



CONTRACT RENEWAL LETTER

Date: February 04, 2026
Contract #: UCPJMU7171
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: Special Renovations, Inc.
Attn: Wynston Holbrook
P.O. Box 1508
Chesterfield, VA 23832 Ph: (804) 763-2829

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.

Special Renovations, Inc.
By: Wynston D. Holbrook
Wynston Holbrook

Name (print)
President 15 April 2026

Title Date Signed

James Madison University
By: Michael Morrison
Michael Morrison, MS, VCCO, CUPO, CPPB

Name (print)
Lead Contract Officer & Project Manager 2/5/2026

Title Date Signed

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Contractor: Special Renovations, Inc.
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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	\$61.32	\$71.54
Worker	\$56.21	\$61.32
Project Manager	\$102.20	--
Project Admin	\$51.10	--

Materials		
Description	Unit	Unit Price
Bags	Roll	\$ 50.77
Poly	Roll	\$ 76.65
Towels	Box	\$ 27.16
Duct Tape	Roll	\$ 5.33

Wetting Agent	Gallon	\$ 10.07
Encapsulant	Gallon	\$ 8.00
Vacuum Bags	Each	\$ 2.02
Labels (2500)	Box	\$ 66.23
Resp. Filters	Each	\$ 2.43
Barrier Tape	Each	\$ 10.90
Spray Glue	Can	\$ 2.76
Rubber Gloves	Pair	\$ 0.67
Suits	Box	\$ 30.35
Rags	LB	\$ 0.44
Disposacon Shower	Each	\$ 167.88
Mastic Remover	Gallon	\$ 18.70
Glovebags (20)	Roll	\$ 144.72
Flex Duct	Each	\$ 17.69
Samples	Each	\$ 15.33
Prefilters	Box	\$ 24.43
Secondary Filters	Box	\$ 49.69
Lay Flat Tubing	Roll	\$ 60.58
Woven Bags (1000/Bundle)	Each	\$ 0.51
Fire Retardant Poly	Roll	\$ 96.58
Clear Bags (No Print)	Roll	\$ 55.42
Back to Nature	Box	\$ 55.41

Equipment		
Description	--	Price
Truck (Daily)	--	\$204.40
Nam Rental (E/D)	--	\$25.55
Vacuum Rental (Daily)	--	\$25.55
Buffer (Daily)	--	\$51.10
Floor Tile Machine (E/D)	--	\$51.10

Permits & Disposal		
Description	Unit	Unit Price
Disposal & WM Transport	Cylinder	\$42.92
Notification	--	\$470.00

*\$470.00 is the maximum cost for Notification. May be lower on a particular job.