



CONTRACT RENEWAL LETTER

Date: February 04, 2026
Contract #: UCPJMU7172
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: Waco, Inc.
Attn: Louis W. Walker
5450 Lewis Road
Sandston, VA 23150
Ph: 804-226-3201

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.

Waco, Inc.
By: [Signature]
Louis W. Walker
Name (print)
Vice President
Title
2/5/26
Date Signed

James Madison University
By: [Signature]
Michael Morrison, MS, VCCO, CUPO, CPPB
Name (print)
Lead Contract Officer & Project Manager
Title
2/4/2026
Date Signed

**Contract #:** UCPJMU7172  
**Contractor:** Waco, 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.

<b>LABOR RATES for Zone 2</b>		
<b>Personnel</b>	<b>Normal Working Hours (per hour)</b>	<b>Overtime (per hour)</b>
<b>Asbestos Supervisor</b>	\$50.59	\$72.82
<b>Asbestos Worker</b>	\$48.55	\$70.77
<b>Lead Supervisor</b>	\$50.59	\$72.82
<b>Lead Worker</b>	\$48.55	\$70.77
<b>Mold Supervisor</b>	\$50.59	\$72.82
<b>Mold Worker</b>	\$48.55	\$70.77

<b>Materials</b>		
<b>Description</b>	<b>Unit</b>	<b>Unit Price</b>
Mastic Remover	Pail	\$106.59
Encapsulant	Pail	\$45.79
Spray Adhesive	Can	\$4.76

Duct Tape	Roll	\$6.08
Painter Tape (Blue)	Roll	\$5.66
Barricade Tape	Roll	\$22.85
Protective Suit	Each	\$5.44
Rubber Gloves	Pair	\$2.82
Leather Palm Glove	Pair	\$2.98
Respirator Filter (1/2 Face)	Pair	\$9.30
Rags (25#)	Bag	\$27.19
Poly Sheet	Roll	\$85.85
Disposal Bags (75/roll)	Roll	\$77.26
Woven Bags	Each	\$0.82
Glovebags (QT10)	Each	\$9.44
Glovebags (QT14)	Each	\$12.51
Disposal Decon	Each	\$257.54
½" Negative Air Filter	Each	\$1.07
2" Negative Air Filter	Each	\$4.17
Negative Air HEPA Filter	Each	\$191.32
Poly Exhaust Tube	Roll	\$50.08
Reinforced Exhaust Duct	Each	\$31.52
Hepa Vacuum Disposal Bag	Each	\$13.03
Hepa Vacuum Pre Filter	Each	\$8.69
Hepa Vacuum Filter	Each	\$373.70
All Other Costs Not Listed	Counter Rate less 2% Discount	

<b>Disposal</b>		
<b>Description</b>	<b>Unit</b>	<b>Unit Price</b>
Asbestos Disposal	Bag	\$4.77
Asbestos Disposal (30 Yard Open Top Dumpster)	Dumpster	\$5,147.81
Asbestos Disposal (53' Semi Trailer)	Trailer	\$6,464.15
Lead Disposal	5 Gal Pail	\$681.67
Lead Disposal	55 Gal Drum	\$1,244.80
Lead Disposal	30 Yd Dumpster	\$23,168.74
Mold Disposal	Bag	\$2.04
Mold Disposal	30 Yd Dumpster	\$1,116.02

<b>LABOR RATES for Zones 1, 4, and 5</b>		
<b>Personnel</b>	<b>Normal Working Hours (per hour)</b>	<b>Overtime (per hour)</b>
<b>Asbestos Supervisor</b>	\$54.68	\$76.91
<b>Asbestos Worker</b>	\$52.63	\$74.86
<b>Lead Supervisor</b>	\$54.68	\$76.91
<b>Lead Worker</b>	\$52.63	\$74.86
<b>Mold Supervisor</b>	\$54.68	\$76.91
<b>Mold Worker</b>	\$52.63	\$74.86
<b>Insulation Supervisor</b>	\$56.72	\$78.95
<b>Insulation Helper</b>	\$54.68	\$76.91
<b>Other Costs</b>		

Subcontractors	Invoice + 10%	
Per Diem (per man da)	70.00 (per day)	

- Per Diem rates will be subject to GSA guidelines.
- All other costs will be Counter Rate less 2% discount.