



CALMCON-02

MMCPHAIL

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/6/2025

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 certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Rich & Cartmill, Inc. 9401 Cedar Lake Avenue Oklahoma City, OK 73114	CONTACT NAME: Michaela McPhail	
	PHONE (A/C, No, Ext): (405) 418-8642 FAX (A/C, No):	
	E-MAIL ADDRESS: mmcphail@rcins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Continental Ins Co	35289
INSURED Calm Construction LLC P.O. Box 851075 Yukon, OK 73085	INSURER B : Valley Forge Ins Co	20508
	INSURER C : National Fire Ins Co of Hart	20478
	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 <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		7018359327	2/5/2025	2/5/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 POLLUTION \$ 1,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X		7018359330	2/5/2025	2/5/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	X		7018359358	2/5/2025	2/5/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ Aggregate \$ 1,000,000
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	7064224996	2/5/2025	2/5/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

Project # MB-1529-IIIR

Bricktown Ballpark HVAC Renovation Phase III

As required by written contract, subject to policy terms and exclusions, the Certificate Holder, THE CITY OF OKLAHOMA CITY AND ANY PARTICIPATING PUBLIC TRUST is included as Additional Insured as respects General Liability, Auto Liability & Umbrella.

30 Day Notice of cancellation applies to all policies, except for 10 day notice of cancellation for non-payment of premium.
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

The City of Oklahoma City and its beneficiary trusts 420 W Main St, Ste 400 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



ADDITIONAL REMARKS SCHEDULE

AGENCY Rich & Cartmill, Inc.		NAMED INSURED Calm Construction LLC P.O. Box 851075 Yukon, OK 73085	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		
		EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
PROPRIETOR/PARTNER/EXECUTIVEOFFICER/MEMBER EXCLUDED - Tim Flying Out and Tiffany Flying Out



Attention:
Debarun Das

Project:
MB - 1529-IIIR Bricktown Ballpark HVAC Renovation Pase III

Proposal Request No.:
01

Date:
01/13/2025

This proposal outlines the required scope of work for the removal and replacement of an inoperable 6" butterfly valve in the fire suppression system. The existing valve has been rendered non-functional due to unforeseen conditions, necessitating its replacement to restore full system integrity. Scope of work: temporarily shut down and isolate the affected section of the fire suppression system, drain the necessary section of the system to ensure safe removal and replacement of the valve, remove the existing inoperable 6" butterfly valve, supply and install a new UL/FM approved 6" butterfly valve, fully compliant with fire code standards (the new valve will be rated to meet the system's pressure and flow requirements), and after installation, perform necessary tests to verify the valve's operation and system integrity. This work will be executed with the utmost urgency to ensure minimal disruption to the fire suppression system's operational readiness.

Direct Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Project Manager		Hourly	\$ 90.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Supervision	1	Daily Rate	\$ 225.00	\$ 225.00	0	\$ -	\$ -	\$ -	\$ 225.00
Project Engineer		GMP	\$ 800.00	\$ -	0	\$ -	\$ -	\$ -	
Labor		Hourly Rate	\$ 65.00	\$ -	0	\$ -	\$ -	\$ -	
Equipment Rental	0	Total Rate		\$ -	0	\$ -	\$ -	\$ -	
Total Direct Costs:									\$ 225.00

Subcontractors/Suppliers			Total Cost
Company	Description		
Kanske Fire	Relocating and installing (2) data drops		\$ 1,902.00
Total Subs/Suppliers Cost:			\$ 1,902.00

Indirect Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Offsite Supervision	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Home Office Overhead	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Indirect Costs:									\$ -

Consequential Costs			Total Cost
Description	Explanation		
N/A	N/A		\$ -
Total Consequential Costs:			\$ -

Cost Summary	
Direct Costs	\$ 225.00
Subs/Suppliers	\$ 1,902.00
Indirect Costs	\$ -
Subtotal	\$ 2,127.00
GL Insurance - 1%	\$ 21.27
WC Insurance - 1%	\$ 21.27
Contractor Fee - 10%	\$ 212.70
Bonding Cost - 2.5%	\$ 59.56
Total Cost Required:	\$ 2,441.80

Approval	
Signature: <u><i>Jim Peters</i></u>	_____
Calm Construction	_____
Date: <u>1/13/25</u>	_____
Signature: _____	_____
City of Oklahoma City	_____

Reviewed by Guernsey and Paradigm Building
Science & Engineering Recommendation for approval.

Name: *Greg Peters*

Date: 2/25/2025

January 13, 2025



KANSKE FIRE SYSTEMS, LLC
394 Murray Dr.
Choctaw, OK 73020
License #440847
www.kanskefire.com

Attn: Bid Coordinator

Bricktown Ballpark
2 S. Mickey Mantle Dr.
Oklahoma City, OK 73104

Based on current conditions, we are pleased to provide you with this quote. This quote includes the design, labor and materials needed to modify the existing fire sprinkler system. To meet NFPA 13 and local AHJ requirements.

Scope of work includes:

- To replace 6" butterfly valve that will not shut.
- To perform work during regular 7am to 5pm hours. (no after hours or overtime work is included)

Scope of work Exclusions:

- Any fire alarm, hood systems or fire extinguishers of any kind.
- Any prevailing wage rates, BIM or Seismic bracing of any kind.
- Any modifications/relocations of existing branch lines, mains, risers or FDC of any kind.
- Any work in areas outside of the remodel area of any kind.
- Any fees associated with draining down of systems in the mall.
- Any damage to sprinkler piping caused by MIC or city water supply additives.
- Any painting of pipe of any kind.
- Any protection from freezing of any kind. (all piping to stay 40degrees +)
- Any work in areas containing asbestos of any kind. (to be removed by GC/owner)
- Any overtime or after-hours work of any kind.

Base Price:

One Thousand Nine Hundred and Two Dollars \$1,902.00

This quote is valid for (30) days.

Thank you for giving us the opportunity to provide you with this quote.

Thomas Byrd
405-408-2716

Approved By: _____ Billing Address: _____
Title: _____
Date: _____



Attention:
Debarun Das

Project:
MB - 1529-IIIR Bricktown Ballpark HVAC Renovation Phase III

Proposal Request No.:
02

Date:
02/25/2025

Proposal Request #2 formally request a proposal for the following scope of work, along with an extension of the project timeline to March 31, 2025.

Scope of Work:

Removal of existing flooring on the 3rd floor.

Installation of new luxury vinyl tile (LVT) to match the existing flooring.

Installation of new rubber baseboard to complement the updated flooring.

Given the scope and coordination required, we are requesting an extension of the project timeline to March 31, 2025 to allow for proper execution and completion.

Direct Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Project Manager	3	Hourly	\$ 90.00	\$ 270.00	0	\$ -	\$ -	\$ -	\$ 270.00
Supervision		Daily Rate	\$ 225.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Project Engineer		GMP	\$ 800.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Labor	50	Hourly Rate	\$ 65.00	\$ 3,250.00	0				\$ 3,250.00
Equipment Rental	0	Total Rate		\$ -	0	\$ -	\$ -	\$ -	
Total Direct Costs:									\$ 3,520.00

Subcontractors/Suppliers		
Company	Description	Total Cost
Apex Flooring	New Flooring	\$ 40,208.00
Total Subs/Suppliers Cost:		\$ 40,208.00

Indirect Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Offsite Supervision	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Home Office Overhead	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Indirect Costs:									\$ -

Consequential Costs		
Description	Explanation	Total Cost
N/A	N/A	\$ -
Total Consequential Costs:		\$ -

Cost Summary	
Direct Costs	\$ 3,520.00
Subs/Suppliers	\$ 40,208.00
Indirect Costs	\$ -
Subtotal	\$ 43,728.00
GL Insurance - 1%	\$ 437.28
WC Insurance - 1%	\$ 437.28
Contractor Fee - 10%	\$ 4,372.80
Bonding Cost - 2.5%	\$ 1,224.38
Total Cost Required:	\$ 50,199.74

Approval	
Signature: <u><i>Jim J. Peters</i></u>	Calm Construction
Date: <u>2/25/2025</u>	
Signature: _____	City of Oklahoma City

Reviewed by Guernsey Recommendation
for approval.

Name: *Greg Peters*

Date: 2/27/2025



Attention:
Debarun Das

Project:
MB - 1529-IIIR Bricktown Ballpark HVAC Renovation Phase III

Proposal Request No.:
03

Date:
02/27/2025

Contractor Proposal Request #3 is a formal request for a proposal to replace additional lighting that has been identified by the owner as damaged prior to construction and requiring replacement.
Scope of Work:
Lobby Lights: Skydome FSDL, Quantity: 6
Recessed Lighting: HEW 65R, Quantity: 6

Direct Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Project Manager	5	Hourly	\$ 90.00	\$ 450.00	0	\$ -	\$ -	\$ -	\$ 450.00
Supervision	3	Daily Rate	\$ 225.00	\$ 675.00	0	\$ -	\$ -	\$ -	\$ 675.00
Project Engineer		GMP	\$ 800.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Labor		Hourly Rate	\$ 65.00	\$ -	0	\$ 475.00		\$ 425.00	\$ 900.00
Equipment Rental	0	Total Rate		\$ -	0	\$ -	\$ -	\$ -	
Total Direct Costs:									\$ 2,025.00

Subcontractors/Suppliers		Total Cost
Company	Description	
Bell & McCoy	New Lighting	\$ 23,880.00
AC Electrical	Labor for light Installation	\$ 3,500.00
Total Subs/Suppliers Cost:		\$ 27,380.00

Indirect Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Offsite Supervision	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Home Office Overhead	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Indirect Costs:									\$ -

Consequential Costs		
Description	Explanation	Total Cost
N/A	N/A	\$ -
Total Consequential Costs:		\$ -

Cost Summary	
Direct Costs	\$ 2,025.00
Subs/Suppliers	\$ 27,380.00
Indirect Costs	\$ -
Subtotal	\$ 29,405.00
GL Insurance - 1%	\$ 294.05
WC Insurance - 1%	\$ 294.05
Contractor Fee - 10%	\$ 2,940.50
Bonding Cost - 2.5%	\$ 823.34
Total Cost Required:	\$ 33,756.94

Approval	
Signature: <u><i>Jim [Signature]</i></u>	<u>Calm Construction</u>
Date: <u>2/27/2025</u>	
Signature: _____	<u>City of Oklahoma City</u>

Reviewed by Guernsey Recommendation
for approval.

Name: *Greg Peters*
Date: 2/27/2025



Attention:
Debarun Das

Project:
MB - 1529-IIIR Bricktown Ballpark HVAC Renovation Phase III

Proposal Request No.:
04

Date:
02/27/2025

Proposal Request #4 is to formally requesting an extension of the current project timeline for Project MB-1529-IIIR Ballpark HVAC Renovation Phase III to March 31, 2025 to allow for the completion of approved change order work. This will be at no cost to the owner.

Direct Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Project Manager		Hourly	\$ 90.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Supervision		Daily Rate	\$ 225.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Project Engineer		GMP	\$ 800.00	\$ -	0	\$ -	\$ -	\$ -	\$ -
Labor		Hourly Rate	\$ 65.00	\$ -	0				\$ -
Equipment Rental	0	Total Rate		\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Direct Costs:									\$ -

Subcontractors/Suppliers		
Company	Description	Total Cost
Total Subs/Suppliers Cost:		

Indirect Costs									
Description	Quantity	Unit	Labor Cost/Unit	Labor Cost	Quantity	Cost/Unit	Material Cost	Equipment Cost	Total Cost
Offsite Supervision	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Home Office Overhead	0	Hourly	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -
Total Indirect Costs:									\$ -

Consequential Costs		
Description	Explanation	Total Cost
N/A	N/A	\$ -
Total Consequential Costs:		\$ -

Cost Summary	
Direct Costs	\$ -
Subs/Suppliers	\$ -
Indirect Costs	\$ -
Subtotal	\$ -
GL Insurance - 1%	\$ -
WC Insurance - 1%	\$ -
Contractor Fee - 10%	\$ -
Bonding Cost - 2.5%	
Total Cost Required:	\$ -

Approval	
Signature: <u><i>Jim J. Peters</i></u>	Calm Construction
Date: <u>2/27/2025</u>	
Signature: _____	City of Oklahoma City

Reviewed by Gurensey an recommendation
for approval.

Name: *Greg Peters*
Date: 2/27/2025