



STATE OF IOWA
MASTER AGREEMENT
Contract Declaration and Execution

MA 005

26329

EFFECTIVE BEGIN DATE: 06-01-2026
EXPIRATION DATE: 05-31-2027
PAGE: 1 of 9

VENDOR:

BAKER MECHANICAL INC
BAKER GROUP
00002109043

PO Box 401
Des Moines, IA 50302-0401

VENDOR CONTACT:

Matt Minnick

PHONE: 515-371-7309

EMAIL: minnickm@thebakergroup.com

ISSUER:

Michael Bradbury

PHONE: 515-330-8702

EMAIL: michael.bradbury@das.iowa.gov

EXT:

FOB:

Contract For: Building Automation Services

The Parties agree to comply with the terms and conditions on the following attachments, which are by this reference made a part of the agreement.

Attachments are on file with the Department of Administrative Services Central Procurement

Attachment 1: Competitive Solicitation for 005-RFB-2501-2026

Attachment 2: Vendors Response to Competitive Solicitation 005-RFB-2501-2026

Attachment 3: Bid Summary from 005-RFB-2501-2026

Additional Notes:

- State shall limit the allowable charge to the actual time up to a maximum of 2-man hours (round trip) times the workers hourly rates - To be included into the labor rate commodity lines.

- For State auditing purposes, Contractor is to provide original paid invoices or receipts for parts and materials and a breakdown of associated labor hours when invoicing projects.

Contact:

Name: Matt Minnick

Office: 515-262-4000

Mobile: 515-371-7309

Email: minnickm@thebakergroup.com

RENEWAL OPTIONS

FROM 06-01-2027 **TO** 05-31-2028

FROM 06-01-2028 **TO** 05-31-2029

FROM 06-01-2029 **TO** 05-31-2030

FROM 06-01-2030 **TO** 05-31-2031

FROM 06-01-2031 **TO** 05-31-2032

AUTHORIZED DEPARTMENT

ALL

SUB Other Governmental Entities



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LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE
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1	0.00000	HOUR	91019	\$ 144.900000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Regular Labor Rate - Project Manager

Project Manager Regular Hours Labor Rate. Monday-Friday, 7a-5p.

2	0.00000	HOUR	91019	\$ 178.500000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Regular Labor Rate - Software Installer/Programmer

Software Installer/Programmer Regular Hours Labor Rate. Monday-Friday, 7a-5p.

3	0.00000	HOUR	91019	\$ 136.500000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Regular Labor Rate - CADD Technician

CADD Technician Regular Hours Labor Rate. Monday-Friday, 7a-5p.

4	0.00000	HOUR	91019	\$ 175.350000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Regular Labor Rate - Service Technician

Service Technician Regular Hours Labor Rate. Monday-Friday, 7a-5p.

5	0.00000	HOUR	91019	\$ 202.860000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Overtime Labor Rate - Project Manager

Project Manager - Overtime Rate. Anything that falls outside of regular hourly labor rate. Requesting Agency must preauthorize use of overtime labor.



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6	0.00000	HOURL	91019	\$ 249.900000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Overtime Labor Rate - Software Installer/Programmer

Software Installer/Programmer - Overtime Rate. Anything that falls outside of regular hourly labor rate. Requesting Agency must preauthorize use of overtime labor.

7	0.00000	HOURL	91019	\$ 191.100000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Overtime Labor Rate - CADD Technician

CADD Technician - Overtime Rate. Anything that falls outside of regular hourly labor rate. Requesting Agency must preauthorize use of overtime labor.

8	0.00000	HOURL	91019	\$ 263.030000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Overtime Labor Rate - Service Technician

Service Technician - Overtime Rate. Anything that falls outside of regular hourly labor rate. Requesting Agency must preauthorize use of overtime labor.

9	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

ABB - Percentage Discount

Percentage Discount on ABB = 27.1%

10	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Accurate Controls Energy Products - Percentage Discount



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Percentage Discount on Accurate Controls Energy Products = 17.1%

11	0.00000	EA	91019	\$ 0.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Belimo - Percentage Discount

Percentage Discount on Belimo = 64.1%

12	0.00000	EA	91019	\$ 0.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Honeywell Alerton - Percentage Discount

Percentage Discount on Honeywell Alerton = 55%

13	0.00000	EA	91019	\$ 0.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Honeywell Forge - Percentage Discount

Percentage Discount on Honeywell Forge = 55%

14	0.00000	EA	91019	\$ 0.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Honeywell Tridium Niagara Controls - Percentage Discount

Percentage Discount on Honeywell Tridium Niagara Controls = 66.1%

15	0.00000	EA	91019	\$ 0.000000 \$ 0.000000
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BUILDING Automation
Lynxspring Automation - Percentage Discount

Percentage Discount on Lynxspring Automation = 67.1%



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16	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Rockwell Automation Allen Bradley - Percentage Discount

Percentage Discount on Rockwell Automation Allen Bradley = Cost + 13%

17	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Schneider Electric EcoStruxure - Percentage Discount

Percentage Discount on Schneider Electric EcoStruxure = 67.1%

18	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Schneider Electric IA Series - Percentage Discount

Percentage Discount on Schneider Electric IA Series = 56.1%

19	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Schneider Modicon - Percentage Discount

Percentage Discount on Schneider Modicon = Cost + 15%

20	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation
Schneider Square D Lighting Controls - Percentage Discount

Percentage Discount on Schneider Square D Lighting Controls = 69%

21	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000



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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Schneider Square D VFDs - Percentage Discount

Percentage Discount on Schneider Square D VFDs = 69%

22	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Siemens Controllers - Percentage Discount

Percentage Discount on Siemens Controllers = 55%

23	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Siemens Critical Environment - Percentage Discount

Percentage Discount on Siemens Critical Environment = 55%

24	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Siemens Field Components - Percentage Discount

Percentage Discount on Siemens Field Components = 55%

25	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Accurate Controls (Fire/Life) - Percentage Discount

Percentage Discount on Accurate Controls (Fire/Life) = 17.1%

26	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

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Honeywell Gamewell-FCI (Fire/Life) - Percentage Discount

Percentage Discount on Honeywell Gamewell-FCI (Fire/Life) = 30%

27	0.00000	EA	91019	\$ 0.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Honeywell VESDA Air Sampling (Fire/Life) - Percentage Dis.

Percentage Discount on Honeywell VESDA Air Sampling (Fire/Life) = 20%

28	0.00000	HOUR	91019	\$ 0.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Double Overtime Labor Hours

Holiday and Sunday Labor Rates - REQUESTING AGENCY MUST PREAUTHORIZE ANY USAGE OF DOUBLE OVERTIME LABOR.

29	0.00000	EA	91019	\$ 0.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Honeywell Farenhyt (Fire/Life) - Percentage Discount

Percentage Discount on Honeywell Farenhyt (Fire/Life) = 20%

30	0.00000	EA	91019	\$ 0.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

BUILDING Automation

Allowable Travel Reimbursement

Travel reimbursement as allowed within the State Accounting Enterprise Procedures 210.130 (das.iowa.gov).

31	0.00000	EA	91019	\$ 0.000000 \$ 0.000000
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BUILDING Automation

Common Building Material Mark-Up



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Common Building Material (i.e. conduit, standard building wire) Mark-Up = 15%



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TERMS AND CONDITIONS

Goods Effective 1 May 16

The parties agree to comply with the terms and conditions on the following web site which are by this reference made a part of the Agreement. General Terms and Conditions for goods contracts are posted at: <https://das.iowa.gov/sites/default/files/procurement/pdf/050116%20terms%20goods.pdf>

Services Effective 1 May 16

The parties agree to comply with the terms and conditions on the following web site which are by this reference made a part of the Agreement. General Terms and Conditions for service contracts are posted at: <https://das.iowa.gov/sites/default/files/procurement/pdf/050116%20terms%20services.pdf>

THIS MASTER AGREEMENT IS EFFECTIVE AS OF THE LATEST DATE SHOWN IN "EFFECTIVE BEGIN DATE" IN THE UPPER RIGHT HAND CORNER OR THE DATE BELOW SIGNED BY THE STATE OF IOWA.

CONTRACTOR	STATE OF IOWA
CONTRACTOR'S NAME (If other than an individual, state whether a corp, partnership, etc.) Baker Mechanical, dba Baker Group	AGENCY NAME DAS - Central Procurement
BY (Authorized Signature) Date Signed  Matthew Minnick (May 29, 2026 10:11:18 CDT) 05/29/2026	BY (Authorized Signature) Date Signed  Mike Bradbury (May 29, 2026 10:39:00 CDT) 05/29/2026
Printed Name and Title of Person Signing Matthew Minnick	Printed Name and Title of Person Signing Michael Bradbury - Senior Statewide Procurement Officer
Address	Address Hoover Building - Third Floor 1305 E. Walnut St. Des Moines, IA. 50319

MA26329

Final Audit Report

2026-05-29

Created:	2026-05-29
By:	Mike Bradbury (michael.bradbury@das.iowa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfdlbONnmwxzXWDqRhILe3bnLeRSUkVMV

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-  Document created by Mike Bradbury (michael.bradbury@das.iowa.gov)
2026-05-29 - 2:58:57 PM GMT- IP address: 165.206.169.150
-  Document emailed to minnickm@thebakergroup.com for signature
2026-05-29 - 3:00:59 PM GMT
-  Email viewed by minnickm@thebakergroup.com
2026-05-29 - 3:02:05 PM GMT- IP address: 72.152.84.181
-  Signer minnickm@thebakergroup.com entered name at signing as Matthew Minnick
2026-05-29 - 3:11:16 PM GMT- IP address: 149.154.1.87
-  Document e-signed by Matthew Minnick (minnickm@thebakergroup.com)
Signature Date: 2026-05-29 - 3:11:18 PM GMT - Time Source: server- IP address: 149.154.1.87 - Signature Appearance Selected: MOBILE_DRAW
-  Document emailed to Mike Bradbury (michael.bradbury@das.iowa.gov) for signature
2026-05-29 - 3:11:19 PM GMT
-  Email viewed by Mike Bradbury (michael.bradbury@das.iowa.gov)
2026-05-29 - 3:38:47 PM GMT- IP address: 165.206.169.150
-  Document e-signed by Mike Bradbury (michael.bradbury@das.iowa.gov)
Signature Date: 2026-05-29 - 3:39:00 PM GMT - Time Source: server- IP address: 165.206.169.150 - Signature Appearance Selected: DRAW
-  Agreement completed.
2026-05-29 - 3:39:00 PM GMT

