQ including all addenda.

42. The RFQ mentions the Methane Emissions Predictive Study Contractor. Has this contract been awarded and what is the scope of work? Is there an RFQ for this task that can be shared so we can better understand the State’s overall directions and goals? This information will assist us in designing a better approach to our vapor sampling. (This question ties in with other questions we are asking relative to the ultimate ability of the project team to eventually characterize the level of CH4 emissions reduction attained by the overall effort.)

ANSWER: The Methane Emissions Predictive Study Contractor is not included in the Scope of Work for this project. Please see the AIA A133-2019 and AIA A201-2017 as modified by the Owner.

43. Have the well locations been verified to be accurate?

ANSWER: To the best of the State's knowledge, the locations are accurate. However, it is anticipated that there may be some variation and the CMAR proposer should be prepared to discuss same.

44. The RFQ presents the well locations in UTM coordinates. The coordinates shown in the table are extended to three significant digits beyond the decimal. This would imply millimeter level accuracy. How accurate are these coordinates considered to be?

ANSWER: To the best of the State's knowledge, the locations are accurate. However, it is anticipated that there may be some variation and the CMAR proposer should be prepared to discuss same.

45. Are the UTM well coordinates also available in latitude/long so as to be compatible with most GPS systems, Google maps, and other surveying instrumentation?

ANSWER: Please see the SONRIS database available on the LDNR website.

46. Are the well heads all visible, protruding above the ground or are some (or all) recessed below the ground? If below the ground, are there any estimates as to mean ground-level how far below they might be?

ANSWER: Please see the SONRIS database available on the LDNR website. It is anticipated that the preconstruction phase will assess which well heads are appropriate under the program.

47. Environmental practices during the drilling of a well have come a long way since many of these wells were initially drilled. Similarly, operational practices have also improved dramatically. Is the contractor expected to test for any contaminants other than those required by 29.B when designing/developing the well Site Remediation effort?

ANSWER: It is anticipated that the preconstruction phase will assess which wells and protocols are appropriate for the program. However, remediation and testing shall be in accordance with all applicable rules, regulations and/or laws.

48. Many of these wells likely have the remains of an old oilfield pit near the wellhead where drilling fluids and other produced water was ejected/stored.

- a. Have all of these pits been remediated now under the 29-B program or other state effort? If not, will the pits be remediated under this CMAR contract?

ANSWER: It is anticipated that the preconstruction phase will assess which wells and protocols are appropriate for the program. However, remediation and testing shall be in accordance with all applicable rules, regulations and/or laws.

- b. Is the contractor expected to take samples and test the pits for contamination, even if records indicate the pit has already been remediated?

ANSWER: It is anticipated that the preconstruction phase will assess which wells and protocols are appropriate for the program. However, remediation and testing shall be in accordance with all applicable rules, regulations and/or laws.

49. Many of the wells may have old tanks remaining on site. Some of these tanks may have fluids, either accumulated rainwater or even produced fluids from the decades-old operations at the site. Are there records indicating which wells have tanks, the size of the tanks, and the status of the on-site tanks?

ANSWER: Please see the SONRIS database available on the LDNR website. In addition, it is anticipated that there may be site surveys during the preconstruction phase for the assessment of applicability of individual wells for the program.

50. With regard to the overall pre-plug methane measurements, the use of a simple vapor analyzer like the Gas Rover or Gas Scouter will only determine if a leak exists and may give some indication of the concentration of the leak if the user is diligent and takes their time. If the probe is held in exactly the right place, there is a chance that the peak concentration of gas in PPM can be captured but translating that PPM measurement to an actual release rate is highly subjective and dependent upon many other factors. Ultimately, our concern is that an accurate level of methane emissions rate will be very difficult to attain using equipment and procedures listed in the RFQ? Will the CMAR contractor be required to capture a precise estimate of the total methane emissions being emitted at each wellhead?

ANSWER: It is anticipated that information for the relevant specification will be developed during the preconstruction phase for the assessment of applicability of individual wells and protocols for the program.

51. While the RFQ clearly indicates the contractor is responsible for remediation of the surface waters, RFQ the RFQ is unclear regarding surface water sampling requirements?

- a. Can LDNR offer guidance as to when samples should be taken and how?
 - b. Does sampling have to be done at every well? If so, how many samples and of what type?
 - c. If not every well, how is the contractor to determine the need for sampling at a particular well?
 - d. Will DNR or LDEQ need to approve workplans prior to commencement of remediation?

ANSWER: the State cannot advise on means and methods and refers to the RFP and addendums. It is anticipated that the preconstruction phase will assess which wellsite sand protocols are appropriate for the Program. Remediation shall be in accordance with all applicable rules, regulations and/or laws sufficient to pass any required testing. Please see the AIA A133-2019 and AIA A201-2017 as modified by the State.

52. While the RFQ clearly indicates the contractor is responsible for remediation of the groundwater, the RFQ does not specifically indicate that groundwater samples must be taken. Nor does it prescribe the sampling methodology and the sampling analytes.

- a. Is a contractor free to decide when and if samples are to be taken?
- b. Can LDNR offer guidance as to when samples should be taken and how?
- c. When the RFQ refers to groundwater., Is this the first groundwater encountered or the first useable aquifer (GW1/GW2)? Are groundwater samples required to be collected from monitoring wells or are discrete sampling devices such as geoprobos allowed?

ANSWER: See Answer to number 51.

53. The RFQ mentions the potential presence of disadvantaged communities near the well heads in several places. Determining the presence of disadvantaged communities at the census block level is somewhat straight forward using one or more of USEPA's GIS-based tools built for that purpose. However, the RFQ did not address the proximity action levels.

- a. At what distance is action required by the contractor when a disadvantaged community is near the wellhead?
- b. What type of action is required? Signage? Mailings? Door-to-door notifications? Public meetings? Work stoppage at 6pm?

ANSWER: It is anticipated that information for the relevant specification will be developed during the preconstruction phase for the assessment of applicability of individual wellites for the program.

54. Should Louisiana be successful in receiving formula funding BIL Sec. 40601(c)(4), does LNDR contemplate the provision under Paragraph 1.2 of the RFQ to expand the number of well and/or the term of the contract or would a new contract be envisioned?

ANSWER: It is anticipated that the contract will be extended via change order pursuant to the AIA A133 and AIA A201 as modified by the Owner provided however, the State reserves the right, at its sole discretion, to issue additional contracts as deemed necessary.

55. Paragraph 1.2 and Exhibit 1 reference the USDOJ IJA FY 2022 State Initial Grant Guidance as requirements of this program. Since the IJA V.A.ii provided recommended methane monitoring protocols that are contrary to LDNR Pre-plug Methane Monitoring protocols (exhibit 5) which appear inadequate to achieve the stated objective of measuring methane reduction, does LDNR contemplate the revision of Exhibit 5 as an addendum to the RFQ to incorporate the IJA recommendations? And if so, when?

ANSWER: It is anticipated the CMAR Contractor may be required to work with additional contractors for work outside the Scope of Work. Should changes to methane monitoring protocols need to be changed, such changes will be undertaken in accordance with the RFQ, including all addenda. Please see AIA A133 and AIA A201 as modified by the Owner.

56. What is the term of the contract? Would the term be defined in specific months, or the time required to implement the project up to the GMP according to the schedule in the GMP proposal, as may be revised?

ANSWER: It is anticipated that the duration will be determined in the preconstruction process.

57. The RFQ references the bonding requirements as Exhibit 7 and will be established as an addendum. Please describe the criteria to be used for establishing the bonding amount, e.g., 100 % of GMP, some % of GMP or some other criteria?

ANSWER: It is anticipated that the bonding amount will be determined as whole dollar amount.

58. Will the CMAR be asked to address any emergency issues associated with the orphan well program and will this be considered as part of this GMP or trigger a change order?

ANSWER: Please see the AIA A133-2019 and AIA A201-2017 as modified by the State.

59. Will CMAR be required to remediate groundwater impacts under this contract?

ANSWER: See Answer to number 51.

60. Will the 3 signup sheets from the mandatory Prebid meeting be provided to attendees?

ANSWER: Yes.

61. Well Sub-Surface; How will unforeseen/excessive circumstances be handled under GMP, i.e.:

- a. Unable to reach production zone.
- b. Well casing not extended to surface
- c. Interference by nearby injection well
- d. Wells located in wetlands or water covered areas requiring approval from other than LDNR.
- e. Decon and disposal of TENORM waste above LDEQ requirements.

ANSWER: See AIA A133 and AIA A201 as modified by the Owner.

62. Access; Will CMAR be responsible for reimbursing or replacing any trees/landscape damage resulting from obtaining access to the well site.

ANSWER: It is anticipated that the Preconstruction phase will determine the relevant specifications addressing same.

63. Access; What assistance will CMAR get from State in obtaining access right of ways to wellsite for equipment especially when it may involve landowners not associated with well?

ANSWER: It is anticipated that the Preconstruction phase will determine the relevant specifications addressing same.

64. Access: Will CMAR be responsible for reimbursing landowners or businesses for interruption of use, services, or utilities necessary for safe remediation or restoration of well site under this contract?

ANSWER: It is anticipated that the Preconstruction phase will determine the relevant specifications addressing same.

65. Surface Equipment/Flowline/Site Restoration Issues; Who will have the right to sell surface equipment, pipe removed and recyclable materials? How will money obtained be considered as part of GMP?

ANSWER: It is anticipated that the process for the sale of salvaged equipment and how the associated revenue will be accounted for will be determined in the Preconstruction phase

66. Surface Equipment/Flowline/Site Restoration Issues; Will flowlines need to be flushed and/or removed? If so, how far from the well will be required to be removed as part of scope of work?

ANSWER: Please refer to the AIA A133 and AIA A201 as modified by the Owner. The Work shall be in accordance with all applicable rules, regulations and/or laws. However, it is anticipated that specifications and protocols for flow line removal will be determined via the preconstruction process.

67. Surface Equipment/Flowline/Site Restoration Issues; will CMAR be responsible for additional services or restoration requested by landowner other than return to grade after removing equipment, plugging well and restoring surface to meet 29-B requirements?

ANSWER: The Contractor will perform in accordance with all applicable rules, regulations and/or laws. Please refer to the AIA A133-2019 and AIA A201-2017 as modified by the Owner.

68. Surface Equipment/Flowline/Site Restoration Issues; will CMAR be responsible for addressing environmental issues to soil and/or groundwater below plow depth as part of the SOW of this GMP.

ANSWER: The Contractor will perform in accordance with all applicable rules, regulations, and/or laws. Please refer to the AIA A133-2019 and AIA A201-2017 as modified by the Owner.

69. Surface Equipment/Flowline/Site Restoration Issues; what is the maximum depth of groundwater sampling required for the SOW for this GMP?

ANSWER: The Contractor will perform in accordance with all applicable rules, regulations, and/or laws. It is anticipated that specifications and protocols for groundwater sampling will be developed in the preconstruction phase. Please refer to the AIA A133-2019 and AIA A201-2017 as modified by the Owner.

70. **Surface Equipment/Flowline/Site Restoration Issues;** when the RFQ refers to groundwater is this to mean the first groundwater encountered or the first useable aquifer (GW1/GW2)?

ANSWER: It is anticipated that relevant specifications will be developed during the preconstruction phase. However, the State cannot advise on means and methods and refers to the RFQ and addendums.

71. **Surface Equipment/Flowline/Site Restoration Issues;** can groundwater samples be collected using direct push technologies?

ANSWER: It is anticipated that relevant specifications will be developed during the preconstruction phase. However, the State cannot advise on means and methods and refers to the RFQ and addendums.

72. Is there a requirement for the type of hardbound cover? (e.g., coil, spiral, or binder)

ANSWER: There is no requirement of a particular type of cover.

73. The RFP references a 1-year warranty period. Is that 1-year per well site? And does it start at completion of the well work on each site? Or is it 1-year for the total contract, and across all sites no matter when the work is completed?

ANSWER: Please refer to the AIA A133-2019 and AIA A201-2017 as modified by the Owner. Warranty applies to the Work of the Contractor.

74. How long is the contractor responsible for the completed work on the well? Does the 1-year warranty period cover the work only, or extend to site liability? Who owns the liability of that well site during the 1-year warranty period?

ANSWER: Please refer to the AIA A133-2019 and AIA A201-2017 as modified by the Owner. Warranty applies to the Work of the Contractor.

75. Will the provided Design Professional make individual well recommendations? And if so, is there shared liability in the dictated methodology?

ANSWER: the State cannot advise on means and methods and refers to the RFQ and addendums.

76. Will the state be providing the Design Professional? We see conflicting requests on Page 5 and Page 9.

1.1 INTRODUCTION AND PURPOSE

It is expected that the SRMR will engage an Engineer of Record (Design Professional which shall be understood interchangeably with “Architect” and/or “Architect of Record”) acceptable to the State to act as the Engineer of Record for purposes of this project as set forth herein and in the Contract Documents.

2.0 ADMINISTRATIVE INFORMATION

Design Professional shall mean the Orphan Sites Administrator retained by the State to provide design services for the Project, including its agents and representatives. Referred to as “Design Professional”.

ANSWER: The CMAR will be providing the Engineer of Record.

77. Do we include actual P&A costs on the initial Part B Proposal or does this part happen later (ie after the Project Mgr has been selected)?

ANSWER: Please review the AIA A133-2019 and AIA A201-2017 as modified by the Owner.