



CONTRACT RENEWAL LETTER

Date: May 19, 2026
Contract #: UCPJMU7274
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: Blauch Brothers, Inc.
Attn: Matt Blauch
911 Chicago Ave
Harrisonburg, VA 22802 Ph: 540-908-0908
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 1.6% 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.

Blauch Brothers, Inc.

By: Matt Blauch

Matt Blauch

Name (print)

President

5/19/26

Title

Date Signed

James Madison University

By:

Michael Morrison

Michael Morrison, MS, VCCO, CUPO, CPPB

Name (print)

Lead Contract Officer & Project Manager 5/19/2026

Title

Date Signed

Contract #: UCPJMU7274

Contractor: Blauch Brothers, Inc.

Renewal Period: 9/9/2026 – 9/8/2027

Commodity: On Demand Trade Services: Mechanical & Plumbing

1. Any change in the scope described herein shall be mutually agreed upon by the Purchasing Agency and Contractor with all changes first being authorized through either a contract modification and/or a change order issued by the Purchasing Agency.
2. Parties agree that this Negotiation Summary modifies RFP# MPM-1231 and the Contractor's initial response to RFP# MPM-1231, and in the event of conflict this negotiation summary shall take precedence.
3. Contractor agrees that all exceptions taken within their initial response to RFP# MPM-1231 that are not specifically addressed within this negotiation summary are null and void.
4. Blauch Brothers, Inc. agrees that the terms and conditions as stated in the RFP will govern and be abided by.
5. Contractor acknowledges and agrees to abide by all response times as outlined in RFP# MPM-1231.
6. Blauch Brothers, Inc. agrees to use the JMU Standard Proposal Form for quotes under this contract, to include the Blauch Brothers proposal and narrative.
7. Blauch Brothers, Inc. agrees that SWaM subcontractor usage will be reported as applicable to work performed for James Madison University.
8. Blauch Brothers, Inc. agrees to limit subcontractor markup to 10%.
9. As a part of this contract, Blauch Brothers agrees to an annual donation – at the time of renewal - to the JMU Engineering School. This donation will be in the amount of 5% of total sales with JMU through this contract, capped at \$10,000 per year.

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/Superintendent/Foreman		
Mechanical Supervisor	\$99.57/hour	\$149.35/hour
HVAC Supervisor	\$99.57/hour	\$149.35/hour
Laborer		
Laborer, Mechanical	\$48.77/hour	\$73.15/hour
Laborer, HVAC	\$48.77/hour	\$73.15/hour
Mechanic		
Boiler Mechanic	\$96.52/hour	\$144.78/hour
Sheet Metal Mechanic	\$66.04/hour	\$99.06/hour
Grout Injection Mechanic	N/A	
Startup Mechanic	\$96.52/hour	\$144.78/hour
Test & Balance Mechanic	\$162.56/hour	\$243.84/hour
Junior Mechanic (Helper)	\$52.83/hour	\$79.25/hour
Technician		
Burner Technician	\$96.52/hour	\$144.78/hour
HVAC Technician	\$96.52/hour	\$144.78/hour
Service Technician	\$96.52/hour	\$144.78/hour

Controls Technician (Honeywell)	\$167.64/hour	\$251.46/hour
Welding Pipe and Duct	\$73.15/hour	\$109.73/hour
Certified Welder, R-stamp work	N/A	
AI Inspector (R-stamp work)	N/A	
Pipefitter	\$66.04/hour	\$99.06/hour
Millwright	N/A	
Equipment Operator	\$66.04/hour	\$99.06/hour
Ironworker	\$66.04/hour	\$99.06/hour
Plumber, Master	\$66.04/hour	\$99.06/hour
Plumber, Journeyman	\$60.96/hour	\$91.44/hour
Carpenter	N/A	
Electrician	N/A	
QA/QC (Code Work)	N/A	
Project Manager	\$91.44/hour	\$137.16/hour
Design Engineer	\$127.00/hour	\$190.50/hour
CAD Designer	\$81.28/hour	\$121.92/hour

PARTS & SUPPLIES				
Item	Manufacturer	List Price	% Discount Off	University Price
Rough Material	Various	Various	15%	Various
Fixtures & Equipment	Various	Various	15%	Various

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