



CONTRACT RENEWAL LETTER

Date: April 30, 2026
Contract #: UCPJMU7286
Service: Ceiling Tile Installation, Drywall and Plastering Services
Renewal Period: 8/26/2026 to 8/25/2027
Renewal #: 1 of 4 One-Yr
Issued By: James Madison University
Aaron Largent, Buyer Senior Ph: 540-568-4160
Fx: 540-568-7935
Contractor: Freedom Drywall LLC
Attn: Joshua Corder
972 Concord Church Rd
Timberville, VA 22853 Ph: 540-478-3650
Contract Administrator: Brian Owens, 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 remain the same and 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.

Freedom Drywall LLC

By: Joshua Corder
Joshua Corder

Name (print)

Owner 6/24/26
Title Date Signed

James Madison University

By: Aaron Largent
Aaron Largent, VCCO, CUPO

Name (print)

Buyer Senior 6/24/2026
Title Date Signed

Contract #: UCPJMU7286

Contractor: Freedom Drywaller LLC

Renewal Period: 8/26/2026 – 8/25/2027

Commodity: Painting and Caulking Services - Interior and Exterior

1. See Pricing Schedule attached. The Purchasing Agency will only pay what's agreed upon in the pricing schedule. Therefore, pricing is set and there shall be no additional fees and/or expenses charged to the University without prior approval.
2. Contractor shall agree to the annual increase amount to be based on the CPI-W scale, other services category, per renewal.
3. The Purchasing Agency will issue a purchase order for goods and services based upon an approved quote provided by Contractor. No work shall be undertaken by the Contractor until a written purchase order is received. The quotes shall include a price breakout showing contract pricing being followed. The Purchasing Agency will not be required to sign and return proposals/quotes.
4. Parties agree that this Negotiation Summary modifies RFP # ADL-1236 and the Contractor's initial response to RFP # ADL-1236, and in the event of conflict this negotiation summary shall take precedence.
5. Contractor agrees that all exceptions taken within their initial response to RFP # ADL-1236 that are not specifically addressed within this negotiation summary are null and void.
6. 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.

Ceiling Tile Installation	Regular Working Hours	Overtime Hours
Project manager	\$70/hr	\$105/hr
Lead Crew	\$70/hr	\$105/hr
Helper	\$70/hr	\$105/hr
Weekend & Emergency		\$130/hr
Plaster Services	Regular Working Hours	Overtime Hours
Project manager	\$70/hr	\$105/hr
Lead Crew	\$70/hr	\$105/hr
Helper	\$70/hr	\$105/hr
Weekend & Emergency		\$130/hr
Drywall services	Regular Working Hours	Overtime Hours
Project manager	\$70/hr	\$105/hr
Lead Crew	\$70/hr	\$105/hr
Helper	\$70/hr	\$105/hr
Weekend & Emergency		\$130/hr

Parts and Supplies

Materials/Parts	List Price	% Discount Off MSRP	University Price
Drywall	Cost of material at time of project.	3%	The final price is based on the list price at the time of the project, less a 3% discount. Note: List prices fluctuate daily due to changes in market demand and inflation.
Ceiling Tile	Cost of material at time of project.	5%	The final price is based on the list price at the time of the project, less a 5% discount. Note: List prices fluctuate daily due to changes in market demand and inflation.

Rentals

Type of Equipment	Price Breakdown
Scissor Lift 32 FT	\$1 ,000/month

Other Charges or Fees	Amount
Charge Card Processing Fee	3%
Misc. Other	Trip charge – JMU - \$0 (waived)

Freedom Drywall has a \$250.00 minimum charge per order. Orders below this will be charged \$250.00