

## CONTRACT FOR ARCHITECTURAL SERVICES

This Contract for architectural services for the 3<sup>rd</sup> and 10<sup>th</sup> floor demolition and remodel of existing office space ("Contract") is entered into this 30TH day of JANUARY, 2024, by and between The City of Oklahoma City, a municipal corporation ("City"), and GH2 Architects, LLC ("Architect").

### WITNESSETH:

**PROJECT NO. MB-1714  
3RD AND 10TH FLOORS, DEMOLITION  
AND REMODEL OF EXISTING OFFICE SPACE  
FIXED LIMIT OF CONSTRUCTION - \$3,408,700**

**WHEREAS**, the City intends to engage the services of the Architect to provide for design and all other architectural services related to demolition and remodel of 10,200 square feet of existing office space on the 10th floor, and 2,500 square feet on the 3rd floor of the 420 West Main Building ("project"); and

**WHEREAS**, the Architect will provide professional services for the project in accordance with this Contract, including the scope of work incorporated herein and as set forth in Exhibit A attached hereto; and

**WHEREAS**, the Architect has been selected under the standards adopted and the procedures prescribed by the resolution establishing procedures for selection of architects, Architects and planners adopted by the City Council on July 23, 1974, amended on December 31, 1974, February 21, 1978, January 22, 1980, November 18, 1986, and August 28, 2023, which resolution, with its amendments, is made a part of this Contract by reference.

**NOW, THEREFORE**, in consideration of the mutual covenants contained hereinafter relating to the project, the parties agree to the following:

1. **Definitions.** All terms and phrases not expressly defined herein shall have their ordinary meanings, consistent with Oklahoma and Oklahoma City law, except where the context clearly indicates a different meaning. For purposes of this Contract, the following terms and phrases shall have the meaning subscribed herein:
  - A. *Bidding Documents* Those documents required to construct, renovate and/or modernize the project, including but not limited to standard provisions, special provisions, drawings, plans and specifications.
  - B. *City Engineer* The officer of the City of Oklahoma City or designee, e.g. "Project Manager", in charge of architectural, construction and maintenance contracts on public

rights-of-way, on public lands and capital improvement projects.

- C. *Fixed Limit of Construction* Not-to-exceed amount which has been designated as the maximum amount for the construction cost of the project.

2. **Architectural Services.** The Architect is hereby engaged and employed by the City to perform in accordance with good architectural practices and in the best interest of the City in accordance with the professional standard of care all of the work as set out herein and including Exhibit A, which is attached hereto and incorporated as a part of this Contract. The Architect will provide services associated with research, development, design and construction, alteration, and/or repair of real property and improvements thereon, as well as incidental services that members of these professions and those in their employ may logically or justifiably perform, including but not limited to studies, investigations, surveys, evaluations, consultations, planning, programming, conceptual designs, design development, plans and specifications, cost estimates, observations, shop drawing reviews, sample recommendations, assemble operating and maintenance manuals, site visits and other related services. In addition, the Architect will provide:

A. Preliminary Report Services - Task 1

- (1) Prepare schematic design studies, including review and comment of the project and a design development document/Preliminary Report. The Architect shall prepare schematic design studies consisting of drawings and other documents illustrating the scale and relationship of project components for approval by the City Engineer. The Architect shall prepare from the approved schematic design studies the design development document/Preliminary Report consisting of drawings and other documents to fix and describe the size and character of the project as to structural, mechanical and electrical systems, preliminary site drawing, materials and such other essentials as may be appropriate. The preliminary site drawing shall include a topographical survey of the site, layout of any existing proposed and/or recommended sanitary sewers, water lines, storm sewers, all other underground obstructions, street improvements, site drainage and detention studies as appropriate, any and/or all of which might affect the construction of this project. The design development document/Preliminary Report shall include, if applicable, a drainage study to determine one hundred (100) year flood elevation; these computations shall be included in Preliminary Report. It is the Architect's responsibility to determine the building permits required for the project. The Architect shall submit complete sets of separate plans for each permit required. All plans shall be submitted with the appropriate title sheet as indicated on the Public Works web page: [www.okc.gov/pw](http://www.okc.gov/pw) (OKC AutoCAD Standards link).

- (2) Prepare a construction cost estimate for said improvements, extensions and repairs, and an estimate of all architectural fees, testing costs, site surveys and inspection fees in connection therewith.
- (3) Hold all necessary conferences with the City and all other interested parties (inclusive is the requirement for the Architect to ensure all utility and right-of-way/easement requirements are well established prior to Preliminary Report submittal). This includes the conduct of a Utility Conference by the Architect at a location determined by the City.
- (4) Prepare the design development document/Preliminary Report for submittal to the City covering the Architect's preliminary surveys, studies, investigations and other items as specified in paragraph "Basic Services" A. (1), (2) and (3) and Exhibit A hereof. If applicable, the report shall include a drainage study with complete computations and calculations and shall cover the total construction work by phases or sections and shall recommend to the City the order of construction and completion of each phase of construction.
- (5) Furnish the City up to two (2) hard copies and one (1) PDF copy of the Preliminary Report free of cost to the City. The cost of any additional copies of Preliminary Reports as the City may require will be reimbursed at the actual cost thereof.
- (6) Geotechnical Investigation:
  - a. The Architect will recommend to the City the name of a geotechnical investigation/services firm from the City's listing of annual on-call engineering and testing laboratory contract firms.
  - b. The Architect will identify and coordinate all requirements for geotechnical investigation and procure all geotechnical services related thereto, including but not limited to sampling, test boring, subsurface explorations, analysis and other investigations required for determining conditions and geotechnical recommendations for foundations and paving design. Identify and coordinate sampling and analysis of water and other substances as appropriate.
  - c. The City will approve the selected laboratory and the Architect will pay the costs of such sampling, analysis, borings, tests, or explorations and investigations.
- (7) Prepare legal descriptions for the necessary temporary and permanent easements and prepare legal descriptions necessary for property to be acquired on forms provided by the City. Additionally, provide right-of-way ownership maps showing locations and dimensions of right-of-way to be acquired and

assist the City when requested in negotiations with owners of property acquired for or affected by the improvements. When requested by the City, the Architect will provide a proposal for staking of right-of-way for right-of-way acquisition purposes. Said right-of-way staking (when authorized by the City) will be billed to the City at the actual cost thereof in accordance with the "Payments" paragraph of this contract.

- (8) Review and recommend approval of testing laboratory claim vouchers within ten (10) calendar days of receipt of claim.
- (9) The Preliminary Report shall be recommended by the City Engineer for formal approval by the City.

**B. Final Plan Services - Task 2**

- (1) Prepare final plans, specifications and a construction cost estimate.
- (2) After approval of the design development document/Preliminary Report in whole or in part by the City, the Architect shall proceed as directed in writing by the City Engineer to prepare detailed plans and specifications, using wherever applicable, City standards, details and specifications for such work. The Architect shall complete said plans and specifications for submission to the City for its approval.
  - a. Scale for plan and profile sheets for preliminary and final plans shall be approved by the City Engineer prior to preparation of plans.
  - b. Aerial photographs will not be permitted for plan and profile sheets of the final construction plans.
  - c. The Architect shall indicate on final plan and profiles all water lines, sanitary sewer lines, gas lines, oil lines, telephone conduits and all other underground obstructions which might affect the construction of the project.
- (3) Should it be necessary to extend or relocate public utilities, storm sewer, sanitary sewer, waterlines, or paving, the Architect shall enlist the aid of a Registered Professional Engineer to prepare construction documents as may be required for these improvements and submit same to the City Engineer for approval. Detailed construction plans will be required on all storm sewer, sanitary sewer, waterlines, and paving construction and shall include the following:
  - a. Plan and profile of all proposed improvements. Indicate right-of-way and/or easement, state whether existing or to be acquired.

- b. Include complete drainage map and calculations, detail of special structures, typical paving section, manhole detail, storm sewer inlet details, etc.
- c. All such plans must be signed and sealed by a Professional Engineer registered in the State of Oklahoma.
- d. The horizontal scale used on plan and profile sheets shall be 1"=30' or 1"=40'. The vertical scale shall be 1"=3' or 1"=4'.
- e. Sheet size shall be 24" x 36".
- f. All street returns shall have a minimum thirty (30) foot radii. Driveway returns shall have a minimum of twenty (20) foot radii.
- g. On construction plans the streets should reflect the name, existing surface and existing and proposed right-of-way width.
- h. All utility easements shall have a minimum width of fifteen (15) feet.
- i. All elevations shown on the plans shall be based on United States Geological Survey datum.

The Architect shall assemble said plans and specifications for submission to the City for their approval.

- (4) Notify all known utility companies and other entities with facilities affected by the proposed Project. Furnish one (1) copy of the plans to each of the utility companies and entities as determined necessary. Coordinate necessary utility and facility relocations or modifications for the Project and conduct a final conference at 60% plans.
- (5) When required, the 60% submittal shall include a complete drainage report. This report shall include all storm sewer design calculations to support the storm sewer design included in the 60% plans. The design calculations in this report shall conform with the storm sewer systems shown in the plans and shall include all drainage area maps; runoff calculations; storm sewer inlet, pipe, and other structure design calculations. This report shall incorporate any, and all, comments in reference to the storm sewer design that were included in the review of the Preliminary Report submittal.

Furnish the City one (1) PDF copy of the project 60% plans for review along with a detailed Fixed Limit of Construction cost estimate for said improvements, extensions and repairs. This submittal does not stop, impact or otherwise delay the Architect's contract-allotted work order time for completion and submittal of final plans and specifications. Incorporate all recommended changes prior to submittal of the 95% final plans and specifications.

- (6) When required the 95% submittal shall include a complete drainage report. This report shall include all storm sewer design calculations to support the storm sewer design included in the 95% plans. The design calculations in this

report shall conform with the storm sewer systems shown in the plans and shall include all drainage area maps; runoff calculations; storm sewer inlet, pipe, and other structure design calculations that are required for a complete review of the storm sewer system design. This report shall incorporate any, and all, comments in reference to the storm sewer design that were included in the review of the Preliminary Report and 60% plan submittal.

Upon completion of 95% final plans, the Architect will submit to the project manager one (1) PDF copy of the plans and specifications for review by appropriate departments/divisions. Upon completion of the “check print” reviews, the Architect shall revise the plans accordingly. The Project Manager shall resolve any conflicts in comments. Upon completion of corrections, the Architect will then submit a final plans check set (along with the annotated “check print” copies) for a “final” review by the Project Manager.

- (7) When required the Final Plan submittal shall include a complete drainage report. This report shall include all storm sewer design calculations to support the storm sewer design included in the Final plans. The design calculations in this report shall conform with the storm sewer systems shown in the plans and shall include all drainage area maps; runoff calculations; storm sewer inlet, pipe, and other structure design calculations that are required for a complete review of the storm sewer system design. This report shall incorporate any, and all, comments in reference to the storm sewer design that were included in the review of the Preliminary Report and 95% plan submittal.

Upon final approval by the Project Manager, prepare and furnish the City an electronic copy of all final plans and specifications, all necessary forms for Electronic Bidding and advertisements for Bids, subject to approval of the City, employing standard City forms, in completed form.

Furnish the City one (1) PDF of the final plans and specifications along with one (1) printed full size set and two (2) printed half-size sets, all free of cost to the City. The cost of any additional copies of plans and specifications as the City may require will be reimbursed at the actual cost thereof.

- (8) Meet with the City or its representatives at any time requested for consultation or conference as directed in writing by the City Engineer.
- (9) Prior to the submission of Bidding Documents to the City for solicitation of Bids, the Architect shall submit plans and specifications required for the granting of all necessary building permits.
- (10) Prepare all necessary plans, studies and applications for submission to City, State and Federal authorities as may be required for the initiation, prosecution,

construction and for approval of grants and permits at no additional cost to the City.

- (11) It is the Architect's responsibility to determine the building permits required for the project. The Architect shall submit complete sets of separate plans for each permit required.
- (12) Final design shall include the establishment of permanent horizontal and vertical alignment control points throughout the entire project limits of all storm sewers, sanitary sewers, paving, water and/or appurtenances. The Architect shall provide a permanent benchmark within two hundred (200) feet of the beginning and ending of the proposed construction. All surveys and control points shall be tied to the City's GIS control network and datum.

C. Bidding Services - Task 3

- (1) Meet with the City or its representatives at any time requested for consultation or conference, as directed in writing by the City Engineer. In this connection, the Architect shall hold at least one (1) Pre-Bid Conference with prospective Bidders at a location determined by the City.
- (2) Answer all City and Bidder's questions regarding the bidding of the project and, upon approval by the City Engineer, prepare an electronic copy of all addendums for distribution.
- (3) The City will receive the Bids through the Electronic Bidding System and the Architect will receive a copy of the Bids from the City. The Architect will review and evaluate the Bids and will make recommendations to the City for an award. The Architect shall assist, review and make recommendations to the City on all construction contract issues.
- (4) If Bids are received, all of which exceed the Fixed Limit of Construction, the Architect shall revise its plans as directed by the City, pursuant to the paragraph "Fixed Limit of Construction" of this Contract.

D. Construction Administration Services - Task 4

- (1) The Architect shall provide administration of the construction contract during construction and until final payment is made to the Construction Contractor. The Architect will have the authority to act on behalf of the City only to the extent provided in this Contract, unless otherwise modified by written instrument.
- (2) Meet with the City or its representatives at any time requested for consultation or conference as directed in writing by the City Engineer.

- (3) Assist in coordination of pre-work conferences for the Construction Contractor, the City and all other interested parties. The City will issue all work orders for the project.
- (4) Establish permanent horizontal and vertical alignment control points throughout the entire project limits from which the Construction Contractor shall set its control for construction (if applicable to this project, the Architect will also provide bridge centerline horizontal and vertical control points). Provide a permanent benchmark within two hundred (200) feet of the beginning and ending of the proposed construction. All surveys and control points shall be tied to the City's GIS control network and datum. Construction staking is to be performed by the Construction Contractor. The Architect will periodically review the Construction Contractor's construction staking survey field notes and the actual staking to verify line and grade in accordance with the Bidding Documents.
- (5) Provide interpretation of the plans and specifications in accordance with the intent of the Bidding Documents. Such interpretations shall be made upon request of the City and its representatives or the Construction Contractor, to safeguard the City against defects and deficiencies in the construction. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by the Construction Contractor. The Architect does not guarantee the performance of the contract by the Construction Contractor, nor is it responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and it shall not be responsible for a Construction Contractor's failure to carry out the work in accordance with the Bidding Documents.
- (6) Perform coordination of the work of inspection bureaus and laboratories selected by the City for the inspection and testing of construction materials. Receive reports and recommend approval or rejection of the materials based upon reports made by such laboratories or bureaus. The costs of all such tests and inspection by laboratories or bureaus will be paid by the City.
- (7) Review and recommend approval of testing laboratory claim vouchers within ten (10) calendar days of receipt of claim.
- (8) The Architect shall visit the site with qualified architectural, civil, structural, mechanical, electrical, etc., representatives at intervals appropriate to the stage of construction to become familiar with the progress and quality of the work. The Architect will further determine, in general, if the work is being performed in a manner indicating that the work, when completed, shall be in accordance with the Bidding Documents. However, the Architect is not required to make exhaustive or continuous on-site inspections to check quality



or quantity of the work. The Architect will keep the City informed of progress of the work, and will endeavor to guard the City against defects and deficiencies of the work. The Architect does not guarantee the performance of the contract by the Construction Contractor, nor is it responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and it shall not be responsible for a Construction Contractor's failure to carry out the work in accordance with the Bidding Documents.

- (9) Review all necessary information for monthly estimates (**within seven (7) calendar days of receipt from the contractor**) of the quantity of work performed, and review the claim vouchers for payments to be made to the Construction Contractor during the progress of the work and upon completion of any and all work and report the same to the City.
- (10) Review the Construction Contractor's final request for payment (**within fourteen (14) calendar days of receipt from the contractor**) and certify that, to the best of its knowledge and industry standards, the completed work conforms to plans and specifications.
- (11) Prepare and keep a record of the work performed by any contractor on this project and file with the City a monthly progress report covering the work performed by the contractor(s). The progress report shall be attached to the Construction Contractor's claim for partial or monthly payment.
- (12) Except as otherwise provided in this contract, communications with the Architect's consultants will be through the Architect. Communications with the Construction Contractor's subcontractors and material suppliers will be through the Construction Contractor. Communications with other City contractors will be through the City. The Architect shall be available at all times for the purpose of communication.
- (13) The Architect shall recommend rejection to the City Engineer of work that does not conform to the Bidding Documents. At any time during construction, the Architect may be given the authority to require additional inspection or testing of the work by the City Engineer.
- (14) The Architect shall review for conformance with Bidding Documents, and approve or take other appropriate action upon the Construction Contractor's submittals, such as shop drawings, product data and samples. The Architect's review of submittals will be promptly completed, but no longer than fourteen (14) calendar days from receipt of submittals. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of

which remain the responsibility of the Construction Contractor as required by the Bidding Documents. The Architect's review of the Construction Contractor's submittals will not relieve the Construction Contractor of its contractual obligation to the City as required by the Bidding Documents. The Architect's review of the Construction Contractor's submittals will not constitute approval of safety precautions or of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

- (15) The Architect shall reply to Construction Contractor's requests for information, prepare clarification drawings, prepare change orders, field orders, amendments, field changes and construction change directives. The Architect may recommend minor changes in the work, not inconsistent with the intent of the Bidding Documents. Such recommended changes shall be made by written order approved by the City Engineer and shall be binding upon the Construction Contractor.
- (16) The Architect shall conduct observations and inspections as required to determine the quality of work to be accepted and the date or dates of final completion and acceptance. The Architect shall receive and forward to the City all written warranties and any related documents required by the Bidding Documents and assembled by the Construction Contractor. The Architect will recommend approval of the Construction Contractor's final certificate of payment upon completion of the work and compliance with the requirements of the Bidding Documents.
- (17) The Architect will review daily reports furnished by the City's inspector to evaluate and determine compliance with the Bidding Documents. Significant variations between reported conditions and the Bidding Documents shall be verified by the Architect and resolved with the Construction Contractor and the City. The Architect's duty to review daily reports and initiate remedial action shall not extend to the Construction Contractor's construction means, methods, techniques, sequencing or procedures or for safety precautions and programs in connection with the work.
- (18) The Architect shall maintain a record ("log") of all documents it receives, creates or transmits during the construction of the project. The log shall include time requirements of responses if needed.

E. As-Built Drawing Services - Task 5

- (1) Upon termination or completion of this Contract, the Architect shall, at its expense, correct the original drawings, show all as-built changes based on information from the Construction Contractor, reflecting the actual

construction of the project and shall furnish the City, without expense, electronic files on CD ROM in the latest AutoCAD version 2013 compatible with the City of Oklahoma City's current software and a PDF file in color. All written comments, changes or other markings on the final drawings must be highlighted in **RED** color.

- (2) Upon termination or completion of this Contract, the Architect shall also furnish the City, without cost to the City, all basic calculations used in the design of the structures and original field notes on all land surveys, at which time Architect shall receive the retained portion of its fee as provided in Exhibit B of this Contract.
  - (3) The Architect shall submit GPS permanent benchmark with as-built drawings.
  - (4) For all building/facility projects, the Architect shall provide to the City an Operations and Maintenance (O&M) Manual (three copies) covering all systems and equipment constructed, installed or remodeled as a part of the construction project.
3. **No Extra Work.** No claims for extra work of any kind or nature or character shall be recognized by or be binding upon the City unless such work or service is first approved in writing by the City.
4. **Additional Services.** Additional Services are project-related services as enumerated in Exhibit "E," attached hereto and made a part hereof, and are not included as Basic Services. Additional Services shall only be provided upon prior written and clearly detailed direction from the City Engineer, acting within the limits of State law, Ordinances of the City of Oklahoma City and policies established by the City Council, and upon acceptance by the Architect. Any Additional Services performed pursuant to the above written direction shall be paid in accordance with the Compensation and Payments paragraphs of this Contract.
5. **Compensation.** The aggregate total compensation for all architectural services under this Contract shall not exceed a total fee of \$238,580, which includes: for Basic Services an amount not to exceed \$238,580, as specifically set forth in Exhibit B, attached hereto and incorporated herein; and, for Additional Services an amount not to exceed (by possible future amendment), as specifically set forth in Exhibit E attached hereto and incorporated herein.
6. **Payments.**
  - A. Payment of claims for incremental work completed on each task may be submitted. Invoices for the amount and value of the work and services performed by the Architect shall be submitted monthly to the City and shall meet the standards of quality as established under this Contract. Invoices will include the percentage of completion for each task and payment will be made based on the percentage of the

task fee completed. The City agrees to pay the Architect, as compensation for such architectural services as listed herein. The invoices shall be prepared and submitted by the Architect and be accompanied by a status report identifying the task components, effort accomplished during the time period, and the percentage of completion thereof, to the City. Payment of any invoice for any work or services is not deemed to be recognition of satisfactory performance of said work or services or a waiver of any right of the City or any obligation of the Architect should it be determined later that said work or services were negligently performed or provided or were not performed or provided in accordance with the standards required by this Contract. Surveyors or other professional consultants engaged by the Architect for the normal structural, electrical or mechanical architectural services shall be billed to the City by the Architect at the actual cost thereof.

- B. The Architect shall present two (2) copies of the invoice with two (2) properly executed claim vouchers to the City for compensation and payment. The City will review the invoice and claim voucher for payment. Should the City question or request additional documentation or disapprove all or a portion of any invoice, the Architect will be notified so that it may provide additional documentation sufficient to demonstrate the invoice and claim should be paid, in whole or in part; provided, however, no invoices or claims shall be paid the aggregate of which are in excess of the "not to exceed" amounts or limitations established in Exhibit B, except as may be modified by written agreement between the City and the Architect.
- C. Final payment shall not be deemed to waive any rights or obligations of the parties to this Contract.

7. **Indemnity.** The Architect will not be required to indemnify, insure, defend or hold harmless the City or participating trusts against liability for damage arising out of death or bodily injury to persons or damage to property which arises out of the negligence or fault of the City or participating trusts or their agents, representatives, subcontractors, suppliers or any other entity for whom the Engineer is not otherwise legally responsible.

The Architect must indemnify the City and participating trusts against liability for damage arising out of death or bodily injury to persons or damage to property; provided, that indemnification shall not exceed an amount that is proportionate to the degree or percentage of negligence or fault for which the Architect and any person or entity for which the Architect is legally responsible are adjudicated liable.

8. **Insurance.** Prior to approval of this contract, the Architect shall obtain insurance coverage as provided below. The Architect must provide, pay for, and maintain the types of insurance policies provided herein, in amounts of coverage not less than those set forth below. Certified, true and exact copies of all insurance policies required and endorsement pages shall be provided to the City and its participating trusts on a timely basis if requested by City staff. The Architect will provide the Certificate(s) of Insurance to the City and its participating trusts with the executed contract (contract will not be processed for approval

without the contract-required verification of insurance indicated on the Certificate(s) of Insurance). Certificate(s) of Insurance must be insurance industry standard forms, such as ACORD.

All insurance must be from responsible insurance companies which are authorized to do business in the state of Oklahoma and are acceptable to the City and its participating trusts. The required insurance coverage and policies shall be performable in Oklahoma City, Oklahoma, and shall be construed in accordance with the laws of Oklahoma.

Nothing in this Section shall define or limit the rights of any party to this Contract under any other provision of this Contract, including but not limited to any indemnification provision.

- A. Additional Insureds: All liability policies (except professional liability and worker's compensation and employer's liability policies) shall provide that the City and its participating trusts are named additional insureds without reservation or restriction.

All insurance coverage of the Architect shall be primary to any insurance or self-insurance program carried by the City and its participating trusts.

All insurance policies shall include a severability of interest provision wherein claims involving any insured hereunder, except with respect to limits of insurance, interests shall be deemed separate from any and all other interest herein, and coverage shall apply as though each such interest was separately insured.

Subrogation as to any additional insured shall be waived.

- B. Deductibles: All policies must be fully insured with any single policy deductible not exceeding \$25,000 per occurrence. All deductibles must be declared on the certificate of insurance. If no deductible is declared, the Architect is stating a deductible does not exist and thus a deductible is not approved or accepted. If the Architect's deductible is higher than declared, then the City and its participating trusts will hold an equal amount from pay claims until corrected.

Self-insured retentions will not be accepted unless accompanied by a bond (financial guarantee bond) or irrevocable letter of credit guaranteeing payment of the losses, related investigations, claim administration and defense expenses not otherwise covered by the Architect's self-insured retention.

- C. Policy Limits: The insurance coverage and limits required of the Architect under this Contract are designed to meet the minimum requirements of the City and its participating trusts. Such coverage and limits are not designed as a recommended insurance program for the Architect. The Architect alone shall be responsible for the sufficiency of its own insurance program. Should the Architect have any question concerning its exposures to loss under this Contract or the possible insurance coverage needed therefore, the Architect should seek professional assistance.

Except for professional liability insurance, all policies shall be in the form of an “occurrence” insurance coverage or policy. If any insurance is written in a “claims-made” form, the Architect shall also provide tail coverage that extends a minimum of two years from the expiration of this Contract.

The minimum aggregate limits of such insurance policies and continuing coverage shall be:

- (1) Worker's Compensation and Employer's Liability Insurance. The Architect shall provide and maintain, during the term of the Contract, worker's compensation insurance as prescribed by the laws of the state of Oklahoma and employer's liability Insurance in an amount not less than One Hundred Thousand Dollars (\$100,000.00) each for all its employees employed at the site of the Project, and in case any work is subcontracted, the Architect shall require the subcontractor similarly to provide worker's compensation and employer's liability insurance for all the subcontractor's employees, unless such employees are covered by the protection afforded by the Architect. In the event any class of employees engaged in work performed under the Contract or at the site of the Project is not protected under such insurance heretofore mentioned, the Architect shall provide and shall cause each subcontractor to provide adequate insurance for the protection of the employees not otherwise protected.
- (2) Commercial General Liability Insurance. The Architect shall provide and maintain commercial general liability insurance coverage sufficient to meet the maximum cumulative liability of all parties to this Contract, including the City and any public trust participating in the Project, under the Governmental Tort Claims Act, 51 O.S. § 151 *et seq.*, (GTCA) and any amendment or addition thereto, as provided herein.

Property damage liability in an amount not less than Two Hundred Thousand Dollars (\$200,000.00) per claimant for loss, damage to or destruction of property, including but not limited to consequential damages arising out of a single accident or occurrence.

All other liability in an amount not less than One Hundred Seventy Five Thousand Dollars (\$175,000.00) per claimant for claims including death, personal injury, and all other claims arising out of a single accident or occurrence.

Single occurrence or accident liability in an amount not less than One Million Dollars (\$1,000,000.00) for any number of claims arising out of a single accident or occurrence.

- (3) Automobile Liability Insurance. The Architect shall provide and maintain comprehensive automobile liability insurance coverage as to the ownership, maintenance, and use of all owned, non-owned, leased or hired vehicles sufficient to meet the maximum cumulative liability of all parties to this Contract, including the City and any public trust participating in the Project, under the Governmental Tort Claims Act, 51 O.S. § 151 *et seq.*, (GTCA) and any amendment or addition thereto, unless otherwise specifically and expressly provided herein.

Property damage liability in an amount not less than Two Hundred Thousand Dollars (\$200,000.00) per claimant for loss, damage to or destruction of property, including but not limited to consequential damages arising out of a single accident or occurrence.

All other liability in an amount not less than One Hundred Seventy Five Thousand Dollars (\$175,000.00) per claimant for claims including death, personal injury, and all other claims arising out of a single accident or occurrence.

Single occurrence or accident liability in an amount not less than One Million Dollars (\$1,000,000.00) for any number of claims arising out of a single accident or occurrence.

- (4) Professional Liability Insurance. The Architect shall provide and maintain professional liability insurance coverage in an amount not less than \$1,000,000 aggregate annual limit liability. Such insurance coverage shall be maintained during this Contract, during the construction of the Project, and for a period of two (2) years after the final, formal acceptance of this Project by the City.

D. Certificates: The insurance coverage and limits required must be evidenced by properly executed certificates of insurance on the form furnished by The City or on forms approved by the Oklahoma Insurance Commissioner. Copies of these certificates have been provided to the City Engineer prior to execution of this Contract and are attached hereto. The certificate(s) must be signed by the authorized representative of the insurance company(s) shown in the certificate(s). The certificate must include the Project number and Project description or name.

E. Cancellation. There may be no termination, non-renewal, reduction in coverage, or modification of such insurance coverage.

The Architect authorizes the City and its participating trusts to confirm all information so furnished as to the Architect's compliance with its bonds and insurance requirements with the Architect's insurance agents, brokers, surety and insurance carriers. The lapse of any insurance policy or coverage required by this

Contract is a breach of this Contract for which the Architect shall repay and reimburse all payment made under the Contract and such other damages, losses, and costs incurred by the City and its participating trusts. The City and its participating trusts may at their option suspend this Contract until there is full compliance with this paragraph, or may cancel or terminate this Contract and seek damages for the breach of this Contract. The remedies in this paragraph shall not be deemed to waive or release any remedy available to The City and its participating trusts. The City and its participating trusts expressly reserve the right to pursue and enforce any other cause or remedy in equity or at law.

In the event of a reduction in any aggregate limit below the aggregate limit required to this contract, the Architect shall immediately notify the City and its participating trusts and shall make reasonable efforts to have the full amount of the limits appearing on the certificate reinstated. If at any time the City and its participating trusts request a written statement from the insurance company(s) as to any impairments to or reduction of the aggregate limit below the aggregate limit required by this contract, the Architect hereby agrees to promptly authorize and have delivered to the City and its participating trusts such statement.

The Architect must carry and maintain the contract-required insurance coverages and may not cancel, fail to be renewed, nor decrease their limits without thirty (30) days written notice to the City and its participating trusts. In the event that a contract-required insurance coverage (policy) is canceled by the Architect's insurance company and through no fault of the Architect, the Architect must immediately provide written notice to the City and its participating trusts and immediately provide properly executed Certificate(s) of Insurance evidencing coverage (policy) replacement of the canceled coverage(s). The Certificate(s) of Insurance must specifically indicate (in the remarks section of the form or elsewhere) the project number and project description. An authorized representative of the insurance companies listed on the Certificate(s) of Insurance must sign the Certificate(s).

- F. Duration of Coverage. All insurance coverage required under this Contract except professional liability insurance shall be maintained in full force and effect until completion and formal acceptance of the Project by the City and its participating trusts. The Architect shall maintain in full force in effect the required professional liability insurance stated above during this Contract, during the construction of the Project, and for a period of two (2) years after the final, formal acceptance of this Project by the City and its participating trusts.

The requirements of the insurance provisions listed above shall survive the completion, expiration, cancellation or termination of this Contract.

- G. The Architect and its insurer will not be required to indemnify, insure, defend or hold harmless the City or participating trusts against liability for damage arising out of death or bodily injury to persons or damage to property which arises out of the



negligence or fault of the City or participating trusts or their agents, representatives, subcontractors, suppliers or any other entity for whom the Architect is not otherwise legally responsible.

The Architect and its insurer must indemnify the City and participating trusts against liability for damage arising out of death or bodily injury to persons or damage to property; provided, that indemnification shall not exceed an amount that is proportionate to the degree or percentage of negligence or fault for which the Engineer and any person or entity for which the Architect is legally responsible are adjudicated liable.

9. **Termination for Convenience.** The City may terminate this Contract (with or without cause), in whole or in part, for the City's convenience. The City may terminate by delivery of a notice to the Architect, pursuant to paragraph "Notices" herein.

Upon receipt of the notice of termination, the Architect shall (1) immediately discontinue all work and services affected (unless the notice directs otherwise), and (2), deliver to the City all work performed, documents, data, drawings, specifications, reports, calculations, field notes, tracings, plans, models, computer files, estimates, summaries and other information and materials accumulated in performing this Contract, whether complete or incomplete unless the notice directs otherwise.

Upon termination for the convenience by the City, the City shall pay the Architect for all work and services rendered, up to the time of the notice of termination, in accordance with the terms, limits and conditions of this Contract and as further limited by the not to exceed amounts set out in this Contract.

The rights and remedies of the City provided in this paragraph are in addition to any other rights and remedies provided by law or under this Contract.

Termination herein shall not terminate or suspend any of the required provisions of paragraph "Indemnity" or "Insurance" of this Contract.

10. **Notices.** All notices given pursuant to this Contract shall be in writing, delivered or mailed by United States mail, postage prepaid or faxed (with hard copy follow up by mail or delivery) and addressed as follows:

To the City:

The City of Oklahoma City  
Department of Public Works  
420 West Main Street, Seventh Floor  
Oklahoma City, Oklahoma 73102  
Attn: Deborah K. Miller, P.E., Interim Director  
Public Works/City Engineer

Phone Number: (405) 297-2581      Fax Number: (405) 297-2117

To the Architect:

GH2 Architects, LLC  
712 West Sheridan Avenue  
Oklahoma City, OK 73102  
Attn: Terry Maytum, AIA  
Phone Number: (405) 601-5300

The address of any person or party may be changed by notice to the other party, given in the manner described above. All such notices shall be deemed received when delivered.

11. **Stop Work.** Upon notice to the Architect, the City may issue a stop work order suspending the performance of work and/or services under this Contract. The stop work order shall not terminate or suspend any of the required provisions of paragraph “Indemnity” and/or “Insurance” of this Contract.
12. **Compliance with Laws, Ordinances, Specifications and Regulations.** The Architect shall comply with all existing and applicable federal, Oklahoma and Oklahoma City laws, standards, codes, ordinances, administrative regulations and all amendments and additions thereto, applicable to the work and/or services provided by this Contract. All work product provided by the Architect must comply with and provide for compliance with all Oklahoma and Oklahoma City laws, standards, codes, ordinances, administrative regulations and all amendments and additions thereto in the use of the work product of the Architect. All work product provided by the Architect must specifically direct and must provide sufficient information and contacts for the Construction Contractor to timely comply with all Oklahoma and Oklahoma City laws, standards, codes, ordinances, administrative regulations, and all amendments and additions thereto, in the use of the work product of the Architect and timely performance by the Construction Contractor.
13. **Records and Accounts.** During the term of this Contract and continuing for a period the longer of five (5) years after the final acceptance of the completed project by the City, or until the final resolution of any outstanding disputes between the City and the Architect or the contractor(s) on the project, the Architect shall maintain: all documents, notes, drawings, specifications, reports, estimates, summaries, renderings, models, photographs, field notes, as-built drawings, information, survey results, plans, computer files and any other materials produced, created or accumulated in performing this Contract that have not been submitted to the City subsequent to final completion of the project and its internal accounting records, and other supporting documents pertaining to the claims and/or invoices for costs of work and/or services of this Contract. The Architect must maintain its accounting records in accordance with generally accepted accounting principles applied on a consistent basis. The Architect shall permit periodic audits by the City and City's authorized representative. The periodic audits of the records in support of claims and invoices for the Contract shall be

performed at times and places mutually agreed upon by the City and Architect. Agreement as to the time and place for audits may not be unreasonably withheld.

14. **Reporting to the City.** The Architect shall report to the City on a regular monthly basis and on an as needed basis.
15. **Prohibition Against Collusion.** The Architect warrants that it has not employed or retained any company or person other than a bona fide employee working solely for the Architect to solicit or secure this Contract. The Architect further warrants that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Architect, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Contract. In addition, the Architect must execute the Anti/Non-Collusion Affidavit, attached as Exhibit C, prior to the effective date of this Contract.
16. **Sub-consultant, Subcontractor or Employee Conflict of Interest.** Any work performed by the Architect's employees, sub-consultants or subcontractors on this project shall prohibit said persons from contracting with, working for, or otherwise assisting any potential Bidder to do any project-related work for the Bidder which may in any way be (or construed to be) a conflict of interest. It is the responsibility of the Architect to require all employees, sub-consultants, or subcontractors engaged by the Architect to advise the City of any business relationship (formal or otherwise) which may pertain directly or indirectly to this project and/or which may in any way be (or construed to be) a conflict of interest. The Architect will also notify the City of any such business relationship and/or conflict of interest. Any conflict of interest discovered by the City may be cause for rejection of the Bid in question and/or cancellation of the Architect's contract.
17. **Work Orders.** The Architect shall proceed with the provision of work and/or services for this Contract upon receipt of work orders from the City Engineer. The Architect shall complete and submit the Preliminary Report Services - Task 1 within Ninety (90) calendar days of date of written work order from the City Engineer (for architectural services contracts, this work order includes completion and submittal of the limited ownership list within thirty (30) calendar days of the date of the work order), and shall complete and submit the Final Plan Services - Task 2 within Ninety (90) calendar days of date of written work order from the City Engineer. For either Preliminary Reports/Plans or Final Plans and Specifications, the City will endeavor to review and return comments and/or corrections (if any) to the Architect within thirty (30) calendar days from date of receipt of the documents from the Architect. Subsequently, the Architect shall return the corrected documents along with check print copies (if applicable) within thirty (30) calendar days from date of the City's transmittal letter directing corrections. If the Architect cannot perform the work and/or services within the time provided, and upon the submission by the Architect of a request in writing to the City, indicating the length of extension required to perform a task, the City Engineer may in his sole discretion grant a reasonable extension of time. The request from the Architect shall state the reason for the extension request, along with evidence showing that the Architect is unable to complete this work in the time specified in

the work order for reasons beyond its control. The Architect is prohibited from claiming damages for delays and extensions of time.

18. **Ownership of Documents.** All documents, notes, drawings, specifications, reports, estimates, summaries, computer files, renderings, models, photographs, field notes, as-built drawings, information, survey results, plans, and any other materials produced, created or accumulated in performing this Contract, are and shall remain the property of the City and may be reproduced, distributed and published in whole or part without permission or any additional payments or fees to the Architect. Reuse of said documents by the City shall be at the City's risk and responsibility and not that of the Architect. The parties may use any portions of said documents at their own risk and responsibility. During preparation of design documents, the Architect shall do weekly backups of CADD computer files and maintain said backups in a safe and secure off-site location. These back up CADD computer files are the property of the Architect.
19. **References Not Incorporated.** The use of language or definitions from the Federal Acquisition Regulations ("FAR"), the American Institute of Architects ("AIA") or any other publication, are not intended to adopt by reference or otherwise any or all of the language, definitions, regulations or publications or any interpretation thereof.
20. **Standard of Care.** In providing the work and services herein, the Architect shall maintain during the course of this Contract the standard of reasonable care, skill, diligence and professional competency for such work and/or services. The Architect agrees to require all of its consultants, by the terms of its consultants' contracts, to provide services at the same standard of expert care, skill, diligence and professional competence required of the Architect.
21. **Fixed Limit of Construction.** If the lowest and best Bid proposed in response to the solicitation of Bids for construction of the project, in accordance with the Bidding Documents provided by the Architect, exceeds the Fixed Limit of Construction or funds available for this project, the Architect, at no increase or additional cost to the City, shall redesign the project and redraft the Bidding Documents so that the construction Bids pursuant to a subsequent solicitation come within the Fixed Limit of Construction.
22. **Design Corrections.** The Architect agrees to make any necessary corrections to the designs, drawings, specifications or other documents, work or services furnished, when such documents or services contain any errors, deficiencies or inadequacies caused by the Architect, at no cost to the City. The Architect further agrees to be liable for any damages caused by its negligence and/or the negligent failure to timely discover and/or make such necessary corrections. The Architect is not relieved of liability for design errors, deficiencies or inadequacies undiscovered by the City upon its review or inspection, nor is the Architect relieved from liability for the City's lack of review or inspection of said documents.
23. **Backup Required.** In accordance with good architectural practices, the Architect must back up all data, surveys, tests, work, plans, specifications, notes, calculations, RFI, records,

reports, documents (collectively referred to as “data”) in the form of an electronic file on a USB drive, data storage, or to an offsite electronic storage facility. Should any data become lost, corrupted, inaccessible, or unusable (collectively “loss”), the Architect must timely recreate all data within the original time frame of the architectural contract at its sole cost. No extensions or additional time will be granted the Architect for loss of data. No additional payment or reimbursement will be made to the Architect for loss of data. The Architect will be responsible for any and all costs, expenses, or lost opportunities incurred by The City, Trust, and construction contractor resulting from the failure to meet schedules, milestones, performance standards, or performance requirements related to loss of data.

24. **Notice of Design Limitations.** The Architect will immediately advise the City at any time it believes that the project being designed will exceed, or is likely to exceed, the allocated cost for construction as set forth in this Contract.
25. **Sub-consultants.** The Architect agrees to submit for approval by the City, prior to their engagement, a list of any sub-consultants or subcontractors the Architect intends to engage to perform work and/or services and the scope of work and/or services to be performed related to this Contract. Such approval of subcontractors and sub-consultants and scope of work and/or services to be performed will not be unreasonably withheld. The Architect must notify the City and seek pre-approval of any substitutions or changes in sub-consultants or subcontractors and changes in the subcontractor or sub-consultant’s scope of work and services related to this Contract. Approval of subcontractors or sub-consultants or their work and services will not relieve or release the Architect from responsibility or liability to perform all work and services under this Contract and will not create any responsibility, liability or duty upon the City as to the selection of or work and services provided by the subcontract or sub-consultant under this Contract.
26. **Nondiscrimination.** In connection with the performance of work and/or services under this Contract, the Architect agrees as follows:
  - A. The Architect shall not discriminate against any employee or applicant for employment because of age, race, creed, color, sex, national origin, ancestry or disability as defined by the Americans with Disabilities Act of 1990, Section 3(2). The Architect shall take affirmative action to ensure that employees or applicants for employment are treated without regard to their age, race, creed, color, national origin, sex, ancestry or disability as defined by the Americans with Disabilities Act of 1990, Section 3 (2). Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer, recruiting or recruitment, advertising, layoff, termination or cancellation, rates of pay or other forms of compensation and selection for training, including apprenticeship. The Architect shall agree to post, in conspicuous places, Exhibit D.
  - B. In the event of the Architect's noncompliance with this nondiscrimination clause, this Contract may be suspended, canceled or terminated by the City. The City may

declare the Architect ineligible for further contracts or agreements until compliance, and/or satisfactory proof of intent to comply shall be made by the Architect.

- C. The Architect agrees to include this nondiscrimination clause in any subcontracts connected with the performance of this Contract. The Architect shall also execute the nondiscrimination certificate, attached and incorporated as Exhibit D, prior to the effective date of this Contract.
27. **Assignment.** Inasmuch as this Contract is a personal and professional service agreement which relies upon the personal and professional integrity, financial standing and unique ability and expertise of the Architect to provide professional and personal services to the City, the parties agree that the Architect may not assign its obligations, rights or interest in this Contract except the assignment of subcontractors and sub-consultants as set forth in paragraph "Termination for Default" subparagraph B.
28. **Oklahoma City Municipal Facilities Authority (OCMFA) Unilateral Right to Assign.** Not Applicable.
29. **Termination for Default.** The City may terminate or cancel this Contract for cause, in whole or in part, for failure of the Architect to fulfill in accordance with good engineering practices and in the best interests of the City or to promptly fulfill its obligations under this Contract.
- A. After due default notice and thirty (30) days within which to correct the default, this Contract may be terminated by the non-defaulting party upon written notice. Upon termination for cause by the City, the City shall pay the Architect for all work and services completed in accordance with good engineering practices and in the best interests of the City and useable by the City for the project(s) in the Notice to Proceed, up to the time of the effective date of termination.
  - B. If this Contract is terminated by reason of a default of the Architect prior to the completion of this project, regardless of the reason for said termination, the Architect shall immediately assign to the City any contracts and/or agreements relative to this project entered into between the Architect and its subcontractors and sub-consultants, as the City may designate in writing and with the consent of the subcontractors and sub-consultants so designated. With respect to those contracts and/or agreements assigned to and accepted by the City, the City shall only be required to compensate such subcontractors and sub-consultants for compensation accruing to such parties under the terms of their agreements with the Architect from and after the date of such assignment to and acceptance by the City. All sums claimed by such subcontractors or sub-consultants to be due and owing for services performed prior to such assignment and acceptance by the City shall constitute a debt between the Architect and the affected subcontractors or sub-consultants, and the City shall in no way be deemed liable for such sums. The Architect shall include this provision and the City's

rights and obligations hereunder in all agreements or contracts entered into with the Architect's subcontractors and sub-consultants.

- C. Termination herein shall not terminate or suspend any of the required provisions of the paragraph "Indemnity" or "Insurance" of this Contract.

30. **Time Is of the Essence.** Both the City and the Architect expressly agree that time is of the essence with respect to this Contract, and the time for performance of each task established by the work orders shall be made a part of this Contract and shall be strictly observed and enforced. Any failure on the part of the City to timely object to the time of performance shall not waive any right of the City to object at a later time.
31. **No Damage for Delay.** No payment, compensation or adjustment of any kind (other than an approved extension of time) shall be made to the Architect for damages because of hindrances or delays from any cause in the progress of the work, whether such hindrances or delays be avoidable or unavoidable. The Architect agrees that it will make no claim for compensation or damages for any such delays and will accept as full satisfaction for such delays the extensions of time.
32. **Severability.** In the event that any provision, clause, portion or section of this Contract is unenforceable or invalid for any reason, such unenforceability or invalidity may not affect the enforceability or validity of any other paragraph or the remainder of this Contract.
33. **Entire Agreement.** This Contract, including its Exhibits and any other documents or certificates incorporated herein by reference, expresses the entire understanding of the City and the Architect concerning the Contract. Neither the City nor the Architect has made or shall be bound by any agreement or any representation to the other concerning this Contract, which is not expressly set forth herein.
34. **Amendment.** This Contract may be modified only by a written amendment of subsequent date hereto, approved by the City and the Architect. In the event the Architect's Basic Services are increased or changed so as to materially increase the need for architectural services in excess of the not to exceed total compensation, the Architect may seek to amend this Contract.
35. **Execution in Counterparts.** This Contract may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.
36. **Descriptive Headings.** The descriptive headings of the sections of this Contract are inserted or annexed for convenience of reference only and shall not affect the meaning, construction, interpretation or effect of this Contract.
37. **Construction and Enforcement.** This Contract shall be construed and enforced in accordance with the laws of the State of Oklahoma. In the event of ambiguity in any of the

terms of this Contract, it shall not be construed for or against any party on the basis that such party did or did not author the same.

38. **Survival of Representations.** All representations and covenants of the parties shall survive the expiration of the Contract.
39. **Parties Bound.** This Contract shall be binding upon and inure to the benefit of all parties. This Contract is solely for the benefit of the parties and their successors in interest, and none of the provisions hereof are intended to benefit third parties.
40. **Venue of Actions.** The parties agree that if any legal action is brought pursuant to this Contract, such action shall be instituted in the District Court of Oklahoma County.
41. **Effective Date.** The effective date of this Contract shall be the date of execution of this Contract by the City.
42. **Local Business Utilization Report.** On December 22, 2020, the City Council approved and re-established the Small and Disadvantaged Local Business Utilization (LBU) Program. The program encourages and promotes the use of small and disadvantaged local business subcontractors on public construction contracts. The goal is to provide assistance, guidance, and opportunities for small and disadvantaged local businesses to work on City projects.

The Architect agrees to submit a Small and Disadvantaged Local Business Utilization ("LBU") Report to the City within fourteen (14) days of the issuance of the Notice to Proceed, to include the following information:

- A. A list identifying each of its subconsultants or subcontractors;
- B. The location of the principal place of business of each subconsultant or subcontractor;
- C. The status of each of its subconsultants and subcontractors, and which class of disadvantaged business; local, small, disadvantaged, minority, etc.
- D. The general scope of work to be performed by each subconsultant or subcontractor; and
- E. The dollar amount of each subcontract.
- F. The tools and/or organizations used to locate and contact these businesses.

The Architect further agrees to submit to the City a monthly report identifying the scope of work and amount of payments made to each subconsultant or subcontractor for the preceding month on a form provided by the City.



43. **Crime Prevention through Environmental Design** The Crime Prevention through Environmental Design (CPTED) concept suggests that natural surveillance, natural access control, and territoriality can be effectively applied to a project and its surrounding environment to provide safety for users. A CPTED design can also promote community confidence and improve natural surveillance methods to reduce/prevent common crime and vandalism.

The Architect should implement the concepts of CPTED, where appropriate, to reduce the real and perceived areas of potential problems during the project design.

**[Remainder of this page intentionally left blank]**

IN WITNESS WHEREOF, this Contract was executed and approved by the Architect this  
2nd day of January, 20 24.

ATTEST:

STATE OF Oklahoma )

) SS

COUNTY OF Oklahoma )

GH2 ARCHITECTS, LLC

President

PRINCIPAL

This instrument was acknowledged before me on this 2nd day January, 2024, by  
Terry Maytum, as Principal of GH2 Architects, LLC.

My Commission Expires/My Commission Number:

03/16/2024 / 12002593

Notary Public

(Seal)

IN WITNESS WHEREOF, this Contract was approved and executed by The City of  
Oklahoma City this 30TH day of JANUARY, 20 24.

THE CITY OF OKLAHOMA CITY

ATTEST:

Amy K. Simpson  
City Clerk



David Holt

REVIEWED for form and legality.

Craig Keith  
Assistant Municipal Counselor

**EXHIBIT A**  
**SCOPE OF WORK**  
**PROJECT NO. MB-1714**  
**3RD AND 10TH FLOORS, DEMOLITION**  
**AND REMODEL OF EXISTING OFFICE SPACE**

The scope of the project is an interior renovation of portions of the 3rd and 10th floors of 420 W. Main Street for the Information Technology, Planning and Development Services departments. Construction phasing shall be required to allow the departments to occupy the building during construction..

- Information Technology – 8,900 SF
  - Located on the 3rd floor and 10th floors.
  - Approximate areas are 6,280 SF on the 3rd floor and 2,620 SF on the 10th floor.
- Development Services – 7,420 SF
  - Located on the 10th floor.
- Planning – 1,780 SF
  - Located on the 10th floor.
- 10th Floor exterior window replacement and re-roof
  - Approximately 2,114 SF windows
  - Approximately 1,490 SF roofing
- Alternates:
  - 10th Floor Corridors – 900 SF
    - Floor and wall finish upgrades
  - 10th Floor Shared Conference Rooms – 1,900 SF
    - Floor and wall finish upgrades
- The Architect shall perform all architecture and interior design services. Sub-consultants shall be utilized for mechanical, electrical and technology.
- The anticipated base budget for the project is \$3,408,700 with alternates estimated at \$336,000. Individual alternate estimates are as follows:
  - 10th Floor Corridors, \$108,000
  - 10th Floor Shared Conference Rooms, \$228,000
- Total Estimated cost of construction including alternates is \$3,744,700.

**SCOPE OF SERVICES**

**Preliminary Report Services**

1. Meet with Information Technology, Planning and Development Services department directors to confirm programming requirements.
2. Provide (1) Architect and sub-consultants site visit to evaluate existing conditions and configuration of the floors.
3. Provide up to (3) revised schematic design options for review.
4. Provide Preliminary Cost Estimates for each schematic design option.

5. Provide Preliminary Report Design Development document including cost estimate, architectural drawings, and sub-consultant drawings.
6. Preliminary Report shall be provided in PDF format.

#### Final Plan Services

1. Provide review set at 60% for approval by the City of OKC.
  - a. Include drawings and cost estimate in PDF format.
2. Provide review set at 95% for approval by the City of OKC.
  - a. Include drawings, specifications, and cost estimate in PDF format.
3. Provide sealed drawings and specifications in PDF format for permitting, bidding and construction.

#### Bidding Services

1. Attend Pre-Bid Conference.
2. Respond to Contractor and owner inquiries.
3. Review, evaluate and make recommendations for award of bid.

#### Construction Administration Services

1. Attend Owner-Architect-Contractor meetings during construction on site on a periodic basis to observe the progress of construction.
2. Review Contractor applications for payment.
3. Review submittals, including shop drawings, product data and samples.
4. Respond to Contractor and owner inquiries.
5. Provide final completion observations.

#### As-Built Drawing Services

1. Furnish the City of OKC with as-built drawings in electronic format based on information provided by the Construction Contractor.

### **PROJECT SCHEDULE**

Preliminary Report Services Task 1 - 90 days

Final Plan Services Task 2 - 90 days

Bidding Services Task 3 - 21 days

Construction Administration Services Task 4 - 365 days

As-Built Drawing Services Task 5 - 30 days

**EXHIBIT B  
COMPENSATION  
PROJECT NO. MB-1714  
3RD AND 10TH FLOORS, DEMOLITION  
AND REMODEL OF EXISTING OFFICE SPACE**

Under the terms of this Contract, the Architect agrees to perform the work and services described in this Contract. The City agrees, in accordance with the limitations and conditions set forth in the Contract, to pay an amount not to exceed \$238,580 which includes: for Basic Services an amount not to exceed \$238,580 as specifically set forth in this Exhibit B; and, for Additional Services an amount not to exceed (by possible future amendment) as specifically set forth in Exhibit E.

**B.I. Basic Work and Services**

Compensation for basic services may not exceed \$238,580, and in no event may the Architect receive compensation in excess of the amount listed for each task for performance of its basic services.

The Architect may receive up to the following amounts of the not to exceed amounts for services rendered upon the completion of the following tasks. Partial payments of the not to exceed amounts for each task may be invoiced for incremental work completed. Not to exceed amounts below are accumulative for successive tasks.

Task 1 an amount not to exceed:  
\$95,432

Completion and recommendation by the City Engineer for approval by the City of the Preliminary Report for the project.

Task 2 an additional amount not to exceed:  
\$93,046

Completion and acceptance by the City of the final plans and specifications for the project.

Task 3 an additional amount not to exceed:  
\$11,929

Award of the construction contract to the successful Bidder.

Task 4 an additional amount not to exceed:  
\$35,787

Upon completion and final acceptance by the City of the completed project. Said amount is to be paid proportionately to the level of completion of project construction. The proportionate amount is to be consistent with the Construction Contractor's percentage of completion.

Task 5 an additional amount not to exceed:  
\$2,386

Upon satisfactory completion and acceptance of  
the project as-built drawings.

[Remainder of this page intentionally left blank.]

**EXHIBIT C**  
**ANTI/NON-COLLUSION AFFIDAVIT**  
**PROJECT NO. MB-1714**  
**3RD AND 10TH FLOORS, DEMOLITION**  
**AND REMODEL OF EXISTING OFFICE SPACE**

State of OKLAHOMA )  
 )SS.  
County of OKLAHOMA )

The undersigned Architect, of lawful age, being duly sworn, upon his/her oath, deposes and says: That the undersigned has the lawful authority to execute the within and foregoing proposal for, and on behalf of, the Architect; that the Architect has not, directly or indirectly, entered into any agreement, express or implied, with any other architect/engineer(s), having for its object the controlling of the price or amount of the Contract, the limiting of the services of the architect/engineers, the parceling or farming out to any architect/engineer(s) or other persons, of any part of the Contract or any part of the subject matter of the Contract, or of the profits thereof.

The Architect further states that the Architect has not been a party to any collusion among other persons, firms or contractors in restraint of freedom of competition, by any agreement to Contract at a fixed price or to refrain from competing; or with any city official, city employee or city agent as to the quantity, quality, or price in the prospective Contract, or any other terms of the said prospective Contract; or in any discussions between the Architect or city official, city employee or city agent concerning the exchange or money or other thing of value for special consideration in the letting of a Contract. The Architect states that it has not paid, given or donated or agreed to pay, give or donate to any city official, officer or employee of the City or awarding agency, any money or other thing of value, either directly or indirectly, in the procuring of the award of this Contract.

Printed name of the Architect: TERRY MAYTUM

Signature of executing individual: *Terry Maytum*

Title: PRINCIPAL

712 W. SHERIDAN AVE, OKLAHOMA CITY 73102  
Address of the Architect Zip Code

405.601.5300  
(A.C.) Tel. Number and FAX Number

Signed and sworn to before me on this 2nd day of January, 20 24, by

Terry Maytum

My Commission Expires/Commission Number:  
03/16/2024 / 12002593 (Seal)

*Heather Lee Summers*  
Notary Public

CS 10/22/18





**EXHIBIT D**  
**NONDISCRIMINATION CERTIFICATE**  
**PROJECT NO. MB-1714**  
**3RD AND 10TH FLOORS, DEMOLITION**  
**AND REMODEL OF EXISTING OFFICE SPACE**

State of OKLAHOMA )  
 ) SS.  
County of OKLAHOMA )

In connection with the performance of work under this Contract, the Architect agrees as follows:

- A. The Architect agrees not to discriminate against any employee or applicant for employment because of race, creed, sex, color, national origin, ancestry, age or disability, as defined by the Americans with Disabilities Act of 1990, Sec. 3(2). The Architect shall take affirmative action to insure that employees are treated without regard to their race, creed, color, national origin, sex, ancestry, age or disability, as defined by the Americans with Disabilities Act of 1990, Sec. 3(2). Such actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruiting or recruitment, advertising, layoff or termination, rate of pay or other forms of compensation and selection for training, including apprenticeship. The Architect and sub-consultants shall agree to post in a conspicuous place, Exhibit D.
- B. In the event of the Architect's noncompliance with this Nondiscrimination Certificate, the Contract may be canceled, terminated or suspended by the City. The Architect may be declared, by the City, ineligible for further contracts until satisfactory proof of intent to comply shall be made by the Architect and/or sub-consultants.
- C. The Architect agrees to include the requirements of this Nondiscrimination Certificate in any subcontracts connected with the performance of this Contract.

I have read the above clause and agree to abide by its requirements.

Printed name of the Architect: TERRY MAYTUM

Signature of executing individual: *Terry Maytum*

Title: PRINCIPAL

712 N. SHERIDAN, OKLAHOMA CITY 73102  
Address of the Architect Zip Code

405.668.5300  
(A.C.) Tel. Number and (FAX No.)

Signed and sworn to before me on this 2nd day of January, 2024, by

Terry Maytum

*Heather Lee Summers*  
Notary Public

My Commission Expires/Commission Number:  
03/16/2024 / 12002593 (Seal)

CS 10/22/18





**EXHIBIT E**  
**ADDITIONAL SERVICES**  
**PROJECT NO. MB-1714**  
**3RD AND 10TH FLOORS, DEMOLITION**  
**AND REMODEL OF EXISTING OFFICE SPACE**

Additional Services shall only be provided upon prior written and clearly detailed direction of the City Engineer. The Engineer may be directed to perform any, all or none of the following Additional Services that may include, but not be limited to, the following:

1. Expenses of reproductions for reports, plans and specifications beyond basic services requirements.
2. Provide assistance, analysis and coordination for work or services to be performed under separate contracts or performed by the Trust's own forces, which work or services are outside the scope of this Project, but affect this Project.
3. Provide analysis and services relative to future facilities, systems improvements, and equipment that are not intended to be constructed during the construction of this Project.
4. Provide design required for the selection, procurement or installation of furniture, fixtures and related equipment for this Project beyond basic services requirements.
5. Make revisions in drawings, specifications or other documents when such revisions are inconsistent with written approvals previously given or are required by the enactment or revision of codes, laws or regulations occurring subsequent to the preparation of such documents.
6. Provide geotechnical investigation/services utilizing architectural and testing laboratories that have annual on-call contracts with the Trust, beyond basic services requirements.
7. Produce miscellaneous presentation materials beyond Basic Services requirements.
8. Provide compensation of fees for grants, permits and applications necessary for the design and/or construction of this Project not required at the time of effective date of this Contract.
9. Provide staking of right-of-way for right-of-way acquisition purposes.
10. Prepare documents required for right-of-way/easement acquisitions.
11. Provide right-of-way/easement acquisition services.
12. Provide drone flight services, 1 Flight before, 1 flight during, and 1 flight after construction.

The FAA requires a field observer if the FAA Remote Pilot does not have a

line of sight along the flight path. It is the Architect's responsibility to ensure the Drone Operator meets FAA regulations on all flights.

All projects require, at a minimum, three flights flown along the same path, before, during and after construction, unless the project is scoped with specific flight requirements. The target flight height for Roadway project is 75-foot minimum and 125-foot maximum, with variances allowed for site specific needs.

Video Editing will consist of the following:

1. Each video should contain a still title screen at the beginning of the flight video that lists:
  - a. Project Number
  - b. Project Location
  - c. Engineering Firm Name
2. 4K video with a 1080 minimum resolution
13. Provide design required for the selection, procurement, installation and approval of Public Arts.
14. Provide survey for design changes beyond basic services requirements.

Compensation for Additional Services: Included in the not to exceed total compensation is an allowance for Additional Services in an amount not to exceed (by possible future amendment). This allowance is to be used and paid to the Architect in the manner established in this Contract, unless other compensation means are agreed to in writing by the City Engineer. The Additional Services compensation may only be used after the Architect has performed Additional Services upon prior written authorization by the City Engineer. Invoices submitted for Additional Services shall represent only hours actually worked on this project by the Architect's employees and the Architect's consultant's employees and shall be accounted for separately for each Additional Service performed.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/02/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certification does not confer rights to the certificate holder in lieu of such endorsement(s).

| <b>PRODUCER</b><br>Andrew Atsaves<br>c/o Artex Risk Solutions, Inc.<br>P.O. Box 13838<br>Scottsdale, AZ 85267                                       | <b>CONTACT NAME:</b><br><b>PHONE (A/C, No, Ext):</b> (480) 951-4177<br><b>FAX (A/C, No):</b> (480) 951-4266<br><b>E-MAIL ADDRESS:</b> SDL.BSD.Certificates@artexrisk.com   |                               |        |   |       |             |  |             |  |             |  |             |  |             |  |
|---|--|-------------------------------|--------|---|-------|-------------|--|-------------|--|-------------|--|-------------|--|-------------|--|
| <b>INSURED</b><br>Nextep, Inc. and Nextep Business Solutions, Inc. Alt. Emp: GH2 ARCHITECTS, LLC<br>1800 North Interstate Drive<br>Norman, OK 73072 | <table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : American Zurich Insurance Company</td><td>40142</td></tr><tr><td>INSURER B :</td><td></td></tr><tr><td>INSURER C :</td><td></td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A : American Zurich Insurance Company | 40142 | INSURER B : |  | INSURER C : |  | INSURER D : |  | INSURER E : |  | INSURER F : |  |
| INSURER(S) AFFORDING COVERAGE   | NAIC #   |                               |        |   |       |             |  |             |  |             |  |             |  |             |  |
| INSURER A : American Zurich Insurance Company   | 40142  |                               |        |   |       |             |  |             |  |             |  |             |  |             |  |
| INSURER B :   |  |                               |        |   |       |             |  |             |  |             |  |             |  |             |  |
| INSURER C :   |  |                               |        |   |       |             |  |             |  |             |  |             |  |             |  |
| INSURER D :   |  |                               |        |   |       |             |  |             |  |             |  |             |  |             |  |
| INSURER E :   |  |                               |        |   |       |             |  |             |  |             |  |             |  |             |  |
| INSURER F :   |  |                               |        |   |       |             |  |             |  |             |  |             |  |             |  |

**COVERAGES****CERTIFICATE NUMBER:**23OK5051027888**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL INSD                              | SUBR WVD   | POLICY NUMBER                    | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |
|----------|--|--|------------|----------------------------------|-------------------------|-------------------------|---|
|          | <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |  |            |                                  |                         |                         | EACH OCCURRENCE \$<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$<br>MED EXP (Any one person) \$<br>PERSONAL & ADV INJURY \$<br>GENERAL AGGREGATE \$<br>PRODUCTS - COMP/OP AGG \$<br>\$                  |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY                |  |            |                                  |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$   |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br>DED <input type="checkbox"/> RETENTION \$  |  |            |                                  |                         |                         | EACH OCCURRENCE \$<br>AGGREGATE \$<br>\$  |
| <b>A</b> | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/><br>If yes, describe under DESCRIPTION OF OPERATIONS below   | <b>Y/N</b><br><input type="checkbox"/> | <b>N/A</b> | WC 56-11-380-10                  | 08/01/2023              | 08/01/2024              | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 1,000,000<br>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000<br>E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |
|          |  |  |            | <b>Location Coverage Period:</b> | 08/01/2023              | 08/01/2024              | <b>Client#</b> 1974-OK  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage is provided for only those co-employees of, but not subcontractors to:  
GH2 ARCHITECTS, LLC  
712 West Sheridan Ave  
Oklahoma City, OK 73102

**CERTIFICATE HOLDER**

The City of Oklahoma City  
Department of Public Works  
420 West Main Street  
Oklahoma City, OK 73102

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



GH2ARCH-01

FPLUMMER

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/10/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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|  |  |              |
|--|--|--------------|
| PRODUCER<br>License # 0C36861<br>Alliant Insurance Services, Inc.<br>5727 South Lewis Ste 420<br>Tulsa, OK 74105 | CONTACT NAME: <b>Melissa Pascarella</b>                        |              |
|  | PHONE (A/C, No, Ext):<br>FAX (A/C, No):                        |              |
|  | E-MAIL ADDRESS: <b>Melissa.Pascarella@alliant.com</b>          |              |
|  | INSURER(S) AFFORDING COVERAGE                                  | NAIC #       |
|  | INSURER A : <b>Valley Forge Insurance Company</b>              | <b>20508</b> |
| INSURED<br><br><b>GH2 Architects LLC<br/>712 West Sheridan Avenue<br/>Oklahoma City, OK 73102</b>                | INSURER B : <b>National Fire Insurance Company of Hartford</b> | <b>20478</b> |
|  | INSURER C : <b>Continental Casualty Company</b>                | <b>20443</b> |
|  | INSURER D :  |              |
|  | INSURER E :  |              |
|  | INSURER F :  |              |

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE   | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|---|-----------|----------|---------------|-------------------------|-------------------------|--|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: | X         | X        | B6021643081   | 9/1/2023                | 9/1/2024                | EACH OCCURRENCE \$ <b>2,000,000</b>                                  |
|          |   |           |          |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>300,000</b>          |
|          |   |           |          |               |                         |                         | MED EXP (Any one person) \$ <b>10,000</b>                            |
|          |   |           |          |               |                         |                         | PERSONAL & ADV INJURY \$ <b>1,000,000</b>                            |
|          |   |           |          |               |                         |                         | GENERAL AGGREGATE \$ <b>4,000,000</b>                                |
|          |   |           |          |               |                         |                         | PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>                           |
|          |   |           |          |               |                         |                         | \$   |
| B        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY<br><input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY   | X         | X        | BUA6021632890 | 9/1/2023                | 9/1/2024                | COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b>              |
|          |   |           |          |               |                         |                         | BODILY INJURY (Per person) \$  |
|          |   |           |          |               |                         |                         | BODILY INJURY (Per accident) \$                                      |
|          |   |           |          |               |                         |                         | PROPERTY DAMAGE (Per accident) \$                                    |
|          |   |           |          |               |                         |                         | \$   |
|          |   |           |          |               |                         |                         | \$   |
| C        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ <b>10,000</b>  | X         | X        | B6071828194   | 9/1/2023                | 9/1/2024                | EACH OCCURRENCE \$ <b>3,000,000</b>                                  |
|          |   |           |          |               |                         |                         | AGGREGATE \$ <b>3,000,000</b>  |
|          |   |           |          |               |                         |                         | \$   |
|          |   |           |          |               |                         |                         | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> |
|          |   |           |          |               |                         |                         | E.L. EACH ACCIDENT \$  |
|          |   |           |          |               |                         |                         | E.L. DISEASE - EA EMPLOYEE \$  |
|          |   |           |          |               |                         |                         | E.L. DISEASE - POLICY LIMIT \$                                       |
|          |   |           |          |               |                         |                         |  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
MB-1714, 3rd and 10th floor demolition and remodel of existing office space  
General Liability Additional Insured, Waiver of Subrogation and is Primary and Non-Contributory per form SB146968B (9/16)  
Automobile Liability Additional Insured per form CA2001 (10/13), Waiver of Subrogation per form CA0444(10/13)  
Excess Liability is follow form for underlying coverage General Liability and Automobile per form CNA80664XX  
No deductible for General Liability, Automobile Liability, Excess Liability

## CERTIFICATE HOLDER

## CANCELLATION

The City of Oklahoma City and its participating public trusts  
420 West Main Street  
Oklahoma City, OK 73102

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/9/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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|  |  |   |               |
|--|--|---|---------------|
| <b>PRODUCER</b><br>Risk Strategies<br>12801 North Central Expy. Suite 1725<br>Dallas, TX 75243 | <b>CONTACT NAME:</b> Brian R Hadar               | <b>FAX (A/C, No):</b>                                     |               |
|  | <b>PHONE (A/C, No, Ext):</b> (214) 323-4602      | <b>E-MAIL ADDRESS:</b> RSCcertrequest@risk-strategies.com |               |
| <b>INSURED</b><br>GH2 Architects, LLC<br>712 W. Sheridan Ave.<br>Oklahoma City OK 73102        | <b>INSURER(S) AFFORDING COVERAGE</b>             |   | <b>NAIC #</b> |
|  | <b>INSURER A:</b> XL Specialty Insurance Company |   | 37885         |
|  | <b>INSURER B:</b>                                |   |               |
|  | <b>INSURER C:</b>                                |   |               |
|  | <b>INSURER D:</b>                                |   |               |
|  | <b>INSURER E:</b>                                |   |               |
| <b>INSURER F:</b>  |  |   |               |

**COVERAGES****CERTIFICATE NUMBER:** 78141936**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE   | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|---|-----------|----------|---------------|-------------------------|-------------------------|--|
|          | <b>COMMERCIAL GENERAL LIABILITY</b>   |           |          |               |                         |                         | EACH OCCURRENCE \$   |
|          | <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR   |           |          |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) \$                         |
|          |   |           |          |               |                         |                         | MED EXP (Any one person) \$  |
|          |   |           |          |               |                         |                         | PERSONAL & ADV INJURY \$   |
|          | GEN'L AGGREGATE LIMIT APPLIES PER:  |           |          |               |                         |                         | GENERAL AGGREGATE \$   |
|          | <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC  |           |          |               |                         |                         | PRODUCTS - COMP/OP AGG \$  |
|          | OTHER:  |           |          |               |                         |                         | \$   |
|          | <b>AUTOMOBILE LIABILITY</b>   |           |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$                               |
|          | <input type="checkbox"/> ANY AUTO   |           |          |               |                         |                         | BODILY INJURY (Per person) \$  |
|          | <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS  |           |          |               |                         |                         | BODILY INJURY (Per accident) \$                                      |
|          | <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY   |           |          |               |                         |                         | PROPERTY DAMAGE (Per accident) \$                                    |
|          |   |           |          |               |                         |                         | \$   |
|          | <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR   |           |          |               |                         |                         | EACH OCCURRENCE \$   |
|          | <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE   |           |          |               |                         |                         | AGGREGATE \$   |
|          | DED <input type="checkbox"/> RETENTION \$   |           |          |               |                         |                         | \$   |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>  |           |          |               |                         |                         | <input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER |
|          | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N <input type="checkbox"/> N / A |           |          |               |                         |                         | E.L. EACH ACCIDENT \$  |
|          | If yes, describe under DESCRIPTION OF OPERATIONS below  |           |          |               |                         |                         | E.L. DISEASE - EA EMPLOYEE \$  |
|          |   |           |          |               |                         |                         | E.L. DISEASE - POLICY LIMIT \$                                       |
| A        | Professional Liability  |           | ✓        | DPR5019210    | 10/20/2023              | 10/20/2024              | Per Claim \$2,000,000<br>Annual Aggregate \$4,000,000                |

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The claims made professional liability coverage is the total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. Thirty (30) day notice of cancellation in favor of certificate holder on all policies.  
PL Deductible \$25,000

**CERTIFICATE HOLDER****CANCELLATION**

The City of Oklahoma City  
Department of Public Works  
420 West Main Street  
Oklahoma City OK 73102

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brian Hadar

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ACORD 25 (2016/03)

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