

005-RFB-3033-2027 – Concrete Services at Iowa Veterans Home

SECTION 1 – INTRODUCTION

1.1 Background Information

This RFB is designed to provide Bidders with the information necessary for the preparation of competitive Bids. The RFB process is for the Lead Agency's and Participating Agencies' benefit and is intended to provide the Lead Agency with competitive information to assist in the selection process. It is not intended to be comprehensive. Each Bidder is responsible for determining all factors necessary for submission of a comprehensive Bid.

The Iowa Department of Administrative Services (DAS), on behalf of the Iowa Veterans Home (IVH), is soliciting bids for small project concrete repair, replacement, and patching services such as sidewalk replacement(s) at IVH, located in Marshalltown, IA.

This solicitation aims to establish a contract with a reliable concrete Contractor for ongoing maintenance, improvement, and expansion of the home's facilities, ensuring a safe and accessible environment.

The IVH in Marshalltown, Iowa, is a state-operated long-term health care facility established in 1887 as the Iowa Soldiers Home. Set on a 150-acre campus, IVH is among the nation's five largest state veterans' homes and the largest facility of its kind in Iowa.

In recent years, IVH's infrastructure has undergone multiple capital improvements, including remediation work for water infiltration in the Loftus and Malloy wings and roof replacements for Dack and Malloy.

1.2 Contract Term

The term of the contract will begin **10/01/2026** and end on **09/30/2027**.

The State shall have the sole option to renew the contract upon the same or more favorable terms and conditions for up to **five (5) annual** extensions

Upon each Renewal Term, the State may, in its sole discretion, renew the Contract. Any adjustment to pricing shall require the State's prior written approval and shall be limited to increases that are reasonable, supported by documented changes in the Contractor's actual costs, and consistent with prevailing market conditions.

The Contractor shall submit any requested pricing adjustment to the State in writing at least ninety (90) days prior to the beginning of the applicable Renewal Term. The request shall include sufficient documentation to substantiate the requested adjustment, including applicable cost increases and supporting market data.

The State may approve, reject, or negotiate any requested pricing adjustment. No pricing adjustment shall become effective unless approved in writing by the State.

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The State reserves the right to renew the Contract at the existing Contract pricing if the parties do not agree to a pricing adjustment. The Contractor shall not be entitled to a pricing adjustment solely due to renewal of the Contract.

1.3 Site Visit

There will be no site visit associated with this solicitation.

Questions

Questions for this solicitation must be received in writing to the issuing officer no later than Monday, September 22, 2026 by 2:00pm (CT)

SECTION 2 – SCOPE OF WORK

All items listed in this Section are Bid Specifications. A successful Bidder must be able to satisfy all these specifications to be deemed a Responsive Bidder.

2.1. General Scope

2.1.1. The Contractor shall provide as-needed concrete repair, maintenance, installation, replacement, and related services at the Iowa Veterans Home (IVH) campus in Marshalltown, Iowa.

2.1.2. The services identified below are representative of the types of work anticipated under this Contract and are not intended to be an exhaustive list. The State may request additional concrete repair, maintenance, installation, replacement, or related services that are reasonably necessary to complete an authorized project and are within the general scope of this Contract.

2.2. Concrete Services

2.2.1. Services may include, but are not limited to:

- Installation, repair, and replacement of ADA-compliant ramps and associated concrete surfaces;
- Repair and replacement of concrete scuppers and drainage features;
- Installation, repair, relocation, and replacement of bollards;
- Repair and replacement of concrete curbs, curb and gutter, and related surfaces;
- Concrete grinding, cutting, and other corrective measures to address trip hazards;
- Removal and replacement of damaged, deteriorated, or otherwise defective concrete structures and surfaces;
- Concrete saw cutting, demolition, removal, and disposal of existing concrete;
- Slurry backfill and removal, replacement, and compaction of trench backfill associated with the work;
- Asphalt saw cutting, removal, disposal, and replacement as required to complete concrete-related work;

- Repair, modification, removal, and replacement of concrete block walls, brick pavers, and related masonry surfaces; and

2.3. Incidental and Related Services

2.3.1. Projects may require incidental services necessary to complete authorized concrete work. Such services may include:

- Repair and restoration of landscaping and irrigation systems disturbed by the Contractor's work;
- Installation, removal, repair, modification, and replacement of fences and handrails associated with the work; and
- Pruning, relocation, removal, and restoration of trees, shrubs, and other plant materials as necessary to complete authorized work.

2.3.2. Incidental services shall be limited to work reasonably necessary to complete an authorized concrete repair, maintenance, installation, or replacement project. Incidental services shall not be interpreted as authorization for stand-alone services unrelated to the concrete work.

2.3.3. The Contractor shall restore areas disturbed by its work to a condition reasonably equivalent to the condition existing prior to commencement of the project, unless otherwise specified in the Work Order.

SECTION 3 – SPECIFICATIONS

3.1. General Contractor Requirements

3.1.1. Labor, Materials, Equipment, and Permits - The Contractor shall provide all labor, supervision, materials, equipment, tools, transportation, disposal, permits, and other resources necessary to complete each authorized project in accordance with the Contract requirements. Services shall be provided on an as-needed basis and only upon authorization by the State. The State does not guarantee any minimum or maximum quantity, volume, or dollar amount of services under this Contract.

3.2. Work Order and Project Authorization

3.2.1. Authorization Required - Services shall be performed only upon authorization by the Contract Administrator or other State-designated representative. The Contractor shall not begin work, order materials, mobilize equipment, or incur costs for a project without prior authorization from the State, except where specifically authorized for emergency services.

3.2.2. Site Inspection and Project Quote – Prior to beginning a project, the Contractor shall inspect the project area and review existing conditions as necessary to determine the requirements for completing the work.

When requested by the State, the Contractor shall provide a written quote or project estimate identifying, at a minimum:

- Description of the proposed work;
- Materials to be used;
- Estimated quantities;
- Applicable unit prices;
- Labor and equipment charges, if applicable;
- Mobilization or other applicable charges;
- Estimated project completion date; and
- Total estimated project cost.

The Contractor shall identify any conditions discovered during the site inspection that may affect the scope, cost, schedule, or successful completion of the project.

3.3. ADA-Accessible Concrete Work

When the scope of an authorized project includes the installation, replacement, repair, or modification of an ADA-accessible route, curb ramp, sidewalk, landing, or other accessible concrete feature, the Contractor shall perform the work in accordance with all applicable Federal, State, and local accessibility laws, regulations, codes, standards, and requirements in effect at the time the work is performed.

The Contractor shall verify existing site conditions, dimensions, elevations, grades, slopes, drainage, and other conditions necessary to properly complete the work prior to commencing construction. The Contractor shall notify the State of any existing condition that may prevent the completed work from meeting applicable accessibility requirements before proceeding with the work.

ADA-accessible work shall, as applicable to the project, address the following:

- Required accessible route and walkway width;
- Running slope and cross slope;
- Curb ramp slopes, transitions, and grades;
- Landings and required maneuvering areas;
- Detectable warning surfaces;
- Transitions between adjacent surfaces;
- Edge protection where required;
- Surface characteristics, including a stable, firm, and slip-resistant surface;
- Changes in level and vertical transitions; and
- Drainage and other site conditions may affecting accessibility.

The Contractor shall construct accessible concrete work to provide a continuous, usable, and compliant accessible route. The Contractor shall be responsible for correcting, at no additional

cost to the State, any work that fails to meet the applicable accessibility requirements due to improper installation, workmanship, or failure to properly account for existing site conditions.

Where the State identifies specific accessibility requirements for an authorized project, those requirements shall be incorporated into the Work Order and shall be followed by the Contractor.

3.4. Concrete Construction and Workmanship

The Contractor shall perform all concrete work in accordance with applicable industry standards and the requirements identified in the Work Order.

Unless otherwise specified by the State, the Contractor shall provide proper:

- Removal and disposal of existing concrete;
- Subgrade preparation and compaction;
- Base materials;
- Reinforcement, where required;
- Forms and grades;
- Concrete placement;
- Joints and joint materials;
- Finishing;
- Curing; and
- Protection of completed work.

Replacement concrete shall be compatible with the existing application and suitable for the anticipated use and environmental conditions.

The Contractor shall ensure finished surfaces are properly graded, free of unnecessary depressions or hazards, and provide appropriate drainage.

3.5. Site Protection and Facility Operations

IVH is an active State-operated long-term care facility. The Contractor shall perform all work in a manner that minimizes disruption to residents, staff, visitors, and facility operations.

The Contractor shall:

- Maintain safe pedestrian access and emergency access throughout the project unless otherwise authorized by the State;
- Provide appropriate barricades, warning signs, cones, fencing, or other protective measures;
- Secure work areas and equipment when unattended;
- Control dust, debris, noise, mud, and other conditions that may affect residents, staff, visitors, or facility operations;
- Coordinate work activities with IVH staff as directed by the Contract Administrator; and
- The Contractor shall immediately repair or replace, at no additional cost to the State, State property damaged as a result of the Contractor's operations.

3.6. Utilities and Existing Conditions

Prior to commencing work involving excavation, saw cutting, demolition, trenching, or other activities that could affect existing infrastructure, the Contractor shall take appropriate measures to identify and protect existing utilities and site infrastructure.

The Contractor shall be responsible for protecting existing electrical systems, plumbing, communication systems, irrigation systems, drainage systems, utility lines, pavement, landscaping, fencing, buildings, and other existing infrastructure.

The Contractor shall immediately notify the Contract Administrator of any unknown or unexpected condition that may affect the work.

3.7. Compliance with Laws and Regulations

The Contractor shall comply with all applicable Federal, State, and local laws, statutes, ordinances, rules, regulations, codes, and standards applicable to the performance of the services. This includes, but is not limited to, applicable requirements of the Occupational Safety and Health Administration (OSHA), American National Standards Institute (ANSI), and other regulatory authorities having jurisdiction over the work.

3.8. Licenses and Permits

The Contractor shall obtain and maintain, at no additional cost to the State, all licenses, registrations, certifications, permits, inspections, and approvals required by Federal, State, or local authorities for the performance of the services.

The Contractor shall hold all licenses or registrations required by the State of Iowa, including any applicable license or registration issued by the Iowa Division of Labor, prior to submitting a Bid and shall maintain all required licenses and registrations throughout the Contract term and any renewal periods

The Contractor shall provide evidence of required licenses, permits, or certifications upon request by the State.

The Contractor shall immediately notify the State if any required license or registration expires, is suspended, revoked, or otherwise becomes invalid. Failure to maintain required licensing or registration may constitute a material breach of the Contract and may result in termination.

3.9. Subcontractors

The Contractor may utilize subcontractors only as permitted under the Contract. The Contractor shall remain fully responsible for the performance of all subcontracted services. All subcontractors shall comply with all applicable requirements, terms, conditions, laws, licenses, and standards applicable to the Contractor under the Contract. The Contractor shall be responsible for the acts and omissions of its subcontractors and shall ensure that all subcontracted work is performed in accordance with the Contract.

All work performed by subcontractors shall be warranted by the Contractor to the same extent as work performed directly by the Contractor. Use of a subcontractor shall not relieve the Contractor of any obligation or liability under the Contract.

3.10. Complete Performance

The Contractor shall be capable of providing all services identified within the Scope of Services and shall not omit, exclude, or decline any portion of the required services without the prior written approval of the State. The Contractor shall not subcontract any portion of the services in a manner that would prevent the Contractor from fulfilling its obligations under the Contract.

3.11. Worksite Cleanup and Restoration

The Contractor shall maintain the work area in a clean and orderly condition and shall remove construction debris, excess materials, equipment, and other waste resulting from its operations.

Upon completion of each authorized project, the Contractor shall remove debris and unused materials, clean the work area, restore disturbed areas, and leave the project area in a safe and acceptable condition.

Disposal of concrete, asphalt, soil, vegetation, construction debris, and other materials generated by the Contractor's work shall be the responsibility of the Contractor unless otherwise specified in the Work Order.

3.12. Inspection and Acceptance

The State reserves the right to inspect work during performance and upon completion. The Contractor shall notify the Contract Administrator when an authorized project is substantially complete and ready for inspection. The State may identify deficiencies, incomplete work, or items requiring correction. The Contractor shall promptly correct such deficiencies at no additional cost to the State. Final acceptance of the work shall be determined by the State. Payment shall not constitute acceptance of defective or nonconforming work.

3.13. Workmanship warranty

Contractor shall warrant all workmanship and materials for a minimum of one (1) year from final acceptance of the work. During the warranty period, the Contractor shall, at no cost to the State, repair or replace defective workmanship or materials identified during the warranty period.

3.14. Change order provision

Contractor shall immediately notify the Contract Administrator of any condition that may require work beyond the authorized scope. Contractor shall not perform additional work or incur additional costs without prior written authorization from the Contract Administrator. Unauthorized work shall be performed at the Contractor's expense.

SECTION 4 – PERFORMANCE MEASURES & DELIVERABLES

4.1. Contractor Performance Measures

The State will monitor Contractor performance throughout the Contract Term. Performance measures shall apply to each authorized project and may include the following:

- Acknowledge routine service requests within one (1) business day.
- Provide written estimates within five (5) business days following site inspection, unless otherwise approved by the State.
- Perform work in accordance with the schedule established in the applicable Work Order.
- Correct deficiencies identified by the State within five (5) business days, or within another timeframe approved by the State based on the nature of the deficiency.
- Complete ADA-related work in compliance with applicable accessibility requirements.
- Submit accurate invoices that correspond to the authorized Work Order and approved pricing.

4.2. Deliverables

The Bidder shall provide the following deliverables as requested by the State:

- Project Quote/Estimate – When requested, a written estimate before work begins.
- Project Work – Completed concrete repair, maintenance, installation, or replacement in accordance with the authorized Work Order.
- Notification of Site Conditions – Written notification of unforeseen conditions affecting cost, scope, schedule, utilities, or ADA compliance.
- Project Completion Notice – Notification that the work is complete and ready for State inspection.
- Final Invoice – An accurate invoice tied to the authorized Work Order and awarded pricing.
- Warranty Corrections – Repair or replacement of defective materials or workmanship during the warranty period.
- Closeout Documentation – If applicable, permits, inspection documentation, warranties, photographs, or other project-specific documents required by the State.

Attachment 1
Exceptions Form

Please list all exceptions to this RFB in this section. Include section and reason for exception: (Make additional pages if necessary)

<u>Section</u>	<u>Exception</u>
1. _____	_____ _____
2. _____	_____ _____
3. _____	_____ _____
4. _____	_____ _____
5. _____	_____ _____
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10. _____	_____