



CONTRACT RENEWAL LETTER

Date: February 05, 2026
Contract #: UCPJMU7169
Service: Hazardous Materials Abatement Services
Renewal Period: 5/11/2026 to 5/10/2027
Renewal #: 1 of 4 One-Yr
Issued By: James Madison University
Michael Morrison, Lead Contract Officer & Project
Manager
Ph: 540-568-6181
Fx: 540-568-7935

Contractor: Semco Services Inc
597 ~~589~~ Lee Jackson Hwy
Staunton, Va 24401

Contract Administrator: Jared Combs, 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 2.2% 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.

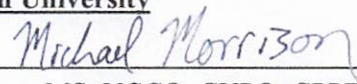
Return one executed renewal notice to my attention within ten days.

Semco Services Inc
By: 

James Hartigan
Name (print)
President

Title
2/6/26

Date Signed

James Madison University
By: 

Michael Morrison, MS, VCCO, CUPO, CPPB
Name (print)
Lead Contract Officer & Project Manager

Title
2/5/2026

Date Signed

Contract #: UCPJMU7169
Contractor: Semco Services Inc
Renewal Period: 5/11/2026 - 5/10/2027
Commodity: Hazardous Materials Abatement 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.

The following labor rates are listed by discipline and classification and include base wages, benefits, taxes, insurance and payroll costs complete.

LABOR RATES		
Personnel	Normal Working Hours (per hour)	Overtime (per hour)
Supervisor	\$66.46	\$99.69
Leadman	\$59.11	\$88.67
Worker	\$51.90	\$77.85

Materials		
Description	Unit	Unit Price
Asbestos Signs	each	\$0.90
AB Disposal Bags	each	\$1.39
Barricade Tape	roll	\$19.15
Disposable Suits - Poly Pro	each	\$4.96
Disposable Suits - Tyvek	each	\$10.49

Drying Towels	box	\$43.80
Duct Tape	roll	\$7.10
Painters Tape	roll	\$8.80
Encapsulant - Lock Down	gal	\$20.31
Encapsulant - Bridging	gal	\$43.62
Floor Buffer Pads	each	\$8.75
Glovebags - Linked	roll/25	\$563.38
Glovebags - Single	each	\$45.58
Gloves - Latex	pr	\$4.07
Mastic Remover Solvent	gal	\$27.78
Mylar Flex Duct	each	\$85.70
Peel-Away - Gal	gal	\$44.97
Pre-Filter - 1/2"	each	\$2.00
Pre-Filter - 2"	each	\$13.25
Poly - 6 mil Clear	roll	\$129.79
Poly - 6 mil Black	roll	\$129.79
Poly - Neg Air Tubing	roll	\$96.37
Rags (case)	box/25lbs	\$37.80
Respirator Filter - 1/2 Face	each	\$19.09
Shower Filter - Bags	each	\$27.06
Spray Adhesive	each	\$13.58
Trash Bags	box	\$35.25
Vacuum Bags	each	\$11.74

Equipment		
Description	Unit	Daily Rate
Airless Sprayer	each	\$26.57
Floor Buffer	each	\$56.21
Floortile Stripper Machine	each	\$101.18
Garden Sprayer	each	\$4.09
Hot Water Heater	each	\$8.18
HEPA Vacuum	each	\$38.84
Ladders (6',8' & 10' Step)	each	\$8.18
Manometer	each	\$16.35
Negative Air Machine	each	\$43.95
Portable Shower Decon Unit	each	\$163.52
Safety Harness - Full Body	each	\$26.57
Truck - Enclosed	each	\$167.61
Truck - Dump	each	\$292.29