

REQUEST FOR PROPOSAL

RFP COVER SHEET

Administrative Information

RFP Number	005-RFP-2735-2026	Title of RFP	Capitol Complex Elevator Services
Agency	Iowa Department of Administrative Services (DAS)		
Available to other State agencies?			No
Available to Political Subdivisions?			No
Available to other States or governmental entities outside of the State of Iowa?			No
State Issuing Officer: Michael Bradbury Phone: 515-823-9327 E-mail: Michael.Bradbury@iowa.gov OR Michael.Bradbury@Das.Iowa.Gov (After May 4 th , 2026)			
PROCUREMENT TIMETABLE—Event or Action			Date/Time (Central Time)
State Posts Notice of RFP on the TSB website			5-11-2026
State Issues RFP			5-13-2026
Pre-Proposal Conference Location and Address: Facilities Management Center, 109 SE 13 th ST, Des Moines, IA 50319 Is the Pre-Proposal Conference mandatory? No If a map is needed, contact the Issuing Officer.			5-26-2026 @ 10:00AM
Follow-up RFP written questions, requests for clarification, and suggested changes from Respondents due (no questions accepted or responded to after this date)			6-3-2026 @ 2:00PM
Proposals Due			6-10-2026 @ 2:00PM
Relevant Websites			
Internet website where the Addenda to this RFP will be posted http://bidopportunities.iowa.gov and IMPACS Electronic Procurement System .			
Internet website where contract terms and conditions are posted https://das.iowa.gov/sites/default/files/procurement/pdf/050116%20terms%20services.pdf			
Firm Proposal Terms			
The minimum number of days following the deadline for submitting proposals that the Respondent guarantees all proposal terms, including price, will remain firm is 120 Days.			

SECTION 1 INTRODUCTION

1.1 Purpose

The purpose of this Request for Proposals (RFP) is to solicit proposals from Responsible Respondents to provide the goods and/or services identified on the RFP cover sheet and further described in Section 4 of this RFP to the Agency identified on the RFP cover sheet. The Agency intends to award a Contract(s) for the initial period identified on the RFP cover sheet, and the Agency, in its sole discretion, may extend the Contract(s) for up to the number of annual extensions identified on the RFP cover sheet.

1.2 Definitions

For the purposes of this RFP and the resulting contract, the following terms shall mean:

“Agency” means the agency identified on the RFP cover sheet that is issuing the RFP and any other agency that purchases from the Contract.

“Contract” means the contract(s) entered into with the successful Respondent(s) as described in Section 6.1.

“Contractor” means the awarded business/person to provide the contractual services agreed upon.

“Deliverable” means the completion of a milestone or accomplishment of a task.

“General Terms and Conditions” means the General Terms and Conditions for Services Contracts as referenced on the RFP cover page.

“Proposal” means the Respondent’s proposal submitted in response to the RFP.

“Respondent” means the company, organization or other business entity submitting a proposal in response to this RFP.

“Responsible Respondent” means a Respondent that has the capability in all material respects to perform the scope of work and specifications of the Contract. In determining whether a Respondent is a Responsible Respondent, the Agency may consider various factors including, but not limited to, the Respondent’s competence and qualifications to provide the goods or services requested, the Respondent’s integrity and reliability, the past performance of the Respondent and the best interest of the Agency and the State.

“Responsive Proposal” means a Proposal that complies with the material provisions of this RFP.

“RFP” means this Request for Proposals and any attachments, exhibits, schedules or addenda hereto.

“State” means the State of Iowa, the Agency, and all state agencies, boards, and commissions, and any political subdivisions making purchases from the Contract as permitted by this RFP.

1.3 Overview of the RFP Process

This RFP is designed to provide Respondents with the information necessary for the preparation of competitive Proposals. The RFP process is for the Agency's benefit and is intended to provide the Agency with competitive information to assist in the selection process. It is not intended to be comprehensive. Each Respondent is responsible for determining all factors necessary for the submission of a comprehensive Proposal.

Respondent should review Request for Confidentiality, for more information if its Proposal contains confidential information. Any Proposal marked "Confidential" or "Proprietary" on every page may be disqualified.

It is the Agency's intention to evaluate Proposals from all Respondents that submit timely Responsive Proposals, and award the Contract(s) in accordance with the evaluation and selection criteria provided in this RFP.

1.4 Objectives

The intent of this Request for Proposals (RFP) is to solicit proposals from qualified Respondents to provide comprehensive elevator maintenance and repair services for the Iowa Department of Administrative Services (DAS), Capitol Complex Maintenance (CCM). The selected Respondent shall assume full responsibility for all elevator equipment and associated components located throughout the Capitol Complex and other State facilities within the Des Moines metropolitan area (refer to Attachment 1 for a complete equipment list).

The scope of work includes furnishing all labor, materials, supervision, tools, equipment, supplies, and any other resources necessary to perform full-service maintenance and repair of covered equipment. This includes, but is not limited to, routine and preventative maintenance, inspections, testing, adjustments, troubleshooting, and the repair or replacement of parts as required to ensure safe and reliable operation.

The State's objectives for this RFP include the following:

- **Preventative Maintenance:** Proactive and scheduled maintenance to minimize downtime and extend equipment life.
- **Corrective Repairs and Response Time:** Timely and effective response to service calls and repair needs.
- **Compliance with Codes and Safety Regulations:** Adherence to all applicable federal, state, and local codes, standards, and safety requirements.
- **24/7 Service Availability:** Continuous support for emergency and after-hours service needs.
- **Parts Availability and Inventory Management:** Sufficient access to parts and inventory to ensure prompt and efficient repairs.
- **Accessibility and ADA Compliance:** Maintenance of equipment in accordance with applicable accessibility standards, including the Americans with Disabilities Act (ADA).

1.5 Background

The Iowa Department of Administrative Services (DAS), Capitol Complex Maintenance (CCM), is responsible for the operation, maintenance, appearance, and sanitation of the State Capitol Complex buildings and grounds. This includes oversight of environmental systems such as heating, ventilation, and air conditioning (HVAC), as well as critical infrastructure and support services. These services include, but are not limited to, parking lot maintenance, primary electrical distribution, power generation, water supply, utilities management, energy efficiency initiatives, wastewater removal, on-site safety consultation, and management of work requests.

CCM also oversees major maintenance and capital improvement projects, coordinates special events held on the Capitol Complex grounds, and maintains monuments, physical security systems, and access control functions.

FY2025 - \$154,588.30

FY2024 - \$142,064.88

FY2023 - \$152,850.79

FY2022 - \$152,574.51

SECTION 2 ADMINISTRATIVE INFORMATION
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2.1 Issuing Officer

The Issuing Officer identified in the RFP cover sheet is the sole point of contact regarding the RFP from the date of issuance until a Notice of Intent to Award the Contract is issued.

2.2 Restriction on Communication

From the issue date of this RFP until a Notice of Intent to Award the Contract is issued, Respondents may contact only the Issuing Officer. The Issuing Officer will respond only to written questions regarding the procurement process. Questions related to the interpretation of this RFP must be submitted as provided in Section 2. Oral questions related to the interpretation of this RFP will not be accepted. Respondents may be disqualified if they contact any State employee other than the Issuing Officer about the RFP except that Respondents may contact the State Targeted Small Business Office on issues related to the preference for Targeted Small Businesses.

This section shall not be construed as restricting communications related to the administration of any contract currently in effect between a Respondent and the State.

2.3 Downloading the RFP from the Internet

The RFP and any addenda to the RFP will be posted at <http://bidopportunities.iowa.gov/> and [IMPACS Electronic Procurement System](#). The Respondent is advised to check the website periodically for addenda to this RFP, particularly if the Respondent downloaded the RFP from the Internet as the Respondent may not automatically receive addenda. It is the Respondent's sole responsibility to check daily for addenda to posted documents.

2.4 Procurement Timetable

The dates provided in the procurement timetable on the RFP cover sheet are provided for informational and planning purposes. The Agency reserves the right to change the dates. If the Agency changes any of the deadlines for Respondent submissions, the Agency will issue an addendum to the RFP.

2.5 Questions, Requests for Clarification, and Suggested Changes

Respondents are invited to submit written questions and requests for clarification regarding the RFP. Respondents may also submit suggestions for changes to the specifications of this RFP. The questions, requests for clarifications, or suggestions must be in IMPACS on or before the date and time listed. Oral questions will not be permitted. If the questions, requests for clarifications, or suggestions pertain to a specific section of the RFP, Respondent shall reference the page and section number(s). The Agency will post written responses to questions, requests for clarifications, or suggestions received from Respondents in IMPACS.

The Agency assumes no responsibility for oral representations made by its officers or employees unless such representations are confirmed in writing and incorporated into the RFP through an addendum.

2.6 Amendment to the RFP

The Agency reserves the right to amend the RFP at any time using an addendum. The Respondent shall acknowledge receipt of all addenda in its Proposal. If the Agency issues an addendum after

the due date for receipt of Proposals, the Agency may, in its sole discretion, allow Respondents to amend their Proposals in response to the addendum.

2.7 Amendment and Withdrawal of Proposal

The Respondent may amend or withdraw and resubmit its Proposal at any time before the Proposals are due. The proposal must be updated and submitted using IMPACS. Electronic mail and faxed amendments will not be accepted. Respondents must notify the Issuing Officer in writing prior to the due date for Proposals if they wish to completely withdraw their Proposals.

2.8 Submission of Proposals

Respondent must submit Proposal in the State's [IMPACS Electronic Procurement System](#) before the "Proposals Due" date and time listed on the RFP cover sheet. **This is a mandatory specification and will not be waived by the Agency. Any Proposal received after this deadline will be rejected and returned unopened to the Respondent.** Respondents sending Proposals must allow ample upload time to ensure timely receipt of their Proposals. It is the Respondent's responsibility to ensure that the Proposal is received prior to the deadline. Electronic mail and faxed Proposals will not be accepted. There is a 50MB per file size limitation, but no limit to number of files. Plan accordingly.

Respondents must furnish all information necessary to enable the Agency to evaluate the Proposal. Oral information provided by the Respondent will not be considered part of the Respondent's Proposal unless it is reduced to writing.

2.9 Proposal Opening

The Agency will open Proposals after the deadline for submission of Proposals has passed. The Proposals will remain confidential until the Agency has issued a Notice of Intent to Award a Contract. See Iowa Code Section 72.3. However, the names of Respondents who submitted timely Proposals will be publicly available after the Proposal opening. The announcement of Respondents who timely submitted Proposals does not mean that an individual Proposal has been deemed technically compliant or accepted for evaluation.

2.10 Costs of Preparing the Proposal

The costs of preparation and delivery of the Proposal are solely the responsibility of the Respondent.

2.11 No Commitment to Contract

The Agency reserves the right to reject any or all Proposals received in response to this RFP at any time prior to the execution of the Contract. Issuance of this RFP in no way constitutes a commitment by the Agency to award a contract.

2.12 Rejection of Proposals

The Agency may reject outright and not evaluate a Proposal for reasons including, without limitation:

2.12.1 The Respondent fails to deliver the Cost Proposal as a separate file.

- 2.12.2** The Respondent acknowledges that a mandatory specification of the RFP cannot be met.
- 2.12.3** The Respondent's Proposal changes a material specification of the RFP or the Proposal is not compliant with the mandatory specification of the RFP.
- 2.12.4** The Respondent's Proposal limits the rights of the Agency.
- 2.12.5** The Respondent fails to include information necessary to substantiate that it will be able to meet a specification of the RFP as provided in Section 4 of the RFP.
- 2.12.6** The Respondent fails to timely respond to the Agency's request for information, documents, or references.
- 2.12.7** The Respondent fails to include proposal security, if required.
- 2.12.8** The Respondent fails to include any signature, certification, authorization, stipulation, disclosure or guarantee as provided in Section 4 of this RFP.
- 2.12.9** The Respondent presents the information requested by this RFP in a format inconsistent with the instructions of the RFP or otherwise fails to comply with the specifications of this RFP.
- 2.12.10** The Respondent initiates unauthorized contact regarding the RFP with a State employee other than the Issuing Officer.
- 2.12.11** The Respondent provides misleading or inaccurate responses.
- 2.12.12** The Respondent's Proposal is materially unbalanced. A Proposal in which line-item prices are structured so that it is possible that the Respondent who appears to be low will not end up having the lowest overall cost to the State, due to high prices on line items.
- 2.12.13** There is insufficient evidence (including evidence submitted by the Respondent and evidence obtained by the Agency from other sources) to satisfy the Agency that the Respondent is a Responsible Respondent.
- 2.12.14** The Respondent is a "scrutinized company" included on a "scrutinized company list" created by a public fund pursuant to Iowa Code section 12J.3.
- 2.12.15** The Respondent is a "prohibited company" or is selling products manufactured by a "prohibited company" as defined by Iowa Code section 12K.1(4).

2.13 Nonmaterial Variances

The Agency reserves the right to waive or permit cure of nonmaterial variances in the Proposal if, in the judgment of the Agency, it is in the State's best interest to do so. Nonmaterial variances include but are not limited to, minor failures to comply that: do not affect overall responsiveness, are merely a matter of form or format, do not change the relative standing or otherwise prejudice

other Respondents, do not change the meaning or scope of the RFP, or do not reflect a material change in the specifications of the RFP. In the event the Agency waives or permits cure of nonmaterial variances, such waiver or cure will not modify the RFP specifications or excuse the Respondent from full compliance with RFP specifications or other Contract specifications if the Respondent is awarded the Contract. The determination of materiality is in the sole discretion of the Agency.

2.14 Reference Checks

The Agency reserves the right to contact any reference to assist in the evaluation of the Proposal, to verify information contained in the Proposal and to discuss the Respondent's qualifications and the qualifications of any subcontractor identified in the Proposal.

2.15 Information from Other Sources

The Agency reserves the right to obtain and consider information from other sources concerning a Respondent, such as the Respondent's capability and performance under other contracts, the qualifications of any subcontractor identified in the Proposal, the Respondent's financial stability, past or pending litigation, and other publicly available information.

2.16 Verification of Proposal Contents

The content of a Proposal submitted by a Respondent is subject to verification. If the Agency determines in its sole discretion that the content is in any way misleading or inaccurate, the Agency may reject the Proposal.

2.17 Proposal Clarification Process

The Agency reserves the right to contact a Respondent after the submission of Proposals for the purpose of clarifying a Proposal. This contact may include written questions, interviews, site visits, a review of past performance if the Respondent has provided goods and/or services to the State or any other political subdivision wherever located, or requests for corrective pages in the Respondent's Proposal. The Agency will not consider information received from or through Respondent if the information materially alters the content of the Proposal or the type of goods and/or services the Respondent is offering to the Agency. An individual authorized to legally bind the Respondent shall sign responses to any request for clarification. Responses shall be submitted to the Agency within the time specified in the Agency's request. Failure to comply with requests for additional information may result in the rejection of the Proposal.

2.18 Disposition of Proposals

All Proposals become the property of the State and shall not be returned to the Respondent. Once the Agency issues a Notice of Intent to Award the Contract, the contents of all Proposals will be public records and be available for inspection by interested parties, except for information for which Respondent properly requests confidential treatment according to exceptions provided in *Iowa Code Chapter 22* or other applicable law.

2.19 Public Records and Requests for Confidential Treatment

The Agency's release of public records is governed by Iowa Code Chapter 22. Respondents are encouraged to familiarize themselves with Chapter 22 before submitting a Proposal. The Agency will copy and produce public records upon request as required to comply with Chapter 22 and will treat all information submitted by a Respondent as non-confidential records unless the Respondent requests specific parts of the Proposal be treated as confidential at the time of the

submission as set forth herein AND the information is confidential under Iowa or other applicable law.

2.20 Copyright Permission

By submitting a Proposal, the Respondent agrees that the Agency may copy the Proposal for purposes of facilitating the evaluation of the Proposal or to respond to requests for public records. By submitting a Proposal, the Respondent consents to such copying and warrants that such copying will not violate the rights of any third-party. The Agency shall have the right to use ideas or adaptations of ideas that are presented in Proposals.

2.21 Release of Claims

By submitting a Proposal, the Respondent agrees that it will not bring any claim or cause of action against the Agency or the State based on Respondent's misunderstanding concerning the information provided in the RFP or concerning the Agency's or the State's failure, negligent or otherwise, to provide the Respondent with complete, pertinent, or accurate information in this RFP, or for any failure to provide information that any Respondent might consider relevant for purposes of making a decision to submit a Proposal or to enter into any Contract resulting from this RFP.

2.22 Respondent Presentations

Respondents may be required to make a presentation. The determination as to need for presentations, and the location, order, and schedule of the presentations is at the sole discretion of the Agency. The presentation may include slides, graphics and other media selected by the Respondent to illustrate the Respondent's Proposal. The presentation shall not materially change the information contained in the Proposal.

2.23 Evaluation of Proposals Submitted

Proposals that are timely submitted and are not rejected will be reviewed in accordance with Section 5 of the RFP. The Agency will not necessarily award a Contract resulting from this RFP to the Respondent offering the lowest cost. Instead, the Agency will award the Contract(s) to the Responsible Respondent(s) whose Responsive Proposal the Agency believes will provide the best value to the Agency and the State.

2.24 Award Notice and Acceptance Period

Notice of Intent to Award the Contract(s) will be sent to all Respondents submitting a timely Proposal and may be posted at the website shown on the RFP cover sheet. Negotiation and execution of the Contract(s) shall be completed no later than thirty (30) days from the date of the Notice of Intent to Award or such other time as designated by the Agency. If the successful Respondent fails to negotiate and deliver an executed Contract by that date, the Agency, in its sole discretion, may cancel the award and award the Contract to the remaining Respondent the Agency believes will provide the best value to the State.

2.25 No Contract Rights until Execution

No Respondent shall acquire any legal or equitable rights regarding the Contract unless and until the Contract has been fully executed by the successful Respondent and the Agency.

2.26 Choice of Law and Forum

This RFP and the Contract shall be governed by the laws of the State of Iowa. Changes in applicable laws and rules may affect the award process or the Contract. Respondents are responsible for ascertaining pertinent legal requirements and restrictions. Any and all litigation or actions commenced in connection with this RFP shall be brought in the appropriate Iowa forum.

2.27 Preference

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the state of Iowa. Preference application: Tied responses to solicitations, regardless of the type of solicitation, are decided in favor of Iowa products and Iowa-based businesses per 11 IAC 117.5(1)-(2), 117.12(4).

2.28 Restrictions on Gifts and Activities

Iowa Code Chapter 68B restricts gifts which may be given or received by State employees and requires certain individuals to disclose information concerning their activities with State government. Respondents are responsible to determine the applicability of this Chapter 68B to their activities and to comply with its requirements. In addition, pursuant to *Iowa Code section 722.1*, it is a felony offense to bribe or attempt to bribe a public official.

2.29 No Minimum Guaranteed

The Agency does not guarantee any minimum level of purchases under the Contract.

2.30 Post Solicitation Debriefing

A debriefing is available to any Respondent who submitted a proposal in response to this RFP. Respondent shall submit a written request for a debriefing to the Issuing Officer via email or other delivery method. All Respondents will be accorded fair and equal treatment with respect to its opportunity for debriefing. The debriefing shall be scheduled by the Agency as soon as practicable after the receipt of debriefing request.

2.31 Appeals

A Respondent whose Proposal has been timely filed and who is aggrieved by the Notice of Intent to Award of the Department may appeal the decision by emailing a written notice of appeal (in accordance with 11—Chapter 117.20, Iowa Administrative Code) to the Director of the Department of Administrative Services and carbon copy to the Issuing Officer. The notice must be filed within five (5) days of the date of the Notice of Intent to Award issued by the Department, exclusive of Saturdays, Sundays, and legal state holidays. The written notice may be filed by fax transmission to 515.725.2064. The notice of appeal must clearly and fully identify all issues being contested by reference to the page, section and line number(s) of the RFP and/or the Notice of Intent to Award. A notice of appeal may not stay negotiations with the apparent successful Respondent.

SECTION 3 FORM AND CONTENT OF PROPOSALS

3.1 Instructions

These instructions describe and define the format and content of the Proposal. They are designed to facilitate a uniform review process. Failure to adhere to the Proposal format may result in the rejection of the Proposal.

3.1.1 The Proposal shall be divided into two parts: (1) the Technical Proposal and (2) the Cost Proposal. The Technical Proposal and the Cost Proposal shall be labeled as such as separate files. The files shall be labeled with the following information:

005-RFP-2735-2026 – Respondent Name –Technical Proposal

005-RFP-2735-2026 – Respondent Name –Cost Proposal

3.1.2 Files must be attached to Respondents submission in the State’s [IMPACS Electronic Procurement System](#).

3.1.3 If the Respondent designates any information in its Proposal as confidential pursuant to Section 2, the Respondent must also submit public copy Proposal from which confidential information has been excised as provided in Section 2 and which is marked “Public Copy”.

005-RFP-2735-2026 – Respondent Name – Public Copy

3.1.4 Proposals shall not contain promotional or display materials.

3.1.5 Attachments shall be referenced in the Proposal.

3.1.6 If a Respondent proposes more than one solution to the RFP specifications, each shall be labeled and submitted in a separate Proposal and each will be evaluated separately.

3.2 Technical Proposal

Any information provided in the Technical Proposal is subject to consideration for consideration, evaluation, and scoring. The following documents and responses shall be included in the Technical Proposal in the order given below:

Exhibit 1 - Transmittal Letter (Required)

An individual authorized to legally bind the Respondent shall sign the transmittal letter. The letter shall include the Respondent’s mailing address, electronic mail address, fax number, and telephone number.

Exhibit 2 - Executive Summary

The Respondent shall prepare an executive summary and overview of the goods and/or services it is offering, including all of the following information:

- Statements that demonstrate that the Respondent has read and understands the terms and conditions of the RFP including the Contract provisions in Section 6.
- An overview of the Respondent’s plans for complying with the specifications of this RFP.
- Any other summary information the Respondent deems to be pertinent.

Exhibit 3 - Firm Proposal Terms

The Respondent shall guarantee in writing the goods and/or services offered in the Proposal are currently available and that all Proposal terms, including price, will remain firm for the number days indicated on the RFP cover sheet following the deadline for submitting Proposals.

Exhibit 4 - Respondent Background Information

The Respondent shall provide the following general background information:

- Does your state have a preference for instate Contractors? Yes or No. If yes, please include the details of the preference.
- Name, address, telephone number, fax number and e-mail address of the Respondent including all d/b/a's or assumed names or other operating names of the Respondent and any local addresses and phone numbers.
- Form of business entity, e.g., corporation, partnership, proprietorship, or LLC.
- State of incorporation, state of formation, or state of organization.
- The location(s) including address and telephone numbers of the offices and other facilities that relate to the Respondent's performance under the terms of this RFP.
- Number of employees.
- Type of business.
- Name, address and telephone number of the Respondent's representative to contact regarding all contractual and technical matters concerning the Proposal.
- Name, contact information and qualifications of any subcontractors who will be involved with this project the Respondent proposes to use and the nature of the goods and/or services the subcontractor would perform.
- Respondent's accounting firm.
- Awarded Respondent will be required to register to do business in Iowa before payments can be made.
- For Respondent registration documents, go to:
<https://das.iowa.gov/procurement/vendors/how-do-business>

Exhibit 5 - Experience

The Respondent must provide the following information regarding its experience:

- Number of years in business.
- Number of years of experience with providing the types of services sought by the RFP.
- The level of technical experience in providing the types of services sought by the RFP.
- A list of all goods and/or services similar to those sought by this RFP that the Respondent has provided to other businesses or governmental entities.
- Letters of reference from three (3) previous or current customers or clients knowledgeable of the Respondent's performance in providing goods and/or services similar to the goods and/or services described in this RFP and a contact person and telephone number for each reference.

Exhibit 6 - Termination, Litigation, and Debarment

The Respondent must provide the following information for the past five (5) years:

- Has the Respondent had a contract for goods and/or services terminated for any reason? If so, provide full details regarding the termination.
- Describe any damages or penalties assessed against or dispute resolution settlements entered into by Respondent under any existing or past contracts for goods and/or services. Provide full

details regarding the circumstances, including dollar amount of damages, penalties and settlement payments.

- Describe any order, judgment or decree of any Federal or State authority barring, suspending or otherwise limiting the right of the Respondent to engage in any business, practice or activity.
- A list and summary of all litigation or threatened litigation, administrative or regulatory proceedings, or similar matters to which the Respondent or its officers have been a party.
- Any irregularities discovered in any of the accounts maintained by the Respondent on behalf of others. Describe the circumstances and disposition of the irregularities. Failure to disclose these matters may result in rejection of the Proposal or termination of any subsequent Contract. The above disclosures are a continuing requirement of the Respondent. Respondent shall provide written notification to the Agency of any such matter commencing or occurring after submission of a Proposal, and with respect to the successful Respondent, following execution of the Contract.

Exhibit 7 - Criminal History and Background Investigation

The Respondent hereby explicitly authorizes the Agency to conduct criminal history and/or other background investigation(s) of the Respondent, its officers, directors, shareholders, partners and managerial and supervisory personnel who will be involved in the performance of the Contract.

All personnel working on the Capitol Complex will be required to have a background check completed at the expense of the Respondent.

Exhibit 8 - Acceptance of Terms and Conditions

By submitting a Proposal, Respondent acknowledges its acceptance of the terms and conditions of the RFP and the General Terms and Conditions without change except as otherwise expressly stated in its Proposal. If the Respondent takes exception to a provision, it must identify it by page and section number, state the reason for the exception, and set forth in its Proposal the specific RFP or General Terms and Conditions language it proposes to include in place of the provision. If Respondent's exceptions or responses materially alter the RFP, or if the Respondent submits its own terms and conditions or otherwise fails to follow the process described herein, the Agency may reject the Proposal, in its sole discretion.

Exhibit 9 - Mandatory Specifications

The Respondent shall indicate whether will comply with each specification set forth in Section 4 of the RFP. Where the specifications requires more than a "yes" or "no" response, or the specific specifications so indicates, Respondent shall provide a detailed explanation describing how compliance will be achieved.

Responses that merely repeat or restate the Section 4 specifications, without providing details, may be considered non-responsive and result in the rejection of the Proposal.

Respondents must clearly identify any deviations from the specifications of the RFP or specifications the Respondent cannot satisfy. If the Respondent deviates from or cannot satisfy the specification(s) of this section, the Agency may reject the Proposal.

Exhibit 10 – Proposed Services

The Respondent will provide detailed implementation and service delivery plan describing how elevator services will be performed and documented to ensure successful execution of the resulting contract. At a minimum, the Respondent's response shall address the following:

- **Response Times and Emergency Services:** Describe how the required response times are to be achieved, including staffing levels, dispatch process and availability of 24/7 emergency service.
- **Entrapment Reduction:** Describe strategies to minimize elevator entrapments and ensure, rapid, reliable emergency response.
- **Preventable Maintenance Program:** Describe the overall preventive maintenance (PM) program, including scheduling process and method to plan and track maintenance activities.
- **PM Procedures:** Describe PM frequency, standard checklist, computerized maintenance management (CMMS) integration, and reporting.
- **Maintenance Effectiveness and Reporting:** Explain how the PM process is designed to reduce equipment failures and lifecycle costs. Provide sample preventive maintenance checklist and sample monthly and annual report.
- **Parts Availability:** Describe approach to ensure timely access to parts and materials to minimize downtime. Include information about parts kept on-hand, OEM parts access, typical lead times, and local inventory.

Exhibit 11 – Personnel

- **Staffing and Subcontracting Plan:** Describe the proposed staffing model, including availability of local technicians, supervisory structure, and the role and management of any subcontractors. Clearly identify responsibilities, oversight practices, and how service quality will be maintained across all personnel.
- **Industry Standards and Continuous Improvement:** Describe how the Respondent will maintain compliance with applicable industry standards and best practices. Include approaches for continuous improvement, performance monitoring, and implementation of process or service enhancements over the term of the Contract.
- **Technician Training and Safety:** Describe technician training programs, including initial training, ongoing professional development, and manufacturer certifications or recertifications. Include safety training protocols and how compliance with safety standards will be ensured and documented.

Exhibit 12 – Records and Reporting

- **Record-Keeping and Reporting Capabilities:** Describe the Respondent's overall approach to maintaining accurate and comprehensive service records and reporting information.
- **Service Tracking:** Describe how all servicing and maintenance activities are documented and tracked, including, at a minimum, service call details, technician arrival and departure times, work performed, parts used, and any follow-up actions.
- **State Access to Records:** Describe how the State of Iowa will access service records and documentation, including any online portals or systems available for real-time visibility and reporting.
- **Reporting Samples and Frequency:** Describe the types of reports available (e.g., routine, ad hoc, performance-based) and their frequency. Provide sample reports demonstrating the level of detail and format.

- Defect Identification and Repair Process: Provide a detailed plan for identifying, documenting, communicating, and resolving equipment defects, including prioritization, escalation procedures, and timelines for completing necessary repairs.

Exhibit 13 – Compliance

- Safety Practices and Procedures: Describe the Respondent’s approach to ensuring the safety of elevator users and service personnel. Include safety protocols, hazard identification practices, and measures implemented to prevent accidents and injuries.
- Safety Record and Compliance History: Provide information regarding the Respondent’s safety performance and compliance history. Include details of any Occupational Safety and Health Administration (OSHA) recordable incidents, code violations, and any resulting corrective actions taken. Describe how lessons learned have been incorporated into ongoing safety practices and procedures.

Exhibit 14 – Customer Service

- Customer Support Plan: Describe the Respondent’s ongoing approach to customer support, including service delivery structure, points of contact, and processes to ensure consistent, high-quality service.
- Service Request Response Times: Describe standard and emergency response times for service requests, including how performance against response time requirements is monitored and ensured
- Communication Plan: Describe how the Respondent will communicate with the Agency, including routine updates, escalation procedures, and methods for addressing urgent issues.
- Schedule Coordination: Describe the Respondent’s approach to coordinating service schedules with the Agency to minimize disruption to operations, including planning for routine maintenance and unscheduled repairs.
- Annual Inspection Preparation: Describe processes for preparing equipment and documentation for required annual inspections, including coordination with inspectors and resolution of identified deficiencies.
- Primary Service Location: Identify the office location that will serve as the primary point of contact for the State and describe its role in supporting contract performance.
- Issue Resolution Process: Describe the process used to address concerns or dissatisfaction from facility tenants, including intake, escalation, resolution timelines, and documentation of outcomes.

Exhibit 15 - Warranty and Performance Guarantees

- Warranty on Labor and Parts: Describe the warranty provided for all labor and parts, including coverage terms, duration, exclusions, and the process for addressing warranty claims. Clearly identify any differences between manufacturer warranties and those provided by the Respondent.
- Performance Commitment (Uptime/Mean Time Metrics): Describe the Respondent’s commitment to equipment performance, including expected uptime percentages and/or mean time between failures (MTBF) and mean time to repair (MTTR).

Exhibit 16 - Optional Services

Optional Services: Provide detailed information on any optional services offered that are not included in the base scope of work, such as chairlift and/or platform lift maintenance and repair.

For each optional service, include a description of the service, applicable equipment types, and any associated terms or conditions. All costs for optional services must be clearly identified and included in the Cost Proposal.

3.3 Cost Proposal

The Respondent shall provide its Cost Proposal in a separate file for the proposed goods and/or services.

All prices submitted must comply with the terms and conditions of this RFP. The Respondent's Cost Proposal shall provide an all-inclusive, itemized total cost in U.S. Dollars for the proposed services. This total must include all labor, materials, travel, shipping, and any other expenses necessary to perform the services. All pricing shall be FOB Destination, with freight and all associated costs included, and shall reflect Net 60 Days payment terms.

Respondents' Cost Proposals must include itemized pricing for all services and components as outlined in the RFP. At a minimum, proposals shall include the following:

3.3.1 Preventive Maintenance / Monthly Fees: Flat monthly fee per elevator covering all mandatory specifications, routine maintenance, record-keeping, reporting, and customer service.

3.3.2 Cost proposals must include the following:

- Flat PM/elevator fee - Monthly recurring costs for all items in the mandatory
- specifications, regular maintenance, records and reporting, and customer service.
- New elevator fees (describe costs involved if Agency adds new elevator)
- Discounted T&M rates for repairs
 - Straight
 - Time-and-a-half
 - Overtime
- Event stand-by fees.
- Materials
 - Materials Markup %
 - Resellers must provide book values
 - Equipment and fixtures pricing
- Additional costs
 - Van/Truck cost (if applicable)
 - Travel cost/mile
 - Travel cost/hr
 - Rental Equipment
 - Confined space fees (if applicable)
 - Hazardous Material
 - Bond Rate
 - Subcontractor Markup %
- Any other costs associated with proposed services
- Pricing for options
- Any other costs associated with proposed services

- Pricing for optional services

NOTE: Full elevator modernization or replacement is **not included** in the scope of this solicitation and will be addressed, if needed, through separate solicitation(s). The Department of Administrative Services (DAS) reserves the right to remove any elevator from this Contract if it is subsequently modernized or replaced. Service for such elevators may resume following completion of the modernization and any applicable warranty period.

- 3.3.3** Respondents shall state in their Cost Proposals whether they offer any payment discounts, including but not limited to a prompt payment discount. The State can agree to pay in less than sixty (60) days if an incentive for earlier payment is offered.

SECTION 4 SPECIFICATIONS

Overview

The successful Respondent shall provide the goods and/or services to the State in accordance with the specifications and technical specifications as provided in this Section. The Respondent shall address each specification in this Section and indicate whether or not it will comply with the specification. If the context requires more than a yes or no answer or the section specifically indicates, Respondent shall explain how it will comply with the specification. Proposals must address each specification. Merely repeating the specifications may be considered non-responsive and may disqualify the Respondent. Proposals must identify any deviations from the specifications of this RFP or specifications the Respondent cannot satisfy. If the Respondent deviates from or cannot satisfy the specification (s) of this section, the Agency may reject the Proposal.

All items listed in this section are Mandatory Specifications. Respondents must indicate either “**yes**” or “**no**” to each specification in their Proposals and provide an explanation as to how the specification is met. By indicating “**yes**” a Respondent agrees that it shall comply with that specification throughout the full term of the Contract, if the Respondent is successful. In addition, if specified by the specifications or if the context otherwise requires, the Respondent shall provide references and/or supportive materials to verify the Respondent’s compliance with the specification. The Agency shall have the right to determine whether the supportive information and materials submitted by the Respondent demonstrate that the Respondent will be able to comply with the Mandatory Specifications. If the Agency determines the responses and supportive materials do not demonstrate the Supplier will be able to comply with the Mandatory Specifications, the Agency may reject the Proposal.

4.1 Respondent Requirements

Respondent must have the necessary organizational structure, resources, and facilities to effectively perform all services required under this RFP.

4.1.1 Personnel

4.1.1.1 Respondent must employ only skilled, competent and properly trained elevator personnel to perform work under this RFP. The Respondent must provide evidence personnel possess thorough knowledge of the engineering data, wiring, layout and materials of the specific to the elevator and equipment covered by this RFP, ensuring all work is performed in accordance with the specifications.

4.1.1.2 Respondent shall assign only personnel who possess required training, qualifications, certification, license, and authorization to perform the specific work assigned under this RFP.

4.1.1.3 All personnel working on the Capitol Complex must successfully complete a background check at the expense of the Respondent prior to beginning work.

4.1.2 Demonstrated Competency

Respondent must have a minimum of five (5) years of satisfactory installing and maintaining elevators and equipment of the type and character covered by this RFP. In evaluating proposals, the State of Iowa may consider the Respondent’s skill, facilities,

capacity, experience, ability, responsibility, and/or previous work and the amount of other similar work being performed by the Respondent.

4.1.3 Manufacturer Certifications

At a minimum, Respondent must meet the following qualifications:

- Technicians shall complete certified safety training.
- Ability to provide documentation of manufacturer-specific training for the elevator equipment installed in State facilities.
- Maintain at least one QEI-certified (Qualified Elevator Inspector) or state-equivalent inspector on staff to provide inspection oversight.

4.2 Scope of Work

Respondents shall provide comprehensive services for all elevators, escalators and service lifts listed in the inventory, including traction and hydraulic passenger and freight elevators.

Services shall include, at a minimum:

- Full preventive maintenance (PM) program
- Corrective repairs
- Emergency service and response
- Testing and inspections
- Parts procurement and replacement
- Modernization recommendations

4.2.1 Compliance

Respondent shall ensure that all maintenance repairs, adjustments, installation of equipment and procedures are performed in compliance with all applicable federal, state, and local codes and the State of Iowa Elevator Code as enforced by the Bureau of Labor.

4.2.1.1 Respondent shall be responsible for ensuring compliance with: ASME A17.1, ASME A18.1 (platform lifts where applicable), ADA, NFPA 70 (electrical), and all applicable state and local elevator codes and permits.

4.2.1.2 Respondent shall be responsible for obtaining all required permits, coordinating and completing necessary inspections, and providing timely notifications to authorities having jurisdiction.

4.2.2 Emergency Response

Respondent shall complete all emergency service work as deemed necessary by the facility administrator or designee.

4.2.2.1 Emergencies definition shall include

- Elevator entrapment with occupant(s)
- Situations posing major safety hazard,
- Fire and/or smoke condition.

4.2.2.2 Respondent must respond to emergency service requests within one (1) hour.

4.2.2.3 Respondent to provide dedicated 24/7 dispatch phone and escalation list.

4.2.3 Non-Emergency Response

Respondent must respond to all non-emergency service requests within four (4) business hours of notification

4.2.3.1 Urgent repair shall include any situation where an elevator is out of service in a manner that affects building operations.

4.2.3.2 Respondent must respond to an urgent repair request with a technician on-site within four (4) business hours.

4.2.3.3 Respondent must respond to a routine repair request within two (2) business days. Resolution of routine requests should be targeted within ten (10) business days.

4.2.4 Preventative Maintenance (PM)

4.2.4.1 Work under this RFP includes, but is not limited to, cleaning, painting, lubricating, adjusting, calibrating, repairing, furnishing, and replacing parts and equipment, as well as providing all tools and equipment necessary to perform these services. All work must meet the specifications outlined herein and cover, at a minimum, the following components and systems:

- Bearing, brake magnet coils, relays, brakes, buffers, counterweights, bar safety devices
- Controllers and controller parts, commutations, coils, contacts, cams
- Car and hoist way door hangers, control panels, corridor position indicators, car door operators, car operating panels, car door safety edges, door operating devices
- Car lights (except bulbs and fluorescent tubes), door operating devices, tracks and guides
- Electric wiring, fuses, gears, generators, guide shoes, gate hangers, governors, hall lanterns
- Heaters for oil reservoirs, hoist machines, interlocks, indicators, leveling devices
- Lamp bulb replacements in all fixtures (except general car lighting), including emergency lighting systems, exhaust fans
- Magnet frames, motors, motor-generator sets, coiling devices, rotating elements
- Pumps and valves for hydraulic elevators, packing for pistons
- Push buttons, resistors for motors and controllers, relays, sheaves, selectors, switches on car and in hoist way, starters
- Signal bells, signal systems, thrusts, tension frames, telephone cables, terminal and slow-down devices, traveling cables, under-car safety worm gears
- Windings, wire ropes, cables

- Smoke detectors in hoist ways and lobbies (not part of the building fire alarm system)

This work encompasses all preventive maintenance, corrective repairs, and replacement activities necessary to maintain safe, reliable, and code-compliant operation of all elevators, escalators, and service lifts covered under this RFP.

- 4.2.4.2** The State of Iowa will replace all area lighting bulbs assessable within the elevator cars. All other lighting components, including bulbs, ballasts and sockets, shall be the responsibility of the Respondent, including the maintenance, service, and proper operation of all air vents, fans and motors.
- 4.2.4.3** Respondent shall, in accordance with industry standards, clean and properly lubricate all sheave bearings and hoist way ropes, repack machine stuffing box and bearings and hoist way ropes, repack machine stuffing boxes and bearings on motor-operated brakes, and refill gear cases and guide lubricators as required. All oil reservoirs must be kept properly sealed to prevent leakage.
- 4.2.4.4** Respondent shall only use lubricants recommended by the manufacturer or equivalent approved by the manufacturer for all equipment being serviced.
- 4.2.4.5** Respondents must maintain clean and properly lubricated guide rails, except when roller-type guides and dry gibbs are involved, no rail lubrication will be used.
- 4.2.4.6** Respondent shall supply, as needed, the following parts and supplies: oil, grease, rope preservative, hydraulic fluid, cleaning compound, wiping cloths, paints, and other maintenance consumables. All lubricants must be of the grade recommended by the equipment manufacturer and be stored in a Respondent provided metal cabinet in each machine room.
- 4.2.4.7** The motor windings shall be periodically treated with proper insulation compound.
- 4.2.4.8** Respondents must renew all wire ropes as necessary to maintain safety; to equalize the tensions on all hoisting ropes, repair or replace conductor cables and hoist way and machine room elevator wiring. Any frayed/damaged cables must be replaced immediately.
- 4.2.4.9** Respondent shall maintain existing two-way visual communication systems and any future retrofits of such systems.
- 4.2.4.10** Respondent shall immediately notify, in writing, the Facility Administrator or designee of the existence or the development of any defects in, or repairs required to, the elevators which the Respondent considers outside the responsibilities of the terms of the Agreement (ex: vandalism or improper use/operation), and shall furnish a written estimate of the cost to make necessary repairs.

4.2.4.11 The Agency reserves the right to make final determination regarding responsibility for repairs and associated costs.

4.2.4.12 PM Frequency

At a minimum, PMs are to be completed at these intervals:

- Monthly for passenger elevators
- Semi-annually for freight elevators

4.2.4.13 Annual Safety Test

Per Iowa Code Chapter 89A.6, Respondent shall perform full annual safety tests to including buffers, governors, brakes, and load tests per ASME A17.1. Signed test reports and inspection findings shall be provided to DAS-CCM contact.

4.2.5 Regularly Scheduled Examinations

Respondent shall perform examinations in compliance with Iowa Code Chapter 89A and ASME. Examinations shall include, but is not limited to, preventative maintenance procedures, callback service when requested, maintenance of complete records, cleaning and lubricating, testing, adjusting, repairing, furnishing and replacement of parts including spares, furnishing all equipment for testing as required by applicable codes.

4.2.6 Inspections for Elevator Operating Permits

4.2.6.1 Respondent shall, pursuant to Iowa Code Chapter 89A Elevators, coordinate all required annual (and other periodic) inspections and conduct all required tests for all elevators.

4.2.6.2 Respondent shall correct all safety order items that are part of this contract, within five (5) days upon receiving a copy of the safety order unless parts need to be ordered.

4.2.6.3 If parts need to be ordered, Respondent shall provide written documentation from the manufacturer to the State of Iowa advising when parts can be expected. Respondent shall promptly schedule and complete re-inspection once parts are received.

4.2.6.4 Respondent shall bear the cost of re-inspection if an elevator fails its initial inspection.

4.2.7 Documentation

In accordance with DIAL requirements, the Respondent shall maintain a complete, orderly and chronological file including drawings, parts lists, and wiring diagrams for each elevator in each machine room. These files are the property of the State of Iowa and shall not be removed from premises by Respondent.

4.2.7.1 Respondent shall provide monthly service reports and annual summary to include the following detail:

- PM completed, repairs made, downtime by unit, parts used, recommendations
- KPIs such as uptime %, # of calls, avg response time, avg time-to-repair

4.2.7.2 The Respondent shall maintain on-site and cloud-accessible logbooks for each unit.

4.2.8 Parts, Materials & Subcontracting

4.2.8.1 Respondent shall provide OEM or OEM-equivalent replacement parts. Non-OEM parts require prior written approval from the State

4.2.8.2 Respondent shall maintain common spare parts inventory and an emergency spare parts loan program for critical components.

4.2.8.3 Any subcontractors must meet same licensing, insurance, and qualification requirements.

4.2.9 Testing, Inspections, and Acceptance

4.2.9.1 Respondent shall perform and document the following:

- Category 1 (CAT 1) and Category 5 (CAT 5) load tests (document pass/fail, weights used)
- Door restart and slack-rope tests
- Full safety test after major repairs or modernization
- Emergency communications code compliance

4.2.9.2 Respondent shall provide:

- Service log with date/time/technician
- Digital copies of inspection and safety test reports
- Parts replaced with part numbers
- Work order close-out with photos if practical

4.2.10 Exclusions

4.2.10.1 Major modernization, replacement, and structural work (hoist way, pit, or machine room structural repairs) unless explicitly quoted.

4.2.10.2 Consumables not listed in PM (e.g., bulbs) may be excluded or billed separately.

SECTION 5 EVALUATION AND SELECTION
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5.1 Introduction

This section describes the evaluation process that will be used to determine which Proposal(s) provides the greatest value to the State. Agency will not necessarily award the Contract to the Respondent offering the lowest cost to the Agency. Instead, the Agency will award to the Respondent whose Responsive Proposal the Agency believes will provide the best value to the State.

5.2 Evaluation Committee

The Agency will use an evaluation committee to conduct a comprehensive, fair, and impartial evaluation of Technical Proposals received in response to this RFP. The evaluation committee will recommend an award based on the results of their evaluation to the Agency or to another person or entity that must approve the recommendation.

5.3 Technical Proposal Evaluation and Scoring

All Technical Proposals will be evaluated to determine if they comply with the Mandatory Specifications. The evaluation committee will fully evaluate and score all Responsive Proposals submitted by Responsible Respondents in accordance with this Section. In addition to other RFP requirements, to be deemed a Responsive Proposal, the Technical Proposal must:

- Answer “Yes” to all parts of Section 4 and include supportive materials as required to demonstrate the Respondent will be able to comply with the Mandatory Specifications in that section and
- Obtain the minimum score for the Technical Proposal. If a Technical Proposal does not meet the minimum score, it will be rejected and the Respondent’s Cost Proposal will not be evaluated.

An addendum identifying the points assigned to the scoring criteria and identifying the minimum score for the Technical Proposal will be posted prior to the RFP closing.

5.4 Cost Proposal Scoring

After the Technical Proposals are evaluated and scored, the Cost Proposals will be opened and scored.

The Cost Proposals will remain sealed during the evaluation of the Technical Proposals and any demonstrations. Only prospective Respondents who obtain the minimum score for their Technical Proposal will be considered during the cost evaluation phase of the review process. When a Technical Proposal does not meet the minimum score, the associated Cost Proposal will remain unopened. After the Technical Proposals are evaluated and scored, the Cost Proposals will be opened and scored.

The cost proposal for each respondent will be evaluated in comparison with the other cost proposals received; however, the number of points possible will be proportional to each respondent’s technical evaluation score.

The technical evaluation points received (numerator) is divided by the technical evaluation points possible (denominator) and multiplied by the maximum number of points in the cost evaluation. This provides the total points possible for the respondent in the cost evaluation.

Points Possible for Respondent =
$$\frac{\text{Technical Evaluation Points Received}}{\text{Technical Evaluation Points Possible}} \times \text{Maximum Points in Cost Evaluation}$$

The lowest cost proposal (numerator) is divided by the cost proposal being evaluated (denominator) and multiplied by the points possible for the respondent. This provides the cost evaluation points awarded.

Cost Evaluation Points Awarded =
$$\frac{\text{Lowest Cost Proposal Received}}{\text{Cost Proposal Being Evaluated}} \times \text{Points Possible for Respondent}$$

For example, suppose there are 10 maximum points in the cost evaluation. A respondent that receives 100% of the points possible in the technical evaluation has the opportunity to earn 100% of the points possible in the cost evaluation (e.g., 10 points). If the cost proposal is the lowest cost, the full 10 points will be awarded.

However, a respondent that receives only 50% of the points possible in the technical evaluation has the opportunity to earn only 50% of the points possible in the cost evaluation (e.g., 5 points). If the cost proposal is the lowest cost, only 5 points are awarded, compared to the 10 points that could have been awarded if the respondent had received the highest technical evaluation score.

5.5 Tied Score and Preferences

5.5.1 An award shall be determined by a drawing when responses are received that are equal in all respects and tied in price. Whenever it is practical to do so, the drawing will be held in the presence of the Respondents who are tied in price. Otherwise, the drawing will be made in front of at least three non-interested parties. All drawings shall be documented.

5.5.2 Notwithstanding the foregoing, if a tied score involves an Iowa-based Respondent or products produced within the State of Iowa and a Respondent based or products produced outside the State of Iowa, the Iowa Respondent will receive preference. If a tied score involves one or more Iowa Respondents and one or more Respondents outside the state of Iowa, a drawing will be held among the Iowa Respondents only.

5.5.3 In the event of a tied score between Iowa Respondents, the Agency shall contact the Iowa Employer Support of the Guard and Reserve (ESGR) committee for confirmation and verification as to whether the Respondents have complied with ESGR standards. Preference, in the case of a tied score, shall be given to Iowa Respondents complying with ESGR standards.

5.5.4 Second preference in tied scores will be given to Respondents based in the United States or products produced in the United States over Respondents based or products produced outside the United States.

5.5.5 Preferences required by applicable statute or rule shall also be applied, where appropriate.

SECTION 6 CONTRACT TERMS AND CONDITIONS

6.1 Contract Terms and Conditions

The Contract that the Agency expects to award as a result of this RFP shall comprise the specifications, terms and conditions of the RFP, written clarifications or changes made by the Agency to the RFP through an amendment to the RFP in accordance with the provisions of the RFP, the Terms and Conditions, the offer of the successful Respondent contained in its Proposal, and any other terms deemed necessary by the Agency. No objection or amendment by a Respondent to the provisions or terms and conditions of the RFP or the Terms and Conditions shall be incorporated into the Contract unless Agency has explicitly accepted the Respondent's objection or amendment in writing.

The Contract terms and conditions in this Section 6, the General Terms and Conditions to the extent referenced and linked to on the RFP cover page, and/or any Terms and Conditions attached to and accompanying this RFP as an attachment hereto, will be incorporated into the Contract. The Terms and Conditions may be supplemented at the time of contract execution and are provided to enable Respondents to better evaluate the costs associated with the RFP specifications and the Contract. All costs associated with complying with such Terms and Conditions should be included in any pricing quoted by the Respondent.

By submitting a Proposal, Respondent acknowledges its acceptance of the terms and conditions of the RFP and the Terms and Conditions without change except as otherwise expressly stated in its Proposal. If the Respondent takes exception to a provision, it must identify it by page and section number, state the reason for the exception, and set forth in its Proposal the specific RFP or Terms and Conditions language it proposes to include in place of the provision. If Respondent's exceptions or proposed responses materially alter the RFP, or if the Respondent submits its own terms and conditions or otherwise fails to follow the process described herein, the Agency may reject the Proposal, in its sole discretion.

The Agency will evaluate all Proposals without regard to any proposed modifications to any terms and conditions of the RFP or Terms and Conditions by Contractor. Once a Proposal has been identified as the one for which an Award recommendation has been made, but prior to notifying Respondents of the decision, the Agency, in its sole discretion, may consider any proposed modifications to the terms and conditions of the RFP or Terms and Conditions identified in that Proposal. The Agency reserves the right to either award a Contract(s) without further negotiation with the successful Respondent or to negotiate Contract terms with the successful Respondent if the best interests of the State would be served. As such, if any proposed modifications are not determined to be in the best interests of the State, or appear to pose a substantial impediment to reaching agreement, the Agency may, in its sole discretion:

- 6.1.1** Issue a Notice of Intent to Award in favor of the successful Respondent, but decline to agree to or further negotiate any proposed modifications to terms and conditions identified by the Respondent in its Proposal;
- 6.1.2** Issue a Notice of Intent to Award in favor of the successful Respondent, and identify in the Notice proposed modifications to terms and conditions identified by the Respondent in its Proposal with which the agency will or will not agree or further negotiate;

- 6.1.3** Enter open-ended negotiations with the successful Respondent provided, that any such negotiations shall be limited to the proposed modifications to terms and conditions identified by Respondent in its Proposal.
- 6.1.4** Change the Agency's recommendation for Award and issue a Notice of Intent to Award to a Respondent whose proposal does not pose as great of a challenge to the Agency.

Any ambiguity, vagueness, inconsistency or conflict, either internal to such modification(s) or arising when read in conjunction with other portions of the Contract, shall be construed strictly in favor of the State. Only those proposed modifications identified in the Notice of Intent to Award issued by the Agency as terms and conditions with which the agency will or will not agree or further negotiate shall be part of the Contract, and the State may ignore all proposed modifications, accept one or more and ignore others, accept all or, through negotiations after an award, agree to compromise language concerning one or more proposed modifications to be incorporated into a final Contract between the parties. By executing and submitting its Proposal in response to this RFP, Respondent understands and agrees that the State may exercise its discretion not to consider any or all proposed modifications Respondent may request and may accept Respondent's proposal under the terms and conditions of this RFP and the Terms and Conditions.

6.2 Contractual Terms and Conditions – No Material Changes/Non-Negotiable

Notwithstanding anything in this RFP to the contrary, Respondent may not take exception to or propose including language in any resulting contract that conflicts with or is otherwise inconsistent with the following:

6.2.1 Indemnification

Without specific authority to do so, the State, or agencies, cannot enter into agreements indemnifying Respondents, or any other entity, against third-party claims. A clause that intends to seek indemnification from the State, whether or not the clause contains the words "indemnity" or "indemnify," are not clauses to which the State may agree. The State will not agree to clause that includes the language "to the extent permitted by law" because, as explained, the State cannot indemnify Respondents to any extent.

6.2.2 Limitation of Liability

Iowa Code section 8A.311(22) and 11 Iowa Admin. Code Chapter 120 establish the rules to allow for the State to agree to a contractual limitation of vendor liability clause in limited circumstances. Any request by Respondent for the State to limit damages not in accordance with Iowa law or administrative rules is a request with which the State cannot agree.

6.2.3 Jurisdiction and Venue

Iowa Code chapter 13 establishes that the Iowa Attorney General is the State's attorney for all purposes, including management of litigation and claims against the state. The State may not preempt the Attorney General's authority by agreeing in advance to control the way litigation may be managed in the event of a dispute. Likewise, the State cannot agree to the jurisdiction or laws of another state or its courts, cannot agree to venue in another state, and cannot agree to participate in any form of alternative dispute resolution.

6.2.4 Confidentiality

All Iowa state agencies are subject to Iowa public records laws. The State cannot agree to contractual terms that attempt to prevent it from disclosing or disseminating records that constitute public records under Iowa Code chapter 22.

6.2.5 Unliquidated Expenses (i.e., Attorney Fees, Add-ons, or Cost Increases)

The State may not agree to clauses which may obligate it to pay for claims that might exceed its current funding appropriation. The State may only obligate those funds that have been appropriated to it by the Iowa Legislative Assembly and may only obligate those funds for the purposes for which the funds were appropriated.

6.3 Special Terms and Conditions

6.3.1 Term Length

The Contract shall have an initial term of one (1) year, beginning on the date of contract execution (the “**Effective Date**”). At the end of the Contract’s initial term, the State shall have the option, in its sole discretion, to renew the Contract on the same terms and conditions for up to a total of five (5), not to exceed a total contract term of six (6) years] additional one-year terms.

6.3.2 Payment Terms

6.3.2.1 Payment Methods

The State of Iowa, in its sole discretion, will determine the method of payment for goods and/or services as part of the Contract. The State Pcard and EAP are preferred payment methods, but payments may be made by any of the following methods: Pcard/EAP, EFT/ACH, or State Warrant. Respondents shall indicate in their Cost Proposals all of the payment methods they will accept. **This information will not be scored as part of the Cost Proposal or evaluated as part the Technical Proposal.**

6.3.2.2 Electronic Funds Transfer (EFT) by Automated Clearing House (ACH)

The State of Iowa may make payment by EFT by ACH. Payments are deposited into the financial institution of the claimant's choice three working days from the issue date of the direct deposit.

https://das.iowa.gov/sites/default/files/acct_sae/man_for_ref/forms/eft_aut_horization_form.pdf

6.3.2.3 State Warrant

The State of Iowa's warrant drawn on the Treasurer of State is used to pay claims against the departments of the State of Iowa. The warrant is issued upon receipt of proper documentation from the issuing department.

6.3.2.4 Credit card or ePayables

The State of Iowa’s Purchasing Cards (Pcards) and ePayable solution (EAP) are commercial payment methods utilizing the VISA credit card network. The State

of Iowa will not accept price changes or pay additional fees if Respondent uses the Pcard or EAP payment methods. Pcard-accepting Respondents must abide by the State of Iowa's Terms of Pcard Acceptance. Respondents must provide a statement regarding their ability to meet the requirements of this subsection, as well as identifying their transaction reporting capabilities (Level I, II, or III).

6.3.2.5 Terms and Conditions for State of Iowa Purchasing Cards

The State of Iowa shall pay Contractor's invoices using its Purchasing Card Program (Pcard) whenever possible. The Pcard is a VISA credit card issued by U.S. Bank to allow authorized employees to make purchases on behalf of the State. It is a faster, more convenient alternative to traditional invoicing and remittance processing, allowing US Bank to pay the Contractor directly, generally within 48 hours of the transaction. Contractor shall comply with security measures for Pcard payments including:

6.3.2.5.1 Contractor shall comply with Payment Card Industry Data Security Standard (PCI DSS) to assure confidential card information is not compromised;

6.3.2.5.2 Contractor shall adhere to Fair and Accurate Credit Transactions Act requirements that limit the amount of consumer and account information shared for greater security protection;

6.3.2.5.3 Contractor shall not write down card numbers or store card information. When accepting orders by phone, Contractor shall process the transaction during the call and send itemized receipts (excluding card numbers) to the cardholder by fax, email, or mail (with delivery);

6.3.2.5.4 Contractor shall process payment for items when an order is placed only for items currently in stock and available for shipment, and only for services already rendered;

6.3.2.5.5 Contractor shall confirm that the name of purchaser matches the name on the card;

6.3.2.5.6 Contractor shall ensure Internet orders are processed via secure websites, featuring Verisign, TRUSTe, BBBOnline, or "https" in the web address;

6.3.2.5.7 Contractor shall shred any documentation with credit card numbers.

6.3.2.6 Payment Terms

Per Iowa Code 8A.514 the State of Iowa is allowed sixty (60) days to pay an invoice submitted by a Contractor.

6.3.2.7 Respondent Discounts

Respondents shall state in their Cost Proposals whether they offer any payment discounts.

6.3.2.8 Prompt Payment Discount

The State can agree to pay in less than sixty (60) days if an incentive for earlier payment is offered.

6.3.2.9 Invoices

6.3.2.9.1 Any invoices submitted must comply with applicable rules concerning payment of claims, including but not limited to those set forth at Iowa Administrative Code chapter 11—41.

6.3.2.9.2 Invoices are to be sent to das.finance.payables@iowa.gov and derek.chapman@iowa.gov.

6.3.2.9.3 Each invoice must reference the contract number, PO number, invoice number, invoice date, vendor remittance information, description of goods/services, quantity, unit price, list and discount price (when applicable) and line-item totals.

6.3.3 Performance Security

The Contract may require the Respondent to provide security for performance [e.g. performance bond, escrow, letter of credit, liquidated damages]. Agency shall retain ten percent (10%) of each payment due under the Contract. Agency shall pay the retained amount only after all Deliverables have been completed by Contractor and accepted by the Agency.

6.3.4 Quarterly Report

The Contractor shall provide an electronic detailed quarterly report on all sales made under this agreement within the State of Iowa via E-Mail to the Iowa Department of Administrative Services, Central Procurement, Attn: Issuing Officer Name, e-Mail Address. The report file format shall be Microsoft Excel compatible format. The report at minimum shall include the date of sale, customer name and address, full product description, SKU Numbers, quantity, invoice number, unit and extended invoice prices. Respondent proposals must include a sample report and a description of the reporting that will be provided. The State reserves the right to request more detailed information (ad-hoc reporting) at any time and on an individual or specific basis for a specific product, department, time frame, or for a range of products, departments or time frames.

6.3.5 Administrative Fee

Without affecting the approved Good or Service prices or discounts specified in the Master Agreement, the State of Iowa shall be entitled to receive a one percent (1.00%) administrative fee on all sales made within the State of Iowa against this agreement. The administration fee due to the State of Iowa shall be paid quarterly by Contractor directly to the State, made payable to the "Iowa Department of Administrative Services – Central Procurement."

6.3.6 Insurance

The Contract will require the successful Respondent to maintain insurance coverage(s) in accordance with the insurance provisions of the General Terms and Conditions and of the type and in the minimum amounts set forth below, unless otherwise required by the Agency.

Type of Insurance	LIMIT	AMOUNT
General Liability (including contractual liability) written on an occurrence basis	General Aggregate	\$2 million
	Products –	
	Comp/Op Aggregate	\$1 Million
	Personal injury Each Occurrence	\$1 Million \$1 Million
Automobile Liability (including contractual liability) written on an occurrence basis	Combined single limit	\$1 Million
Excess Liability, Umbrella Form	Each Occurrence	\$1 Million
	Aggregate	\$1 Million
Errors and Omissions Insurance	Each Occurrence	\$1 Million
Property Damage	Each Occurrence	\$1 Million
	Aggregate	\$1 Million
Workers Compensation and Employer Liability	As Required by Iowa law	A required by Iowa law

Acceptance of the insurance certificates by the Department shall not act to relieve Contractor of any obligation under this Contract. It shall be the responsibility of Contractor to keep the respective insurance policies and coverages current and in force during the life of this Contract. Contractor shall be responsible for all premiums, deductibles and for any inadequacy, absence or limitation of coverage, and the Contractor shall have no claim or other recourse against the State or the Department for any costs or loss attributable to any of the foregoing, all of which shall be borne solely by the Contractor. Notwithstanding any other provision of this Contract, Contractor shall be fully responsible and liable for meeting and fulfilling all of its obligations under this section of the Contract.

6.4 Order of Precedence

If there is a conflict or inconsistency between any documents comprising the Terms and Conditions, such conflict or inconsistency shall be resolved according to the following priority, ranked in descending order: (1) any terms and conditions specifically set forth in this Section 6 (Contract Terms and Conditions & Administration) under a subsection with a heading entitled Special Terms & Conditions; (2) the General Terms and Conditions for Services Contracts or Goods Contracts to the extent referenced and linked to on the RFP cover page the Contract; (3) if neither the General Terms and Conditions for Service Contracts or Goods Contracts are linked to on the

RFP cover page, any terms and conditions attached to and accompanying this RFP as attachment 5 (Terms and Conditions); and (4) any terms and conditions specifically set forth in this Section 6 (Contract Terms and Conditions & Administration) set forth under a subsection with a title other than Special Terms & Conditions.

Response Check List

RFP REFERENCE SECTION	RESPONSE INCLUDED	
	Yes	No
Technical Proposal		
Exhibit 1 - Transmittal Letter		
Exhibit 2 - Executive Summary		
Exhibit 3 - Firm Proposal Terms		
Exhibit 4 - Respondent Background Information		
Exhibit 5 - Experience		
Exhibit 6 - Termination, Litigation, and Debarment		
Exhibit 7 - Criminal History and Background Investigation		
Exhibit 8 - Acceptance of Terms and Conditions		
Exhibit 9 - Mandatory Specifications		
Exhibit 10 - Proposed Services		
Exhibit 11 - Personnel		
Exhibit 12 - Records and Reporting		
Exhibit 13 - Compliance		
Exhibit 14 - Customer Service		
Exhibit 15 - Warranty and Performance Guarantees		
Exhibit 16 - Optional Services		
Public Copy of Technical Proposal with Confidential Information Excised (Optional)		
Cost Proposal		

**Attachment 1
Elevator List**

State Elevator #	Location/Campus	Elevator Name	Address	Make
11118	Capitol Complex - Iowa Labs/Ankeny	DC-1	2220, 2221, 2240, 2250 S. Ankeny Blvd	Schumacher
103	Capitol Complex - Capitol Building	Car #2 South Rotunda	1007 East Grand Ave	O'Keefe
9788	Capitol Complex - Capitol Building	Car #3 South Senate	1007 East Grand Ave	O'Keefe/Schindler
11044	Capitol Complex - Capitol Building	Car#4 North House	1007 East Grand Ave	O'Keefe/Schindler
11868	Capitol Complex - Capitol Building	Car #1 North Rotunda	1007 East Grand Ave	Schumacher
111	Capitol Complex - Grimes	#1 West	400 East 14th Street	Schumacher
112	Capitol Complex - Grimes	#2 East	400 East 14th Street	Schumacher
113	Capitol Complex - Grimes	#3 (Freight)	400 East 14th Street	Elevator Controls
6511	Capitol Complex - Historical	#1 Dock/Freight	600 East Locust Street	O'Keefe/Dover
6604	Capitol Complex - Historical	#2 Theater	600 East Locust Street	O'Keefe/Dover
6514	Capitol Complex - Historical	#3 East	600 East Locust Street	O'Keefe/Dover
6512	Capitol Complex - Historical	#4 East	600 East Locust Street	Dover
6513	Capitol Complex - Historical	#5 West	600 East Locust Street	Dover
1490	Capitol Complex - Hoover	Car 1 Southwest	1305 East Walnut Street	Schumacher
1491	Capitol Complex - Hoover	Car 2 Southeast	1305 East Walnut Street	Schumacher
1492	Capitol Complex - Hoover	Car 3 Northwest	1305 East Walnut Street	Schumacher
1493	Capitol Complex - Hoover	Car 4 Northeast	1305 East Walnut Street	Schumacher
1494	Capitol Complex - Hoover	Service Car 5	1305 East Walnut Street	Elevator Controls
12849	Capitol Complex - Iowa Utility Board	Elev #1	1375 East Court Ave.	Kone
115	Capitol Complex - Iowa Workforce Development	#1 Center Car	1000 East Grand	Otis
117	Capitol Complex - Iowa Workforce Development	#2 East Car	1000 East Grand	Elevator Controls
116	Capitol Complex - Iowa Workforce Development	#3 West Car	1000 East Grand	MEI
107	Capitol Complex - Lucas Building	#1 Southeast Car	321 East 12th Street	Schumacher
109	Capitol Complex - Lucas Building	#2 Southwest Car	321 East 12th Street	Schumacher
106	Capitol Complex - Lucas Building	#3 Northeast Car	321 East 12th Street	Schumacher
108	Capitol Complex - Lucas Building	#4 Northwest Car	321 East 12th Street	Schumacher
4174	Capitol Complex - Lucas Building	#5 Handicap	321 East 12th Street	Elevator Controls
110	Capitol Complex - Lucas Building	#6	321 East 12th Street	Elevator Controls
9501	Capitol Complex - Ola Babcock Miller	#1 Car B West	1112 East Grand Ave.	Schumacher
9502	Capitol Complex - Ola Babcock Miller	#2 Car A East	1112 East Grand Ave.	Schumacher
10809	Capitol Complex - Parking Ramp, E. 7th/Grand	#1 South Car A	650 East Grand Ave.	Otis
10808	Capitol Complex - Parking Ramp, E. 7th/Grand	#2 North Car B	650 East Grand Ave.	Otis
11589	Capitol Complex - Oran Pape	Elev #1	215 East 7th Street	Elevator Controls
11588	Capitol Complex - Oran Pape	Elev #2 (Car 1 South)	215 East 7th Street	Schumacher
118	Capitol Complex -Jessie Parker	#1East Car	510 East 12th Street	MEI
119	Capitol Complex -Jessie Parker	#2 Middle	510 East 12th Street	Schumacher
120	Capitol Complex - Jessie Parker	#3 West Car	510 East 12th Street	Elevator Controls
2501	Capitol Complex - Jessie Parker	West Car #1	510 East 12th Street	Elevator Controls
2502	Capitol Complex - Jessie Parker	East Car #2	510 East 12th Street	Elevator Controls
10070	6200 Park State Office Building		6200 Park Ave.	Otis
	Terrace Hill		2300 Grand Ave.	
	Iowa Finance Authority		1963 Bell Ave Suite 200	

Scheduled to be modernized Currently being modernized Recently modernized

**Attachment 2
Cost Chart**

Recurring Monthly Costs			
Elevator #	Monthly Cost	Elevator #	Monthly Cost
11118		115	
103		117	
9788		116	
11044		107	
11868		109	
111		106	
112		108	
113		4174	
6511		110	
6604		9501	
6514		9502	
6512		10809	
6513		10808	
1490		11589	
1491		11588	
1492		118	
1493		119	
1494		120	
12849		2501	
Terrace Hill		2502	
Iowa Finance Authority		10070	