



CONTRACT RENEWAL LETTER

Date: May 14, 2026
Contract #: UCPJMU6954
Service: Flooring: On Demand Materials & Services
Renewal Period: 8/9/2026 to 8/8/2027
Renewal #: 2 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 increase by 1.5% 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.

River City Enterprises, LLC

By: Gene Thomas
Eugene Thomas

Name (print)

Owner 6/4/26

Title Date Signed

James Madison University

By: Terri Wuenschel
Terri Wuenschel,

Name (print)

Buyer Specialist 5/15/2026

Title Date Signed

Contract #: UCPJMU6954
Contractor: River City Enterprises, LLC
Renewal Period: 8/9/2026 – 8/8/2027
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		\$66.41							
<i>Lead Installer</i>									
Labor Rate \$/hour		\$29.44							
<i>Installer</i>									
Labor Rate \$/hour		\$20.30							

<i>Laborer</i>									
Labor Rate \$/hour		\$16.45							
Overtime/Emergency Labor Rates (Outside of Regular Time working hours)* <i>Service Rates</i>									
<i>Project Manager</i>									
Labor Rate \$/hour		\$99.62							
<i>Lead Installer</i>									
Labor Rate \$/hour		\$44.15							
<i>Installer</i>									
Labor Rate \$/hour		\$30.45							
<i>Laborer</i>									
Labor Rate \$/hour		\$24.67							

- Rubber sf with strip. \$27.41 material
- Vinyl with strip \$23.35/sf

#	Item or Service	Unit of Measure	Adjusted Price (+1.5%)
LABOR — DEMO			
1	Remove Stretched in Carpet	Square Foot	\$0.73
2	Remove Glued Down Carpet	Square Foot	\$0.73
3	Remove Carpet Tile	Square Foot	\$0.73
4	Remove VCT	Square Foot	\$1.78
5	Remove Rubber Tile	Square Foot	\$2.03
6	Remove 4" Cove Base	Lineal Foot	\$0.46
7	Remove 6" Cove Base	Lineal Foot	\$0.61
8	Remove LVT (wood subfloor)	Square Foot	\$1.78
9	Remove LVT (concrete subfloor)	Square Foot	\$1.78
10	Demo Equipment	Per Day	\$431.38
11	Demo Disposal (all types)	Square Foot	\$0.51
12	Remove Stair Treads	Lineal Foot	\$3.05
LABOR — INSTALLATION			
13	Broadloom Carpet Without Pattern	Square Foot	\$0.78
14	Broadloom Carpet With Pattern	Per Job	
15	Carpet Tile Without Pattern	Square Foot	\$2.81
16	Carpet Tile With Pattern	Per Job	
17	Vinyl Composition Tile (VCT) Without Pattern	Square Foot	\$0.96
18	Rubber Tile Without Pattern	Square Foot	\$2.49
19	4" Vinyl Cove Base	Lineal Foot	\$0.81
20	6" Vinyl Cove Base	Lineal Foot	\$1.12
21	4" Rubber Cove Base	Lineal Foot	\$0.81
22	6" Rubber Cove Base	Lineal Foot	\$1.12
23	Luxury Vinyl Tile (LVT)	Square Foot	\$1.62
24	Stair Treads	Lineal Foot	\$10.15
25	Riser Material	Lineal Foot	\$2.54
PREPARATION			
26	Remove Adhesive (Dry Only)	Square Foot	\$0.66
27	Skim Coat Floor	Square Foot	\$0.96
28	Crack Supplement	Lineal Foot	\$8.12
29	Self Leveling	Per Bag	\$65.98
30	Moisture Mitigation (material and labor)	Square Foot	\$8.63
31	1/4" Underlayment	Square Foot	\$2.79
OVERTIME LABOR EXCLUDED			
FURNITURE RELOCATION EXCLUDED			
34	Minimum Labor Rate	Per Trip	\$380.63
FULL CARTON PRICES WILL APPLY — SPLIT CARTONS ARE NOT AVAILABLE			

SUNDRIES			
36	Mapei Eco-811	4 Gallon Pail	\$198.58
37	Mapei Eco-373	4 Gallon Pail	\$180.47
38	Mapei Eco-575	30 oz Cartridge	\$9.90
39	Chapco SS-3	4 Gallon Pail	\$66.97
40	Ardex Feather Finish	Per Bag	\$31.26
41	Ardex K-10	Per Bag	\$59.89
42	Ardex K-60	Per Unit	\$100.28
43	Ardex Artifix	Cartridge	\$93.38
44	Johnsonite 965	4 Gallon Pail	\$230.20
45	Johnsonite 930	Cartridge	\$60.29
46	Interface Tactile	Per Roll	\$126.88
47	Grid Set 2000	4 Gallon Pail	\$268.98
48	Shaw 200	4 Gallon Pail	\$195.90
49	Shaw 9050	4 Gallon Pail	\$108.61
50	Siga Tape 1 1/4"	Per Roll	\$83.12
51	Contact Cement	1 Gallon Pail	\$42.63
52	Shaw LokWorx	Per Pail	\$268.98
53	Mapei Eco-711	4 Gallon Pail	\$86.28
54	Primer Application	Square Foot	\$0.36
TRANSITIONS			
55	Install Vinyl Transitions	Lineal Foot	\$3.30
FLOORING PRODUCTS — INTERFACE FLOR CARPET TILE (15% discount applied)			
56	Mainline Tile	Square Foot	\$4.06
57	Sidetrack Tile	Square Foot	\$4.06
58	Detours Tile	Square Foot	\$4.06
59	Detours Ahead Tile	Square Foot	\$4.06
60	Quickship Tile	Square Foot	\$4.01
61	Open Air Tile	Square Foot	\$3.81
62	The Standard Tile	Square Foot	\$3.55
FLOORING PRODUCTS — INTERFACE FLOR LVT (15% discount applied)			
63	Steady Stride LVT Varies	Square Foot	\$4.82
64	Level Set LVT Varies	Square Foot	\$6.34
FLOORING PRODUCTS — MANNINGTON MILLS CARPET TILE (15% discount applied)			
65	Everywhere Tile	Square Foot	\$5.81
66	Ruffian Tile	Square Foot	\$10.30
67	Align Tile	Square Foot	\$4.68
68	Crosstalk Tile	Square Foot	\$5.45

FLOORING PRODUCTS — SHAW INDUSTRIES CARPET TILE (15% discount applied)			
69	Encounter Tile	Square Foot	\$3.40
70	In Sync Tile	Square Foot	\$3.62
71	Floor Architecture Tile	Square Foot	\$3.62
72	Diffuse/Disperse Tile	Square Foot	\$3.74
73	Disperse Color Tile	Square Foot	\$3.74
74	Places Tile	Square Foot	\$3.96
75	Canopy Tile	Square Foot	\$4.18
76	Kindred Tile	Square Foot	\$4.18
77	Color at Work Tile	Square Foot	\$4.64
78	Stepping Out Tile	Square Foot	\$6.31
FLOORING PRODUCTS — SHAW INDUSTRIES BROADLOOM CARPET (15% discount applied)			
79	Grown Below B/L Carpet	Square Foot	\$2.94
80	Reminisce/Stay B/L Carpet	Square Foot	\$3.02
81	Layer B/L Carpet	Square Foot	\$4.21
FLOORING PRODUCTS — SHAW INDUSTRIES LVT (15% discount applied)			
82	Terrain II LVT	Square Foot	\$4.20
83	Compound Cast LVT	Square Foot	\$4.95
84	Solitude LVT	Square Foot	\$5.34
85	Unveil LVT	Square Foot	\$5.34
86	Unite/Unite II LVT	Square Foot	\$5.92
87	Ardent 20mm Flooring	Square Foot	\$3.83
RESILIENT FLOORING AND BASE — ARMSTRONG (15% discount applied)			
88	Standard VCT	Square Foot	\$1.82
RESILIENT FLOORING AND BASE — TARKETT (15% discount applied)			
89	Standard VCT	Square Foot	\$1.82
RESILIENT FLOORING AND BASE — JOHNSONITE (15% discount applied)			
90	Vinyl 4" Cove Base (Standard Colors)	Lineal Foot	\$1.04
91	Vinyl 6" Cove Base (Standard Colors)	Lineal Foot	\$1.88
92	Rubber 4" Cove Base (Standard Colors)	Lineal Foot	\$1.24
93	Rubber 6" Cove Base (Standard Colors)	Lineal Foot	\$2.06
94	Roundel Rubber Stair Treads (Standard Colors)	Lineal Foot	\$27.93
95	Roundel Rubber Tile (Standard Colors)	Square Foot	\$15.60
96	7" Riser Material (Standard Colors)	Lineal Foot	\$8.12

Fig: On Demand Materie

Adjusted Total (+1.5%)
\$0.73
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\$1.78
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\$0.78
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\$0.96
\$2.49
\$0.81
\$1.12
\$0.81
\$1.12
\$1.62
\$10.15
\$2.54
\$0.66
\$0.96
\$8.12
\$65.98
\$8.63
\$2.79
\$380.63

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\$3.74
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