



CONTRACT RENEWAL LETTER

Date: October 17, 2025
Contract #: UCPJMU6836
Service: Window Cleaning Services
Renewal Period: 2/1/2026 to 1/31/2027
Renewal #: 2 of 4 One-Yr
Issued By: James Madison University
 Aaron Largent, Buyer Senior Ph: 540-568-4160
 Fx: 540-568-7935

Contractor: Shining Windows LLC, DBA Squeegee Squad
 Attn: Enock Langat
 1305 Kasba Ct
 Virginia Beach, VA 23464 Ph: 757-231-9274

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 remain the same and 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.

Shining Windows LLC, DBA Squeegee Squad

By: 

 Enock Langat

Name (print)

Owner 10/24/25

Title Date Signed

James Madison University

By: 

 Aaron Largent, VCCO, CUPO

Name (print)

Buyer Senior 10/17/25

Title Date Signed

Contract #: UCPJMU6836

Contractor: Shining Windows LLC, DBA Squeegee Squad

Renewal Period: 2/1/2026 – 1/31/2027

Commodity: Window Cleaning Services

1. **Pricing Schedule:**

- a. Individual Building Price Estimate list attached.
 - b. Any additional buildings/services not included on the attached price list shall be quoted on an as needed basis. University shall be presented with a detailed price proposal listing. Man hours, rental fees, and any additional costs associated with proposed work, prior to work commencement.
 - c. Building pricing in attached list include any and all equipment rental rates required to perform work.
 - d. Contractor shall accept payments via charge card. There shall be no additional processing fees.
 - e. An additional 7% discount will be offered when 3 or more separate buildings are scheduled at one time.
2. The pricing is set and there shall be no additional fees and/or expenses charged to the University.
 3. Squeegee Squad 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. Squeegee Squad must have a supervisor inspect any and all work on campus before requesting JMU's approval on the work.
 5. Squeegee Squad shall use green window cleaning products when requested by the University.
 6. Squeegee Squad will 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. Squeegee Squad shall respond to all service calls within s 24-hour period. Window cleaning services shall begin within 72 hours of issuance of PO, providing weather cooperation and no other extreme external factors occur

8. 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.
9. 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.
10. 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.

Contractor: Shining Windows LLC DBA Squeegee Squad
Contact: Enock Langat; Email: enock@squeegeesquad.com Phone: 757-231-9274

<i>Name of Building</i>	<i>Estimate per Cleaning</i>
Alumnae Hall Exterior	\$396.00
APC Building Exterior	\$2,955.15
APC Building Interior lobby 1st and 2nd Floor	\$653.40
AUBC Interior	\$1,022.18
AUBC Exterior	\$2,044.35
Ballard Parking Deck Exterior, interior, and Elevator tower	\$1,584.00
Bioscience (CSAT A1) exterior	\$2,167.11
Bioscience (CSAT A1) Interior, Common Space, Stairs, Etc	\$1,485.00
Bioscience (CSAT A2) Exterior	\$3,626.37
Bioscience (CSAT A2) Interior, Common Space, Stairs, Etc	\$2,500.74
Bioscience (CSAT A3) Exterior	\$3,038.31
Bioscience (CSAT A3) Interior, Common Space, Stairs, Etc	\$2,094.84
Bioscience (CSAT A3B) Exterior	\$3,979.80
Bioscience (CSAT A3B) Interior, Common Space, Stairs, Etc	\$2,744.28
Bridgeforth Stadium Exterior	\$1,308.99
Bridgeforth Stadium Interior	\$902.88
Champions Parking Deck interior, exterior, elevator tower	\$890.11
Chesapeake Parking Deck interior, exterior, elevator tower	\$990.00
Duke Hall Exterior	\$3,271.95
Duke Hall Interior (Common Space)	\$3,267.00
Dukes Dining Hall Interior includes purple panels and frosted glass on stairs	\$3,267.00
Dukes Dining Hall Exterior	\$4,737.15
East Campus Dining (E-Hall) Exterior	\$2,146.32
East Campus Dining (E-Hall) Interior Including glass stairway panels	\$2,434.41
Festival Interior	\$1,692.90
Festival Exterior	\$2,455.20
Forbes Performing Arts Center Exterior	\$3,978.81
Forbes Performing Arts Center Interior (Common Areas) includes 2 skywalks and roofs	\$1,308.78
Grace Street Apartments exterior	\$6,753.78
Greek Row Exterior	\$2,673.00
Hartman Hall Exterior	\$7,425.00
Hartman Hall Interior includes all glass railings and partitions in public areas	\$4,950.00
Health & Behavioral Science (CHBS) exterior	\$3,872.88
Lakeview Hall Exterior	\$2,047.32
LeeLou Alumnae Center Exterior	\$1,308.78
LeeLou Alumnae Center Interior	\$902.88
Holland Yates Hall Exterior (Including Skywalk)	\$5,751.90
Holland Yates Hall Interior (Skywalk & Common Areas)	\$2,504.70
Massanutten Hall Exterior	\$2,024.55

Memorial Hall Exterior	\$1,123.65
Rose Library Interior	\$1,980.00
Rose Library Exterior	\$5,841.00
Showker Hall Exterior	\$3,910.50
Showker Hall Interior includes glass railings	\$2,277.00
Sonner Hall Exterior	\$1,485.00
Student Success Center Exterior	\$8,167.50
University Bookstore Interior	\$415.80
University Bookstore Exterior	\$727.65
Warsaw Parking Deck interior, exterior, elevator tower	\$1,188.00
West Campus Dining (D-Hall) Exterior	\$3,069.00
West Campus Dining (D-Hall) Interior - includes glass panels above Chic-fila and clock tower floor to ceiling w/adjacent window panel	\$3,663.00
Wilson Hall Exterior	\$3,267.00

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

Hourly Rate:	\$36
Overtime Rate:	\$54
Materials: scissor lift and articulating boom	\$800 per day
Additional Fees:	\$0