



Purchasing Department  
4400 University Drive, MS 3C1, Fairfax, VA 22030  
Phone: 703.993.2580; http://fiscal.gmu.edu/purchasing/

**CONTRACT RENEWAL 3**

**DATE:** December 11, 2025  
**CONTRACT TITLE:** Boilers & HVAC Repairs, Preventive Maintenance, and Services  
**CONTRACT NO:** GMU-1823-22  
**CONTRACTOR:** American Combustion Industries, Inc.  
**SCOPE OF WORK:** Contractor shall continue to provide Boilers & HVAC Repairs, Preventive Maintenance, and Services as outlined in the original contract documents.  
**PERIOD OF RENEWAL:** December 27, 2025 to December 26, 2026. There is one (1) one-year renewals remaining.  
**PRICING:** Pricing increase of 4.1% is granted and effective December 27, 2025 See Attachment A (Pricing Schedule)

All other terms and conditions of GMU-1823-22 shall remain unchanged and in full force and effect.

**AGREED BY:**

**American Combustion Industries, Inc.**

**George Mason University**

DocuSigned by:  
  
Signature

DocuSigned by:  
  
Signature

David Grimard

Katherine Sirotn

Name

Name

Sales Engineer

Director of Purchasing

Title

Title

12/11/2025

12/15/2025

Date

Date

**HVAC Services & Equipment Time & Material Services (Including Welding & Insulation Services):**

**PART I: Labor Rates**

Enter hourly rates for labor services used in performing all work which may be required during the period of the contract. Labor rates shall be paid on the basis of **Time on the Job Site**. Labor rates shall include all direct and indirect costs such as transportation, G&A, contract supervision, and profit, etc. Overtime rates shall be billed for work done after standard hours, weekends and holidays.

**INVOICES WHICH INCLUDE MATERIALS COSTS AND EQUIPMENT RENTAL CHARGES SHALL BE ACCOMPANIED BY SUPPLIERS INVOICES TO SUBSTANTIATE COSTS TO CONTRACTOR.**

<b>Labor Rates – Regular time – 6:00AM to 5:00PM, Monday through Friday Overtime – 5:00PM to 6:00AM (Monday through Friday), weekends and holidays</b>					<b>Regular Time 2026</b>	<b>Over Time 2026</b>
<b>Item</b>	<b>Labor Category</b>	<b>Unit</b>	<b>Regular Time</b>	<b>Overtime</b>	4.10%	4.10%
1.	HVAC Assistant/Helper – Regular Time	HR	\$107	\$133	\$111	\$138
2.	HVAC Technician	HR	\$179	\$246	\$186	\$256
3.	Controls Specialist – Regular Time	HR	\$203	\$264	\$211	\$275
4.	Welder – Regular Time	HR	\$179	\$246	\$186	\$256
5.	Welder Assistant/Helper – Regular Time	HR	\$107	\$139	\$111	\$145
6.	Insulator – Regular Time	HR	\$179	\$246	\$186	\$256
7.	Insulator Assistance – Regular Time	HR	\$107	\$133	\$111	\$138
8.	HVAC Leader/Supervisor – Regular Time	HR	\$197	\$256	\$205	\$266
9.	Administration/Clerk – Regular Time	HR	\$102	\$133	\$106	\$138

<b>Standard Boilers (All Campuses) Preventive Maintenance &amp; Time and Material Services:</b>				
<b>PART I: Preventive Maintenance (PM) for Standard Boilers (see Attachment D for list of Boilers)</b>				
Enter a fixed fee (lump sum) price for the Preventive Maintenance (PM) as defined in Section VIII. SOW 2 for the boilers listed in Attachment D.				2026
1.	Total Sum – Preventive Maintenance Program - Arlington Campus	Lump Sum (fixed Fee)	\$16,956	\$17,651
2.	Total Sum – Preventive Maintenance Program - Fairfax Campus	Lump Sum (fixed Fee)	\$30,718	\$31,977
	Fairfax Campus Added 1 New Location - Krasnow See Attached Add to PO	Lump Sum (Fixed Fee)	\$7,499	\$7,806
3.	Total Sum – Preventive Maintenance Program - Prince William Campus	Lump Sum (fixed Fee)	\$92,889	\$96,697

<b>PART II: Labor Rates</b>						
Enter hourly rates for labor services used in performing all work which may be required during the period of the contract. Labor rates shall be paid on the basis of <b>Time on the Job Site</b> . Labor rates shall include all direct and indirect costs such as transportation, G&A, contract supervision, and profit, etc. Overtime rates shall be billed for work done after standard hours, weekends and holidays. <b>INVOICES WHICH INCLUDE MATERIALS COSTS AND EQUIPMENT RENTAL CHARGES SHALL BE ACCOMPANIED BY SUPPLIERS INVOICES TO SUBSTANTIATE COSTS TO CONTRACTOR.</b>						
Labor Rates – Regular time – 6:00AM to 5:00PM, Monday through Friday Overtime – 5:00PM to 6:00AM (Monday through Friday), weekends and holidays					Regular Time 2026	Over Time 2026
Item	Labor Category	HR	Regular	Overtime	4.10%	4.10%
1.	Boiler Technician	HR	\$179	\$269	\$186	\$280
2.	Helper	HR	\$107	\$160	\$111	\$167
3.	Leader	HR	\$197	\$296	\$205	\$308
4.	Controls Specialist	HR	\$203	\$304	\$211	\$316
5.	Administration/Clerk	HR	\$102	\$154	\$106	\$160

<b>Specialty Boilers (BRL &amp; CHCP Locations Only) Preventive Maintenance &amp; Time and Material</b>				
<b>PART I: Preventive Maintenance (PM) for Specialty Boilers (see Attachment E for list of Boilers)</b>				
Enter a fixed fee (lump sum) price for the Preventive Maintenance (PM) as defined in Section VIII. SOW 3 for the boilers listed in Attachment E – Specialty Boilers.				2026
1.	Total Sum – Preventive Maintenance Program - BRL Prince William (Science and Technology Campus)	Lump Sum (fixed Fee)	\$36,768	\$38,275
2.	Total Sum – Preventive Maintenance Program - CHCP (Fairfax Campus)	Lump Sum (fixed Fee)	\$34,773	\$36,199

**PART II: Labor Rates**

Enter hourly rates for labor services used in performing all work which may be required during the period of the contract. Labor rates shall be paid on the basis of **Time on the Job Site**. Labor rates shall include all direct and indirect costs such as transportation, G&A, contract supervision, and profit, etc. Overtime rates shall be billed for work done after standard hours, weekends and holidays. **INVOICES WHICH INCLUDE MATERIALS COSTS AND EQUIPMENT RENTAL CHARGES SHALL BE ACCOMPANIED BY SUPPLIERS INVOICES TO SUBSTANTIATE COSTS TO CONTRACTOR.**

<b>Labor Rates – Regular time – 6:00AM to 5:00PM, Monday through Friday Overtime – 5:00PM to 6:00AM (Monday through Friday), weekends and holidays</b>					<b>Regular Time 2026</b>	<b>Over Time 2026</b>
<b>Item</b>	<b>Labor Category</b>	<b>Unit</b>	<b>Regular Time Rate</b>	<b>Overtime Rate</b>	4.10%	4.10%
1.	Boiler Technician	HR	\$179.00	\$233.00	\$186	\$243
2.	Helper	HR	\$107.00	\$133.00	\$111	\$138
3.	Leader	HR	\$203.00	\$264.00	\$211	\$275
4.	Controls Specialist	HR	\$203.00	\$269.00	\$211	\$280
5.	Burner Management Control Tech	HR	\$203.00	\$269.00	\$211	\$280
6.	Refractory/Fire Brick Tech	HR	\$202.00	\$216.00	\$210	\$225
7.	Admin Clerk	HR	\$102.00	\$133.00	\$106	\$138