



**STATE OF IOWA  
MASTER AGREEMENT**

Contract Declaration and Execution

**MA 005**

**4221-12C**

**EFFECTIVE BEGIN DATE:** 04-01-2017

**EXPIRATION DATE:** 06-30-2018

**PAGE:** 1 of 7

**VENDOR:**

**ABM ONSITE SERVICES MIDWEST  
INC**

**ABM JANITORIAL SERVICES**

**75 REMITTANCE DR DEPT 3011  
CHICAGO, IL 60675-3011**

**VENDOR CONTACT:**

Brad Nelson

**PHONE:** 515-697-0352

**EMAIL:** brad.nelson@abm.com

**ISSUER:**

Steve Oberbroeckling

**PHONE:** 515 725-2090

**EMAIL:** Steve.Oberbroeckling@iowa.gov

**EXT:**

**FOB:** FOB Dest, Freight Prepaid

**Contract For:** for Hoover, Grimes, Parker, IWD, FMC, IUB, V, Lucas

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. Attachment 1: General Terms and Conditions for service/goods contracts are posted at: [http://das.gse.iowa.gov/terms\\_service.pdf](http://das.gse.iowa.gov/terms_service.pdf) Attachments 2-4 are on file with the Department of Administrative Services, General Services Enterprise. Attachment 2: Contractor's Response to Competitive Bidding RFB0512005044 Addendum 2 except for the removal of the Errors and Omissions Insurance-Each Occurrence limit of 1 million on the Bid attribute (Insurance), and the removal of (or threatened litigation) under RFB Bid Attribute (Vendor Background Information-Termination.) None of ABM's proposed changes to our General Terms and Conditions for Service Contracts/Solicitations are allowed. See attached e mail response from ABM dated 02/03/2012. Attachment 3: Bidders' Cost (final pricing documentation) response to competitive bidding document RFB0512005044 Addendum 2. Attachment 4: Special Terms (exclusions/changes) (if any) Attachment 5: Modification for Lucas Hours Amount of Insurance: Per RFB and Ins.Cert. is attached. Payment Terms: Net 60 ABM Project Manager: David Enyart 515-339-8302 david.enyart@abm.com ABM AR Rep.: Hope Seibert 515-243-1280 hope.seibert@abm.com

**RENEWAL OPTIONS**

**AUTHORIZED DEPARTMENT**

005 Administrative Services, Dept



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LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE
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1	0.00000	MO	91039	\$ 16,446.880000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services**

**Janitorial/Custodial Services- Hoover State Office Bldg.**

Monthly fee for Janitorial Services (Includes 55 daily labor hours, employee health insurance, drug/BCA sreens, uniforms, equipment, supplies andchemicals.) provided for the Hoover State Office Building located at 1305 East Walnut Street, Des Moines, IA 50319 per the attached SOS and SOP. Does Not include Carpet Shampooing or Hard Surface Stripping and Refinishing. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments. To include light snow maintenance such as sweep stairs and spread ice melt as needed during scheduled hours.

2	0.00000	MO	91039	\$ 5,872.900000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services**

**Janitorial/Custodial Services- Grimes State Office Bldg.**

Monthly fee for Janitorial Services (Includes 19.50 daily labor hours, employee health insurance, drug/BCA sreens, uniforms, equipment, supplies andchemicals.) provided for the Grimes State Office Building located at 400 East 14th Street, Des Moines, IA 50319 per the attached SOS and SOP. Does Not include Carpet Shampooing or Hard Surface Stripping and Refinishing. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments. To include light snow maintenance such as sweeping stairs and spread ice melt as needed during scheduled hours.

3	0.00000	MO	91039	\$ 7,031.240000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services**

**Janitorial/Custodial Services-Jessie Parker St. Office Bldg**

Monthly fee for Janitorial Services (Includes 23.50 daily labor hours, employee health insurance, drug/BCA sreens, uniforms, equipment, supplies andchemicals.) provided for the Jessie Parker State Office Building located at 510 East 12th Street, Des Moines, IA 50319 per the attached SOS and SOP. Does Not include Carpet Shampooing or Hard Surface Stripping and Refinishing. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments. To include light snow maintenance such as sweeping stairs and spreading ice melt as needed during scheduled hours.



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4	0.00000	SQFT	91025	\$ 0.203000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Flooring Maintenance and Repair to Include Refinishing and S  
Hard Surface Floor Maint.- Refinishing and Stripping**

Per Square Foot fee for Hard Surface Floor Maintenance- Stripping and Refinishing (as requested). Hard surfaces include: Commercial Tile, VCT, Concrete, Terrazzo and other poured surfaces. Required Minimum Charge of 125.00. This service is only for the Hoover, Grimes and Jessie Parker State Office Buildings. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments.

5	0.00000	HOURL	91039	\$ 19.120000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services  
Janitorial/Custodial Services- Ancillary Work Requests**

Hourly fee per contracted employee for ancillary cleaning services or requested cleaning that does not require special equipment and / or supplies other than those used for the services listed in the Scope of Work. These fees only apply to requested services for the Hoover, Grimes, and Jessie Parker State Office Buildings. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments.

6	0.00000	MO	91039	\$ 6,906.900000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services  
Janitorial/Custodial Services- IWD Bldg**

Monthly fee for Janitorial Services (Includes 23 daily labor hours, employee health insurance, drug/BCA screens, uniforms, equipment, supplies and chemicals) provided for the Iowa Workforce Development Building, 1000 E. Grand Avenue, Des Moines, IA 50319 per the attached SOS and SOP. Does Not include Carpet Shampooing or Hard Surface Stripping and Refinishing. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments. To include light snow maintenance such as sweep stairs and spread ice melt as needed during scheduled hours. (103,448 sq ft)

7	0.00000	MO	91039	\$ 1,654.970000 \$ 0.000000
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**Janitorial/Custodial Services**

**Janitorial/Custodial Services-IWD150 Des Moines St.**

Monthly fee for Janitorial Services (Includes 5.5 daily labor hours, employee health insurance, drug/BCA sreens, uniforms, equipment, supplies and chemicals) provided for Iowa Workforce Development, 150 Des Moines Street, Des Moines, IA 50319 per the attached SOS and SOP. Does Not include Carpet Shampooing or Hard Surface Stripping and Refinishing. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments. To include light snow maintenance such as sweep stairs and spread ice melt as needed during scheduled hours. (23,442 sq ft)

8	0.00000	MO	91039	\$ 927.640000 \$ 0.000000
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

**Janitorial/Custodial Services**

**Janitorial/Custodial Services for Vehicle Dispatch Bldg.**

Monthly fee for Janitorial Services (Includes 2.5 daily labor hours, employee health insurance, drug/BCA sreens, uniforms, equipment, supplies and chemicals) provided for the Vehicle Dispatch Building at 301 East 7th Street, Des Moines, IA 50319 per the attached SOS and SOP. Does Not include Carpet Shampooing or Hard Surface Stripping and Refinishing. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments. To include light snow maintenance such as sweep stairs and spread ice melt as needed during scheduled hours. Power wash garage floor twice per month. (18,476 sq ft)

9	0.00000	MO	91039	\$ 1,203.040000 \$ 0.000000
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**Janitorial/Custodial Services**

**Janitorial/Custodial Services-Facilities Maintenance Center**

Monthly fee for Janitorial Services (Includes 4 daily labor hours, employee health insurance, drug/BCA sreens, uniforms, equipment, supplies and chemicals) provided for the Facilities Maintenance Center at 109 SE 13th Street, Des Moines, IA 50319 per the attached SOS and SOP. Does Not include Carpet Shampooing or Hard Surface Stripping and Refinishing. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments. To include light snow maintenance such as sweep stairs and spread ice melt as needed during scheduled hours. (13,662 sq ft)

10	0.00000	MO	91039	\$ 2,707.390000 \$ 0.000000
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**Janitorial/Custodial Services**

**Janitorial/Custodial Services-Iowa Utilities Board Building**

Monthly fee for Janitorial Services (Includes 9 daily labor hours, employee health insurance, drug/BCA screens, uniforms, equipment, supplies and chemicals) provided for the Iowa Utilities Board Building located at 1375 East Court Avenue, Des Moines, IA 50319 per the attached SOS and SOP. Does Not include Carpet Shampooing or Hard Surface Stripping and Refinishing. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments. To include light snow maintenance such as sweep stairs and spread ice melt as needed during scheduled hours. (43,348 sq ft)

11	0.00000	HOUR	91039	\$ 14.960000
				\$ 0.000000

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

**Janitorial/Custodial Services**

**Janitorial/Custodial Services- Temporary/ABM Employee**

Hourly cost for temporary janitorial/custodian services for ABM employee. Assignment location varies by demand.

12	0.00000	HOUR	91039	\$ 17.310000
				\$ 0.000000

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

**Janitorial/Custodial Services**

**Janitorial/Custodial Services-Temporary/Non-ABM Employee**

Hourly cost for janitorial/custodial services provided by non-ABM employee. Assignment location varies by demand.

13	0.00000	MO	91039	\$ 0.000000
				\$ 0.000000

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

**Janitorial/Custodial Services**

**Janitorial/Custodial Services- Lucas State Office Building**

Monthly fee for Janitorial Services (Includes 21 daily labor hours, employee health insurance, drug/BCA screens, uniforms, equipment, supplies and chemicals.) provided for the Lucas State Office Building located at 321 East 12th Street, Des Moines, IA 50319 per the attached SOS and SOP. Does Not include Carpet Shampooing or Hard Surface Stripping and Refinishing. Vendor has agreed to comply with applicable IRS Publication 1075 requirements. See contract attachments. To include light snow maintenance such as sweep stairs and spread ice melt as needed



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during scheduled hours. See MA modification agreement attached hereto.





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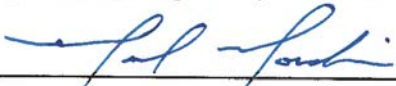

**TERMS AND CONDITIONS**

**Terms & Conditions Service**

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: [http://das.gse.iowa.gov/terms\\_services.pdf](http://das.gse.iowa.gov/terms_services.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
CONTRACTOR'S NAME (If other than an individual, state whether a corp, partnership, etc.) ABM	AGENCY NAME DAS Procurement
BY (Authorized Signature) Date Signed  1/18/18	BY (Authorized Signature) Date Signed  23 JAN 2018 <small>Digitally signed by Steven D. Oberbroeckling DN: cn=Steven D. Oberbroeckling, o=State of Iowa, ou=DAS Procurement, email=Steve.Oberbroeckling@iowa.gov, c=US Date: 2018.01.23 07:42:15 -0600</small>
Printed Name and Title of Person Signing Mark Nordin, Branch Manager	Printed Name and Title of Person Signing Steven D. Oberbroeckling - PA
Address 1509 Michigan Street, Des Moines, IA 50314	Address Hoover Bldg., 3rd Flr., 1305 E. Walnut St., Des Moines, IA 50319-0105