



**COMMONWEALTH OF VIRGINIA
STANDARD CONTRACT**

Contract No. UCPJMU7422

This contract entered into this 23rd day of April 2026, by Modular Genius, Inc., hereinafter called the "Contractor" and Commonwealth of Virginia, James Madison University called the "Purchasing Agency".

WITNESSETH that the Contractor and the Purchasing Agency, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:

SCOPE OF CONTRACT: The Contractor shall provide the services to the Purchasing Agency as set forth in the Contract Documents.

PERIOD OF PERFORMANCE: From May 3, 2026 through May 2, 2027 with four (4) one-year renewal options.

The contract documents shall consist of:

- (1) This signed form;
- (2) The following portions of the Request for Proposal RFP DKM-1246 dated January 13, 2026
 - (a) The Statement of Needs,
 - (b) The General Terms and Conditions,
 - (c) The Special Terms and Conditions together with any negotiated modifications of those Special Conditions;
 - (d) Addendum No. One – January 29, 2026
- (3) The Contractor's Proposal dated February 11, 2026 and the following negotiated modification to the Proposal, all of which documents are incorporated herein.
 - (a) Negotiations Summary, dated March 26, 2026
 - (b) PAC Agreement, dated April 6, 2026

IN WITNESS WHEREOF, the parties have caused this Contract to be duly executed intending to be bound thereby.

DocuSigned by:
By: Damon T. Pross
8641345C116544A...
(Signature)

Damon T. Pross
(Printed Name)

Title: President

PURCHASING AGENCY:
By: Aaron Largent
(Signature)

Aaron Largent
(Printed Name)

Title: Buyer Senior, VCCO



RFP # DKM-1246, Modular Buildings & Storage Containers

Negotiation Summary for Modular Genius

3/26/2026

1. Contract Pricing:

Product Name	Model Number	Description						Price	Lease Rate	Lease Rate	Lease Rate	Lease Rate	Lease Rate	Lease Rate
									12 Month	18 Month	24 Month	36 Month	48 Month	60 Month
Education														
Right End	E-66-RE	14	X	66	=	924	SF	\$84,304.04	\$3,665.39	\$2,822.35	\$2,294.54	\$1,642.10	\$1,510.14	\$1,392.85
Left End	E-66-LE	14	X	66	=	924	SF	\$84,304.04	\$3,665.39	\$2,822.35	\$2,294.54	\$1,642.10	\$1,510.14	\$1,392.85
Center	E-66-C	14	X	66	=	924	SF	\$67,595.43	\$2,938.94	\$2,262.98	\$1,839.77	\$1,316.64	\$1,210.84	\$1,116.80
Restroom Center	E-66-RRC	14	X	66	=	924	SF	\$121,076.36	\$5,264.19	\$4,053.43	\$3,295.39	\$2,358.35	\$2,168.85	\$2,000.39
Restroom End	E-66-RRE	14	X	66	=	924	SF	\$133,553.23	\$5,806.67	\$4,471.13	\$3,634.97	\$2,601.39	\$2,392.35	\$2,206.54
Office	E-66-O	14	X	66	=	924	SF	\$72,201.94	\$3,139.21	\$2,417.20	\$1,965.15	\$1,406.37	\$1,293.36	\$1,192.90
Business														
Right End	B-60-RE	12	X	60	=	720	SF	\$66,215.26	\$2,878.92	\$2,216.78	\$1,802.21	\$1,289.76	\$1,186.12	\$1,093.99
Left End	B-60-LE	12	X	60	=	720	SF	\$66,215.26	\$2,878.92	\$2,216.78	\$1,802.21	\$1,289.76	\$1,186.12	\$1,093.99
Center	B-60-C	12	X	60	=	720	SF	\$57,284.12	\$2,490.62	\$1,917.77	\$1,559.12	\$1,115.80	\$1,026.13	\$946.44
Restroom1	B-60-RR1	12	X	60	=	720	SF	\$78,758.94	\$3,424.30	\$2,636.71	\$2,143.61	\$1,534.09	\$1,410.81	\$1,301.23
Restroom2	B-60-RR2	12	X	60	=	720	SF	\$83,741.88	\$3,640.95	\$2,803.53	\$2,279.23	\$1,631.14	\$1,500.07	\$1,383.56
Assembly														
Right End	A-60-RE	12	X	60	=	720	SF	\$63,604.84	\$2,765.42	\$2,129.38	\$1,731.15	\$1,238.91	\$1,139.36	\$1,050.87
Left End	A-60-LE	12	X	60	=	720	SF	\$63,604.84	\$2,765.42	\$2,129.38	\$1,731.15	\$1,238.91	\$1,139.36	\$1,050.87
Center	A-60-C	12	X	60	=	720	SF	\$56,691.00	\$2,464.83	\$1,897.91	\$1,542.98	\$1,104.24	\$1,015.51	\$936.64
Restroom1	A-60-RR1	12	X	60	=	720	SF	\$76,267.48	\$3,315.98	\$2,553.30	\$2,075.80	\$1,485.56	\$1,366.18	\$1,260.07
Restroom2	A-60-RR2	12	X	60	=	720	SF	\$82,456.22	\$3,585.06	\$2,760.49	\$2,244.24	\$1,606.10	\$1,477.04	\$1,362.32
Residential														
Right End	R-48-RE	12	X	48	=	576	SF	\$59,733.22	\$2,597.09	\$1,999.76	\$1,625.78	\$1,163.50	\$1,070.00	\$986.90
Left End	R-48-LE	12	X	48	=	576	SF	\$59,733.22	\$2,597.09	\$1,999.76	\$1,625.78	\$1,163.50	\$1,070.00	\$986.90
Center	R-48-C	12	X	48	=	576	SF	\$55,027.30	\$2,392.49	\$1,842.22	\$1,497.70	\$1,071.84	\$985.71	\$909.15
Center with Restroom	R-48-CR	12	X	48	=	576	SF	\$59,622.42	\$2,592.28	\$1,996.06	\$1,622.77	\$1,161.34	\$1,068.02	\$985.07
Center Open	R-48-CO	12	X	48	=	576	SF	\$45,371.05	\$1,972.65	\$1,518.94	\$1,234.88	\$883.75	\$812.74	\$749.61
Kitchen Laundry	R-48-KL	12	X	48	=	576	SF	\$67,059.33	\$2,915.62	\$2,245.03	\$1,825.18	\$1,306.20	\$1,201.23	\$1,107.93
Restroom1	R-48-RR1	12	X	48	=	576	SF	\$89,172.91	\$3,877.08	\$2,985.36	\$2,427.05	\$1,736.94	\$1,597.36	\$1,473.29
Restroom2	R-48-RR2	12	X	48	=	576	SF	\$89,583.53	\$3,894.93	\$2,999.11	\$2,438.23	\$1,744.93	\$1,604.72	\$1,480.07
\$12.00 per mile	Per Module													
Container Office & Guard Booth														
20' x 9'6" Modular Office Building	20-OFFICE	9'6"	X	20'	=	180	SF	\$33,000.00	N/A	N/A	N/A	N/A	N/A	N/A
Shelter, 40ft x 8ft 6in Office	40-OFFICE	8'	X	40'	=	320	SF	\$35,502.00	N/A	N/A	N/A	N/A	N/A	N/A
6' X 8' Quick Ship Guard Booth	6X8-GUARD	6'	X	8'	=	48	SF	\$17,688.00	N/A	N/A	N/A	N/A	N/A	N/A
6' X 6' Quick Ship Guard Booth	6X6-GUARD	6'	X	6'	=	36	SF	\$14,376.00	N/A	N/A	N/A	N/A	N/A	N/A
4' X 6' Quick Ship Guard Booth	4X6-GUARD	4'	X	6'	=	24	SF	\$12,768.00	N/A	N/A	N/A	N/A	N/A	N/A



RFP # DKM-1246, Modular Buildings & Storage Containers

Negotiation Summary for Modular Genius

3/26/2026

Product Name/Model Number	Price
pre-fabricated aluminum steps = 5'x5' deck and up to 35" risersACC-STEP5535	\$4,686.49
pre-fabricated aluminum steps = 5'x5' deck and up to 42" risersACC-STEP5542	\$4,867.12
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 30' rampACC-RAMP66430	\$12,348.42
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 36' rampACC-RAMP66436	\$16,754.06
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 42' ramp switch backACC-RAMP66442	\$20,814.52
pre-fabricated aluminum risers up to 35" to add to a platform of a rampACC-RISE35	\$2,907.40
pre-fabricated aluminum risers up to 42" to add to platform of a rampACC-RISE42	\$3,278.56
pre-fabricated aluminum canopy per sq ft ACC-CANOPY-P	\$178.79
treated wood canopy per sq ft ACC-CANOPY-T	\$154.65
treated wood steps = 5'x5' deck and up to 35" risersACC-STEP5535-TW	\$3,466.62
treated wood steps = 5'x5' deck and up to 42" risersACC-STEP5542-TW	\$3,624.98
treated wood ramp = 6'x6' deck and 4' x 30' rampACC-RAMP66430-TW	\$10,555.72
treated wood ramp = 6'x6' deck and 4' x 36' rampACC-RAMP66436-TW	\$14,517.22
treated wood ramp = 6'x6' deck and 4' x 42' rampACC-RAMP66442-TW	\$18,385.91
treated wood riser up to 35" to add to platform of rampACC-RISE35-TW	\$2,165.08
treated wood riser up to 42" to add to platform of rampACC-RISE42-TW	\$2,536.25
Skirting to match siding material per linear foot ACC_SKIRT	\$24.75
Below Grade Concrete Footers per hole ACC_CONFOT	\$371.16
Gutter and downspouts per linear feet ACC-GUTTER	\$17.32
Cleaning of Building after installation per sq ft ACC_CLEAN	\$0.62
Sprinkler system with protection below the ceiling per sq ft ACC-SPRINK	\$7.42
Fire Alarm system per sq ft per sq ft ACC-FIRE	\$4.33
Fire Alarm transmitter per building ACC-FIRETRANSMIT	\$14,846.31
An outlet with CAT 5 telephone and data wiring includes face plate, patch panel and testing each ACC-OUTLET	\$618.60
Rest Room and Dumpster per project 720 sq ft - 2,880sq IRR_DUMPSTER1	\$1,401.25
Rest Room and Dumpster per project 2,881 sq ft - 5,760 sq IRR_DUMPSTER2	\$3,337.73
Rest Room and Dumpster per project 5,761 sq ft - 8,640 sq IRR_DUMPSTER3	\$4,305.96
Rest Room and Dumpster per project 8,641 sq ft - 11,520 sq IRR_DUMPSTER4	\$5,274.20
Rest Room and Dumpster per project 11,521 sq ft - 14,400 sq IRR_DUMPSTER5	\$6,242.44
Full Time site Supervision - Project Management per project 720 sq ft - 2,880sq ITPM1	\$4,453.69
Full Time site Supervision - Project Management per project 2,881 sq ft - 5,760 sq ITPM2	\$8,907.79
Full Time site Supervision - Project Management per project 5,761 sq ft - 8,640 sq ITPM3	\$13,361.68
Full Time site Supervision - Project Management per project 8,641 sq ft - 11,520 sq ITPM4	\$17,815.57
Full Time site Supervision - Project Management per project 11,521 sq ft - 14,400 sq ITPM5	\$22,269.46
Block / Level / Anchor / Set and Seam -Modular Building (12X60=720 SF)INSTALL720	\$2,944.51
Block / Level / Anchor / Set and Seam -Modular Building (24X60=1440 SF)INSTALL1440	\$9,303.68
Block / Level / Anchor / Set and Seam -Modular Building (36X60=2160 SF)INSTALL2160	\$13,584.37
Block / Level / Anchor / Set and Seam -Modular Building (48X60=2880 SF)INSTALL2880	\$17,865.05
Block / Level / Anchor / Set and Seam -Modular Building (60X60=3600 SF)INSTALL3600	\$22,145.75
Block / Level / Anchor / Set and Seam -Modular Building (72X60=4320 SF)INSTALL4320	\$25,312.96
Block / Level / Anchor / Set and Seam -Modular Building (84X60=5040 SF)INSTALL5040	\$29,370.96
Block / Level / Anchor / Set and Seam -Modular Building (96X60=5760 SF)INSTALL5760	\$33,428.94
Block / Level / Anchor / Set and Seam -Modular Building (108X60=6480 SF)INSTALL6480	\$37,486.94
Block / Level / Anchor / Set and Seam -Modular Building (120X60=7200 SF)INSTALL7200	\$41,544.92
Block / Level / Anchor / Set and Seam -Modular Building (132X60=7920 SF)INSTALL7920	\$45,602.91
Block / Level / Anchor / Set and Seam -Modular Building (144X60=8640 SF)INSTALL8640	\$49,660.90
Block / Level / Anchor / Set and Seam -Modular Building (156X60=9360 SF)INSTALL9360	\$53,718.90
Block / Level / Anchor / Set and Seam -Modular Building (168X60=10080 SF)INSTALL10080	\$57,776.89
Block / Level / Anchor / Set and Seam -Modular Building (180X60=10800 SF)INSTALL10800 \$61,834.87	\$61,834.87
Block / Level / Anchor / Set and Seam -Modular Building (192X60=11520 SF)INSTALL11520 \$65,892.87	\$65,892.87
Block / Level / Anchor / Set and Seam -Modular Building (204X60=12240 SF)INSTALL12240 \$69,950.86	\$69,950.86
Block / Level / Anchor / Set and Seam -Modular Building (216X60=12960 SF)INSTALL12960 \$74,008.85	\$74,008.85
Block / Level / Anchor / Set and Seam -Modular Building (228X60=13680 SF)INSTALL13680 \$78,066.85	\$78,066.85
Block / Level / Anchor / Set and Seam -Modular Building (240X60=14400 SF)INSTALL14400 \$82,124.83	\$82,124.83
Teardown / Disassemble and remove off site -Modular Building (12X60=720 SF)TEARDOWN720 \$1,930.02	\$1,930.02
Teardown / Disassemble and remove off site -Modular Building (24X60=1440 SF)TEARDOWN1440 \$6,532.38	\$6,532.38
Teardown / Disassemble and remove off site -Modular Building (36X60=2160 SF)TEARDOWN2160 \$9,761.45	\$9,761.45
Teardown / Disassemble and remove off site -Modular Building (48X60=2880 SF)TEARDOWN2880 \$12,990.53	\$12,990.53
Teardown / Disassemble and remove off site -Modular Building (60X60=3600 SF)TEARDOWN3600 \$16,219.59	\$16,219.59
Teardown / Disassemble and remove off site -Modular Building (72X60=4320 SF)TEARDOWN4320 \$19,448.66	\$19,448.66
Teardown / Disassemble and remove off site -Modular Building (84X60=5040 SF)TEARDOWN5040 \$22,677.74	\$22,677.74
Teardown / Disassemble and remove off site -Modular Building (96X60=5760 SF)TEARDOWN5760 \$25,906.81	\$25,906.81
Teardown / Disassemble and remove off site -Modular Building (108X60=6480 SF)TEARDOWN6480 \$29,135.88	\$29,135.88
Teardown / Disassemble and remove off site -Modular Building (120X60=7200 SF)TEARDOWN7200 \$32,364.96	\$32,364.96
Teardown / Disassemble and remove off site -Modular Building (132X60=7920 SF)TEARDOWN7920 \$35,594.03	\$35,594.03
Teardown / Disassemble and remove off site -Modular Building (144X60=8640 SF)TEARDOWN8640 \$38,823.10	\$38,823.10
Teardown / Disassemble and remove off site -Modular Building (156X60=9360 SF)TEARDOWN9360 \$42,052.17	\$42,052.17
Teardown / Disassemble and remove off site -Modular Building (168X60=10080 SF)TEARDOWN10080 \$45,281.24	\$45,281.24
Teardown / Disassemble and remove off site -Modular Building (180X60=10800 SF)TEARDOWN10800 \$48,510.31	\$48,510.31
Teardown / Disassemble and remove off site -Modular Building (192X60=11520 SF)TEARDOWN11520 \$51,739.39	\$51,739.39
Teardown / Disassemble and remove off site -Modular Building (204X60=12240 SF)TEARDOWN12240 \$54,968.46	\$54,968.46
Teardown / Disassemble and remove off site -Modular Building (216X60=12960 SF)TEARDOWN12960 \$58,197.53	\$58,197.53
Teardown / Disassemble and remove off site -Modular Building (228X60=13680 SF)TEARDOWN13680 \$61,426.61	\$61,426.61
Teardown / Disassemble and remove off site -Modular Building (240X60=14400 SF)TEARDOWN14400 \$64,655.68	\$64,655.68
Installation of Interior walls per linear feet AAR-INTWALLS \$92.79	\$92.79
Installation of Interior hollow core door / steel jamb and lever lockset AAR-HCDOOR \$927.89	\$927.89
Installation of Interior solid core door / steel jamb and lever lockset AAR-SCDOOR \$1,855.79	\$1,855.79
Installation of 3/0 x 4/0 Vinyl Window with Mini Blinds AAR-VWINDOW \$618.60	\$618.60
Installation of (1) ADA restroom includes (16 ft walls, 1 sink, 1 toilet, fan, light, door, instant hot,)AAR-RESTROOM \$3,402.28	\$3,402.28
Installation of 1 ADA shower added to an ADA restroom AAR-SHOWER \$3,092.99	\$3,092.99
Installation of exterior single steel door / steel jamb with lever lock set and closer AAR-STEELDOOR \$2,165.08	\$2,165.08
Installation of exterior double steel door / steel jamb with lever lock set and closer AAR-DOUBLESTEELDOOR \$4,330.18	\$4,330.18
Upgrade HVAC system to a Quite Climate 2 - High Efficiency, Ultra Low Sound Level, Green Refrigerant System. Priced for (1) Modular section HVAC-UP GRADE	\$9,278.95



**RFP # DKM-1246, Modular Buildings & Storage
Containers
Negotiation Summary for Modular Genius
3/26/2026**

2. The contractor warrants the services under the contract will be performed: (a) in a diligent, professional and workmanlike manner in accordance with the highest applicable industry standards; (b) in accordance with this Agreement and the applicable Statement(s) of Work; and (c) by experienced and qualified personnel.
3. For any purchase excluding from Point-of-Sale purchases, the University will issue an eVA purchase order based upon a quote provided by your firm and the JMU contract number MUST be listed on the quote. No additional agreements, orders forms, or signatures shall be required.
4. Contractor shall not exceed 3% credit card on fee on all orders made by Purchasing Agency.
5. Contractor acknowledges that all fees have been disclosed. Additional services will be priced based on project and made clear prior to purchase order being issued. No additional fees will be accepted.
6. Contractor will provide storage containers for purchase and/or lease as an additional service. Price will be provided to purchasing agency based on project and made clear prior to purchase order being issued. No Additional fees will be accepted.
7. Delivery charges shall include the delivery (and pick up if leased) of items and will be itemized on quote. Pricing schedule is based on per mile basis and set a \$12 per mile from the contractors location to the purchasing agencies address.
8. During this contract term with James Madison University, contractor acknowledges to have an office in the state of Virginia or have a subcontractor with an office located in the state of Virginia.
9. Contractor acknowledges that the VHEPC PAC Agreement, April 6, 2026, shall be incorporated as a part of this contract.
10. Contractor acknowledges that all exceptions taken within their initial response to RFP # DKM-1246 that are not specifically addressed within this negotiation/clarification are null and void.

**AGREEMENT
PUBLICLY ACCESSIBLE CONTRACT (PAC)**

This Agreement, effective the 6th day of April 2026, is by and between James Madison University (the “University”), on behalf of the Virginia Higher Education Procurement Consortium (the “Consortium”) (collectively the "University"), and Modular Genius, Inc., (“Vendor”).

TERM

The term of this Agreement shall begin May 3, 2026 to May 2, 2027 with 4 – one year renewal options, and an expected final expiration date of May 2, 2031. This end date coincides with the Primary Agreement’s UCPJMU7422 end date.

WITNESS

WHEREAS, the University and Vendor have executed an agreement, UCPJMU7422, dated April 23, 2026 (the “Primary Agreement”), and included in the Primary Agreement is a third-party access / cooperative clause. Now therefore, the University and Vendor wish to express in this Agreement the specific terms that will allow third party access to the Primary Agreement.

Accordingly, and in consideration of the mutual premises and provisions hereof, the parties hereby agree as follows:

- I. Vendor will:
 - A. Pay the University 1% of all sales to accessing entities outside of the Consortium membership associated with the Primary Agreement (as the “PAC Annual Fee”). The PAC Annual Fee will be paid in exchange for marketing services provided by the University and the Consortium described below in Section II.
 - B. Fully support this marketing relationship by promoting the availability of the Primary Agreement to non-Consortium entities;
 - C. Provide quarterly sales reports detailing the amount of sales to each non-Consortium accessing entity; and
- II. The University/Consortium will:
 - A. Promote the Primary Agreement on its website and through other channels (e.g., conferences) to non-Consortium members
 - B. Maintain an approved version of Vendor’s logo on the Consortium website
- III. Payment:
 - A. Payment of PAC Annual Fee will arrive at the University no later than August 31 of each year. The University and Consortium will share the payments equally and allocate payments to the appropriate accounts.

In the event of early termination of the Primary Agreement, this residual payment will arrive at the University no later than 45 calendar days from termination date of the Primary Agreement.

- B. Payment of PAC Annual Fee will take the form of a check. Checks will be made payable to the University of Virginia and sent to:

Constance Alexander, Office Manager
Procurement and Supplier Diversity Services
University of Virginia, Carruthers Hall
c/o VHEPC
PO Box 400202
1001 N. Emmet Street
Charlottesville, VA 22904

IV. Notices:

Any notice required or permitted to be given under this Agreement will be in writing and will be deemed duly given: (1) if delivered personally, when received; (2) if sent by recognized overnight courier service, on the date of the receipt provided by such courier service; (3) if sent by registered mail, postage prepaid, return receipt requested, on the date shown on the signed receipt; or (4) if sent by electronic mail, when received (as verified by the email date and time) if delivered no later than 4:00 p.m. (receiver's time) on a business day or on the next business day if delivered (as verified by sender's machine) after 4:00 p.m. (receiver's time) on a business day or on a non-business day. All such notices will be addressed to a party at such party's address or facsimile number as shown below.

If to the University:

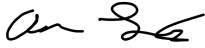
Procurement Services
c/o Director of Procurement
James Madison University
752 Ott Street, MSC 5720
Harrisonburg, VA 22807

If to Vendor:

Damon T. Pross
Modular Genius, Inc.
1201 Mountain Rd.
Joppa, MD 21805
Email: DPross@modulargenius.com
Fax: 410-676-3426

ACCEPTANCE

For James Madison University



~~Dylan Morris~~ Aaron Largent
Buyer Senior

4/30/2026

Date

For Modular Genius, Inc.

DocuSigned by:

Damon T. Pross

8641345C116544A...

Damon T. Pross

President

4/30/2026

Date

Agreement #: UCPJMU7422-PAC

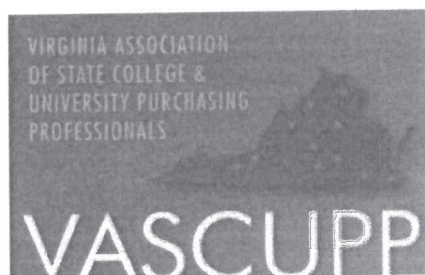


Request for Proposal

RFP# DKM-1246

Modular Buildings and Storage Containers

January 13, 2026



REQUEST FOR PROPOSAL

RFP# DKM-1246

Issue Date: January 13, 2026

Title: Modular Buildings and Storage Containers

Issuing Agency: Commonwealth of Virginia
James Madison University
Procurement Services MSC 5720
752 Ott Street, Wine Price Building
First Floor, Suite 1023
Harrisonburg, VA 22807

Period of Contract: From Date of Award Through One Year (Renewable)

Sealed Proposals Will Be Received Until 2:00 PM on February 12, 2026 for Furnishing The Services Described Herein. (See Special Terms & Conditions "D. Late Proposals")

SEALED PROPOSALS MAY BE MAILED, EXPRESS MAILED, SUBMITTED IN eVA, OR HAND DELIVERED DIRECTLY TO THE ISSUING AGENCY SHOWN ABOVE.

All Inquiries For Information And Clarification Should Be Directed To: Dylan Morris, Buyer Senior, Procurement Services, morrisdk@jmu.edu; 540-568-3002; (Fax) 540-568-7935 before end of day on February 5th, 2026.

NOTE: THE SIGNED PROPOSAL AND ALL ATTACHMENTS SHALL BE RETURNED.

In compliance with this Request for Proposal and to all the conditions imposed herein, the undersigned offers and agrees to furnish the goods/services in accordance with the attached signed proposal or as mutually agreed upon by subsequent negotiation.

Name and Address of Firm:

Modular Genius, Inc.

1201 Mountain Rd

Joppa, MD 21085

Date: 2/11/26

Web Address: Modulargenius.com

Email: mwhitehead@modulargenius.com

By:

DocuSigned by:

Damon T. Pross

8641345C116544A

(Signature)

Name:

Damon T. Pross

(Please Print)

Title:

President

Phone:

410-676-3424

Fax #:

410-676-3426

ACKNOWLEDGE RECEIPT OF ADDENDUM: #1 BTP #2 _____ #3 _____ #4 _____ #5 _____ (please initial)

SMALL, WOMAN OR MINORITY OWNED BUSINESS:

☐ YES; ☐ NO; *IF YES* ⇒ ☐ SMALL; ☐ WOMAN; ☐ MINORITY *IF MINORITY:* ☐ AA; ☐ HA; ☐ AsA; ☐ NW; ☐ Micro

Note: This public body does not discriminate against faith-based organizations in accordance with the *Code of Virginia*, § 2.2-4343.1 or against an offeror because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment.



**Modular
Genius**
SMART BUILDING

MODULAR GENIUS

References

Our Company

Modular Genius, Inc. is an award-winning commercial contractor, offering permanent modular construction and relocatable modular buildings. Our sector of work focuses on education, government, healthcare, industrial, military, office, public assembly, science, and other segments of industry.

Our Mission

Our mission is to consistently provide, and continually improve modular construction by offering modular buildings that add value to our customers goals.

Our employees are committed to reliability in everything we do, meeting our customer needs, having good subcontractor relationships and sustaining the environment.

Our Vision

Modular Genius continues to lead the way by utilizing modular buildings for people who seek an eco-friendly accelerated construction solution to their space needs. Through the diverse and collective strengths of our construction and design team, we broaden the frontiers of modular construction to ensure high quality projects and premium customer service. We are proud to be recognized as an ethically-based, service-oriented company that exceeds customers' expectations.



**Modular
Genius**
SMART BUILDING

888-420-1113

sales@modulargenius.com

www.modulargenius.com

1201 South Mountain Road,
Joppa, MD 21085

OUR MISSION

Our mission is to consistently provide, and continually improve modular construction by offering modular buildings that add value to our customers goals.

Our employees are committed to reliability in everything we do, meeting our customer needs, having good subcontractor relationships and sustaining the environment.

OUR VISION

Modular Genius continues to lead the way by utilizing modular buildings for people who seek an eco-friendly accelerated construction solution to their space needs. Through the diverse and collective strengths of our construction and design team, we broaden the frontiers of modular construction to ensure high quality projects and premium customer service. We are proud to be recognized as an ethically-based, service-oriented company that exceeds customers' expectations.

MODULAR GENIUS

References

Education References

GSA- Summersville Middle School

Summersville, WV
Project 16-0334

Use: Classroom
Size: 44,100 sqft
Contract Value: \$2,720,927.20
Contract Term: Lease
Completion Date: 1/1/17
Contact Name: Donna Burge-Tetrick, Superintendent
Contact Information: 304-765-7101; dtetrick@k12.wv.us

Virginia State University

Ettrick, VA
Project 23-0041

Use: Dormitory
Size: 49,632 sqft
Contract Value: \$1,718,598.25
Contract Term: Lease
Completion Date: 08/31/23
Contact Name: Jane Harris, Facilities
Contact Information: 804-524-6239; jsharris@vsu.edu

HCPS Homestead Wakefield

Bel Air, MD
Project 21-0197

Use: Education
Size: 40,009 sqft
Contract Value: \$2,241,622.70
Contract Term: Lease
Completion Date: 8/25/22
Contact Name: Steven Smallidge, Project Manager
Contact Information: 443-617-1412; ssmallidge@quandel.com

SEED School

Baltimore, MD
Project 10-0014

Use: Education
Size: 25,000 sqft
Contract Value: \$1,121,023.00
Contract Term: Sale
Completion Date: 8/31/2010
Contact Name: Michael Krupnik, Contracts Manager
Contact Information: 410- 396-8826; mkrupnik@bcps.k12.md.us



**Modular
Genius**
SMART BUILDING

888-420-1113

sales@modulargenius.com

www.modulargenius.com

1201 South Mountain Road
Joppa, MD 21085

OUR MISSION

Our mission is to consistently provide, and continually improve modular construction by offering modular buildings that add value to our customers goals.

Our employees are committed to reliability in everything we do, meeting our customer needs, having good subcontractor relationships and sustaining the environment.

OUR VISION

Modular Genius continues to lead the way by utilizing modular buildings for people who seek an eco-friendly accelerated construction solution to their space needs. Through the diverse and collective strengths of our construction and design team, we broaden the frontiers of modular construction to ensure high quality projects and premium customer service. We are proud to be recognized as an ethically-based, service-oriented company that exceeds customers' expectations.

MODULAR GENIUS

References

Education References

KPN-ELCO Middle School

Myerstown, PA
Project 22-0281

Use:	Education
Size:	3,696 sqft
Contract Value:	\$614,302.00
Contract Term:	Sale
Completion Date:	10/12/23
Contact Name:	Michael Miller, Business Manager
Contact Information:	717-866-7117; Jvivent@ELCUSD.org

BCPSS Benjamin Franklin High School

Baltimore, MD
Project 21-0438

Use:	Education
Size:	10,824 sqft
Contract Value:	\$1,179,401.00
Contract Term:	Lease
Completion Date:	08/31/23
Contact Name:	Mo'Nica Wharton, Manager
Contact Information:	443-794-4808

BCPS- Dundalk High School

Upper Marlboro, MD
Project 21-0487

Use:	Education
Size:	19,206 sqft
Contract Value:	\$3,091,383.42
Contract Term:	Sale
Completion Date:	11/11/22
Contact Name:	Mark Corl, Project Manager
Contact Information:	443-809-9080; mcorl@bcps.org



MODULAR GENIUS

References

Education References, continued

HCPS-Joppatown HS

Joppa, MD
Project 20-0066

Use:	Education
Size:	7,128 sqft
Contract Value:	\$180,598.00
Contract Term:	Lease
Completion Date:	08/17/22
Contact Name:	Christopher Morton, Supv of Facilities Management
Contact Information:	410-638-4303; chris.morton@hcps.org

Baltimore County Public Schools

Baltimore, MD
Project 20-0190

Use:	Portable Classrooms
Size:	8,250 sqft
Contract Value:	\$89,877.00
Contract Term:	Lease
Completion Date:	08/31/20
Contact Name:	Donald Williams
Contact Information:	410-887-6300

PGCPS- Accokeek Academy

Accokeek, MD
Project 18-0188

Use:	Education
Size:	10,164 sqft
Contract Value:	\$1,072,887.80
Contract Term:	Sale
Completion Date:	08/30/19
Contact Name:	Jason Grucela, PGCPS
Contact Information:	301-952-7834



**Modular
Genius**
SMART BUILDING

MODULAR GENIUS

References

Education References, continued

The Hill School

Pottstown, PA
Project 18-0339

Use:	Modular Swing Space
Size:	12,012 sqft
Contract Value:	\$427,233.00
Contract Term:	Lease
Completion Date:	08/01/19
Contact Name:	Robin Rhoads
Contact Information:	610-705-1235

Prince George's County Public Schools

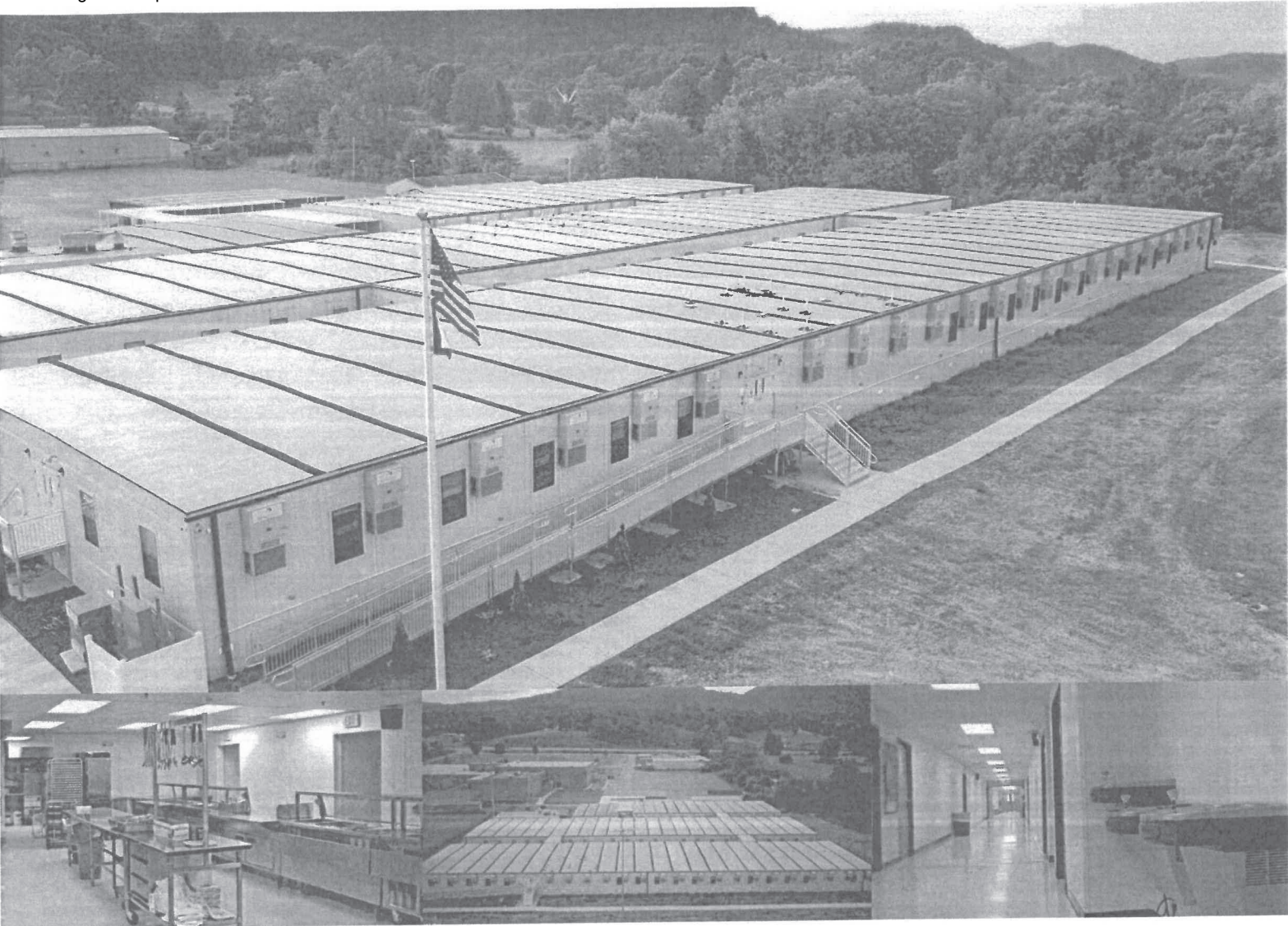
District Heights, MD

Use:	Modular Classroom Replacement
Size:	5,810 sqft
Contract Value:	\$1,874,881.78
Contract Term:	Sale
Completion Date:	08/12/19
Contact Name:	Joseph Howell
Contact Information:	301-952-06396

Fayetteville-Manlius Central School District

Fayetteville, NY
Project 18-0372

Use:	Education
Size:	8,250 sqft
Contract Value:	\$1,094,588.00
Contract Term:	Sale
Completion Date:	09/02/20
Contact Name:	Erika Civitella, King & King Architects
Contact Information:	315-671-2400; ecivitella@kingarch.com



Summersville MS Interim Modular Campus

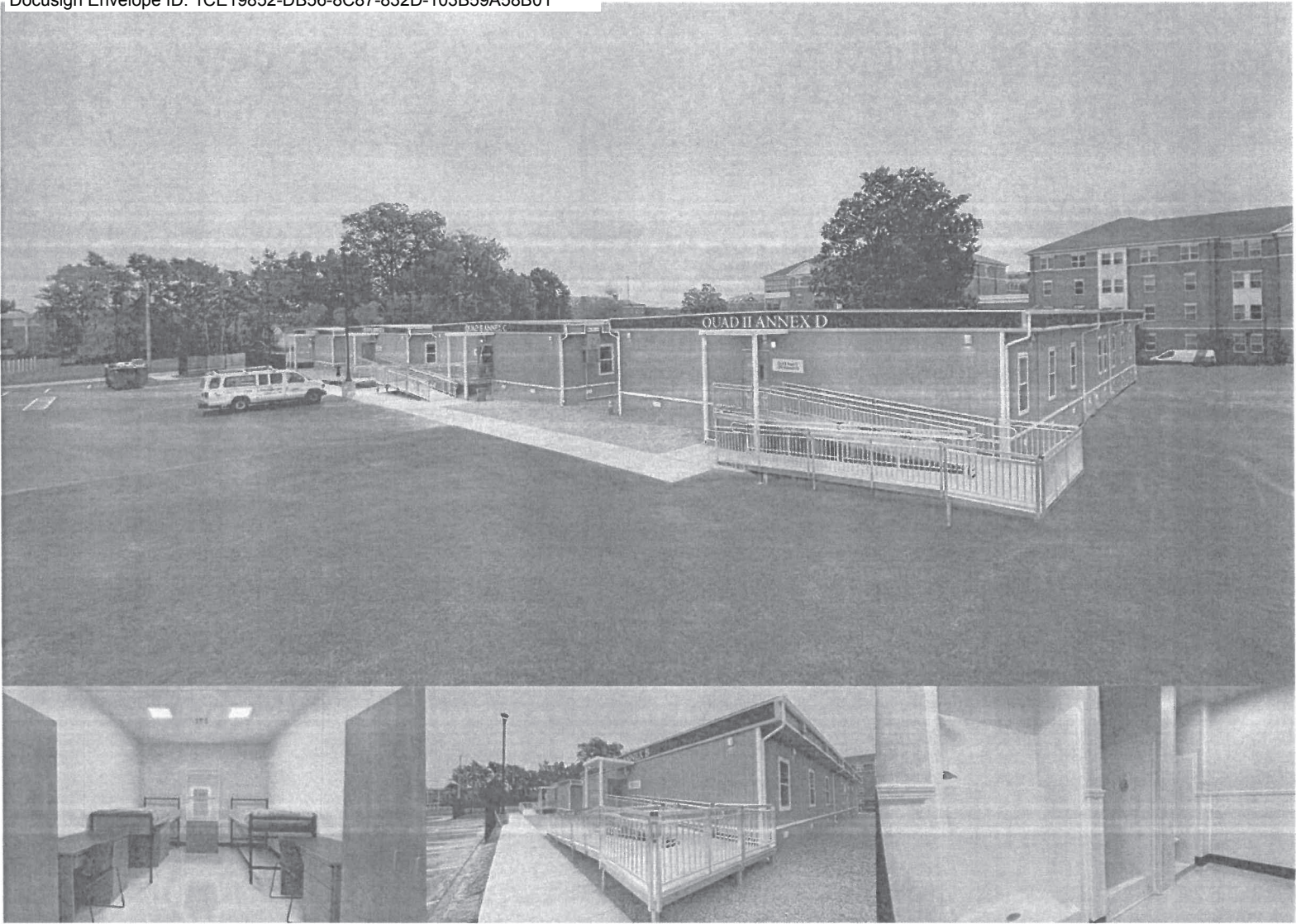
Summersville, WV

The Challenge

As a result of West Virginia flooding in June of 2016, a local community was in need of a school to serve its 500+ students. The existing middle school had been deemed a total loss by FEMA due to water damage. A concept design and site plan was provided by a local architect and Modular Genius responded immediately.

The Solution

The classroom buildings totaled 55,456 sqft, utilizing (5) modular complexes, ultimately culminating a total of 74 modular buildings. The new modular classrooms were designed to be functional, durable, & easily accessible for all students. As such, ADA compliant decks, steps, ramps and a chairlift were provided. While the new modular middle school buildings were in production, it was determined that a full commercial kitchen would be needed to provide meals for the students. MGI quickly had to figure out how to add the commercial modular kitchen addition to the school by removing and re-installing several of the HVAC units on the cafeteria building to a revised location and making penetrations in to the cafeteria, whereby the two buildings would be connected via "connector links".



University Temporary Modular Student Housing

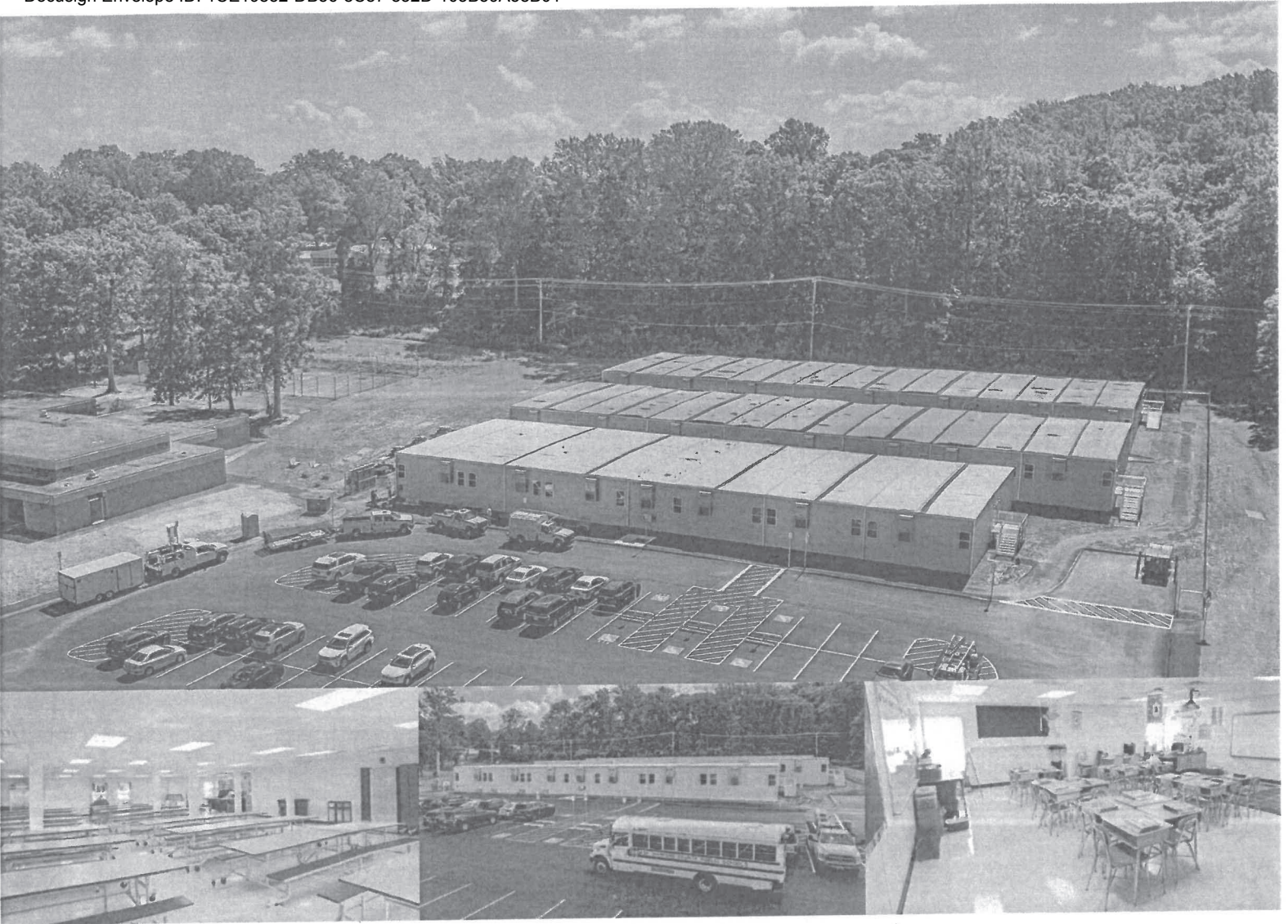
Ettrick, VA

The Challenge

Virginia State University in Ettrick, Virginia had a larger than typical incoming Freshman class for Fall 2023. University rules require all Freshmen and Sophomores to live in on-campus housing, so the larger enrollment led to a need for more student housing in time for the beginning of the school year. Modular Genius, Inc. was contracted in early spring to provide temporary modular dormitories for 268 students using a state contract based on a 24-month lease.

The Solution

Modular Genius, Inc. designed and built three temporary modular dormitory complexes featuring 134 dorm rooms, totaling 49,632 sq. ft. All three modular dorms feature a shared laundry room, kitchen and lounge area, showers, and restrooms for residents. Each temporary dormitory building also includes a sprinkler riser room, an IT closet, and a janitor's closet. The modular residence halls were designed to meet Virginia state residential code requirements, with sprinkler systems and smoke detectors being installed by Modular Genius.



Modular Elementary School Complex

Bel Air, Maryland

The Challenge

HCPS needed a temporary modular complex to use as an elementary school while construction was being done. They did not have a specific floorplan in mind, and they needed MGI's help to develop a floorplan to meet the classroom requirements and site conditions. Furthermore, the project had to be ready prior to the school year starting, which meant MGI was working on an accelerated timeframe due to the project size and supply chain issues caused by the global pandemic.

The Solution

Modular Genius, Inc. designed and built a 40,000 sq.ft. temporary modular complex featuring 28 classrooms, a 3,090 sq.ft. cafeteria, a 3,090 sq. ft. multipurpose room, a main office with 10 private offices and a nurses station, three boys restrooms along with three girls restrooms, an 8x32 mobile kitchen, and three ADA compliant switchback ramps to hold 1,092 students across three separate buildings.



Temporary Modular Campus

Baltimore, MD

The Challenge

A public college-preparatory boarding school was in the middle of a transition and renovation of an existing campus, but needed an immediate campus on another piece of property. This campus needed to contain everything a traditional school would have; library, cafeteria, science labs, classrooms, and offices.

The Solution

Modular Genius built this customer a 25,000 square foot modular campus. This modular school included all the same amenities a traditional school would have. Modular Genius also connected all the separate buildings with traditional wood decks/steps/and ramps.

Product Name	Model Number	Description	Price	Lease Rate			Lease Rate			Lease Rate			Lease Rate	Lease Rate
				12 Month	18 Month	24 Month	36 Month	48 Month	60 Month					
Education														
Right End	E-66-RE	14	X	66	=	924	SF	\$84,304.04	\$3,665.39	\$2,822.35	\$2,294.54	\$1,642.10	\$1,510.14	\$1,392.85
Left End	E-66-LE	14	X	66	=	924	SF	\$84,304.04	\$3,665.39	\$2,822.35	\$2,294.54	\$1,642.10	\$1,510.14	\$1,392.85
Center	E-66-C	14	X	66	=	924	SF	\$67,595.43	\$2,938.94	\$2,262.98	\$1,839.77	\$1,316.64	\$1,210.84	\$1,116.80
Restroom Center	E-66-RRC	14	X	66	=	924	SF	\$121,076.36	\$5,264.19	\$4,053.43	\$3,295.39	\$2,358.35	\$2,168.85	\$2,000.39
Restroom End	E-66-RRE	14	X	66	=	924	SF	\$133,553.23	\$5,806.67	\$4,471.13	\$3,634.97	\$2,601.39	\$2,392.35	\$2,206.54
Office	E-66-O	14	X	66	=	924	SF	\$72,201.94	\$3,139.21	\$2,417.20	\$1,965.15	\$1,406.37	\$1,293.36	\$1,192.90
Business														
Right End	B-60-RE	12	X	60	=	720	SF	\$66,215.26	\$2,878.92	\$2,216.78	\$1,802.21	\$1,289.76	\$1,186.12	\$1,093.99
Left End	B-60-LE	12	X	60	=	720	SF	\$66,215.26	\$2,878.92	\$2,216.78	\$1,802.21	\$1,289.76	\$1,186.12	\$1,093.99
Center	B-60-C	12	X	60	=	720	SF	\$57,284.12	\$2,490.62	\$1,917.77	\$1,559.12	\$1,115.80	\$1,026.13	\$946.44
Restroom1	B-60-RR1	12	X	60	=	720	SF	\$78,758.94	\$3,424.30	\$2,636.71	\$2,143.61	\$1,534.09	\$1,410.81	\$1,301.23
Restroom2	B-60-RR2	12	X	60	=	720	SF	\$83,741.88	\$3,640.95	\$2,803.53	\$2,279.23	\$1,631.14	\$1,500.07	\$1,383.56
Assembly														
Right End	A-60-RE	12	X	60	=	720	SF	\$63,604.84	\$2,765.42	\$2,129.38	\$1,731.15	\$1,238.91	\$1,139.36	\$1,050.87
Left End	A-60-LE	12	X	60	=	720	SF	\$63,604.84	\$2,765.42	\$2,129.38	\$1,731.15	\$1,238.91	\$1,139.36	\$1,050.87
Center	A-60-C	12	X	60	=	720	SF	\$56,691.00	\$2,464.83	\$1,897.91	\$1,542.98	\$1,104.24	\$1,015.51	\$936.64
Restroom1	A-60-RR1	12	X	60	=	720	SF	\$76,267.48	\$3,315.98	\$2,553.30	\$2,075.80	\$1,485.56	\$1,366.18	\$1,260.07
Restroom2	A-60-RR2	12	X	60	=	720	SF	\$82,456.22	\$3,585.06	\$2,760.49	\$2,244.24	\$1,606.10	\$1,477.04	\$1,362.32
Residential														
Right End	R-48-RE	12	X	48	=	576	SF	\$59,733.22	\$2,597.09	\$1,999.76	\$1,625.78	\$1,163.50	\$1,070.00	\$986.90
Left End	R-48-LE	12	X	48	=	576	SF	\$59,733.22	\$2,597.09	\$1,999.76	\$1,625.78	\$1,163.50	\$1,070.00	\$986.90
Center	R-48-C	12	X	48	=	576	SF	\$55,027.30	\$2,392.49	\$1,842.22	\$1,497.70	\$1,071.84	\$985.71	\$909.15
Center with Restroom	R-48-CR	12	X	48	=	576	SF	\$59,622.42	\$2,592.28	\$1,996.06	\$1,622.77	\$1,161.34	\$1,068.02	\$985.07
Center Open	R-48-CO	12	X	48	=	576	SF	\$45,371.05	\$1,972.65	\$1,518.94	\$1,234.88	\$883.75	\$812.74	\$749.61
Kitchen Laundry	R-48-KL	12	X	48	=	576	SF	\$67,059.33	\$2,915.62	\$2,245.03	\$1,825.18	\$1,306.20	\$1,201.23	\$1,107.93
Restroom1	R-48-RR1	12	X	48	=	576	SF	\$89,172.91	\$3,877.08	\$2,985.36	\$2,427.05	\$1,736.94	\$1,597.36	\$1,473.29
Restroom2	R-48-RR2	12	X	48	=	576	SF	\$89,583.53	\$3,894.93	\$2,999.11	\$2,438.23	\$1,744.93	\$1,604.72	\$1,480.07
\$12.00 per mile	Per Module													

Product Name / Model Number	2026 Price
pre-fabricated aluminum steps = 5'x5' deck and up to 35" risersACC-STEP5535	\$4,686.49
pre-fabricated aluminum steps = 5'x5' deck and up to 42" risersACC-STEP5542	\$4,867.12
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 30' rampACC-RAMP66430	\$12,348.42
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 36' rampACC-RAMP66436	\$16,754.06
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 42' ramp switch backACC-RAMP66442	\$20,814.52
pre-fabricated aluminum risers up to 35" to add to a platform of a rampACC-RISE35	\$2,907.40
pre-fabricated aluminum risers up to 42" to add to platform of a rampACC-RISE42	\$3,278.56
pre-fabricated aluminum canopy per sq ft ACC-CANOPY-P	\$178.79
treated wood canopy per sq ft ACC-CANOPY-T	\$154.65
treated wood steps = 5'x5' deck and up to 35" risersACC-STEP5535-TW	\$3,466.62
treated wood steps = 5'x5' deck and up to 42" risersACC-STEP5542-TW	\$3,624.98
treated wood ramp = 6'x6' deck and 4' x 30' rampACC-RAMP66430-TW	\$10,555.72
treated wood ramp = 6'x6' deck and 4' x 36' rampACC-RAMP66436-TW	\$14,517.22
treated wood ramp = 6'x6' deck and 4' x 42' rampACC-RAMP66442-TW	\$18,385.91
treated wood riser up to 35" to add to platform of rampACC-RISE35-TW	\$2,165.08
treated wood riser up to 42" to add to platform of rampACC-RISE42-TW	\$2,536.25
Skirting to match siding material per linear foot ACC_SKIRT	\$24.75
Below Grade Concrete Footers per hole ACC_CONFOOT	\$371.16
Gutter and downspouts per linear feet ACC-GUTTER	\$17.32
Cleaning of Building after installation per sq ft ACC_CLEAN	\$0.62
Sprinkler system with protection below the ceiling per sq ft ACC-SPRINK	\$7.42
Fire Alarm system per sq ft per sq ft ACC-FIRE	\$4.33
Fire Alarm transmitter per building ACC-FIRETRANSMIT	\$14,846.31
An outlet with CAT 5 telephone and data wiring includes face plate, patch panel and testing each ACC-OUTLET	\$618.60
Rest Room and Dumpster per project 720 sq ft - 2,880sq ftRR_DUMPSTER1	\$1,401.25
Rest Room and Dumpster per project 2,881 sq ft - 5,760 sq ftRR_DUMPSTER2	\$3,337.73
Rest Room and Dumpster per project 5,761 sq ft - 8,640 sq ftRR_DUMPSTER3	\$4,305.96
Rest Room and Dumpster per project 8,641 sq ft - 11,520 sq ftRR_DUMPSTER4	\$5,274.20
Rest Room and Dumpster per project 11,521 sq ft - 14,400 sq ftRR_DUMPSTER5	\$6,242.44
Full Time site Supervision - Project Management per project 720 sq ft - 2,880sq ftPM1	\$4,453.89
Full Time site Supervision - Project Management per project 2,881 sq ft - 5,760 sq ftPM2	\$8,907.79
Full Time site Supervision - Project Management per project 5,761 sq ft - 8,640 sq ftPM3	\$13,361.68
Full Time site Supervision - Project Management per project 8,641 sq ft - 11,520 sq ftPM4	\$17,815.57
Full Time site Supervision - Project Management per project 11,521 sq ft - 14,400 sq ftPM5	\$22,269.46
Block / Level / Anchor / Set and Seam -Modular Building (12X60=720 SF)INSTALL720	\$2,944.51
Block / Level / Anchor / Set and Seam -Modular Building (24X60=1440 SF)INSTALL1440	\$9,303.68
Block / Level / Anchor / Set and Seam -Modular Building (36X60=2160 SF)INSTALL2160	\$13,584.37
Block / Level / Anchor / Set and Seam -Modular Building (48X60=2880 SF)INSTALL2880	\$17,865.05

Block / Level / Anchor / Set and Seam -Modular Building (60X60=3600 SF)INSTALL3600	\$22,145.75
Block / Level / Anchor / Set and Seam -Modular Building (72X60=4320 SF)INSTALL4320	\$25,312.96
Block / Level / Anchor / Set and Seam -Modular Building (84X60=5040 SF)INSTALL5040	\$29,370.95
Block / Level / Anchor / Set and Seam -Modular Building (96X60=5760 SF)INSTALL5760	\$33,428.94
Block / Level / Anchor / Set and Seam -Modular Building (108X60=6480 SF)INSTALL6480	\$37,486.94
Block / Level / Anchor / Set and Seam -Modular Building (120X60=7200 SF)INSTALL7200	\$41,544.92
Block / Level / Anchor / Set and Seam -Modular Building (132X60=7920 SF)INSTALL7920	\$45,602.91
Block / Level / Anchor / Set and Seam -Modular Building (144X60=8640 SF)INSTALL8640	\$49,660.90
Block / Level / Anchor / Set and Seam -Modular Building (156X60=9360 SF)INSTALL9360	\$53,718.90
Block / Level / Anchor / Set and Seam -Modular Building (168X60=10080 SF)INSTALL10080	\$57,776.89
Block / Level / Anchor / Set and Seam -Modular Building (180X60=10800 SF)INSTALL10800	\$61,834.87
Block / Level / Anchor / Set and Seam -Modular Building (192X60=11520 SF)INSTALL11520	\$65,892.87
Block / Level / Anchor / Set and Seam -Modular Building (204X60=12240 SF)INSTALL12240	\$69,950.86
Block / Level / Anchor / Set and Seam -Modular Building (216X60=12960 SF)INSTALL12960	\$74,008.85
Block / Level / Anchor / Set and Seam -Modular Building (228X60=13680 SF)INSTALL13680	\$78,066.85
Block / Level / Anchor / Set and Seam -Modular Building (240X60=14400 SF)INSTALL14400	\$82,124.83
Teardown / Disassemble and remove off site -Modular Building (12X60=720 SF)TEARDOWN720	\$1,930.02
Teardown / Disassemble and remove off site -Modular Building (24X60=1440 SF)TEARDOWN1440	\$6,532.38
Teardown / Disassemble and remove off site -Modular Building (36X60=2160 SF)TEARDOWN2160	\$9,761.45
Teardown / Disassemble and remove off site -Modular Building (48X60=2880 SF)TEARDOWN2880	\$12,990.53
Teardown / Disassemble and remove off site -Modular Building (60X60=3600 SF)TEARDOWN3600	\$16,219.59
Teardown / Disassemble and remove off site -Modular Building (72X60=4320 SF)TEARDOWN4320	\$19,448.66
Teardown / Disassemble and remove off site -Modular Building (84X60=5040 SF)TEARDOWN5040	\$22,677.74
Teardown / Disassemble and remove off site -Modular Building (96X60=5760 SF)TEARDOWN5760	\$25,906.81
Teardown / Disassemble and remove off site -Modular Building (108X60=6480 SF)TEARDOWN6480	\$29,135.88
Teardown / Disassemble and remove off site -Modular Building (120X60=7200 SF)TEARDOWN7200	\$32,364.96

Teardown / Disassemble and remove off site -Modular Building (132X60=7920 SF)TEARDOWN7920	\$35,594.03
Teardown / Disassemble and remove off site -Modular Building (144X60=8640 SF)TEARDOWN8640	\$38,823.10
Teardown / Disassemble and remove off site -Modular Building (156X60=9360 SF)TEARDOWN9360	\$42,052.17
Teardown / Disassemble and remove off site -Modular Building (168X60=10080 SF)TEARDOWN10080	\$45,281.24
Teardown / Disassemble and remove off site -Modular Building (180X60=10800 SF)TEARDOWN10800	\$48,510.31
Teardown / Disassemble and remove off site -Modular Building (192X60=11520 SF)TEARDOWN11520	\$51,739.39
Teardown / Disassemble and remove off site -Modular Building (204X60=12240 SF)TEARDOWN12240	\$54,968.46
Teardown / Disassemble and remove off site -Modular Building (216X60=12960 SF)TEARDOWN12960	\$58,197.53
Teardown / Disassemble and remove off site -Modular Building (228X60=13680 SF)TEARDOWN13680	\$61,426.61
Teardown / Disassemble and remove off site -Modular Building (240X60=14400 SF)TEARDOWN14400	\$64,655.68
Installation of Interior walls per linear feet AAR-INTWALLS	\$92.79
Installation of Interior hollow core door / steel jamb and lever lockset AAR-HCDOOR	\$927.89
Installation of Interior solid core door / steel jamb and lever lockset AAR-SCDOOR	\$1,855.79
Installation of 3/0 x 4/0 Vinyl Window with Mini Blinds AAR-VWINDOW	\$618.60
Installation of (1) ADA restroom includes (16 lf walls, 1 sink, 1 toilet, fan, light, door, instant hot,) AAR-RESTROOM	\$3,402.28
Installation of 1 ADA shower added to an ADA restroom AAR-SHOWER	\$3,092.99
Installation of exterior single steel door / steel jamb with lever lock set and closer AAR-STEELDOOR	\$2,165.08
Installation of exterior double steel door / steel jamb with lever lock set and closer AAR-DOUBLESTEELDOOR	\$4,330.18
Upgrade HVAC system to a Quite Climate 2 - High Efficiency, Ultra Low Sound Level, Green Refrigerant System. Priced for (1)Modular section HVAC-UPGRADE	\$9,278.95

REQUEST FOR PROPOSAL

RFP # DKM-1246

TABLE OF CONTENTS

I.	PURPOSE	Page	1
II.	BACKGROUND	Page	1
III.	SMALL, WOMAN-OWNED, AND MINORITY PARTICIPATION	Page	1
IV.	STATEMENT OF NEEDS	Page	2-3
V.	PROPOSAL PREPARATION AND SUBMISSION	Page	4-7
VI.	EVALUATION AND AWARD CRITERIA	Page	7-8
VII.	GENERAL TERMS AND CONDITIONS	Page	8-15
VIII.	SPECIAL TERMS AND CONDITIONS	Page	15-21
IX.	METHOD OF PAYMENT	Page	21
X.	PRICING SCHEDULE	Page	21-22
XI.	ATTACHMENTS	Page	22-30
	A. Offeror Data Sheet		
	B. SWaM Utilization Plan		
	C. Sample of Standard Contract		
	D. Zone Map		
	E. VHEPC PAC Agreement		
	F. SWaM Standard Reporting Template		

I. PURPOSE

The purpose of this Request for Proposal (RFP) is to solicit sealed proposals from qualified sources to enter into a contract to provide modular building systems and shipping container solutions for James Madison University (JMU), an agency of the Commonwealth of Virginia and on behalf of the Virginia Higher Education Procurement Consortium (VHEPC). Initial contract shall be for one (1) year with an option to renew for four (4) additional one-year periods.

II. BACKGROUND

James Madison University (JMU) is a comprehensive public institution in Harrisonburg, Virginia with an enrollment of approximately 22,000 students and approximately 4,000 faculty and staff. There are over 600 individual departments on campus that support seven (7) academic divisions. The University offers over 120 majors, minors, and concentrations. Further information about the University can be found at the following website: www.jmu.edu.

VHEPC membership includes 13 of Virginia's senior public higher education institutions, the Virginia Association of State College and University Purchasing Professionals (VASCUPP) Board of Directors, and the Virginia Community College System, which represents 23 schools across the state. The mission of VHEPC, by using the collective buying power of its members, is to seek opportunities, leverage suppliers, and recommend courses of action in order to further strategic sourcing initiatives. This RFP is one of the strategic sourcing initiatives. The goal of this RFP and the resulting agreements is to provide an opportunity to reduce costs, minimize administrative burden, and to ensure regulatory and policy compliance for VHEPC and VHEPC Members.

VASCUPP Background:

The mission of the Virginia Association of State College and University Purchasing Professionals (VASCUPP) is:

- to recognize and effectively use the common procurement principles, knowledge, experience, challenges, support and resources of all decentralized higher education member institutions;
- to be a united group with common goals of addressing the complexities of the Commonwealth of Virginia procurement processes;
- enhance the ability of each individual member institution to effectively provide efficient and responsive customer service in facilitating the purchase of goods and services for their Institution; and
- to support diversified vendor advocacy to enhance the capability of each member institution in seeking open competition for the highest valued products and services.

More information about each VASCUPP member university can be located at the following website: <https://vascupp.org/>

III. SMALL, WOMAN-OWNED AND MINORITY PARTICIPATION

It is the policy of the Commonwealth of Virginia to contribute to the establishment, preservation, and strengthening of small businesses and businesses owned by women and minorities, and to encourage their participation in State procurement activities. The Commonwealth encourages contractors to provide for the participation of small businesses and businesses owned by women and minorities through partnerships, joint ventures, subcontracts, and other contractual opportunities. Attachment B contains information on reporting spend data with subcontractors.

IV. STATEMENT OF NEEDS

James Madison University seeks to find contractors with expertise in both sales and rentals of Modular Building Systems and Storage/Shipping Containers. Vendors may provide one or both of the requested products.

Modular Building Systems

- A. James Madison University seeks to contract for the services of modular building vendor(s) with expertise in all phases of the work associated with the design modification, construction, site preparation, transportation and installation of a turn-key modular building. The work may include, but is not limited to, modular building construction, pre-construction design modification, site design and preparation, permitting, modular transportation, installation, tenant improvement and commissioning of the modular building.
- B. Contractor shall have offices located within the State of Virginia.
- C. Contractor shall have a Virginia Class A Contractor's License is required. Include a copy of Virginia Class A License within proposal.
- D. Contractor shall prove ability to be bonded. Include a letter from insurance company showing proof of bonding ability.
- E. Contractor shall have an in-house project manager. Project manager shall have a minimum of 10-30 hours of OSHA training.
- F. All subcontractors must be approved by the Agency's project manager.
- G. Contractor shall warrant the work, and supply written verification of warranty to the project manager. Warranty requirements shall be provided by the Agency on a per project basis for consideration in each proposal.
- H. Contractor shall comply with all applicable federal, state, local and Agency regulations in the performance of this work.
- I. Contractor shall have sufficient resources to be able to work multiple projects at the same time.
- J. Contractor shall provide Agency with all project design documents to include foundation and site work when required by the Agency. Agency will submit to DEB for review. Contractor shall make requested changes as many times as required to obtain DEB approval. Agencies that are not required to go through DEB, documents shall be reviewed by the proper authorities having jurisdiction.
- K. Contractor shall show proof of experience in working with DEB.

Storage/Shipping Containers

- A. The contractor(s) shall provide all labor supervision, equipment, tools, parts, and materials, as necessary, to Agency or Authorized Representative for moving or storage services as outlined below.

- B. Contractor shall be able to meet the needs for any and all storage containers, not limited to stationary and portable storage.
- C. Provide moving and/or on-site storage of goods on interstate, intrastate, or local transportation basis and in-transit storage.
- D. Contractor's employees shall conduct themselves in a professional manner and be respectful to all Agency personnel or associates they interact with.
- E. Contractor shall arrive with any and all of the proper equipment required to perform required services.
- F. Contractor shall provide information and services to Agency or Authorize Agency representative, including but not limited to packing, moving, in-transit storage, on-site storage, unpacking, insurance of any stored or transported material, and discarding of any and all debris.
- G. Contractor shall provide an estimate to the Agency prior to beginning services for approval. If approved the Agency will issue an eVA purchase order to Contractor.
- H. Contractor shall provide or assist in arranging supplemental services relating to the move or storage of goods.
- I. Contractor shall have current permits and licenses required to provide any and all services described.

DESCRIBE STATEMENTS: *Be sure to address the following statements within proposal.*

- 1. Describe Contractor's ability to provide services for all phases of modular construction. Phases include, but not limited to, financing (lease, rent or purchase), pre-construction/site work, permitting, installation, building design, construction, tenant improvement, and commissioning of modular buildings.
- 2. Describe Contractor's ability to service any location within the State of Virginia. If your proposal is limited by geography, please identify the particular regions you propose to provide goods and services in.
- 3. Fully describe the qualifications, capabilities, and experience of your firm, in providing the requested services, to include the size of the company, and number of employees.
- 4. Provide an organizational chart indicating each individual and their position that will be associated with this contract. Also indicate each representative's name and contact information that will be responsible for each region in the State of Virginia.
- 5. Provide a statement that indicates whether or not your firm has been subject to OSHA inspections by State and/or Federal agencies, and the results of these inspections, including citations, if any.
- 6. Provide information regarding any contract than an institution, agency, or company that chose not to renew with your firm in the last five years, including the reason the contract was not renewed.

V. PROPOSAL PREPARATION AND SUBMISSION

A. GENERAL INSTRUCTIONS

To ensure timely and adequate consideration of your proposal, offerors are to limit all contact, whether verbal or written, pertaining to this RFP to the James Madison University Procurement Office for the duration of this Proposal process. Failure to do so may jeopardize further consideration of Offeror's proposal.

ELECTRONIC OR PAPER SUBMISSIONS MAY BE ACCEPTED FOR THIS PROPOSAL. INSTRUCTIONS BELOW FOR OFFEROR'S CHOSEN METHOD (A. ELECTRONIC SUBMISSION or B. PAPER RESPONSE).

1. RFP Response: In order to be considered for selection, the **Offeror shall submit a complete response to this RFP**; and shall submit to the issuing Purchasing Agency:

a. **ELECTRONIC SUBMISSION:**

- i. ELECTRONIC RESPONSES SUBMITTED THROUGH eVA WILL BE ACCEPTED. **Emailed responses will not be accepted.** Please see below, "eVA Procurement Website and Registration" for additional information on registration. It is the responsibility of the Supplier to ensure their proposal and all required documentation is properly completed, readable, and uploaded to eVA. Suppliers should allow sufficient time to account for any technical difficulties they may encounter during online submission or uploading of the documents. In the event of any technical difficulties, Suppliers shall contact the eVA Customer Care Center at 1-866-289-7367 or via email at eVACustomerCare@DGS.virginia.gov.
- ii. eVA Procurement Website and Registration The Commonwealth's procurement portal, eVA, located at <http://www.eva.virginia.gov>, provides information about Commonwealth solicitations and awards. Suppliers shall be registered in eVA in order submit a proposal to this RFP. To register with eVA, select "Register Now" on the eVA website homepage, <http://www.eva.virginia.gov>. For registration instructions and assistance, as well as instructions on how to submit proposals and accept orders please select "I Sell to Virginia". Suppliers are encouraged to check this site on a regular basis and, in particular, prior to submission of proposals to identify any amendments to the RFP that may have been issued.
- iii. Electronic Responses submitted through eVA shall be in WORD format or searchable PDF of the entire proposal, **INCLUDING ALL ATTACHMENTS**. PDFs must be submitted in an unlocked format. Any proprietary information should be clearly marked in accordance with Section V.4.f. below.

b. **PAPER SUBMISSIONS:**

- i. **One (1) original and one (1) copy** of the entire proposal, **INCLUDING ALL ATTACHMENTS**. Any proprietary information should be clearly marked in accordance with V.4.e. below.

- ii. **One (1) electronic copy in WORD format or searchable PDF (CD or flash drive)** of the entire proposal, **INCLUDING ALL ATTACHMENTS**. Any proprietary information should be clearly marked in accordance with Section V.4.f. below.
 - iii. Each copy of the proposal should be bound or contained in a single volume where practical. All documentation submitted with the proposal should be contained in that single volume.
 - iv. See additional information in Section VIII.C, *IDENIFICATION OF PROPSAL ENVELOPE*.
2. Should the proposal contain **proprietary information, provide one (1) redacted copy of the proposal** and all attachments with **proprietary portions removed or blacked out**. This copy should be clearly marked "*Redacted Copy*" on the front cover. The classification of an entire proposal document, line-item prices, and/or total proposal prices as proprietary or trade secrets is not acceptable. JMU shall not be responsible for the Contractor's failure to exclude proprietary information from this redacted copy.

No other distribution of the proposal shall be made by the Offeror.

3. The version of the solicitation issued by JMU Procurement Services, as amended by an addenda, is the mandatory controlling version of the document. Any modification of, or additions to, the solicitation by the Offeror shall not modify the official version of the solicitation issued by JMU Procurement services unless accepted in writing by the University. Such modifications or additions to the solicitation by the Offeror may be cause for rejection of the proposal; however, JMU reserves the right to decide, on a case-by-case basis in its sole discretion, whether to reject such a proposal. If the modification or additions are not identified until after the award of the contract, the controlling version of the solicitation document shall still be the official state form issued by Procurement Services.
4. Proposal Preparation
- a. Proposals shall be signed by an authorized representative of the Offeror. All information requested should be submitted. Failure to submit all information requested may result in the purchasing agency requiring prompt submissions of missing information and/or giving a lowered evaluation of the proposal. Proposals which are substantially incomplete or lack key information may be rejected by the purchasing agency. Mandatory requirements are those required by law or regulation or are such that they cannot be waived and are not subject to negotiation.
 - b. Proposals shall be prepared simply and economically, providing a straightforward, concise description of capabilities to satisfy the requirements of the RFP. Emphasis should be placed on completeness and clarity of content.
 - c. Proposals should be organized in the order in which the requirements are presented in the RFP. All pages of the proposal should be numbered. Each paragraph in the proposal should reference the paragraph number of the corresponding section of the RFP. It is also helpful to cite the paragraph number, sub letter, and repeat the text of the requirement as it appears in the RFP. If a response covers more than one page, the paragraph number and sub letter should be repeated at the top of the next page. The

proposal should contain a table of contents which cross references the RFP requirements. Information which the offeror desires to present that does not fall within any of the requirements of the RFP should be inserted at the appropriate place or be attached at the end of the proposal and designated as additional material. Proposals that are not organized in this manner risk elimination from consideration if the evaluators are unable to find where the RFP requirements are specifically addressed.

- d. As used in this RFP, the terms “must”, “shall”, “should” and “may” identify the criticality of requirements. “Must” and “shall” identify requirements whose absence will have a major negative impact on the suitability of the proposed solution. Items labeled as “should” or “may” are highly desirable, although their absence will not have a large impact and would be useful, but are not necessary. Depending on the overall response to the RFP, some individual “must” and “shall” items may not be fully satisfied, but it is the intent to satisfy most, if not all, “must” and “shall” requirements. The inability of an offeror to satisfy a “must” or “shall” requirement does not automatically remove that offeror from consideration; however, it may seriously affect the overall rating of the offeror’s proposal.
 - e. Each copy of the proposal should be bound or contained in a single volume where practical. All documentation submitted with the proposal should be contained in that single volume.
 - f. Ownership of all data, materials and documentation originated and prepared for the State pursuant to the RFP shall belong exclusively to the State and be subject to public inspection in accordance with the Virginia Freedom of Information Act. Trade secrets or proprietary information submitted by the offeror shall not be subject to public disclosure under the Virginia Freedom of Information Act; however, the offeror must invoke the protection of Section 2.2-4342F of the Code of Virginia, in writing, either before or at the time the data is submitted. **The written notice must specifically identify the data or materials to be protected and state the reasons why protection is necessary. The proprietary or trade secret materials submitted must be identified by some distinct method such as highlighting or underlining and must indicate only the specific words, figures, or paragraphs that constitute trade secret or proprietary information. The classification of an entire proposal document, line-item prices and/or total proposal prices as proprietary or trade secrets is not acceptable. Marking an entire proposal as confidential or attempts to prevent disclosure of pricing information by designating it as confidential, proprietary or trade secret will be ignored.**
5. Oral Presentation: Offerors who submit a proposal in response to this RFP may be required to give an oral presentation of their proposal to James Madison University. This provides an opportunity for the Offeror to clarify or elaborate on the proposal. This is a fact-finding and explanation session only and does not include negotiation. James Madison University will schedule the time and location of these presentations. Oral presentations are an option of the University and may or may not be conducted. Therefore, proposals should be complete.

B. SPECIFIC PROPOSAL INSTRUCTIONS

Proposals should be as thorough and detailed as possible so that James Madison University may properly evaluate your capabilities to provide the required services. Offerors are required to submit the following items as a complete proposal:

1. Return RFP cover sheet and all addenda acknowledgements, if any, signed and filled out as required. (Electronic signature shall be accepted, i.e. Adobe Sign, DocuSign, etc.)
2. Plan and methodology for providing the goods/services as described in Section IV. Statement of Needs of this Request for Proposal.glad
3. A written narrative statement to include, but not be limited to, the expertise, qualifications, and experience of the firm and resumes of specific personnel to be assigned to perform the work.
4. Offeror Data Sheet, included as *Attachment A* to this RFP.
5. Small Business Subcontracting Plan, included as *Attachment B* to this RFP. Offeror shall provide a Small Business Subcontracting plan which summarizes the planned utilization of Department of Small Business and Supplier Diversity (SBSD)-certified small businesses which include businesses owned by women and minorities, when they have received Department of Small Business and Supplier Diversity (SBSD) small business certification, under the contract to be awarded as a result of this solicitation. This is a requirement for all prime contracts in excess of \$100,000 unless no subcontracting opportunities exist.
6. Identify the amount of sales your company had during the last twelve months with each VASCUPP Member Institution. A list of VASCUPP Members can be found at: www.VASCUPP.org.
7. Proposed Cost. See Section X. Pricing Schedule of this Request for Proposal.

VI. EVALUATION AND AWARD CRITERIA

A. EVALUATION CRITERIA

Proposals shall be evaluated by James Madison University using the following criteria:

	Points
1. Quality of products/services offered and suitability for intended purposes	25
2. Qualifications and experience of Offeror in providing the goods/services	25
3. Specific plans or methodology to be used to perform the services	25
4. Participation of Small, Women-Owned, & Minority (SWaM) Businesses	10
5. Cost	15
	100

AWARD TO MULTIPLE OFFERORS: Selection shall be made of two or more offerors deemed to be fully qualified and best suited among those submitting proposals on the basis of the evaluation factors included in the Request for Proposals, including price, if so stated in the Request for Proposals. Negotiations shall be conducted with the offerors so selected. Price shall be considered, but need not be the sole determining factor. After negotiations have been conducted with each offeror so selected, the agency shall select the offeror which, in its opinion,

has made the best proposal, and shall award the contract to that offeror. The Commonwealth reserves the right to make multiple awards as a result of this solicitation. The Commonwealth may cancel this Request for Proposals or reject proposals at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed to be the most advantageous. Should the Commonwealth determine in writing and in its sole discretion that only one offeror is fully qualified, or that one offeror is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that offeror. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated.

VII. GENERAL TERMS AND CONDITIONS

- A. PURCHASING MANUAL: This solicitation is subject to the provisions of the Commonwealth of Virginia's Purchasing Manual for Institutions of Higher Education and Their Vendors and any revisions thereto, which are hereby incorporated into this contract in their entirety. A copy of the manual is available for review at the purchasing office. In addition, the manual may be accessed electronically at <http://www.jmu.edu/procurement> or a copy can be obtained by calling Procurement Services at (540) 568-3145.
- B. APPLICABLE LAWS AND COURTS: This solicitation and any resulting contract shall be governed in all respects by the laws of the Commonwealth of Virginia and any litigation with respect thereto shall be brought in the courts of the Commonwealth. The Contractor shall comply with applicable federal, state and local laws and regulations.
- C. ANTI-DISCRIMINATION: By submitting their proposals, offerors certify to the Commonwealth that they will conform to the provisions of the Federal Civil Rights Act of 1964, as amended, as well as the Virginia Fair Employment Contracting Act of 1975, as amended, where applicable, the Virginians With Disabilities Act, the Americans With Disabilities Act and §10 of the Rules Governing Procurement, Chapter 2, Exhibit J, Attachment 1 (available for review at <http://www.jmu.edu/procurement>). If the award is made to a faith-based organization, the organization shall not discriminate against any recipient of goods, services, or disbursements made pursuant to the contract on the basis of the recipient's religion, religious belief, refusal to participate in a religious practice, or on the basis of race, age, color, gender, sexual orientation, gender identity, or national origin and shall be subject to the same rules as other organizations that contract with public bodies to account for the use of the funds provided; however, if the faith-based organization segregates public funds into separate accounts, only the accounts and programs funded with public funds shall be subject to audit by the public body. (*§6 of the Rules Governing Procurement*).

In every contract over \$10,000 the provisions in 1. and 2. below apply:

1. During the performance of this contract, the contractor agrees as follows:
 - a. The contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

- b. The contractor, in all solicitations or advertisements for employees placed by or on behalf of the contractor, will state that such contractor is an equal opportunity employer.
 - c. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting these requirements.
- 2. The contractor will include the provisions of 1. above in every subcontract or purchase order over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.
- D. ETHICS IN PUBLIC CONTRACTING: By submitting their proposals, offerors certify that their proposals are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other offeror, supplier, manufacturer or subcontractor in connection with their proposal, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.
- E. IMMIGRATION REFORM AND CONTROL ACT OF 1986: By entering into a written contract with the Commonwealth of Virginia, the Contractor certifies that the Contractor does not, and shall not during the performance of the contract for goods and services in the Commonwealth, knowingly employ an unauthorized alien as defined in the federal Immigration Reform and Control Act of 1986.
- F. DEBARMENT STATUS: By submitting their proposals, offerors certify that they are not currently debarred by the Commonwealth of Virginia from submitting proposals on contracts for the type of goods and/or services covered by this solicitation, nor are they an agent of any person or entity that is currently so debarred.
- G. ANTITRUST: By entering into a contract, the contractor conveys, sells, assigns, and transfers to the Commonwealth of Virginia all rights, title and interest in and to all causes of action it may now have or hereafter acquire under the antitrust laws of the United States and the Commonwealth of Virginia, relating to the particular goods or services purchased or acquired by the Commonwealth of Virginia under said contract.
- H. MANDATORY USE OF STATE FORM AND TERMS AND CONDITIONS RFPs: Failure to submit a proposal on the official state form provided for that purpose may be a cause for rejection of the proposal. Modification of or additions to the General Terms and Conditions of the solicitation may be cause for rejection of the proposal; however, the Commonwealth reserves the right to decide, on a case by case basis, in its sole discretion, whether to reject such a proposal.
- I. CLARIFICATION OF TERMS: If any prospective offeror has questions about the specifications or other solicitation documents, the prospective offeror should contact the buyer whose name appears on the face of the solicitation no later than five working days before the due date. Any revisions to the solicitation will be made only by addendum issued by the buyer.
- J. PAYMENT:
 - 1. To Prime Contractor:

- a. Invoices for items ordered, delivered and accepted shall be submitted by the contractor directly to the payment address shown on the purchase order/contract. All invoices shall show the state contract number and/or purchase order number; social security number (for individual contractors) or the federal employer identification number (for proprietorships, partnerships, and corporations).
- b. Any payment terms requiring payment in less than 30 days will be regarded as requiring payment 30 days after invoice or delivery, whichever occurs last. This shall not affect offers of discounts for payment in less than 30 days, however.
- c. All goods or services provided under this contract or purchase order, that are to be paid for with public funds, shall be billed by the contractor at the contract price, regardless of which public agency is being billed.
- d. The following shall be deemed to be the date of payment: the date of postmark in all cases where payment is made by mail, or the date of offset when offset proceedings have been instituted as authorized under the Virginia Debt Collection Act.
- e. Unreasonable Charges. Under certain emergency procurements and for most time and material purchases, final job costs cannot be accurately determined at the time orders are placed. In such cases, contractors should be put on notice that final payment in full is contingent on a determination of reasonableness with respect to all invoiced charges. Charges which appear to be unreasonable will be researched and challenged, and that portion of the invoice held in abeyance until a settlement can be reached. Upon determining that invoiced charges are not reasonable, the Commonwealth shall promptly notify the contractor, in writing, as to those charges which it considers unreasonable and the basis for the determination. A contractor may not institute legal action unless a settlement cannot be reached within thirty (30) days of notification. The provisions of this section do not relieve an agency of its prompt payment obligations with respect to those charges which are not in dispute (*Rules Governing Procurement, Chapter 2, Exhibit J, Attachment 1 § 53; available for review at <http://www.jmu.edu/procurement>*).

2. To Subcontractors:

- a. A contractor awarded a contract under this solicitation is hereby obligated:
 - (1) To pay the subcontractor(s) within seven (7) days of the contractor's receipt of payment from the Commonwealth for the proportionate share of the payment received for work performed by the subcontractor(s) under the contract; or
 - (2) To notify the agency and the subcontractors, in writing, of the contractor's intention to withhold payment and the reason.
- b. The contractor is obligated to pay the subcontractor(s) interest at the rate of one percent per month (unless otherwise provided under the terms of the contract) on all amounts owed by the contractor that remain unpaid seven (7) days following receipt of payment from the Commonwealth, except for amounts withheld as stated in (2) above. The date of mailing of any payment by U. S. Mail is deemed to be payment to the addressee.

These provisions apply to each sub-tier contractor performing under the primary contract. A contractor's obligation to pay an interest charge to a subcontractor may not be construed to be an obligation of the Commonwealth.

3. Each prime contractor who wins an award in which provision of a SWAM procurement plan is a condition to the award, shall deliver to the contracting agency or institution, on or before request for final payment, evidence and certification of compliance (subject only to insubstantial shortfalls and to shortfalls arising from subcontractor default) with the SWAM procurement plan. Final payment under the contract in question may be withheld until such certification is delivered and, if necessary, confirmed by the agency or institution, or other appropriate penalties may be assessed in lieu of withholding such payment.
 4. The Commonwealth of Virginia encourages contractors and subcontractors to accept electronic and credit card payments.
- K. PRECEDENCE OF TERMS: Paragraphs A through J of these General Terms and Conditions and the Commonwealth of Virginia Purchasing Manual for Institutions of Higher Education and their Vendors, shall apply in all instances. In the event there is a conflict between any of the other General Terms and Conditions and any Special Terms and Conditions in this solicitation, the Special Terms and Conditions shall apply.
- L. QUALIFICATIONS OF OFFERORS: The Commonwealth may make such reasonable investigations as deemed proper and necessary to determine the ability of the offeror to perform the services/furnish the goods and the offeror shall furnish to the Commonwealth all such information and data for this purpose as may be requested. The Commonwealth reserves the right to inspect offeror's physical facilities prior to award to satisfy questions regarding the offeror's capabilities. The Commonwealth further reserves the right to reject any proposal if the evidence submitted by, or investigations of, such offeror fails to satisfy the Commonwealth that such offeror is properly qualified to carry out the obligations of the contract and to provide the services and/or furnish the goods contemplated therein.
- M. TESTING AND INSPECTION: The Commonwealth reserves the right to conduct any test/inspection it may deem advisable to assure goods and services conform to the specifications.
- N. ASSIGNMENT OF CONTRACT: A contract shall not be assignable by the contractor in whole or in part without the written consent of the Commonwealth.
- O. CHANGES TO THE CONTRACT: Changes can be made to the contract in any of the following ways:
1. The parties may agree in writing to modify the scope of the contract. An increase or decrease in the price of the contract resulting from such modification shall be agreed to by the parties as a part of their written agreement to modify the scope of the contract.
 2. The Purchasing Agency may order changes within the general scope of the contract at any time by written notice to the contractor. Changes within the scope of the contract include, but are not limited to, things such as services to be performed, the method of packing or shipment, and the place of delivery or installation. The contractor shall comply with the notice upon receipt. The contractor shall be compensated for any additional costs incurred as the result of such order and shall give the Purchasing Agency a credit for any savings. Said compensation shall be determined by one of the following methods:

- a. By mutual agreement between the parties in writing; or
 - b. By agreeing upon a unit price or using a unit price set forth in the contract, if the work to be done can be expressed in units, and the contractor accounts for the number of units of work performed, subject to the Purchasing Agency's right to audit the contractor's records and/or to determine the correct number of units independently; or
 - c. By ordering the contractor to proceed with the work and keep a record of all costs incurred and savings realized. A markup for overhead and profit may be allowed if provided by the contract. The same markup shall be used for determining a decrease in price as the result of savings realized. The contractor shall present the Purchasing Agency with all vouchers and records of expenses incurred and savings realized. The Purchasing Agency shall have the right to audit the records of the contractor as it deems necessary to determine costs or savings. Any claim for an adjustment in price under this provision must be asserted by written notice to the Purchasing Agency within thirty (30) days from the date of receipt of the written order from the Purchasing Agency. If the parties fail to agree on an amount of adjustment, the question of an increase or decrease in the contract price or time for performance shall be resolved in accordance with the procedures for resolving disputes provided by the Disputes Clause of this contract or, if there is none, in accordance with the disputes provisions of the Commonwealth of Virginia Purchasing Manual for Institutions of Higher Education and their Vendors. Neither the existence of a claim nor a dispute resolution process, litigation or any other provision of this contract shall excuse the contractor from promptly complying with the changes ordered by the Purchasing Agency or with the performance of the contract generally.
- P. DEFAULT: In case of failure to deliver goods or services in accordance with the contract terms and conditions, the Commonwealth, after due oral or written notice, may procure them from other sources and hold the contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies which the Commonwealth may have.
- Q. INSURANCE: By signing and submitting a proposal under this solicitation, the offeror certifies that if awarded the contract, it will have the following insurance coverage at the time the contract is awarded. For construction contracts, if any subcontractors are involved, the subcontractor will have workers' compensation insurance in accordance with § 25 of the Rules Governing Procurement – Chapter 2, Exhibit J, Attachment 1, and 65.2-800 et. Seq. of the Code of Virginia (available for review at <http://www.jmu.edu/procurement>) The offeror further certifies that the contractor and any subcontractors will maintain these insurance coverage during the entire term of the contract and that all insurance coverage will be provided by insurance companies authorized to sell insurance in Virginia by the Virginia State Corporation Commission.

MINIMUM INSURANCE COVERAGES AND LIMITS REQUIRED FOR MOST CONTRACTS:

1. Workers' Compensation: Statutory requirements and benefits. Coverage is compulsory for employers of three or more employees, to include the employer. Contractors who fail to notify the Commonwealth of increases in the number of employees that change their workers' compensation requirement under the Code of Virginia during the course of the contract shall be in noncompliance with the contract.
2. Employer's Liability: \$100,000

3. Commercial General Liability: \$1,000,000 per occurrence and \$2,000,000 in the aggregate. Commercial General Liability is to include bodily injury and property damage, personal injury and advertising injury, products and completed operations coverage. The Commonwealth of Virginia must be named as an additional insured and so endorsed on the policy.
4. Automobile Liability: \$1,000,000 combined single limit. *(Required only if a motor vehicle not owned by the Commonwealth is to be used in the contract. Contractor must assure that the required coverage is maintained by the Contractor (or third party owner of such motor vehicle.)*

R. ANNOUNCEMENT OF AWARD: Upon the award or the announcement of the decision to award a contract over \$100,000, as a result of this solicitation, the purchasing agency will publicly post such notice on the DGS/DPS eVA web site (www.eva.virginia.gov) for a minimum of 10 days.

S. DRUG-FREE WORKPLACE: During the performance of this contract, the contractor agrees to (i) provide a drug-free workplace for the contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the contractor that the contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

For the purposes of this section, "drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a contractor, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract.

T. NONDISCRIMINATION OF CONTRACTORS: An offeror, or contractor shall not be discriminated against in the solicitation or award of this contract because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability, faith-based organizational status, any other basis prohibited by state law relating to discrimination in employment or because the offeror employs ex-offenders unless the state agency, department or institution has made a written determination that employing ex-offenders on the specific contract is not in its best interest. If the award of this contract is made to a faith-based organization and an individual, who applies for or receives goods, services, or disbursements provided pursuant to this contract objects to the religious character of the faith-based organization from which the individual receives or would receive the goods, services, or disbursements, the public body shall offer the individual, within a reasonable period of time after the date of his objection, access to equivalent goods, services, or disbursements from an alternative provider.

U. eVA BUSINESS TO GOVERNMENT VENDOR REGISTRATION, CONTRACTS, AND ORDERS: The eVA Internet electronic procurement solution, website portal www.eva.virginia.gov, streamlines and automates government purchasing activities in the Commonwealth. The eVA portal is the gateway for vendors to conduct business with state agencies and public bodies. All vendors desiring to provide goods and/or services to the Commonwealth shall participate in the eVA Internet eprocurement solution by completing the

free eVA Vendor Registration. All offerors must register in eVA and pay the Vendor Transaction Fees specified below; failure to register will result in the proposal being rejected. Vendor transaction fees are determined by the date the original purchase order is issued and the current fees are as follows:

Vendor transaction fees are determined by the date the original purchase order is issued and the current fees are as follows:

1. For orders issued July 1, 2014 and after, the Vendor Transaction Fee is:
 - a. Department of Small Business and Supplier Diversity (SBSD) certified Small Businesses: 1% capped at \$500 per order.
 - b. Businesses that are not Department of Small Business and Supplier Diversity (SBSD) certified Small Businesses: 1% capped at \$1,500 per order.
 2. For orders issued prior to July 1, 2014 the vendor transaction fees can be found at www.eVA.virginia.gov.
 3. The specified vendor transaction fee will be invoiced by the Commonwealth of Virginia Department of General Services approximately 60 days after the corresponding purchase order is issued and payable 30 days after the invoice date. Any adjustments (increases/decreases) will be handled through purchase order changes.
- V. AVAILABILITY OF FUNDS: It is understood and agreed between the parties herein that the Commonwealth of Virginia shall be bound hereunder only to the extent of the funds available or which may hereafter become available for the purpose of this agreement.
- W. PRICING CURRENCY: Unless stated otherwise in the solicitation, offerors shall state offered prices in U.S. dollars.
- X. E-VERIFY REQUIREMENT OF ANY CONTRACTOR: Any employer with more than an average of 50 employees for the previous 12 months entering into a contract in excess of \$50,000 with James Madison University to perform work or provide services pursuant to such contract shall register and participate in the E-Verify program to verify information and work authorization of its newly hired employees performing work pursuant to any awarded contract.
- Y. CIVILITY IN STATE WORKPLACES: The contractor shall take all reasonable steps to ensure that no individual, while performing work on behalf of the contractor or any subcontractor in connection with this agreement (each, a "Contract Worker"), shall engage in 1) harassment (including sexual harassment), bullying, cyber-bullying, or threatening or violent conduct, or 2) discriminatory behavior on the basis of race, sex, color, national origin, religious belief, sexual orientation, gender identity or expression, age, political affiliation, veteran status, or disability.

The contractor shall provide each Contract Worker with a copy of this Section and will require Contract Workers to participate in training on civility in the State workplace. Upon request, the contractor shall provide documentation that each Contract Worker has received such training.

For purposes of this Section, "State workplace" includes any location, permanent or temporary, where a Commonwealth employee performs any work-related duty or is representing his or her agency, as well as surrounding perimeters, parking lots, outside meeting locations, and means

of travel to and from these locations. Communications are deemed to occur in a State workplace if the Contract Worker reasonably should know that the phone number, email, or other method of communication is associated with a State workplace or is associated with a person who is a State employee.

The Commonwealth of Virginia may require, at its sole discretion, the removal and replacement of any Contract Worker who the Commonwealth reasonably believes to have violated this Section.

This Section creates obligations solely on the part of the contractor. Employees or other third parties may benefit incidentally from this Section and from training materials or other communications distributed on this topic, but the Parties to this agreement intend this Section to be enforceable solely by the Commonwealth and not by employees or other third parties.

- Z. TAXES: Sales to the Commonwealth of Virginia are normally exempt from State sales tax. State sales and use tax certificates of exemption, Form ST-12, will be issued upon request. Deliveries against this contract shall usually be free of Federal excise and transportation taxes. The Commonwealth's excise tax exemption registration number is 54-73-0076K.
- AA. USE OF BRAND NAMES: Unless otherwise provided in this solicitation, the name of a certain brand, make or manufacturer does not restrict offerors to the specific brand, make or manufacturer named, but conveys the general style, type, character, and quality of the article desired. Any article which the public body, in its sole discretion, determines to be the equivalent of that specified, considering quality, workmanship, economy of operation, and suitability for the purpose intended, shall be accepted. The offeror is responsible to clearly and specifically identify the product being offered and to provide sufficient descriptive literature, catalog cuts and technical detail to enable the Commonwealth to determine if the product offered meets the requirements of the solicitation. This is required even if offering the exact brand, make or manufacturer specified. Normally in a competitive sealed solicitation only the information furnished with the proposal will be considered in the evaluation. Failure to furnish adequate data for evaluation purposes may result in declaring a proposal nonresponsive. Unless the offeror clearly indicates in its proposal that the product offered is an equivalent product, such proposal will be considered to offer the brand name product referenced in the solicitation.
- BB. TRANSPORTATION AND PACKAGING: By submitting their proposals, all Offerors certify and warrant that the price offered for FOB destination includes only the actual freight rate costs at the lowest and best rate and is based upon the actual weight of the goods to be shipped. Except as otherwise specified herein, standard commercial packaging, packing and shipping containers shall be used. All shipping containers shall be legibly marked or labeled on the outside with purchase order number, commodity description, and quantity.

VIII. SPECIAL TERMS AND CONDITIONS

- A. AUDIT: The Contractor hereby agrees to retain all books, records, systems, and other documents relative to this contract for five (5) years after final payment, or until audited by the Commonwealth of Virginia, whichever is sooner. The Commonwealth of Virginia, its authorized agents, and/or State auditors shall have full access to and the right to examine any of said materials during said period.
- B. CANCELLATION OF CONTRACT: James Madison University reserves the right to cancel and terminate any resulting contract, in part or in whole, without penalty, upon 60 days written notice to the contractor. In the event the initial contract period is for more than 12 months, the

resulting contract may be terminated by either party, without penalty, after the initial 12 months of the contract period upon 60 days written notice to the other party. Any contract cancellation notice shall not relieve the contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

- C. **IDENTIFICATION OF PROPOSAL ENVELOPE:** The signed proposal should be returned in a separate envelope or package, sealed and identified as follows:

From: <u>Modular Genius, Inc.</u>	<u>2/12/2026</u>	<u>2:00PM</u>
<u>Name of Offeror</u>	<u>Due Date</u>	<u>Time</u>
<u>1201 Mountain Road</u>	<u>DKM-1246</u>	
<u>Street or Box No.</u>	<u>RFP #</u>	
<u>Joppa, MD, 21085</u>	<u>Modular Buildings and Storage Containers</u>	
<u>City, State, Zip Code</u>	<u>RFP Title</u>	
<u>Name of Purchasing Officer:</u>		

The envelope should be addressed as directed on the title page of the solicitation.

The Offeror takes the risk that if the envelope is not marked as described above, it may be inadvertently opened and the information compromised, which may cause the proposal to be disqualified. Proposals may be hand-delivered to the designated location in the office issuing the solicitation. No other correspondence or other proposals should be placed in the envelope.

- D. **LATE PROPOSALS:** To be considered for selection, proposals must be received by the issuing office by the designated date and hour. The official time used in the receipt of proposals is that time on the automatic time stamp machine in the issuing office. Proposals received in the issuing office after the date and hour designated are automatically non responsive and will not be considered. The University is not responsible for delays in the delivery of mail by the U.S. Postal Service, private couriers, or the intra university mail system. It is the sole responsibility of the Offeror to ensure that its proposal reaches the issuing office by the designated date and hour.

- E. **UNDERSTANDING OF REQUIREMENTS:** It is the responsibility of each offeror to inquire about and clarify any requirements of this solicitation that is not understood. The University will not be bound by oral explanations as to the meaning of specifications or language contained in this solicitation. Therefore, all inquiries deemed to be substantive in nature must be in writing and submitted to the responsible buyer in the Procurement Services Office. Offerors must ensure that written inquiries reach the buyer at least five (5) days prior to the time set for receipt of offerors proposals. A copy of all queries and the respective response will be provided in the form of an addendum to all offerors who have indicated an interest in responding to this solicitation. Your signature on your Offer certifies that you fully understand all facets of this solicitation. These questions may be sent via email directly to the Procurement Officer listed on the signature page of this solicitation or by Fax to 540/568-7935.

- F. **RENEWAL OF CONTRACT:** This contract may be renewed by the Commonwealth for a period of four (4) successive one year periods under the terms and conditions of the original contract except as stated in 1. and 2. below. Price increases may be negotiated only at the time of renewal. Written notice of the Commonwealth's intention to renew shall be given approximately 90 days prior to the expiration date of each contract period.

1. If the Commonwealth elects to exercise the option to renew the contract for an additional one-year period, the contract price(s) for the additional one year shall not exceed the

contract price(s) of the original contract increased/decreased by no more than the percentage increase/decrease of the other services category of the CPI-W section of the Consumer Price Index of the United States Bureau of Labor Statistics for the latest twelve months for which statistics are available.

2. If during any subsequent renewal periods, the Commonwealth elects to exercise the option to renew the contract, the contract price(s) for the subsequent renewal period shall not exceed the contract price(s) of the previous renewal period increased/decreased by more than the percentage increase/decrease of the other services category of the CPI-W section of the Consumer Price Index of the United States Bureau of Labor Statistics for the latest twelve months for which statistics are available.
- G. SUBMISSION OF INVOICES: All invoices shall be submitted within sixty days of contract term expiration for the initial contract period as well as for each subsequent contract renewal period. Any invoices submitted after the sixty day period will not be processed for payment.
- H. OPERATING VEHICLES ON JAMES MADISON UNIVERSITY CAMPUS: Operating vehicles on sidewalks, plazas, and areas heavily used by pedestrians is prohibited. In the unlikely event a driver should find it necessary to drive on James Madison University sidewalks, plazas, and areas heavily used by pedestrians, the driver must yield to pedestrians. For a complete list of parking regulations, please go to www.jmu.edu/parking; or to acquire a service representative parking permit, contact Parking Services at 540.568.3300. The safety of our students, faculty and staff is of paramount importance to us. Accordingly, violators may be charged.
- I. COOPERATIVE PURCHASING / USE OF AGREEMENT BY THIRD PARTIES: It is the intent of this solicitation and resulting contract(s) to allow for cooperative procurement. Accordingly, any public body, (to include government/state agencies, political subdivisions, etc.), cooperative purchasing organizations, public or private health or educational institutions or any University related foundation and affiliated corporations may access any resulting contract if authorized by the Contractor.

Participation in this cooperative procurement is strictly voluntary. If authorized by the Contractor(s), the resultant contract(s) will be extended to the entities indicated above to purchase goods and services in accordance with contract terms. As a separate contractual relationship, the participating entity will place its own orders directly with the Contractor(s) and shall fully and independently administer its use of the contract(s) to include contractual disputes, invoicing and payments without direct administration from the University. No modification of this contract or execution of a separate agreement is required to participate; however, the participating entity and the Contractor may modify the terms and conditions of this contract to accommodate specific governing laws, regulations, policies, and business goals required by the participating entity. Any such modification will apply solely between the participating entity and the Contractor.

The Contractor will notify the University in writing of any such entities accessing this contract. The Contractor will provide semi-annual usage reports for all entities accessing the contract. The University shall not be held liable for any costs or damages incurred by any other participating entity as a result of any authorization by the Contractor to extend the contract. It is understood and agreed that the University is not responsible for the acts or omissions of any entity and will not be considered in default of the contract no matter the circumstances.

Use of this contract(s) does not preclude any participating entity from using other contracts or competitive processes as needed.

J. SMALL BUSINESS SUBCONTRACTING AND EVIDENCE OF COMPLIANCE:

1. It is the goal of the Commonwealth that 42% of its purchases are made from small businesses. This includes discretionary spending in prime contracts and subcontracts. All potential offerors are required to submit a Small Business Subcontracting Plan. Unless the offeror is registered as a Department of Small Business and Supplier Diversity (SBSD)-certified small business and where it is practicable for any portion of the awarded contract to be subcontracted to other suppliers, the contractor is encouraged to offer such subcontracting opportunities to SBSD-certified small businesses. This shall not exclude SBSD-certified women-owned and minority-owned businesses when they have received SBSD small business certification. No offeror or subcontractor shall be considered a Small Business, a Women-Owned Business or a Minority-Owned Business unless certified as such by the Department of Small Business and Supplier Diversity (SBSD) by the due date for receipt of proposals. If small business subcontractors are used, the prime contractor agrees to report the use of small business subcontractors by providing the purchasing office at a minimum the following information: name of small business with the SBSD certification number or FEIN, phone number, total dollar amount subcontracted, category type (small, women-owned, or minority-owned), and type of product/service provided. **This information shall be submitted to: JMU Office of Procurement Services, Attn: SWAM Subcontracting Compliance, MSC 5720, Harrisonburg, VA 22807 or swamreporting@jmu.edu .**
2. Each prime contractor who wins an award in which provision of a small business subcontracting plan is a condition of the award, shall deliver to the contracting agency or institution with every request for payment, evidence of compliance (subject only to insubstantial shortfalls and to shortfalls arising from subcontractor default) with the small business subcontracting plan. **This information shall be submitted to: JMU Office of Procurement Services, SWAM Subcontracting Compliance, MSC 5720, Harrisonburg, VA 22807 or swamreporting@jmu.edu .** When such business has been subcontracted to these firms and upon completion of the contract, the contractor agrees to furnish the purchasing office at a minimum the following information: name of firm with the Department of Small Business and Supplier Diversity (SBSD) certification number or FEIN number, phone number, total dollar amount subcontracted, category type (small, women-owned, or minority-owned), and type of product or service provided. Payment(s) may be withheld until compliance with the plan is received and confirmed by the agency or institution. The agency or institution reserves the right to pursue other appropriate remedies to include, but not be limited to, termination for default.
3. Each prime contractor who wins an award valued over \$200,000 shall deliver to the contracting agency or institution with every request for payment, information on use of subcontractors that are not Department of Small Business and Supplier Diversity (SBSD)-certified small businesses. When such business has been subcontracted to these firms and upon completion of the contract, the contractor agrees to furnish the purchasing office at a minimum the following information: name of firm, phone number, FEIN number, total dollar amount subcontracted, and type of product or service provided. **This information shall be submitted to: JMU Office of Procurement Services, Attn: SWAM Subcontracting Compliance, MSC 5720, Harrisonburg, VA 22807 or swamreporting@jmu.edu .**

- K. AUTHORIZATION TO CONDUCT BUSINESS IN THE COMMONWEALTH: A contractor organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required

by Title 13.1 or Title 50 of the Code of Virginia or as otherwise required by law. Any business entity described above that enters into a contract with a public body shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the contract. A public body may void any contract with a business entity if the business entity fails to remain in compliance with the provisions of this section.

- L. PUBLIC POSTING OF COOPERATIVE CONTRACTS: James Madison University maintains a web-based contracts database with a public gateway access. Any resulting cooperative contract/s to this solicitation will be posted to the publicly accessible website. Contents identified as proprietary information will not be made public.
- M. CRIMINAL BACKGROUND CHECKS OF PERSONNEL ASSIGNED BY CONTRACTOR TO PERFORM WORK ON JMU PROPERTY: The Contractor shall obtain criminal background checks on all of their contracted employees who will be assigned to perform services on James Madison University property. The results of the background checks will be directed solely to the Contractor. The Contractor bears responsibility for confirming to the University contract administrator that the background checks have been completed prior to work being performed by their employees or subcontractors. The Contractor shall only assign to work on the University campus those individuals whom it deems qualified and permissible based on the results of completed background checks. Notwithstanding any other provision herein, and to ensure the safety of students, faculty, staff and facilities, James Madison University reserves the right to approve or disapprove any contract employee that will work on JMU property. Disapproval by the University will solely apply to JMU property and should have no bearing on the Contractor's employment of an individual outside of James Madison University.
- N. INDEMNIFICATION: Contractor agrees to indemnify, defend and hold harmless the Commonwealth of Virginia, its officers, agents, and employees from any claims, damages and actions of any kind or nature, whether at law or in equity, arising from or caused by the use of any materials, goods, or equipment of any kind or nature furnished by the contractor/any services of any kind or nature furnished by the contractor, provided that such liability is not attributable to the sole negligence of the using agency or to failure of the using agency to use the materials, goods, or equipment in the manner already and permanently described by the contractor on the materials, goods or equipment delivered.
- O. ADDITIONAL GOODS AND SERVICES: The University may acquire other goods or services that the supplier provides than those specifically solicited. The University reserves the right, subject to mutual agreement, for the Contractor to provide additional goods and/or services under the same pricing, terms, and conditions and to make modifications or enhancements to the existing goods and services. Such additional goods and services may include other products, components, accessories, subsystems, or related services that are newly introduced during the term of this Agreement. Such additional goods and services will be provided to the University at favored nations pricing, terms, and conditions.
- P. ADVERTISING: In the event a contract is awarded for supplies, equipment, or services resulting from this proposal, no indication of such sales or services to James Madison University will be used in product literature or advertising without the express written consent of the University. The contractor shall not state in any of its advertising or product literature that James Madison University has purchased or uses any of its products or services, and the contractor shall not include James Madison University in any client list in advertising and promotional materials without the express written consent of the University.

- Q. ELECTRICAL EQUIPMENT STANDARDS: All equipment/material shall conform to the latest issue of all applicable standards as established by National Electrical Manufacturer's Association (NEMA), American National Standards Institute (ANSI), and Occupational Safety & Health Administration (OSHA). All equipment and material, for which there are OSHA standards, shall bear an appropriate label of approval for use intended from a Nationally Recognized Testing Laboratory (NRTL).
- R. CONTRACTOR REGISTRATION: If a contract for construction, removal, repair or improvement of a building or other real property is for \$120,000 or more, or if the total value of all such contracts undertaken by bidder/offeree within any 12-month period is \$750,000 or more, the bidder/offeree is required under Title 54.1-1100, *Code of Virginia* (1950), as amended, to be licensed by the State Board of Contractors a "CLASS A CONTRACTOR." If such a contract is for \$10,000 or more but less than \$120,000, or if the total value of all such contracts undertaken by bidder/offeree within any 12-month period is \$150,000 or more, but less than \$750,000 or more, the bidder is required to be licensed as a "CLASS B CONTRACTOR." If such a contract is over \$1,000 but less than \$10,000, or if the contractor does less than \$150,000 in business in a 12-month period, the bidder is required to be licensed as a "CLASS C CONTRACTOR." The board shall require a master tradesmen license as a condition of licensure for electrical, plumbing and heating, ventilation and air conditioning contractors. The bidder/offeree shall place on the outside of the envelope containing the bid/proposal and shall place in the bid/proposal over his signature whichever of the following notations is appropriate, inserting his contractor license number:

Licensed Class A Virginia Contractor No. 2705110728	Specialty	Industrialized
Building (IBC), Manufactured Housing (MHC)		
Licensed Class B Virginia Contractor No. _____	Specialty _____	
Licensed Class C Virginia Contractor No. _____	Specialty _____	

If the bidder/offeree shall fail to provide this information on his bid/proposal or on the envelope containing the bid/proposal and shall fail to promptly provide said contractor license number to the Commonwealth in writing when requested to do so before or after the opening of bids/proposals, he shall be deemed to be in violation of § 54.1-1115 of the *Code of Virginia* (1950), as amended, and his bid/proposal will not be considered.

- S. CONTRACTOR'S TITLE TO MATERIALS: No materials or supplies for the work shall be purchased by the contractor or by any subcontractor subject to any chattel mortgage or under a conditional sales or other agreement by which an interest is retained by the seller. The contractor warrants that he has clear title to all materials and supplies for which he invoices for payment.
- T. FINAL INSPECTION: At the conclusion of the work, the contractor shall demonstrate to the authorized owners representative that the work is fully operational and in compliance with contract specifications and codes. Any deficiencies shall be promptly and permanently corrected by the contractor at the contractor's sole expense prior to final acceptance of the work.
- U. WARRANTY (COMMERCIAL): The contractor agrees that the goods or services furnished under any award resulting from this solicitation shall be covered by the most favorable commercial warranties the contractor gives any customer for such goods or services and that the rights and remedies provided therein are in addition to and do not limit those available to the Commonwealth by any other clause of this solicitation. A copy of this warranty should be furnished with the bid/proposal.

- V. **WORK SITE DAMAGES:** Any damage to existing utilities, equipment or finished surfaces resulting from the performance of this contract shall be repaired to the Commonwealth's satisfaction at the contractor's expense.

W. **CONTINUITY OF SERVICES:**

- a) The Contractor recognizes that the services under this contract are vital to the Agency and must be continued without interruption and that, upon contract expiration, a successor, either the Agency or another contractor, may continue them. The Contractor agrees:
 - (i) To exercise its best efforts and cooperation to effect an orderly and efficient transition to a successor;
 - (ii) To make all Agency owned facilities, equipment, and data available to any successor at an appropriate time prior to the expiration of the contract to facilitate transition to successor; and
 - (iii) That the Agency Contracting Officer shall have final authority to resolve disputes related to the transition of the contract from the Contractor to its successor.
- b) The Contractor shall, upon written notice from the Contract Officer, furnish phase-in/phase-out services for up to ninety (90) days after this contract expires and shall negotiate in good faith a plan with the successor to execute the phase-in/phase-out services. This plan shall be subject to the Contract Officer's approval.
- c) The Contractor shall be reimbursed for all reasonable, pre-approved phase-in/phase-out costs (i.e., costs incurred within the agreed period after contract expiration that result from phase-in, phase-out operations) and a fee (profit) not to exceed a pro rata portion of the fee (profit) under this contract. All phase-in/phase-out work fees must be approved by the Contract Officer in writing prior to commencement of said work.

IX. METHOD OF PAYMENT

The contractor will be paid based on invoices submitted in accordance with the solicitation and any negotiations. James Madison University recognizes the importance of expediting the payment process for our vendors and suppliers; we request that our vendors and suppliers enroll in our bank's Comprehensive Payable options: either the Virtual Payables Virtual Card or the PayMode-X electronic deposit (ACH) to your bank account so that future payments are made electronically. Contractors signed up for the Virtual Payables process will receive the benefit of being paid Net 15. Additional information is available online at:

<http://www.jmu.edu/financeoffice/accounting-operations-disbursements/cash-investments/vendor-payment-methods.shtml>

X. PRICING SCHEDULE

The offeror shall provide pricing for all products and services included in proposal indicating one-time and on-going costs. The resulting contract will be cooperative and pricing shall be inclusive for the attached Zone Map, of which JMU falls within Zone 2.

Pricing shall include a base list rate and a discounted rate for Agencies. Pricing shall include any additional set-up, moving, miscellaneous pricing or fees.

Describe all of your company's products and the pricing associated with those products. Pricing will be used as a basis for review. Agencies will be required to contact the awarded vendor with specification/requirements for a thorough estimate.

EXAMPLE: Modular Building Systems

Building Size	List Rate	Discounted Rate
12 X 40 Ft. Building	\$	\$

EXAMPLE: Storage/Shipping Containers

Container Size	List Rate	Discounted Rate
20 Ft. Container	\$	\$
40 Ft. Container	\$	\$

Specify any associated charge card processing fees, if applicable, to be billed to the university. Vendors shall provide their VISA registration number when indicating charge card processing fees. Any vendor requiring information on VISA registration may refer to <https://usa.visa.com/support/small-business/regulations-fees.html> and for questions <https://usa.visa.com/dam/VCOM/global/support-legal/documents/merchant-surcharging-qa-for-web.pdf>.

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

XI. ATTACHMENTS

Attachment A: Offeror Data Sheet

Attachment B: Small, Women, and Minority-owned Business (SWaM) Utilization Plan

Attachment C: Standard Contract Sample

Attachment D: Zone Map

Attachment E: VHEPC PAC

Attachment F: SWaM Sub-contractor Reporting Template

ATTACHMENT A

OFFEROR DATA SHEET

TO BE COMPLETED BY OFFEROR

1. QUALIFICATIONS OF OFFEROR: Offerors must have the capability and capacity in all respects to fully satisfy the contractual requirements.
2. YEARS IN BUSINESS: Indicate the length of time you have been in business providing these types of goods and services.

Years 19 Months 9

3. REFERENCES: Indicate below a listing of at least five (5) organizations, either commercial or governmental/educational, that your agency is servicing. Include the name and address of the person the purchasing agency has your permission to contact.

CLIENT	LENGTH OF SERVICE	ADDRESS	CONTACT PERSON/PHONE #
--------	-------------------	---------	---------------------------

See attached

4. List full names and addresses of Offeror and any branch offices which may be responsible for administering the contract.

Modular Genius, Inc.

1201 Mountain Rd, Joppa, MD 21085

5. RELATIONSHIP WITH THE COMMONWEALTH OF VIRGINIA: Is any member of the firm an employee of the Commonwealth of Virginia who has a personal interest in this contract pursuant to the CODE OF VIRGINIA, SECTION 2.2-3100 – 3131?

[] YES [x] NO

IF YES, EXPLAIN:

ATTACHMENT B

Small, Women and Minority-owned Businesses (SWaM) Utilization Plan
Offeror Name: Modular Genius, Inc. Preparer Name: Michael Whitehead

Date: 2/11/2026

Is your firm a **Small Business Enterprise** certified by the Department of Small Business and Supplier Diversity (SBSD)? Yes _____ No ☒ _____

If yes, certification number: _____ Certification date: _____

Is your firm a **Woman-owned Business Enterprise** certified by the Department of Small Business and Supplier Diversity (SBSD)? Yes _____ No ☒ _____

If yes, certification number: _____ Certification date: _____

Is your firm a **Minority-Owned Business Enterprise** certified by the Department of Small Business and Supplier Diversity (SBSD)? Yes _____ No ☒ _____

If yes, certification number: _____ Certification date: _____

Is your firm a **Micro Business** certified by the Department of Small Business and Supplier Diversity (SBSD)? Yes _____ No ☒ _____

If yes, certification number: _____ Certification date: _____

Instructions: *Populate the table below to show your firm's plans for utilization of small, women-owned and minority-owned business enterprises in the performance of the contract. Describe plans to utilize SWAMs businesses as part of joint ventures, partnerships, subcontractors, suppliers, etc.*

Small Business: "Small business " means a business, independently owned or operated by one or more persons who are citizens of the United States or non-citizens who are in full compliance with United States immigration law, which, together with affiliates, has 250 or fewer employees, or average annual gross receipts of \$10 million or less averaged over the previous three years.

Woman-Owned Business Enterprise: A business concern which is at least 51 percent owned by one or more women who are U.S. citizens or legal resident aliens, or in the case of a corporation, partnership or limited liability company or other entity, at least 51 percent of the equity ownership interest in which is owned by one or more women, and whose management and daily business operations are controlled by one or more of such individuals. **For purposes of the SWAM Program, all certified women-owned businesses are also a small business enterprise.**

Minority-Owned Business Enterprise: A business concern which is at least 51 percent owned by one or more minorities or in the case of a corporation, partnership or limited liability company or other entity, at least 51 percent of the equity ownership interest in which is owned by one or more minorities and whose management and daily business operations are controlled by one or more of such individuals. **For purposes of the SWAM Program, all certified minority-owned businesses are also a small business enterprise.**

Micro Business is a certified Small Business under the SWaM Program and has no more than twenty-five (25) employees AND no more than \$3 million in average annual revenue over the three-year period prior to their certification.

All small, women, and minority owned businesses must be certified by the Commonwealth of Virginia Department of Small Business and Supplier Diversity (SBSD) to be counted in the SWAM program. Certification applications are available through SBSD at 800-223-0671 in Virginia, 804-786-6585 outside Virginia, or online at <http://www.sbsd.virginia.gov/> (Customer Service).

RETURN OF THIS PAGE IS REQUIRED

ATTACHMENT B (CNT'D)
Small, Women and Minority-owned Businesses (SWaM) Utilization Plan

Procurement Name and Number: _____ Date Form Completed: _____

Listing of Sub-Contractors, to include, Small, Woman Owned and Minority Owned Businesses
for this Proposal and Subsequent Contract

Offeror / Proposer:

Firm		Address		Contact Person/No.	
Sub-Contractor's Name and Address	Contact Person & Phone Number	SBSD Certification Number	Services or Materials Provided	Total Subcontractor Contract Amount (to include change orders)	Total Dollars Paid Subcontractor to date (to be submitted with request for payment from JMU)
N/A					

(Form shall be submitted with proposal and if awarded, a SWaM Sub-contractor Reporting Form shall be submitted to swamreporting@jmu.edu)

RETURN OF THIS PAGE IS REQUIRED

ATTACHMENT C



COMMONWEALTH OF VIRGINIA
STANDARD CONTRACT

Contract No. _____

This contract entered into this _____ day of _____, 20____, by _____ hereinafter called the "Contractor" and Commonwealth of Virginia, James Madison University called the "Purchasing Agency".

WITNESSETH that the Contractor and the Purchasing Agency, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:

SCOPE OF CONTRACT: The Contractor shall provide the services to the Purchasing Agency as set forth in the Contract Documents.

PERIOD OF PERFORMANCE: From _____ through _____

The contract documents shall consist of

- (1) This signed form;
- (2) The following portions of the Request for Proposals dated _____:
 - (a) The Statement of Needs,
 - (b) The General Terms and Conditions,
 - (c) The Special Terms and Conditions together with any negotiated modifications of those Special Conditions;
 - (d) List each addendum that may be issued
- (3) The Contractor's Proposal dated _____ and the following negotiated modification to the Proposal, all of which documents are incorporated herein.
 - (a) Negotiations summary dated _____.

IN WITNESS WHEREOF, the parties have caused this Contract to be duly executed intending to be bound thereby.

CONTRACTOR:

PURCHASING AGENCY:

By: _____
(Signature)

By: _____
(Signature)

(Printed Name)

(Printed Name)

Title: _____

Title: _____

ATTACHMENT D

Zone Map



Virginia Association of State College & University Purchasing Professionals (VASCUPP)

List of member institutions by zones

<u>Zone 1</u> George Mason University (Fairfax)	<u>Zone 2</u> James Madison University (Harrisonburg)	<u>Zone 3</u> University of Virginia (Charlottesville)
<u>Zone 4</u> University of Mary Washington (Fredericksburg)	<u>Zone 5</u> Christopher Newport University (Newport News) College of William and Mary (Williamsburg) Norfolk State University (Norfolk) Old Dominion University (Norfolk)	<u>Zone 6</u> Virginia Commonwealth University (Richmond) Virginia State University (Petersburg)
<u>Zone 7</u> Longwood University (Farmville)	<u>Zone 8</u> Virginia Military Institute (Lexington) Virginia Tech (Blacksburg) Radford University (Radford)	<u>Zone 9</u> University of Virginia - Wise (Wise)

AGREEMENT PUBLICLY ACCESSIBLE CONTRACT (PAC)

This Agreement, effective the [DAY^{st/nd}] day of [MONTH, YEAR], is by and between James Madison University (the "University"), on behalf of the Virginia Higher Education Procurement Consortium (the "Consortium") (collectively the "University"), and [VENDOR NAME], ("Vendor").

TERM

The term of this Agreement shall begin [Date] to [Date] with [Number] of [Number] year renewal options, and an expected final expiration date of [Date]. This end date coincides with the Primary Agreement's [Agreement Number] end date.

WITNESS

WHEREAS, the University and Vendor have executed an agreement, UCPJMUXXXX, dated MONTH XX, 20XX (the "Primary Agreement"), and included in the Primary Agreement is a third-party access / cooperative clause. Now therefore, the University and Vendor wish to express in this Agreement the specific terms that will allow third party access to the Primary Agreement.

Accordingly, and in consideration of the mutual premises and provisions hereof, the parties hereby agree as follows:

I. Vendor will:

- A. Pay the University 1% of all sales to accessing entities outside of the Consortium membership associated with the Primary Agreement (as the "PAC Annual Fee"). The PAC Annual Fee will be paid in exchange for marketing services provided by the University and the Consortium described below in Section II.
- B. Fully support this marketing relationship by promoting the availability of the Primary Agreement to non-Consortium entities;
- C. Provide quarterly sales reports detailing the amount of sales to each non-Consortium accessing entity; and

II. The University/Consortium will:

- A. Promote the Primary Agreement on its website and through other channels (e.g., conferences) to non-Consortium members
- B. Maintain an approved version of Vendor's logo on the Consortium website

III. Payment:

- A. Payment of PAC Annual Fee will arrive at the University no later than August 31 of each year. The University and Consortium will share the payments equally and allocate payments to the appropriate accounts.

In the event of early termination of the Primary Agreement, this residual payment will arrive at the University no later than 45 calendar days from termination date of the Primary Agreement.

- B. Payment of PAC Annual Fee will take the form of a check. Checks will be made payable to the University of Virginia and sent to:

Constance Alexander, Office Manager

Procurement and Supplier Diversity Services
University of Virginia, Carruthers Hall
c/o VHEPC
PO Box 400202
1001 N. Emmet Street
Charlottesville, VA 22904

IV. Notices:

Any notice required or permitted to be given under this Agreement will be in writing and will be deemed duly given: (1) if delivered personally, when received; (2) if sent by recognized overnight courier service, on the date of the receipt provided by such courier service; (3) if sent by registered mail, postage prepaid, return receipt requested, on the date shown on the signed receipt; or (4) if sent by electronic mail, when received (as verified by the email date and time) if delivered no later than 4:00 p.m. (receiver's time) on a business day or on the next business day if delivered (as verified by sender's machine) after 4:00 p.m. (receiver's time) on a business day or on a non-business day. All such notices will be addressed to a party at such party's address or facsimile number as shown below.

If to the University:

Procurement Services
c/o Director of Procurement
James Madison University
752 On Street, MSC 5720
Harrisonburg, VA 22807

If to Vendor:

[Vendor Contact]
[Vendor]
[Address]
[City, State, Zip]
Email: [Vendor Email]
Fax: [Fax]

ACCEPTANCE

For James Madison University

For [Vendor]

[Lead Proc]
[Lead Job Title]

[Vendor Contact]
[Vendor Contact Title]

Date

Date

Agreement #: [JMU Contract-Number]-PAC

SAMPLE



Product Name	Model Number	Description							Price	Lease Rate	Lease Rate	Lease Rate	Lease Rate	Lease Rate	Lease Rate
										12 Month	18 Month	24 Month	36 Month	48 Month	60 Month
Education															
Right End	E-66-RE	14	X	66	=	924	SF		\$84,304.04	\$3,665.39	\$2,822.35	\$2,294.54	\$1,642.10	\$1,510.14	\$1,392.85
Left End	E-66-LE	14	X	66	=	924	SF		\$84,304.04	\$3,665.39	\$2,822.35	\$2,294.54	\$1,642.10	\$1,510.14	\$1,392.85
Center	E-66-C	14	X	66	=	924	SF		\$67,595.43	\$2,938.94	\$2,262.98	\$1,839.77	\$1,316.64	\$1,210.84	\$1,116.80
Restroom Center	E-66-RRC	14	X	66	=	924	SF		\$121,076.36	\$5,264.19	\$4,053.43	\$3,295.39	\$2,358.35	\$2,168.85	\$2,000.39
Restroom End	E-66-RRE	14	X	66	=	924	SF		\$133,553.23	\$5,806.67	\$4,471.13	\$3,634.97	\$2,601.39	\$2,392.35	\$2,206.54
Office	E-66-O	14	X	66	=	924	SF		\$72,201.94	\$3,139.21	\$2,417.20	\$1,965.15	\$1,406.37	\$1,293.36	\$1,192.90
Business															
Right End	B-60-RE	12	X	60	=	720	SF		\$66,215.26	\$2,878.92	\$2,216.78	\$1,802.21	\$1,289.76	\$1,186.12	\$1,093.99
Left End	B-60-LE	12	X	60	=	720	SF		\$66,215.26	\$2,878.92	\$2,216.78	\$1,802.21	\$1,289.76	\$1,186.12	\$1,093.99
Center	B-60-C	12	X	60	=	720	SF		\$57,284.12	\$2,490.62	\$1,917.77	\$1,559.12	\$1,115.80	\$1,026.13	\$946.44
Restroom1	B-60-RR1	12	X	60	=	720	SF		\$78,758.94	\$3,424.30	\$2,636.71	\$2,143.61	\$1,534.09	\$1,410.81	\$1,301.23
Restroom2	B-60-RR2	12	X	60	=	720	SF		\$83,741.88	\$3,640.95	\$2,803.53	\$2,279.23	\$1,631.14	\$1,500.07	\$1,383.56
Assembly															
Right End	A-60-RE	12	X	60	=	720	SF		\$63,604.84	\$2,765.42	\$2,129.38	\$1,731.15	\$1,238.91	\$1,139.36	\$1,050.87
Left End	A-60-LE	12	X	60	=	720	SF		\$63,604.84	\$2,765.42	\$2,129.38	\$1,731.15	\$1,238.91	\$1,139.36	\$1,050.87
Center	A-60-C	12	X	60	=	720	SF		\$56,691.00	\$2,464.83	\$1,897.91	\$1,542.98	\$1,104.24	\$1,015.51	\$936.64
Restroom1	A-60-RR1	12	X	60	=	720	SF		\$76,267.48	\$3,315.98	\$2,553.30	\$2,075.80	\$1,485.56	\$1,366.18	\$1,260.07
Restroom2	A-60-RR2	12	X	60	=	720	SF		\$82,456.22	\$3,585.06	\$2,760.49	\$2,244.24	\$1,606.10	\$1,477.04	\$1,362.32
Residential															
Right End	R-48-RE	12	X	48	=	576	SF		\$59,733.22	\$2,597.09	\$1,999.76	\$1,625.78	\$1,163.50	\$1,070.00	\$986.90
Left End	R-48-LE	12	X	48	=	576	SF		\$59,733.22	\$2,597.09	\$1,999.76	\$1,625.78	\$1,163.50	\$1,070.00	\$986.90
Center	R-48-C	12	X	48	=	576	SF		\$55,027.30	\$2,392.49	\$1,842.22	\$1,497.70	\$1,071.84	\$985.71	\$909.15
Center with Restroom	R-48-CR	12	X	48	=	576	SF		\$59,622.42	\$2,592.28	\$1,996.06	\$1,622.77	\$1,161.34	\$1,068.02	\$985.07
Center Open	R-48-CO	12	X	48	=	576	SF		\$45,371.05	\$1,972.65	\$1,518.94	\$1,234.88	\$883.75	\$812.74	\$749.61
Kitchen Laundry	R-48-KL	12	X	48	=	576	SF		\$67,059.33	\$2,915.62	\$2,245.03	\$1,825.18	\$1,306.20	\$1,201.23	\$1,107.93
Restroom1	R-48-RR1	12	X	48	=	576	SF		\$89,172.91	\$3,877.08	\$2,985.36	\$2,427.05	\$1,736.94	\$1,597.36	\$1,473.29
Restroom2	R-48-RR2	12	X	48	=	576	SF		\$89,583.53	\$3,894.93	\$2,999.11	\$2,438.23	\$1,744.93	\$1,604.72	\$1,480.07
\$12.00 per mile	Per Module														
Container Office & Guard Booth															
20' x 9'6" Modular Office Building	20-OFFICE	9'6"	X	20'	=	180	SF		\$33,000.00	N/A	N/A	N/A	N/A	N/A	N/A
Shelter, 40ft x 8ft 6in Office	40-OFFICE	8"	X	40'	=	320	SF		\$35,502.00	N/A	N/A	N/A	N/A	N/A	N/A
6' X 8' Quick Ship Guard Booth	6X8-GUARD	6'	X	8'	=	48	SF		\$17,688.00	N/A	N/A	N/A	N/A	N/A	N/A
6' X 6' Quick Ship Guard Booth	6X6-GUARD	6'	X	6'	=	36	SF		\$14,376.00	N/A	N/A	N/A	N/A	N/A	N/A
4' X 6' Quick Ship Guard Booth	4X6-GUARD	4'	X	6'	=	24	SF		\$12,768.00	N/A	N/A	N/A	N/A	N/A	N/A

Product Name / Model Number	Price
pre-fabricated aluminum steps = 5'x5' deck and up to 35" risersACC-STEP5535	\$4,686.49
pre-fabricated aluminum steps = 5'x5' deck and up to 42" risersACC-STEP5542	\$4,867.12
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 30' rampACC-RAMP66430	\$12,348.42
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 36' rampACC-RAMP66436	\$16,754.06
pre-fabricated aluminum ramp = 6'x6' deck and 4' x 42' ramp switch backACC-RAMP66442	\$20,814.52
pre-fabricated aluminum risers up to 35" to add to a platform of a rampACC-RISE35	\$2,907.40
pre-fabricated aluminum risers up to 42" to add to platform of a rampACC-RISE42	\$3,278.56
pre-fabricated aluminum canopy per sq ft ACC-CANOPY-P	\$178.79
treated wood canopy per sq ft ACC-CANOPY-T	\$154.65
treated wood steps = 5'x5' deck and up to 35" risersACC-STEP5535-TW	\$3,466.62
treated wood steps = 5'x5' deck and up to 42" risersACC-STEP5542-TW	\$3,624.98
treated wood ramp = 6'x6' deck and 4' x 30' rampACC-RAMP66430-TW	\$10,555.72
treated wood ramp = 6'x6' deck and 4' x 36' rampACC-RAMP66436-TW	\$14,517.22
treated wood ramp = 6'x6' deck and 4' x 42' rampACC-RAMP66442-TW	\$18,385.91
treated wood riser up to 35" to add to platform of rampACC-RISE35-TW	\$2,165.08
treated wood riser up to 42" to add to platform of rampACC-RISE42-TW	\$2,536.25
Skirting to match siding material per linear foot ACC_SKIRT	\$24.75
Below Grade Concrete Footers per hole ACC_CONFOOT	\$371.16
Gutter and downspouts per linear feet ACC-GUTTER	\$17.32
Cleaning of Building after installation per sq ft ACC_CLEAN	\$0.62
Sprinkler system with protection below the ceiling per sq ft ACC-SPRINK	\$7.42
Fire Alarm system per sq ft per sq ft ACC-FIRE	\$4.33
Fire Alarm transmitter per building ACC-FIRETRANSMIT	\$14,846.31
An outlet with CAT 5 telephone and data wiring includes face plate, patch panel and testing each ACC-OUTLET	\$618.60
Rest Room and Dumpster per project 720 sq ft - 2,880sq ftRR_DUMPSTER1	\$1,401.25
Rest Room and Dumpster per project 2,881 sq ft - 5,760 sq ftRR_DUMPSTER2	\$3,337.73
Rest Room and Dumpster per project 5,761 sq ft - 8,640 sq ftRR_DUMPSTER3	\$4,305.96
Rest Room and Dumpster per project 8,641 sq ft - 11,520 sq ftRR_DUMPSTER4	\$5,274.20
Rest Room and Dumpster per project 11,521 sq ft - 14,400 sq ftRR_DUMPSTER5	\$6,242.44
Full Time site Supervision - Project Management per project 720 sq ft - 2,880sq ftPM1	\$4,453.89
Full Time site Supervision - Project Management per project 2,881 sq ft - 5,760 sq ftPM2	\$8,907.79
Full Time site Supervision - Project Management per project 5,761 sq ft - 8,640 sq ftPM3	\$13,361.68
Full Time site Supervision - Project Management per project 8,641 sq ft - 11,520 sq ftPM4	\$17,815.57
Full Time site Supervision - Project Management per project 11,521 sq ft - 14,400 sq ftPM5	\$22,269.46
Block / Level / Anchor / Set and Seam -Modular Building (12X60=720 SF)INSTALL720	\$2,944.51
Block / Level / Anchor / Set and Seam -Modular Building (24X60=1440 SF)INSTALL1440	\$9,303.68
Block / Level / Anchor / Set and Seam -Modular Building (36X60=2160 SF)INSTALL2160	\$13,584.37
Block / Level / Anchor / Set and Seam -Modular Building (48X60=2880 SF)INSTALL2880	\$17,865.05
Block / Level / Anchor / Set and Seam -Modular Building (60X60=3600 SF)INSTALL3600	\$22,145.75
Block / Level / Anchor / Set and Seam -Modular Building (72X60=4320 SF)INSTALL4320	\$25,312.96
Block / Level / Anchor / Set and Seam -Modular Building (84X60=5040 SF)INSTALL5040	\$29,370.95
Block / Level / Anchor / Set and Seam -Modular Building (96X60=5760 SF)INSTALL5760	\$33,428.94
Block / Level / Anchor / Set and Seam -Modular Building (108X60=6480 SF)INSTALL6480	\$37,486.94
Block / Level / Anchor / Set and Seam -Modular Building (120X60=7200 SF)INSTALL7200	\$41,544.92
Block / Level / Anchor / Set and Seam -Modular Building (132X60=7920 SF)INSTALL7920	\$45,602.91
Block / Level / Anchor / Set and Seam -Modular Building (144X60=8640 SF)INSTALL8640	\$49,660.90
Block / Level / Anchor / Set and Seam -Modular Building (156X60=9360 SF)INSTALL9360	\$53,718.90

Block / Level / Anchor / Set and Seam -Modular Building (168X60=10080 SF)INSTALL10080	\$57,776.89
Block / Level / Anchor / Set and Seam -Modular Building (180X60=10800 SF)INSTALL10800	\$61,834.87
Block / Level / Anchor / Set and Seam -Modular Building (192X60=11520 SF)INSTALL11520	\$65,892.87
Block / Level / Anchor / Set and Seam -Modular Building (204X60=12240 SF)INSTALL12240	\$69,950.86
Block / Level / Anchor / Set and Seam -Modular Building (216X60=12960 SF)INSTALL12960	\$74,008.85
Block / Level / Anchor / Set and Seam -Modular Building (228X60=13680 SF)INSTALL13680	\$78,066.85
Block / Level / Anchor / Set and Seam -Modular Building (240X60=14400 SF)INSTALL14400	\$82,124.83
Teardown / Disassemble and remove off site -Modular Building (12X60=720 SF)TEARDOWN720	\$1,930.02
Teardown / Disassemble and remove off site -Modular Building (24X60=1440 SF)TEARDOWN1440	\$6,532.38
Teardown / Disassemble and remove off site -Modular Building (36X60=2160 SF)TEARDOWN2160	\$9,761.45
Teardown / Disassemble and remove off site -Modular Building (48X60=2880 SF)TEARDOWN2880	\$12,990.53
Teardown / Disassemble and remove off site -Modular Building (60X60=3600 SF)TEARDOWN3600	\$16,219.59
Teardown / Disassemble and remove off site -Modular Building (72X60=4320 SF)TEARDOWN4320	\$19,448.66
Teardown / Disassemble and remove off site -Modular Building (84X60=5040 SF)TEARDOWN5040	\$22,677.74
Teardown / Disassemble and remove off site -Modular Building (96X60=5760 SF)TEARDOWN5760	\$25,906.81
Teardown / Disassemble and remove off site -Modular Building (108X60=6480 SF)TEARDOWN6480	\$29,135.88
Teardown / Disassemble and remove off site -Modular Building (120X60=7200 SF)TEARDOWN7200	\$32,364.96
Teardown / Disassemble and remove off site -Modular Building (132X60=7920 SF)TEARDOWN7920	\$35,594.03
Teardown / Disassemble and remove off site -Modular Building (144X60=8640 SF)TEARDOWN8640	\$38,823.10
Teardown / Disassemble and remove off site -Modular Building (156X60=9360 SF)TEARDOWN9360	\$42,052.17
Teardown / Disassemble and remove off site -Modular Building (168X60=10080 SF)TEARDOWN10080	\$45,281.24
Teardown / Disassemble and remove off site -Modular Building (180X60=10800 SF)TEARDOWN10800	\$48,510.31
Teardown / Disassemble and remove off site -Modular Building (192X60=11520 SF)TEARDOWN11520	\$51,739.39
Teardown / Disassemble and remove off site -Modular Building (204X60=12240 SF)TEARDOWN12240	\$54,968.46
Teardown / Disassemble and remove off site -Modular Building (216X60=12960 SF)TEARDOWN12960	\$58,197.53
Teardown / Disassemble and remove off site -Modular Building (228X60=13680 SF)TEARDOWN13680	\$61,426.61
Teardown / Disassemble and remove off site -Modular Building (240X60=14400 SF)TEARDOWN14400	\$64,655.68
Installation of Interior walls per linear feet AAR-INTWALLS	\$92.79
Installation of Interior hollow core door / steel jamb and lever lockset AAR-HCDOOR	\$927.89
Installation of Interior solid core door / steel jamb and lever lockset AAR-SCDOOR	\$1,855.79
Installation of 3/0 x 4/0 Vinyl Window with Mini Blinds AAR-VWINDOW	\$618.60
Installation of (1) ADA restroom includes (16 lf walls, 1 sink, 1 toilet, fan, light, door, instant hot,) AAR-RESTROOM	\$3,402.28
Installation of 1 ADA shower added to an ADA restroom AAR-SHOWER	\$3,092.99
Installation of exterior single steel door / steel jamb with lever lock set and closer AAR-STEELDOOR	\$2,165.08
Installation of exterior double steel door / steel jamb with lever lock set and closer AAR-DOUBLESTEELDOOR	\$4,330.18
Upgrade HVAC system to a Quite Climate 2 - High Efficiency, Ultra Low Sound Level, Green Refrigerant System. Priced for (1)Modular section HVAC-UPGRADE	\$9,278.95



January 29, 2026

ADDENDUM NO.: One

TO ALL OFFERORS:

REFERENCE: Request for Proposal No: RFP #DKM - 1246
Dated: January 29, 2026
Commodity: *Modular Buildings and Storage Containers*
RFP Closing On: February 12, 2026

Question 1: Is it fair to categorize this solicitation as an IDIQ type procurement mechanism as opposed to a one-time transaction?

Answer: IDIQ is a term used by the Federal Government to describe a similar contract vehicle. JMU does not utilize IDIQs contracts. This RFP will result in a term contract that allows JMU to order goods and/or services as, needed, similar in practice to an IDIQ with awarded vendor(s) and set pricing. The RFP process allows the University to evaluate cost, quality of goods/services, methodology for providing the goods/services, and the experience of the offeror.

Question 2: Would a presentation of our GSA schedule of goods and services serve the purpose?

Answer: Offerors should return a proposal that comprehensively responds to all questions in section IV (Statement of Needs) to be considered a complete response. Offerors may include additional information for consideration at their discretion.

Question 3: Would JMU consider subcontractors being the sole contractor license holder or would the prime contractor have to be the sole contractor license holder?

Answer: The University will consider proposals submitted with the subcontractor as the contractor's license holder, provided they have valid documentation demonstrating that they are the sole license holder.

Question 4: Does the firm submitting the proposal need to have an office in Virginia?

Answer: For the duration of the contract, the prime contractor is not required to maintain an office in Virginia; However, it will be required that either the prime contractor or a valid subcontractor identified in the proposal maintains a Virginia address.

MSC 5720
752 Ott Street, Room 1042
Wine Price Building
Harrisonburg, VA 22807
Office of 540.568.3145 Phone
PROCUREMENT SERVICES 540.568.7935 Fax

Question 5: Are these buildings/containers a specific need for a current project or to be provided on an as-need basis?

Answer: These buildings/containers will be provided on an as-need basis during the length of the contract term.

Signify receipt of this addendum by initialing “*Addendum #1* _____” on the signature page of your proposal.

Sincerely,

Dylan Morris
Buyer Senior
Phone: (540-568-3002)



Request for Proposal

RFP# DKM-1246

Modular Buildings and Storage Containers

January 13, 2026



REQUEST FOR PROPOSAL

RFP# DKM-1246

Issue Date: January 13, 2026
Title: Modular Buildings and Storage Containers
Issuing Agency: Commonwealth of Virginia
James Madison University
Procurement Services MSC 5720
752 Ott Street, Wine Price Building
First Floor, Suite 1023
Harrisonburg, VA 22807

Period of Contract: From Date of Award Through One Year (Renewable)

Sealed Proposals Will Be Received Until 2:00 PM on February 12, 2026 for Furnishing The Services Described Herein. (See Special Terms & Conditions "D. Late Proposals")

SEALED PROPOSALS MAY BE MAILED, EXPRESS MAILED, SUBMITTED IN eVA, OR HAND DELIVERED DIRECTLY TO THE ISSUING AGENCY SHOWN ABOVE.

All Inquiries For Information And Clarification Should Be Directed To: Dylan Morris, Buyer Senior, Procurement Services, morrisdk@jmu.edu; 540-568-3002; (Fax) 540-568-7935 before end of day on February 5th, 2026.

NOTE: THE SIGNED PROPOSAL AND ALL ATTACHMENTS SHALL BE RETURNED.

In compliance with this Request for Proposal and to all the conditions imposed herein, the undersigned offers and agrees to furnish the goods/services in accordance with the attached signed proposal or as mutually agreed upon by subsequent negotiation.

Name and Address of Firm:

By: _____
(Signature)

Name: _____
(Please Print)

Date: _____

Title: _____

Web Address: _____

Phone: _____

Email: _____

Fax #: _____

ACKNOWLEDGE RECEIPT OF ADDENDUM: #1 _____ #2 _____ #3 _____ #4 _____ #5 _____ (please initial)

SMALL, WOMAN OR MINORITY OWNED BUSINESS:

☐ YES; ☐ NO; *IF YES* ⇒ ☐ SMALL; ☐ WOMAN; ☐ MINORITY *IF MINORITY:* ☐ AA; ☐ HA; ☐ AsA; ☐ NW; ☐ Micro

Note: This public body does not discriminate against faith-based organizations in accordance with the *Code of Virginia*, § 2.2-4343.1 or against an offeror because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment.

REQUEST FOR PROPOSAL

RFP # DKM-1246

TABLE OF CONTENTS

I.	PURPOSE	Page	1
II.	BACKGROUND	Page	1
III.	SMALL, WOMAN-OWNED, AND MINORITY PARTICIPATION	Page	1
IV.	STATEMENT OF NEEDS	Page	2-3
V.	PROPOSAL PREPARATION AND SUBMISSION	Page	4-7
VI.	EVALUATION AND AWARD CRITERIA	Page	7-8
VII.	GENERAL TERMS AND CONDITIONS	Page	8-15
VIII.	SPECIAL TERMS AND CONDITIONS	Page	15-21
IX.	METHOD OF PAYMENT	Page	21
X.	PRICING SCHEDULE	Page	21-22
XI.	ATTACHMENTS	Page	22-30
	A. Offeror Data Sheet		
	B. SWaM Utilization Plan		
	C. Sample of Standard Contract		
	D. Zone Map		
	E. VHEPC PAC Agreement		
	F. SWaM Standard Reporting Template		

I. PURPOSE

The purpose of this Request for Proposal (RFP) is to solicit sealed proposals from qualified sources to enter into a contract to provide modular building systems and shipping container solutions for James Madison University (JMU), an agency of the Commonwealth of Virginia and on behalf of the Virginia Higher Education Procurement Consortium (VHEPC). Initial contract shall be for one (1) year with an option to renew for four (4) additional one-year periods.

II. BACKGROUND

James Madison University (JMU) is a comprehensive public institution in Harrisonburg, Virginia with an enrollment of approximately 22,000 students and approximately 4,000 faculty and staff. There are over 600 individual departments on campus that support seven (7) academic divisions. The University offers over 120 majors, minors, and concentrations. Further information about the University can be found at the following website: www.jmu.edu.

VHEPC membership includes 13 of Virginia's senior public higher education institutions, the Virginia Association of State College and University Purchasing Professionals (VASCUPP) Board of Directors, and the Virginia Community College System, which represents 23 schools across the state. The mission of VHEPC, by using the collective buying power of its members, is to seek opportunities, leverage suppliers, and recommend courses of action in order to further strategic sourcing initiatives. This RFP is one of the strategic sourcing initiatives. The goal of this RFP and the resulting agreements is to provide an opportunity to reduce costs, minimize administrative burden, and to ensure regulatory and policy compliance for VHEPC and VHEPC Members.

VASCUPP Background:

The mission of the Virginia Association of State College and University Purchasing Professionals (VASCUPP) is:

- to recognize and effectively use the common procurement principles, knowledge, experience, challenges, support and resources of all decentralized higher education member institutions;
- to be a united group with common goals of addressing the complexities of the Commonwealth of Virginia procurement processes;
- enhance the ability of each individual member institution to effectively provide efficient and responsive customer service in facilitating the purchase of goods and services for their Institution; and
- to support diversified vendor advocacy to enhance the capability of each member institution in seeking open competition for the highest valued products and services.

More information about each VASCUPP member university can be located at the following website: <https://vascupp.org/>

III. SMALL, WOMAN-OWNED AND MINORITY PARTICIPATION

It is the policy of the Commonwealth of Virginia to contribute to the establishment, preservation, and strengthening of small businesses and businesses owned by women and minorities, and to encourage their participation in State procurement activities. The Commonwealth encourages contractors to provide for the participation of small businesses and businesses owned by women and minorities through partnerships, joint ventures, subcontracts, and other contractual opportunities. Attachment B contains information on reporting spend data with subcontractors.

IV. STATEMENT OF NEEDS

James Madison University seeks to find contractors with expertise in both sales and rentals of Modular Building Systems and Storage/Shipping Containers. Vendors may provide one or both of the requested products.

Modular Building Systems

- A. James Madison University seeks to contract for the services of modular building vendor(s) with expertise in all phases of the work associated with the design modification, construction, site preparation, transportation and installation of a turn-key modular building. The work may include, but is not limited to, modular building construction, pre-construction design modification, site design and preparation, permitting, modular transportation, installation, tenant improvement and commissioning of the modular building.
- B. Contractor shall have offices located within the State of Virginia.
- C. Contractor shall have a Virginia Class A Contractor's License is required. Include a copy of Virginia Class A License within proposal.
- D. Contractor shall prove ability to be bonded. Include a letter from insurance company showing proof of bonding ability.
- E. Contractor shall have an in-house project manager. Project manager shall have a minimum of 10-30 hours of OSHA training.
- F. All subcontractors must be approved by the Agency's project manager.
- G. Contractor shall warrant the work, and supply written verification of warranty to the project manager. Warranty requirements shall be provided by the Agency on a per project basis for consideration in each proposal.
- H. Contractor shall comply with all applicable federal, state, local and Agency regulations in the performance of this work.
- I. Contractor shall have sufficient resources to be able to work multiple projects at the same time.
- J. Contractor shall provide Agency with all project design documents to include foundation and site work when required by the Agency. Agency will submit to DEB for review. Contractor shall make requested changes as many times as required to obtain DEB approval. Agencies that are not required to go through DEB, documents shall be reviewed by the proper authorities having jurisdiction.
- K. Contractor shall show proof of experience in working with DEB.

Storage/Shipping Containers

- A. The contractor(s) shall provide all labor supervision, equipment, tools, parts, and materials, as necessary, to Agency or Authorized Representative for moving or storage services as outlined below.

- B. Contractor shall be able to meet the needs for any and all storage containers, not limited to stationary and portable storage.
- C. Provide moving and/or on-site storage of goods on interstate, intrastate, or local transportation basis and in-transit storage.
- D. Contractor's employees shall conduct themselves in a professional manner and be respectful to all Agency personnel or associates they interact with.
- E. Contractor shall arrive with any and all of the proper equipment required to perform required services.
- F. Contractor shall provide information and services to Agency or Authorize Agency representative, including but not limited to packing, moving, in-transit storage, on-site storage, unpacking, insurance of any stored or transported material, and discarding of any and all debris.
- G. Contractor shall provide an estimate to the Agency prior to beginning services for approval. If approved the Agency will issue an eVA purchase order to Contractor.
- H. Contractor shall provide or assist in arranging supplemental services relating to the move or storage of goods.
- I. Contractor shall have current permits and licenses required to provide any and all services described.

DESCRIBE STATEMENTS: *Be sure to address the following statements within proposal.*

- 1. Describe Contractor's ability to provide services for all phases of modular construction. Phases include, but not limited to, financing (lease, rent or purchase), pre-construction/site work, permitting, installation, building design, construction, tenant improvement, and commissioning of modular buildings.
- 2. Describe Contractor's ability to service any location within the State of Virginia. If your proposal is limited by geography, please identify the particular regions you propose to provide goods and services in.
- 3. Fully describe the qualifications, capabilities, and experience of your firm, in providing the requested services, to include the size of the company, and number of employees.
- 4. Provide an organizational chart indicating each individual and their position that will be associated with this contract. Also indicate each representative's name and contact information that will be responsible for each region in the State of Virginia.
- 5. Provide a statement that indicates whether or not your firm has been subject to OSHA inspections by State and/or Federal agencies, and the results of these inspections, including citations, if any.
- 6. Provide information regarding any contract than an institution, agency, or company that chose not to renew with your firm in the last five years, including the reason the contract was not renewed.

V. PROPOSAL PREPARATION AND SUBMISSION

A. GENERAL INSTRUCTIONS

To ensure timely and adequate consideration of your proposal, offerors are to limit all contact, whether verbal or written, pertaining to this RFP to the James Madison University Procurement Office for the duration of this Proposal process. Failure to do so may jeopardize further consideration of Offeror's proposal.

ELECTRONIC OR PAPER SUBMISSIONS MAY BE ACCEPTED FOR THIS PROPOSAL. INSTRUCTIONS BELOW FOR OFFEROR'S CHOSEN METHOD (A. ELECTRONIC SUBMISSION or B. PAPER RESPONSE).

1. RFP Response: In order to be considered for selection, the **Offeror shall submit a complete response to this RFP**; and shall submit to the issuing Purchasing Agency:

- a. **ELECTRONIC SUBMISSION:**

- i. ELECTRONIC RESPONSES SUBMITTED THROUGH eVA WILL BE ACCEPTED. **Emailed responses will not be accepted.** Please see below, "eVA Procurement Website and Registration" for additional information on registration. It is the responsibility of the Supplier to ensure their proposal and all required documentation is properly completed, readable, and uploaded to eVA. Suppliers should allow sufficient time to account for any technical difficulties they may encounter during online submission or uploading of the documents. In the event of any technical difficulties, Suppliers shall contact the eVA Customer Care Center at 1-866-289-7367 or via email at eVACustomerCare@DGS.virginia.gov.
- ii. eVA Procurement Website and Registration The Commonwealth's procurement portal, eVA, located at <http://www.eva.virginia.gov>, provides information about Commonwealth solicitations and awards. Suppliers shall be registered in eVA in order submit a proposal to this RFP. To register with eVA, select "Register Now" on the eVA website homepage, <http://www.eva.virginia.gov>. For registration instructions and assistance, as well as instructions on how to submit proposals and accept orders please select "I Sell to Virginia". Suppliers are encouraged to check this site on a regular basis and, in particular, prior to submission of proposals to identify any amendments to the RFP that may have been issued.
- iii. Electronic Responses submitted through eVA shall be in WORD format or searchable PDF of the entire proposal, INCLUDING ALL ATTACHMENTS. PDFs must be submitted in an unlocked format. Any proprietary information should be clearly marked in accordance with Section V.4.f. below.

- b. **PAPER SUBMISSIONS:**

- i. **One (1) original and one (1) copy** of the entire proposal, INCLUDING ALL ATTACHMENTS. Any proprietary information should be clearly marked in accordance with V.4.e. below.

- ii. **One (1) electronic copy in WORD format or searchable PDF** (*CD or flash drive*) of the entire proposal, INCLUDING ALL ATTACHMENTS. Any proprietary information should be clearly marked in accordance with Section V.4.f. below.
 - iii. Each copy of the proposal should be bound or contained in a single volume where practical. All documentation submitted with the proposal should be contained in that single volume.
 - iv. See additional information in Section VIII.C, *IDENIFICATION OF PROPSAL ENVELOPE*.
2. Should the proposal contain **proprietary information, provide one (1) redacted copy of the proposal** and all attachments with **proprietary portions removed or blacked out**. This copy should be clearly marked “*Redacted Copy*” on the front cover. The classification of an entire proposal document, line-item prices, and/or total proposal prices as proprietary or trade secrets is not acceptable. JMU shall not be responsible for the Contractor’s failure to exclude proprietary information from this redacted copy.

No other distribution of the proposal shall be made by the Offeror.

3. The version of the solicitation issued by JMU Procurement Services, as amended by an addenda, is the mandatory controlling version of the document. Any modification of, or additions to, the solicitation by the Offeror shall not modify the official version of the solicitation issued by JMU Procurement services unless accepted in writing by the University. Such modifications or additions to the solicitation by the Offeror may be cause for rejection of the proposal; however, JMU reserves the right to decide, on a case-by-case basis in its sole discretion, whether to reject such a proposal. If the modification or additions are not identified until after the award of the contract, the controlling version of the solicitation document shall still be the official state form issued by Procurement Services.
4. Proposal Preparation
- a. Proposals shall be signed by an authorized representative of the Offeror. All information requested should be submitted. Failure to submit all information requested may result in the purchasing agency requiring prompt submissions of missing information and/or giving a lowered evaluation of the proposal. Proposals which are substantially incomplete or lack key information may be rejected by the purchasing agency. Mandatory requirements are those required by law or regulation or are such that they cannot be waived and are not subject to negotiation.
 - b. Proposals shall be prepared simply and economically, providing a straightforward, concise description of capabilities to satisfy the requirements of the RFP. Emphasis should be placed on completeness and clarity of content.
 - c. Proposals should be organized in the order in which the requirements are presented in the RFP. All pages of the proposal should be numbered. Each paragraph in the proposal should reference the paragraph number of the corresponding section of the RFP. It is also helpful to cite the paragraph number, sub letter, and repeat the text of the requirement as it appears in the RFP. If a response covers more than one page, the paragraph number and sub letter should be repeated at the top of the next page. The

proposal should contain a table of contents which cross references the RFP requirements. Information which the offeror desires to present that does not fall within any of the requirements of the RFP should be inserted at the appropriate place or be attached at the end of the proposal and designated as additional material. Proposals that are not organized in this manner risk elimination from consideration if the evaluators are unable to find where the RFP requirements are specifically addressed.

- d. As used in this RFP, the terms “must”, “shall”, “should” and “may” identify the criticality of requirements. “Must” and “shall” identify requirements whose absence will have a major negative impact on the suitability of the proposed solution. Items labeled as “should” or “may” are highly desirable, although their absence will not have a large impact and would be useful, but are not necessary. Depending on the overall response to the RFP, some individual “must” and “shall” items may not be fully satisfied, but it is the intent to satisfy most, if not all, “must” and “shall” requirements. The inability of an offeror to satisfy a “must” or “shall” requirement does not automatically remove that offeror from consideration; however, it may seriously affect the overall rating of the offeror’s proposal.
 - e. Each copy of the proposal should be bound or contained in a single volume where practical. All documentation submitted with the proposal should be contained in that single volume.
 - f. Ownership of all data, materials and documentation originated and prepared for the State pursuant to the RFP shall belong exclusively to the State and be subject to public inspection in accordance with the Virginia Freedom of Information Act. Trade secrets or proprietary information submitted by the offeror shall not be subject to public disclosure under the Virginia Freedom of Information Act; however, the offeror must invoke the protection of Section 2.2-4342F of the Code of Virginia, in writing, either before or at the time the data is submitted. **The written notice must specifically identify the data or materials to be protected and state the reasons why protection is necessary. The proprietary or trade secret materials submitted must be identified by some distinct method such as highlighting or underlining and must indicate only the specific words, figures, or paragraphs that constitute trade secret or proprietary information. The classification of an entire proposal document, line-item prices and/or total proposal prices as proprietary or trade secrets is not acceptable. Marking an entire proposal as confidential or attempts to prevent disclosure of pricing information by designating it as confidential, proprietary or trade secret will be ignored.**
5. Oral Presentation: Offerors who submit a proposal in response to this RFP may be required to give an oral presentation of their proposal to James Madison University. This provides an opportunity for the Offeror to clarify or elaborate on the proposal. This is a fact-finding and explanation session only and does not include negotiation. James Madison University will schedule the time and location of these presentations. Oral presentations are an option of the University and may or may not be conducted. Therefore, proposals should be complete.

B. SPECIFIC PROPOSAL INSTRUCTIONS

Proposals should be as thorough and detailed as possible so that James Madison University may properly evaluate your capabilities to provide the required services. Offerors are required to submit the following items as a complete proposal:

1. Return RFP cover sheet and all addenda acknowledgements, if any, signed and filled out as required. (Electronic signature shall be accepted, i.e. Adobe Sign, DocuSign, etc.)
2. Plan and methodology for providing the goods/services as described in Section IV. Statement of Needs of this Request for Proposal.
3. A written narrative statement to include, but not be limited to, the expertise, qualifications, and experience of the firm and resumes of specific personnel to be assigned to perform the work.
4. Offeror Data Sheet, included as *Attachment A* to this RFP.
5. Small Business Subcontracting Plan, included as *Attachment B* to this RFP. Offeror shall provide a Small Business Subcontracting plan which summarizes the planned utilization of Department of Small Business and Supplier Diversity (SBSD)-certified small businesses which include businesses owned by women and minorities, when they have received Department of Small Business and Supplier Diversity (SBSD) small business certification, under the contract to be awarded as a result of this solicitation. This is a requirement for all prime contracts in excess of \$100,000 unless no subcontracting opportunities exist.
6. Identify the amount of sales your company had during the last twelve months with each VASCUPP Member Institution. A list of VASCUPP Members can be found at: www.VASCUPP.org.
7. Proposed Cost. See Section X. Pricing Schedule of this Request for Proposal.

VI. EVALUATION AND AWARD CRITERIA

A. EVALUATION CRITERIA

Proposals shall be evaluated by James Madison University using the following criteria:

	<u>Points</u>
1. Quality of products/services offered and suitability for intended purposes	25
2. Qualifications and experience of Offeror in providing the goods/services	25
3. Specific plans or methodology to be used to perform the services	25
4. Participation of Small, Women-Owned, & Minority (SWaM) Businesses	10
5. Cost	15
	<u>100</u>

AWARD TO MULTIPLE OFFERORS: Selection shall be made of two or more offerors deemed to be fully qualified and best suited among those submitting proposals on the basis of the evaluation factors included in the Request for Proposals, including price, if so stated in the Request for Proposals. Negotiations shall be conducted with the offerors so selected. Price shall be considered, but need not be the sole determining factor. After negotiations have been conducted with each offeror so selected, the agency shall select the offeror which, in its opinion,

has made the best proposal, and shall award the contract to that offeror. The Commonwealth reserves the right to make multiple awards as a result of this solicitation. The Commonwealth may cancel this Request for Proposals or reject proposals at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed to be the most advantageous. Should the Commonwealth determine in writing and in its sole discretion that only one offeror is fully qualified, or that one offeror is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that offeror. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated.

VII. GENERAL TERMS AND CONDITIONS

- A. PURCHASING MANUAL: This solicitation is subject to the provisions of the Commonwealth of Virginia's Purchasing Manual for Institutions of Higher Education and Their Vendors and any revisions thereto, which are hereby incorporated into this contract in their entirety. A copy of the manual is available for review at the purchasing office. In addition, the manual may be accessed electronically at <http://www.jmu.edu/procurement> or a copy can be obtained by calling Procurement Services at (540) 568-3145.
- B. APPLICABLE LAWS AND COURTS: This solicitation and any resulting contract shall be governed in all respects by the laws of the Commonwealth of Virginia and any litigation with respect thereto shall be brought in the courts of the Commonwealth. The Contractor shall comply with applicable federal, state and local laws and regulations.
- C. ANTI-DISCRIMINATION: By submitting their proposals, offerors certify to the Commonwealth that they will conform to the provisions of the Federal Civil Rights Act of 1964, as amended, as well as the Virginia Fair Employment Contracting Act of 1975, as amended, where applicable, the Virginians With Disabilities Act, the Americans With Disabilities Act and §10 of the Rules Governing Procurement, Chapter 2, Exhibit J, Attachment 1 (available for review at <http://www.jmu.edu/procurement>). If the award is made to a faith-based organization, the organization shall not discriminate against any recipient of goods, services, or disbursements made pursuant to the contract on the basis of the recipient's religion, religious belief, refusal to participate in a religious practice, or on the basis of race, age, color, gender, sexual orientation, gender identity, or national origin and shall be subject to the same rules as other organizations that contract with public bodies to account for the use of the funds provided; however, if the faith-based organization segregates public funds into separate accounts, only the accounts and programs funded with public funds shall be subject to audit by the public body. (*§6 of the Rules Governing Procurement*).

In every contract over \$10,000 the provisions in 1. and 2. below apply:

- 1. During the performance of this contract, the contractor agrees as follows:
 - a. The contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability, or any other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

- b. The contractor, in all solicitations or advertisements for employees placed by or on behalf of the contractor, will state that such contractor is an equal opportunity employer.
 - c. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting these requirements.
- 2. The contractor will include the provisions of 1. above in every subcontract or purchase order over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.
- D. ETHICS IN PUBLIC CONTRACTING: By submitting their proposals, offerors certify that their proposals are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other offeror, supplier, manufacturer or subcontractor in connection with their proposal, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.
- E. IMMIGRATION REFORM AND CONTROL ACT OF 1986: By entering into a written contract with the Commonwealth of Virginia, the Contractor certifies that the Contractor does not, and shall not during the performance of the contract for goods and services in the Commonwealth, knowingly employ an unauthorized alien as defined in the federal Immigration Reform and Control Act of 1986.
- F. DEBARMENT STATUS: By submitting their proposals, offerors certify that they are not currently debarred by the Commonwealth of Virginia from submitting proposals on contracts for the type of goods and/or services covered by this solicitation, nor are they an agent of any person or entity that is currently so debarred.
- G. ANTITRUST: By entering into a contract, the contractor conveys, sells, assigns, and transfers to the Commonwealth of Virginia all rights, title and interest in and to all causes of action it may now have or hereafter acquire under the antitrust laws of the United States and the Commonwealth of Virginia, relating to the particular goods or services purchased or acquired by the Commonwealth of Virginia under said contract.
- H. MANDATORY USE OF STATE FORM AND TERMS AND CONDITIONS RFPs: Failure to submit a proposal on the official state form provided for that purpose may be a cause for rejection of the proposal. Modification of or additions to the General Terms and Conditions of the solicitation may be cause for rejection of the proposal; however, the Commonwealth reserves the right to decide, on a case by case basis, in its sole discretion, whether to reject such a proposal.
- I. CLARIFICATION OF TERMS: If any prospective offeror has questions about the specifications or other solicitation documents, the prospective offeror should contact the buyer whose name appears on the face of the solicitation no later than five working days before the due date. Any revisions to the solicitation will be made only by addendum issued by the buyer.
- J. PAYMENT:
 - 1. To Prime Contractor:

- a. Invoices for items ordered, delivered and accepted shall be submitted by the contractor directly to the payment address shown on the purchase order/contract. All invoices shall show the state contract number and/or purchase order number; social security number (for individual contractors) or the federal employer identification number (for proprietorships, partnerships, and corporations).
- b. Any payment terms requiring payment in less than 30 days will be regarded as requiring payment 30 days after invoice or delivery, whichever occurs last. This shall not affect offers of discounts for payment in less than 30 days, however.
- c. All goods or services provided under this contract or purchase order, that are to be paid for with public funds, shall be billed by the contractor at the contract price, regardless of which public agency is being billed.
- d. The following shall be deemed to be the date of payment: the date of postmark in all cases where payment is made by mail, or the date of offset when offset proceedings have been instituted as authorized under the Virginia Debt Collection Act.
- e. Unreasonable Charges. Under certain emergency procurements and for most time and material purchases, final job costs cannot be accurately determined at the time orders are placed. In such cases, contractors should be put on notice that final payment in full is contingent on a determination of reasonableness with respect to all invoiced charges. Charges which appear to be unreasonable will be researched and challenged, and that portion of the invoice held in abeyance until a settlement can be reached. Upon determining that invoiced charges are not reasonable, the Commonwealth shall promptly notify the contractor, in writing, as to those charges which it considers unreasonable and the basis for the determination. A contractor may not institute legal action unless a settlement cannot be reached within thirty (30) days of notification. The provisions of this section do not relieve an agency of its prompt payment obligations with respect to those charges which are not in dispute (*Rules Governing Procurement, Chapter 2, Exhibit J, Attachment 1 § 53; available for review at <http://www.jmu.edu/procurement>*).

2. To Subcontractors:

- a. A contractor awarded a contract under this solicitation is hereby obligated:
 - (1) To pay the subcontractor(s) within seven (7) days of the contractor's receipt of payment from the Commonwealth for the proportionate share of the payment received for work performed by the subcontractor(s) under the contract; or
 - (2) To notify the agency and the subcontractors, in writing, of the contractor's intention to withhold payment and the reason.
- b. The contractor is obligated to pay the subcontractor(s) interest at the rate of one percent per month (unless otherwise provided under the terms of the contract) on all amounts owed by the contractor that remain unpaid seven (7) days following receipt of payment from the Commonwealth, except for amounts withheld as stated in (2) above. The date of mailing of any payment by U. S. Mail is deemed to be payment to the addressee.

These provisions apply to each sub-tier contractor performing under the primary contract. A contractor's obligation to pay an interest charge to a subcontractor may not be construed to be an obligation of the Commonwealth.

3. Each prime contractor who wins an award in which provision of a SWAM procurement plan is a condition to the award, shall deliver to the contracting agency or institution, on or before request for final payment, evidence and certification of compliance (subject only to insubstantial shortfalls and to shortfalls arising from subcontractor default) with the SWAM procurement plan. Final payment under the contract in question may be withheld until such certification is delivered and, if necessary, confirmed by the agency or institution, or other appropriate penalties may be assessed in lieu of withholding such payment.
 4. The Commonwealth of Virginia encourages contractors and subcontractors to accept electronic and credit card payments.
- K. PRECEDENCE OF TERMS: Paragraphs A through J of these General Terms and Conditions and the Commonwealth of Virginia Purchasing Manual for Institutions of Higher Education and their Vendors, shall apply in all instances. In the event there is a conflict between any of the other General Terms and Conditions and any Special Terms and Conditions in this solicitation, the Special Terms and Conditions shall apply.
- L. QUALIFICATIONS OF OFFERORS: The Commonwealth may make such reasonable investigations as deemed proper and necessary to determine the ability of the offeror to perform the services/furnish the goods and the offeror shall furnish to the Commonwealth all such information and data for this purpose as may be requested. The Commonwealth reserves the right to inspect offeror's physical facilities prior to award to satisfy questions regarding the offeror's capabilities. The Commonwealth further reserves the right to reject any proposal if the evidence submitted by, or investigations of, such offeror fails to satisfy the Commonwealth that such offeror is properly qualified to carry out the obligations of the contract and to provide the services and/or furnish the goods contemplated therein.
- M. TESTING AND INSPECTION: The Commonwealth reserves the right to conduct any test/inspection it may deem advisable to assure goods and services conform to the specifications.
- N. ASSIGNMENT OF CONTRACT: A contract shall not be assignable by the contractor in whole or in part without the written consent of the Commonwealth.
- O. CHANGES TO THE CONTRACT: Changes can be made to the contract in any of the following ways:
1. The parties may agree in writing to modify the scope of the contract. An increase or decrease in the price of the contract resulting from such modification shall be agreed to by the parties as a part of their written agreement to modify the scope of the contract.
 2. The Purchasing Agency may order changes within the general scope of the contract at any time by written notice to the contractor. Changes within the scope of the contract include, but are not limited to, things such as services to be performed, the method of packing or shipment, and the place of delivery or installation. The contractor shall comply with the notice upon receipt. The contractor shall be compensated for any additional costs incurred as the result of such order and shall give the Purchasing Agency a credit for any savings. Said compensation shall be determined by one of the following methods:

- a. By mutual agreement between the parties in writing; or
 - b. By agreeing upon a unit price or using a unit price set forth in the contract, if the work to be done can be expressed in units, and the contractor accounts for the number of units of work performed, subject to the Purchasing Agency's right to audit the contractor's records and/or to determine the correct number of units independently; or
 - c. By ordering the contractor to proceed with the work and keep a record of all costs incurred and savings realized. A markup for overhead and profit may be allowed if provided by the contract. The same markup shall be used for determining a decrease in price as the result of savings realized. The contractor shall present the Purchasing Agency with all vouchers and records of expenses incurred and savings realized. The Purchasing Agency shall have the right to audit the records of the contractor as it deems necessary to determine costs or savings. Any claim for an adjustment in price under this provision must be asserted by written notice to the Purchasing Agency within thirty (30) days from the date of receipt of the written order from the Purchasing Agency. If the parties fail to agree on an amount of adjustment, the question of an increase or decrease in the contract price or time for performance shall be resolved in accordance with the procedures for resolving disputes provided by the Disputes Clause of this contract or, if there is none, in accordance with the disputes provisions of the Commonwealth of Virginia Purchasing Manual for Institutions of Higher Education and their Vendors. Neither the existence of a claim nor a dispute resolution process, litigation or any other provision of this contract shall excuse the contractor from promptly complying with the changes ordered by the Purchasing Agency or with the performance of the contract generally.
- P. DEFAULT: In case of failure to deliver goods or services in accordance with the contract terms and conditions, the Commonwealth, after due oral or written notice, may procure them from other sources and hold the contractor responsible for any resulting additional purchase and administrative costs. This remedy shall be in addition to any other remedies which the Commonwealth may have.
- Q. INSURANCE: By signing and submitting a proposal under this solicitation, the offeror certifies that if awarded the contract, it will have the following insurance coverage at the time the contract is awarded. For construction contracts, if any subcontractors are involved, the subcontractor will have workers' compensation insurance in accordance with § 25 of the Rules Governing Procurement – Chapter 2, Exhibit J, Attachment 1, and 65.2-800 et. Seq. of the Code of Virginia (available for review at <http://www.jmu.edu/procurement>) The offeror further certifies that the contractor and any subcontractors will maintain these insurance coverage during the entire term of the contract and that all insurance coverage will be provided by insurance companies authorized to sell insurance in Virginia by the Virginia State Corporation Commission.

MINIMUM INSURANCE COVERAGES AND LIMITS REQUIRED FOR MOST CONTRACTS:

1. **Workers' Compensation:** Statutory requirements and benefits. Coverage is compulsory for employers of three or more employees, to include the employer. Contractors who fail to notify the Commonwealth of increases in the number of employees that change their workers' compensation requirement under the Code of Virginia during the course of the contract shall be in noncompliance with the contract.
2. **Employer's Liability:** \$100,000

3. Commercial General Liability: \$1,000,000 per occurrence and \$2,000,000 in the aggregate. Commercial General Liability is to include bodily injury and property damage, personal injury and advertising injury, products and completed operations coverage. The Commonwealth of Virginia must be named as an additional insured and so endorsed on the policy.
 4. Automobile Liability: \$1,000,000 combined single limit. *(Required only if a motor vehicle not owned by the Commonwealth is to be used in the contract. Contractor must assure that the required coverage is maintained by the Contractor (or third party owner of such motor vehicle.)*
- R. ANNOUNCEMENT OF AWARD: Upon the award or the announcement of the decision to award a contract over \$100,000, as a result of this solicitation, the purchasing agency will publicly post such notice on the DGS/DPS eVA web site (www.eva.virginia.gov) for a minimum of 10 days.
- S. DRUG-FREE WORKPLACE: During the performance of this contract, the contractor agrees to (i) provide a drug-free workplace for the contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the contractor that the contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.
- For the purposes of this section, "drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a contractor, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract.
- T. NONDISCRIMINATION OF CONTRACTORS: An offeror, or contractor shall not be discriminated against in the solicitation or award of this contract because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability, faith-based organizational status, any other basis prohibited by state law relating to discrimination in employment or because the offeror employs ex-offenders unless the state agency, department or institution has made a written determination that employing ex-offenders on the specific contract is not in its best interest. If the award of this contract is made to a faith-based organization and an individual, who applies for or receives goods, services, or disbursements provided pursuant to this contract objects to the religious character of the faith-based organization from which the individual receives or would receive the goods, services, or disbursements, the public body shall offer the individual, within a reasonable period of time after the date of his objection, access to equivalent goods, services, or disbursements from an alternative provider.
- U. eVA BUSINESS TO GOVERNMENT VENDOR REGISTRATION, CONTRACTS, AND ORDERS: The eVA Internet electronic procurement solution, website portal www.eVA.virginia.gov, streamlines and automates government purchasing activities in the Commonwealth. The eVA portal is the gateway for vendors to conduct business with state agencies and public bodies. All vendors desiring to provide goods and/or services to the Commonwealth shall participate in the eVA Internet eprocurement solution by completing the

free eVA Vendor Registration. All offerors must register in eVA and pay the Vendor Transaction Fees specified below; failure to register will result in the proposal being rejected. Vendor transaction fees are determined by the date the original purchase order is issued and the current fees are as follows:

Vendor transaction fees are determined by the date the original purchase order is issued and the current fees are as follows:

1. For orders issued July 1, 2014 and after, the Vendor Transaction Fee is:
 - a. Department of Small Business and Supplier Diversity (SBSD) certified Small Businesses: 1% capped at \$500 per order.
 - b. Businesses that are not Department of Small Business and Supplier Diversity (SBSD) certified Small Businesses: 1% capped at \$1,500 per order.
 2. For orders issued prior to July 1, 2014 the vendor transaction fees can be found at www.eVA.virginia.gov.
 3. The specified vendor transaction fee will be invoiced by the Commonwealth of Virginia Department of General Services approximately 60 days after the corresponding purchase order is issued and payable 30 days after the invoice date. Any adjustments (increases/decreases) will be handled through purchase order changes.
- V. AVAILABILITY OF FUNDS: It is understood and agreed between the parties herein that the Commonwealth of Virginia shall be bound hereunder only to the extent of the funds available or which may hereafter become available for the purpose of this agreement.
- W. PRICING CURRENCY: Unless stated otherwise in the solicitation, offerors shall state offered prices in U.S. dollars.
- X. E-VERIFY REQUIREMENT OF ANY CONTRACTOR: Any employer with more than an average of 50 employees for the previous 12 months entering into a contract in excess of \$50,000 with James Madison University to perform work or provide services pursuant to such contract shall register and participate in the E-Verify program to verify information and work authorization of its newly hired employees performing work pursuant to any awarded contract.
- Y. CIVILITY IN STATE WORKPLACES: The contractor shall take all reasonable steps to ensure that no individual, while performing work on behalf of the contractor or any subcontractor in connection with this agreement (each, a "Contract Worker"), shall engage in 1) harassment (including sexual harassment), bullying, cyber-bullying, or threatening or violent conduct, or 2) discriminatory behavior on the basis of race, sex, color, national origin, religious belief, sexual orientation, gender identity or expression, age, political affiliation, veteran status, or disability.

The contractor shall provide each Contract Worker with a copy of this Section and will require Contract Workers to participate in training on civility in the State workplace. Upon request, the contractor shall provide documentation that each Contract Worker has received such training.

For purposes of this Section, "State workplace" includes any location, permanent or temporary, where a Commonwealth employee performs any work-related duty or is representing his or her agency, as well as surrounding perimeters, parking lots, outside meeting locations, and means

of travel to and from these locations. Communications are deemed to occur in a State workplace if the Contract Worker reasonably should know that the phone number, email, or other method of communication is associated with a State workplace or is associated with a person who is a State employee.

The Commonwealth of Virginia may require, at its sole discretion, the removal and replacement of any Contract Worker who the Commonwealth reasonably believes to have violated this Section.

This Section creates obligations solely on the part of the contractor. Employees or other third parties may benefit incidentally from this Section and from training materials or other communications distributed on this topic, but the Parties to this agreement intend this Section to be enforceable solely by the Commonwealth and not by employees or other third parties.

- Z. TAXES: Sales to the Commonwealth of Virginia are normally exempt from State sales tax. State sales and use tax certificates of exemption, Form ST-12, will be issued upon request. Deliveries against this contract shall usually be free of Federal excise and transportation taxes. The Commonwealth's excise tax exemption registration number is 54-73-0076K.
- AA. USE OF BRAND NAMES: Unless otherwise provided in this solicitation, the name of a certain brand, make or manufacturer does not restrict offerors to the specific brand, make or manufacturer named, but conveys the general style, type, character, and quality of the article desired. Any article which the public body, in its sole discretion, determines to be the equivalent of that specified, considering quality, workmanship, economy of operation, and suitability for the purpose intended, shall be accepted. The offeror is responsible to clearly and specifically identify the product being offered and to provide sufficient descriptive literature, catalog cuts and technical detail to enable the Commonwealth to determine if the product offered meets the requirements of the solicitation. This is required even if offering the exact brand, make or manufacturer specified. Normally in a competitive sealed solicitation only the information furnished with the proposal will be considered in the evaluation. Failure to furnish adequate data for evaluation purposes may result in declaring a proposal nonresponsive. Unless the offeror clearly indicates in its proposal that the product offered is an equivalent product, such proposal will be considered to offer the brand name product referenced in the solicitation.
- BB. TRANSPORTATION AND PACKAGING: By submitting their proposals, all Offerors certify and warrant that the price offered for FOB destination includes only the actual freight rate costs at the lowest and best rate and is based upon the actual weight of the goods to be shipped. Except as otherwise specified herein, standard commercial packaging, packing and shipping containers shall be used. All shipping containers shall be legibly marked or labeled on the outside with purchase order number, commodity description, and quantity.

VIII. SPECIAL TERMS AND CONDITIONS

- A. AUDIT: The Contractor hereby agrees to retain all books, records, systems, and other documents relative to this contract for five (5) years after final payment, or until audited by the Commonwealth of Virginia, whichever is sooner. The Commonwealth of Virginia, its authorized agents, and/or State auditors shall have full access to and the right to examine any of said materials during said period.
- B. CANCELLATION OF CONTRACT: James Madison University reserves the right to cancel and terminate any resulting contract, in part or in whole, without penalty, upon 60 days written notice to the contractor. In the event the initial contract period is for more than 12 months, the

resulting contract may be terminated by either party, without penalty, after the initial 12 months of the contract period upon 60 days written notice to the other party. Any contract cancellation notice shall not relieve the contractor of the obligation to deliver and/or perform on all outstanding orders issued prior to the effective date of cancellation.

- C. IDENTIFICATION OF PROPOSAL ENVELOPE: The signed proposal should be returned in a separate envelope or package, sealed and identified as follows:

From: _____		_____	_____
Name of Offeror		Due Date	Time
_____		_____	
Street or Box No.		RFP #	
_____		_____	
City, State, Zip Code		RFP Title	
Name of Purchasing Officer: _____			

The envelope should be addressed as directed on the title page of the solicitation.

The Offeror takes the risk that if the envelope is not marked as described above, it may be inadvertently opened and the information compromised, which may cause the proposal to be disqualified. Proposals may be hand-delivered to the designated location in the office issuing the solicitation. No other correspondence or other proposals should be placed in the envelope.

- D. LATE PROPOSALS: To be considered for selection, proposals must be received by the issuing office by the designated date and hour. The official time used in the receipt of proposals is that time on the automatic time stamp machine in the issuing office. Proposals received in the issuing office after the date and hour designated are automatically non responsive and will not be considered. The University is not responsible for delays in the delivery of mail by the U.S. Postal Service, private couriers, or the intra university mail system. It is the sole responsibility of the Offeror to ensure that its proposal reaches the issuing office by the designated date and hour.
- E. UNDERSTANDING OF REQUIREMENTS: It is the responsibility of each offeror to inquire about and clarify any requirements of this solicitation that is not understood. The University will not be bound by oral explanations as to the meaning of specifications or language contained in this solicitation. Therefore, all inquiries deemed to be substantive in nature must be in writing and submitted to the responsible buyer in the Procurement Services Office. Offerors must ensure that written inquiries reach the buyer at least five (5) days prior to the time set for receipt of offerors proposals. A copy of all queries and the respective response will be provided in the form of an addendum to all offerors who have indicated an interest in responding to this solicitation. Your signature on your Offer certifies that you fully understand all facets of this solicitation. These questions may be sent via email directly to the Procurement Officer listed on the signature page of this solicitation or by Fax to 540/568-7935.
- F. RENEWAL OF CONTRACT: This contract may be renewed by the Commonwealth for a period of four (4) successive one year periods under the terms and conditions of the original contract except as stated in 1. and 2. below. Price increases may be negotiated only at the time of renewal. Written notice of the Commonwealth's intention to renew shall be given approximately 90 days prior to the expiration date of each contract period.
1. If the Commonwealth elects to exercise the option to renew the contract for an additional one-year period, the contract price(s) for the additional one year shall not exceed the

contract price(s) of the original contract increased/decreased by no more than the percentage increase/decrease of the other services category of the CPI-W section of the Consumer Price Index of the United States Bureau of Labor Statistics for the latest twelve months for which statistics are available.

2. If during any subsequent renewal periods, the Commonwealth elects to exercise the option to renew the contract, the contract price(s) for the subsequent renewal period shall not exceed the contract price(s) of the previous renewal period increased/decreased by more than the percentage increase/decrease of the other services category of the CPI-W section of the Consumer Price Index of the United States Bureau of Labor Statistics for the latest twelve months for which statistics are available.
- G. SUBMISSION OF INVOICES: All invoices shall be submitted within sixty days of contract term expiration for the initial contract period as well as for each subsequent contract renewal period. Any invoices submitted after the sixty day period will not be processed for payment.
- H. OPERATING VEHICLES ON JAMES MADISON UNIVERSITY CAMPUS: Operating vehicles on sidewalks, plazas, and areas heavily used by pedestrians is prohibited. In the unlikely event a driver should find it necessary to drive on James Madison University sidewalks, plazas, and areas heavily used by pedestrians, the driver must yield to pedestrians. For a complete list of parking regulations, please go to www.jmu.edu/parking; or to acquire a service representative parking permit, contact Parking Services at 540.568.3300. The safety of our students, faculty and staff is of paramount importance to us. Accordingly, violators may be charged.
- I. COOPERATIVE PURCHASING / USE OF AGREEMENT BY THIRD PARTIES: It is the intent of this solicitation and resulting contract(s) to allow for cooperative procurement. Accordingly, any public body, (to include government/state agencies, political subdivisions, etc.), cooperative purchasing organizations, public or private health or educational institutions or any University related foundation and affiliated corporations may access any resulting contract if authorized by the Contractor.

Participation in this cooperative procurement is strictly voluntary. If authorized by the Contractor(s), the resultant contract(s) will be extended to the entities indicated above to purchase goods and services in accordance with contract terms. As a separate contractual relationship, the participating entity will place its own orders directly with the Contractor(s) and shall fully and independently administer its use of the contract(s) to include contractual disputes, invoicing and payments without direct administration from the University. No modification of this contract or execution of a separate agreement is required to participate; however, the participating entity and the Contractor may modify the terms and conditions of this contract to accommodate specific governing laws, regulations, policies, and business goals required by the participating entity. Any such modification will apply solely between the participating entity and the Contractor.

The Contractor will notify the University in writing of any such entities accessing this contract. The Contractor will provide semi-annual usage reports for all entities accessing the contract. The University shall not be held liable for any costs or damages incurred by any other participating entity as a result of any authorization by the Contractor to extend the contract. It is understood and agreed that the University is not responsible for the acts or omissions of any entity and will not be considered in default of the contract no matter the circumstances.

Use of this contract(s) does not preclude any participating entity from using other contracts or competitive processes as needed.

J. SMALL BUSINESS SUBCONTRACTING AND EVIDENCE OF COMPLIANCE:

1. It is the goal of the Commonwealth that 42% of its purchases are made from small businesses. This includes discretionary spending in prime contracts and subcontracts. All potential offerors are required to submit a Small Business Subcontracting Plan. Unless the offeror is registered as a Department of Small Business and Supplier Diversity (SBSD)-certified small business and where it is practicable for any portion of the awarded contract to be subcontracted to other suppliers, the contractor is encouraged to offer such subcontracting opportunities to SBSD-certified small businesses. This shall not exclude SBSD-certified women-owned and minority-owned businesses when they have received SBSD small business certification. No offeror or subcontractor shall be considered a Small Business, a Women-Owned Business or a Minority-Owned Business unless certified as such by the Department of Small Business and Supplier Diversity (SBSD) by the due date for receipt of proposals. If small business subcontractors are used, the prime contractor agrees to report the use of small business subcontractors by providing the purchasing office at a minimum the following information: name of small business with the SBSD certification number or FEIN, phone number, total dollar amount subcontracted, category type (small, women-owned, or minority-owned), and type of product/service provided. **This information shall be submitted to: JMU Office of Procurement Services, Attn: SWAM Subcontracting Compliance, MSC 5720, Harrisonburg, VA 22807 or swamreporting@jmu.edu.**
2. Each prime contractor who wins an award in which provision of a small business subcontracting plan is a condition of the award, shall deliver to the contracting agency or institution with every request for payment, evidence of compliance (subject only to insubstantial shortfalls and to shortfalls arising from subcontractor default) with the small business subcontracting plan. **This information shall be submitted to: JMU Office of Procurement Services, SWAM Subcontracting Compliance, MSC 5720, Harrisonburg, VA 22807 or swamreporting@jmu.edu.** When such business has been subcontracted to these firms and upon completion of the contract, the contractor agrees to furnish the purchasing office at a minimum the following information: name of firm with the Department of Small Business and Supplier Diversity (SBSD) certification number or FEIN number, phone number, total dollar amount subcontracted, category type (small, women-owned, or minority-owned), and type of product or service provided. Payment(s) may be withheld until compliance with the plan is received and confirmed by the agency or institution. The agency or institution reserves the right to pursue other appropriate remedies to include, but not be limited to, termination for default.
3. Each prime contractor who wins an award valued over \$200,000 shall deliver to the contracting agency or institution with every request for payment, information on use of subcontractors that are not Department of Small Business and Supplier Diversity (SBSD)-certified small businesses. When such business has been subcontracted to these firms and upon completion of the contract, the contractor agrees to furnish the purchasing office at a minimum the following information: name of firm, phone number, FEIN number, total dollar amount subcontracted, and type of product or service provided. **This information shall be submitted to: JMU Office of Procurement Services, Attn: SWAM Subcontracting Compliance, MSC 5720, Harrisonburg, VA 22807 or swamreporting@jmu.edu.**

K. AUTHORIZATION TO CONDUCT BUSINESS IN THE COMMONWEALTH: A contractor organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required

- by Title 13.1 or Title 50 of the Code of Virginia or as otherwise required by law. Any business entity described above that enters into a contract with a public body shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the contract. A public body may void any contract with a business entity if the business entity fails to remain in compliance with the provisions of this section.
- L. PUBLIC POSTING OF COOPERATIVE CONTRACTS: James Madison University maintains a web-based contracts database with a public gateway access. Any resulting cooperative contract/s to this solicitation will be posted to the publicly accessible website. Contents identified as proprietary information will not be made public.
- M. CRIMINAL BACKGROUND CHECKS OF PERSONNEL ASSIGNED BY CONTRACTOR TO PERFORM WORK ON JMU PROPERTY: The Contractor shall obtain criminal background checks on all of their contracted employees who will be assigned to perform services on James Madison University property. The results of the background checks will be directed solely to the Contractor. The Contractor bears responsibility for confirming to the University contract administrator that the background checks have been completed prior to work being performed by their employees or subcontractors. The Contractor shall only assign to work on the University campus those individuals whom it deems qualified and permissible based on the results of completed background checks. Notwithstanding any other provision herein, and to ensure the safety of students, faculty, staff and facilities, James Madison University reserves the right to approve or disapprove any contract employee that will work on JMU property. Disapproval by the University will solely apply to JMU property and should have no bearing on the Contractor's employment of an individual outside of James Madison University.
- N. INDEMNIFICATION: Contractor agrees to indemnify, defend and hold harmless the Commonwealth of Virginia, its officers, agents, and employees from any claims, damages and actions of any kind or nature, whether at law or in equity, arising from or caused by the use of any materials, goods, or equipment of any kind or nature furnished by the contractor/any services of any kind or nature furnished by the contractor, provided that such liability is not attributable to the sole negligence of the using agency or to failure of the using agency to use the materials, goods, or equipment in the manner already and permanently described by the contractor on the materials, goods or equipment delivered.
- O. ADDITIONAL GOODS AND SERVICES: The University may acquire other goods or services that the supplier provides than those specifically solicited. The University reserves the right, subject to mutual agreement, for the Contractor to provide additional goods and/or services under the same pricing, terms, and conditions and to make modifications or enhancements to the existing goods and services. Such additional goods and services may include other products, components, accessories, subsystems, or related services that are newly introduced during the term of this Agreement. Such additional goods and services will be provided to the University at favored nations pricing, terms, and conditions.
- P. ADVERTISING: In the event a contract is awarded for supplies, equipment, or services resulting from this proposal, no indication of such sales or services to James Madison University will be used in product literature or advertising without the express written consent of the University. The contractor shall not state in any of its advertising or product literature that James Madison University has purchased or uses any of its products or services, and the contractor shall not include James Madison University in any client list in advertising and promotional materials without the express written consent of the University.

- Q. ELECTRICAL EQUIPMENT STANDARDS: All equipment/material shall conform to the latest issue of all applicable standards as established by National Electrical Manufacturer's Association (NEMA), American National Standards Institute (ANSI), and Occupational Safety & Health Administration (OSHA). All equipment and material, for which there are OSHA standards, shall bear an appropriate label of approval for use intended from a Nationally Recognized Testing Laboratory (NRTL).
- R. CONTRACTOR REGISTRATION: If a contract for construction, removal, repair or improvement of a building or other real property is for \$120,000 or more, or if the total value of all such contracts undertaken by bidder/offeror within any 12-month period is \$750,000 or more, the bidder/offeror is required under Title 54.1-1100, *Code of Virginia* (1950), as amended, to be licensed by the State Board of Contractors a "CLASS A CONTRACTOR." If such a contract is for \$10,000 or more but less than \$120,000, or if the total value of all such contracts undertaken by bidder/offeror within any 12-month period is \$150,000 or more, but less than \$750,000 or more, the bidder is required to be licensed as a "CLASS B CONTRACTOR." If such a contract is over \$1,000 but less than \$10,000, or if the contractor does less than \$150,000 in business in a 12-month period, the bidder is required to be licensed as a "CLASS C CONTRACTOR." The board shall require a master tradesmen license as a condition of licensure for electrical, plumbing and heating, ventilation and air conditioning contractors. The bidder/offeror shall place on the outside of the envelope containing the bid/proposal and shall place in the bid/proposal over his signature whichever of the following notations is appropriate, inserting his contractor license number:
- Licensed Class A Virginia Contractor No. _____ Specialty _____
 Licensed Class B Virginia Contractor No. _____ Specialty _____
 Licensed Class C Virginia Contractor No. _____ Specialty _____
- If the bidder/offeror shall fail to provide this information on his bid/proposal or on the envelope containing the bid/proposal and shall fail to promptly provide said contractor license number to the Commonwealth in writing when requested to do so before or after the opening of bids/proposals, he shall be deemed to be in violation of § 54.1-1115 of the *Code of Virginia* (1950), as amended, and his bid/proposal will not be considered.
- S. CONTRACTOR'S TITLE TO MATERIALS: No materials or supplies for the work shall be purchased by the contractor or by any subcontractor subject to any chattel mortgage or under a conditional sales or other agreement by which an interest is retained by the seller. The contractor warrants that he has clear title to all materials and supplies for which he invoices for payment.
- T. FINAL INSPECTION: At the conclusion of the work, the contractor shall demonstrate to the authorized owners representative that the work is fully operational and in compliance with contract specifications and codes. Any deficiencies shall be promptly and permanently corrected by the contractor at the contractor's sole expense prior to final acceptance of the work.
- U. WARRANTY (COMMERCIAL): The contractor agrees that the goods or services furnished under any award resulting from this solicitation shall be covered by the most favorable commercial warranties the contractor gives any customer for such goods or services and that the rights and remedies provided therein are in addition to and do not limit those available to the Commonwealth by any other clause of this solicitation. A copy of this warranty should be furnished with the bid/proposal.

- V. WORK SITE DAMAGES: Any damage to existing utilities, equipment or finished surfaces resulting from the performance of this contract shall be repaired to the Commonwealth's satisfaction at the contractor's expense.

W. CONTINUITY OF SERVICES:

- a) The Contractor recognizes that the services under this contract are vital to the Agency and must be continued without interruption and that, upon contract expiration, a successor, either the Agency or another contractor, may continue them. The Contractor agrees:
 - (i) To exercise its best efforts and cooperation to effect an orderly and efficient transition to a successor;
 - (ii) To make all Agency owned facilities, equipment, and data available to any successor at an appropriate time prior to the expiration of the contract to facilitate transition to successor; and
 - (iii) That the Agency Contracting Officer shall have final authority to resolve disputes related to the transition of the contract from the Contractor to its successor.
- b) The Contractor shall, upon written notice from the Contract Officer, furnish phase-in/phase-out services for up to ninety (90) days after this contract expires and shall negotiate in good faith a plan with the successor to execute the phase-in/phase-out services. This plan shall be subject to the Contract Officer's approval.
- c) The Contractor shall be reimbursed for all reasonable, pre-approved phase-in/phase-out costs (i.e., costs incurred within the agreed period after contract expiration that result from phase-in, phase-out operations) and a fee (profit) not to exceed a pro rata portion of the fee (profit) under this contract. All phase-in/phase-out work fees must be approved by the Contract Officer in writing prior to commencement of said work.

IX. METHOD OF PAYMENT

The contractor will be paid based on invoices submitted in accordance with the solicitation and any negotiations. James Madison University recognizes the importance of expediting the payment process for our vendors and suppliers; we request that our vendors and suppliers enroll in our bank's Comprehensive Payable options: either the Virtual Payables Virtual Card or the PayMode-X electronic deposit (ACH) to your bank account so that future payments are made electronically. Contractors signed up for the Virtual Payables process will receive the benefit of being paid Net 15. Additional information is available online at:

<http://www.jmu.edu/financeoffice/accounting-operations-disbursements/cash-investments/vendor-payment-methods.shtml>

X. PRICING SCHEDULE

The offeror shall provide pricing for all products and services included in proposal indicating one-time and on-going costs. The resulting contract will be cooperative and pricing shall be inclusive for the attached Zone Map, of which JMU falls within Zone 2.

Pricing shall include a base list rate and a discounted rate for Agencies. Pricing shall include any additional set-up, moving, miscellaneous pricing or fees.

Describe all of your company's products and the pricing associated with those products. Pricing will be used as a basis for review. Agencies will be required to contact the awarded vendor with specification/requirements for a thorough estimate.

EXAMPLE: Modular Building Systems

Building Size	List Rate	Discounted Rate
12 X 40 Ft. Building	\$	\$

EXAMPLE: Storage/Shipping Containers

Container Size	List Rate	Discounted Rate
20 Ft. Container	\$	\$
40 Ft. Container	\$	\$

Specify any associated charge card processing fees, if applicable, to be billed to the university. Vendors shall provide their VISA registration number when indicating charge card processing fees. Any vendor requiring information on VISA registration may refer to <https://usa.visa.com/support/small-business/regulations-fees.html> and for questions <https://usa.visa.com/dam/VCOM/global/support-legal/documents/merchant-surcharging-qa-for-web.pdf>.

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

XI. ATTACHMENTS

Attachment A: Offeror Data Sheet

Attachment B: Small, Women, and Minority-owned Business (SWaM) Utilization Plan

Attachment C: Standard Contract Sample

Attachment D: Zone Map

Attachment E: VHEPC PAC

Attachment F: SWaM Sub-contractor Reporting Template

ATTACHMENT A

OFFEROR DATA SHEET

TO BE COMPLETED BY OFFEROR

1. QUALIFICATIONS OF OFFEROR: Offerors must have the capability and capacity in all respects to fully satisfy the contractual requirements.
2. YEARS IN BUSINESS: Indicate the length of time you have been in business providing these types of goods and services.

Years _____ Months _____

3. REFERENCES: Indicate below a listing of at least five (5) organizations, either commercial or governmental/educational, that your agency is servicing. Include the name and address of the person the purchasing agency has your permission to contact.

CLIENT	LENGTH OF SERVICE	ADDRESS	CONTACT PERSON/PHONE #
--------	-------------------	---------	---------------------------

4. List full names and addresses of Offeror and any branch offices which may be responsible for administering the contract.

5. RELATIONSHIP WITH THE COMMONWEALTH OF VIRGINIA: Is any member of the firm an employee of the Commonwealth of Virginia who has a personal interest in this contract pursuant to the [CODE OF VIRGINIA](#), SECTION 2.2-3100 – 3131?

[] YES [] NO

IF YES, EXPLAIN: _____

ATTACHMENT B

Small, Women and Minority-owned Businesses (SWaM) Utilization Plan

Offeror Name: _____ **Preparer Name:** _____

Date: _____

Is your firm a **Small Business Enterprise** certified by the Department of Small Business and Supplier Diversity (SBSD)? Yes _____ No _____

If yes, certification number: _____ Certification date: _____

Is your firm a **Woman-owned Business Enterprise** certified by the Department of Small Business and Supplier Diversity (SBSD)? Yes _____ No _____

If yes, certification number: _____ Certification date: _____

Is your firm a **Minority-Owned Business Enterprise** certified by the Department of Small Business and Supplier Diversity (SBSD)? Yes _____ No _____

If yes, certification number: _____ Certification date: _____

Is your firm a **Micro Business** certified by the Department of Small Business and Supplier Diversity (SBSD)? Yes _____ No _____

If yes, certification number: _____ Certification date: _____

Instructions: *Populate the table below to show your firm's plans for utilization of small, women-owned and minority-owned business enterprises in the performance of the contract. Describe plans to utilize SWAMs businesses as part of joint ventures, partnerships, subcontractors, suppliers, etc.*

Small Business: "Small business " means a business, independently owned or operated by one or more persons who are citizens of the United States or non-citizens who are in full compliance with United States immigration law, which, together with affiliates, has 250 or fewer employees, or average annual gross receipts of \$10 million or less averaged over the previous three years.

Woman-Owned Business Enterprise: A business concern which is at least 51 percent owned by one or more women who are U.S. citizens or legal resident aliens, or in the case of a corporation, partnership or limited liability company or other entity, at least 51 percent of the equity ownership interest in which is owned by one or more women, and whose management and daily business operations are controlled by one or more of such individuals. **For purposes of the SWAM Program, all certified women-owned businesses are also a small business enterprise.**

Minority-Owned Business Enterprise: A business concern which is at least 51 percent owned by one or more minorities or in the case of a corporation, partnership or limited liability company or other entity, at least 51 percent of the equity ownership interest in which is owned by one or more minorities and whose management and daily business operations are controlled by one or more of such individuals. **For purposes of the SWAM Program, all certified minority-owned businesses are also a small business enterprise.**

Micro Business is a certified Small Business under the SWaM Program and has no more than twenty-five (25) employees **AND** no more than \$3 million in average annual revenue over the three-year period prior to their certification.

All small, women, and minority owned businesses must be certified by the Commonwealth of Virginia Department of Small Business and Supplier Diversity (SBSD) to be counted in the SWAM program. Certification applications are available through SBSD at 800-223-0671 in Virginia, 804-786-6585 outside Virginia, or online at <http://www.sbsd.virginia.gov/> (Customer Service).

RETURN OF THIS PAGE IS REQUIRED

ATTACHMENT B (CNT'D)
Small, Women and Minority-owned Businesses (SWaM) Utilization Plan

Procurement Name and Number: _____

Date Form Completed: _____

Listing of Sub-Contractors, to include, Small, Woman Owned and Minority Owned Businesses
for this Proposal and Subsequent Contract

Offeror / Proposer: _____

Firm

Address

Contact Person/No.

Sub-Contractor's Name and Address	Contact Person & Phone Number	SBSD Certification Number	Services or Materials Provided	Total Subcontractor Contract Amount (to include change orders)	Total Dollars Paid Subcontractor to date (to be submitted with request for payment from JMU)

(Form shall be submitted with proposal and if awarded, a SWaM Sub-contractor Reporting Form shall be submitted to swamreporting@jmu.edu)

RETURN OF THIS PAGE IS REQUIRED

ATTACHMENT C



COMMONWEALTH OF VIRGINIA
STANDARD CONTRACT

Contract No. _____

This contract entered into this _____ day of _____, 20____, by _____ hereinafter called the "Contractor" and Commonwealth of Virginia, James Madison University called the "Purchasing Agency".

WITNESSETH that the Contractor and the Purchasing Agency, in consideration of the mutual covenants, promises and agreements herein contained, agree as follows:

SCOPE OF CONTRACT: The Contractor shall provide the services to the Purchasing Agency as set forth in the Contract Documents.

PERIOD OF PERFORMANCE: From _____ through _____

The contract documents shall consist of:

- (1) This signed form;
- (2) The following portions of the Request for Proposals dated _____:
 - (a) The Statement of Needs,
 - (b) The General Terms and Conditions,
 - (c) The Special Terms and Conditions together with any negotiated modifications of those Special Conditions;
 - (d) List each addendum that may be issued
- (3) The Contractor's Proposal dated _____ and the following negotiated modification to the Proposal, all of which documents are incorporated herein.
 - (a) Negotiations summary dated _____.

IN WITNESS WHEREOF, the parties have caused this Contract to be duly executed intending to be bound thereby.

CONTRACTOR:

PURCHASING AGENCY:

By: _____
(Signature)

By: _____
(Signature)

(Printed Name)

(Printed Name)

Title: _____

Title: _____

ATTACHMENT D

Zone Map



Virginia Association of State College & University Purchasing Professionals (VASCUPP)

List of member institutions by zones

<u>Zone 1</u> George Mason University (Fairfax)	<u>Zone 2</u> James Madison University (Harrisonburg)	<u>Zone 3</u> University of Virginia (Charlottesville)
<u>Zone 4</u> University of Mary Washington (Fredericksburg)	<u>Zone 5</u> Christopher Newport University (Newport News) College of William and Mary (Williamsburg) Norfolk State University (Norfolk) Old Dominion University (Norfolk)	<u>Zone 6</u> Virginia Commonwealth University (Richmond) Virginia State University (Petersburg)
<u>Zone 7</u> Longwood University (Farmville)	<u>Zone 8</u> Virginia Military Institute (Lexington) Virginia Tech (Blacksburg) Radford University (Radford)	<u>Zone 9</u> University of Virginia - Wise (Wise)

**AGREEMENT
PUBLICLY ACCESSIBLE CONTRACT (PAC)**

This Agreement, effective the [DAY^{st/nd}] day of [MONTH, YEAR], is by and between James Madison University (the “University”), on behalf of the Virginia Higher Education Procurement Consortium (the “Consortium”) (collectively the “University”), and [VENDOR NAME], (“Vendor”).

TERM

The term of this Agreement shall begin [Date] to [Date] with [Number] of [Number] year renewal options, and an expected final expiration date of [Date]. This end date coincides with the Primary Agreement’s [Agreement Number] end date.

WITNESS

WHEREAS, the University and Vendor have executed an agreement, UCPJMUXXXX, dated MONTH XX, 20XX (the “Primary Agreement”), and included in the Primary Agreement is a third-party access / cooperative clause. Now therefore, the University and Vendor wish to express in this Agreement the specific terms that will allow third party access to the Primary Agreement.

Accordingly, and in consideration of the mutual premises and provisions hereof, the parties hereby agree as follows:

I. Vendor will:

- A. Pay the University 1% of all sales to accessing entities outside of the Consortium membership associated with the Primary Agreement (as the “PAC Annual Fee”). The PAC Annual Fee will be paid in exchange for marketing services provided by the University and the Consortium described below in Section II.
- B. Fully support this marketing relationship by promoting the availability of the Primary Agreement to non-Consortium entities;
- C. Provide quarterly sales reports detailing the amount of sales to each non-Consortium accessing entity; and

II. The University/Consortium will:

- A. Promote the Primary Agreement on its website and through other channels (e.g., conferences) to non-Consortium members
- B. Maintain an approved version of Vendor’s logo on the Consortium website

III. Payment:

- A. Payment of PAC Annual Fee will arrive at the University no later than August 31 of each year. The University and Consortium will share the payments equally and allocate payments to the appropriate accounts.

In the event of early termination of the Primary Agreement, this residual payment will arrive at the University no later than 45 calendar days from termination date of the Primary Agreement.

- B. Payment of PAC Annual Fee will take the form of a check. Checks will be made payable to the University of Virginia and sent to:

Constance Alexander, Office Manager

Procurement and Supplier Diversity Services
University of Virginia, Carruthers Hall
c/o VHEPC
PO Box 400202
1001 N. Emmet Street
Charlottesville, VA 22904

IV. Notices:

Any notice required or permitted to be given under this Agreement will be in writing and will be deemed duly given: (1) if delivered personally, when received; (2) if sent by recognized overnight courier service, on the date of the receipt provided by such courier service; (3) if sent by registered mail, postage prepaid, return receipt requested, on the date shown on the signed receipt; or (4) if sent by electronic mail, when received (as verified by the email date and time) if delivered no later than 4:00 p.m. (receiver's time) on a business day or on the next business day if delivered (as verified by sender's machine) after 4:00 p.m. (receiver's time) on a business day or on a non-business day. All such notices will be addressed to a party at such party's address or facsimile number as shown below.

If to the University:

Procurement Services
c/o Director of Procurement
James Madison University
752 Ott Street, MSC 5720
Harrisonburg, VA 22807

If to Vendor:

[Vendor Contact]
[Vendor]
[Address]
[City, State, Zip]
Email: [Vendor Email]
Fax: [Fax]

ACCEPTANCE

For James Madison University

For [Vendor]

[Lead Proc]

[Lead Job Title]

[Vendor Contact]

[Vendor Contact Title]

Date

Date

Agreement #: [JMU Contract Number]-PAC

SAMPLE

Reporting Instructions

- 1) Complete all information accurately
- 2) Contact Phillip Ewell (ewellpw@jmu.edu, swamreporting@jmu.edu or 540-568-7999) to discuss questions or concerns with reporting on this form
- 3) Include the Schedule of Values No.(s) that relate to the payments received and being reported on the current reporting (*please note the Schedule of Values number(s) on this report **may not be** the same as the one you are submitting the form with*)
- 4) ALL sub-contractors should be reported, even if they are not currently SWAM certified (*our staff will attempt to contact them to see if they are capable of certifying*)
- 5) The Schedule of Values should be completed entirely with a vendor name included regardless of whether you believe the firm is SWAM or not - this helps for matching between this report and the Schedule of Values - it also helps us to continue to follow up on certifications with vendors that may not be currently certified.
- 6) Suppliers should be reported as they are considered the same as sub-contractors

James Madison University - SWaM Subcontracting Expenses Non-Capital Projects

JMU Project Name:	"project name"
JMU Project Number:	"project number"
Name of Prime Contractor:	"name"
Current Contract Value (original + change orders) :	"value"
Original Contract Value:	"value"
SWAM Reporter Contact:	"contact name"
SWAM Reporter Contact E-mail:	"e-mail"
SWAM Reporter Contact Phone:	"phone"
Prime Contractor Fed. Tax ID:	"FEIN"
Prime Contractor SWAM #: (if applicable)	"cert #"
Schedule of Values #'s for current reporting period:	"pay request no.(s)"

Certification Types	
MB	Minority-Owned Business
WB	Women-Owned Business
O	Micro Business
SDV	Service Disabled Veteran
SB	Small Business
ESO	Employment Service Organization
8(a)	8(A)
EDWOSB	Economically Disadvantaged Woman Owned Small Business
FSDV	Federal Service Disabled Veteran
DBE	Disadvantaged Business Enterprise
ACDBE	Airport Concession Disadvantaged Business Enterprise

*Submit the entire spreadsheet with data filled into correct locations with the final payment request.

*Subcontractor Reporting Form must be completed and submitted with pay request documentation, as well as e-mailed to swamreporting@jmu.edu

**Payment may be withheld by terms of the contract if complete and accurate information is not submitted.*

*For questions or concerns contact Caroline Dickens
(dickencm@jmu.edu or 540-568-7999)

[illegible]



January 29, 2026

ADDENDUM NO.: One

TO ALL OFFERORS:

REFERENCE: Request for Proposal No: RFP #DKM - 1246
Dated: January 29, 2026
Commodity: *Modular Buildings and Storage Containers*
RFP Closing On: February 12, 2026

Question 1: Is it fair to categorize this solicitation as an IDIQ type procurement mechanism as opposed to a one-time transaction?

Answer: IDIQ is a term used by the Federal Government to describe a similar contract vehicle. JMU does not utilize IDIQs contracts. This RFP will result in a term contract that allows JMU to order goods and/or services as, needed, similar in practice to an IDIQ with awarded vendor(s) and set pricing. The RFP process allows the University to evaluate cost, quality of goods/services, methodology for providing the goods/services, and the experience of the offeror.

Question 2: Would a presentation of our GSA schedule of goods and services serve the purpose?

Answer: Offerors should return a proposal that comprehensively responds to all questions in section IV (Statement of Needs) to be considered a complete response. Offerors may include additional information for consideration at their discretion.

Question 3: Would JMU consider subcontractors being the sole contractor license holder or would the prime contractor have to be the sole contractor license holder?

Answer: The University will consider proposals submitted with the subcontractor as the contractor's license holder, provided they have valid documentation demonstrating that they are the sole license holder.

Question 4: Does the firm submitting the proposal need to have an office in Virginia?

Answer: For the duration of the contract, the prime contractor is not required to maintain an office in Virginia; However, it will be required that either the prime contractor or a valid subcontractor identified in the proposal maintains a Virginia address.

MSC 5720
752 Ott Street, Room 1042
Wine Price Building
Harrisonburg, VA 22807
Office of 540.568.3145 Phone
PROCUREMENT SERVICES 540.568.7935 Fax

Question 5: Are these buildings/containers a specific need for a current project or to be provided on an as-need basis?

Answer: These buildings/containers will be provided on an as-need basis during the length of the contract term.

Signify receipt of this addendum by initialing “*Addendum #1* _____” on the signature page of your proposal.

Sincerely,

Dylan Morris
Buyer Senior
Phone: (540-568-3002)