JAMES MADISON UNIVERSITY.

CONTRACT RENEWAL LETTER

Date:	June 25, 2026
Contract #:	UCPJMU7287
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:	The Carpentry and Painting Experts, LLC 3006 Lincoln Avenue Richmond, Virginia 23228
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 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.

The Carpentry and Painting Experts, LLC

By:

Hristo Katrev

Name (print)

General Manager — 06/29/2026

Title — *Date Signed*

James Madison University

By:

Aaron Largent, CUPO, VCCO

Name (print)

Buyer Senior — 6/29/2026

Title — *Date Signed*

JAMES MADISON UNIVERSITY

Renewal #1

Contract #: UCPJMU7287
Contractor: The Carpentry and Painting Experts, LLC
Renewal Period: 8/26/2026 – 8/25/2027
Commodity: Ceiling Tile Installation, Drywall, and Plastering Services

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.

Labor Rates

Ceiling Tile Installation	Regular Working Hours	Overtime Hours
Project manager	97.47	146.21
Lead Crew	97.47	146.21
Helper	51.30	76.95
Plaster Services	Regular Working Hours	Overtime Hours
Project manager	97.47	146.21
Lead Crew	97.47	146.21
Helper	51.30	76.95
Drywall services	Regular Working Hours	Overtime Hours
Project manager	97.47	146.21
Lead Crew	97.47	146.21
Helper	51.30	76.95

Parts and Supplies

Materials/Parts	List Price	% Discount Off MSRP	University Price
As Needed			

Equipment Rentals

Type of Equipment	Price Breakdown
Lift	Lifts and delivery will be billed at cost to the university
Misc. Other	

Other Pricing. Specify any associated charge card processing fees, if applicable, to be billed to the university.

Other Charges or Fees	Amount
Charge Card Processing Fee	N/A
Misc. Other	N/A