

MASTER -- FIRM FIXED PRICING SCHEDULE  
(RFP# GMU-1715-21)

RENEWAL 4 - 3.3% CPI-U INCREASE											
PoP: 03/01/2026 - 02/28/2027											
ATTACHMENT C - FFP PRICING SCHEDULE											
*Please note that these numbers round up to nearest penny.											
* Contractor must bill exact monthly amounts listed below for each site.											
FAIRFAX CAMPUS											
POP = Period of Performance	Contract Period 1 Pricing PoP 1: 03/01/2022 - 02/28/2023 (12 Month Base Term)		Contract Period 2 Pricing with 6% Increase PoP 2: 03/01/2023 - 02/29/2024		Contract Period 3 Pricing with 5% Increase PoP 3: 03/01/2024 - 02/28/2025		Renewal 3 - Contract Period 4 Pricing with 4.2% Increase PoP 3: 03/01/2025 - 02/28/2026		Renewal 4 - Contract Period 5 Pricing with 3.3% Increase PoP 3: 03/01/2026 - 02/28/2027 (12 Months)		
	MONTHLY	ANNUAL	MONTHLY w/ 6% Increase	ANNUAL w/ 6% Increase	NEW MONTHLY w/ 5% Increase	NEW ANNUAL w/ 5% Increase	NEW MONTHLY w/ 4.2% Increase	NEW ANNUAL w/ 4.2% Increase	NEW MONTHLY w/ 3.3% Increase	NEW 12 Month Period w/ 3.3% Increase	
SPACES	MONTHLY	ANNUAL	MONTHLY w/ 6% Increase	ANNUAL w/ 6% Increase	NEW MONTHLY w/ 5% Increase	NEW ANNUAL w/ 5% Increase	NEW MONTHLY w/ 4.2% Increase	NEW ANNUAL w/ 4.2% Increase	NEW MONTHLY w/ 3.3% Increase	NEW 12 Month Period w/ 3.3% Increase	
<b>1</b> FAIRFAX MAIN CAMPUS (Grand Total of 1a-1g)	\$ 61,653.47	\$ 739,841.64	\$ 65,352.68	\$ 784,232.14	\$ 68,620.31	\$ 823,443.75	\$ 71,502.37	\$ 858,028.38	\$ 73,861.94	\$ 886,343.28	
<b>1a</b> Johnson Center	\$ 1,156.08	\$ 13,872.96	\$ 1,225.44	\$ 14,705.34	\$ 1,286.72	\$ 15,440.60	\$ 1,340.76	\$ 16,089.11	\$ 1,385.00	\$ 16,620.00	
<b>1b</b> REC (West Campus Common Areas)	\$ 9,769.97	\$ 117,239.64	\$ 10,356.17	\$ 124,274.02	\$ 10,873.98	\$ 130,487.72	\$ 11,330.68	\$ 135,968.20	\$ 11,704.60	\$ 140,455.20	
<b>1c</b> REC (Aquatic Center)	\$ 722.44	\$ 8,669.28	\$ 765.79	\$ 9,189.44	\$ 804.08	\$ 9,648.91	\$ 837.85	\$ 10,054.16	\$ 865.50	\$ 10,386.00	
<b>1d</b> FFX E/G Areas	\$ 31,530.43	\$ 378,365.16	\$ 33,422.26	\$ 401,067.07	\$ 35,093.37	\$ 421,120.42	\$ 36,567.29	\$ 438,807.48	\$ 37,774.01	\$ 453,288.12	
<b>1e</b> University TownHouse (4260 Chainbridge Road)	\$ 443.37	\$ 5,320.44	\$ 469.97	\$ 5,639.67	\$ 493.47	\$ 5,921.65	\$ 514.20	\$ 6,170.36	\$ 531.17	\$ 6,374.04	
<b>1f</b> Eagle Bank Arena	\$ 505.78	\$ 6,069.36	\$ 536.13	\$ 6,433.52	\$ 562.93	\$ 6,755.20	\$ 586.58	\$ 7,038.92	\$ 605.93	\$ 7,271.16	
<b>1g</b> ALL Housing Areas (supported by FM)	\$ 17,525.40	\$ 210,304.80	\$ 18,576.92	\$ 222,923.09	\$ 19,505.77	\$ 234,069.24	\$ 20,325.01	\$ 243,900.15	\$ 20,995.74	\$ 251,948.88	
<b>2</b> THE CARTY HOUSE	\$ 303.57	\$ 3,642.84	\$ 321.78	\$ 3,861.41	\$ 337.87	\$ 4,054.48	\$ 352.06	\$ 4,224.77	\$ 363.68	\$ 4,364.16	
<b>3</b> THE CAPITAL CONNECTION HOUSE	\$ 241.17	\$ 2,894.04	\$ 255.64	\$ 3,067.68	\$ 268.42	\$ 3,221.07	\$ 279.70	\$ 3,356.35	\$ 288.93	\$ 3,467.16	
<b>4</b> THE MATHY HOUSE (MATHY I)	\$ 1,056.69	\$ 12,680.28	\$ 1,120.09	\$ 13,441.10	\$ 1,176.10	\$ 14,113.15	\$ 1,225.49	\$ 14,705.90	\$ 1,265.93	\$ 15,191.16	
<b>5</b> THE SALLY MATHY LODGE (MATHY II)	\$ 870.48	\$ 10,445.76	\$ 922.71	\$ 11,072.51	\$ 968.84	\$ 11,626.13	\$ 1,009.54	\$ 12,114.43	\$ 1,042.85	\$ 12,514.20	
<b>6</b> THE SUNNY MATHY COTTAGE (MATHY III)	\$ 631.00	\$ 7,572.00	\$ 668.86	\$ 8,026.32	\$ 702.30	\$ 8,427.64	\$ 731.80	\$ 7,871.60	\$ 755.95	\$ 8,071.40	
<b>7</b> ICA (West Campus Common Areas)	\$ 11,409.96	\$ 136,919.52	\$ 12,094.56	\$ 145,134.69	\$ 12,699.29	\$ 152,391.43	\$ 13,232.66	\$ 158,791.87	\$ 13,669.33	\$ 164,031.96	
<b>8</b> Amendment 3 Fairfax E&G Areas Flowers & Mulch 03.29.2024					\$ 6,687.69	\$ 80,252.32	\$ 6,968.58	\$ 83,622.92	\$ 7,198.54	\$ 86,382.48	
<b>9</b> Amendment 3 Fairfax Campus Auxiliaries Mulch 03.29.2024					\$ 490.83	\$ 5,890.00	\$ 511.45	\$ 6,137.38	\$ 528.33	\$ 6,339.96	
<b>10</b> Amendment 3 Housing Mulch 03.29.2024					\$ 1,939.58	\$ 23,275.00	\$ 2,021.05	\$ 24,252.55	\$ 2,087.74	\$ 25,052.88	
<b>11</b> Amendment 5 "Mathy House 4" Landscape Services 10.01.2025							\$ 1,332.50	\$ 15,990.00	\$ 1,376.47	\$ 16,517.64	
<b>CAMPUS TOTAL</b>	\$ 76,166.34	\$ 913,996.01	\$ 80,736.32	\$ 966,835.84	\$ 93,891.25	\$ 1,126,694.96	\$ 97,834.68	\$ 1,174,016.15	\$ 102,439.70	\$ 1,229,276.40	

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ARLINGTON CAMPUS E&G										
SPACES	PERIOD 1 (BASE)		PERIOD 2 (Renewal 1)		PERIOD 3 (Renewal 2)		PERIOD 4 (Renewal 3)		PERIOD 5 (Renewal 4)	
	MONTHLY	ANNUAL	MONTHLY w/ 6% Increase	ANNUAL w/ 6% Increase	NEW MONTHLY w/ 5% Increase	NEW ANNUAL w/ 5% Increase	NEW MONTHLY w/ 4.2% Increase	NEW ANNUAL w/ 4.2% Increase	NEW MONTHLY w/ 3.3% Increase	NEW 12 Month Period w/ 3.3% Increase
8 ARLINGTON CAMPUS	\$2,239.25	\$26,871.00	\$2,373.61	\$28,483.26	\$2,492.29	\$29,907.42	\$2,596.96	\$31,163.53	\$2,682.66	\$32,191.92
CAMPUS TOTAL	\$2,239.25	\$26,871.00	\$2,373.61	\$28,483.26	\$2,492.29	\$29,907.42	\$2,596.96	\$31,163.53	\$2,682.66	\$32,191.92
SCIENCE AND TECHNOLOGY CAMPUS (PRINCE WILLIAM CAMPUS)										
SPACES	PERIOD 1 (BASE)		PERIOD 2 (Renewal 1)		PERIOD 3 (Renewal 2)		PERIOD 4 (Renewal 3)		PERIOD 5 (Renewal 4)	
	MONTHLY	ANNUAL	MONTHLY w/ 6% Increase	ANNUAL w/ 6% Increase	NEW MONTHLY w/ 5% Increase	NEW ANNUAL w/ 5% Increase	NEW MONTHLY w/ 4.2% Increase	NEW ANNUAL w/ 4.2% Increase	NEW MONTHLY w/ 3.3% Increase	NEW 12 Month Period w/ 3.3% Increase
9 SCI-TECH CAMPUS (Grand Total of 9a-9f)	\$15,952.83	\$191,434.00	\$16,910.00	\$202,920.00	\$17,755.50	\$213,066.00	\$18,510.23	\$222,014.77	\$21,190.99	\$254,291.88
9a Hylton Performing Arts Area	\$2,044.33	\$24,531.96	\$2,166.99	\$26,003.88	\$2,275.34	\$27,304.07	\$2,370.90	\$28,450.84	\$2,449.14	\$29,389.68
9b Beacon Hall Area	\$683.11	\$8,197.32	\$724.10	\$8,689.16	\$760.30	\$9,123.62	\$792.23	\$9,506.81	\$818.38	\$9,820.56
9c Freedom Aquatic Center Area	\$1,813.28	\$21,759.36	\$1,922.08	\$23,064.92	\$2,018.18	\$24,218.17	\$2,102.94	\$25,235.33	\$2,172.34	\$26,068.08
9d BRL Area	\$943.79	\$11,325.48	\$1,000.42	\$12,005.01	\$1,050.44	\$12,605.26	\$1,094.56	\$13,134.68	\$1,130.68	\$13,568.16
9e SciTech Campus E/G Areas	\$10,468.32	\$125,619.84	\$11,096.42	\$133,157.03	\$11,651.24	\$139,814.88	\$12,140.59	\$145,687.11	\$12,541.23	\$150,494.76
9f Amendment 3 Housing Mulch 03.29.2024					\$1,931.67	\$23,180.00	\$2,012.80	\$24,153.56	\$2,079.22	\$24,950.64
CAMPUS TOTAL	\$15,952.83	\$191,434.00	\$16,910.00	\$202,920.00	\$19,687.17	\$236,246.00	\$20,514.03	\$246,168.33	\$21,190.99	\$254,291.88
POINT OF VIEW (POV) FACILITY										
SPACES	PERIOD 1 (BASE)		PERIOD 2 (Renewal 1)		PERIOD 3 (Renewal 2)		PERIOD 4 (Renewal 3)		PERIOD 5 (Renewal 4)	
	MONTHLY	ANNUAL	MONTHLY w/ 6% Increase	ANNUAL w/ 6% Increase	NEW MONTHLY w/ 5% Increase	NEW ANNUAL w/ 5% Increase	NEW MONTHLY w/ 4.2% Increase	NEW ANNUAL w/ 4.2% Increase	NEW MONTHLY w/ 3.3% Increase	NEW 12 Month Period w/ 3.3% Increase
10 POINT OF VIEW CAMPUS	\$2,787.67	\$33,452.00	\$2,954.93	\$35,459.12	\$3,102.67	\$37,232.07	\$3,232.99	\$38,795.82	\$3,339.67	\$40,076.04
11 Amendment 3 POV Mulch 03.29.2024					\$316.67	\$3,800.00	\$329.97	\$3,959.00	\$340.86	\$4,090.32
TOTAL	\$2,787.67	\$33,452.00	\$2,954.93	\$35,459.12	\$3,419.34	\$41,032.07	\$3,562.95	\$42,754.82	\$3,680.53	\$44,166.36
POTOMAC SCIENCE CENTER CAMPUS										
SPACES	PERIOD 1 (BASE)		PERIOD 2 (Renewal 1)		PERIOD 3 (Renewal 2)		PERIOD 4 (Renewal 3)		PERIOD 5 (Renewal 4)	
	MONTHLY	Contract Period 1 Totals (9 Months)	MONTHLY w/ 6% Increase	ANNUAL w/ 6% Increase	NEW MONTHLY w/ 5% Increase	NEW ANNUAL w/ 5% Increase	NEW MONTHLY w/ 4.2% Increase	NEW ANNUAL w/ 4.2% Increase	NEW MONTHLY w/ 3.3% Increase	NEW 12 Month Period w/ 3.3% Increase
12 POTOMAC SCIENCE CENTER	\$2,439.08	\$29,269.00	\$2,585.42	\$31,025.10	\$2,714.70	\$32,576.35	\$2,828.71	\$33,944.56	\$2,922.06	\$35,064.72
13 Amendment 3 Potomac Science Center Mulch 03.29.2024					\$63.33	\$760.00	\$65.99	\$791.92	\$68.17	\$818.04
TOTAL	\$2,439.08	\$29,269.00	\$2,585.42	\$31,025.10	\$2,778.03	\$33,336.35	\$2,894.71	\$34,736.48	\$2,990.23	\$35,882.76
TALLWOOD FACILITY (4210 Roberts Road) - MODIFICATION TO RENEWAL 3										
SPACES	BASE (Added to Contract Effective 03.01.2025)						PERIOD 4 (Renewal 3) - Modification effective 03.01.2025		PERIOD 5 (Renewal 4) - Modification effective 03.01.2025	
	MONTHLY	ANNUAL					MONTHLY	ANNUAL	NEW MONTHLY w/ 3.3% Increase	NEW 16 Month Period w/ 3.3% Increase
12 TALLWOOD FACILITY	\$1,286.96	\$15,443.52					\$1,286.96	\$15,443.52	\$1,329.43	\$15,953.16
TOTAL	\$1,286.96	\$15,443.52	\$1,364.18	\$16,370.13	\$0.00	\$0.00	\$1,286.96	\$15,443.52	\$1,329.43	\$15,953.16
COMBINED FFP TOTALS										
*DO NOT COMPLETE* THE SECTION BELOW WILL AUTOMATICALLY TALLY FROM ABOVE										
TOTAL	PERIOD 1 TOTALS (BASE)		PERIOD 2 TOTALS (Renewal 1)		PERIOD 3 TOTALS (Renewal 2)		PERIOD 4 TOTALS (Renewal 3)		PERIOD 5 TOTALS (Renewal 4)	
	MONTHLY	ANNUAL	MONTHLY w/ 6% Increase	ANNUAL w/ 6% Increase	NEW MONTHLY w/ 5% Increase	NEW ANNUAL w/ 5% Increase	NEW MONTHLY w/ 4.2% Increase & Addition of Amendment 3 Flowers & Mulch & Tallwood Facility	NEW ANNUAL w/ 4.2% Increase & Addition of Amendment 3 Flowers & Mulch & Tallwood Facility	NEW MONTHLY w/ 3.3% Increase & Addition of Amendment 3 Flowers & Mulch & Tallwood Facility	NEW 12 Month Period w/ 3.3% Increase & Addition of Amendment 3 Flowers & Mulch & Tallwood Facility & Amendment 4
TOTAL	\$99,585.17	\$1,195,022.00	\$105,560.28	\$1,266,723.32	\$122,268.07	\$1,467,216.80	\$128,690.29	\$1,544,283.43	\$134,313.54	\$1,611,762.48