



CONTRACT RENEWAL LETTER

Date: April 25, 2025
Contract #: UCPJMU6954
Service: Flooring: On Demand Materials & Services
Renewal Period: 8/9/2025 to 8/8/2026
Renewal #: 1 of 4 One-Yr
Issued By: James Madison University
Terri Wuenschel, Buyer Specialist Ph: 540-568-7209
Fx: 540-568-7935

Contractor: River City Enterprises, LLC
Attn: Eugene Thomas
39 East 3rd Street
Richmond, VA 23224 Ph: 804-325-4010

Contract Administrator: Kirk Morris, Facilities Management

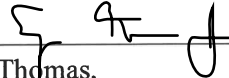
Description of Renewal Notice:

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.

River City Enterprises, LLC

By: 
Eugene Thomas,

Name (print)

Owner

Title

4/25/25

Date Signed

James Madison University

By: 
Terri Wuenschel,

Name (print)

Buyer Specialist

Title

4/25/25

Date Signed

Contract #: UCPJMU6954
Contractor: River City Enterprises, LLC
Renewal Period: 8/9/2025 – 8/8/2026
Commodity: Flooring: On Demand Materials & Services

Pricing Schedule

The following Labor, Other Fees, and Discounts sections represent the negotiated pricing for all represented items and should be reflected in all quotes and proposals for the University. No other fees or charges shall be acceptable. The following pages, taken from the RFP and edited where negotiated, represent the agreed-upon pricing for this contract.

Misc. Fees		
Charge Card Processing Fees:	0	%
Any extra travel will meet GSA standards.		
Warehousing Fee:		
<ul style="list-style-type: none"> Up to 30 days: no charge 31-60 days: 5% of material cost 61+ days: 10% of material cost 		

PRICING SCHEDULE BY ZONE

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9
Regular Time Labor Rates (7:30 a.m. to 4:00 p.m. Monday – Friday)* Service Rates									
<i>Project Manager</i>									
Labor Rate \$/hour		\$65.43							
<i>Lead Installer</i>									
Labor Rate \$/hour		\$29.00							
<i>Installer</i>									
Labor Rate \$/hour		\$20.00							

<i>Laborer</i>									
Labor Rate \$/hour		\$16.21							
Overtime/Emergency Labor Rates (Outside of Regular Time working hours)* Service Rates									
<i>Project Manager</i>									
Labor Rate \$/hour		\$98.15							
<i>Lead Installer</i>									
Labor Rate \$/hour		\$43.50							
<i>Installer</i>									
Labor Rate \$/hour		\$30.00							
<i>Laborer</i>									
Labor Rate \$/hour		\$24.31							

- Rubber sf with strip. \$27.00 material
- Vinyl with strip \$23.00/sf

Unit Pricing

	Item or Service	Unit of Measure Included	Price	Discount	Total
	LABOR DEMO				
1	Remove Stretched in Carpet	Square Foot	0.72		\$0.72
2	Remove Glued Down Carpet	Square Foot	\$0.72		\$0.72
3	Remove Carpet Tile	Square Foot	\$0.72		\$0.72
4	Remove VCT	Square Foot	\$1.75		\$1.75
5	Remove Rubber Tile	Square Foot	\$2.00		\$2.00
6	Remove 4" Cove Base	Lineal Foot	\$0.45		\$0.45
7	Remove 6" Cove Base	Lineal Foot	\$0.60		\$0.60
8	Remove LVT (wood subfloor)	Square Foot	\$1.75		\$1.75
9	Remove LVT (concrete subfloor)	Square Foot	\$1.75		\$1.75
10	Demo Equipment	Per Day	\$425.00		\$425.00

11	Demo Disposal (all types)	Square Foot	\$0.50		\$0.50
12	Remove Stair Treads	Lineal Foot	\$3.00		\$3.00
	Labor Installation				
13	Broadloom Carpet Without Pattern	Square Foot	\$0.77		\$0.77
14	Broadloom Carpet With Pattern	Per Job	Per Job		Per Job
15	Carpet Tile Without Pattern	Square Foot	\$0.77		\$2.77
16	Carpet Tile With Pattern	Per Job	Per Job		Per Job
17	Vinyl Composition Tile (VCT) Without Pattern	Square Foot	\$0.95		\$0.95
18	Rubber Tile Without Pattern	Square Foot	\$2.45		\$2.45
19	4" Vinyl Cove Base	Lineal Foot	\$0.80		\$0.80
20	6" Vinyl Cove Base	Lineal Foot	\$1.10		\$1.10
21	4" Rubber Cove Base	Lineal Foot	\$0.80		\$0.80
22	6" Rubber Cove Base	Lineal Foot	\$1.10		\$1.10
23	Luxury Vinyl Tile (LVT)	Square Foot	\$1.60		\$1.60
24	Stair Treads	Lineal Foot	\$10.00		\$10.00
25	Riser Material	Lineal Foot	\$2.50		\$2.50
	Preparation		\$2.50		\$2.50
26	Remove Adhesive (Dry Only)	Square Foot	\$0.65		\$0.65
27	Skim Coat Floor	Square Foot	\$0.95		\$0.95
28	Crack Supplement	Lineal Foot	\$8.00		\$8.00
29	Self leveling	Per Bag	\$65.00		\$65.00
30	Moisture Mitigation (material and labor)	Square Foot	\$8.50		\$8.50
31	1/4" Underlayment	Square Foot	\$2.75		\$2.75
32	OVERTIME LABOR EXCLUDED				
33	FURNITURE RELOCATION EXCLUDED				
34	Minimum Labor Rate	Per Trip	\$375.00		\$375.00
35	FULL CARTON PRICES WILL APPLY				
	SPLIT CARTONS ARE NOT AVAILABLE				
	Sundries				
36	Mapei Eco-811	4 Gallon Pail	\$195.65		\$195.65
37	Mapei Eco-373	4 Gallon Pail	\$177.80		\$177.80
38	Mapei Eco-575	30 oz Cartridge	\$9.75		\$9.75
39	Chapco SS-3	4 Gallon Pail	\$65.98		\$65.98
40	Ardex Feather Finish	Per Bag	\$30.80		\$30.80

41	Ardex K-10	Per Bag	\$59.00		\$59.00
42	Ardex K-60	Per Unit	\$98.80		\$98.80
43	Ardex Artifix	Cartridge	\$92.00		\$92.00
44	Johnsonite 965	4 Gallon Pail	\$226.80		\$226.80
45	Johnsonite 930	Cartridge	\$59.40		\$59.40
46	Interface Tactile	Per Roll	\$125.00		\$125.00
47	Grid Set 2000	4 Gallon Pail	\$265.00		\$265.00
48	Shaw 200	4 Gallon Pail	\$193.00		\$193.00
49	Shaw 9050	4 Gallon Pail	\$107.00		\$107.00
50	Siga Tape 1 1/4"	Per Roll	\$81.89		\$81.89
51	Contact Cement	1 Gallon Pail	\$42.00		\$42.00
52	Shaw LokWorx	Per Pail	\$265.00		\$265.00
53	Mapei Eco-711	4 Gallon Pail	\$85.00		\$85.00
54	Primer APPLICATION	Square Foot	\$0.35		\$0.35
	Transitions				
55	Install Vinyl Transitions	Lineal Foot	\$3.25		\$3.25
	Flooring Products				
	INTERFACE FLOR CARPET TILE				
56	Mainline Tile	Square Foot	\$4.71	15.00%	\$4.00
57	Sidetrack Tile	Square Foot	\$4.71	15.00%	\$4.00
58	Detours Tile	Square Foot	\$4.71	15.00%	\$4.00
59	Detours Ahead Tile	Square Foot	\$4.71	15.00%	\$4.00
60	Quickship Tile	Square Foot	\$4.65	15.00%	\$3.95
61	Open Air Tile	Square Foot	\$4.41	15.00%	\$3.75
62	The Standard Tile	Square Foot	\$4.12	15.00%	\$3.50
	INTERFACE FLOR LVT				
63	Steady Stride LVT Varies	Square Foot	\$5.59	15.00%	\$4.75
64	Level Set LVT Varies	Square Foot	\$7.35	15.00%	\$6.25
	MANNINGTON MILLS CARPET TILE				
65	Everywhere Tile	Square Foot	\$6.73	15.00%	\$5.72
66	Ruffian Tile	Square Foot	\$11.94	15.00%	\$10.15
67	Align Tile	Square Foot	\$5.42	15.00%	\$4.61
68	Crosstalk Tile	Square Foot	\$6.32	15.00%	\$5.37
	SHAW INDUSTRIES CARPET TILE				\$0.00

69	Encounter Tile	Square Foot	\$3.94	15.00%	\$3.35
70	In Sync Tile	Square Foot	\$4.20	15.00%	\$3.57
71	Floor Architecture Tile	Square Foot	\$4.20	15.00%	\$3.57
72	Diffuse/Disperse Tile	Square Foot	\$4.33	15.00%	\$3.68
73	Disperse Color Tile	Square Foot	\$4.33	15.00%	\$3.68
74	Places Tile	Square Foot	\$4.59	15.00%	\$3.90
75	Canopy Tile	Square Foot	\$4.85	15.00%	\$4.12
76	Kindred Tile	Square Foot	\$4.85	15.00%	\$4.12
77	Color at Work Tile	Square Foot	\$5.38	15.00%	\$4.57
78	Stepping Out Tile	Square Foot	\$7.32	15.00%	\$6.22
	SHAW INDUSTRIES BROADLOOM CARPET				\$0.00
79	Grown Below B/L Carpet	Square Foot	\$3.41	15.00%	\$2.90
80	Reminisce/Stay B/L Carpet	Square Foot	\$3.51	15.00%	\$2.98
81	Layer B/L Carpet	Square Foot	\$4.88	15.00%	\$4.15
	SHAW INDUSTRIES LVT				\$0.00
82	Terrain II LVT	Square Foot	\$4.87	15.00%	\$4.14
83	Compound Cast LVT	Square Foot	\$5.74	15.00%	\$4.88
84	Solitude LVT	Square Foot	\$6.19	15.00%	\$5.26
85	Unveil LVT	Square Foot	\$6.19	15.00%	\$5.26
86	Unite/Unite II LVT	Square Foot	\$6.88	15.00%	\$5.83
87	Ardent 20mm Flooring	Square Foot	\$4.43	15.00%	\$3.77
	Resilient Flooring and Base				
	ARMSTRONG				
88	Standard VCT	Square Foot	\$2.11	15.00%	\$1.79
	TARKETT				
89	Standard VCT	Square Foot	\$2.11	15.00%	\$1.79
	JOHNSONITE				
90	Vinyl 4" Cove Base (Standard Colors)	Lineal Foot	\$1.20	15.00%	\$1.02
91	Vinyl 6" cove base (Standard Colors)	Lineal Foot	\$2.18	15.00%	\$1.85
92	Rubber 4" Cove Base (Standard Colors)	Lineal Foot	\$1.43	15.00%	\$1.22
93	Rubber 6" Cove Base (Standard Colors)	Lineal Foot	\$2.39	15.00%	\$2.03
94	Roundel Rubber Stair Treads (Standard Colors)	Lineal Foot	\$32.38	15.00%	\$27.52
95	Roundel Rubber Tile (Standard Colors)	Square Foot	\$18.08	15.00%	\$15.37
96	7" Riser Material (Standard Colors)	Lineal Foot	\$9.41	15.00%	\$8.00