



CONTRACT RENEWAL LETTER

Date: August 03, 2026
Contract #: UCPJMU7271
Service: On Demand Trade Services: Mechanical & Plumbing
Renewal Period: 9/9/2026 to 9/8/2027
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: Valley Boiler & Mechanical, Inc.
Attn: Brandon W. Jarrell
1129 Shenandoah Ave.
Roanoke, VA 24017
Ph: (540) 342-3995

Contract Administrator: Dennis Hart, 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 2.6% 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.

Valley Boiler & Mechanical, Inc.

By: Brandon W. Jarrell
Brandon W. Jarrell
Name (print)

President
Title
Date Signed 8/3/2026

James Madison University

By: Michael Morrison
Michael Morrison, MS, VCCO, CUPO, CPPB
Name (print)

Lead Contract Officer & Project Manager
Title
Date Signed 8/3/2026

Contract #: UCPJMU7271

Contractor: Valley Boiler & Mechanical, Inc.

Renewal Period: 9/9/2026 - 9/8/2027

Commodity: On Demand Trade Services: Mechanical & Plumbing

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	Overtime/Weekend/Holiday/Emergency Hours
Supervisor/Supintendent/Foreman	123.12 / hour	184.68 / hour
Mechanical Supervisor	123.12 / hour	184.68 / hour
HVAC Supervisor	123.12 / hour	184.68 / hour
Laborer	71.82 / hour	107.73 / hour
Laborer, Mechanical	71.82 / hour	107.73 / hour
Laborer, HVAC	71.82 / hour	107.73 / hour
Mechanic	123.12 / hour	184.68 / hour
Boiler Mechanic	123.12 / hour	184.68 / hour
Sheet Metal Mechanic	123.12 / hour	184.68 / hour
Grout Injection Mechanic	--	--
Startup Mechanic	128.25 / hour	192.38 / hour
Test & Balance Mechanic	--	--
Junior Mechanic (Helper)	71.82 / hour	107.73 / hour
Technician	--	--
Burner Technician	128.25 / hour	192.38 / hour

HVAC Technician	128.25 / hour	192.38 / hour
Service Technician	128.25 / hour	192.38 / hour
Controls Technician	128.25 / hour	192.38 / hour
Welding	143.64 / hour	215.46 / hour
Certified Welder, R-stamp work	143.64 / hour	215.46 / hour
AI Inspector (R-stamp work)	307.80 / hour	461.70 / hour
Pipefitter	123.12 / hour	184.68 / hour
Millwright	--	--
Equipment Operator	--	--
Ironworker	--	--
Plumber, Master	--	--
Plumber, Journeyman	--	--
Carpenter	--	--
Electrician	123.12 / hour	184.68 / hour
QA/QC (Code Work)	143.64 / hour	215.46 / hour
Project Manager	143.64 / hour	215.46 / hour
Design Engineer	--	--
CAD Designer	--	--

PARTS & SUPPLIES				
Item	Manufacturer	List Price	% Discount Off	University Price
Boilers	Victory Energy	\$	10%	\$
Steam Valves	Watson McDaniel	\$	15%	\$
Boiler Controls	Autoflame	\$	15%	\$
Equipment & Supplies		\$	15%	\$

OTHER PRICING				
Early Payment Discount				%
Subcontractor Fees				10%
				\$
				\$
				\$