



**STATE OF IOWA**  
**MASTER AGREEMENT**  
 Contract Declaration and Execution

**MA 005**

**26326**

**EFFECTIVE BEGIN DATE:** 06-01-2026  
**EXPIRATION DATE:** 05-31-2027  
**PAGE:** 1 of 5

**VENDOR:**

**DIVERSE CONTROLS INC**

**00003194137**

**222 3rd Ave SE Ste 501  
 Cedar Rapids, IA 52401-1542**

**VENDOR CONTACT:**

Thomas J. (T.J.) Swyers

**PHONE:** 319-671-5062

**EMAIL:** tswyers@diversecontrols.com

**ISSUER:**

Michael Bradbury

**EXT: PHONE:** 515-330-8702

**EMAIL:** michael.bradbury@das.iowa.gov

**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: Thomas J. (T.J.) Swyers

Number: 319-671-5062

Email: tswyers@diversecontrols.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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PAGE: 2 of 5

LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE
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1	0.00000	HOURL	91019	\$ 120.000000 \$ 0.000000
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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	HOURL	91019	\$ 120.000000 \$ 0.000000
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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	HOURL	91019	\$ 120.000000 \$ 0.000000
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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.

4	0.00000	HOURL	91019	\$ 180.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**BUILDING Automation**  
**Overtime Rate - Project Manager**

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

5	0.00000	HOURL	91019	\$ 180.000000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**BUILDING Automation**  
**Overtime - Software Installer/Programmer**



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PAGE: 3 of 5

LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE
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Software Installer/Programmer Overtime Rate. Anytime that falls outside of the regular hourly labor rate. Requesting Agency must preauthorize use of overtime labor.

6	0.00000	HOUR	91019	\$ 180.00000 \$ 0.00000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**BUILDING Automation**  
**Overtime Rate - Service Technician**

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

7	0.00000	EA	91019	\$ 0.00000 \$ 0.00000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**BUILDING Automation**  
**Siemens Products Percentage Discount**

Percentage discount on Siemens Field Components = 64%  
 Percentage discount on Siemens Controllers = 56%

8	0.00000	HOUR	91019	\$ 0.00000 \$ 0.00000
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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 PRAUTHORIZE ANY USAGE OF DOUBLE OVERTIME LABOR

9	0.00000	EA	91019	\$ 0.00000 \$ 0.00000
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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)

10	0.00000	EA	91019	\$ 0.00000 \$ 0.00000
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BUILDING Automation

Common Building Material Mark-Up

Common Building Material (i.e. conduit, standard building wire) Mark-Up = 25%



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**PAGE: 5 of 5**

**TERMS AND CONDITIONS**


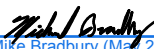
**Goods Effective 1 May 16**

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
<b>CONTRACTOR'S NAME (If other than an individual, state whether a corp, partnership, etc.</b> Diverse Controls, Inc. - Sub S Corp.	<b>AGENCY NAME</b> DAS - Central Procurement
<b>BY (Authorized Signature)      Date Signed</b>  <small>Thomas J Swyers (May 26, 2026 16:08:16 CDT)</small>	<b>BY (Authorized Signature)      Date Signed</b>  <small>Mike Bradbury (May 26, 2026 16:09:00 CDT)</small>
<b>Printed Name and Title of Person Signing</b> Thomas J Swyers	<b>Printed Name and Title of Person Signing</b> Michael Bradbury - Senior Statewide Procurement Officer
<b>Address</b>	<b>Address</b> Hoover Building - Third Floor 1305 E. Walnut St. Des Moines, IA. 50319










# MA26326

Final Audit Report

2026-05-26

Created:	2026-05-26
By:	Mike Bradbury (michael.bradbury@das.iowa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAS9DfKWDCtmXHxu4vVEeh8_t31Gq8iak6

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-  Document created by Mike Bradbury (michael.bradbury@das.iowa.gov)  
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-  Document emailed to tswyers@diversecontrols.com for signature  
2026-05-26 - 6:08:20 PM GMT
-  Email viewed by tswyers@diversecontrols.com  
2026-05-26 - 6:08:29 PM GMT- IP address: 72.153.153.77
-  Signer tswyers@diversecontrols.com entered name at signing as Thomas J Swyers  
2026-05-26 - 9:08:14 PM GMT- IP address: 198.167.182.164
-  Document e-signed by Thomas J Swyers (tswyers@diversecontrols.com)  
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-  Document emailed to Mike Bradbury (michael.bradbury@das.iowa.gov) for signature  
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-  Document e-signed by Mike Bradbury (michael.bradbury@das.iowa.gov)  
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-  Agreement completed.  
2026-05-26 - 9:09:00 PM GMT