



09/08/2025

To: All Potential Respondents
From: Construction Procurement
Subject: RFQ905101-01 ILEA Office Cement Siding Replacement

Request for Quote

The State of Iowa is conducting a Request for Quote for a contractor to replace damaged fiber cement panel siding at the Iowa Law Enforcement Academy on the Camp Dodge campus in Johnston, IA. See Exhibit B for additional detail.

All personnel entering the Camp Dodge campus will be required to show a valid driver's license.

The panel replacements shall be completed no later than December 19, 2025.

The Project is located at 4640 Burma Road, 7105 NW 70th Ave (Building 4640), Johnston, Iowa 50131.

Please upload your quote on the Exhibit A pricing form of this solicitation utilizing the [Iowa IMPACS Procurement System](https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=DASlowa) (<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=DASlowa>) prior to **September 19, 2025 at 2:00 PM (CT)**.

All questions regarding this solicitation must be received by email **by 2:00 PM (CT) ON September 15, 2025**.

Contract Terms and Conditions

This procurement will result in a Consensus 802 Agreement. By submitting a quote, respondent agrees to the contract terms and conditions available at:

<https://das.iowa.gov/sites/default/files/procurement/pdf/ConsensusDoc802.pdf>

Performance & Payment Bond

Respondent must provide a Performance and Payment Bond in accordance with Section 10.8 of Consensus 802 Agreement.

Insurance Requirements

See sample Certificate of Insurance attached as Exhibit D for required limits, additional insured requirements and waiver of subrogation.

Exhibit A Pricing Form
ILEA Office Cement Siding Replacement
Iowa Law Enforcement Academy
Request for Quote RFQ905101-01

Due Thursday, September 19, 2025 at 2:00 PM (CT)

Please submit this completed form with your Quote to:

[Iowa IMPACS Procurement System](https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=DASlowa)

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This form is to be completed in ink or typewritten.

Only pricing on this form or an exact copy of this form will be accepted.

Pricing Form shall be signed by an officer of the firm with authority to bind Respondent to Contract.

Respondent acknowledges receipt of the following Addenda (if issued) which are part of the RFQ documents:

Addendum No. _____ Date _____

Addendum No. _____ Date _____

Freight Terms: FOB Destination, Freight Pre-Paid

The State reserves the right to reject any or all quotes without penalty and to waive minor deficiencies and informalities if, in the judgement of the State, it's best interests will be served.

Respondents must submit pricing for all scope of work items indicated per the attached Exhibit B. The State reserves the right to evaluate pricing. The State intends to make one Award for this project.

Lump Sum Quote Price for Fiber Panel Replacements

Quote (Labor and Material(s)) Total \$ _____

Please note all pricing is to be delivered price. That is why we are stating FOB Destination, Freight Pre-Paid.

Signature _____

Name (Print) _____

Title _____

Company _____

Address _____

City, St., Zip _____

Phone # _____ **Fax #** _____

E-mail _____

Exhibit B Scope of Work

ILEA Office Cement Siding Replacement
Iowa Law Enforcement Academy
Request for Quote RFQ905101-01

Due Thursday, September 19, 2025 at 2:00 PM (CT)

1.01 GENERAL WORK REQUIREMENTS

- A. The Contractor's Work includes all labor, supervision, materials, equipment, services, supplies, tools, facilities, transportation, hoisting, storage, receiving, licenses, inspections, certifications, overhead, profit, or other items required or reasonably inferable to properly and timely perform and complete all work and services to be performed by the Contractor pursuant to this Agreement. Unless specifically stated otherwise, incidental work required to accomplish the work of this Request for Quote shall be included in the quote. This would include, but not be limited to, temporary facilities, protection of the work, security of equipment, materials, and work in progress, etc. Contractor's Work shall be performed in accordance with the Drawings, Specifications, and Request for Quote.
- B. Contractor is responsible for all labor and equipment to unload, account for all material delivered, stock, and delivery for this scope of work. Storage and delivery of materials and equipment at the Site shall be permitted only to the extent approved in advance by the Construction Manager, and if anything so stored obstructs the progress of any portion of the work, it shall be promptly removed or relocated by the Contractor without reimbursement.
- C. Provide all temporary facilities required for this scope of work including telephone, secured storage, temporary power for work, temporary and task lighting for work, etc. as determined necessary by Contractor. Coordinate location of trailers, material storage and utility lines with Construction Manager. Limited space is available, and permission to bring any such facility or excess materials on to the site shall be approved by the Construction Manager. No job office trailers will be permitted onsite.
- D. Contractor shall provide all equipment and tools for Contractor's own cleanup. Clean up shall be done at end of every shift or more frequently if required for the Contractor to perform their work, for other Contractors to perform their work, as required by the Owner's operations, and at the discretion of the Construction Manager. Dumpster service will be the responsibility of the contractor.
- E. Contractor shall provide temporary toilet facilities for the duration of the project.
- F. All turf, landscaping, and subgrade disturbances caused by equipment traffic or other activities related to the Contractor's scope shall be repaired or restored to proper conditions by the Contractor.
- G. Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work.
- H. Tools, materials, and equipment storage and security is the responsibility of each Contractor.
- I. All Authorities having Jurisdiction inspections shall be requested by the responsible contractor and coordinated through the Construction Manager. Attendance by contractors is mandatory as applicable to the work being inspected.
- J. The Contractor will be required to attend a pre-installation conference before commencement of related work.
- K. The Contractor shall complete a daily log for each workday on site and submit to Construction Manager. Content of daily log will be directed by Construction Manager.

1.02 SAFETY

- A. The contractor shall comply with all local and federal, safety and health requirements.
- B. It is the contractor's responsibility to notify other contractors on the jobsite of any hazardous materials to which their employees may be exposed. This communication shall be defined as the ability to produce all material SDS information customized for the project. This documentation shall be available for the duration a prime contractor, subcontractor, and/or any second/third/etc. tier subcontractors are onsite.
- C. All Contractors shall inform their employees to immediately advise their supervisor of any unsafe conditions that are encountered. The supervisor shall promptly remediate such danger and/or contact the Construction Manager.
- D. Contractors performing hot work are to have a fire extinguisher in their work areas at all times as applicable.
- E. All Contractors are responsible for their own fall protection.

- F. Contractors are required to provide emergency phone numbers at the request of the Construction Manager. Emergency phone numbers are numbers where the Contractor can be reached during off hours.
- G. All floor edge, roof and similar openings, barricades, handrails, or cabling for fall protection will be installed by the Contractor that creates the hazard as part of that Contractor's scope of work. At no time shall an opening be left unprotected from fall hazard. All Contractors shall protect and maintain such devices per OSHA standards. When a device conflicts with the work of this bid package or when the work of this bid package replaces the need for such devices, this Contractor is responsible for removal. If the work of this Contractor requires additional holes/penetrations, this Contractor shall provide necessary protection until final materials are installed.
- H. No fire exit can be blocked at any time.

1.03 SITE MANAGEMENT

- A. All contractors are responsible for all their own utility locates. This shall include both public and private locates. All Contractors shall coordinate locates with One Call Services.
- B. When active services are encountered in the Work, protect, brace and support existing active sewers, gas, electric or other services, where required for proper execution of the Work. If existing active services are encountered that require relocation, make a request in writing for determination. Do not proceed with Work until written directions are received. Do not prevent or disturb the operation of active services that are to remain.
- C. All contractors are required to protect their work. Provide proper protection for all existing work performed by others when performing your work next to, or around, other materials. Repair or replacement of any damaged material will be the responsibility of the contractor who damaged it.
- D. All contractors/vendors are responsible for their own cutting and patching unless otherwise specified.
- E. All contractors are responsible for maintaining dust control during their work. Contractor will provide a dust control plan customized for the project to DCI Group.
- F. Contractors shall be responsible for maintaining traffic control coordination with the Owner, DCI Group, and the Authority Having Jurisdiction.
- G. Public and private roadways will be maintained and cleaned as required by the contractor leaving debris, mud, excess gravel, etc. on roadways at their expense as defined in bid packages.
- H. No steel track mounted equipment will be allowed on finished paved surfaces. Any damage to the finished paved surfaces will be repaired at the cost to the contractor causing such damage.
- I. Bridging of finished pavement will be the responsibility of the contractor. This includes bridging curbs, pavement, sidewalks, etc. Any damage to the aforementioned including pavement markings, will be repaired or replaced at the cost of the contractor causing such damage.
- J. Contractors that have work that requires equipment off of the existing roadways are required to locate and protect from damage all under and above ground existing features such as utilities, tunnels, landscaping, etc... The Contractor will be responsible to repair back to original condition any damages that occur, including but not limited to ruts and sod damage.
- K. Any areas disturbed or damaged by one's operation are to be repaired to Owner/Construction Manager's satisfaction.
- L. The Contractor shall clean their installed materials prior to the next successor activity.
- M. Any signs located on the jobsite must be approved by the Construction Manager. Signage will not be allowed in most cases unless it is required for safety or provides instructions.
- N. Receiving, unloading and handling of material provided by the contractor shall be included. Spotting location shall be coordinated with the Construction Manager. All deliveries shall be coordinated with other Contractors and Construction Manager in advance of the delivery. Provide freight to the jobsite for any material provided. If storage is not available onsite, each contractor shall include other means of secure storage. If the contractor is not onsite to unload delivery, the delivery will be rejected and will have to be re-scheduled at the contractor's expense. Materials must be stored off the ground, out of the mud and on a solid surface. As required or needed, material should be stored on dunnage or pallets in order to keep it off the ground or surface below. Special storage is the responsibility of the respective contractor.
- O. Contractors shall not store materials within construction designated locations without approval from Construction Manager. No materials storage will be allowed that may inhibit construction progress.
- P. The Contractors shall layout and correctly establish all lines, levels, grades, positions, walls, partitions, equipment and location of all Work on the Project and be responsible for their accuracy and proper correlation with control lines, monuments and data furnished. Such monuments and data shall be carefully preserved and, if displaced, reset at the expense of the persons displacing them.

- Q. The Contractor shall carefully inspect any work performed by others that is to receive, align, abut or similarly relate to the Contractor's work and shall immediately notify the Construction Manager in writing of any apparent defects or inconsistencies. The Contractor is responsible for coordinating and verifying the dimensions, measurements, and elevations at the project site relevant to the Contractor's work. If Contractor commences his work without such written notice, such commencement shall constitute acceptance of all such work performed by others and of all such field conditions, and all costs incurred in connection with the Contractor's work as a result thereof shall be borne by Contractor.
- R. Incorporate construction tolerances for the work of others into the design of the systems in this scope of work. Include field measurements of work by others and any necessary adjustments to systems prior to fabrication to accommodate such allowable tolerances, or accept all costs to correct materials, which do not fit job conditions.
- S. Any work that is scheduled to be completed while Owner is in normal operation must be sensitive to the Owners continued use of the building. No workers are allowed to be in areas of the building that are not directly related to their scope of work. Hallways and general access paths to construction areas must also be kept clean at all times. The Owner has the right at any time to shut down any construction activities that they deem to be too much of a distraction to the occupants of the building.
- T. All contractors are responsible for familiarizing themselves with the coordination and sequencing requirements related to Owner furnished equipment.

1.04 SCHEDULE MANAGEMENT

- A. The Prime Contractor shall on a weekly basis (at a minimum) provide the Construction Manager with scheduling information with regards to progress and work to be performed in the next 4 (four) weeks. The Prime Contractor shall be bound by the Construction schedule. Nothing in the Prime Contract Agreement shall relieve the Prime Contractor of any liability for any unexcused failure to comply with the agreed upon overall Construction Schedule or any completion dates. The Construction Manager shall have the right to coordinate the Prime Contractors, including the right, if necessary, to change the time, order and priority in which the various portions of the Prime Contract Work and other work associated with the Project shall be performed.
- B. All prime contractors, subcontractors, and/or any second/third tier subcontractors onsite shall participate in coordination meetings with the Construction Manager as well as weekly meetings as the project progresses.
- C. All Contractors shall cooperate with the Construction Manager and with other Contractors. The completion of the Work will depend upon a collective effort by all parties involved.

1.05 GENERAL HOUSEKEEPING

- A. Daily cleanup (broom clean) of dust and debris from construction operation is part of each contractor's scope of work. If any contractor fails to keep the site clean and organized on a continuous basis, the Construction Manager will notify the contractor in writing only once. The contractor will then have 24 hours to correct the situation. If the contractor fails to correct the situation, the Construction Manager will hire another party for cleaning and charge the said contractor. The Contractor shall submit prior to beginning work a plan to the Construction Manager defining manpower and methods for achieving daily cleanup. If Construction Manager deems necessary, each Contractor shall provide 1 employee for each 5 employees on the project to clean all work areas and/or staging areas to a broom clean condition. If the Contractor has less than 5 employees on site, the contractor will provide 1 employee to the necessary cleanup requirement. Cleanup duration will take as long as it takes to achieve the broom clean results.
- B. Daily cleanup shall include all applicable portions of a project including but not limited to the building, site, public streets, lay-down areas, and designated contractor parking areas.
- C. If rework is necessary to be performed by any contractor, that contractor shall be responsible for all associated cleanup and installation/removal of protection measures on all adjacent surfaces where rework took place including access to and from the area.
- D. Contractor shall take special precautions to insure no metal, fasteners, or other debris is left behind on roof or the grounds below at the end of each work shift. This shall include a magnetic sweep of the area to pick up any metallic debris.

1.06 CONSTRUCTION SCOPE REQUIREMENTS

- A. Trade Contractor shall review and familiarize themselves with the following Exhibits:

- a. Exhibit E: Existing Elevations.
 - 1) This provides the general layout of the existing panels. It will be the responsibility of the contractor to review layout in the field and conduct field measurements prior to ordering materials.
 - b. Exhibit F: Material Quote.
 - 1) A material quote has been previously received from the original manufacturer of the panels. The new panels are required to match the existing. The contractor shall confirm quantity and receive an updated quote prior to submitting a response to this RFQ.
 - c. Exhibit G: Installation Instructions.
 - 1) Contractor shall review the installation instructions and familiarize themselves with their requirements. It is believed the original panels failed due to improper installation including improper ventilation behind panels, incorrectly sized pre-drilled holes, and improper subframe installation.
 - d. Exhibit H: Swisspearl Report.
 - 1) Contractor shall review the report created by Swisspearl, outlining potential causes for panel failures and installation requirements.
2. General
- a. This contractor shall be responsible for providing dumpster service for the duration of the project. Dumpster location to be approved by Iowa Law Enforcement Academy and Construction Manager proper to delivery.
 - b. This contractor shall be responsible for providing temporary toilet and handwashing facilities for the duration of the project. Toilet facility to be approved by Iowa Law Enforcement Academy and Construction Manager proper to delivery.
 - c. Any penetrations created by this contractor, whether from demolition of existing systems or installation of new, shall be sealed by this contractor to match adjacent surface and rating.
 - d. Contractor will be responsible to provide portable generators or an alternative power source for all tools and equipment that require a power source higher than 120 Volt.
 - e. Contractors shall document existing conditions prior to start of work. All damage to existing pavements, landscaped areas, and all other existing property will be repaired by the responsible Contractor.
3. Submittals
- a. Prime Contractor shall submit the following submittals at minimum:
 - 1) Fiber Cement Panel Materials Product Data
 - 2) Fiber Cement Panel Layout
 - 3) Fiber Cement Panel Installation Instructions
 - 4) Subframe Materials Product Data
 - 5) Subframe Materials Installation Instructions
 - b. Submittals will be for review and record only.
 - c. Materials & Long Lead Procurement: Prime Contractor shall identify any/all submittal items that require "field verifies" and also identify the dates when these field verifies can be taken.
 - d. Contractors shall maintain accurate as-built construction records and provide complete clean and legible copies to Construction Manager on completion of work. All Contractors will be required to provide electronic copies as well as hard copies of all O&M's and as-built drawings. See Project Manual for additional Closeout requirements.
 - e. The contractor shall include in their schedule of values a \$1,000 line item or 1% of the construction cost, for closeout documentation. This line will not be paid until all closeout documents are submitted and accepted.
4. Demolition
- a. This contractor shall, in cooperation with the Construction Manager, fully inspect and record existing conditions of existing construction to remain BEFORE demolition or removal begins. Documentation of existing conditions shall be submitted to the construction manager prior to the start of work. Any damage not previously identified and recorded will be replaced and/or repaired by this contractor at this contractor's expense.

- b. This contractor shall be responsible for the removal and disposal of all elements required for the installation of new subframe and panels.
 - c. Contractor shall be aware that the panels only on the West elevation have been removed prior to the start of this project.
5. Panel Install
- a. Contractor shall review the existing layout and provide a revised layout if necessary to achieve proper ventilation.
 - b. This contractor shall be responsible for new subframe materials and installation. All subframe materials shall be installed straight, plumb, level, and aligned correctly on the building. Contractor shall provide the Construction Manager and opportunity to document newly installed subframe prior to installation of cement panels.
 - c. Contractor shall be responsible for the procurement and installation of new fiber cement panels. Contractor shall ensure they are following proper installation instructions, including but not limited to, properly sized pre-drilled holes.
 - d. Contractor shall be responsible for all documentation and inspections required for procuring warranties and to meet manufacturer's requirements.

Exhibit C Facility Work Requirements

ILEA Office Cement Siding Replacement
Iowa Law Enforcement Academy
Request for Quote RFQ905101-01

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1.01 WORK HOUR RESTRICTIONS

- A. Work hours are from 7:00 AM to 5:00 PM, Monday through Friday unless arrangements are made in advance.

1.02 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Provide access to and from site as required by law and Owner:
 - 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 - 2. Do not obstruct roadways, sidewalks, or other public ways without permission of Owner and permit if required.
- C. Facility will be occupied at all times during duration of work. Contractor personnel shall conduct themselves in an agreeable manner at all times. Failure to do so may result in removal from the work site.

1.03 OWNER OCCUPANCY

- A. Owner intends to occupy the Project upon Substantial Completion.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

1.04 RULES FOR CONSTRUCTION WORKERS

- A. The staff of the State of Iowa has a responsibility to protect the public by providing a secure environment. All work site rules must be followed to the letter, at all times.
- B. **All personnel entering Camp Dodge must show a valid driver's license.**
- C. **All personnel on Camp Dodge property are subject to search at any time.**
- D. Hot Work Permit Processes and Fire Watch, when necessary, will be adhered to for this project.
 - 1. Fire Watch: Written request will be required four days in advance of work. When the fire alarm system must be put in bypass or test, the contractor shall provide personnel at the fire alarm panel to continuously monitor the panel. The personnel shall be required to meet with State prior to fire watch for training. Anticipate less than one hour for training. If the fire detection systems will be disabled, the contractor shall also provide sufficient personnel dedicated to fire watch only in the areas disabled and maintain a fire watch log. Template notifications, procedures, and logs are available for the contractor's use.
 - 2. Hot Work: Hot work shall be conducted per OSHA guidelines. It will be the responsibility of the contractor to provide personnel for fire watch and to maintain a fire watch log.
- E. All State properties are tobacco free. No smoking will be permitted or tolerated on campus unless in designated areas.
- F. You are permitted access only to the work site and no other area of the institution.
- G. No drugs, alcohol, or firearms are allowed on the work site.
- H. Do not leave money, drugs, alcohol, or firearms in your personal vehicle.
- I. Company and personal vehicles are to be parked and locked in designated or authorized area of the work. Contractor parking shall be located at the Terrace Hill parking lot at the intersection of Grand Avenue and Forest Drive or at available street parking.
- J. Secure all tools at the end of the day.
- K. Maintain control of all tools, supplies, and debris at all times during the work.
- L. During an emergency, follow the instructions of the security staff.

- M. Any shutdowns to existing systems will need to be coordinated seven (7) business days in advance and will need reviewed with DCI Group and the States maintenance personnel.

Exhibit D Sample Certification of Insurance

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