



Wednesday, February 25, 2026

To: All Potential Respondents

From: Michael Bradbury, Senior Statewide Procurement Officer

Subject: 005-RFB-2442-2026 – Hazardous Materials & Environmental Site Assessments

Addendum 1

This addendum forms a part of the contract documents and modifies the original bidding documents dated February, 9th, 2026 as noted below.

1. Where is travel time supposed to be assessed?
 - Travel time can be included in the labor rate. Please see below pertaining to “All Inclusive” for time associated with testing.
2. My staff and I were certified in Iowa as asbestos inspectors and supervisors. Our credentials are expired. Can my staff and I recertify if awarded the contract?
 - Contractor must be certified to perform the tests that would be on vendor contract.
3. What was the spend of last year's contract?
 - 2020-2021 - \$3,100
 - 2021-2022 - \$17,500
 - 2022-2023 - \$5,000
 - 2023-2024 - \$67,000
 - 2024-2025 - \$130,300
 - 2025-2026 - \$68,200
4. Items S1 – S4, and S9; For the sample fees, please provide definition of “ALL INCLUSIVE”.
 - ‘All-inclusive’ covers the technician’s labor, all consumables required for sampling, laboratory work and data analysis. Labor rates that are not included are limited to travel, site navigation between sampling points, and any other non-testing project related activities.
5. Items S5 - S8; When conducting work under this contract, are vendors limited to only using staff descriptions and rates listed in the service line items?
 - During contract negotiations should a title or description need to be changed, it can be negotiated at that time. Rates would need to remain as bid for the first term of the contract and may be negotiated during each renewal process.



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6. Section 1.4 references compliance with the ASTM E1527-21 standard. Does the State anticipate using this contract to complete Phase I Environmental Site Assessments?
 - The resulting contract may include provisions for Phase 1 Site Assessments; however, such testing may be standalone testing. Agency and vendor to make considerations for and quote such situations on an as needed basis. Some situations may exceed the competitive threshold and may require that the project be solicited.
7. Mold Sample Fee – What type of Mold Sample is to be included in the fee, such as spore trap, surface sample, or culturable?
 - For the purpose of this solicitation, please price the spore trap testing method.
8. Asbestos Sampling Fee – No analytical methods are provided for pricing.
 - For the purpose of this solicitation, please price bulk sample analysis method.
9. Lead Sampling Fee – No analytical methods are provided for pricing.
 - For the purpose of this solicitation, please price lead paint chip sampling testing method.
10. Air Sampling Fee – No analytical methods are provided for pricing.
 - For the purpose of this solicitation, please price active air sampling for chemicals/VOCs.
11. The pricing table does not account for laboratory costs for other contaminants/regulated material such as PFAS which are referenced elsewhere in the RFB. Should costs related to sampling for other contaminants/regulated materials, such as PFAS, be included?
 - The solicitation is to price the most commonly tested items. Provisions for testing of contaminants such as PFAS may be included on the established contract.
12. Is this is meant to be an on-call type contract where we provide qualifications, scope of services offered and rates, or if this is a fixed price bid.
 - The services will be called and scheduled in advance. There will be no emergency or on call requirements.
13. The RFB states that site assessments will occur on state-owned or leased property, to accurately price that we would need to know how big the sites are, where they are located, and how many total sites are expected to be evaluated.
 - The Agency will make contact and provide details of the facility and the area(s) that require testing. The agency will identify which tests are needed and how many areas will need to be tested. If additional onsite testing is required, the Agency and vendor can determine and agree to additional testing.
14. For the (S1.2-4) asbestos, lead, and radon line items, is it just the cost to analyze? Or the cost to collect plus analyze cost for one sample? What specific turn around are you requiring for each item?
 - This should consider the cost of consumable(s)/ testing material(s) required, collection, and analyzing for each sample.
 - Standard turnaround times.



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15. Is the estimated service date for each line item the contract time period for guaranteed pricing or the period for the total contract period?
- This would be for each one-year term of the contract for a total duration up to six years. Each year the contract can renew. During the renewal process pricing negotiations may occur to go into effect for the following one-year term.
16. The RFB states that bidders must respond to assessment requests within 48 hours. What constitutes a “Response”?
- This would be to acknowledge and schedule the mobilization to site to begin testing.
17. Scope Clarification – Soil and Water Sampling – The RFB indicates that soil and water may require sampling. Does this imply that Limited Phase II ESA will be required? If so, costs related to soil and groundwater drilling, utility clearances, traffic control, sampling, and associated reporting should be included as service line items.
- Groundwater and soil testing would be a minimal part of the contract. Additional equipment and/or service (i.e. traffic control, utility clearance) can be taken into consideration in the added equipment fee service line.
18. Should vendors expect to conduct Phase II Environmental Site Assessments that may include soil, groundwater, gas/vapor related testing?
- Please see above. Agency and vendor to make considerations for and quote such situations on an as needed basis. Some situations may exceed the competitive threshold and may require that the project be solicited.
19. Biological and Air Quality Factors – Please clarify if sampling pollen and vapor intrusion are included in the RFB. Are these items to be included with the Phase I ESA or as a standalone sampling service? These activities do not appear in the service line items. Further, please specify what methods are preferred.
- Provisions for this testing may be included into the contract, but are not a part of the bidding phase.
20. Bidders are required to provide all labor, materials, and equipment. Should these costs be incorporated into the “all inclusive” laboratory fees listed in service line items S1-S4 and S9? Specialized items/equipment required for projects, such as the need for a manlift rental can be substantial and may not be practical to include in fixed all-inclusive rates.
- A service line item related to any equipment rentals will be added to the solicitation site.

End of Addendum 1