



**CONTRACT RENEWAL LETTER**

**Date:** June 29, 2026  
**Contract #:** UCPJMU7273  
**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:** Riddleberger Brothers, Inc.  
Attn: Daniel J. Blosser  
6127 South Valley Pike  
Mt. Crawford, VA 22841 Ph: 540-574-5908

**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.


**Riddleberger Brothers, Inc.**

**By:**   
\_\_\_\_\_  
Daniel J. Blosser

*Name (print)*

President 6/29/2026  
\_\_\_\_\_  
Title Date Signed

**James Madison University**

**By:**   
\_\_\_\_\_  
Michael Morrison, MS, VCCO, CUPO, CPPB

*Name (print)*

Lead Contract Officer & Project Manager 6/29/2026  
\_\_\_\_\_  
Title Date Signed

**Contract #:** UCPJMU7273

**Contractor:** Riddleberger Brothers, 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.

<b>LABOR RATES</b>		
<b>Personnel</b>	<b>Normal Working Hours</b>	<b>Overtime/Weekend/ Holiday/Emergency Hours</b>
<b>Supervisor/Superintendent/Fore man</b>	<b>\$ 100.55/hour</b>	<b>\$ 150.82 /hour</b>
<b>Mechanical Supervisor</b>	<b>\$ 100.55/hour</b>	<b>\$ 150.82 /hour</b>
<b>HVAC Supervisor</b>	<b>\$ 100.55/hour</b>	<b>\$ 150.82 /hour</b>
<b>Laborer</b>	<b>\$ 56.43 /hour</b>	<b>\$ 84.65 /hour</b>
<b>Laborer, Mechanical</b>	<b>\$ 56.43 /hour</b>	<b>\$ 84.65 /hour</b>
<b>Laborer, HVAC</b>	<b>\$ 56.43 /hour</b>	<b>\$ 84.65 /hour</b>
<b>Mechanic</b>	<b>\$ 77.16 /hour</b>	<b>\$ 115.73 /hour</b>
<b>Boiler Mechanic</b>	<b>\$ 131.33 /hour</b>	<b>\$ 196.99 /hour</b>
<b>Sheet Metal Mechanic</b>	<b>\$ 75.26 /hour</b>	<b>\$ 112.89 /hour</b>
<b>Grout Injection Mechanic</b>	<b>N/A</b>	<b>N/A</b>
<b>Startup Mechanic</b>	<b>\$ 98.75 /hour</b>	<b>\$ 148.13 /hour</b>
<b>Test &amp; Balance Mechanic</b>	<b>\$ 78.13 /hour</b>	<b>\$ 117.20 /hour</b>
<b>Junior Mechanic (Helper)</b>	<b>\$ 62.89 /hour</b>	<b>\$ 94.34 /hour</b>
<b>Technician</b>	<b>\$ 131.33 /hour</b>	<b>\$ 196.99 /hour</b>
<b>Burner Technician</b>	<b>\$ 131.33 /hour</b>	<b>\$ 196.99 /hour</b>
<b>HVAC Technician</b>	<b>\$ 131.33 /hour</b>	<b>\$ 196.99 /hour</b>
<b>Service Technician*</b>	<b>\$ 131.33 /hour</b>	<b>\$ 196.99 /hour</b>
<b>Controls Technician</b>	<b>\$ 151.85 /hour</b>	<b>\$ 227.77 /hour</b>
<b>Welding</b>	<b>\$ 86.18 /hour</b>	<b>\$ 129.28 /hour</b>
<b>Certified Welder, R-stamp work</b>	<b>\$ 131.33 /hour</b>	<b>\$ 196.99 /hour</b>
<b>AI Inspector (R-stamp work)</b>	<b>\$ 180.56 /hour</b>	<b>\$ 270.83 /hour</b>
<b>Pipefitter</b>	<b>\$ 77.16 /hour</b>	<b>\$ 115.73 /hour</b>

<b>Millwright</b>	<b>\$ 101.67 /hour</b>	<b>\$ 152.50 /hour</b>
<b>Equipment Operator</b>	<b>\$ 72.85 /hour</b>	<b>\$ 109.27 /hour</b>
<b>Ironworker</b>	<b>\$ 76.95 /hour</b>	<b>\$ 115.43 /hour</b>
<b>Plumber, Master</b>	<b>\$ 84.13 /hour</b>	<b>\$ 126.20 /hour</b>
<b>Plumber, Journeyman</b>	<b>\$ 77.16 /hour</b>	<b>\$ 115.73 /hour</b>
<b>Carpenter</b>	<b>\$ 75.67 /hour</b>	<b>\$ 113.51 /hour</b>
<b>Electrician</b>	<b>\$ 76.95 /hour</b>	<b>\$ 115.43 /hour</b>
<b>QA/QC (Code Work)</b>	<b>\$ 131.33 /hour</b>	<b>\$ 196.99 /hour</b>
<b>Project Manager</b>	<b>\$ 131.33 /hour</b>	<b>\$ 196.99 /hour</b>
<b>Design Engineer</b>	<b>\$ 133.38 /hour</b>	<b>\$ 200.07 /hour</b>
<b>CAD Designer</b>	<b>\$ 97.47 /hour</b>	<b>\$ 146.21 /hour</b>

<b>PARTS &amp; SUPPLIES</b>				
<b>Item</b>	<b>Manufacturer</b>	<b>List Price</b>	<b>% Discount Off</b>	<b>University Price</b>
Rough Materials (Pipe, Fittings, Valves, etc.)	Various	Various	15%	Various
Sheet Metal Ductwork (fabricated ductwork)	RBI	Various	10%	Various
Major HVAC & Plumbing Equipment	Carrier, Trane, Daikin, Patterson, Kelley, etc.	Various	10%	Various
Parts for repairs on HVAC & Plumbing Equipment	Various	Various	15%	Various

<b>OTHER PRICING</b>				
<b>Early Payment Discount</b>				<b>%</b>
<b>Subcontractor Fees</b>				<b>10%</b>
				<b>\$</b>