JAMES MADISON UNIVERSITY.

# CONTRACT RENEWAL LETTER

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|---|---|---|
| **Date:** | October 05, 2026 | |
| **Contract #:** | UCPJMU6835 | |
| **Service:** | Window Cleaning Services | |
| **Renewal Period:** | 2/1/2027 to 1/31/2028 | |
| **Renewal #:** | 3 of 4 One-Yr | |
| **Issued By:** | James Madison University<br>Aaron Largent, Buyer Senior | <br>Ph: 540-568-4160<br>Fx: 540-568-7935 |
| **Contractor:** | Spotless Cleaning Enterprises, LLC<br>Attn: Beau Pratt<br>122 Agency Avenue<br>Richmond, VA 23225 | <br><br><br>Ph: 804-467-4442 |
| **Contract Administrator:** | Vickie Raynes, 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 contract pricing will increase by 3.2% in accordance with the "other services" category of the CPI-W. An updated pricing schedule is 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.

**Spotless Cleaning Enterprises, LLC**

By: Beau Pratt

Beau Pratt Beau Pratt

*Name (print)*

Co-Owner 10/9/24

*Title* *Date Signed*

**James Madison University**

By:

Aaron Largent, CUPO, VCCO

*Name (print)*

Buyer Senior 10/6/2026

*Title* *Date Signed*

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**Contract #:** UCPJMU6835
**Contractor:** Spotless Cleaning Enterprises, LLC
**Renewal Period:** 2/1/2027 – 1/31/2028
**Commodity:** Window Cleaning Services

1. Pricing Schedule:

    a. Individual Building Price Estimate list attached.

    b. Contractor shall provide quote detailing any rental equipment fees for university approval prior to commencing services.

    c. Contractor shall accept payments via charge card. Contractor shall not exceed a 3% processing fee for charge card payments.

2. The pricing is set and there shall be no additional fees and/or expenses charged to the University.
3. Spotless Window Cleaning shall have someone on-site at all times that can proficiently communicate in English.
4. Quality control shall be maintained and strictly enforced while working on campus. Spotless Window Cleaning must have a supervisor inspect any and all work on campus before requesting JMU's approval on the work.
5. Spotless Window Cleaning shall use green window cleaning products when requested by the University.
6. Spotless Window Cleaning shall remove all screens that are not permanently fixed. Should any screens need to be removed that are permanent, screwed in or need to be removed from the inside of the building, additional fees shall be communicated to the University before starting any work.
7. Spotless Window Cleaning shall provide a detailed proposal for any work requested to be approved by the University prior to commencing work.
8. Spotless Window Cleaning will commit to executing individual building contract work for JMU within 10 business days of PO issuance, weather permitting.
9. Any changes in the pricing and products offered described herein shall be mutually agreed upon by the Purchasing Agency and Contractor with all changes first being authorized through either a contract modification and/or a change order issued by the Purchasing Agency. Contractor willing to price match and/or negotiate on a case-by-case basis.
10. Parties agree that this Negotiation Summary modifies RFP # ADL-1191 and the Contractor's initial response to RFP # ADL-1191, and in the event of conflict this negotiation summary shall take precedence.
11. Contractor agrees that all exceptions taken within their initial response to RFP # ADL-1191 that are not specifically addressed within this negotiation summary are null and void.

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# Spotless Window Cleaning, Individual Building Price Estimate list

| *Name of Building* | *Estimate per Cleaning* [1][2][3][4][5] |
|---|---|
| 916 Oakhill (Inside) | $ 1,355.24 |
| 916 Oakhill (Outside) | $ 3,099.20 |
| Alumnae Hall Exterior | $ 1,445.78 |
| APC Building Exterior | $ 1,445.78 |
| APC Building Interior lobby 1st and 2nd Floor | $ 1,348.68 |
| AUBC Campanelli Club | $ 980.40 |
| AUBC Interior | $ 6,079.83 |
| AUBC Exterior | $ 6,079.83 |
| Ballard Parking Deck Exterior, interior, and Elevator tower | $ 3,894.97 |
| Bioscience (CSAT A1) exterior | $ 5,259.84 |
| Bioscience (CSAT A1) Interior, Common Space, Stairs, Etc. | $ 2,967.09 |
| Bioscience (CSAT A2) Exterior | $ 7,471.67 |
| Bioscience (CSAT A2) Interior, Common Space, Stairs, Etc. | $ 4,272.60 |
| Bioscience (CSAT A3) Exterior | $ 4,288.80 |
| Bioscience (CSAT A3) Interior, Common Space, Stairs, Etc. | $ 2,373.67 |
| Bioscience (CSAT A3B) Exterior | $ 3,868.01 |
| Bioscience (CSAT A3B) Interior, Common Space, Stairs, Etc. | $ 1,305.52 |
| Bridgeforth Stadium Exterior | $ 2,103.94 |
| Bridgeforth Stadium Interior | $ 1,888.15 |
| Burruss Hall (outside) | $ 4,747.20 |
| Burruss Hall (Inside) | $ 4,747.20 |
| Champions Parking Deck interior, exterior, elevator tower | $ 1,348.68 |
| Chandler Hall (Outside) | $ 14,865.65 |
| Chesapeake Hall (Outside) | $ 14,865.65 |
| Chesapeake Parking Deck interior, exterior, elevator tower | $ 2,751.30 |
| D-Hub Exterior | $ 1,181.90 |
| D-Hub Interior | $ 1,181.90 |
| Duke Hall Exterior | $ 4,288.80 |
| Duke Hall Interior (Common Space) | $ 3,101.95 |
| Dukes Dining Hall Dusting | $ 4,386.00 |
| Dukes Dining Hall Interior includes purple panels and frosted glass on | $ 9,117.06 |
| Dukes Dining Hall Exterior | $ 8,577.58 |
| East Campus Dining (E-Hall) Dusting | $ 6,166.20 |
| East Campus Dining (E-Hall) Exterior | $ 2,967.09 |
| East Campus Dining (E-Hall) Interior Including glass stairway panels | $ 3,182.87 |
| Farm House (Outside) | $ 1,255.44 |
| Festival Interior | $ 3,398.66 |
| Festival Exterior | $ 3,749.32 |
| Forbes Performing Arts Center Exterior | $ 4,779.71 |
| Forbes Performing Arts Center Interior (Common Areas) includes 2 skywalks and roofs | $ 2,994.06 |
| Gabbin Hall (Outside) | $ 3,250.80 |
| Gabbin Hall (Inside) | $ 3,250.80 |
| Grace Street Apartments exterior | $ 8,102.85 |
| Greek Row Exterior | $ 6,252.46 |
| Hartman Hall Exterior | $ 9,527.05 |
| Hartman Hall Interior includes all glass railings and partitions in public | $ 9,251.92 |
| Health & Behavioral Science (CHBS) exterior | $ 7,525.61 |
| Hillcrest Halll & annex (outside) | $ 1,548.00 |
| Hillcrest Halll & annex (Inside) | $ 1,548.00 |
| Jennings Hall (Outside) | $ 18,253.76 |
| Keezell Hall (Outside) | $ 4,386.00 |
| Keezell Hall (Inside) | $ 4,386.00 |
| Lakeview Hall Exterior | $ 1,699.33 |
| LeeLou Alumnae Center Exterior | $ 1,575.26 |
| LeeLou Alumnae Center Interior | $ 1,575.26 |
| Holland Yates Hall Exterior (Including Skywalk) | $ 6,096.02 |
| Holland Yates Hall Interior (Skywalk & Common Areas) | $ 4,272.60 |

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| Massanutten Hall Exterior | $ 1,229.99 |
| Memorial Hall Exterior | $ 7,547.19 |
| Miller Hall (Outside) | $ 2,193.00 |
| Miller Hall (Inside) | $ 2,193.00 |
| Moody Hall (Outside) | $ 3,250.80 |
| Moody Hall (Inside) | $ 3,250.80 |
| Roop Hall (Inside) | $ 2,074.89 |
| Roop Hall (Outside) | $ 2,074.89 |
| Rose Library Interior | $ 5,373.13 |
| Rose Library Exterior | $ 7,067.06 |
| Shenandoah Hall (Outside) | $ 17,807.26 |
| Showker Hall Exterior | $ 7,363.77 |
| Showker Hall Interior includes glass railings | $ 4,995.50 |
| Sonner Hall Exterior | $ 1,672.36 |
| Student Success Center Exterior | $ 9,629.55 |
| University Bookstore Interior | $ 944.07 |
| University Bookstore Exterior | $ 944.07 |
| Village Dorms (Outside) | $2,810.29 per dorm |
| Warsaw Parking Deck interior, exterior, elevator tower | $ 3,209.85 |
| West Campus Dining (D-Hall) Dusting | $ 32,766.00 |
| West Campus Dining (D-Hall) Exterior | $ 4,288.80 |
| West Campus Dining (D-Hall) Interior - includes glass panels above Chic- fila and clock | $ 4,801.29 |
| Wilson Hall Exterior | $ 4,288.80 |
| Wilson Hall (Inside) | $ 5,314.80 |
| Wine Price (Exterior) | $ 2,863.80 |
| Wine Price (Interior) | $ 2,863.80 |

**Hourly rates for additional window cleaning services needed on an as needed basis:**

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| Hourly Rate: | $ 80.93 |
| Overtime Rate: | $ 145.67 |
| Materials: | at cost to be approved by university prior to work commencing |
| Additional Fees: | at cost to be approved by university prior to work commencing |

(1) All prices shown above assume standard, routine maintenance window cleaning using green window cleaning products and do not assume any additive restoration services, such as hard water stain removal, scraping of post- construction debris such as glue, paint, mortar, tape, stickers, etc.

(2) All prices shown above exclude price/fee associated with credit card fees (3.0%) and rental equipment (i.e., boom lift, scaffolding, etc.) required to execute the project. Rental equipment pricing will be provided for approval by the University as work is requested.

(3) All prices shown above exclude price/fee associated with elevator operator fees.

(4) Unless explicitly referenced, all prices shown above, in particular "interior" prices, exclude interior partitions, vestibules, etc. and solely represent the price to clean the inside/interior of the windows/doors of building's outer wall.

(5) Prices shown above assume removal and replacement of window screens not permanently fixed (i.e., not screwed into building, window frame, etc.). If removal and replacement of fixed or permanent screens are required, additional fees will be communicated to the University before starting any work.