



005-RFB-2928-2027 – Abatement and Remediation Services

REQUEST FOR BIDS

RFB COVER SHEET

RFB Number	005-RFB-2928-2027	Title of RFB	Abatement and Remediation Services
Agency	Iowa Department of Administrative Services (DAS)		
State Issuing Officer: Katelyn Howells Phone: 515-721-7856 E-mail: Katelyn.Howells@das.iowa.gov			
PROCUREMENT TIMETABLE—Event or Action			Date/Time (Central Time)
State Posts Notice of RFB on the TSB website			August 24, 2026
State Issues RFB			August 26, 2026
Written questions, requests for clarification, and suggested changes from Bidders due (no questions accepted or responded to after this date)			September 9, 2026 at 3:00PM
Bids Due			September 17, 2026 at 3:00PM
Relevant Websites			
Internet website where the Addenda to this RFB will be posted http://bidopportunities.iowa.gov and IMPACS Electronic Procurement System .			
Firm Bid Terms The minimum number of days following the deadline for submitting bids that the Bidder guarantees all terms, including price, will remain firm is 120 Days.			

005-RFB-2928-2027 – Abatement and Remediation Services

SPECIFICATIONS

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

1.1. Bidder Requirements

- 1.1.1.** Bidder must be able to provide services to include but not limited to containment, abatement, and disposal of asbestos, lead, mold and other hazardous materials.
- 1.1.2.** Bidder must be currently licensed by State of Iowa – DIAL for asbestos and lead abatement.
- 1.1.3.** Project supervisor and workers must be certified in asbestos and/or lead abatement.
- 1.1.4.** Demonstrated QA/QC and waste manifesting experience.
- 1.1.5.** All labor, parts, and materials shall comply with the following:
 - OSHA 29 CFR 1926.1101 (construction) and 1910.1001 (general industry) asbestos.
 - EPA 40 CFR Part 763 (AHERA), 40 CFR Part 745 (lead-based paint), and TSCA for renovation/demolition.
 - NIOSH 7400/7402 methods for asbestos air sampling.
 - EPA SW-846 methods for lead and waste testing.
 - ASTM E2356 (air sampling), ASTM E1613 (bulk asbestos), EPA Protocols for Lead in Paint, Dust, Soil.
 - State/local health and environmental codes and licensing requirements.
- 1.1.6.** All work performed by the Bidder on State property must comply with the current Iowa Occupational Safety and Health Standards. Bidders are required to inform the Issuing Officer of any and all OSHA violations on State property during the term of the contract.
- 1.1.7.** The State of Iowa shall be indemnified and held harmless from any claims or liability arising from any violation(s). Bidder will be required to obtain and maintain all required permits.
- 1.1.8.** Bidder must possess sufficient resources and be capable of handling more than one State job at a time. Bidder must have all the necessary personnel and equipment to safely work on systems and have the required certifications and licenses.
- 1.1.9.** The Bidder will have to report to work site with all tools and equipment required for the work to be performed.

005-RFB-2928-2027 – Abatement and Remediation Services

- 1.1.10.** The Department of Administrative Services reserves the right, without protest, to reject any worker that in the estimation of the State is not qualified or performing in an acceptable manner and/or is unable to obtain security clearance.

1.2. General Service Requirements

- 1.2.1.** All work must be performed by a person licensed in the State of Iowa and all material must be removed and disposed of in accordance with local, state, and federal regulations.

- 1.2.2.** Regulated abatement projects require a ten (10) working day notification prior to commencement of work.

- 1.2.3.** The Bidder must provide all labor, transportation, materials, resources, fees, and permits to meet all OSHA, AHERA, DOT, State of Iowa, and landfill requirements for proper removal and disposal.

1.2.4. Response Times

- 1.2.4.1. Routine Service Request:** Bidder must respond and schedule work within 24 hours of Agency Request.

- 1.2.4.2. Emergency Service Request:** Bidder must respond within three (3) hours after notification of an emergency call. Emergency Service work shall be scheduled and completed as the Facility Manager or designee deems necessary.

1.3. On-Site Service Requirements

1.3.1. Preparation

- 1.3.1.1.** Develop site-specific Abatement Work Plan and Health & Safety Plan (HASP) including emergency procedures.
- 1.3.1.2.** Notify authorities (EPA/state/local) and obtain required permits/notifications.
- 1.3.1.3.** Pre-job walk and occupant notification plan; schedule to minimize disruption.
- 1.3.1.4.** On-site emergency response plan for containment breach, worker contamination, accidental release, or discovery of additional hazards (e.g., unknown ACM/LBP).
- 1.3.1.5.** Immediate stop-work, isolate area, emergency notification, and remediation steps defined.

1.3.2. Regulatory Notifications and Postings

Provide required public/agency notifications and post regulated-area signage per OSHA/EPA/State rules.

1.3.3. Personal Protective Equipment (PPE) and Decontamination

005-RFB-2928-2027 – Abatement and Remediation Services

- 1.3.3.1. At a minimum, disposable coveralls, hood, gloves, and suitable respirators (powered air-purifying or supplied-air) per OSHA fit-testing and respirator program shall be used.
- 1.3.3.2. Establish wet decontamination and HEPA vacuum decontamination procedures for tools/equipment.
- 1.3.3.3. Provide on-site medical surveillance documentation.

1.3.4. Air Monitoring

Bidder to provide perimeter and area monitoring during work.

1.3.5. Clearance

- 1.3.5.1. Asbestos - visual inspection and clearance air sampling using PCM and TEM where required; clearance criteria per state/EPA (commonly non-detect or background-equivalent levels; specify numeric thresholds).
- 1.3.5.2. Lead - visual cleaning verification, wipe sampling per HUD/EPA dust-lead levels.
- 1.3.5.3. Mold – visual inspection, air testing, and surface testing.
- 1.3.5.4. Use an independent/third-party AHERA-accredited inspector/laboratory for clearance sampling and reporting.

1.3.6. Temporary Occupancy and Re-entry

Do not allow re-entry into work areas until clearance results are documented, negative-pressure removed, and containment dismantled. Provide occupant re-occupancy procedures and written clearance certification.

1.3.7. Recordkeeping and Deliverables

- 1.3.7.1. Abatement Work Plan and HASP (pre-job).
- 1.3.7.2. Regulatory notifications and permits.
- 1.3.7.3. Daily logs, personnel manifests, and air monitoring records.
- 1.3.7.4. Waste manifests, transport and disposal receipts.
- 1.3.7.5. Independent clearance lab reports and final clearance certification.
- 1.3.7.6. As-built photos of containment and clearance areas.
- 1.3.7.7. Final project closeout report summarizing methods, deviations, and recommendations.

1.3.8. Quality Assurance/Quality Control (QA/QC)

005-RFB-2928-2027 – Abatement and Remediation Services

- 1.3.8.1. Third-party project monitor to verify proper containment, air-handling performance, and sampling protocols.
- 1.3.8.2. Routine tool and HEPA filter integrity checks.
- 1.3.8.3. Corrective action plan for any exceedance or non-conformance.

1.3.9. Special Considerations

- 1.3.9.1. Lead/Asbestos overlap - sequence work to avoid cross-contamination (e.g., abate asbestos before lead-disturbing activities or vice versa per risk assessment).
- 1.3.9.2. Bidder shall take precautions to minimize damage to historic buildings and shall use minimally invasive methods and document all interventions.
- 1.3.9.3. HVAC/critical infrastructure - coordinate with building engineers to avoid service disruptions.
- 1.3.9.4. Maintain daily log of notifications, manifests, personnel entry/exit, and air monitoring.

1.3.10. Confined Space Policy

All work performed by Bidder shall be in compliance with the Confined Space Policy.

1.4. Materials Requirements

Bidder shall have sufficient inventory of materials to meet usual and customary commercial contract.

1.5. Warranty

Bidder shall warranty all work performed under this contract award for a period of one (1) year from service. If during that one (1) year period of warranty, any part installed under the contract fails or does not function properly due to any fault in material or workmanship, the Bidder shall, under notice from the Agency representative, promptly proceed to repair or replace the faulty item without the Agency incurring any additional expense. If the Bidder fails to repair or replace the faulty item within a reasonable time after notice, the Agency may hire another vendor to repair or replace the faulty item and charge the cost to the Bidder.

1.6. Subcontractors

Subcontractors must be approved in advance by the Agency.

1.7. Work Rules**1.7.1. Facility Rules**

State facilities have specific security and safety policies and procedures established which must be adhered to at all times, per their instructions. Bidder's personnel shall provide to the facilities designated contact(s) the following information in advance of being admitted

005-RFB-2928-2027 – Abatement and Remediation Services

in site: name, date of birth, social security number, driver's license number (background checks may be required), location and description of work to be performed.

1.7.2. Site Conditions

All work must be performed in a safe manner. The Bidder shall at its sole expense immediately correct any dangerous condition caused by or as a result of the Bidder's work. The Bidder shall be held solely responsible for any damage to existing structures, grounds, systems, equipment, or parts, caused by Bidder's employees and shall repair or replace same to its original condition at no additional cost to the using State Agency. If any shutdown of services is required, the Bidder must contact the using Agency prior to shutdown. The bidder shall keep the site clean, and swept on a daily basis, or more often if required to keep premises clean and safe. The bidder must remove all materials, and debris from the work site on a daily basis. The Bidder shall at its sole expense, replace, repair, or otherwise remedy any damage made to the existing grounds or buildings by the Bidder in the performance of their work. Existing walks, driveways and parking areas are to be kept free and clean at all times. Parking spaces should be arranged with the Agency. All parking costs are the responsibility of the Bidder.

1.7.3. Proper Conduct

The Bidder shall adhere to proper conduct at all times. Proper conduct is meant to include, but shall not be limited to the following: There shall be no weapons, drugs or alcohol on the premises. No smoking on the premises unless there is a designated smoking area and the smoking is conducted in such area. No secured doors left open or unlocked. The Bidder shall conduct business in a professional manner at all times.

1.7.4. Temporary Utilities

The Bidder shall have temporary use of electrical power from existing outlets as directed by the Agency. The Bidder shall furnish all connections and extensions from these outlets at its own expense.

1.7.5. Storage

The Bidder shall store all materials, tools and equipment only in areas designated by the Agency. The Bidder shall keep those areas clean and clear of combustible materials/waste. The Bidder shall provide adequate facilities for the storage of waste materials and rubbish prior to removal from the site. Debris, surplus materials, equipment, etc., may need to be removed periodically, depending on the Agency's needs. No ladders, tools or equipment shall be left unattended. The Bidder shall be solely responsible for damage, loss or liability due to theft or vandalism of his materials, tools and equipment.

1.7.6. Hazardous Materials

Where the Bidder encounters suspected areas of hazardous materials such as asbestos, Bidder shall immediately cease operations and notify the Owner. No work shall proceed until the Owner has the areas tested and has initiated an approved method of neutralizing

005-RFB-2928-2027 – Abatement and Remediation Services

or removing the hazard, as per E.P.A. requirements. The Bidder agrees to accept responsibility for notifying his or her employees of any hazard which exists and to protect all personnel from same, holding harmless the Owner, his or her employees, and the Designer from any claims against them by the Bidder, his or her employees or third parties. The Owner shall advise the Bidder of any verified hazards. The Owner will also advise the areas suspected as possible hazards. If the Bidder is required to work in the suspected hazardous area (but not in direct contact with the hazard), they will be required to accept responsibility and cost for notifying and protecting his or her personnel as though the area is contaminated. The Bidder will not be reimbursed for a reasonable delay in work caused by a hazard during the job.

1.8. Standard of Quality**1.8.1. Quality and Conformance**

All goods, services, and work (collectively “Deliverables”) shall conform to the Contract, approved samples, and applicable laws, codes, and recognized industry standards (e.g., ASTM, ANSI, NFPA, ISO), and to Manufacturer’s latest published specifications unless otherwise provided.

1.8.2. Materials and Workmanship

Materials shall be new and of first quality unless expressly permitted otherwise. Workmanship shall be in accordance with best practices for the trade and equal to or better than similar completed projects.

1.8.3. Personnel and Subcontractors

Bidder shall employ qualified, licensed personnel and ensure subcontractors meet the same standards. Bidder remains fully responsible for subcontractor performance.

1.8.4. Inspection, Testing, and Acceptance

Buyer/Owner has the right to inspect, test, and reject Deliverables that do not meet requirements. Inspection does not relieve Bidder of obligations. Final acceptance occurs only after successful completion of required tests and resolution of punch list items.

1.8.5. Nonconforming Deliverables & Remedies

On notice of nonconformance, Bidder shall, within X days, at its expense, repair, replace, or re-perform the Deliverable to conform. If Bidder fails to timely cure, Buyer may correct or procure replacement and charge Bidder for costs, without prejudice to other remedies.

1.8.6. Warranties and Duration

Bidder warrants Deliverables for a minimum of 12 months from acceptance (or longer as specified). Warranties include latent defects, compliance with statutory requirements, and transferability of manufacturer warranties.

1.8.7. Certification, Records & Traceability

005-RFB-2928-2027 – Abatement and Remediation Services

Bidder shall furnish material certificates, test reports, MSDS, test logs, and other required documentation prior to or upon delivery. Records must be retained for 3 years (or as required).

1.8.8. Change in Standards

If applicable standards or codes change between award and completion, Bidder shall notify the Owner and, where required, bring the Deliverables into compliance at no additional cost unless change order is approved.

1.8.9. Remedies Cumulative

Remedies for breach of quality are cumulative and include rejection, repair, replacement, price reduction, contract termination, and recovery of damages.

1.9. Performance Monitoring and Reporting**1.9.1. Quarterly Performance Reports**

The Bidder shall provide comprehensive monthly performance reports to the Agency by the tenth (10th) business day of the quarter for the preceding quarter. Reports shall include, at minimum: clearance test pass rate, on-time start rate, rework rate, customer service issues and resolutions, and any incidents.

1.9.2. Performance Metrics

The Bidder shall maintain the following minimum performance standards:

- Clearance test pass rate: $\geq 95\%$ first-pass
- On-time start rate: $\geq 90\%$
- Rework Rate: $\leq 3\%$

1.9.3. Service Level Failures

Failure to meet performance standards for two (2) consecutive quarters or six (6) months within any twelve (12) month period may result in contract termination or other remedies as specified in the contract terms and conditions.

1.10. Invoicing and Supporting Documentation**1.10.1. Invoices**

- 1.10.1.1. The Bidder shall provide detailed invoices itemizing all goods and services provided. When necessary, invoices shall be accompanied by supporting documentation.
- 1.10.1.2. 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.
- 1.10.1.3. Invoices missing required fields or supporting documents may be returned and will not be considered received until corrected.

1.10.2. Supporting Documentation

005-RFB-2928-2027 – Abatement and Remediation Services

Any line-item costing over \$2,500 or any line-item for rentals totaling \$1500 or more must be supported by original, unedited vendor documentation to verify the price. The Agency reserves the right to reject any invoice lacking this evidence. Acceptable backup includes, but is not limited to:

- Goods or Materials - Delivery receipt, signed bill of lading, packing list, acceptance certificate, photos (if requested), serial/Lot #s
- Services (time & materials) - Signed timesheets (dates, employee name, hours, rate), task reports, milestone certificates, deliverable acceptance form
- Construction/Installation - Signed daily reports, inspection certificates, work completion checklist, lien waivers (when requested), subcontractor invoices for pass-through items
- Testing/Laboratory Analysis - Lab report, test method reference, lot/sample IDs, analyst signature, certification of method and accreditation (if required)
- Chemicals - MSDS/SDS, certificate of analysis, quantity delivered documentation
- Transportation/Hauling - Trip tickets, weigh tickets, route logs, driver signature, fuel surcharge breakdown (if applicable)
- Repairs and Inspections (e.g., motors, boilers) - Inspection reports, before/after photos, test readings, parts list and receipts, proof of disposal (if applicable)
- Subcontractor Pass-Through - Subcontractor invoice(s), proof of payment to subcontractor (when requested), signed flow-down certification
- Rental Pass-Through - Rental invoice(s), proof of payment, rental agreement, internal rental rates (if applicable)
- Travel & Expenses - Itemized receipts, travel authorization, per-diem references, proof of payment (card receipt)
- Software and Licensing - License keys, invoice from licensor (if third-party), statement of delivered licenses, activation/installation confirmation
- Equipment and Vehicles - Delivery or acceptance certificate, title/registration (if required), warranty documents
- Hazardous Materials - Waste manifests, disposal certificates, DOT shipping papers, regulatory permits