JAMES MADISON UNIVERSITY

CONTRACT RENEWAL LETTER

Date:	October 22, 2026	
Contract #:	UCPJMU7373	
Service:	Reupholstery Services	
Renewal Period:	2/6/2027 to 2/5/2028	
Renewal #:	1 of 4 One-Yr	
Issued By:	James Madison University	
	Autumn Foster, Lead Commodity Contract Officer	Ph: 540-568-4501
		Fx: 540-568-7935
Contractor:	Mindful Upholstery LLC	
	Attn: Simon Aberg	
	2713 Mountain Valley Rd	
	Keezletown, Virginia 22832	Ph: 808-640-5536
Contract Administrator:	Julie Merryman, Residence Life	

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 3% 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.

Mindful Upholstery LLC		**James Madison University**	
By:		**By:**	
Simon Aberg		Autumn Foster, CUPO, VCCO	
Name (print)		*Name (print)*	
Owner	Oct 27, 2026	Lead Commodity Contract Officer	10/26/2026
Title	*Date Signed*	*Title*	*Date Signed*

Contract #: UCPJMU7373
Contractor: Mindful Upholstery LLC
Renewal Period: 2/6/2027 to 2/5/2028
Commodity: Reupholstery Services

1. **Pricing:**

	ITEM DESCRIPTION	UNIT PRICE
	LABOR *(Upholstery Services – not to include the cost of fabric.)*	
A.	Virginia Correctional Enterprises (VCE)	
	A1. Sofa: Completely Reupholstered	$679.80 foam priced per bd/ft schedule as needed.
	A1. Sofa Cushions: Fabric Replacement Only	$370.80
	A1. Sofa Cushions: Fabric & Foam Replacement	$630.36
	A2. Lounge Chair: Completely Reupholstered	$607.70 foam priced per bd/ft schedule as needed.
	A2. Lounge Chair Cushions: Fabric Replacement Only	$288.40
	A2. Lounge Chair Cushions: Fabric & Foam Replacement	$374.92
	A3. 2 – Position Chair: Completely Reupholstered	$195.70 foam priced per bd/ft schedule as needed.
	A4. Stool: Completely Reupholstered	$216.30 foam priced per bd/ft schedule as needed.
B.	BLOCKHOUSE FURNITURE	
	B1. Sofa, Wood Frame: Completely Reupholstered	$875.50 foam priced per bd/ft schedule as needed.
	B2. Sofa, Upholstered: Completely Reupholstered	$927.00 foam priced per bd/ft schedule as needed.

	B3. Loveseat, Wood Frame: Completely Reupholstered	$669.50 foam priced per bd/ft schedule as needed.
	B4. Loveseat, Upholstered: Completely Reupholstered	$741.60 foam priced per bd/ft schedule as needed.
	B5. Chair, Wood Frame: Completely Reupholstered	$566.50 foam priced per bd/ft schedule as needed.
	B6. Chair, Upholstered: Completely Reupholstered	$638.60 foam priced per bd/ft schedule as needed.
	B1/2. Sofa Cushions: Fabric Replacement Only	$515.00
	B1/2. Sofa Cushions: Fabric & Foam Replacement	$1,184.50 (seat and Back foam)
	B3/4. Loveseat Cushions: Fabric Replacement Only	$412.00
	B3/4. Loveseat Cushions: Fabric & Foam Replacement	$860.05 (seat and back foam)
	B5/6. Chair Cushions: Fabric Replacement Only	$309.00
	B5/6. Chair Cushions: Fabric & Foam Replacement	$482.04
	B. Refurnish & Reupholster Blockhouse Cushions *(See - Section IV. A.7.d)*	$154.50 /cushion
C.	WIELAND FURNITURE	
	C1. Loveseat: Completely Reupholstered	$813.70. Foam priced per bd/ft schedule as needed.
	C2. Chair: Completely Reupholstered	$618.00. Foam priced per bd/ft schedule as needed.
	C1. Loveseat Cushions: Fabric Replacement Only	$278.10
	C1. Loveseat Cushions: Fabric & Foam Replacement	$463.50
	C2. Chair Cushions: Fabric Replacement Only	$175.10

	C2. Chair Cushions: Fabric & Foam Replacement	$267.80
D.	MTS FURNITURE	
	D1. Chair: Completely Reupholstered	$144.20. Foam priced per bd/ft schedule as needed.
E.	HERMAN MILLER FURNITURE	
	E1. Club Chair: Completely Reupholstered	$782.80. Foam priced per bd/ft schedule as needed.
	E2. L/R Arm Chair; Completely Reupholstered	$721.00. Foam priced per bd/ft schedule as needed.
	E3. Armless Chair: Completely Reupholstered	$432.60. Foam priced per bd/ft schedule as needed.
F.	NEMSCHOFF FURNITURE	
	F1. Club Chair: Completely Reupholstered	$824.00. Foam priced per bd/ft schedule as needed.
G.	OFS FURNITURE	
	G1. Enclave Linx Ottoman – Round: Completely Reupholstered	$329.60
	G2. Enclave Linx Ottoman – Half: Completely Reupholstered	$329.60
H.	ALLSTEEL FURNITURE	
	H1. 72W Bench/Screen: Completely Reupholstered	$999.10. Foam priced per bd/ft schedule as needed.
	H2. 60W Bench/Screen: Completely Reupholstered	$957.10. Foam priced per bd/ft schedule as needed.
	H3. 72W Bench: Completely Reupholstered	$442.90. Foam priced per bd/ft schedule as needed.

	H4. 60W Bench: Completely Reupholstered	$432.60. Foam priced per bd/ft schedule as needed.
	H5. Linger Lounge Chair: Completely Reupholstered	$515.00. Foam priced per bd/ft schedule as needed.
I.	COALESSE FURNITURE	
	I1. Bob Lounge Chair: Completely Reupholstered	$576.80. Foam priced per bd/ft schedule as needed.
	I2. Bob Guest Chair: Completely Reupholstered	$535.60. Foam priced per bd/ft schedule as needed.
	I3. Ripple Bench, 35.5W; Completely Reupholstered	$370.80. Foam priced per bd/ft schedule as needed.
J.	TURNSTONE FURNITURE	
	J1. Jenny Club No Arms: Completely Reupholstered	$473.80. Foam priced per bd/ft schedule as needed.
	J2. Jenny Club: Completely Reupholstered	$607.70. Foam priced per bd/ft schedule as needed.
K.	TRANSFORMATIONS FURNITURE	
	Benchmark Ottoman: Completely Reupholstered	$515.00. Foam priced per bd/ft schedule as needed.
L.	LABOR (Repairs)	
	L1. Labor – Regular Hours (per hour)	$41.20
	L2. Overtime Rates (per hour)	$61.80
M.	LABOR (Refinishing)	
	M1. Labor – Regular Hours (per hour)	$41.20

	M2. Overtime Rates (per hour)	$61.80
N.	FABRIC *(indicate below how Contractor proposes to price and charge the University for fabric. If additional space is required, expand or add columns.)* ***Note per the Code of Virginia, the University cannot accept "cost-plus" offers.***	
	30% Off MSRP on all yardages.	
O.	ADDITIONAL SERVICES	
	Booth Seating: $46.35 per Linear Foot straight piece $56.65 per LN Ft curved or angled pieces	
	Foam: Retail Price per board foot, (includes shipping) 2.5 Density seat foam $4.33/bd ft 1.8 Density back/arm foam $2.88/bd ft 2.5 Density, 140 ILD gym pad foam $8.03/bd ft Formula: Height x Depth x Width / 144 = board feet.	
	Shop supplies and Disposal fee X % of total job. 3% of total.	
	LABOR (Upholstery Services)	$41.20
	LABOR (Upholstery Services) Overtime hours	$61.80

2. Contractor shall provide delivery fees for each zone on the Zone Map (Attachment D of the RFP.)

CHARGE PER TRIP DIVIDED BY ZONES

	Company Vehicle	**16' RENTAL TRUCK**	**26' RENTAL TRUCK**
Zone 1	$545.90	$824.00	$1,040.30
Zone 2	$103.00	$432.60	$607.70
Zone 3	$309.00	$597.40	$793.10
Zone 4	$566.50	$854.90	$1,055.75
Zone 5	$927.00	$1,215.40	$1,442.00
Zone 6	$679.80	$968.20	$1,194.80
Zone 7	$597.40	$885.80	$1,091.80

Zone 8	$628.30	$916.70	$1,133.00
Zone 9	$1,194.80	$1,483.20	$1,730.40

3. Contractor shall provide inside delivery to include a variety of building and rooms. Stair carry and dock lifts when required, are no extra charge.

4. Contractor will not charge JMU storage charges for delays up to two weeks.

5. Contractor will charge JMU a 3% convenience fee for all credit card transactions.

6. Contractor has disclosed all fees. No additional fees will be accepted.

7. Contractor acknowledges that JMU follows the Virginia Prompt Payment Act that states that payment terms are 30 days upon receipt of invoice.

8. Contractor shall utilize the eVA e-procurement system for purchase orders and agrees to pay eVA fees associated with this.

9. Parties agree that this Negotiation Summary Modifies RFP # THW-1226 and the Contractor's initial response to RFP # THW-1226, and in the event of conflict the negotiation summary shall take precedence.

10. Any change in the scope or pricing 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.