



## CONTRACT RENEWAL LETTER

**Date:** April 29, 2025  
**Contract #:** UCPJMU6028  
**Service:** Modular Buildings and Storage Containers  
**Renewal Period:** 5/3/2025 to 5/2/2026  
**Renewal #:** 4 of 4 One-Yr  
**Issued By:** James Madison University  
Dylan Morris, Buyer Senior Ph: 540-568-3002  
Fx: 540-568-7935

**Contractor:** Modular Genius, Inc.  
Attn: Damon T. Pross  
1201 South Mountain Road  
Joppa, MD 21085 Ph: 410-676-3424

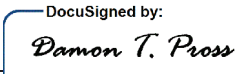
**Contract Administrator:** Gary Shears, Facilities Management

### **Description of Renewal Notice:**

In accordance with the renewal provision of the original contract all terms, conditions, and specifications of the original contract remain the same during the contract renewal period, along with any modifications that have been incorporated up until this point. The previous contract pricing schedule is hereby replaced with the pricing schedule attached to this renewal.

All invoices shall be submitted within sixty days of contract renewal term expiration as well as for each subsequent contract renewal period. Any invoices submitted after the sixty day period will not be processed for payment.

Return one executed renewal notice to my attention within ten days.

**Modular Genius, Inc.**  
**By:**   
Damon T. Pross  
DocuSigned by:  
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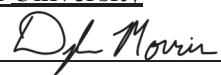
*Name (print)*

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President 4/29/2025

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*Title Date Signed*

**James Madison University**  
**By:**   
Dylan Morris,  
Name (print)

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Buyer Senior 4/29/2025

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*Title Date Signed*



Contract #: UCPJMU6028  
 Contractor: Modular Genius, Inc.  
 Renewal Period: 05/03/2025 - 05/02/2026  
 Commodity: Modular Buildings and Storage Containers

Product Name	Model Number	Description						Price	Lease Rate	Lease Rate	Lease Rate	Lease Rate	Lease Rate	Lease Rate
									12 Month	18 Month	24 Month	36 Month	48 Month	60 Month
<b>Education</b>														
Right End	E-66-RE	14	X	66	=	924	SF	\$84,304.04	\$3,665.39	\$2,822.35	\$2,294.54	\$1,627.43	\$1,466.16	\$1,312.21
Left End	E-66-LE	14	X	66	=	924	SF	\$84,304.04	\$3,665.39	\$2,822.35	\$2,294.54	\$1,627.43	\$1,466.16	\$1,311.72
Center	E-66-C	14	X	66	=	924	SF	\$67,595.43	\$2,938.94	\$2,262.98	\$1,839.77	\$1,304.89	\$1,175.57	\$1,052.14
Restroom Center	E-66-RRC	14	X	66	=	924	SF	\$121,076.36	\$5,264.19	\$4,053.43	\$3,295.39	\$2,337.30	\$2,105.68	\$1,884.58
Restroom End	E-66-RRE	14	X	66	=	924	SF	\$133,553.23	\$5,806.67	\$4,471.13	\$3,634.97	\$2,578.16	\$2,322.66	\$2,078.78
Office	E-66-O	14	X	66	=	924	SF	\$72,201.94	\$3,139.21	\$2,417.20	\$1,965.15	\$1,393.81	\$1,255.68	\$1,123.84
<b>Business</b>														
Right End	B-60-RE	12	X	60	=	720	SF	\$66,215.26	\$2,878.92	\$2,216.78	\$1,802.21	\$1,278.24	\$1,151.57	\$1,030.66
Left End	B-60-LE	12	X	60	=	720	SF	\$66,215.26	\$2,878.92	\$2,216.78	\$1,802.21	\$1,278.24	\$1,151.57	\$1,030.66
Center	B-60-C	12	X	60	=	720	SF	\$57,284.12	\$2,490.62	\$1,917.77	\$1,559.12	\$1,105.83	\$996.24	\$891.64
Restroom1	B-60-RR1	12	X	60	=	720	SF	\$78,758.94	\$3,424.30	\$2,636.71	\$2,143.61	\$1,520.39	\$1,369.72	\$1,225.90
Restroom2	B-60-RR2	12	X	60	=	720	SF	\$83,741.88	\$3,640.95	\$2,803.53	\$2,279.23	\$1,616.58	\$1,456.38	\$1,303.46
<b>Assembly</b>														
Right End	A-60-RE	12	X	60	=	720	SF	\$63,604.84	\$2,765.42	\$2,129.38	\$1,731.15	\$1,227.85	\$1,106.17	\$990.02
Left End	A-60-LE	12	X	60	=	720	SF	\$63,604.84	\$2,765.42	\$2,129.38	\$1,731.15	\$1,227.85	\$1,106.17	\$990.02
Center	A-60-C	12	X	60	=	720	SF	\$56,691.00	\$2,464.83	\$1,897.91	\$1,542.98	\$1,094.38	\$985.93	\$882.41
Restroom1	A-60-RR1	12	X	60	=	720	SF	\$76,267.48	\$3,315.98	\$2,553.30	\$2,075.80	\$1,472.30	\$1,326.39	\$1,187.12
Restroom2	A-60-RR2	12	X	60	=	720	SF	\$82,456.22	\$3,585.06	\$2,760.49	\$2,244.24	\$1,591.76	\$1,434.02	\$1,283.45
<b>Residential</b>														
Right End	R-48-RE	12	X	48	=	576	SF	\$59,733.22	\$2,597.09	\$1,999.76	\$1,625.78	\$1,153.11	\$1,038.84	\$929.76
Left End	R-48-LE	12	X	48	=	576	SF	\$59,733.22	\$2,597.09	\$1,999.76	\$1,625.78	\$1,153.11	\$1,038.84	\$929.76
Center	R-48-C	12	X	48	=	576	SF	\$55,027.30	\$2,392.49	\$1,842.22	\$1,497.70	\$1,062.27	\$956.99	\$856.51
Center with Restroom	R-48-CR	12	X	48	=	576	SF	\$59,622.42	\$2,592.28	\$1,996.06	\$1,622.77	\$1,150.97	\$1,036.91	\$928.04
Center Open	R-48-CO	12	X	48	=	576	SF	\$45,371.05	\$1,972.65	\$1,518.94	\$1,234.88	\$875.85	\$789.06	\$706.21
Kitchen Laundry	R-48-KL	12	X	48	=	576	SF	\$67,059.33	\$2,915.62	\$2,245.03	\$1,825.18	\$1,294.53	\$1,166.25	\$1,043.80
Restroom1	R-48-RR1	12	X	48	=	576	SF	\$89,172.91	\$3,877.08	\$2,985.36	\$2,427.05	\$1,721.42	\$1,550.83	\$1,388.00
Restroom2	R-48-RR2	12	X	48	=	576	SF	\$89,583.53	\$3,894.93	\$2,999.11	\$2,438.23	\$1,729.35	\$1,557.98	\$1,394.39
\$12.00 per mile	Per Module													

\*There will be no Credit Card Processing Fee for JMU\*

Product Name / Model Number	Price
pre-fabricated aluminum steps = 5'x5' deck and up to 35" risersACC-STEP5535	\$4,572.18
pre-fabricated aluminum steps = 5'x5' deck and up to 42" risersACC-STEP5542	\$4,748.41
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 30' rampACC-RAMP66430	\$12,047.24
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 36' rampACC-RAMP66436	\$16,345.43
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 42' ramp switch backACC-RAMP66442	\$20,306.85
pre-fabricated aluminum risers up to 35" to add to a platform of a rampACC-RISE35	\$2,836.49
pre-fabricated aluminum risers up to 42" to add to platform of a rampACC-RISE42	\$3,198.60
pre-fabricated aluminum canopy per sq ft ACC-CANOPY-P	\$174.43
treated wood canopy per sq ft ACC-CANOPY-T	\$150.88
treated wood steps = 5'x5' deck and up to 35" risersACC-STEP5535-TW	\$3,382.07
treated wood steps = 5'x5' deck and up to 42" risersACC-STEP5542-TW	\$3,536.56
treated wood ramp = 6'x6' deck and 4' x 30' rampACC-RAMP66430-TW	\$10,298.27
treated wood ramp = 6'x6' deck and 4' x 36' rampACC-RAMP66436-TW	\$14,163.14
treated wood ramp = 6'x6' deck and 4' x 42' rampACC-RAMP66442-TW	\$17,937.48
treated wood riser up to 35" to add to platform of rampACC-RISE35-TW	\$2,112.28
treated wood riser up to 42" to add to platform of rampACC-RISE42-TW	\$2,474.39
Skirting to match siding material per linear foot ACC_SKIRT	\$24.14
Below Grade Concrete Footers per hole ACC_CONFOOT	\$362.11
Gutter and downspouts per linear feet ACC-GUTTER	\$16.90
Cleaning of Building after installation per sq ft ACC_CLEAN	\$0.60
Sprinkler system with protection below the ceiling per sq ft ACC-SPRINK	\$7.24
Fire Alarm system per sq ft per sq ft ACC-FIRE	\$4.22
Fire Alarm transmitter per building ACC-FIRETRANSMIT	\$14,484.20
An outlet with CAT 5 telephone and data wiring includes face plate, patch panel and testing each ACC-OUTLET	\$603.51
Rest Room and Dumpster per project 720 sq ft - 2,880sq ftRR_DUMPSTER1	\$1,367.08
Rest Room and Dumpster per project 2,881 sq ft - 5,760 sq ftRR_DUMPSTER2	\$3,256.32
Rest Room and Dumpster per project 5,761 sq ft - 8,640 sq ftRR_DUMPSTER3	\$4,200.94
Rest Room and Dumpster per project 8,641 sq ft - 11,520 sq ftRR_DUMPSTER4	\$5,145.56
Rest Room and Dumpster per project 11,521 sq ft - 14,400 sq ftRR_DUMPSTER5	\$6,090.19
Full Time site Supervision - Project Management per project 720 sq ft - 2,880sq ftPM1	\$4,345.26
Full Time site Supervision - Project Management per project 2,881 sq ft - 5,760 sq ftPM2	\$8,690.52
Full Time site Supervision - Project Management per project 5,761 sq ft - 8,640 sq ftPM3	\$13,035.78
Full Time site Supervision - Project Management per project 8,641 sq ft - 11,520 sq ftPM4	\$17,381.04
Full Time site Supervision - Project Management per project 11,521 sq ft - 14,400 sq ftPM5	\$21,726.31
Block / Level / Anchor / Set and Seam -Modular Building (12X60=720 SF)INSTALL720	\$2,872.70
Block / Level / Anchor / Set and Seam -Modular Building (24X60=1440 SF)INSTALL1440	\$9,076.77
Block / Level / Anchor / Set and Seam -Modular Building (36X60=2160 SF)INSTALL2160	\$13,253.04
Block / Level / Anchor / Set and Seam -Modular Building (48X60=2880 SF)INSTALL2880	\$17,429.32
Block / Level / Anchor / Set and Seam -Modular Building (60X60=3600 SF)INSTALL3600	\$21,605.61
Block / Level / Anchor / Set and Seam -Modular Building (72X60=4320 SF)INSTALL4320	\$24,695.57
Block / Level / Anchor / Set and Seam -Modular Building (84X60=5040 SF)INSTALL5040	\$28,654.58
Block / Level / Anchor / Set and Seam -Modular Building (96X60=5760 SF)INSTALL5760	\$32,613.60
Block / Level / Anchor / Set and Seam -Modular Building (108X60=6480 SF)INSTALL6480	\$36,572.62
Block / Level / Anchor / Set and Seam -Modular Building (120X60=7200 SF)INSTALL7200	\$40,531.63
Block / Level / Anchor / Set and Seam -Modular Building (132X60=7920 SF)INSTALL7920	\$44,490.65
Block / Level / Anchor / Set and Seam -Modular Building (144X60=8640 SF)INSTALL8640	\$48,449.66
Block / Level / Anchor / Set and Seam -Modular Building (156X60=9360 SF)INSTALL9360	\$52,408.68

Block / Level / Anchor / Set and Seam -Modular Building (168X60=10080 SF)INSTALL10080	\$56,367.70
Block / Level / Anchor / Set and Seam -Modular Building (180X60=10800 SF)INSTALL10800	\$60,326.71
Block / Level / Anchor / Set and Seam -Modular Building (192X60=11520 SF)INSTALL11520	\$64,285.72
Block / Level / Anchor / Set and Seam -Modular Building (204X60=12240 SF)INSTALL12240	\$68,244.74
Block / Level / Anchor / Set and Seam -Modular Building (216X60=12960 SF)INSTALL12960	\$72,203.76
Block / Level / Anchor / Set and Seam -Modular Building (228X60=13680 SF)INSTALL13680	\$76,162.78
Block / Level / Anchor / Set and Seam -Modular Building (240X60=14400 SF)INSTALL14400	\$80,121.79
Teardown / Disassemble and remove off site -Modular Building (12X60=720 SF)TEARDOWN720	\$1,882.95
Teardown / Disassemble and remove off site -Modular Building (24X60=1440 SF)TEARDOWN1440	\$6,373.05
Teardown / Disassemble and remove off site -Modular Building (36X60=2160 SF)TEARDOWN2160	\$9,523.36
Teardown / Disassemble and remove off site -Modular Building (48X60=2880 SF)TEARDOWN2880	\$12,673.68
Teardown / Disassemble and remove off site -Modular Building (60X60=3600 SF)TEARDOWN3600	\$15,823.99
Teardown / Disassemble and remove off site -Modular Building (72X60=4320 SF)TEARDOWN4320	\$18,974.31
Teardown / Disassemble and remove off site -Modular Building (84X60=5040 SF)TEARDOWN5040	\$22,124.63
Teardown / Disassemble and remove off site -Modular Building (96X60=5760 SF)TEARDOWN5760	\$25,274.94
Teardown / Disassemble and remove off site -Modular Building (108X60=6480 SF)TEARDOWN6480	\$28,425.25
Teardown / Disassemble and remove off site -Modular Building (120X60=7200 SF)TEARDOWN7200	\$31,575.57
Teardown / Disassemble and remove off site -Modular Building (132X60=7920 SF)TEARDOWN7920	\$34,725.88
Teardown / Disassemble and remove off site -Modular Building (144X60=8640 SF)TEARDOWN8640	\$37,876.19
Teardown / Disassemble and remove off site -Modular Building (156X60=9360 SF)TEARDOWN9360	\$41,026.51
Teardown / Disassemble and remove off site -Modular Building (168X60=10080 SF)TEARDOWN10080	\$44,176.82
Teardown / Disassemble and remove off site -Modular Building (180X60=10800 SF)TEARDOWN10800	\$47,327.13
Teardown / Disassemble and remove off site -Modular Building (192X60=11520 SF)TEARDOWN11520	\$50,477.45
Teardown / Disassemble and remove off site -Modular Building (204X60=12240 SF)TEARDOWN12240	\$53,627.76
Teardown / Disassemble and remove off site -Modular Building (216X60=12960 SF)TEARDOWN12960	\$56,778.08
Teardown / Disassemble and remove off site -Modular Building (228X60=13680 SF)TEARDOWN13680	\$59,928.40
Teardown / Disassemble and remove off site -Modular Building (240X60=14400 SF)TEARDOWN14400	\$63,078.71
Installation of Interior walls per linear feet AAR-INTWALLS	\$90.53
Installation of Interior hollow core door / steel jamb and lever lockset AAR-HCDOOR	\$905.26

Installation of Interior solid core door / steel jamb and lever lockset AAR-SCDOOR	\$1,810.53
Installation of 3/0 x 4/0 Vinyl Window with Mini Blinds AAR-VWINDOW	\$603.51
Installation of (1) ADA restroom includes (16 lf walls, 1 sink, 1 toilet, fan, light, door, instant hot, ) AAR-RESTROOM	\$3,319.29
Installation of 1 ADA shower added to an ADA restroom AAR-SHOWER	\$3,017.55
Installation of exterior single steel door / steel jamb with lever lock set and closer AAR-STEELDOOR	\$2,112.28
Installation of exterior double steel door / steel jamb with lever lock set and closer AAR-DOUBLESTEELDOOR	\$4,224.56
Upgrade HVAC system to a Quite Climate 2 - High Efficiency, Ultra Low Sound Level, Green Refrigerant System. Priced for (1)Modular section HVAC-UPGRADE	\$9,052.63