THE UNIVERSITY OF NORTHERN IOWA
CEDAR FALLS, IA

Request for Proposal #Q9430
Painting Services
Time & Materials

Purchasing Services – Office of Business Operations
University of Northern Iowa
103 Gilchrist Hall
Cedar Falls, IA  50614-0008
Email: jon.westhoff@uni.edu

<table>
<thead>
<tr>
<th>SCHEDULE OF ACTIVITIES:</th>
<th>TIMELINE</th>
</tr>
</thead>
<tbody>
<tr>
<td>RFP Posted</td>
<td>February 5, 2020</td>
</tr>
<tr>
<td>Proposal Submission Deadline</td>
<td>February 27, 2020 at 3:00 PM</td>
</tr>
</tbody>
</table>
1.1  Purpose of RFP  
The University of Northern Iowa (also referred to as “University” or “UNI”) is requesting proposals for a company to provide painting services on a time & material basis.

1.2  Description of the University of Northern Iowa  
The University of Northern Iowa, located in Cedar Falls, Iowa was founded in 1876. Today, the campus covers 940 acres and consists of five colleges: Business Administration; Education; Social and Behavioral Sciences; Humanities, Arts and Sciences; and Graduate College. Approximately 11,000 undergraduate and graduate students are currently enrolled.

1.3  RFP Contact/Representatives:  All inquiries or requests for clarification or interpretation or to notify the University of errors or omissions relating to this Request must be directed to the DESIGNATED CAMPUS CONTACT:

Jon Westhoff  
Purchasing Agent  
103 Gilchrist Hall  
University of Northern Iowa  
Cedar Falls, Iowa 50614-0008  
Telephone (319)273-6246  
jon.westhoff@uni.edu

1.4  Proposal Submission  
Proposals submitted must be comprehensive by including all products, services and costs necessary to meet the requirements of this request. Proposals must be received by Procurement Services, 103 Gilchrist Hall, Cedar Falls, Iowa 50614-0008, by 3:00 P.M., CST, on February 27, 2020. Any proposal received after the time specified for the receipt of proposals may not be considered and may be returned unopened to the sender as non-responsive. Electronic responses must be submitted to jon.westhoff@uni.edu.

One (1) electronic copy of the proposal are to be submitted to Procurement Services in response to this RFP.

1.5  Company Confirmation  
Each Company, by submitting a proposal, acknowledges its representatives have:
1.5.1  Read and completely understood the proposal documents contained in this RFP.
1.5.2  Based their proposal upon the requirements described in the proposed Contract Documents.
1.5.3  Caused the proposal to be signed by an authorized representative.

1.6  Receipt and Opening of Proposals  
1.6.1  UNI reserves the right to accept or reject any or all proposals and to waive any irregularities, technicalities, or informalities in proposals if such waiver does not substantially change the offer or provide an unfair competitive advantage to any Company. UNI reserves the right to request additional documents or proposal clarifications after the due date and time for proposal submission.

1.6.2  No proposals submitted by use of oral, telephonic, or facsimile methods, nor any modifications to previously submitted proposals made by any of these methods, will be considered. If a proposal is sent by mail, Company should make allowance for the time required for such transmission.

1.6.3  Company's legally authorized representative (Officer of Company) shall sign the proposal. The
official name, address, telephone, fax number and email addresses are to be stated on the proposal form.

1.6.4 No responsibility will be attached to any person for premature opening of a proposal not properly identified.

1.6.5 The laws of the State of Iowa require the contents of all proposals be placed in the public domain and be open to inspection by interested parties. Proposals will be available for public viewing after a contract has been finalized with the awarded Company. Trade secrets or proprietary information that are recognized as such and are protected by law may be withheld, if clearly identified as such in the proposal unless disclosure is required by a court order. Proposals marked entirely confidential or proprietary may be rejected. Pricing information, management fees, financial arrangements, and other offers cannot be considered proprietary information.

Failure to list all proprietary sections of the submitted proposal in the space provided on the Form of Proposal, shall relieve UNI personnel from any responsibility, should such information be viewed by the public, a competitor, or in any way be released.

1.6.6 All opened proposals become the property of UNI and will not be returned to the Company.

1.6.7 Prior to the date and time designated for receipt of proposals, proposals submitted early may be withdrawn only by written notice to the RFP representative. Such notice must be received by the representative prior to the designated date and time for receipt of proposals.

1.6.8 Prices and Terms shall remain firm for acceptance for ninety calendar days after the proposal submission date. No proposal may be modified or withdrawn during this 90-calendar days period.

1.6.9 All erasures or corrections are to be initialed by the person(s) signing the proposal.

1.6.10 Failure to comply with the requirements of this RFP or evidence of unfair bidding procedures may be cause for rejection of the proposal. Failure to supply information requested may also be cause for rejection of the RFP as being non-responsive.

1.7 Prerogatives of the University
This solicitation does not commit the University to award a contract or to pay any costs incurred in the preparation of a proposal and submission of proposals, costs incurred in making necessary studies for the preparation of proposals, or any travel or personnel expenses associated with trips to UNI. The University reserves the right to accept or reject any or all proposals received; to negotiate with any qualified respondent or respondents; or to cancel, in part or in its entirety, this RFP.

1.8 Short List Suppliers/Negotiations
Upon completion of proposal review, evaluation, and scoring, UNI reserves the right to identify a shortlist of suppliers who will best serve the University. This group of suppliers may be asked to give an onsite presentation to the University RFP evaluation committee and other UNI representatives. The University reserves the right to conduct negotiations/multiple rounds of negotiations until the University reaches satisfaction that a competitive and mutually beneficial contract can be awarded to the most responsive Supplier(s). During these negotiations, UNI reserves the right to accept revisions of proposals and negotiate price. Negotiations will be structured to safeguard information and ensure that all Suppliers in the competitive range are treated fairly.
1.9 **Addenda**
Any and all interpretations, corrections, revisions, and amendments shall be issued by UNI Procurement Services to all known holders of proposed Contract Documents in the form of written addenda. Except for addenda modifying the proposal due date or canceling the Request for Proposal, such addenda shall be issued so as to be received at least three (3) days prior to the time set for receipt of proposals. All addenda so issued shall become part of the Contract Documents and shall be acknowledged in the Form of Proposal.

1.10 **Qualification of Company**
1.10.1 UNI shall make such investigations as deemed necessary to determine the ability of Company to provide the expected services.

1.10.2 UNI reserves the right to reject any proposal if the evidence submitted by, or investigation of, such Company fails to satisfy UNI, or that said Company is not properly qualified to carry out the obligations specified herein.

1.10.3 UNI reserves the right to award based on the proposal(s) determined to be in its best interest.

1.10.4 Company must be licensed to do business in the State of Iowa and comply with all applicable laws and provisions.

1.10.5 Company shall procure all necessary permits and licenses and abide by all applicable laws, regulations and ordinances of all federal, state, and local governments in which work under this contract is performed. Company shall pay any sales, use, personal property and other taxes arising out of this contract and the transaction contemplated hereby. Any other taxes levied upon this contract, the transaction, or the equipment or services delivered pursuant hereto shall be the responsibility of Company.

1.11 **Exceptions to Contract Documents**
Company shall clearly state in the submitted proposal any exceptions to, or deviations from, the Specifications of Section III, and any exceptions to the provisions, terms, and conditions of this RFP included in Section I and Terms and Conditions of the Contract in Section II. Such exceptions or deviations will be considered in evaluating the proposals. Any exceptions should be noted on Attachment A and returned with the submitted proposal. Companies are cautioned that exceptions taken to this RFP may cause their proposal to be rejected at the sole discretion of UNI.

1.12 **Preference Laws**
UNI will give preference to purchasing from Iowa based businesses if the proposals submitted are comparable in pricing and their ability to meet all other criteria is comparable.

1.13 **Gratuities**
The laws of the State of Iowa provide that it is a criminal offense to offer, promise, or give anything of value or benefit to a state employee with the intent to influence that employee’s acts, opinion, judgment or exercise of discretion with respect to that employee’s duties.

1.14 **Availability of Contract to Other Entities**
All other agencies of the State of Iowa, Independent Purchasing Authorities and all political subdivisions of the State of Iowa may make purchases pursuant to the Base Contract and/or Ancillary Contracts. A Buyer may include additional contractual requirements and the Company agrees to be bound by the additional requirements if it accepts the Purchase Instrument.

1.15 **Copyrights**
By submitting a bid proposal, the Company agrees that the University may copy the bid proposal for purposes of facilitating the evaluation of the bid proposal or to respond to requests for public records. The Company
consents to such copying by submitting a bid proposal and warrants that such copying will not violate the rights of any third party.

1.16 Proposal Evaluation
The University will select a Company on the basis of proposals received in response to this RFP and any other information the University acquires regarding a company’s ability to perform. The University will evaluate proposals and may select one or more companies based on responses to this RFP. All proposals submitted in response to this RFP will be reviewed for responsiveness by the purchasing agent prior to referral to the evaluation committee. A committee will then evaluate all responsive proposals in accordance with the criteria described below.

The contract will be awarded to the Company whose overall offer is deemed to be the most advantageous to the University as determined by the evaluation committee. In preparing responses, offerors should describe in great detail how they propose to meet the scope of work/specifications detailed in this RFP. Significant consideration will be given to estimated cost, but price will not be the sole determining factor.

The Evaluation Criteria utilized for this Request for Proposal will be based upon, but not limited to, the following criteria, listed in no particular order:

1.16.1 Cost of Services
1.16.2 Experience and Capabilities of the firm
RFP #Q9430
Section II
Terms and Conditions of the Contract

The following terms and conditions will apply to any contractual agreement awarded as a result of this RFP.

2.1 Terms
  2.1.1 University
      The University is the University of Northern Iowa. The term University means the University or the University's authorized representative. The University may be referred to as “University” or “UNI”.

  2.1.2 Company
      The Company is the person or organization proposing or offering to contract for goods or services. The term Company means the Company or the Company's authorized representative. The Company may also be referred to as the Supplier. This RFP may be awarded to multiple Companies - therefore, ‘Companies’ may also be referred to as Company.

  2.1.3 The Product
      The Product comprises of the goods and/or services required by the Company to fulfill the needs of this RFP.

  2.1.4 The Agreement
      The Agreement refers to the contractual agreement between UNI and the awarded Company, detailed in the Contract Documents and signed by both parties, and incorporating the RFP and Company’s response by reference. The Agreement may be referred to as “Contract” or “Agreement”.

  2.1.5 Contract Documents
      The Contract Documents shall consist of this RFP (Proposal Instructions and Conditions, Terms and Conditions of the Contract, Scope of Work/Specifications, Proposal Content, Form of Proposal, and all attachments), any subsequent Addenda Issued by UNI, Company's response to this RFP, and any contractual agreement that results from this RFP.

2.2 Non-appropriation of Funds
      Notwithstanding other provisions of any award resulting from this RFP, if funds anticipated for the fulfillment of this agreement are at any time not forthcoming or insufficient, either through the failure of the Iowa Legislature or the federal government to provide funds or the program under which funds were provided is altered, then UNI shall have the right to terminate this agreement without penalty by giving not less than thirty (30) days written notice documenting the lack of funding or program change.

2.3 Immunity from Liability
      Every person who is a party to this Agreement is hereby notified and agrees that UNI, and its agents, successors, and assigns are immune from liability and suit for or from Company's activities involving third parties and arising from this Agreement.

2.4 Indemnification
      To the fullest extent permitted by law, Company shall defend, indemnify, and hold harmless UNI, its agents, successors, and assigns, the Board of Regents, State of Iowa, and the State of Iowa from and against all claims, damages, losses, and expenses, including but not limited to attorneys’ fees, arising out of or resulting from the performance and compliance with the terms and obligations of the Agreement, provided that any such claim, damage, loss, or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of Company, it’s subcontractor, or anyone directly or
indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person.

In any and all claims against UNI, its agents, successors, and assigns, the Board of Regents, State of Iowa, and the State of Iowa by any employee of Company, and subcontractors, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any definition or boundary on the amount or type of damages, compensation or benefits payable by or for Company or any subcontractor under workers’ compensation acts, disability benefit acts or other employee benefit acts.

2.5 Code of Fair Practice

The Company shall not discriminate against any employee or applicant for employment because of race, creed, color, religion, national origin, sex, sexual orientation, age, disability, veteran status, or any other basis where protected by law, except where it relates to a bona fide occupational qualification. In the event of the Company’s noncompliance with this clause or with any related federal or state regulations, this contract may be canceled, terminated or suspended in whole or in part and the Company may be declared ineligible for further contracts with the Board of Regents, State of Iowa.

2.6 Subcontractors

Company is specifically advised that any person, firm, or other party to whom it is proposed to award a subcontract under this Agreement must be approved in advance, in writing, and be acceptable to UNI. The Company is responsible for all acts of its subcontractors, as well as, the subcontractors’ performance of delegated duties. Company shall be solely responsible for payment to all subcontractors or secondary suppliers that the Company may engage for the completion of any contractual agreement with UNI.

2.7 Insurance

Company shall obtain and maintain the minimum insurance coverages set forth below. By requiring such minimum insurance, UNI shall not be deemed or construed to have assessed the risk that may be applicable to the Company arising from the Company’s business operation. The Company shall assess its own risk and if it deems appropriate, maintain higher limits and/or broader coverages. The Company is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

Minimum insurance coverages and requirements are as follows:

**Worker’s Compensation and Employer’s Liability**
- Statutory Limits

**Commercial General Liability**
- $1,000,000 Each Occurrence
- $2,000,000 General Aggregate

**Commercial Auto Liability** (including owned, non-owned, hired, or rented vehicles)
- $1,000,000 Each Occurrence

**Umbrella Liability**
- $1,000,000 Each Occurrence
- $1,000,000 General Aggregate

The State of Iowa, the University of Northern Iowa, and the Board of Regents, State of Iowa, shall be named on the Commercial General Liability, Commercial Auto Liability, and Umbrella Liability policies as additional insureds. Failure to maintain insurance coverage throughout the life of any resulting contract, consistent with the provisions of this Section, shall be considered a breach of contract. As evidence of the above, the Company
will submit certificates of insurance on an annual basis. The certificates shall also provide that should the policy be cancelled or materially changed, thirty (30) day written notice prior to the effective date for the change or cancellation, shall be given directly to UNI.

Company agrees to waive all rights of subrogation against UNI, the State of Iowa, the Board of Regents, State of Iowa, the Regent institutions, their employees and agents for any claim filed against Company or other firms associated with the Agreement.

2.8 Amendments to the Agreement
When awarded, the Agreement shall not be changed, modified, altered, or amended in any respect without the mutual consent of the parties hereto, which consent shall be evidenced by a written amendment to the Agreement executed by both parties.

2.9 Laws
Terms and provisions of this Agreement shall be construed in accordance with the laws of the State of Iowa, and any and all litigation or actions commenced in connection with this Agreement shall be instituted in the appropriate courts in the State of Iowa.

2.10 Assignment
The award of this RFP may not be assigned, transferred, sold or subcontracted by Company without the prior written consent of UNI. Should selected Company be purchased (in whole or in part) by another organization or should Company wish to assign, transfer, or subcontract the Agreement to another Company, UNI shall have the right to terminate the Agreement upon written notification, without penalty to UNI.

2.11 Taxes
The University is exempt from Federal Excise Taxes, and no payment will be made for any taxes levied on Company’s employees’ wages. The University is exempt from State and Local Sales and Use Taxes on the services. Tax Exemption Certificates will be furnished upon request.

2.12 Access to Company Records/Audits
The Company agrees to keep and provide full access to all records that pertain to UNI throughout the period that the Agreement remains in effect and for a minimum of seven (7) years after the Agreement is terminated, unless required to retain for a longer period by state or federal statute. The University reserves the right to audit such records and employ the Auditor of the State of Iowa or any other auditor the University deems appropriate to perform an audit of Company records. Should such audit disclose incorrect billings or improprieties, the University reserves the right to charge Company for the cost of the audit and pursue appropriate reimbursement.

2.13 Termination
2.13.1 If Company is adjudged bankrupt or makes a general assignment for the benefit of creditors, if a receiver is appointed on account of Company's insolvency, if Company repeatedly refuses or fails to supply enough employees, management staff, or equipment to adequately provide timely delivery or services for UNI, or if Company is otherwise guilty of a substantial violation of the Contract Documents, UNI may terminate the Agreement after giving Company a minimum thirty (30) days written notice, without penalty to UNI.

2.13.2 In any case where Company has failed to provide equipment and services or has provided nonconforming equipment and services, UNI shall provide a Cure Notice. If after notice, Company continues to be in default, UNI may procure services from another source and terminate the Agreement, without penalty to UNI. Company may be required to pay UNI the difference if a higher cost Company is selected.

2.13.3 With the mutual agreement of both parties, the Agreement may be terminated on an agreed date prior to the end of the contract period without penalty to either party.
2.13.4 The University may terminate the Agreement without penalty for any reason by giving a 30 calendar day notice.

2.14 Severability of the Agreement
In the event any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision, but shall be construed as if such invalid, illegal, or unenforceable provision had never been contained. Further, in the event that any provision shall be held to be unenforceable by virtue of its scope, but may be made enforceable by a limitation thereof, such provision shall be deemed to be amended to the minimum extent necessary to render it enforceable under the laws of the jurisdiction in which enforcement is sought.

2.15 Open Competition

2.15.1 Where, in these contract documents, reference is made to materials, trade names, catalog numbers or articles of certain manufacture, it is done for the purpose of establishing a basis of comparative quality, type or style and not for the purpose of limiting competition. It shall be understood that such method of description is not intended to exclude other items, processes, similar designs, or kinds of materials, but is intended merely as a means of establishing a standard of comparison. Other manufacturing processes may be used, if, in the opinion of UNI, they are acceptable in serviceability, durability, quality, functional capabilities and design.

2.15.2 UNI reserves the right to reject any substitute article or material, and/or the associated bid which, in UNI's opinion, does not meet the standard of quality established by such a reference in the contract documents.

2.15.3 Companies offering other than the items specified shall submit, with their bid, catalog cuts, brochures, and detailed specifications covering the items on which they are bidding. Any deviation from the contract documents contained in this bid shall be noted by the company on the Bid Compliance Form. (See Attachment A.)

2.15.4 The company is expected to fully comply with the Contract Documents in this bid solicitation. In the event the Company's materials or equipment do not conform, and those deviations have not been stated on Attachment A, the company will be responsible for furnishing materials and equipment, which fully conform at no change in their bid price.

2.16 Guarantee-
2.17 **Export Control**-
Company acknowledges that a foreign national(s) may use the device/technology/and or data you propose, at the University. Company shall comply with all U.S. export controls laws and regulations, including but not limited to the International Traffic in Arms Regulations (ITAR), 22 CFR Parts 120 through 130, and the Export Administration Regulations (EAR), 15 CFR Parts 730 through 799, in the performance of this Agreement. In the absence of available license exemptions/exceptions, Company shall be responsible for obtaining the appropriate licenses or other authorizations, if required, for exports of hardware, technical data, and software, or for the provision of technical assistance. Company shall be responsible for all regulatory record keeping requirements associated with the use of licenses and license exemptions/exceptions. Company shall be responsible for obtaining the appropriate licenses or other authorizations, if required, for exports of hardware, technical data, and software, or for the provision of technical assistance. Prior to disclosing or transferring to University any hardware, technical data, software or product utilizing any such data, which is subject to export controls under federal law, Company shall notify the University in writing of the nature and extent of the export control. The University shall have the right to decline any such technical data or product utilizing such data. In the event Company sends any such technical data or product that is subject to export control, without notice of the applicability of such export control, the University has the right to immediately terminate the Agreement.

2.18 **Energy Star Purchases**-
Whenever possible, UNI will purchase equipment that is rated energy efficient by this joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy.

2.19 **Hazardous Material**-
All packaging, transportation and handling of hazardous materials shall be in accordance with applicable federal and state regulations including, but not limited to, the Material Safety Data Sheet provision of O.S.H.A. Hazard Communication Standard 29 CFR 1910.1200, and Iowa Administrative Code.

2.20 **Clean Air and Water Certification** –
Company certifies by filling this order that its facility is not on the Environmental Protection Agency (EPA) List of Violating Facilities. Company will immediately notify University Procurement Services of the receipt of any communication indicating that any company’s facilities are under consideration to be listed on the EPA List of Violating Facilities.

2.21 **Federal Subcontract** –
If this agreement constitutes a sub agreement under a prime contract with a federal agency, the terms and conditions of the prime contract shall prevail.

2.22 **Conflict of Interest** –
Should Company be a State of Iowa official, a paid employee of the University or any other State of Iowa agency, a member of the General Assembly or a legislative employee, Company will be considered a ‘conflict of interest vendor.’ In addition, should any individual who is a paid employee of the University or State of Iowa Agency be a partner in Company’s firm or receive consulting payments, a conflict of interest exists. Whenever Company represents a conflict of interest or whenever there is a disclosure of indication of a conflict of interest, Company must have approval by the University prior to bidding on the RFP.

2.23 **Code of Conduct** –
University of Northern Iowa is committed to socially and environmentally responsible purchasing consistent with the values in our strategic plan. The University of Northern Iowa expects high quality in the products, services and business practices of all of its business partners. This commitment enjoys broad support on campus.
2.24 Most Favored Nation –
Company represents that the terms, conditions and prices established under the Contract Documents are equal
to or better than those offered to other comparable colleges, universities or public institutions. If during the
term of the Contract, Company offers more favorable terms, conditions or prices to another institution,
comparable universities, colleges, Company agrees to notify the University. The Contract shall be amended
to reflect the more favorable terms, conditions or prices.
Overview

The Contractor must provide all labor, materials, tools, supplies and equipment necessary to complete the services listed throughout this RFP, including, but not limited to: painting, wall covering, and minor damage repair.

3.1 Responsibilities & Qualifications

3.1.1 Contractor must have a minimum of 5 years of experience in the painting industry.
3.1.2 The Contractor shall provide all services in accordance with the current codes, and repair service laws or ordinances, and all rules and regulations of health and safety.

3.2 Material & Supplies

3.2.1 All paint required will be purchased and supplied by the University.
3.2.2 All wall coverings will be supplied by the University.
3.2.3 If applied paint fails to adhere to surfaces due to noncompliance with regard to manufacturer's specifications, it shall be the Contractor's responsibility to remove failing paint, properly prepare surface and repaint at the Contractor's expense.
3.2.4 The Contractor must furnish all industry specific materials, tools and supplies necessary to perform the services requested in a safe and effective manner, including, but not limited to the following:
   3.2.4.1 Brushes, rollers, tape, containers, pans, buckets, etc., to utilize during application
   3.2.4.2 Any materials for masking and/or protection of surfaces, flooring, equipment and/or fixtures not being painted
   3.2.4.3 Scaffolding, ladders and extension devices used for application on elevated surfaces allowing the Contractor to reach the highest point, at a given location, in a safe and efficient manner.
3.2.5 Under no circumstance will the Contractor use the University’s tools for the work they are completing.

3.3 Painting Preparation

3.3.1 The Contractor shall perform the preparation of all surfaces for painting, including, but not limited to the following: sheetrock walls, previously prepared walls (vinyl and paper wall covering), masonry surfaces, concrete block walls, steel and wood doors, etc:
   3.3.1.1 New Construction Sheetrock: Preparation and painting of newly constructed sheetrock walls shall consist of priming and minor sanding.
   3.3.1.2 Existing Construction Sheetrock Walls: Preparation and repainting of existing sheetrock walls includes minor repair / spackling surface nicks and holes.
      3.3.1.2.1 The Contractor shall provide adequate paint coverage to cover the existing color
      3.3.1.2.2 Additional painting necessary to cover colors, other than the existing, shall be quoted separately on an as needed basis using the proposal price submission as a basis for the quote.
   3.3.1.3 Doors & Jambs: Preparation and painting of steel or wooden doors, shall include primer, paint/stain and sealer.
   3.3.1.4 Wall Covering: Preparation of walls for papering or painting, after wallpaper is removed or if wallpaper remains in place, shall be done by applying patching, floating a thin coat, and cleaning wall surfaces
3.3.1.5 Moving of equipment and/or furniture in occupied office, laboratories, classrooms, etc., shall be the responsibility of the Contractor.

3.4 Site Protection

3.4.1 “Wet Paint” signs shall be posted during application by the Contractor.
3.4.2 Contractor shall protect surrounding areas and surfaces to preclude damage during work.
3.4.3 During work progress, Contractor shall keep premises free from any unnecessary accumulation of tools, equipment, surplus materials, debris and the like.
3.4.4 Contractor shall provide drop cloths, shields, painters tape, furniture coverings and other protective equipment as required by job conditions.
3.4.5 Contractor shall be responsible for any damage that occurs due to misplaced paint.
3.4.6 Contractor shall erect barriers as necessary to protect students, staff and visitors during the work.
3.4.7 Contractor shall be responsible for any damage caused by their employees or equipment.

3.5 Paint Application

3.5.1 The Contractor shall roll or brush all surfaces.
3.5.2 The Contractor shall apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface.
3.5.3 The Contractor shall apply paint to produce surface films without cloudiness, spotting, laps, brush marks, roller tracking, runs, sags or other surface imperfections.
3.5.4 The Contractor shall allow manufacturer's specified drying time and ensure current coating adhesion for each coat before applying next coat.
3.5.5 The Contractor shall contact the University designee, for approval of additional coats if undercoats or other conditions show through the topcoat.
3.5.6 All paint products shall be mixed by the Contractor.
   3.5.6.1 Paints that have settled to a condition that makes mixing difficult shall be noted and marked for University removal.
   3.5.6.2 Skins and other irregular particles shall be removed by straining.
   3.5.6.3 Only clean equipment and tools shall be used.
3.5.7 The Contractor shall ensure where coating application abuts other materials or other coating colors and shall terminate coating with a clean, sharp termination line without coating overlap.
3.5.8 The Contractor shall not paint over code-required labels or equipment name, identification, performance rating or nomenclature plates.
3.5.9 The Contractor shall remove hardware, electrical equipment plates, mechanical grills and louvers, lighting fixture trim and other items to protect from contact with paint.

3.6 Post Painting Cleanup

3.6.1 The Contractor shall return all unused paint sealed in its original container, free of foreign material and residue to the University.
3.6.2 The Contractor shall establish and maintain storage conditions for paint (dry, warm, well ventilated) in accordance with the manufacturer’s instructions.
3.6.3 After paint application completion, Contractor shall clean spattered surfaces and remove spattered paints by washing, scraping or other methods. The Contractor shall re-install hardware, electrical equipment plates, mechanical grills and louvers, lighting fixture trim and other items that have been removed to protect from contact with paint.
3.6.4 Contractor shall relocate to original position equipment, furniture or any fixtures that have been moved to allow application of coatings.
3.6.5 Contractor shall remove all protective materials

3.7 Keys/Access Cards

3.7.1 The Owner’s Representative will authorize issuance of keys/access cards to the Contractor. Contractor shall be responsible for the keys/access cards and must return them to the Owner's Representative at the end of the each contract release. Contractor shall pay for any lost keys/access cards and rekeying or changing of locks, should the keys/access cards be lost by the Contractor. Rekeying or changing of locks when commenced will not be stopped in the process should the Contractor find the keys/access cards after notifying the Owner that they are lost.
3.7.2 All keys must be returned to the Owner’s Representative prior to the processing of the final invoice for payment. The discount period on that final invoice shall begin when final Work has been accepted and all keys have been returned and/or payment for lost keys/access cards has been received.

3.8 Parking

3.8.1 Contractors will be required to obtain construction (CS) parking permits, issued by Public Safety for all necessary company vehicles which will be used on campus in conjunction with the flooring work.
3.7.2 Contractor shall pay for the cost of the permit for each vehicle based on the current schedule in effect at the time the permits are secured. Parking permits shall be considered as part of Contractor’s overhead.
3.7.3 Unless specifically permitted by the Owner's Representative, Contractor shall not drive or park on pedestrian paths, sidewalks, bike paths, plazas or walkways.

3.9 Waste Disposal

3.9.1 No debris, trash, or other demolition or construction materials are to be left at the job site, nor are they to be placed in University dumpsters.
3.9.2 All debris, trash or other demolition and construction materials shall be properly disposed daily through appropriate solid waste disposal procedures. The Contractor is encouraged to recycle as much as possible.
3.9.3 The Contractor shall dispose of all hazardous waste in accordance with all applicable federal, state and local laws and ordinances. At no time shall the use of University dumpsters or trash receptacles be allowed.

3.10 Existing Site Facilities and Conditions

3.10.1 Contractor shall schedule a meeting with Owner’s Representative to review the existing conditions in each area prior to beginning Work. It is Contractor’s responsibility to identify any existing damage to building and landscape within the job site. Any damage caused by the Contractor to existing facilities will be repaired at the cost of the Contractor.
3.10.2 Care shall be taken that the finished appearance of the Work is consistent with the original appearance of the building.
3.10.3 All Work shall be left in a protected state at the end of the day and during Work breaks to prevent any type of damage.
3.10.4 The Contractor shall take all the necessary precautions to prevent fire hazards and spontaneous combustions.
3.10.4.1 All cotton waste, clothes, and other hazardous materials shall be removed from the work site daily.

3.11 Use of Premises

3.11.1 Contractor and their employees shall respect the mission of the University. Owner will not tolerate any obscene, illegal or illicit acts by Contractor or their employees. Failure to act accordingly will result in cancellation of this contract.

3.11.2 The Contractor must give immediate notice to the University designee of any condition deemed hazardous to students, personnel and/or visitors of the University.

3.12 Working Hours/Scheduling

3.12.1 Contractor shall coordinate with the Owner's Representative prior to the start of each assigned contract release a schedule depicting anticipated hours to be worked on the project; duration of time for the completion of Work, and days that Work will be performed.

3.13 Inspections and Guarantee

3.13.1 All Work shall be inspected by the Owner's Representative and unacceptable or shoddy Work shall be corrected at the expense of Contractor. Owner shall not be responsible for any re-work.

3.13.2 The Owner's Representative is authorized to notify the Contractor of any Work or materials that does not conform to the requirements for first class materials and/or workmanship. The Owner's Representative shall have the authority to reject materials or suspend Work until any questions or issues can be resolved.

3.13.3 Contractor shall be held responsible for any repairs due to defects in materials and workmanship for a period of one year from the date of acceptance of the Work by Owner.

3.14 Invoice Requirements

3.14.1 When submitting invoices for Work, Contractor shall provide the following information:
   - Contract Number
   - Dates of Work
   - Project Location
   - Invoice Number and Date
   - Description of Services completed
   - Total Cost $_________

   University reserves the right to present a template for all invoices that must be included.

3.14.2 Invoices must be received within 30 days after completion of Work.

3.14 Payment Discounts and Invoices

3.15.1 Payment discount terms, if part of the contract, should appear on your invoice to insure proper processing. Owner will not reimburse payment discounts taken after the agreed payment discount period, if the discount terms do not appear on your invoice. Invoices requesting payment for services, for the UNI department covered by this contract, shall reference the contract number and to be mailed to the address below.

   University of Northern Iowa
   Accounts Payable
   103 Gilchrist Hall
   Cedar Falls, IA  50614-0008
3.16 Utilities

3.16.1 The University shall supply water and power for all projects when required for work completion.

3.17 Interference of Operations

3.17.1 All Work scheduled by Contractor shall be planned with the consent of Owner and shall not interfere with University operations unless consent is given in writing by Owner.

3.18 Communication with Owner

3.18.1 Owner's preferred method of communication will be electronic mail (e-mail).
3.18.2 Owner will require access to a fax machine and the ability to contact Contractor by phone or cell phone.
3.18.3 Contractor to provide primary and secondary contact information to the Owner’s Representative on each project.

3.19 Term of the Contract

Any award made as a result of this request shall be for the period of May 1, 2020 (or from the date of contract award, whichever is later) through April 30, 2021, subject to two (2) mutually agreed upon three (3)-year extension(s).

Vendor Response

Please complete Attachment A and return an electronic copy by February 27, 2020 at 3:00 PM. Responses must be emailed.