



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

**MA 005**

**26331**

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

**VENDOR:**

**Control Installations Of Iowa Inc**  
**Basepoint Building Automations**  
**SpectraSource**  
**00002115535**

**6200 Thornton Av Ste 190**  
**Des Moines, IA 50321**

**VENDOR CONTACT:**

Grant Vanderheiden  
**PHONE:** 515-499-1247  
**EMAIL:** gvanderheiden@basepointba.com

**ISSUER:**

Michael Bradbury  
**PHONE:** 515-330-8702  
**EMAIL:** michael.bradbury@das.iowa.gov

**EXT:**

**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.
- Labor rates will renew each year on June 1st.

Contact:

Name: Grant Vanderheiden  
 Number: 515-499-1247  
 Email: gvanderheiden@basepointba.com

**RENEWAL OPTIONS**

<b>FROM</b>	06-01-2027	<b>TO</b>	05-31-2028
<b>FROM</b>	06-01-2028	<b>TO</b>	05-31-2029
<b>FROM</b>	06-01-2029	<b>TO</b>	05-31-2030
<b>FROM</b>	06-01-2030	<b>TO</b>	05-31-2031
<b>FROM</b>	06-01-2031	<b>TO</b>	05-31-2032

**AUTHORIZED DEPARTMENT**

ALL  
 SUB Other Governmental Entities



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LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE
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1	0.00000	HOURL	91019	\$ 158.200000 \$ 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	\$ 170.100000 \$ 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	\$ 158.200000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**BUILDING Automation**  
**Regular Labor Rate - CADD Technician**

CADD Technician Regular Hours Labor Rate. Monday-Friday, 7a-5p.

4	0.00000	HOURL	91019	\$ 143.600000 \$ 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.

5	0.00000	HOURL	91019	\$ 237.300000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

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

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



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6	0.00000	HOUR	91019	\$ 255.150000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

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

Software Installer/Programmer - Overtime Rate. Anything that falls outside of regular hourly labor rate. Requesting Agency must preauthorize use of overtime labor.

7	0.00000	HOUR	91019	\$ 237.400000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**BUILDING Automation**  
**Overtime Labor Rate - CADD Technician**

CADD Technician - Overtime Rate. Anything that falls outside of regular hourly labor rate. Requesting Agency must preauthorize use of overtime labor.

8	0.00000	HOUR	91019	\$ 215.400000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

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

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

9	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**BUILDING Automation**  
**Danfoss-Graham - Percentage Discount**

Percentage Discount on Danfoss-Graham = 10%

10	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**BUILDING Automation**  
**Schneider Electric Andover (legacy) - Percentage Discount**



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LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE
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Percentage Discount on Schneider Electric Andover (legacy) = 20%

20	0.00000	HOUR	91019	\$ 0.000000
				\$ 0.000000

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 PREAUTHORIZE ANY USAGE OF DOUBLE OVERTIME LABOR.

23	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

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).

24	0.00000	EA	91019	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**BUILDING Automation**  
**Common Building Material Mark-Up**

Common Building Material (i.e.. conduit, standard building wire) Mark-Up = 20%



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**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.**

<b>CONTRACTOR</b>		<b>STATE OF IOWA</b>	
<b>CONTRACTOR'S NAME (If other than an individual, state whether a corp, partnership, etc.)</b> Basepoint Building Automaiton		<b>AGENCY NAME</b> DAS - Central Procurement	
<b>BY (Authorized Signature)</b> <i>Corey Welberg</i> <small>Corey Welberg (May 26, 2026 13:32:23 CDT)</small>	<b>Date Signed</b> 05/26/2026	<b>BY (Authorized Signature)</b> <i>Mike Bradbury</i> <small>Mike Bradbury (May 26, 2026 14:08:13 CDT)</small>	<b>Date Signed</b> 05/26/2026
<b>Printed Name and Title of Person Signing</b> Corey Welberg		<b>Printed Name and Title of Person Signing</b> Michael Bradbury - Senior Statewide Procurement Officer	
<b>Address</b> 6200 Thornton Ave, Suite 190 Des Moines, IA 50321		<b>Address</b> Hoover Building - Third Floor 1305 E. Walnut St. Des Moines, IA. 50319	










# MA26331

Final Audit Report

2026-05-26

Created:	2026-05-26
By:	Mike Bradbury (michael.bradbury@das.iowa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAArX_8C49rNDS6quRzSOI3YnkJAZX2Z4We

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-  Document created by Mike Bradbury (michael.bradbury@das.iowa.gov)  
2026-05-26 - 6:15:01 PM GMT- IP address: 165.206.169.150
-  Document emailed to cwelberg@basepointba.com for signature  
2026-05-26 - 6:17:15 PM GMT
-  Email viewed by cwelberg@basepointba.com  
2026-05-26 - 6:17:29 PM GMT- IP address: 72.153.230.139
-  Signer cwelberg@basepointba.com entered name at signing as Corey Welberg  
2026-05-26 - 6:32:21 PM GMT- IP address: 216.221.27.60
-  Document e-signed by Corey Welberg (cwelberg@basepointba.com)  
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-  Agreement completed.  
2026-05-26 - 7:08:13 PM GMT